



TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, FEBRUARY 26, 2025

Please be advised that in keeping with a directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting once it has concluded may access the audio of that item via the Town's website at www.townofpalmbeach.com.

I. CALL TO ORDER

Vice Chair Sammons called the meeting to order at 9:00 a.m.

II. ROLL CALL

Jeffrey W. Smith, Chairman	ABSENT (Unexcused)
Richard F. Sammons, Vice Chairman	PRESENT
Betsy Shiverick, Member	PRESENT
Kenn Karakul, Member	PRESENT
Elizabeth Connaughton, Member	PRESENT
Katherine "KT" Catlin	PRESENT
Claudia Visconti, Member	PRESENT
Dan Floersheimer, Alternate Member	PRESENT
David Phoenix, Alternate Member	PRESENT
Maisie Grace, Alternate Member	PRESENT

Staff Members present were:

Friederike Mittner, Design and Preservation Manager
Sarah Pardue, Design & Preservation Planner
Bradley Falco, Design & Preservation Planner
Kelly Churney, Acting Town Clerk
Assistant Town Attorney Lainey Francisco

III. PLEDGE OF ALLEGIANCE

Vice Chair Sammons led the Pledge of Allegiance.

IV. APPROVAL OF MINUTES

A. Minutes of the Architectural Review Commission Meeting of January 29, 2024

A motion was made by Mr. Floersheimer and seconded by Mr. Karakul to approve the minutes of the January 29, 2025, meeting as presented. The motion was carried unanimously, 7-0.

V. **APPROVAL OF THE AGENDA**

Ms. Pardue announced two changes to the agenda: ARC-24-0143 1404 N Lake Way was pulled from the consent agenda, and item ARC-24-0116 1 S County Road would be heard following ARC-24-0141 1 S County Road.

A motion was made by Ms. Catlin and seconded by Ms. Shiverick to approve the amended agenda. The motion was carried unanimously, 7-0.

VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**

Ms. Churney administered the oath and continued to do so throughout the meeting, as necessary.

VII. **COMMENTS FROM THE ARCHITECTURAL REVIEW COMMISSION MEMBERS**

Ms. Catlin noted that any project identifying N. County Road for their truck logistics should be changed to N. Lake Way.

VIII. **COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS (3 MINUTE LIMIT PLEASE)**

No one indicated a desire to speak.

IX. **PROJECT REVIEW**

A. **CONSENT AGENDA**

1. **EXTPLAN-25-0001 123 CHILEAN AVE** The applicant, Robert & Perri Bishop, has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for the construction of a new two-story single-family residence and one-story accessory cabana structure with final hardscape, landscape, and swimming pool. (ORIGINALLY ARC- 23-145 (ZON-23-113) AND APPROVED AT THE FEBRUARY 28, 2024, MEETING)
2. **ARC-24-0143 1404 N LAKE WAY.** The applicant, Jason Capello (Environment Design Group), has filed an application requesting Architectural Commission review and approval for the installation of a pergola with associated landscape and hardscape changes.
This item was pulled from the consent agenda and not included in the approval.
3. **ARC-24-0137 (ZON-24-0086) 500 S COUNTY RD (COMBO)** The applicant, THE EVERGLADES CLUB INC, has filed an application requesting Architectural Commission review and approval for the design of a new concession stand and maintenance and upgrades to the golf course that will require a special exception and site plan review. Town Council shall review the application as it pertains to zoning relief/approval.
This item was pulled from the consent agenda and not included in the approval.
4. **ARC-24-0139 (ZON-24-0090) 401 WORTH AVE (COMBO)** The applicant, 401

Worth Avenue Building Inc.' Condominium Association, has filed an application requesting Architectural Commission review and approval for installation of a new 100KW generator with associated site wall and landscaping on the west side of an existing multi-family building, requiring variances from side and rear setback minimums in the RC district. Town Council shall review the application as it pertains to zoning relief/approval.

5. **ARCS-24-0681 160 ROYAL PALM WAY (PALM HOUSE HOTEL).** The applicant, LR Palm House LLC (Natalie Le Clerc, General Manager), has filed an application requesting ARCOM review and approval for signage on the hotel's front façade and for the approval of the design of the previously approved bollard lights in the rear courtyard.

This item was pulled from the consent agenda and not included in the approval.

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

The following items were pulled from consent and immediately heard:

2. **ARC-24-0143 1404 N LAKE WAY.** The applicant, Jason Capello (Environment Design Group), has filed an application requesting Architectural Commission review and approval for the installation of a pergola with associated landscape and hardscape changes.

Ms. Pardue provided staff comments on the project.

Ms. Grace and Mr. Sammons disclosed ex-parte communications.

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

Ms. Visconti asked about the hardscape. Mr. Mizell responded.

Mr. Karakul thought the project looked respectful and consistent; he supported the project.

A motion was made by Ms. Catlin and seconded by Mr. Karakul that the proposed project at 1404 N. Lake Way, ARC-24-0143, has met the approval criteria listed in Section 18-205 of the Town's code of ordinances and should be approved as presented. The motion carried unanimously, 7-0.

3. **ARC-24-0137 (ZON-24-0086) 500 S COUNTY RD (COMBO)** The applicant, THE EVERGLADES CLUB INC, has filed an application requesting Architectural Commission review and approval for the design of a new

concession stand and maintenance and upgrades to the golf course that will require a special exception and site plan review. Town Council shall review the application as it pertains to zoning relief/approval.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex-parte communications.

Jason Drobot of Brasseur and Drobot Architects presented the site's architectural plans, and Dustin Mizell of Environment Design Group presented the site's landscape and hardscape plans.

Ms. Shiverick asked about removing the concession stand and the material that would replace it. Mr. Brian Birney, Golf Course Superintendent of the Everglades Club, responded.

Ms. Grace thought the existing concession stand's design was consistent and contributed to the beauty of the landscape. She did not think the extension of the pro shop was attractive.

