



TOWN COUNCIL DEVELOPMENT REVIEW MEETING

TOWN OF PALM BEACH

JULY 9, 2025

9:30 AM

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

Danielle H. Moore, Mayor
Bobbie D. Lindsay, President
Lew Crampton, President Pro Tem
Julie Araskog
Ted Cooney
Bridget Moran

AGENDA

CALL TO ORDER AND ROLL CALL

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

1. MAYOR AND TOWN COUNCIL MEMBERS
2. PUBLIC - 3 MINUTE LIMIT

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

GENERAL BUSINESS

3. Proposed Zoning Code Study Items
4. Discussion Regarding Recommendation from PZ Commission Regarding the Zoning In Progress and Possible Zoning in Progress Extension

UNFINISHED BUSINESS

5. ZON-24-0046 (ARC-24-0090) 2720 - 2730 S OCEAN BLVD—EDGEWATER/ AMBASSADOR SITE (COMBO) - SPECIAL EXCEPTION(S), SITE PLAN REVIEW AND VARIANCES The applicant, Palm Beach Edgewater Fee Borrower LLC and Palm Beach Ambassador Fee Borrower LLC, has filed an application requesting Town Council review and approval for two (2) Special Exceptions for 1) five-stories in the R-D(2) zoning district, and 2) the construction of a pedestrian tunnel under S Ocean Boulevard, and Site Plan Review for multifamily dwelling(s), for the construction of a new multi-story residential building with five residential levels and a subterranean parking level and rooftop penthouse mechanical equipment to replace an existing three-story building on the lakefront parcel

(west site) and for the construction of a new multi-story residential building with five residential levels and a subterranean parking level and rooftop penthouse mechanical equipment to replace one existing five- and one existing eight-story buildings on the oceanfront parcel (east site). Additionally, the project includes the following twenty-one (21) variance requests: 10 for the west lakefront (Edgewater) parcel for 1) to exceed the maximum lot coverage, 2) to exceed the maximum building length, 3) to exceed the maximum amount of fill in a required yard, 4) and 5) to reduce the required minimum side (north and south) yard setbacks, 6) to exceed the maximum height for rooftop mechanical equipment, 7) to permit generators on roofs, 8) to exceed the maximum area for mechanical equipment located on a rooftop, 9) to exceed the maximum overall building height for mechanical screening and 10) to increase the maximum height of walls in required side and front yards; and 11 for the east oceanfront (Ambassador) parcel for 11) to exceed the maximum lot coverage, 12) to exceed the maximum building length, 13) to exceed the maximum amount of fill in a required yard, 14) and 15) to reduce the required minimum side (north and south) yard setbacks, 16) to exceed the maximum height for rooftop mechanical equipment, 17) to permit generators on roofs, 18) to exceed the maximum area for mechanical equipment located on a rooftop, 19) to exceed the maximum overall building height for mechanical screening, 20) to exceed the maximum building height for building 2 for the portion of the building located east of the CCCL, and 21) to increase the maximum height of walls in required side and front yards. The Architectural Commission (ARCOM) shall perform design review of the application. ***[The Architectural Review Commission deferred this matter to the May 28, 2025, meeting with the condition to be reviewed by Town Council for zoning relief prior to design review.] [The Town Council deferred this project to the May 14, Town Council meeting to complete safety repairs prior to hearing the project.][The Town Council deferred this project to the July 9, 2025, Town Council meeting, pending Architectural Commission review.]***

6. ZON-24-0093 (ARC-24-0128) 203 VIA VIZCAYA (COMBO)—SPECIAL EXCEPTION & VARIANCE. 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 Town Council approval for a special exception for redevelopment of a nonconforming parcel and one (1) variance for deficient landscape open space as it relates to development of a new residence. The Architectural Commission shall perform design review of the application. ***[The Architectural Commission Recommendation: Implementation of the proposed variances will not cause negative impact to the subject property. Carried 7-0.] [The Architectural Commission approved this project with conditions at the April 23, 2025, meeting to return for further approvals. Carried 6-1.] [The Architectural Commission heard and approved the remainder of the application at the May 28, 2025, meeting. Carried 7-0.][The applicant requested a deferral to the July 9, 2025, Town Council meeting. This request was approved at the June 11, 2025, Town Council meeting.]***

NEW BUSINESS

7. ZON-25-0018 (ARC-25-0018) 164 SEMINOLE AVE (COMBO) – VARIANCES. The applicant, JPBK Properties #2, LLC (James G. Held, Manager), has filed an application requesting Town Council review and approval of two (2) variances related to the construction of a new residence and accessory structure, including (1) a variance to exceed maximum angle of vision and (2) a variance to exceed the maximum cubic content ratio permitted. The Architectural Commission (ARCOM) shall perform design review of the application. ***[This project shall be deferred to the August 13, 2025, Town Council meeting, pending Architectural review.]***
8. ZON-25-0022 (ARC-25-0020) 2875 S OCEAN BLVD (COMBO) –SITE PLAN REVIEW AND VARIANCE. The applicant, 2875 OCEAN LLC (Jim Randall, Manager), has filed an application requesting Town Council review and approval of site plan review related to addition of over 2000 square feet of new commercial area resulting from enclosure of the existing drive-thru at a commercial structure; with one (1) variance required to forgo providing the additional on-site vehicle parking spaces required. The Architectural Commission (ARCOM) shall perform design

review of the application. ***[This project will be heard by ARCOM after the zoning requests are approved by Town Council.]***

