



TOWN OF PALM BEACH

Minutes of the Architectural Commission Meeting Held on May 27, 2026

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:01 AM in the Town Council Chambers.

Members Present: Elizabeth Connaughton, Jeffery Smith, Claudia Visconti, Kenn Karakul, Kathy Georgas, Sue Patterson, David Phoenix, Richard Sammons, KT Catlin, Greg Tankersley

Staff Present: Friederike Mittner, Bradley Falco, Sarah Pardue, Kelly Churney, and Town Attorney Lainey Francisco.

PLEDGE OF ALLEGIANCE

Mr. Smith led the Pledge of Allegiance.

MINUTES

1. Minutes of the April 29, 2026, Architectural Commission Meeting

A motion was made by Ms. Catlin and seconded by Ms. Visconti to approve the minutes of the April 29, 2026, meeting as presented. The motion was carried unanimously, 7-0.

APPROVAL OF CONSENT AGENDA

A motion was made by Ms. Catlin and seconded by Ms. Patterson to approve the consent agenda as presented. The motion was carried unanimously, 7-0.

2. ARC-26-0018 261 NIGHTINGALE TRL. The applicant, Natalie Emerson (Albright Construction), has filed an application requesting Architectural Commission review and approval for a front door replacement on an existing single-family residence.
3. ARC-26-0026 100 WORTH AVE. The applicant, Winthrop House (Environment Design Group), has filed an application requesting Architectural Commission review and approval for landscape modifications.

4. ARC-26-0032 1265 N LAKE WAY The applicant, 1265 NORTH LAKE WAY LLC (Laberge & Menard Inc. Design Representative), has filed an application requesting Architectural Commission approval for modifications to several glass door openings on a newly constructed single-family residence.

APPROVAL OF AGENDA

A motion was made by Ms. Visconti and seconded by Mr. Sammons to approve the agenda as presented. The motion was carried unanimously, 7-0.

ADMINISTRATION OF THE OATH

Town Clerk Churney swore in all those intending to speak and continued to do so throughout the meeting, as necessary.

COMMENTS

5. OFFICIALS

No comments were made at this time.

6. STAFF

No comments were made at this time.

7. PUBLIC - 3 MINUTE LIMIT

Constance Holmes, of Jupiter, FL, spoke about a historic monument dedicated to the "Cowboys of the Sea," an organization founded by Gus Jordans that recognized individuals who saved lives in the ocean. She noted that the monument was formerly located at the eastern end of Worth Avenue and encouraged consideration of incorporating its recognition into future oceanfront improvements.

GENERAL BUSINESS

UNFINISHED BUSINESS

8. ARC-25-0094 (ZON-26-0005) 1300 N OCEAN BLVD. (COMBO) The applicants, Laurence & Molly Austin, have filed an application requesting ARCOM review and approval for renovations to an existing single-family residence including replacement of windows and doors with modification and relocation of some fenestration, modification to architectural details. Site-wide landscape and hardscape renovations are proposed with landscape open space variance required. Town Council shall review the application as it pertains to zoning relief/ approval.

Mr. Falco provided staff comments on the project.

Ms. Connaughton and Messrs. Sammons and Phoenix disclosed ex parte communications.

Greg Bonner of B1 Architect presented the architectural modifications for the proposed residence, and Dustin Mizell of Environment Design Group presented the landscape and

hardscape modifications for the site.

Mr. Sammons provided design suggestions regarding the cornice proportions, recommending slight adjustments to its height and the addition of a band beneath it to create better visual balance and architectural weight above the doorway.

Mr. Karakul stated that the proposal is a significant improvement over the previous house and described the design as tasteful and visually appealing. He complimented the materials and colors and noted that refining the corner detail would further strengthen the project.

Ms. Visconti questioned why the gate design had returned to a centered location after previously being shifted off-center in response to prior Commission comments. Mr. Bonner explained that the gate was moved back to the center following additional feedback regarding the wall opening and noted the need to account for the adjacent beach cabana.

Mr. Tankersley agreed that the proportions of the cornice and parapet need further refinement, expressing concern that the parapet appears too large in relation to the doors and transoms. He suggested adjusting the proportions to create a more balanced appearance and avoid a heavy, oversized look above the openings.

Ms. Connaughton commented that the revised ocean façade is an improvement but expressed concern that the doors and entablature still appear somewhat undersized and out of proportion. She suggested further refinement to the center portion and overall proportions to create a stronger architectural relationship.

Ms. Catlin commented that the revised façade appears improved, but suggested there may be a better balance between the previous and current window configurations. She noted that slightly taller and narrower window proportions may relate better to the parapet and improve the overall fenestration composition.

Mr. Sammons suggested returning to single doors on the sides, noting that the earlier proportions appeared more successful before the door heights were lowered. Mr. Sammons suggested that the primary issue may be the continuous horizontal parapet line and recommended emphasizing the center section with greater height and prominence to restore a stronger sense of verticality in the design.

Mr. Smith observed that the center section now appears wider, likely due to the lowered and widened doors and the addition of the cornice.

Mr. Smith called for public comment. No one indicated a desire to speak.

A motion was made by Ms. Visconti and seconded by Mr. Karakul to approve the project with the following changes to return to the staff for approval in coordination with the chair: the center portion of the cornice on the front elevation will be raised, the window head heights shall be raised, the cornice detailing shall be modified, and the masonry openings will be changed to the previously proposed openings.

Mr. Phoenix expressed strong concern with the overall design, stating that the façade, windows,

parapet, colors, and architectural style appear inconsistent and unresolved. He commented that the house lacks a clear architectural identity and suggested the design requires substantial reconsideration.

