



TOWN OF PALM BEACH

Minutes of the Architectural Commission Meeting Held on July 29, 2026

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:00 AM in the Town Council Chambers.

Members Present: Elizabeth Connaughton, Jeffery Smith, Claudia Visconti, Kenn Karakul, Kathy Georgas, David Phoenix, Greg Tankersley

Members Absent: Richard Sammons, KT Catlin

Members Excused: Sue Patterson

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

PLEDGE OF ALLEGIANCE

Chair Smith led the Pledge of Allegiance.

MINUTES

1. Minutes of the June 24, 2026, Architectural Commission Meeting

A motion was made by Mr. Phoenix and seconded by Mr. Karakul to approve the minutes of the June 24, 2026, meeting as presented. The motion was carried unanimously, 7-0.

APPROVAL OF CONSENT AGENDA

Mr. Phoenix disclosed ex parte communications. *Claudia Visconti declared a conflict of interest for ARC-26-0040, 13 Via Vizcaya, and Jeffery Smith declared a conflict of interest for ARC-26-0038, 218 Miraflores Drive. Both members left the dais during the approval of the consent agenda.*

Mr. Phoenix requested that EXTPLAN-26-0003, 203 Via Vizcaya, be removed from discussion.

A motion was made by Mr. Karakul and seconded by Mr. Phoenix to approve the consent

agenda as amended, with EXTPLAN-26-0003, 203 Via Vizcaya removed for discussion. The motion was carried unanimously, 5-0.

3. ARC-26-0038 218 MIRAFLORES DR. The applicant, Brian & Christina Flaherty (Fernando Wong Outdoor Living Design), has filed an application requesting Architectural Commission review and approval for sitewide landscape and hardscape modifications.
4. ARC-26-0039 (ZON-26-0040) 1236 S OCEAN BLVD. (COMBO) The applicant, John & Margaret Thornton (Kyle Fant, Bartholemew & Partners, architect), has filed an application requesting Architectural Commission review and approval for an office expansion on an existing roof terrace and the addition of a window in the guest bathroom, which requires a variance to expand the non-conforming third floor. The Town Council shall review the application as it pertains to zoning relief/approval.
5. ARC-26-0040 13 VIA VIZCAYA The applicant, 13 Via Vizcaya Investments LLC (Kevin McAlarnen, Representative, Peter Pennoyer, Architect, SMI, Landscape Architect), has filed an application requesting Architectural Commission review and approval for exterior modifications, including a new glazed barrel tile roof, new fenestration openings, modified pergolas, a new entry design, as well as hardscape and landscape adjustments.

APPROVAL OF AGENDA

Ms. Pardue stated that she had two modifications to the agenda: ARC-26-0033, 173 Inlet Drive, would be deferred to August 26, 2026, and the applicant for ARC-26-0027, 300 Colonial Lane, asked that the project be relocated to the end of the agenda.

A motion was made by Mr. Karakul and seconded by Ms. Visconti to approve the agenda as amended. 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

6. OFFICIALS

No comments were heard at this time.

7. STAFF

Patricia Strayer, Town Engineer, explained that the new mast-arm traffic signal poles were designed to meet current FDOT engineering standards and updated wind-load requirements for barrier-island conditions. She stated that the Town worked with FDOT to incorporate decorative fluting and black finishes to better complement the Town's existing infrastructure and described the engineering, right-of-way, utility, and ADA constraints that influenced the poles' size and placement. Commissioners expressed concerns about the scale, massing, placement, and overall aesthetics of the mast arms and streetlights, and questioned whether additional architectural

review or design input should be incorporated into similar infrastructure projects in the future. While acknowledging the engineering requirements, several commissioners remained dissatisfied with the visual impact of the installations and encouraged staff to continue pursuing design solutions that better reflect the Town's architectural character.

