



TOWN COUNCIL MEETING

TOWN OF PALM BEACH

OCTOBER 15, 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 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](#)

APPROVAL OF CONSENT AGENDA

3. ZON-25-0047 (ARC-25-0047) 1050 N LAKE WAY (COMBO) – SPECIAL EXCEPTION. The applicant, CFH Land Trust (J. Scott Feeley, Trustee), has filed an application requesting town council approval of a special exception for redevelopment of an existing nonconforming parcel of land. The Architectural Commission shall perform design review of the application. *[The Architectural Commission approved this project with conditions and a review by the Chair. Carried 4-3.]*

PUBLIC HEARINGS

4. Appeal of ARCOM - ARC-25-0035 940 N LAKE WAY
This appeal was withdrawn by the applicant.
5. Appeal of Administrative Decision Regarding 266 Oleander Ave.
6. ZON-25-0057 (ARC-25-0063) 226 OLEANDER AVE VACANT (LOT 6 OF THE PLAT OF THE JEANNETE COURT ADDITION TO PALM BEACH) (COMBO) – VARIANCES. The applicant, Beach

Gal LLC (Melissa Schorr, Manager), has filed an application requesting Town Council review and approval of four (4) variances for development of a nonconforming parcel of land in the R-C zoning district which is (1) deficient in lot width, (2) deficient in lot depth, (3) deficient in lot area, and (4) for review of the COMBO application by town council prior to review of the application by ARCOM. Review of the COMBO application is contingent on the applicant's appeal of administrative determination being upheld by the Town Council regarding the current configuration of the parcel. The Architectural Commission shall perform design review of the application.

GENERAL BUSINESS

7. MATTERS PULLED FROM CONSENT AGENDA

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

8.1 Quick Fix #8: Landmark Incentives

8.2 Quick Fix #12: Basements

8.3 Quick Fix #13: Fill

8.4 Quick Fix #14: Front / Rear Setbacks

9. Possible Changes to the Town Construction Schedule (Duration of Permits)

UNFINISHED BUSINESS

10. 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 March 18, 2026, Town Council meeting, pending architectural review.***

NEW BUSINESS

11. ZON-25-0041 163 SEMINOLE AVE – VARIANCES The applicant, The 2012 Steven H. Rose Irrevocable Trust (Dale Coudert, Trustee), has filed an application requesting Town Council review and approval of five (5) variances as they pertain to the conveyance of a 15-foot wide strip of land from the subject property to the neighboring property to the west at 165 Seminole Ave, resulting in new or increased nonconformities for the subject property. The requested variances include: (1) to reduce the existing conforming west side yard setback for an unenclosed accessory structure, (2) to further reduce the existing nonconforming west side yard setback for an enclosed accessory structure, (3) to further increase the existing nonconforming lot coverage, (4) to further reduce the existing nonconforming landscape open space, and (5) to increase the existing Cubic Content Ratio (CCR) of the structures.
12. ZON-25-0052 (ARC-25-0057) 130 SUNRISE AVE PH8 (COMBO) – VARIANCE. The applicant, PH8 SUNRISE AVE REVOCABLE TRUST (Paul A. Krasker, Trustee), has filed an application requesting Town Council review and approval for one (1) variance for a retractable awning above the maximum building height permitted, on the existing penthouse level of an existing-nonconforming multifamily building.
13. ZON-25-0056 229 ROYAL POINCIANA WAY--HENRYS – SPECIAL EXCEPTION. The applicant, Flagler System Management, Inc. (Darren Hirsowitz), has filed an application requesting Town

Council review and approval for a Special Exception for outdoor café seating (16 seats) associated with Henry's restaurant in the C-TS district. The outdoor seats shall be taken from the approved interior seating plan for the restaurant, therefore there is no increase in number of seats.

14. ZON-25-0058 860 S OCEAN BLVD—VARIANCE. The property owner, Janet S. Cafaro Trust (M. Timothy Hanlon, Authorized Representative), has filed an application requesting Town Council review and approval for a variance to construct a new seawall, 3'-4" east of the existing seawall, which is east of the Town of Palm Beach bulkhead line, in lieu of the seawall being placed directly on or within 12" to the bulkhead line.
15. ZON-25-0054 (ARC-25-0058) 1960 S OCEAN BLVD (COMBO) – SPECIAL EXCEPTION & VARIANCE(S). The application, Stephen A. Wynn Florida Revocable Trust (Stephen A. Wynn, Trustee), has filed an application requesting Town Council review and approval for a special exception and two (2) setback variances as they relate to the construction of a new beach cabana structure on the oceanside parcel of an existing residential estate. The Architectural Commission shall perform design review of the application. ***[This project shall be deferred to the December 10, 2025, Town Council meeting, pending architectural review.]***

ORDINANCES

16. FIRST READING

16.1 23-2025 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134 Zoning, Article Vi.- District Regulations, Division 7. - R-D(2) High Density Residential District By Modifying Front Yard Setbacks In Sec. 134-1060(5); Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

17. SECOND READING

17.1 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.

17.2 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.

17.3 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

- 17.4 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.
- 17.5 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.
- 17.6 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.
- 17.7 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

- 18.** Request for Waiver of Town Code Section 42-199, For Waiver of Construction Working Hours at 215 Via Del Mar
- 19.** Request for Waiver of Town Code Section 42-199, For Waiver of Construction Working Hours at 222 Worth Ave.
- 20.** Request for Waiver of Town Code Section 18-237, For Building Permit Extension at 315 Clarke Ave.

21. Request for Waiver of Town Code Section 18-237, For Building Permit Extension at 334 Chilean Ave.
22. Request for Waiver of Town Code Section 18-237, For Building Permit Extension at 500 Regents Park
23. Request for Waiver of Town Code Section 18-237, For Building Permit Extension at 550 S Ocean Blvd.
24. Request for Waiver of Town Code Section 18-237, For Building Permit Extension at 1600 S Ocean Blvd.

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.