The motion was carried 6-1, with Ms. Catlin dissenting.

A motion was made by Ms. Visconti and seconded by Ms. Patterson that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. The motion was carried unanimously, 7-0.

9. ARC-26-0005 142 CASA BENDITA The applicant, Robert Sheft Revocable Trust Dated February 21, 2025 (Robert Sheft, Trustee), has filed an application requesting Architectural Commission review and approval for construction of new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Michael Perry of MP Design and Architecture presented the architectural plans proposed for the new residence. Brian Vertesch of Vertesch Landscape Architecture presented the landscape and hardscape plans for the site.

Mr. Phoenix asked questions regarding the dimensions and materials of the proposed front door, seeking clarification on the revised design, including the reduced height and the use of bronze and glass doors with a coquina surround.

Mr. Karakul asked questions about the proposed landscaping and whether it would be substantial enough to complement and soften the house's appearance, particularly along the front elevation. Mr. Vertesch explained the planned use of mature Seagrape trees, palms, and hedging to maintain consistency and enhance the property's overall presentation.

Ms. Connaughton questioned the scale of the proposed front entry, expressing concern that the large front door and double-height entry space may feel oversized and less welcoming for visitors.

Mr. Sammons asked questions regarding the proportions and detailing of the front façade, including the size of the front door, upper windows, and trim elements. He suggested reducing the door height, widening the upper windows, and refining certain details to improve the façade's proportions and overall appearance, while noting that the revised design was an improvement.

Mr. Tankersley suggested slightly reducing the scale of the front door, refining the upper window composition, and simplifying certain parapet details. He noted that the proposal is significantly improved from the original submission and that the revised proportions are much stronger.

Ms. Georgas stated that the house has been greatly improved and described it as a beautiful design, while noting that the front door proportions still appear somewhat oversized.

Ms. Patterson stated that the design is much improved overall and agreed with comments that the front door should be smaller. She also suggested that the coquina surround may project too far outward and appear overly heavy.

Ms. Catlin thanked the applicant for incorporating the Commission's prior comments and stated that the house has improved significantly. She specifically noted that the glass front door greatly enhances the design and commented that, with a few additional refinements, the project is on the right track.

Mr. Phoenix stated that the house has improved significantly and complimented the landscaping. He suggested enlarging and repositioning the lanterns and explored whether additional architectural detailing around the upper window could help better connect the façade elements.

Ms. Connaughton suggested exploring a more playful Mediterranean architectural element to soften the house's otherwise austere appearance, particularly in relation to the double-height entry space.

Mr. Sammons stated that the design is very close to completion and suggested a few minor refinements, including simplifying the front door surround, adjusting the proportions of the upper windows, and adding subtle detailing around the center window to improve balance and cohesion. He commented that the proposed changes are minor and that the design is nearly a "knockout."

Mr. Smith called for public comment. No one indicated a desire to speak.

A motion was made by Mr. Sammons and seconded by Ms. Patterson to approve the project with the following conditions to return for approval by staff in coordination with the chair: the overall size of the front door and surround shall be reduced, the upper windows should be widened in proportion to the front door, and the lanterns shall be increased in size. The motion was carried unanimously, 7-0.

10. ARC-26-0011 217 W INDIES DR. The applicant, 217 Capri LLC (David Canepari, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new, one-story, single-family residence with final hardscape, landscape, and swimming pool improvements.

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Roger Janssen of Dailey Janssen Architects presented the architectural modifications to the proposed residence.

Mr. Sammons asked questions regarding the proposed oval windows adjacent to the front entry and discussed potential alternatives to the window treatment. He also provided design suggestions regarding the proportions and detailing of the corbel gable ends, recommending a more vertical appearance and reduced projection. Mr. Sammons concluded by stating that he found the design attractive and commented favorably on the chimney's scale.

Ms. Georgas asked about the chimney cap and stated she preferred the previously proposed cap.

Ms. Visconti asked about the two columns at the front of the site; she recommended removing them. Ms. Visconti suggested modifying the front entry color scheme by using a door color that matches the shutter color more closely to create a more subtle, cohesive appearance. Mr. Janssen indicated a willingness to adjust the color saturation and incorporate the Commission's feedback.

Mr. Karakul wondered whether the roof color had been studied; he also wondered whether it would be too dark. He recommended a lighter roof color.

Ms. Catlin expressed a preference for retaining the previously proposed Bahama shutters and suggested reconsidering the fan transom windows in favor of a more rectangular design. She also questioned the proposed blue color palette and encouraged consideration of alternative color options.

Mr. Phoenix commented on the proposed material and color selections, supporting a lighter color palette and noting concerns about the long-term appearance of a dark front door. He also discussed the proposed window treatments and roof design and expressed overall support for the project.

Ms. Connaughton expressed a preference for the previously proposed Bahama shutters and suggested refinements to several architectural details, including the entry finial, loggia columns, and pergola roof design. She also commented on the proposed color palette, questioning whether the blue front door was consistent with the home's character, while expressing support for the roof color and the overall design.

Mr. Smith called for public comment. No one indicated a desire to speak.

A motion was made by Ms. Visconti and seconded by Ms. Patterson to approve the project with the following conditions: the oval windows at the front shall revert to the Bahama shuttered windows as shown previously, the front door color shall be changed to the same blue as the shutters, sconces shall be raised, the chimney cap is to be changed to the previously proposed, and the columns in the front of the property shall be removed. The motion was carried unanimously, 7-0.

