



TOWN COUNCIL MEETING

TOWN OF PALM BEACH

SEPTEMBER 10, 2025

9:45 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. **105-2025** A Resolution Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Authorizing Ad Valorem Tax Exemptions For The Property Hereinafter Described And Stating That The Subject Property Meets The Criteria Set Forth In Chapter 54, Article V Of The Code Of Ordinances Of The Town Of Palm Beach, Relating To Landmarks Preservation And Titled "Tax Exemptions."

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

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

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

PUBLIC HEARINGS

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

GENERAL BUSINESS

5. Zoning Code Items - Quick Fixes #8-14

5.1 Quick Fix #8: Landmark Incentives

- 5.2 Quick Fix #9: Open Space - Canopy Trees & Perimeter Natives
- 5.3 Quick Fix #10: Awnings & Canopies
- 5.4 Quick Fix #11: RD-2 Front Setbacks
- 5.5 Quick Fix #12: Basements
- 5.6 Quick Fix #13: Fill
- 5.7 Quick Fix #14: Front / Rear Setbacks

UNFINISHED BUSINESS

- 6. 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. *[The Landmarks Preservation Commission denied this project. Carried 6-1.]* **The zoning requests related to this project will not move forward due to the denial.**

NEW BUSINESS

- 7. ZON-25-0045 (ARC-25-0044) 766 HI MOUNT RD (COMBO). The applicant, Christina Baker, owner (Maura Ziska and SKA Architects, representatives), has filed an application requesting Town Council review and approval of one (1) variance for a reduced side yard setback to reconstruct a glass enclosure on the west side of the cabana. The Architectural Commission shall perform design review of the application. ***This project shall be deferred to the November 12, 2025, Town Council meeting, pending architectural review.***
- 8. ZON-25-0046 120-132 N COUNTY RD–PALM BEACH SYNAGOGUE—SPECIAL EXCEPTION WITH SITE PLAN REVIEW. The applicant, Palm Beach Orthodox Synagogue INC (Rabbi Moshe Scheiner), has filed an application requesting Town Council review and approval for a modification to the previously approved Special Exception for an existing synagogue located at 120 N County Road into an abutting existing building previously occupied by the Chez Jean Pierre restaurant at 132 N County Road. The application also consists of a modification to the existing Declaration of Use Agreement dated May 12, 2008.
- 9. ZON-25-0048 (ARC-25-0052) 235 WORTH AVE (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW. The applicant, Richemont North America, Inc, has filed an application requesting Town Council review and approval for a Special Exception with a Site Plan Review for a permitted retail use greater than 4,000 SF (4,650 requested) in the C-WA zoning district in order to combine three separate tenants into a single retail tenant space.
- 10. ZON-25-0050 (COA-25-0025) 70 ROYAL POINCIANA WAY (COMBO)—VARIANCES. The property owner, Sidney Spiegel, Trustee of Trust #31520371 (James M. Crowley, Authorized Representative), has filed an application requesting Town Council review and approval for three (3) variances associated with building identification signage for the Royal Poinciana Playhouse Glazer Hall, (1) to allow signage on facades not fronting onto a street, (2) to exceed the maximum signage area and quantity, and (3) to allow signage to be installed on the parapet above the roof for the landmarked property. The Landmarks Preservation Commission shall perform design review of the application.
- 11. ZON-25-0051 313 ½ WORTH AVE--BICE— SPECIAL EXCEPTION WITH SITE PLAN REVIEW. The

applicant, BICE Restaurant, has filed an application requesting Town Council review and approval to modify an existing Special Exception to allow an expansion of an existing restaurant into an adjacent 315 SF retail space with no change or increase in seats in the C-TS zoning district. ***This item has been withdrawn by the applicant.***

