



ARCHITECTURAL COMMISSION MEETING

TOWN OF PALM BEACH

JULY 29, 2026

9:00 AM

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

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

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

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

APPROVAL OF 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)
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

ADMINISTRATION OF THE OATH

COMMENTS

6. OFFICIALS
7. STAFF
8. PUBLIC - 3 MINUTE LIMIT

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

UNFINISHED BUSINESS

9. ITEMS PULLED FROM THE CONSENT AGENDA

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.
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.
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.
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.
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.***
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.***

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.***

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.
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.

ANY OTHER BUSINESS

MEETING SCHEDULE

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

ADJOURNMENT

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

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

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