



TOWN COUNCIL MEETING

TOWN OF PALM BEACH

AUGUST 13, 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 CONSENT AGENDA

1. ZON-25-0040 (HSB-25-0006) 259 QUEENS LANE (COMBO) - SPECIAL EXCEPTION WITH SITE PLAN REVIEW The property owner, Lisa and Simon Van Den Born (Smith Kellogg, Design Professional), has filed an application requesting Town Council review and approval for a Special Exception with Site Plan Review due to the significant renovation (demolition of more than 50% of the building) to re-vest development on the non-conforming lots. The scope of work also includes exterior alterations including one-story additions, window and door replacement, installation of new trellis, as well as landscape and hardscape improvements, for this historically significant building. The Landmarks Preservation Commission shall perform design review of the application. *[The Landmark Commission approved the Floodplain Variance. Carried 7-0.] [The Landmark Commission approved this project as presented. Carried 5-2.]*
2. ZON-25-0036 (ARC-25-0034) 3300 S OCEAN BLVD (COMBO) - SITE PLAN REVIEW The applicant, Meridian of Palm Beach Condominium (Environment Design Group), has filed an application requesting Town Council approval for multi-family dwellings Site Plan Review for modifications to an entry guard house. The Architectural Commission shall perform design review of the application. *[The Architectural Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 6-0.] [The Architectural Commission approved this project on the Consent Agenda. Carried 6-0.]*

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

3. MAYOR AND TOWN COUNCIL MEMBERS

4. PUBLIC - 3 MINUTE LIMIT

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

PUBLIC HEARINGS

5. Appeal of ARCOM - ARC-25-0035 940 N LAKE WAY

GENERAL BUSINESS

6. Discussion Regarding Construction Screening Fences 25ft or Higher
7. Review and Discussion Regarding Zoning Code Items - Quick Fixes #1-7
 - 7.1 Quick Fix #1: Mechanical Equipment
 - 7.2 Quick Fix #2: Nonconforming Lots
 - 7.3 Quick Fix #3: Angle of Vision
 - 7.4 Quick Fix #4: Residential use in Commercial Districts Default to R-C
 - 7.5 Quick Fix #5 Appeals
 - 7.6 Quick Fix #6 Duration of Land Use Approval & Extension of Time
 - 7.7 Quick Fix #7 Floodplain Notice
8. Proposed Zoning Code Items - Quick Fixes Group 2

UNFINISHED BUSINESS

9. 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. *[The Architectural Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 5-2.] [The Architectural Commission approved this project with conditions. Carried 7-0.]*
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. *[The Landmark Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 5-2.] [The Landmark Commission approved this project with conditions to use Option A. Carried 5-2.]*
11. 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 October 15, 2025, Town Council meeting, pending Architectural review.

NEW BUSINESS

12. ZON-25-0034 (COA-25-0013) 215 EL BRAVO WAY (COMBO) - VARIANCES The property owner, 215 El Bravo Trust (Maura Ziska, Trustee), has filed an application requesting Town Council review and approval of three (3) variances to (1) reduce the rear (north) yard setback, (2) reduce the side (west) yard setback, and (3) exceed the maximum lot coverage permitted associated with the reconstruction and extension of the two-story west wing and a second-floor addition to the existing one-story garage. The scope of work also includes exterior alterations, selective demolition, and one-story additions, including window and door replacement, roof replacement, installation of a pergola, as well as new landscape and hardscape improvements, including a new pool for the landmarked property. The Landmarks Preservation Commission shall perform design review of the application. *[The Landmark Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 7-0.] [The Landmark Commission approved the Floodplain Variance. Carried 7-0.] [The Landmark Commission approved this project as presented. Carried 6-1.]*
13. ZON-25-0035 (COA-25-0017) 1221 N LAKE WAY (COMBO) - VARIANCES The property owner, 1221 NLW LLC (Maura Ziska, Authorized Representative), has filed an application requesting Town Council review and approval of two (2) variances to (1) reduce the side (south) yard setback, and (2) increase the distance between the pool water's edge and the pool equipment associated with the construction of a new pool on the south side of the landmarked property. The Landmarks Preservation Commission shall perform design review of the application. *[The Landmark Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 7-0.] [The Landmark Commission approved this project as presented. Carried 7-0.]*
14. ZON-25-0037 (ARC-25-0033) 171 EL PUEBLO WAY (COMBO) - VARIANCES The applicants, Kevin Ryan & Carolyn Presly-Ryan, have filed an application requesting Town Council review and approval of two (2) variances pertaining to a deficient pool heater setback from the east property line and to exceed the maximum distance separation permitted between swimming pool equipment and the swimming pool. The Architectural Commission shall perform design review of the application. *[The Architectural Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 6-0.] [The Architectural Commission approved this project on the Consent Agenda. Carried 6-0.]*
15. ZON-25-0038 (COA-25-0021) 360 SEASPRAY AVE (COMBO) - VARIANCES The applicant, Erik Broberg with SKA Architect + Planner, has filed an application requesting Town Council review and approval of five (5) variances to (1) reduce the front (north) yard setback, (2) reduce the side (east) yard setback, (3) exceed the maximum angle of vision permitted, (4) exceed the maximum lot coverage permitted, and (5) exceed the maximum cubic content ratio (CCR) permitted for a new detached aluminum carport for the landmarked property. The Landmarks Preservation Commission shall perform design review of the application. ***This project shall be deferred to the September 10, 2025, Town Council meeting, pending Landmarks review.***
16. ZON-25-0042 223 SUNRISE AVE PALM BEACH HOTEL, Suite C2 and C17 at 223 SUNRISE AVE—VARIANCE The applicant, Grace Family Trust and Regain MD, has filed an application requesting Town Council review and approval for a Variance to allow an office use (medical) on the first floor of the Palm Beach Hotel in the C-TS zoning district where office use is only allowed above the first floor.
17. ZON-25-0043 353 PERUVIAN AVE—SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE The applicant, Jay and Letty Biggens, have filed an application requesting Town Council

review and approval for a (1) Special Exception with Site Plan Review for a commercial space that contains square footage greater than 3,000 SF in the C-TS district and/or (2) Special Exception with Site Plan Review for outdoor furniture "For Sale" by the applicant's business only and not to be associated with the previously approved gourmet market that is in the same commercial plaza. Additionally, the applicant is requesting one variance to reduce the required parking for the total open air merchandise display areas.

ANY OTHER BUSINESS

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.