ORDINANCES

12. **9-2025** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning By Amending, Article VIII, Supplementary District Regulations, Division 3. – Height And Other Exceptions At Section 134-1607.-Permitted Exceptions; And Amending, Article VIII, Supplementary District Regulations, Division 6. – Structures, Subdivision II. – Accessory Buildings And Other Structures At Sections 134-1728.-Air Conditioning And Swimming Pool, And Fountain Equipment And 134-1729.-Generators To Update The Town’s Mechanical Equipment Regulations; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.
13. **10-2025** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, Article IV, Nonconformities, Division 4. – Land At Section 134-446; Article VI, District Regulations, Division 2. -RAA, Division 3.- R-A And Division 4.-R-B At Sections 134-793, 134-843 And 134-893, Respectively, To Simplify The Process For Development Of Single-Family Dwellings On Certain Nonconforming Lots; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.
14. **11-2025** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning At Article I, -In General, By Amending Section 134-2 Definitions; At Article VI, District Regulations, Division 2.- R-AA Large Estate Residential District By Amending Section 134-793; At Article VI, District Regulations, Division 3.- R-A Estate Residential District By Amending Section 134-843; And At Article VI, District Regulations, Division 4.- R-B Low Density Residential District By Amending Section 134-893 To Define Building Angle Of Vision And To Remove The Building Angle Of Vision Requirement For One-Story Buildings And Buildings On Lots Fronting On Cul-De-Sacs In The R-AA, R-A And R-B Residential Districts; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date
15. **12-2025** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, Article II, Administration, Division 4. – Special Exceptions, Variances, And Dimensional Waivers, Subdivision III. - Special Exceptions By Repealing Section 134-231.-Residential Use In C-TS, C-WA Or C-OPI District; One-Family Use Above First Floor In C-TS, C-WA Or C-PC District And By Renumbering Section 134-232.-Preferred Location Of Group Homes And Foster Care Facilities And Section 134-233.-Applicability Of Worth Avenue Design Guidelines In C-WA District And Adding A New Section 134-233-Reserved; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.
16. **13-2025** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Improving The Uniformity Of The Appeals Processes For Development Review Matters By Amending Chapter 18, Buildings And Building Regulations, Article III, Architectural Review, Division 2, Architectural Commission, Section 18-177, Appeals And Review; By Amending Chapter 54, Historical Preservation, Article II, Landmarks Preservation Commission, Section 54-41; And By Amending Chapter 134, Zoning, Article II, Administration, Division 3, Appeals, Sections 134-141 Through 134-145 And Section 134-174; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

17. **14-2025** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 18, Buildings And Building Regulations, Article III, -Architectural Review, At Section 18-203 Duration Of Approval; Time Extension; Denial Of Application; Determination; Clarification; Deferral; Amending Chapter 54, Historical Preservation, Article III – Certificate Of Appropriateness, Division 2-Procedures And Effect, At Section 54-94 – Duration Of Approval; Time Extension: Denial Of Application; Determination: Clarification; Deferral; And At Chapter 134-Zoning, Division 4-Special Exceptions, Variances, And Dimensional Waivers, Subdivision 1 – In General, At Section 134-173 – Deferral Request; Denial Of Application; Duration Of Approval; Time Extension; Clarification To Conform All Development Review Approval Timeframes At 24 Months From Date Of Rendered Development Order Or Written Decision; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.
18. **15-2025** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 54, Historic Preservation, Article III, Certificate Of Appropriateness, Division 2, Procedures And Effect, At Section 54-93, Uniform Development Review Procedures, To Change The Notice Requirements For Certain Floodplain Variance Requests; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

ANY OTHER BUSINESS

19. Requesting a Waiver of Town Code Section 18-37, For a Building Permit Extension at 249 Monterey Rd.
20. Requesting a Waiver of Town Code Section 18-24, For a Building Permit Extension and 42-199, Waiver of Construction Hours at 415 Hibiscus Ave
21. Requesting a Waiver of Town Code Section 18-24, For a Building Permit Extension at 301 Plantation Rd.
22. Requesting a Waiver of Town Code Section 18-24, For a Building Permit Extension at 320 Chilean Ave.
23. Requesting a Waiver of Town Code Section 18-24, For a Building Permit Extension at 269 Jamaica Ln
24. Requesting a Waiver of Town Code Section 18-24, For a Building Permit Extension at 1200 S Ocean Blvd.
25. Requesting a Waiver of Town Code Section 18-24, For a Building Permit Extension at 625 Crest Rd.
26. Requesting a Waiver of Town Code Section 18-24, For a Building Permit Extension at 363 Cocoanut Row
27. Requesting a Waiver of Town Code Section 18-24, For a Building Permit Extension at 336 Australian Ave.

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.