



ARCHITECTURAL COMMISSION MEETING

TOWN OF PALM BEACH

SEPTEMBER 23, 2026

9:00 AM

TOWN HALL COUNCIL CHAMBERS, 2ND FLOOR | 360 SOUTH COUNTY RD | PALM BEACH, FL 33480

Jeffery W. Smith, Chair
Richard F. Sammons, Vice Chair
K.T. Catlin, Member
Elizabeth Connaughton, Member
Kenn Karakul, Member
Sue Patterson, Member
Claudia Visconti, Member
Kathy Georgas, Alternate Member
Greg Tankersley, Alternate Member
David Phoenix, Alternate Member

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

APPROVAL OF CONSENT AGENDA

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

1. OFFICIALS
2. STAFF
3. PUBLIC - 3 MINUTE LIMIT

For those unable to attend in person: [Submit a written comment](#) [Register to comment virtually](#)

GENERAL BUSINESS

UNFINISHED BUSINESS

NEW BUSINESS

4. ARC-26-0043 (ZON-26-0034) 223 SUNSET AVE, TREVINI RISTORANTE (COMBO). The applicant, 223 Sunset Holdings LLC, has filed an application requesting Architectural Commission review and approval for exterior façade alterations to install a new fabric awning at the ground floor of the east side of the existing two-story building. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.
5. ARC-26-0050 (ZON-26-0052) 575 N LAKE WAY (COMBO). The applicants, Diane C. Leyva & Leonel V. Leyva, have filed an application requesting Architectural Commission review and approval for the design of a new, two-story, single-family residence with final hardscape, landscape and swimming pool requiring a variance to be placed within the front yard along S Woods Rd. The Town Council shall review the application as it pertains to zoning relief/approval.
6. ARC-26-0055 (ZON-26-0044) 151 WORTH AVE (COMBO). The applicant, 151 Worth Avenue Owner LLC and TZ Capital, has filed an application requesting Architectural Commission review and approval for a third-floor addition and fenestration changes to an existing three-story building (the former Neiman Marcus) under the Special Allowances in accordance with the Worth Avenue Design Guidelines. The proposed addition and alterations will not be visible from Worth Avenue. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
7. ARC-26-0057 (ZON-26-0051) 542 N COUNTY RD (COMBO). The applicant, Nelson & Claudia Peltz Trust (Maura Ziska, Representative; Kyle Fant, Architect), has filed an application requesting Architectural Commission review and approval for a new padel court that requires Special Exception Review with Site Plan Approval. The Town Council shall review the application for zoning relief/approval.
8. ARC-26-0058 251 WORTH AVE. The applicant, Holbrook Real Estate LLC (Ludovica Douglas, Atmosphere Design), has filed an application requesting Architectural Commission review and approval for storefront modifications, including windows, a door, an awning, finishes, and signage on Worth Avenue.
9. ARC-26-0061 264 DUNBAR RD The applicant, 264 Dunbar Road Trust (MP Design & Architecture, Inc.), has filed an application requesting Architectural Commission review and approval for fenestration changes to a single-family residence.
10. ARCS-26-0234 233 MIRAFLORES DR. The applicant, PB 130 Limited Partnership (Nievera Williams Design), has filed an application requesting Architectural Commission review and approval for landscape and hardscape modifications.

ANY OTHER BUSINESS

MEETING SCHEDULE

11. The next meeting is scheduled for October 28, 2026

ADJOURNMENT

Access this meeting video on the 'Public Meetings' page at www.townofpalmbeach.com.

If a person decides to appeal any decision made with respect to any matter considered at this meeting, they will need to ensure that a verbatim record of the proceedings is made for such purposes, which shall include

the testimony and evidence upon which the appeal is to be based.

Disabled persons needing accommodations to participate in this meeting should contact the Town Clerk's Office at (561) 838-5416 at least one day prior to the meeting.