



TOWN OF PALM BEACH

Minutes of the Architectural Commission Meeting Held on June 24, 2026

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:02 AM in the Town Council Chambers.

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

Members Absent: Kenn Karakul

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

PLEDGE OF ALLEGIANCE

Mr. Smith led the Pledge of Allegiance.

MINUTES

1. Minutes of the May 27, 2026, Architectural Commission Meeting

A motion was made by Ms. Patterson and seconded by Ms. Visconti to approve the minutes of the May 27, 2026, meeting as presented. The motion was carried unanimously, 7-0.

APPROVAL OF AGENDA

A motion was made by Ms. Catlin and seconded by Ms. Patterson 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

2. OFFICIALS

No comments were made by Commission members.

3. STAFF

Ms. Churney announced that Ms. Visconti declared a conflict of interest for ARC-26-0029, 418 Seaspray Avenue, at the May 27, 2026, meeting, and had correctly completed the 8B form in accordance with State Law. Ms. Churney also reminded the commission that their Form 1 is due by July 1, 2026.

4. PUBLIC - 3 MINUTE LIMIT

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

UNFINISHED BUSINESS

5. ARC-24-0090 (ZON-24 -0046) 2720 - 2730 S OCEAN BLVD. - EDGEWATER/ AMBASSADOR SITE (COMBO) The applicant, Palm Beach Edgewater Fee Borrower LLC and Palm Beach Ambassador Fee Borrower LLC, has filed an application for Architectural Commission review and approval of a new multifamily, multibuilding residential development on the east and west sides of S Ocean Boulevard with a new multi-story residential building with five residential levels and a subterranean parking level and rooftop penthouse mechanical equipment to replace two existing five- and eight story buildings on the east side of S Ocean Boulevard and to replace an existing three-story building on the west side of S Ocean Boulevard, to be demolished. This project includes multiple variances related to building height, building setbacks, building length, lot coverage, maximum amount of fill, rooftop generators, and rooftop mechanical equipment. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval

No one disclosed ex parte communications. Ms. Mittner provided staff comments on the project. Presentations were made by Tammy O'Rourke of Spina O'Rourke + Partners and Cory Meyer of Nievera Williams Design.

The Commission reviewed revised plans for the Ambassador redevelopment project, addressing the two remaining conditions of approval: rooftop mechanical equipment screening and vehicular gate design. The applicant presented a reduced rooftop screening design achieved by consolidating mechanical equipment and lowering portions of the enclosure, as well as a redesigned vehicular gate intended to better reflect the building's architecture while meeting FDOT requirements. Commissioners expressed mixed opinions regarding the gate design, with some preferring the previous design and others supporting the revised, more decorative approach. Several commissioners suggested refinements to the gate's proportions, color, and clearance above the pavement. Discussion primarily focused on the rooftop mechanical screening, with Chair Smith and several commissioners expressing concern about its size and visual impact, noting that it appeared comparable to an additional story on the building. Commissioners commented that the project highlighted broader concerns regarding extensive

glazing, rooftop equipment requirements, and future redevelopment standards. Assistant Director James Murphy acknowledged the concerns and indicated the issue could be considered in future planning and zoning discussions. There was no public comment.

A motion was made by Ms. Visconti and seconded by Ms. Patterson to approve ARC-24-0090, 2720-2730 S. County Blvd., with the following conditions: the gate color shall be of a bronze color as previously shown in April 2026, the toe kick at the bottom of the gate is decreased, and to restudy the method of how the bracket engages with the column on the gate. The motion was carried 4-3, with Messrs. Sammons, Phoenix, and Ms. Connaughton dissenting.

6. 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.

Mses. Connaughton and Catlin disclosed ex parte communications. Mr. Falco provided staff comments on the project. Presentations were made by Kevin Asbacher of Asbacher Architecture and Dustin Mizell of Environment Design Group.