11. ARC-25-0060 259 WORTH AVE. The applicant, 259 Worth Avenue LLC (Riccardo Grazia), has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing storefront including new signage, entry door and awnings. *This item has been deferred to the June 24, 2026, meeting.*

****Note: This item was deferred to the meeting on June 24, 2026, upon the Approval of the Agenda.***

NEW BUSINESS

12. ARC-26-0012 (ZON-26-0023) 150 DUNBAR RD & 151 ATLANTIC AVE. (COMBO) The applicants, Heavenly Partners LLC & Happy Isles Dreams LLC (Maura Ziska, Authorized Representative), have filed an application requesting Architectural

Commission review and approval for renovations and modifications, including change to architectural style, at two (2) existing structures with a second floor addition at the existing two-story residence at 150 Dunbar Road and exterior renovations to the existing one-story residence at 151 Atlantic Avenue with new hardscape and landscape design across the to-be unified parcel with lot coverage and Cubic Content variances required to achieve the scope of work. The Town Council shall review the application as it pertains to zoning relief/approval.

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Attorney Maura Ziska, on behalf of the applicant, outlined the variance requests and advocated for a positive recommendation to the Town Council. Lauren Geller, owner, introduced herself and discussed her intent to build a new home. Michael Perry of MP Design and Architecture presented the architectural plans proposed for the new residence. Keith Williams of Nievera Williams Design presented the landscape and hardscape plans for the site.

Mr. Sammons asked questions regarding the proposed enclosure of the existing courtyard and the use of a skylight over the space. He expressed concerns about potential heat gain and energy efficiency associated with the skylight and suggested considering alternative design approaches when discussing the proposed curved wall elements.

Mr. Phoenix expressed support for the project's unique architectural character and landscape design. He asked questions regarding the proportions and scale of the front elevation, particularly the relationship of the arches and circular architectural elements, and referenced precedent examples for comparison. He also noted the relationship of the design to the adjacent property and acknowledged prior discussions regarding the balconies.

Ms. Georgas asked about the proposed color for the home.

Ms. Catlin asked whether the design had been explored to avoid the second floor feeling as heavy as the first. Mr. Perry responded. Ms. Catlin thought some of the details could be studied further.

Ms. Connaughton asked questions regarding the proposed fountain niches on the front façade and guest house, the architectural influences referenced in the design, and the detailing and materials of the front balcony railings and brackets.

Ms. Georgas asked about the details of the front door, the fountain, and the niches.

Mr. Phoenix asked questions regarding the proposed fountain tile, railing design, window materials, and exterior color palette. Designer Jean Louis Denoit explained the relationship between the tile and railing details and discussed the proposed bronze-toned metal windows and trim treatments.

Ms. Visconti commented on the proposed tile design, suggesting that the tile pattern be differentiated from the railing design to avoid competing visual elements. She expressed support for the proposed color palette and encouraged the use of darker tones that would blend more

naturally with the surrounding landscape.

Mr. Karakul asked questions regarding the alignment and symmetry of architectural elements on the front façade. He expressed disappointment that a fully symmetrical design could not be achieved but acknowledged the applicant's explanation regarding site constraints and the use of landscaping to minimize the visual impact.

Mr. Tankersley expressed support for the overall design concept, site planning, and landscape integration, but recommended further refinement of the architectural composition. He commented that the façade contained too many competing design elements and lacked a clear hierarchy, suggesting that simplifying and editing certain features could strengthen the design. He also encouraged greater variation in architectural detailing and noted that the Atlantic Avenue elevation was more successful than the primary façade.

Mr. Sammons expressed concern that the architectural composition lacked refinement and that the façade's proportions, symmetry, and detailing needed further study. He stated that while the proposed direction was an improvement and the landscape and pool area design were strong, the architectural elements required greater sophistication, subtlety, and proportional refinement to successfully achieve the intended style.

Ms. Connaughton agreed with prior comments that the design felt over-designed and required significant editing. She expressed concern with the façade proportions, symmetry, number of punched openings, oversized round windows, and overall fit with the streetscape. She also questioned the use of the skylight in Florida's climate and suggested the design be reconsidered more holistically rather than as separate vignettes.

Mr. Karakul expressed support for the overall design direction and stated that the project had the potential to be highly successful. He agreed with prior comments regarding the need for additional editing and refinement of the architectural composition and encouraged further study of the relationships among the design elements.

Mr. Phoenix stated that the project contained many strong design elements but would benefit from additional editing and refinement. He suggested further study of the color palette and certain façade features, noting that simplifying some design elements would strengthen the overall composition. He expressed support for the project and stated that, with modest revisions, it would be a positive addition to the Town.

Ms. Georgas expressed support for the overall design, landscape plan, and architectural concept. She suggested reducing the scale of the upper cornice and considering greater variation in the building massing to lessen the visual bulk of the structure, while noting that she believed the project would be a beautiful home.

Mr. Tankersley encouraged the applicant to approach the architectural detailing with greater delicacy and refinement, noting that the design's success would depend on the careful execution of the French-inspired elements.

Ms. Patterson stated that she appreciated the overall design direction and referenced one of the architectural precedent images as a strong example. She agreed with prior comments that the

design appeared overly symmetrical and contained too many applied elements, but believed the project could be significantly improved through the refinements suggested by the Commission.

Mr. Smith stated that he did not believe the proposed design was compatible with Palm Beach's character. He expressed concern that the design appeared overly closed off from the street, overly heavy, and lacking the openness and architectural qualities associated with the referenced style. While complimenting the landscape design, he encouraged the applicant to reconsider the overall architectural approach and incorporate the refinements suggested by the Commission.

Mr. Smith called for public comment. No one indicated a desire to speak.