8. PUBLIC - 3 MINUTE LIMIT

Patrick Segraves, 2500 South Ocean Boulevard, expressed concerns about the size and number of the new mast-arm traffic signal poles, particularly at the intersection of Peruvian Avenue and County Road. He questioned why the project was not reviewed by the Architectural Commission, noting that other public infrastructure projects had previously received design review, and encouraged the Commission to consider the overall visual impact of the poles and associated traffic signal equipment.

UNFINISHED BUSINESS

9. ITEMS PULLED FROM THE CONSENT AGENDA

2. EXTPLAN-26-0003 203 VIA VIZCAYA The applicant, PAUL Z. OKEAN (Trustee, under Trust Agreement dated 5/21/91 as the Paul Z. Okean Revocable Living Trust), has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for a new, two-story, single-family residence with final hardscape, landscape, and swimming pool improvements. (ORIGINALLY ARC-24-0128 AND APPROVED AT THE MAY 28, 2025 MEETING)

Mr. Phoenix disclosed ex parte communications. Ms. Pardue presented a request for a one-year extension of Architectural Commission approval for a new residence, explaining that the extension would allow the applicant until May 28, 2027, to obtain a building permit. She advised that, under the Town's 2024 ordinance, applicants are limited to a single one-year extension and, if additional time is needed after the extension expires, a new application must be submitted and reviewed as a new case. In response to Commissioner Phoenix's questions, Ms. Pardue clarified the timing of the ordinance, the applicable grace period, and the process for expired approvals, noting that the current request met the requirements for consideration under the existing regulations.

A motion was made by Ms. Visconti and seconded by Mr. Karakul to approve the extension of time as requested. The motion was carried 6-1, with Mr. Phoenix dissenting.

10. 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.

Mr. Falco provided staff comments on the project. Several members disclosed ex parte communications.

Michael Perry, MP Design & Architecture, presented revised plans for the proposed residence, highlighting changes made in response to the Commission's previous comments, including refinements to the building massing, front entry, architectural detailing, exterior color, and site layout. Cory Meyer, Nievera Williams Design, presented minor landscape revisions, including enhancements to the front garden and screening of relocated mechanical equipment. Commissioners discussed the proposed fountain, material selections, exterior color, lighting, landscaping, and requested variances. Attorney Maura Ziska clarified that the cubic content variance would likely be withdrawn upon the recording of the Unity of Title and explained that the remaining lot coverage variance reflected an existing nonconformity that had been reduced through the revised design. Commissioners generally found the revisions responsive to their previous comments while recommending additional refinements to the fountain, landscaping, and exterior finishes. No public comments were offered.

Commissioners acknowledged that the applicant had incorporated several of the Commission's previous recommendations but concluded that the overall design still lacked cohesion and compatibility with the surrounding neighborhood. Discussion focused on the building's massing, architectural detailing, exterior color, material palette, fountains, railings, landscaping, and relationship to the streetscape. Commissioners encouraged the applicant to simplify the design, refine the architectural details and materials, soften the overall appearance through additional landscape study, and further evaluate the home's scale and composition to create a more unified and contextually appropriate design. Several commissioners noted that the rear elevation and pool area were successful elements of the proposal and encouraged the applicant to build upon those strengths.

A motion was made by Ms. Visconti and seconded by Mr. Karakul to defer the project to August 26, 2026, for a restudy of the following: the cornice, the front fountain, the exterior paint color, and the materials. The motion failed 3-4, with Ms. Connaughton, Mr. Smith, Mr. Phoenix, and Mr. Tankersley dissenting.

A motion was made by Ms. Visconti and seconded by Mr. Karakul to defer the project to September 23, 2026, for a restudy of the following: scale, materials, massing, details, lighting, the color of the stucco, returning to the commission with samples, and a 3-D model of the home. The motion was carried unanimously, 7-0.

11. 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.

Mr. Falco provided staff comments on the project. Ms. Connaughton and Mr. Phoenix disclosed ex parte communications.