Ms. Connaughton asked about the width of the addition. Mr. Drobot responded. She recommended having the detached building; she thought the proposed building was a strange shape.

Mr. Phoenix agreed with Ms. Grace and Shiverick. He wondered if an awning could be added to the addition. Mr. Drobot responded. Mr. Karakul asked if the objective was to open the view, to which Mr. Drobot responded in the affirmative.

Ms. Catlin asked about the concession stand's current location. Mr. Birney responded. Ms. Catlin thought the existing building was not functionally advantageous.

Ms. Visconti further clarified the project. She wondered if the roof's structure could be made of metal, like a Volk design. Mr. Drobot responded. Ms. Visconti suggested studying the addition as a separate structure.

Ms. Shiverick did not believe the pro shop was architecturally pleasing and thought the existing concession stand was more charming. She thought it was a gathering place for golfers and did not believe that the building blocked any views.

Ms. Grace thought the existing building was still functioning well. She acknowledged that Volk designed it in the 1960s. She thought the pro shop was not as attractive. Mr. Birney responded that the current concession stand created a traffic jam.

Ms. Connaughton thought the site plan was awkward; she recommended detaching the addition.

Mr. Sammons questioned the addition's functionality and thought the existing

folly in the landscape was charming. He stated that the existing flagpole should also be removed if the building is removed.

Attorney Maura Ziska asked if the landscape could be approved if the concession stand was to be deferred.

Mr. Phoenix thought the project should be deferred.

A motion was made by Mr. Floersheimer and seconded by Ms. Shiverick that the proposed project at 500 S. County Road, ARC-24-0137, has met the approval criteria listed in Section 18-205 of the Town's code of ordinances and should be approved as presented, except for the concession stand design which was deferred to the meeting on March 26, 2025. The motion carried unanimously, 7-0.

5. **ARCS-24-0681 160 ROYAL PALM WAY (PALM HOUSE HOTEL)**. The applicant, LR Palm House LLC (Natalie Le Clerc, General Manager), has filed an application requesting ARCOM review and approval for signage on the hotel's front façade and for the approval of the design of the previously approved bollard lights in the rear courtyard.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex-parte communications.

Sean McClendon of Cooper Carry Architects presented the signage and lighting plans for the site.

Mr. Phoenix asked if the sign would be lit, to which Mr. McClendon stated it would not.

Mr. Floersheimer expressed concern about the signage's location. He asked if the bollard lights would match the lighting around the pool, to which Mr. McClendon responded.

Ms. Visconti asked about the marking around the signage, to which Mr. McClendon responded. Ms. Visconti thought the hotel had limited signage and needed more directional signage.

Ms. Shiverick liked the scale of the signage; she wondered if it should be lit.

Ms. Grace recommended smaller and more attractive signage, perhaps an architectural detail for the signage.

Ms. Catlin liked the signage and location. She thought over time, the vendors would learn their proper entrance. She thought the bollard lights lacked the romance of the hotel.

Mr. Karakul was not in favor of the signage and its location.

Mr. Sammons did not favor the Porte Cochere and wished it had been fixed in

the renovation. He thought the signage should be minimal.

A motion was made by Mr. Karakul and seconded by Ms. Catlin to defer the project for restudy to the meeting on March 26, 2025. The motion carried unanimously, 7-0.

B. MAJOR PROJECTS-OLDBUSINESS

1. **ARC-24-0106 (ZON-24-0063) 260 COLONIAL LN (COMBO)** The applicants, Thomas & Meredith Hunt, have filed an application requesting Architectural Commission review and approval for the construction of a new, one-story, single-family residence with final hardscape, landscape and swimming pool; requiring a special exception with site plan review to permit the redevelopment of the existing nonconforming parcel. 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. *Clerk's note: Ms. Visconti declared a conflict of interest and left the dais during the discussion.*

Austin Depree of Northworks presented the architectural plans.

Ms. Grace asked about the number of fireplaces proposed. Mr. Depree responded. She liked the raised center entry.

Mr. Phoenix liked the pink color proposed. He thought the home looked like it fit on the north end.

Ms. Connaughton thought the center portion of the entry could be narrowed slightly to help it differentiate itself from the wings.

Ms. Catlin liked the reduction of the hardscape material. She thought the house was lovely.

Mr. Karakul thought the restudy was successful.

Ms. Shiverick asked about the window boxes. Mr. Depree responded.

Mr. Floersheimer asked if the commission could approve the changes presented. Mr. Falco responded.

Mr. Sammons inquired about the fenestration, roof pitch, and the mullion on the door. He thought some of the width could be reduced from the building. He thought the house was too large and tall, and the plan and the elevation did not relate.

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

Ms. Connaughton agreed with Mr. Sammons about the plan. Attorney Maura

Ziska asked the commission to take a vote on the item.

Ms. Grace asked about the ceiling heights and the building heights. Mr. Depree responded.

A motion was made by Mr. Karakul and seconded by Ms. Catlin that the plans for 260 Colonial Lane, ARC-24-0106, have met the approval criteria listed in Section 18-205 of the Town's code of ordinances and should be approved as presented, with the following conditions: the installation of four (4) tall palms that break the roof on the front elevation, the garage element being lowered by two (2) feet, and the center portion on the front façade being reduced by 6-8 inches. The motion carried 5-2, with Mr. Sammons and Ms. Connaughton dissenting.

2. **ARC-24-0040 (ZON-25-0002) 1285 N OCEAN BLVD (COMBO)** The applicant, M2B Properties LLC, 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 requiring a variance for fill. Town Council shall review the application as it pertains to zoning relief/approval.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex-parte communications.

Gregory Palmer of Harrison Design gave an architectural presentation, and Brian Vertesch of Vertesch Landscape Architecture gave the landscape and hardscape presentation.

Mr. Sammons provided suggestions on the column and roof design.

Mr. Karakul asked about the streetside façade; he did not believe it was as special as the ocean façade.