A motion was made by Ms. Catlin and seconded by Ms. Patterson to defer the project to the July 29, 2026, meeting. The motion was carried unanimously, 7-0.

13. ARC-26-0020 1066 N OCEAN BLVD. The applicant, Creekshore LLC (Jamie Solem, Authorized Representative), has filed an application requesting Architectural Commission review and approval for complete renovation and modifications to the existing two-story single-family residence with complete hardscape and landscape redesign.

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Roger Janssen of Dailey Janssen Architects presented the proposed architectural modifications to the residence. Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Mr. Sammons asked whether the applicant intended to use a glazed roof tile. Patrick Mayfield of Dailey Janssen Architects discussed the tile choice.

Mr. Karakul asked about the lack of verticality and scale in the landscaping. Mr. Mizell stated he could replace the Adenia palms and replace them with Coconut palms.

Mr. Phoenix asked questions regarding the proposed front façade, tile selection, roof color, and landscape design. He expressed support for the proposed tile color, discussed the simplicity and linearity of the fenestration pattern, and asked whether additional vertical landscape elements could be incorporated to enhance the streetscape.

Ms. Connaughton asked questions regarding the scale of the proposed landscaping, the design and intended use of the garage spaces, the garage door configuration, and the relationship between the garage and the home's elevated finished floor. She suggested that larger, more mature trees could enhance the landscape design and discussed converting garage space to accessory living and fitness uses.

Ms. Visconti asked questions regarding the proposed landscape materials and planting layout, including the placement of hibiscus trees, Clusia hedges, and pigeon plum trees. She suggested revising the landscape plan to incorporate additional vertical elements, such as coconut palms, and reducing vegetation that could obscure the architectural façade.

Ms. Georgas asked questions regarding the proposed finish and color of the garage doors and windows. She expressed concern that the mahogany stain appeared overly red in the renderings and suggested further review of the finish color.

Mr. Smith called for public comment. No one indicated a desire to speak.

Ms. Catlin stated that she was not persuaded by the proposed redesign and believed the resulting structure appeared too heavy and boxy for the surrounding neighborhood. She expressed concern that the proposed architectural style was not compatible with the area's character, noting that the existing home had greater depth and character despite needing updates. She further commented that the landscaping appeared to compensate for deficiencies in the architectural design and encouraged the applicant to reconsider the overall design direction.

Mr. Sammons expressed support for the overall design direction and stated that the proposal was a significant improvement over the existing structure. He recommended additional refinements to the façade detailing, architectural proportions, and roof treatment to soften the building's appearance and provide greater visual interest. He noted that the loss of the originally proposed glazed roof tile diminished the design's character and suggested that other architectural details be enhanced to compensate.

Mr. Tankersley stated that the design appeared overly severe and would benefit from additional warmth and visual interest. He recommended refinements to the entry feature, window arrangement, and façade composition to create a stronger hierarchy and better balance between symmetry and asymmetry. He also suggested a further review of the garage door design to ensure consistency with the home's architectural character.

Ms. Connaughton expressed support for the overall design, stating that it was a significant improvement over the existing structure and that the box-like architectural form was successfully executed. She agreed with several of the Commission's suggestions for refinement, particularly regarding the garage doors, which she felt appeared oversized and inconsistent with the character of the home. She also supported retaining the proposed green roof color and recommended enhancing the landscape plan with additional mature trees and plantings to better integrate the property into the neighborhood.

Ms. Patterson stated that the originally proposed blue roof was a defining design element and expressed support for retaining it, noting that it enhanced the overall character and appeal of the project.

Ms. Visconti agreed with the prior comments regarding the need to further study the garage door design. She commended the applicant for successfully reimagining and renovating existing homes rather than demolishing and rebuilding. Ms. Visconti also suggested simplifying the front landscape plan by reducing some of the proposed trees, noting that the home's strong architectural character may benefit from greater visibility while still being anchored by appropriate shade trees.

Mr. Sammons expressed support for the garage design, stating that it was one of the project's

strongest architectural elements and that its scale and proportions were successful. He suggested incorporating aspects of the garage design into the main house to improve overall cohesion and recommended further refinement of the upper window detailing, entry feature, and landscape plan to enhance the composition and provide additional vertical emphasis.

Mr. Smith supported a glazed roof tile.

A motion was made by Ms. Visconti and seconded by Ms. Patterson to defer the project to the June 24, 2026, meeting to restudy the roof color, window patterns, front door, and landscaping. The motion was carried unanimously, 7-0.

14. ARC-26-0021 222 CHERRY LN. The applicant, 222 Cherry Lane PB LLC (Kevin Asbacher, Architect), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Kevin Asbacher, Architect, presented the architectural plans for the newly proposed residence. Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Mr. Sammons asked whether the windows on the side elevation were the same size as those on the front elevation. Mr. Asbacher confirmed that the windows were the same width.

Mr. Phoenix asked questions regarding the proposed pool design and driveway materials. Mr. Mizell indicated that the pool could be simplified to a rectangular shape and confirmed that the driveway material consisted of natural grass.

Ms. Connaughton asked questions regarding the building's floor-to-floor dimensions and the ceiling height within the loggia. Mr. Asbacher confirmed the proposed floor heights and indicated that the loggia ceiling height would be slightly greater than nine feet.

Ms. Georgas asked questions about the height and length of the proposed railing surrounding the pool area and expressed concern about visibility into the pool from the driveway. She suggested additional screening or landscaping to enhance privacy, and Mr. Mizell indicated a willingness to revise the wall and railing design accordingly.

Mr. Smith questioned the scale and prominence of the front entry, stating that it appeared disproportionately small when compared to the surrounding windows and architectural elements. He suggested that the entry feature should be given greater visual emphasis within the overall composition of the façade.