Dustin Mizell of Environment Design Group presented revised plans on behalf of Architect Kevin Asbacher for the proposed residence at 222 Cherry Lane, highlighting changes made in response to the Commission's previous comments, including reductions to the garage eave and chimney height, refinements to the front entry, window proportions, driveway materials, lighting, and

architectural details. Richard True, the property owner, thanked the Commission for its guidance throughout the review process, stating that the revisions had strengthened the design and reaffirming his commitment to constructing a residence that complements Palm Beach's character. During the discussion, Kevin Asbacher participated remotely to answer questions about the roof design, explaining that the varying roof pitches were intended to reduce the residence's perceived height and overall scale. Commissioners generally supported the revisions while recommending additional refinements to the driveway design, garage detailing, awning fabric, and exterior lighting selections. No public comments were offered.

Commissioners commended the applicant for incorporating many of the Commission's previous recommendations and agreed that the revisions represented a significant improvement. Discussion focused on further refining the front entry, roof pitches, garage doors, driveway pattern, awning fabric, lighting fixtures, and chimney proportions. Commissioners encouraged the applicant to strengthen the prominence of the front entrance, simplify the driveway design while maintaining its character, and continue refining the architectural details to create a more cohesive design consistent with the traditional character of Cherry Lane.

A motion was made by Mr. Phoenix and seconded by Ms. Connaughton to defer the project to August 26, 2026, for a restudy of the following: the front door, the chimney, the awnings, the driveway pattern and materiality, the roof, and garage doors. The motion was carried unanimously, 7-0.

12. 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.

Mr. Falco provided staff comments on the project. Ms. Connaughton, Mr. Smith, and Mr. Phoenix disclosed ex parte communications.

Roger Janssen, Dailey Janssen Architects, presented revised plans for the proposed residence, highlighting modifications made in response to the Commission's previous comments, including redesigning the front entry portico, revising window patterns and front door detailing, changing the roof tile color, and refining architectural details. Dustin Mizell, Environment Design Group, presented landscape revisions that included additional canopy trees, coconut palms, and enhanced screening to improve the property's balance and provide greater buffering for adjacent properties. During the discussion, commissioners focused on the front façade composition, window placement and proportions, exterior materials, and landscaping, recommending additional refinements to the window arrangement, architectural symmetry, and landscape design while expressing support for the overall direction of the revisions.

Mr. Smith provided staff comments on the project.

Martin Klein, 1060 N. Ocean Blvd., expressed support for the proposed residence but requested that the Commission consider measures to preserve the privacy of his property. He asked that the second-story windows on the south elevation be designed to prevent views into his backyard and pool area, suggesting faux or non-transparent windows as a potential solution. He noted that while additional landscaping was proposed, he did not believe landscaping alone

would provide a permanent privacy buffer.

Commissioners generally agreed that the revised design represented an improvement and expressed support for the updated roof tile, landscaping, and overall architectural direction. Discussion focused on additional refinements to the front façade, including the entry portico, window proportions and placement, roof pitches, wood finishes, and architectural rhythm. Commissioners encouraged further study of the front elevation to strengthen the entry's prominence, simplify the window composition, and enhance the home's overall cohesion. In response to public comment regarding privacy, the applicant agreed to evaluate potential solutions with the neighboring property owner.

A motion was made by Ms. Visconti and seconded by Mr. Phoenix to defer the project to August 26, 2026, for a restudy of the following: the upper windows, the possible use of Pecky Cypress, and to meet with the concerned neighbor. The motion was carried 6-1, with Mr. Tankersley dissenting.

14. 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. *This item has been deferred to the August 29, 2026 meeting.*

Town Clerk Churney noted a Scrivener's error, which deferred the project to an incorrect date in August. She requested a motion to defer the project to the August 26, 2026, meeting.

A motion was made by Ms. Visconti and seconded by None to defer the project to the August 26, 2026, meeting. The motion was carried unanimously, 7-0.