Ms. Visconti liked the form of the previous chimney design. She asked about the offset single window on the street façade and recommended removing the shutter. Ms. Visconti agreed with Mr. Sammons that the revised pilasters on the ocean side looked a bit bulky. She recommended using mullions or French doors rather than slider doors on the ocean side.

Mr. Karakul wondered if the front façade was studied to have a wall rather than railings.

Ms. Connaughton provided recommendations on the roof peak and the porch on the ocean façade.

Ms. Catlin thought the east elevation was the most successful, while the other facades still felt stiff and boxy and did not match the east elevation.

Ms. Shiverick understood Ms. Catlin's design, which Mr. Palmer further explained. She agreed with Mr. Sammons's assessments of the previous elevations. She wondered if the owner would consider cypress wood paneled shutters and suggested a Bahama shutter on the front offset window.

Mr. Phoenix agreed with Ms. Shiverick and liked the previous renderings. He did not favor the sliding doors on the east elevation and thought the offset window on the front entrance should be restudied. He supported the lanterns.

Ms. Grace did not favor the offset windows on the front entrance, but she supported the colors and material choices.

Mr. Karakul thought the front façade needed more study.

Mr. Sammons commented on the design of the clapboard and other areas of the design. He thought the design needed some more study.

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

A motion was made by Ms. Catlin and seconded by Ms. Connaughton to defer the project for restudy to the meeting on March 26, 2025. The motion carried unanimously, 7-0.

Clerk's note: A short break was taken at 10:51 a.m. The meeting resumed at 11:21 a.m.

3. **ARC-24-0071 224 VIA MARILA** The applicant, Adrian Tauro, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story single-family residence and attached accessory structure with final hardscape, landscape and swimming pool.

Mr. Falco provided staff comments on the project.

Several members disclosed ex-parte communications.

Jason Cutajar of Jason Cutajar Architectural Design presented the architectural plans, and Cory Meyer of Nievera Williams Design presented the landscape and hardscape plans for the site.

Ms. Grace did not believe the front portico was successful. She provided recommendations on the fenestration and questioned the house's design for its location. She thought the house appeared wide and boxy and recommended more study on the design.

Ms. Visconti asked about the materials to be used. Mr. Cutajar responded and showed samples of the materials. Ms. Visconti requested that the coral to be used was Dominican Coral. She suggested looking at different roof materials and cedar wood for the materials. She recommended using Dominican Coral for the columns in the courtyard. She questioned the

pool's design and thought it should also be coral. Mr. Cutajar responded.

Ms. Catlin acknowledged the home's skin changes but thought there had been no significant changes to the design. She did not believe the home was a good fit for the area.

Mr. Karakul thought the character of the street had changed. He thought the home could work on the street. He thought the home was tasteful. He suggested a few more tall trees on the front elevation.

Mr. Phoenix had issues with the colonnade and the pool design. He liked Ms. Visconti's suggestion on the columns. He recommended looking at the stucco and shutter colors; he felt they were not traditional or contemporary.

Mr. Floersheimer recommended a darker shutter color. He thought the house appeared too tall and recommended reducing it. He also agreed that the colonnade roof needed some study.

Ms. Shiverick thought the home was too formal for the street. She questioned the rear columns next to the home in the courtyard. Mr. Cutajar responded. She also questioned the pool design and thought it should be more Mediterranean.

Ms. Grace did not believe the fenestration was related to the Mediterranean style.

Ms. Visconti thought mixing the modern and Mediterranean styles could work but recommended looking at some of the more successful homes on the island.

Ms. Connaughton asked about the height of the one-story portion of the home. She questioned the one- and two-story mass and felt that they felt like two separate homes.

Mr. Sammons recommended looking at the roof design and pitch.

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

Mr. Karakul did not believe the home was out of scale, but he thought it was interesting.

A motion was made by Ms. Visconti and seconded by Ms. Shiverick to defer the project for restudy to the meeting on March 26, 2025. The motion carried 6-1, with Mr. Karakul dissenting.

4. **ARC-24-0085 (ZON-24-0044) 315 CHAPEL HILL RD (COMBO)** The applicant, Ocean Breezes 2 LLC (Francis Lynch, Attorney), has filed an application requesting Architectural Commission review and approval for the construction of a new, two-story, single-family residence of over 10,000 SF with a detached two-story accessory structure including final hardscape, landscape, and swimming pool improvements; requiring a special

exception to redevelop a nonconforming parcel in the R-A zoning district and to provide reduced vehicle stacking; also one variance to encroach into the building height plane setback area. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Mr. Falco provided staff comments on the project.

Several members disclosed ex-parte communications.

Nelo Freijomel of Spina O'Rourke + Partners reviewed the architectural changes since the previous presentation.

Ms. Connaughton asked why the shutters were eliminated on the west elevation. Mr. Freijomel responded and explained the design. She thought the changes had improved the design.

Mr. Karakul thought the improvements were good.

Mr. Floersheimer liked the changes. He did not favor the secondary gate; he thought it was too industrial.

Mr. Phoenix was in favor of the changes, and he liked the secondary gate.

Mr. Sammons asked about the thickness of the wooden columns. He also commented on the fenestration and provided some suggestions, including one for the brick.

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

Ms. Catlin made a motion, seconded by Mr. Karakul, to approve the project as presented, with a refinement of the windows and considering exploring new brick material. The motion carried unanimously, 7-0.

5. **ARC-24-0098 301 POLMER PARK RD.** The applicant, Patrick Carney, has filed an application requesting Architectural Commission review and approval for the construction of a new, split-level, two-story, single-family residence of over 10,000 square feet; with final hardscape, landscape and swimming pool improvements. *This item has been deferred to the March 26, 2025, meeting.*

Clerk's note: This item was deferred to the meeting on March 26, 2025, at Item V. Approval of the Agenda.

6. **ARC-24-0027 (ZON-24-0034) 203 S LAKE TRL (COMBO)** The applicants, Darlene & Gerald Jordan, have filed an application requesting Architectural Commission review and approval for a new two-story single-family residence with one-story pool house and padel court, with final hardscape, landscape and swimming pool improvements; with (2) special exceptions required as it pertains to the proposed padel court and the location of a vehicular gate. Town Council shall review the application as it pertains to zoning relief/approval. *This item has been deferred to the March 26, 2025,*

meeting.