Mr. Smith called for public comment. No one indicated a desire to speak.

Mr. Tankersley expressed support for the overall massing and character of the home, describing it as casual, friendly, and well-composed. He praised the consistency of the window design but

suggested that the front entry be given greater prominence. He also recommended incorporating additional shutters, revisiting the design of certain doors that differed from the established window pattern, and refining the pool wall design to create a more cohesive appearance.

Ms. Visconti expressed support for removing the proposed railing and suggested using the existing pigeon plum trees as a vertical landscape element rather than increasing the height of the wall. She also commented that the driveway design appeared inconsistent with the architectural character of the home and recommended simplifying the paving pattern to better relate to the overall design.

Ms. Catlin expressed support for the design and stated that she found the home to be charming. However, she also expressed concern that, because the structure extends nearly from setback to setback on a narrow street, it could appear to loom over Cherry Lane despite its overall size. She noted that while the design appeared compatible with the larger homes on West Indies Drive, she remained concerned about its relationship to the scale and character of Cherry Lane.

Ms. Patterson suggested that the front entry could benefit from additional architectural emphasis or ornamentation to make it more prominent. She also expressed concern regarding the scale of the chimney, agreed with comments about simplifying the driveway and pool enclosure design, and noted that landscaping could be used to soften or break up the fence treatment. She stated that she liked the proposed pool design.

Ms. Connaughton stated that she found the home charming but expressed concern that the proposed floor-to-floor heights could result in a structure that appears larger and taller than intended. She suggested reducing the overall height to improve compatibility with neighboring homes and recommended further study of the roof design, chimney cap, front door, and loggia doors to strengthen the architectural character and cohesion of the project.

Mr. Sammons expressed concern about the home's overall scale and proportions, noting that several architectural elements appeared oversized relative to the structure. He suggested that reducing the overall height and scale of the design would improve its appearance and compatibility. He also recommended further study of the window and shutter proportions, front entry composition, loggia, garage relationship, and pool enclosure detailing, while noting that he generally supported the overall composition and direction of the project.

Ms. Georgas expressed concern that the front entry lacked sufficient prominence and could be difficult to identify from the driveway. She also commented that the home's vertical proportions, particularly the chimney, appeared overly dominant and suggested that landscaping elements such as vines or bougainvillea could help soften the appearance. She further recommended simplifying the driveway design while expressing overall support for the project.

Mr. Phoenix agreed with the comments regarding simplifying the driveway design and suggested that material changes or modifications to the driveway layout could better direct visitors to the front entry. He also recommended providing additional visual cues, such as lighting or architectural elements, to emphasize the front door. Mr. Phoenix expressed support for the shutters and noted that landscaping would likely soften the pool enclosure's appearance over time. He also raised questions about sun exposure at the pool and commented favorably on the home's overall character.

A motion was made by Ms. Catlin and seconded by Mr. Sammons to defer the project to the June 24, 2026, meeting. The motion was carried unanimously, 7-0.

15. ARC-26-0023 (ZON-26-0021) 141 SEAVIEW AVE. (COMBO) The applicant, Gozlan Property Partnership (Bartholemew & Partners – Design Representative), has filed an application requesting Architectural Commission review and approval for a one-story addition to an existing single-story residence, including variances to retain all existing nonconforming setbacks and deficient landscape open space area. The Town Council shall review the application as it pertains to zoning relief/approval.

Several members disclosed ex parte communications.

Ms. Mittner provided staff comments on the project.

Kyle Fant of Bartholemew + Partners presented the proposed architectural modifications to the residence. Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Mr. Smith called for public comment. No one indicated a desire to speak.

Mr. Sammons asked questions about the proposed replacement of the existing gravel front yard with grass, noting concerns about the turf's viability in that location and expressing support for retaining the gravel if permitted. He also asked about the pool's shape and discussed site constraints affecting its design. Mr. Sammons concluded by stating that he found the home to be charming and expressed strong support for the overall project.

Mr. Phoenix asked whether a round pool design had been considered and expressed a preference for a more curved pool configuration. The applicant explained that the proposed design was influenced by the existing pool layout, site constraints, and the owners' preference for the current concept.

Ms. Connaughton expressed support for retaining the gravel front yard, noting that grass is not always the most appropriate solution and questioning the preference for artificial turf over gravel. The applicant noted that retaining the gravel could require additional variance considerations, but stated that the overall open space on the site would still increase.

A motion was made by Ms. Visconti and seconded by Ms. Patterson to approve the project as presented, with the allowance that the applicant retain the gravel in the front yard. The motion was carried unanimously, 7-0.

A motion was made by Ms. Catlin and seconded by Ms. Connaughton that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. The motion was carried unanimously, 7-0.

16. ARC-26-0024 230 PLANTATION RD. The applicants, G. Kent Kahle & Cynthia V. Kahle, have filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Greg Bonner of B1 Architect presented the architectural plans for the newly proposed residence. Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Ms. Visconti asked about the balcony railing.

Mr. Phoenix asked questions regarding the proposed railing color, exterior light fixtures, shutter design, and door materials and finishes. He suggested consideration of alternative lighting fixtures and a bronze-colored railing while discussing the use of cypress for the garage and front doors.

Ms. Connaughton asked questions about site planning, the placement of the garage, and the design of a small flat-roofed section. She discussed the rationale for stepping the home's massing and suggested further study of the roof and floor plan configuration to determine whether the flat-roof area could be more effectively incorporated into the overall design.

Mr. Tankersley asked about the ceiling height. Mr. Bonner responded.