15. 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 installation of a vehicular gate with gas lanterns. *This item has been deferred to the August 26, 2026, meeting.*

***Note: This item was deferred to the August 26, 2026, meeting upon the approval of the agenda.**

16. ARC-26-0004 (ZON-26-0008) 108 EL MIRASOL (COMBO) The applicant, 108 El Mirasol LLC (Tara B. Mulrooney, Authorized Representative), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with accessory structures and basement (over 10,000 square feet) with final hardscape, landscape and swimming pool improvements on an ocean-front parcel exceeding 20,000 square feet in the R-B zoning district, with variances requested to exceed the amount of lot fill permitted within the setbacks, special exception for reduced vehicle queueing at the driveway gate, and site plan review for a generator over 100kW. Town Council shall review the application as it pertains to zoning relief/approval. *This item has been deferred to the September 23, 2026, meeting.*

***Note: This item was deferred to the September 23, 2026, meeting upon the approval of the agenda.**

NEW BUSINESS

17. ARC-26-0033 (ZON-26-0029) 173 E INLET DR. (COMBO) The applicant, 173 E Inlet Land Trust (Daniel P. Tighe, Trustee), has filed an application requesting Architectural Commission review and approval for construction of a second-story addition to an existing single-story residence, requiring variances. Town Council shall review the application as it pertains to zoning relief/approval.

****Note: This item was deferred to the August 26, 2026, meeting upon the approval of the agenda.***

18. ARC-26-0035 (ZON-26-0028) 1740 S OCEAN BLVD. (COMBO) The applicant, 149 BRAZILIAN LLC (SKA Architect & Planner), has filed an application requesting Architectural Commission review and approval for the addition of a second floor, necessitating three (3) variances. The Town Council shall review the application for zoning relief/approval.

Ms. Mittner provided staff comments on the project. Several members disclosed ex parte communications.

M. Timothy Hanlon, attorney for the applicant, introduced the request for a second-story addition to the existing residence and explained that the application included variances for existing nonconformities and an increase in parapet height. Patrick Segraves, SKA Architect + Planner, presented the proposed design, explaining that the project would retain the existing building footprint while adding a second story, simplifying the architectural style, updating exterior materials, and preserving the existing courtyard, driveway, gates, and much of the mature landscaping with minor enhancements. During the discussion, commissioners asked questions regarding the requested variances, parapet height, façade composition, window proportions, exterior materials, lighting, landscaping, and the relationship of the contemporary design to the surrounding neighborhood. Commissioners encouraged the applicant to further study the proportions of the front façade and second-story openings while expressing support for the overall design approach. No public comments were offered.

Commissioners expressed concern that, while the proposed contemporary design had merit, it lacked the architectural character and residential detailing necessary to complement the surrounding neighborhood. Discussion focused on the front entry, balcony, window proportions, railing design, and façade detailing, with several commissioners noting that the building appeared too commercial in character. Commissioners encouraged the applicant to strengthen the prominence of the front entrance, incorporate additional architectural detailing and residential elements, and further refine the proportions and materials to create a design more compatible with the Palm Beach streetscape.

A motion was made by Ms. Visconti and seconded by Ms. Georgas to defer the project to August 26, 2026, for a restudy of the front entry. The motion was carried 6-1, with Ms. Connaughton dissenting.

13. 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.

Ms. Pardue provided staff comments on the project. Several members disclosed ex parte communications. *Elizabeth Connaughton declared a conflict of interest and left the dais during the discussion of the project.* Ms. Pardue explained that, under the Town Council's adopted Project Designation Matrix, applications involving property line modifications require Commission review unless written consent is obtained from the affected neighboring property owner. Because consent had not been obtained, the application was presented to the Commission for review.

Dustin Mizell, Environment Design Group, presented a request to modify a previously approved site wall by replacing a portion of the wall with a drainage curb while maintaining screening around the equipment and outdoor shower areas. He explained that the revision would preserve existing vegetation, avoid impacts to mature trees and their root systems, improve access and maintenance, and maintain the neighboring property's privacy through existing fencing and landscaping. He stated that the proposed modification would not substantially alter the appearance or screening of the property while providing a more practical site solution.