Clerk's note: This item was deferred to the meeting on March 26, 2025, at Item V. Approval of the Agenda

C. MAJOR PROJECTS-NEWBUSINESS

1. **ARC-24-0121 (ZON-24-0073) 1030 N LAKE WAY (COMBO)** The applicants, David and Jennifer Fischer (Maura Ziska representative), have filed an application requesting Architectural Commission review and approval for the enclosure of a second-story terrace necessitating a variance for cubic content ratio. Town Council shall review the application as it pertains to zoning relief/approval.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex-parte communications.

Leslie Pearce of Smith Architectural Group presented the architectural plans for the residence.

Ms. Grace wondered if the addition would decrease the light in the second-floor rooms. Ms. Pierce responded and explained the design further.

Mr. Floersheimer commented that the project would not be seen from the street and thought it was acceptable.

Mr. Karakul agreed with Mr. Floersheimer and supported the project.

Ms. Visconti asked about the balcony railing. Ms. Pearce responded.

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

A motion was made by Mr. Floersheimer and seconded by Mr. Karakul that project ARC-24-0121, 1030 N. Lake Way, has met the approval criteria listed in Section 18-205 of the Town's code of ordinances and should be approved as presented. The motion carried unanimously, 7-0.

A motion was made by Ms. Shiverick and seconded by Mr. Floersheimer 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.

2. **ARC-24-0127 (ZON-24-0075) 210 VIA LINDA (COMBO)**. The applicants, Diana Wood and Robert Pinkney, have filed an application requesting Architectural Commission review and approval for a 250 SF garage addition, and window and door modifications requiring a variance for a side setback. Town Council shall review the application as it pertains to zoning relief/approval.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex-parte communications.

Kyle Fant of Bartholomew + Partners presented the architectural plans for the residence.

Mr. Floersheimer commented that the project would not be seen from the street and thought it was acceptable. He asked Mr. Fant about any noticeable changes. Mr. Fant responded.

Ms. Catlin asked about the garage conversion into a living space. Mr. Fant explained the design.

Ms. Shiverick asked about the garage relocation and the look and material of the garage door. Mr. Fant responded.

Ms. Visconti asked about the window replacement. Mr. Fant responded. Ms. Visconti recommended adding mullions to the windows and asked if the shutters applied below them could be removed.

Ms. Grace thought the changes were consistent with the existing homes on the street.

Mr. Sammons provided a suggestion for the design of the roof over the garage and asked for the garage door material to be changed to wood material.

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

A motion was made by Mr. Floersheimer and seconded by Ms. Shiverick that project ARC-24-0127, 210 Via Linda, has met the approval criteria listed in Section 18-205 of the Town's code of ordinances and should be approved as presented, with the condition that the garage door be made of wood and the garage roof be refined to remove the notch. The motion carried unanimously, 7-0.

A motion was made by Mr. Floersheimer and seconded by Ms. Visconti 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.

3. **ARC-24-0131 288 SANDPIPER DR.** The applicant, Mr. Kelly Williams, has filed an application requesting Architectural Commission review and approval for modifications and additions to the previously approved design of an existing one-story guest structure.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex-parte communications.

Michael Perry of MP Design and Architecture presented the architectural plans for the residence.

Ms. Connaughton clarified the glass block to be removed. Mr. Perry further explained the design. Ms. Connaughton was in favor of keeping the block.

Ms. Grace asked to see the new glass block proposed and asked about the size. Mr. Perry responded.

Mr. Phoenix liked the glass block and was sad to see the curved wall deleted. He supported the glass block but did not believe it looked appropriate with the French doors.

Kelly Williams, owner, explained the expansion and the changes adjacent to the patio.

Ms. Visconti supported the curved glass wall near the dining room and suggested designing the doors separate from the glass block.

Mr. Floersheimer recommended a different access point for the patio. He wondered if the smaller glass block would be too diminutive.

Ms. Grace liked the suggestion of the addition of the curved glass block wall adjacent to the dining room.

Ms. Catlin also liked the addition of the curved glass wall and a different access point for the gym.

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

Mr. Floersheimer supported enclosing the lanai that overlooked the pool.

A motion was made by Ms. Shiverick and seconded by Ms. Catlin to that project ARC-24-0131, 288 Sandpiper Drive, has met the approval criteria listed in Section 18-205 of the Town's code of ordinances and should be approved as presented, with the condition that a curved glass block wall is added adjacent to the dining room and the design of the egress of the gym is altered to have glass block with French doors on each side of the block, with both items returning to staff for approval in coordination with the Chair. The motion carried unanimously, 7-0.

Clerk's note: A lunch break was taken at 1:08 p.m. The meeting resumed at 2:12 p.m., with Ms. Grace returning at 2:20 p.m. and Mr. Karakul returning at 2:24 p.m.

4. **ARC-24-0128 (ZON-24-0093) 203 VIA VIZCAYA (COMBO)** 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 Architectural Commission review for the design of a new, two-story, single-family residence with final hardscape, landscape and swimming

pool improvements, with special exception approval required for redevelopment of a nonconforming parcel and a variance request for deficient landscape open space. 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.

Attorney Jamie Crowley provided an overview of the project and advocated a positive recommendation to the Town Council. Jonathan Parks of Solstice presented the architectural plans, and Andres Paradelo of Paradelo Burgess Design Studio presented the landscape and hardscape plans for the site.

Paul Okean, owner, thanked the professional design team for their work.

Ms. Shiverick asked if solar panels would be added to the site. Mr. Parks stated that there would be panels, but they were not seen.

Ms. Sammons asked about the amount of water needed for the green roof. Mr. Parks responded and discussed the design.

Ms. Visconti asked about the irrigation of the property and the proposal for Zyosia grass. Mr. Paradelo responded.