Ms. Catlin questioned whether the site plan could be adjusted to better balance the front and rear yard areas, noting that the proposed home appears to occupy a significant portion of the front of the lot, leaving a limited rear yard. In response to her inquiry, Mr. Falco advised that the home could potentially be moved up to five feet into the front setback if the rear setback were increased by the same amount and ARCOM made the required findings. Mr. Bonner indicated that moving the home forward would be desirable if permitted. Ms. Catlin also requested that future streetscape exhibits include the proposed design in relation to neighboring homes to better evaluate the building's scale and height within the street's context.

Ms. Georgas requested a streetscape view of the proposed home.

Mr. Smith called for public comment. No one indicated a desire to speak.

Mr. Sammons expressed concern that the front façade appeared crowded and that several architectural elements were competing visually. He recommended further study of the front entry composition, column placement, and rear loggia design, suggesting that adjustments to the massing and proportions could enhance the home's overall cohesion and functionality. He stated that, while the concept had potential, additional refinement was needed to resolve several awkward relationships within the design.

Mr. Tankersley stated that, when viewed within the streetscape, the home appeared somewhat too tall and suggested reducing the scale of certain portions of the structure to better fit the surrounding neighborhood. He recommended further study of the massing, particularly in the garage and den wings, and suggested that lowering portions of the building could improve its overall proportions. He also commented that the proposed front door appeared stylistically too formal for the character of the home and encouraged consideration of a simpler design.

Ms. Catlin stated that she found the home to be attractive but would like to see a streetscape exhibit showing the proposed design in context with neighboring homes. She expressed concern that the home may be taller than appropriate for the street and that portions of the design, particularly along the east side, appeared overly busy. She also suggested exploring options to improve the backyard area, including repositioning the house on the lot or modifying the garage configuration to create additional rear yard space.

Ms. Connaughton stated that the design included several attractive architectural elements but expressed concern with the overall site planning, particularly the placement of the side-loading garage at the front of the property, which she believed reduced the usable backyard area. She suggested that a more creative site plan could better conceal the garage and improve the relationship between the home and the lot. She also recommended further refinement of the massing, roof plan, window proportions, and overall architectural composition to create a stronger and more cohesive design.

A motion was made by Ms. Catlin and seconded by Ms. Visconti to defer the project to the June 24, 2026, meeting.

Mr. Falco explained that moving the home forward into the front setback would require a waiver and additional public notice, which could necessitate a deferral to a future meeting. Following discussion among the Commission, it was determined that the application would proceed as presented, with the option for the applicant to request a deferral in the future should they choose to pursue a setback waiver.

The motion was carried unanimously, 7-0.

17. ARC-26-0029 (ZON-26-0025) 418 SEASPRAY AVE. (COMBO) The applicants, Mark Finerman & Anne Elizabeth Torell, have filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements; with a variance requested for increased equipment screening wall height. Town Council shall review the application as it pertains to zoning relief/approval.

Several members disclosed ex parte communications.

Mr. Falco provided staff comments on the project.

Tom Kirchhoff of Kirchhoff & Associates Architects presented the architectural plans for the newly proposed residence. Peter Coyle of SMI Landscape Architecture presented the landscape and hardscape plans for the site.

Mr. Sammons questioned several aspects of the building massing and roof design, including the differing widths of the primary building wings and the visual impact of a prominent flat-roofed element. He suggested that adjustments to the proportions and roof configuration could improve the overall composition and reduce the visual prominence of certain architectural features. Mr. Kirchhoff explained the rationale for the proposed room dimensions and roof configuration, noted that the flat-roofed element could be lowered, and stated that the home was already positioned near the front setback line.

Mr. Smith questioned the building height measurements shown on the plans and requested clarification regarding the methodology used to calculate the building height. Mr. Kirchhoff explained that the building height was measured in accordance with staff-directed methodology and noted that the project remained below the allowable cubic content limits. Mr. Falco explained that, under the current code, building height is measured at the eave line, and because the proposed design lacks a horizontal eave, staff used the bottom of the rafter to calculate building height.

Mr. Smith called for public comment. No one indicated a desire to speak.

Mr. Kirchhoff presented two changes to the window and roof colors.

Ms. Connaughton stated that she found the home to be charming but suggested that the proportions of the primary and secondary building wings be reconsidered to improve the overall massing, roof composition, and architectural clarity of the design. She also encouraged further study of the stair expression and front façade, including the possibility of revising the arrangement of openings on the living room elevation to strengthen the overall composition.

Ms. Georgas expressed strong support for the design, stating that she believed the home would be a beautiful addition to the neighborhood. She specifically complimented the revised double-window treatment above the front entry and indicated that she was very supportive of the overall proposal.

Mr. Karakul expressed support for the proposed design, stating that he believed the home fit well within the character of the neighborhood. He noted that the suggestions regarding the proportions of the building wings were worthy of consideration but stated that, overall, he found the project to be appropriate and well-designed.

Ms. Patterson expressed support for the proposed design, complimenting the window color selection, the revisions made above the front entry, and the landscape design. She stated that the changes were successful and enhanced the overall appearance of the home.

Mr. Tankersley expressed strong support for the Mediterranean-style design, complimenting the overall appearance, roof tile selection, and roof color. He suggested eliminating the small roof projection and recommended minor refinements to the entry detailing, including enhancements to the front door recess and surrounding materials to create a more distinctive arrival experience. He also noted a personal preference for the previous single-window arrangement above the entry but stated that his comments were minor and that he found the project to be very attractive overall.