The Commission reviewed revised plans for a new two-story single-family residence at 222 Cherry Lane that had been deferred from the previous meeting for further study. The applicant presented modifications including a reduction in overall building height, smaller window and door openings, the addition of decorative shutters, revisions to the front entry, replacement of a folding door with arched French doors, simplification of the driveway design, removal of lattice from the privacy wall, and increased landscaping for privacy. Commissioners generally acknowledged the applicant's efforts but remained concerned about the overall scale and proportions of the home, particularly the prominence of the garage massing, the relationship of the front entry to the rest of the house, the height and scale of the windows, the size of the chimney, and how the residence would fit within the character of the predominantly one-story streetscape. Several commissioners suggested further study of the front entry, window proportions, materials, lighting, hardscape treatments, and roof design, while opinions differed on the overall architectural concept. Some commissioners felt the house had charm and potential with additional refinement, while others believed the design still appeared oversized for the lot and neighborhood context and warranted substantial further study. There was no public comment.

A motion was made by Ms. Visconti and seconded by Ms. Patterson to defer the ARC-26-0021, 222 Cherry Lane to July 29, 2026, with the direction to remove a foot from the first floor height, restudy the scale of the window heights, the garage, the sconces, the driveway, driveway material, the chimney, and when returning, bring a finished floor cut through section of the windows with a scale figure that is 6 feet tall. The motion was carried 6-1, with Ms. Catlin dissenting.

7. 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. A presentation was made by Gregory Bonner of B1 Architect. Dustin Mizell of Environment Design Group was also present to answer questions.

The Commission reviewed revised plans for a new two-story single-family residence at 230 Plantation Road following a prior deferral for further study. The applicant presented modifications, including narrowing the front portico, reducing bracket sizes, revising window proportions, modifying the front door and lighting, updating architectural details, and refining portions of the rear elevation while maintaining the overall site plan and side-loaded garage configuration. Commissioners generally acknowledged the applicant's efforts and found the architectural style attractive, but continued to express concerns regarding the site planning, particularly the relationship of the front-facing garage to the house, the large front yard and limited rear yard, the proximity of the garage to the front entry, and the overall functionality of the driveway and parking arrangement. Additional comments focused on the scale and detailing of the front entry, portico, railing, windows, chimney, lighting, materials, and garage doors. Several commissioners suggested that the garage be redesigned to appear more like a detached carriage house or be better integrated into the overall composition, while others recommended further study of the entry sequence and architectural details. Although commissioners generally supported the home's architectural character, there was consensus that additional revisions were needed to improve the site planning, proportions, and the overall relationship of the house to the lot and the surrounding neighborhood. There was no public comment.

A motion was made by Mr. Phoenix and seconded by Ms. Visconti to defer ARC-26-0024 to July 29, 2026, with the direction to restudy the following items: front door, the railing, lighting, brackets, garage doors, setback, chimney, and windows. The motion was carried unanimously, 7-0.

8. 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. *This item has been deferred to the July 29, 2026, meeting.*

****Note: This item was deferred to the meeting on July 29, 2026, with the approval of the agenda.***

9. 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 application no longer requires Commission review.*

****Note: This item was withdrawn with the approval of the agenda.***

NEW BUSINESS

10. ARC-26-0027 300 COLONIAL LN. The applicant, Richard and Dragana Connaughton (Elizabeth Connaughton), has filed an application requesting Architectural Commission review and approval for modifications to a previously approved new single-family residence site plan.

No one disclosed ex parte communications. Ms. Pardue provided staff comments on the project.

Elizabeth Connaughton declared a conflict of interest and left the dais during the discussion. A presentation was made by Homeowner Richard Connaughton.

The Commission reviewed a request to modify the previously approved site plan for a new residence at 300 Colonial Lane by replacing an approved east-side masonry wall with a drainage curb and black vertical picket fence screened by landscaping, along with related modifications to the mechanical equipment enclosure. The homeowner explained that construction requirements resulted in an oversized footer that would significantly impact the approved landscaping and limit the ability to maintain adequate screening vegetation. The proposed revision would preserve the existing dense hedge and supplement it with additional landscaping while maintaining required screening for mechanical equipment. Neighbor Susan Leas at 292 Colonial Lane spoke in opposition to the request, expressing concerns that a fence and landscaping would not provide the same level of privacy, visual buffering, noise mitigation, or permanence as the previously approved masonry wall. Commissioners discussed the existing landscape buffer, visibility from the neighboring property, ownership and maintenance of the existing hedge, screening requirements for mechanical and pool equipment, and the practical impacts of constructing the approved wall. While several commissioners noted that landscaping can often provide more attractive screening than a wall, questions remained regarding the technical and engineering aspects of the proposed revision, the existing site conditions, and the previously approved wall configuration.