Mr. Sammons asked about the unshaded windows and the massing of the home compared to the other homes. He also asked about the skylights which Mr. Parks advocated for. Mr. Sammons provided suggestions for the string course, cornice band, and the height of the parapet roof. He recommended narrowing the front entrance and asked for scale figures on all the elevations.

Mr. Phoenix asked for some separation on the front façade structure. He was not in favor of the sconces on the front of the home. He asked about the two different gates proposed. Mr. Paradelo provided further explanation on the gates. Mr. Phoenix asked about the awnings, to which Mr. Parks pointed out the material samples.

Ms. Grace questioned the style proposed for the home in its proposed location. Mr. Parks responded.

Mr. Floersheimer asked about the different floor levels proposed and thought the home would appear taller than it was. Mr. Parks responded. Mr. Floersheimer expressed concern about the view out of the master bedroom. Mr. Parks responded. Mr. Floersheimer asked about the access road; Town Attorney Francisco discussed the use-related dedication but stated it was still privately held by the applicant. Mr. Crowley further described the condition of the access road.

Ms. Connaughton thought the home's scale was inflated compared to the neighboring home. She thought the style was okay but recommended

dialing back some of the elements. She agreed that the cornice on the front elevation seemed the same. She thought the front door entry element seemed over-scaled. She was not in favor of the skylights and thought the design could be changed so that they were not needed. She recommended looking at materials related to Palm Beach. Mr. Parks responded.

Ms. Catlin thought the style was acceptable, but she heard from her colleagues that the scale needed some study. She thought the house was pretty and well-designed.

Ms. Visconti thought the coral elements, lighter wood, and green color would allow the home to work in its location. She also heard from her colleagues that the scale needed some work. She did not recommend the gray tabby for hardscape. She asked if the pervious pavers counted as pervious landscape open space. Mr. Falco responded and stated it would be considered non-pervious.

Mr. Karakul thought the design was beautiful. He wondered if the design would be more successful as pavilions. He suggested that they consider adding more palm trees, particularly around the pool.

Ms. Grace questioned whether the home fit into the neighborhood. She thought the house's design was tight on the lot.

Ms. Shiverick did not believe the style was too dissimilar in the neighborhood.

Mr. Sammons called for public comment.

John Eubanks, an attorney representing the neighbor at 854 South County Road LLC, objected to the requested variance and drainage. He stated that his client wanted to work out the drainage with the neighbors.

A motion was made by Ms. Catlin and seconded by Ms. Connaughton to defer the project for a restudy in accordance with the comments of the commissioners to the meeting on March 26, 2025. The motion was carried unanimously, 7-0.

5. **ARC-24-0141 (ZON-24-0079) 1 S COUNTY RD – THE BREAKERS FAMILY ENTERTAINMENT CENTER (COMBO)** The applicant, The Breakers Palm Beach, Inc. (Alex Gilmurray), has filed an application requesting ARCOM review and approval for the demolition of an existing two-story building (Family Entertainment Center & The Italian Restaurant structure) and the construction of a new, three-story structure with basement to replace same that will connect with an overhead enclosed pedestrian bridge to the existing two-story building (Beach Club) at The Breakers Palm Beach Resort, with related site improvements. The proposal requires an amendment to the existing Breakers PUD and special exception approvals and site plan to be reviewed by the TownCouncil.

Mr. Falco provided staff comments on the project.

Several members disclosed ex-parte communications.

Attorney Jamie Crowley provided an overview of the project and advocated for a positive recommendation to the Town Council. Paul Leone, CEO of The Breakers, discussed the project's purpose. David Rao of Hart Howerton presented the architectural, landscape, and hardscape plans for the site.

Ms. Visconti thought the design was not but questioned whether it was appropriate next to The Breakers. She wondered if it was too modern and whether the items needed for the children were needed. Mr. Rao responded and explained the design.

Mr. Phoenix agreed with Ms. Visconti's comments. He questioned the design and thought it was too serious compared to The Breakers. Since it was a family center, he thought the design should be something different from the hotel design. He was concerned about the landscape and whether it would be as proposed. Mr. Rao responded.

Ms. Grace wondered if any of the golf courses would be affected, to which Mr. Rao stated that one cart path would be readjusted. Ms. Grace thought the building seemed very large and wondered if it could appear beachier and open-air. She suggested reducing the building to two stories and leaving some of the restaurants open.

Town Attorney Francisco reminded the commission that they were to review the building's aesthetics, not its uses.

Mr. Falco told the commissioners that the enclosure of the beach club was a separate application on the agenda.

Ms. Shiverick questioned the blue and white awnings, the tiled columns, the material for the sky bridge, the blue mats in the playground, and the boxed-out windows in the back lot. She thought the design should stay classic and not look like it was trying too hard.

Ms. Connaughton asked about the scale and wondered if the design could be simplified.

Mr. Karakul thought the north end of the section needed to be reworked so that it was more pleasing to look at from the guest rooms. He recommended adding more veranda rooms. He thought the building could be successful.

Ms. Catlin liked the overall design and direction. She was not concerned about the scale of the building. She thought some minor changes could be made.

Mr. Floersheimer asked about the increase in seating capacity and thought the building was over-scaled. Mr. Rao responded.

Ms. Visconti recommended looking at changing the design into several

buildings rather than one large element.

Ms. Grace asked about the height of the proposed building compared to the existing building.

Mr. Sammons pointed out the inconsistencies in the scale of the different elements. He recommended restudying the details.

Mr. Sammons called for public comment.

Mr. Leone stated that the design was responding to the needs and wants of the guests.

A motion was made by Ms. Catlin and seconded by Ms. Shiverick to defer ARC-24-0141, 1 S. County Road, for a restudy in accordance with the comments of the commissioners to the meeting on April 23, 2025. The motion was carried unanimously, 7-0.

