



ARCHITECTURAL COMMISSION MEETING

TOWN OF PALM BEACH

AUGUST 26, 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 July 29, 2026, Architectural Commission Meeting

APPROVAL OF CONSENT AGENDA

2. EXTPLAN-26-0002 390 N LAKE WAY. The applicant, 390 NLWPB LLC (MHK Architecture), has filed an application requesting an Extension of Time for a previously issued Architectural Commission review and approval for exterior modifications including a new front entry with landscape and hardscape changes. (*ORIGINALLY ARC-25-0039 AND APPROVED AT THE AUGUST 27, 2025, MEETING*)
3. ARC-26-0037 (ZON-26-0048) 203 S LAKE TRL (COMBO) The applicant, 203 SOUTH LAKE LAND TRUST (Maura Ziska, Representative, Nievera Williams/Robert Stern - Design Representatives), has filed an application requesting Architectural Commission review and approval for architectural adjustments to the main and guest house, replacing the historic gazebo, necessitating a variance for a reduction in the front yard setback, modifying the landscape, and adjusting ancillary site features. The Town Council shall review the application as it pertains to zoning relief/approval.
4. ARC-26-0051 300 N OCEAN BLVD. The applicant, Sheryl Sorbaro (Paul Krasker Tr), SKA Architect & Planner Representative, has filed an application requesting Architectural Commission review and approval for entry feature addition, window and door opening modifications & replacement, stucco finish changes, cast stone accent replacement, new roofs including tile, and

a rear patio modification to include a pergola.

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

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

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

UNFINISHED BUSINESS

8. **MATTERS PULLED FROM CONSENT AGENDA**
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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. ***Applicant is requesting a deferral for this item.***

15. 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. ***This item has been deferred to the September 23, 2026 meeting.***

NEW BUSINESS

16. ARC-26-0036 214 LIST RD. The applicant, Mark Kulas & Yoanna Kulas Revocable Trust dated February 26, 2021 (Mark Kulas & Yoanna Kulas, Trustees), has filed an application requesting Architectural Commission review and approval for the design of a new, one-story, single-family residence with final hardscape, landscape & swimming pool.
17. ARC-26-0047 (ZON-26-0043) 235 COCOANUT ROW (COMBO) The applicant, Christine Watkins (Maura Ziska, Representative), 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 on an existing nonconforming parcel of land with several variances requested pertaining to setbacks, lot coverage, landscape open space, angle of vision, cubic content ratio, equipment location, equipment screening, and amount of lot fill. Town Council shall review the application as it pertains to zoning relief/approval. Town Council shall review the application as it pertains to zoning relief/approval.
18. ARC-26-0049 (ZON-26-0049) 257 FAIRVIEW RD (COMBO) The applicant, 257 FAIRVIEW RD LLC (LaBerge & Menard Inc.- Architect), has filed an application requesting Architectural Commission review and approval for a new two-story house and associated hardscape and landscape necessitating a variance for screening wall height. The Town Council shall review the application as it pertains to zoning relief/approval.
19. ARC-26-0045 350 SEABREEZE AVE. The applicant, Steven Hudson, has filed an application requesting Architectural Commission review and approval to enclose an existing open carport and convert it into a one-car garage with a new garage door and new windows.
20. ARC-26-0048 150 EL VEDADO RD. The applicant, 828 Florida Properties LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of a vehicular gate with landscape and hardscape modifications.
21. ARC-26-0031 (ZON-26-0024) 2 S COUNTY RD BREAKERS TENNIS CENTER (COMBO) The applicant, The Breakers Palm Beach, Inc. (Darren Hirsowitz, Chief Financial Officer), has filed an application requesting Architectural Commission review and approval for the design of a new outdoor terrace and furniture for use by hotel guests and members utilizing the Breakers Tennis Center amenity. The Town Council shall review the application as it pertains to zoning relief/approval. ***This application no longer requires Commission review.***

ANY OTHER BUSINESS

MEETING SCHEDULE

22. The next meeting is scheduled for September 23, 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.