Mr. Phoenix expressed support for the design, stating that he found the home to be charming, thoughtful, and a positive addition to the neighborhood. He supported the revised double-window treatment above the front entry and suggested enhancing the entry alcove with decorative materials such as tile. He also asked whether decorative wrought iron elements had been considered for the rear staircase area, but indicated that he was generally pleased with the overall design and architectural direction.

Ms. Catlin stated that the revised double-window treatment above the front entry significantly

improved the façade's character. She also expressed support for further enhancing the entryway with decorative elements, such as tile or color accents, to create a more distinctive and inviting entrance.

Ms. Connaughton raised additional questions regarding the second-floor massing and roof configuration, noting that a portion of the upper floor appeared to project beyond the lower-level wall to accommodate a balcony. She suggested reducing the size of that area and simplifying the adjacent bedroom and hallway to improve the roof composition and create a cleaner, more cohesive design.

Mr. Smith expressed strong support for the design and offered minor suggestions regarding the arch detailing and decorative tile treatment.

Mr. Smith called for public comment. No one indicated a desire to speak.

A motion was made by Mr. Sammons and seconded by Mr. Phoenix to approve the project, with the condition that the front living room bay be widened and that the fenestration and intercolumniation on the arcade be restudied. The motion was carried unanimously, 7-0.

A motion was made by Ms. Catlin and seconded by Mr. Sammons that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. The motion was carried unanimously, 7-0.

18. ARC-26-0015 121 WOODBRIDGE RD. The applicant, Elizabeth Grau (Roofing Royale Representative), has filed an application requesting Architectural Commission review and approval for the replacement of existing barrel roof tiles with a Spanish "S" product on a single-family residence.

No ex parte communications were disclosed.

Ms. Mittner provided staff comments on the project.

Jose Costa of Roofing Royale presented the proposed roof tiles for the existing residence and discussed why he believes they are appropriate for the home.

Ms. Georgas asked about the original tile. It was stated that the original tile was a barrel tile.

Mr. Smith asked about the roof's age. Mr. Costa responded that the roof was not older than 23 years. He also stated that over 40 iguanas were found in the roof.

Mr. Tankersley asked about the proposed roof color blend. Mr. Costa responded.

Mr. Smith asked whether the proposed roof tiles had already been purchased, as it seemed they were sitting on the roof. Mr. Costa confirmed that the tiles had been purchased.

Ms. Catlin explained that the discussion regarding the S-tile roof related to evaluating the quality and appearance of the installed product and requested input from the architect members of the Commission regarding its suitability.

Mr. Smith commented that, although S-style roof tiles are not typically his preference, the proposed tile appeared to be of higher quality and better proportioned than similar products commonly used on commercial buildings.

Mr. Sammons stated that S-style roof tiles vary in quality and appearance and suggested that each product should be evaluated individually rather than subject to a blanket prohibition.

Ms. Patterson did not like the precedent of approving the tile.

Ms. Mittner stated that she believed the applicant's mistake was genuine.

Attorney Francisco reminded the Commission that material selections are evaluated on a case-by-case basis and are considered in the context of each individual property rather than under blanket standards.

A motion was made by Ms. Visconti and seconded by Ms. Catlin to approve the project as presented. The motion was carried 4-3, with Ms. Connaughton, Ms. Patterson, and Mr. Karakul dissenting.

19. ARC-26-0022 (ZON-26-0022) 329 SEABREEZE AVE. (COMBO) The applicant, 5Q Seabreeze LLC (Paul Queally, Manager), has filed an application requesting Architectural Commission review and approval to enclose an existing detached carport to create an enclosed garage, requiring variances for side and rear yard setbacks. The Town Council shall review the application as it pertains to zoning relief/approval.

Several members disclosed ex parte communications.

Ms. Mittner provided staff comments on the project.

Michael Perry of MP Design and Architecture presented the proposed architectural modifications to the residence.

Mr. Smith called for public comment. No one indicated a desire to speak.

Mr. Karakul supported the project.

Mr. Tankersley suggested reducing the number of lanterns on the building. Mr. Perry stated he would find an alternate solution.

A motion was made by Ms. Catlin and seconded by Ms. Patterson to approve the project as presented. The motion was carried unanimously, 7-0.

A motion was made by Ms. Catlin and seconded by Ms. Patterson that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. The motion was carried unanimously, 7-0.

20. ARC-26-0025 320 CHILEAN AVE. The applicant, Yazmet & Valentin

Hernandez (Environment Design Group), has filed an application requesting Architectural Commission review and approval for landscape and hardscape modifications to an existing multi-family residence.

Several members disclosed ex parte communications.

Ms. Pardue provided staff comments on the project.

Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Mr. Smith called for public comment. No one indicated a desire to speak.

Ms. Georgas asked about the product's proposed functionality. Mr. Mizell described the system, explaining that it can support regular vehicle traffic, including emergency vehicles, while providing a durable grass-covered surface.

Ms. Connaughton asked how the soil and roots would interact with the product. Mr. Mizell explained that the system minimizes soil compaction and promotes turf health, but noted that it is not counted as landscape open space under the Town's regulations.

A motion was made by Ms. Catlin and seconded by Ms. Patterson to approve the project as presented.

Ms. Connaughton questioned the gray color proposed for the limestone. Mr. Mizell stated they felt it was light and appropriate for tire marks.

The motion was carried 6-1, with Ms. Connaughton dissenting.

- 21. ARC-26-0028 165 SEMINOLE AVE.** The applicant, Seminole Avenue Luxury Properties LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for landscape and hardscape modifications with installation of perimeter site walls.

Several members disclosed ex parte communications.

Ms. Pardue provided staff comments on the project.

Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Ms. Visconti asked about the changes around the pool. Mr. Mizell described revisions to increase landscape open space, including additional landscaping, reduced pool decking, new planter areas, and modifications to the driveway configuration.

Mr. Sammons wondered if a shade tree could be added in the corner grass area. Mr. Mizell stated he would be happy to add a shade tree.

Mr. Smith called for public comment. No one indicated a desire to speak.

A motion was made by Mr. Sammons and seconded by Ms. Catlin to approve the project with the addition of 3 shade trees and 2 vertical elements added to frame the front door. The motion was carried unanimously, 7-0.

22. ARC-26-0030 751 ISLAND DR. The applicant, Kim B Bepler Trust (Kirchhoff & Associates), has filed an application requesting Architectural Commission review and approval for modifications to an existing single-family residence including landscape and hardscape changes.

Several members disclosed ex parte communications.

Ms. Pardue provided staff comments on the project.

Tom Kirchhoff of Kirchhoff & Associates presented the proposed architectural modifications to the residence. Mario Nievera of Nievera Williams Design presented the landscape and hardscape plans for the site.

Mr. Sammons asked questions regarding the proposed column design and glass railing. Mr. Kirchhoff explained that the columns were inspired by a historic architectural precedent within the Town and that the glass railing was proposed to preserve waterfront views while providing a barrier between the pool terrace and dock area. Mr. Sammons expressed concern about the glass railing's visibility and suggested considering alternative design solutions.

Ms. Patterson questioned whether the proposed pool was appropriately scaled for the residence, while Mr. Nievera explained that it was intended to function as a reflecting pool integrated with the overall architectural and landscape design.

Mr. Tankersley asked questions regarding the entry façade materials, lighting placement, and front door configuration. Mr. Kirchhoff explained that the proposed detailing would be stucco rather than stone veneer, that the lanterns would be mounted on the wall adjacent to the entry, and that the front door design was intended to create a wider and more inviting entrance while maintaining a single-door configuration. He also noted that the homeowner envisioned the property as a long-term residence and that the pool was intended primarily as a visual feature rather than for recreation.

Mr. Karakul questioned the proportions and appearance of the three-bay entry composition. Mr. Kirchhoff explained the design intent and proportional relationships of the openings and adjacent architectural elements.

Ms. Visconti suggested adding scallops in the corner of the water feature, making it a little more ornamental. Mr. Nievera agreed to the suggestion.

Ms. Patterson reiterated concerns regarding the three-bay entry composition, noting that the design appeared to read as three doors and could benefit from further refinement.

Mr. Smith called for public comment. No one indicated a desire to speak.

Mr. Sammons expressed concern that the revised portico was not an improvement to the design,

citing proportional issues with the columns and roof structure, and suggested reconsidering or simplifying the entry treatment.

Mr. Karakul questioned the revised front entry composition, noting that the varying widths of the openings appeared less cohesive than the previous design.

There was a discussion about the three front doors and a possible design solution.

A motion was made by Ms. Visconti and seconded by Mr. Karakul to approve the project with the condition that the front is restudied and submitted for staff approval in coordination with the chair. The motion was carried unanimously, 7-0.

23. ARC-26-0017 160 REEF RD. The applicant, Joshua & Victoria Harlan (SKA Architect + Planner), has filed an application requesting Architectural Commission review and approval for a new front door on an existing single-family residence. *This item has been withdrawn.*

****Note: This item was withdrawn upon the Approval of the Agenda.***

ANY OTHER BUSINESS

Ms. Churney announced that Jeffrey Smith declared a conflict of interest for ARC-25-0058, 1960 S. Ocean Blvd., at the April 28, 2026, meeting and had correctly completed the 8B form in accordance with State Law.

Ms. Churney announced that Jeffrey Smith declared a conflict of interest for ARC-26-0008, 2315 Ibis Isle Road S., at the April 28, 2026, meeting and had correctly completed the 8B form in accordance with State Law.

Ms. Churney announced that Claudia Visconti declared a conflict of interest for ARC-25-0088, 201 Onondaga Ave., at the April 28, 2026, meeting and had correctly completed the 8B form in accordance with State Law.

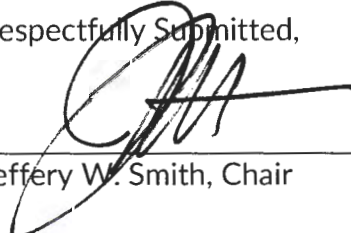
MEETING SCHEDULE

24. The next meeting is scheduled for June 24, 2026

ADJOURNMENT

A motion was made by Ms. Catlin and seconded by Ms. Visconti to adjourn the meeting at 02:24 PM. The motion was carried unanimously, 7-0.

Respectfully Submitted,



Jeffery W. Smith, Chair

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <u>Visconti Claudia</u>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <u>Architectural Commission</u>	
MAILING ADDRESS <u>528 Corsair Drive</u>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <u>North Palm Beach</u>		☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY	
COUNTY <u>Palm Beach</u>		NAME OF POLITICAL SUBDIVISION: <u>Town of Palm Beach</u>	
DATE ON WHICH VOTE OCCURRED <u>May 27, 2026</u>		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Claudia Visconti, hereby disclose that on May 27, 20 26:

(a) A measure came or will come before my agency which (check one or more)

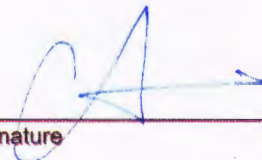
- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☒ inured to the special gain or loss of Mark Finerman + Anne Elizabeth Torell, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

ARC-26-0029
418 Seaspray Ave

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

05/27/2026
Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.