D. MINOR PROJECTS - OLD BUSINESS

1. **ARC-24-0066 (ZON-25-0001) 324 PLANTATION RD (COMBO)** The applicant, Wendy Schriber Trust (Environment Design Group), has filed an application requesting Architectural Commission review and approval for construction of a pergola structure requiring a variance to exceed maximum allowable height within a setback. Town Council shall review the application as it pertains to zoning relief/approval.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex-parte communications.

Dustin Mizell of Environment Design Group presented the plans for the pergola.

Ms. Connaughton questioned the detailing of the columns. Mr. Mizell responded. She liked the arched version of the design and provided recommendations for the columns and their spacing.

Ms. Visconti provided recommendations for the lattice as a compromise in the design.

Mr. Karakul asked if the owner liked the previous proposal with the lattice. Mr. Mizell responded and explained that the owner did not want to feel enclosed in the pergola.

Ms. Shiverick wondered how the design had differed since the initial presentation. Mr. Mizell stated the first design had a flat roof on the pergola. Mr. Karakul asked about the material for the columns. Mr. Mizell stated that they were metal to match the columns on the house.

Mr. Sammons thought the columns should be spaced further apart.

Ms. Grace wondered what the owner was requesting. Mr. Mizell responded.

Ms. Visconti liked the lattice in the rear of the pergola.

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

A motion was made by Ms. Connaughton and seconded by Mr. Karakul to that project ARC-24-0066, 324 Plantation Road, has met the approval criteria listed in Section 18-205 of the Town's code of ordinances and should be approved as presented, with the conditions that the top of the neck of the columns align with the beams, to increase the space of the columns to align with the rafter tails, refine the details of the columns, three columns on each corner, with all changes to be approved by the staff in coordination with the chair. The motion carried unanimously 7-0.

A motion was made by Ms. Connaughton and seconded by Ms. Shiverick 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.

Clerk's note: Mr. Floersheimer left the meeting at 5:06 p.m.

2. **ARC-24-0096 150 WORTH AVE—THE ESPLANADE** The applicant, Wilson 150 Worth LLC, has filed an application requesting Architectural Commission review and approval for updated paving, updated railings, removal of the main central staircase, and the addition of a water feature for the Esplanade.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex-parte communications. *Richard Sammons declared a conflict of interest and left the dais during the discussion.*

Dustin Mizell of Environment Design Group provided an overview of the changes, and Lorena Knezevic of Gensler presented the site's hardscape.

Ms. Grace thought the mock-up helped her understand the design. She liked the wider feel of the tile.

Mr. Phoenix asked about the travertine for the border; he liked the large tiles and the grate and asked about the material for the steps. Ms. Knezevic responded. Mr. Phoenix was in favor of using a mix for the tiles and of a smaller grout line on the stairs.

Ms. Visconti was in favor of the mock-up but not of the dark travertine; she thought it was too different in color. She liked the grate and the coral. She recommended using terra cotta or changing the rotation of the coral for the borders.

Ms. Catlin thought the mock-up was nice. She agreed that the travertine color was not appropriate, but she was not in favor of the terra cotta. She thought the entire color palette should remain soft.

Ms. Connaughton asked about the alignment of the tiles and the shop fronts. Ms. Knezevic responded. Ms. Connaughton also was not favorable to the travertine; she recommended using the coral. She provided a recommendation for the design of the pattern.

Mr. Mizell stated that the sealer made the travertine darker than intended. The owners did not favor terracotta. Mr. Mizell stated that they could use travertine without the sealer or use all coral. Ms. Visconti recommended using honed coral for the borders and breaking the bond of the diamond pattern.

Mr. Karakul asked if the thin part of the design could be different from the remaining material. Mr. Phoenix recommended using all coral but supported Mr. Karakul's recommendation of changing the thinner piece to a different material. Mr. Phoenix also recommended using longer coral sections around the border.

A motion was made by Ms. Visconti and seconded by Mr. Phoenix to that project ARC-24-0096, 150 Worth Avenue, has met the approval criteria listed in Section 18-205 of the Town's code of ordinances and should be approved as presented, with the conditions that the travertine material is removed, the project is completed with all Dominican Coral, the applicant can study using a different and darker Dominican Coral for the border, the joint layout will be changed to break the bond, a lighter blue accent tile shall be used with 1/8 grout lines. The motion carried unanimously 7-0.

3. **ARC-24-0113 1600 S OCEAN BLVD.** The applicant, PB Pavilion Trust (Peter A. Flanagan, Robert G. Simes, & Michael Vineberg as Trustees), have submitted an application requesting Architectural Commission (ARCOM) review and approval for modifications to existing landscape and hardscape and modifications to the driveway gates and pedestrian gate at an existing single-family residence with ARCOM approved renovations and additions underway.

Mr. Falco provided staff comments on the project.

Several members disclosed ex-parte communications.

Cory Meyer of Nievera Williams Design gave the landscape and hardscape presentation.

Mr. Sammons questioned the design of the gate as well as the piers and pier caps.

Ms. Visconti asked about the material for the gate. Mr. Meyer responded. Ms. Visconti thought the gate should be made out of bronze; she did not believe it

could be made out of aluminum. She thought the bottom design should be consistent.

Mr. Karakul asked about the top piece of the gate and the proposed lanterns. Mr. Meyer responded.

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

A motion was made by Ms. Shiverick and seconded by Mr. Karakul to approve the landscaping design as presented, but to defer the gate to the meeting on March 26, 2025, to see if the owner would consider using bronze for the gate or return with another gate design. The motion carried unanimously 7-0.

E. MINOR PROJECTS-NEWBUSINESS

1. **ARC-24-0116 (ZON-24-0089) 1 S COUNTY RD (BREAKERS BEACH CLUB) (COMBO)** The applicant, Breakers Palm Beach Inc. (Alex Gilmurray), has filed an application requesting Architectural Commission review and approval for exterior modifications to the east façade of the dining facility, specifically enclosing the existing covered loggia for interior dining space with a new glass windows and doors. The Town Council shall review the application as it pertains to zoningrelief/approval.

Mr. Falco provided staff comments on the project.