Mr. Smith called for public comment.

Susan Leas, 292 Colonial Lane, stated that she supported improvements to the property but opposed replacing the previously approved masonry wall with a drainage curb and landscaping. She expressed concern that the proposed modification would reduce privacy, noise attenuation, and screening between the properties, and requested that the masonry wall remain as originally approved. She also expressed concerns regarding the review process.

Dragana Connaughton, owner, stated that the residence was being constructed as her family's home rather than as a speculative project. She explained that the requested modification was intended to preserve the existing mature vegetation, avoid damage to established trees, and maintain privacy between the properties. She stated that the proposed screening and relocation of the site wall would continue to provide an effective buffer, that the mechanical equipment would remain screened, and that the modification would not adversely affect the neighboring property.

Commissioners discussed the request in the context of maintaining the existing visual screening and balancing the interests of neighboring property owners. While acknowledging the concerns raised by the adjacent property owner, commissioners concluded that the proposed modification would not result in a significant aesthetic change, as the existing hedge and the required screening wall around the mechanical equipment would remain. The Commission encouraged the applicant to continue working with the neighboring property owner regarding additional screening.

A motion was made by Mr. Karakul and seconded by Mr. Tankersley to approve the project as presented. The motion was carried unanimously, 6-0.

ANY OTHER BUSINESS

Ms. Churney announced that Elizabeth Connaughton declared a conflict of interest for ARC-26-0027, 300 Colonial Lane, at the June 24, 2026, meeting and had correctly completed the 8B

form in accordance with State Law.

Ms. Connaughton expressed concern about the increasing turnover of locally owned businesses along South County Road and the potential impact of rising rents and the presence of national retailers on the Town's commercial character. Staff noted that commercial uses are governed by the Town's zoning regulations and that related policy issues are considered by the Town Council and Planning and Zoning Commission.

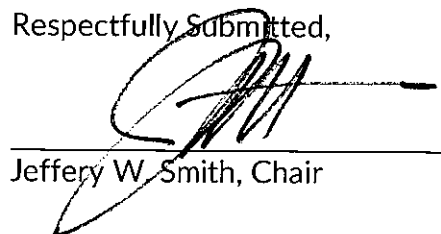
MEETING SCHEDULE

19. The next meeting is scheduled for August 26, 2026

ADJOURNMENT

A motion was made by Ms. Visconti and seconded by Mr. Phoenix to adjourn the meeting at 11:59 a.m. 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 Visconti, Claudia		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Architectural Commission	
MAILING ADDRESS 328 Corsair Drive		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY North Palm Beach	COUNTY Palm Beach	☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED July 29, 2026		NAME OF POLITICAL SUBDIVISION: Town of Palm Beach	
		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 July 29, 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, Jorge Sanchez ;
- ☐ inured to the special gain or loss of my relative, _____ ;
- ☐ 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-26-0040

13 Via Vizcaya

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.

07/29/2026
Date Filed

[Signature]
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.

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
DATE ON WHICH VOTE OCCURRED July 29, 2026	NAME OF POLITICAL SUBDIVISION: Town of Palm Beach
	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 July 29, 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

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.

July 29, 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.

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

LAST NAME—FIRST NAME—MIDDLE NAME Smith, Jeffery		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Architectural Commission	
MAILING ADDRESS 241 Sanford Avenue		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 July 29, 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, Jeffery Smith, hereby disclose that on July 29, 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 Brian + Christina Flaherty, 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-26-0038

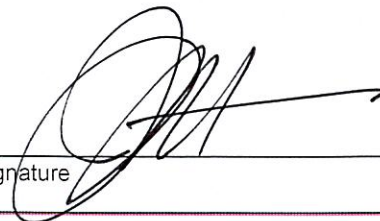
217 Miraflores Drive

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.

Date Filed

7-28-26

Signature



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