9. ZON-25-0021 1170 S OCEAN BLVD – BATH & TENNIS CLUB (COMBO) – SPECIAL EXCEPTION, SITE PLAN REVIEW, AND VARIANCES. The property owner, Bath & Tennis Club, Inc. (Armend Berisha, General Manager), has filed an application requesting Town Council review and approval for one (1) Special Exception with Site Plan Review for the construction of a temporary padel court for the Landmarked property, and five (5) variances to (1) reduce the off-street parking, (2) reduce the west front yard setback, (3) reduce the south side yard setback, (4) reduce the landscape open space, and (5) reduce the front yard landscape open space.
10. ZON-25-0026 (COA-25-0009) 1200 S OCEAN BLVD (COMBO) – SPECIAL EXCEPTION. The applicant, Dustin Mizell with Environment Design Group, has filed an application requesting Town Council review and approval for a special exception to allow the construction of a new padel court. The scope of work includes exterior alterations, landscape, and hardscape modifications for the landmarked property. The Landmarks Preservation Commission shall perform design review of the application. ***[This project shall be deferred to the August 13, 2025, Town Council meeting, pending Landmarks review.]***
11. ZON-25-0029 (ARC-25-0023) 224 BARTON AVE (COMBO) – VARIANCE(S). The applicant, 224 Barton Land Trust (MHK Architecture), has filed an application requesting Town Council review and approval of one (1) variance related to a one-story addition, exceeding allowable Cubic Content Ratio (CCR). The Architectural Commission (ARCOM) shall perform design review of the application. ***[The Architectural Commission Recommendation: Implementation of the proposed variances will not cause negative impact on the subject property. Carried 7-0.] [The Architectural Commission approved this project. Carried 7-0.]***
12. ZON-25-0030 (ARC-25-0024) 124 BRAZILIAN AVE (COMBO) – VARIANCES. The applicant, Gulf Stream Trust (Maura Ziska Representative, Kirchoff & Associates Architect), has filed an application requesting Town Council review and approval of four (4) variances to (1) reduce required number of garage spaces, (2&3) retain reduced west side yard setbacks at both first and second floors and (4) to reduce the required east side yard first floor setbacks for various additions and alterations. The Architectural Commission (ARCOM) shall perform design review of the application. ***[This project shall be deferred to the August 13, 2025, Town Council meeting, pending Architectural review.]***
13. ZON-25-0031 (ARC-25-0028) 266 SOUTHLAND RD (COMBO) – VARIANCE(S). The applicant, Mr. & Mrs. Roberts (Vintage Building and Design), has filed an application requesting Town Council review and approval of one (1) variance related to a one-story addition, not meeting the required side yard setback. The Architectural Commission (ARCOM) shall perform design review of the application. ***[The Architectural Commission Recommendation: Implementation of the proposed variances will not cause negative impact on the subject property. Carried 7-0.] [The Architectural Commission approved this project with conditions. Carried 6-1.]***
14. ZON-25-0032 1247 S OCEAN BLVD – VARIANCE. The applicant, Providencia Partners, LLC (Gerard Beeson, Manager), has filed an application requesting Town Council review and approval for a variance to exceed the maximum fence height permitted within a side yard setback.
15. ZON-25-0033 (ARC-25-0031) 218 ROYAL PALM WAY (COMBO) – SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES. The applicant, 218 Holdings LLC (Susan Hudson, Manager), has filed an application requesting Town Council review and approval for Special Exception Request with Site Plan Review and including variances (1) to reduce side (east) setback for the new exterior egress stairs, (2) to reduce the required side setback for a 100kw generator, (3) to exceed the maximum height of a generator and screening wall in a required yard and (4) to reduce the required parking. The Architectural Commission (ARCOM) shall perform design review of the application.

[This project will be heard by ARCOM after the zoning requests are approved at Town Council.]

ORDINANCES - SECOND READING

- 16 6-2025** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 134, Zoning, At Article Vi, District Regulations, At Division 4, To Amend Section 134-890 To Remove Public And Private Academic Schools As Special Exceptions In The R-B Low Density Residential District; At Division 5, To Amend Section 134-945, To Remove Public Or Private Academic Schools As Special Exceptions In The R-C Medium Density Residential District; At Division 6, To Amend Section 134-1000, To Remove Public Or Private Academic Schools As Special Exceptions In The R-D(1) Moderate Density Residential District; At Division 7, To Amend Section 134-1055, To Remove Public Or Private Academic Schools As Special Exceptions In The R-D(2) High Density Residential District; At Division 8, To Amend Section 134-1109, To Remove Public Or Private Academic Schools As Special Exceptions In The C-Ts Town-Serving Commercial District; At District 12, To Amend Section 134-1304, To Remove Public Or Private Academic Schools As A Special Exception In The C-B Commercial District; Providing For Exhibit A, Map Of Affected Area; Providing For Exhibit B, Map Of Unaffected Area; Providing For Incorporation Of Recitals; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.
- 17 7-2025** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 42 - Environment, Article V – Noise, By Amending Section 42-199(B) To Prohibit Construction Work From December 24 Through January 1; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.
- 18 8-2025** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 18 – Buildings And Building Regulations, Article VII. – Construction Site Management, By Adding Section 18-355 To Mandate The Use Of A Construction Management Agreement On All Construction Projects That Receive One “Strike” Under The “3-Strike Rule,” A Code Enforcement Notice Of Violation, Or A Stop Work Order; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.

ANY OTHER BUSINESS

- 19.** Requesting a Waiver of Town Code Section 18-237, For a Building Permit Extension at 144 Chilean Avenue
- 20.** Requesting a Waiver of Town Code section 18-237, For a Building Permit Extension at 150 Seminole Avenue
- 21.** Requesting a Waiver of Town Code Section 42-199, For Working Hours at 350 S County Rd.

MEETING SCHEDULE

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.