Several members disclosed ex-parte communications.

Attorney Jamie Crowley provided an overview of the project and advocated for a positive recommendation to the Town Council. Paul Leone, CEO of The Breakers, discussed the project's purpose.

Ms. Connaughton asked about the fenestration design. Jason Skinner of Dailey Janssen Architects responded. Ms. Connaughton thought it would be very hot on the east elevation. Mr. Leone responded and discussed the umbrellas and trees located in the area.

Mr. Floersheimer thought the proposal was a mistake. He thought most people wanted to eat outside, so he did not support the project.

Mr. Sammons asked about the column design on the outside compared to the ones on the interior. Mr. Skinner responded. Mr. Sammons was not in favor of the half-round columns and agreed that the area would be hot without the shade.

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

Mr. Karakul asked about the ingress and egress into the beach club. Mr. Skinner responded.

Ms. Connaughton asked about the change in occupancy. Mr. Skinner

responded.

Ms. Visconti asked about the guardrails. Mr. Skinner provided an explanation for the design.

A motion was made by Ms. Catlin and seconded by Ms. Visconti to that project ARC-24-0116, 1 S County Road, has met the approval criteria listed in Section 18-205 of the Town's code of ordinances and should be approved as presented, with the conditions that the half rounds are changed to piers, the addition of Persianas, and railings to be restudied and returned to staff for approval in coordination with the chair. The motion carried unanimously, 4-3, with Messrs. Sammons, Floersheimer, and Ms. Shiverick dissenting.

2. **ARC-24-0099 250 VIA LINDA** The applicant, Subtrust Under Article Second of the MTDT 2009 Descendants Trust, has filed an application requesting Architectural Commission approval for the installation of a generator.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex-parte communications.

Cory Meyer of Nievera Williams Design gave the landscape and hardscape presentation.

A motion was made by Ms. Shiverick and seconded by Mr. Karakul that project ARC-24-0099, 250 Via Linda, has met the approval criteria listed in Section 18-205 of the Town's code of ordinances and should be approved as presented. The motion carried unanimously, 7-0.

3. **ARC-24-0109 (ZON-24-0062) 1739 S OCEAN BLVD (COMBO)** The applicant, Peter Eyckeler, has filed an application requesting Architectural Commission review and approval for a new front door, new vehicular gate, cabana height adjustment, new driveway, hardscape, and landscape; with special exceptions required for reduced vehicle stacking. Town Council shall review the application as it pertains to zoning relief/approval.

Ms. Mittner provided staff comments on the project.

Messrs. Sammons and Phoenix disclosed ex-parte communications.

Kyle Fant of Bartholomew + Partners presented the architectural modifications proposed and discussed the reason for the proposed gate. Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Ms. Visconti asked about the border plantings. Mr. Mizell responded. Ms. Visconti provided a recommendation for the hardscape at the entry and recommended using all cast stone for the outdoor elements. Ms. Visconti

recommended making the vehicular gate 12 feet wide and pushing it further into the property. She provided a recommendation for the driveway apron and questioned the infinity edge pool and water wall. She liked the bronze front door but questioned the design of the door.

Ms. Catlin liked the door pattern but agreed with Ms. Visconti's comments.

Ms. Grace asked about the need for the gate; Mr. Fant discussed the issues with the construction parking around them.

Ms. Visconti asked about the green roof. Mr. Fant responded and explained the design.

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

Mr. Karakul asked about Ms. Visconti's objection to the infinity pool. Ms. Visconti responded.

Mr. Sammons asked if the balustrades would be replaced. Mr. Fant responded.

Mr. Mizell stated he could install a lower trough for the pool, so the drop would be less steep.

A motion was made by Ms. Catlin and seconded by Mr. Phoenix to that project ARC-24-0109, 1739 S Ocean Blvd., has met the approval criteria listed in Section 18-205 of the Town's code of ordinances and should be approved as presented with the conditions that the gate is reduced to a span of the gate 12 feet wide and pushed back into the property an additional three feet, and a tray be added to the infinity pool to diminish the drop. The motion carried unanimously, 7-0.

4. **ARC-24-0142 280 EL PUEBLO WAY.** The applicant, David & Danielle Ganek (Environment Design Group), has filed an application requesting Architectural Commission review and approval for the installation of a rear yard putting green composed of artificial turf.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex-parte communications.

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

Ms. Shiverick asked if there was artificial turf on the site other than the putting green. Mr. Mizell responded and discussed the issue of growing grass in the rear yard with the surrounding trees. Ms. Shiverick wondered if the putting green could be turned into real grass. Mr. Mizell responded and stated that the small area and shade were the issues.

Ms. Catlin asked if the chipping area was artificial turf, to which Mr. Mizell

confirmed. Ms. Catin confirmed that there were two areas of artificial turf.

Ms. Visconti thought the chipping area could be changed to Zoysia grass.

Ms. Grace thought the whole area should be replaced with grass; she thought it was a bad precedent, and others would want the same material. She was opposed to the proposal.

Ms. Visconti was not opposed to a small area of artificial turf. Ms. Grace stated that the Town has been moving away from plastic and keeping landscape materials chemical-free.

Ms. Catlin asked what the code said about artificial turf. Ms. Mittner stated that the code allowed it, but it did not count in landscape open space calculations.

Ms. Connaughton stated she could not approve of artificial turf.

Ms. Visconti stated that the shade was a factor, so the material could not be real grass in the proposed area. She thought the chipping green could be constructed of real grass, but not the putting area, as there was not enough light.

Ms. Shiverick thought that the minimal grass could be used for the putting green. Ms. Visconti did not believe that any grass could grow in the area.

Mr. Phoenix thought every meeting had an artificial turf issue, and it could be a greater issue moving forward.

Mr. Mizell advocated for the project and argued that the driveway recently approved had much more artificial turf than this area.

Mr. Falco discussed the code enforcement case related to the project, adding it was to reduce the amount of artificial turf to comply with zoning, and then seek approval for the design.