A motion was made by Ms. Catlin and seconded by Ms. Patterson to defer ARC-26-0027, 300 Colonial Lane, to the July 29, 2026, meeting to allow the applicant to provide responses to the Commission's technical questions and submit photographs of the existing conditions and renderings of the proposed conditions. The motion carried 6-1, with Mr. Sammons dissenting.

11. ARC-26-0034 334 CHILEAN AVE. The applicant, Overflow Pad Too LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for the installation of a vehicular gate with gas lanterns.

Mr. Phoenix disclosed ex parte communications. Ms. Pardue provided staff comments on the project. A presentation was made by Dustin Mizell of Environment Design Group.

The Commission reviewed a request to install vehicular gates, a trash enclosure, and gas lanterns at a recently completed single-family residence at 334 Chilean Avenue. The applicant explained that the proposed trash enclosure and vehicular gate had originally been contemplated during the design process but were removed during construction due to neighbor concerns, and were now being requested by the homeowner primarily to create an enclosed area for their dogs. The proposed gate and enclosure were designed to match the existing architectural features, including the pedestrian gates, front door, wood materials, iron detailing, and lanterns. Commissioners generally found the trash enclosure acceptable but expressed concerns about the vehicular gate's scale, width, and visual heaviness within the streetscape. Discussion focused on whether the gate should be redesigned as a pair of swinging gates rather than a sliding gate, reducing its visual mass, improving its proportions, and creating a more welcoming appearance. Several commissioners commented that the proposed gate appeared overly dominant and defensive for the site, while others acknowledged the homeowner's functional need for pet containment. Additional comments addressed the proposed lanterns, with suggestions to reduce their size, number, or prominence. The Commission generally encouraged the applicant to return with a revised gate design that better balanced functionality with the residence's character and

the surrounding streetscape.

A motion was made by Mr. Phoenix and seconded by Ms. Connaughton to approve the trash enclosure gate for ARC-26-0034, 334 Chilean Avenue, to use smaller sconces or a flat-back lantern on the front pilasters, and to deny the driveway gate.

A discussion ensued on the motion.

An amended motion was made by Mr. Phoenix and seconded by Ms. Catlin to approve the trash enclosure gate for ARC-26-0034, 334 Chilean Avenue, and to defer the remaining project with a restudy of the light fixtures and the front driveway gate. The motion carried 5-2, with Ms. Connaughton and Mr. Smith dissenting.

ANY OTHER BUSINESS

Commissioners discussed concerns regarding the scale and appearance of the recently installed traffic signal and streetlight infrastructure, noting that some installations appeared oversized and out of character with the Town's aesthetic. Staff explained that certain improvements may be required by outside agencies and advised that the matter was not within the Commission's jurisdiction. Assistant Director James Murphy stated that staff would bring the Commission's concerns to the Town Council and explore potential design guidelines or review processes for future public infrastructure projects.

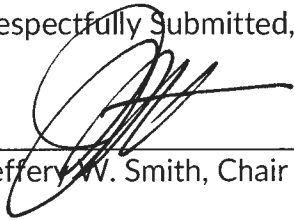
MEETING SCHEDULE

12. The next meeting is scheduled for July 29, 2026

ADJOURNMENT

A motion was made by Ms. Visconti and seconded by Mr. Phoenix to adjourn the meeting at 11:17 AM. 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 Connaughton Elizabeth	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Architectural Commission
MAILING ADDRESS 226 Brazilian Avenue, Apt 3C	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY
CITY Palm Beach	COUNTY Palm Beach
NAME OF POLITICAL SUBDIVISION: Town of Palm Beach	
DATE ON WHICH VOTE OCCURRED June 24, 2026	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, Elizabeth Connaughton, hereby disclose that on June 24, 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, Richard + Dragana Connaughton ;
- ☐ inured to the special gain or loss of _____, 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-26-0027

300 Colonial Lane

Continuing Conflict

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.

June 24, 2026

Date Filed

Elizabeth Connaughton

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.