Mr. Mizell stated that the code allowed artificial turf and added it had been approved in driveways in front of the property. His client had a small amount in the rear yard, where it cannot be seen.

A motion was made by Mr. Phoenix and seconded by Ms. Connaughton to deny ARC-24-0142, 280 El Pueblo Way, based on code sections 18-205 (a) 4 and 8. The motion failed 3-4, with Messrs. Sammons, Karakul, Mses. Catlin, and Visconti dissenting.

A motion was made by Ms. Visconti and seconded by Ms. Catlin to that project ARC-24-0142, 280 El Pueblo Way, has met the approval criteria listed in Section 18-205 of the Town's code of ordinances and should be

approved as presented with the conditions that the chipping green and all other areas are changed to real grass, allowing artificial turf only for a small piece of the putting green. The motion carried 6-1, with Ms. Connaughton dissenting.

5. **ARC-24-0144 147 DUNBAR RD.** The applicant, Susan Pappas Trust, has filed an application requesting Architectural Commission review and approval for the installation of two vehicular gates.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex-parte communications. *Clerk's note: Ms. Visconti declared a conflict of interest and left the dais during the discussion.*

Attorney Maura Ziska introduced the project and provided an overview. Peter Coyle of SMI Landscape Architecture gave the landscape and hardscape presentation.

Ms. Pardue provided further information about the application.

Mr. Phoenix was not opposed to the gates but was not in favor of the color black for them. He wanted the pedestrian gate to be different from the vehicular gate.

Ms. Shiverick asked if the gate pattern was related to any design in the house. Mr. Coyle responded. Ms. Shiverick was not in favor of the solid gate; she wished it was more transparent. Mr. Coyle stated it would be transparent.

Ms. Connaughton asked about the gate material and agreed that the pattern was not appropriate for the house. She thought it worked better as a pedestrian gate.

Mr. Floersheimer questioned the gate's appropriateness in the area. He did not see the relationship between the gate and the home's design. He was not supportive of the application.

Ms. Grace pointed out other homes in the area with gates, but she said she generally was not in favor of the gate. She thought the gate would diminish the beauty of the home.

Ms. Shiverick preferred an elegant, simpler gate, and Ms. Ziska confirmed that a black picket gate would be preferred.

Mr. Sammons thought the gate would be problematic as designed.

Mr. Floersheimer wondered if a simple picket gate would be too similar to the previous gate that had been denied. Ms. Ziska responded.

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

A motion was made by Mr. Floersheimer and seconded by Ms. Catlin to defer the project to the meeting on March 26, 2025. The motion failed 3-4, with Mses. Shiverick, Connaughton, Grace, and Mr. Sammons dissenting.

Ms. Pardue clarified the code when making a motion related to a gate. Ms. Ziska spoke about a recent successful appeal of a decision that the commission made regarding a gate.

A motion was made by Ms. Catlin and seconded by Ms. Shiverick to defer the project to the meeting on March 26, 2025, with a study of the gate design, recommending more of a simpler picket. The motion passed 5-2, with Mses. Connaughton and Grace dissenting.

X. **UNSCHEDULED ITEMS**

Ms. Churney stated that Richard Sammons had declared a conflict of interest for 150 Worth Avenue at the January 29, 2025, meeting and correctly filled out the forms required by the State.

Ms. Visconti asked if the paint color needed to be identified with the plans. Ms. Mittner responded.

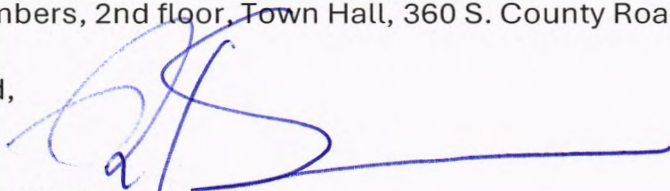
XI. **NEXT MEETING DATE:** Wednesday, March 26, 2025

XII. **ADJOURNMENT**

A motion was made by Ms. Catlin and seconded by Mr. Karakul to adjourn the meeting at 6:30 p.m. The motion was carried unanimously, 7-0.

The next meeting will be held on Wednesday, February 26, 2025, at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Road.

Respectfully Submitted,



Richard Sammons, Vice Chairman
ARCHITECTURAL COMMISSION

kmc

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

LAST NAME—FIRST NAME—MIDDLE NAME Sammons, Richard	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Architectural Commission
MAILING ADDRESS 455 Worth 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 February 26, 2025	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, Richard Sammons, hereby disclose that on February 26, 20 25 :

(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 O'Connor Group, 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-24-0096

150 Worth Avenue

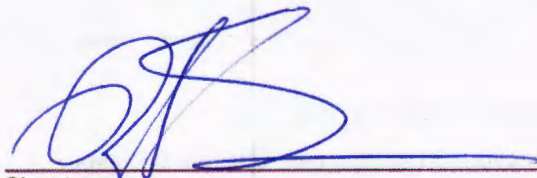
Continuing Conflict

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.

Date Filed

2/26/25

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 Visconti, Claudia	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Architectural Commission
MAILING ADDRESS 310 Valette Way	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY
CITY West Palm Beach	COUNTY Palm Beach
NAME OF POLITICAL SUBDIVISION: Town of Palm Beach	
DATE ON WHICH VOTE OCCURRED February 26, 2025	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 February 26, 20 25 :

(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, SMI Landscape Architecture ;
- ☐ 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:

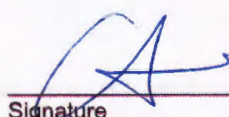
ARC-24-0106 (ZON-24-0063)

260 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.

2/26/2025
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.

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 310 Valette Way	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY
CITY West Palm Beach	COUNTY Palm Beach
DATE ON WHICH VOTE OCCURRED February 26, 2025	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 February 26, 20 25 :

(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 _____, 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.

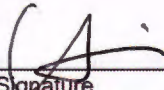
(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

ARC-24-0144

147 Dunbar Road

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.

02/26/2025
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.