TENTATIVE:
SUBJECT TO
REVISION

TOWN OF PALM BEACH

TOWN MANAGER'S OFFICE

TOWN COUNCIL MEETING DEVELOPMENT REVIEW

TOWN HALL
COUNCIL CHAMBERS-SECOND FLOOR
360 SOUTH COUNTY ROAD

AGENDA

JULY 11, 2018

9:30 AM

Welcome!

For information regarding procedures for public participation at Town Council Meetings, please refer to the end of this agenda.

I. CALL TO ORDER AND ROLL CALL

Mayor Gail L. Coniglio
Danielle H. Moore, President
Margaret A. Zeidman, President Pro Tem
Julie Araskog
Lew Crampton
Bobbie Lindsay

II. INVOCATION AND PLEDGE OF ALLEGIANCE

III. BOARD AND COMMISSIONS PRESENTATIONS AND APPOINTMENTS

IV. COMMENTS OF MAYOR GAIL L. CONIGLIO

V. COMMENTS OF TOWN COUNCIL MEMBERS AND TOWN MANAGER

VI. COMMUNICATIONS FROM CITIZENS - 3 MINUTE LIMIT PLEASE

VII. APPROVAL OF AGENDA

VIII. DEVELOPMENT REVIEWS

A. Variances, Special Exceptions, and Site Plan Reviews

1. Old Business

a. **Z-17-00058 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)** Zoning District: R-C Medium Density Residential The application of GILBERT MARK D &, Owner, relative to property located at **323 CHILEAN AVE**, legal description on file, is described below. 1) A variance request to allow construction of a new 5,393.45 square foot, two story single family residence on a parcel that is 9,375 square feet in area in lieu of the 10,000 square foot minimum required in the R-C Zoning District. The proposal is to replicate the previously approved renovation of the landmarked residence. The Town Council and Landmarks Preservation Commission approved the project in January 2017. 2) A variance request to allow a 7.28 foot west side yard setback in lieu of the 10 foot minimum required in the R-C Zoning District for the new two (2) car garage. [Applicant's Representative: Maura Ziska Esq] [The Landmark Preservation Commission deferred this project to the July 18, 2018 meeting at the request of the architect. Carried 7-0.] Page 11

b. **Z-18-00073 SITE PLAN REVIEW** Zoning District: R B Low Density Residential The application of PALAMAD LLC, Owner, relative to property located at **305 MADDOCK WAY**, legal description on file, is described below. Section 134 843(b) An application for a Site Plan Review to construct new two story 9,141 s.f. residence, swimming pool and pool cabana on a platted non conforming lot with a lot width of 25 feet in lieu of the 100 foot minimum required in the R-B Zoning District. [Applicant's Representative: Peter Broberg] [The Landmark Commission withdrew this project at the June 20, 2018 meeting at the request of the attorney for the owner. Carried 7-0.] **Request for Withdrawal Per Letter Dated June 22, 2018 from Peter Broberg** Page 12

c. **Z-18-00084 VARIANCE(S)** The application of FRIEDMAN LORRAINE L TRUST &, Owner, relative to property located at **901 N OCEAN BLVD**, legal description on file, is described below. 1) Variances to allow the construction of a new 16,087 square foot two story main residence with a point of measurement of 22.5 foot North American Vertical Datum ("NAVD") in lieu of the 15.9 foot NAVD maximum allowed for the following: a. Overall building height; b. Building height; c. Building height plane 2) A variance to allow a 6 foot tall wall along the edge of the site Page 15

triangle easement and within the front yard setback that would not have a 36 inch continuous hedge as required for a wall exceeding 4 feet in height. [Applicant's Representative Maura Ziska Esq] [Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause negative architectural impact to the subject property. Carried 4-3. The Architectural Commission deferred the project for one month to the July 25, 2018 meeting. Carried 7-0.] **Request for Deferral to the August 15, 2018 Town Council Meeting Per Letter Dated June 28, 2018 from Maura Ziska**

d. **Z-18-00094 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)** Zoning District: B-A Beach Area The application of 916 SOUTH OCEAN BOULEVARD LLC (BRIAN STOCK, MANAGER), Applicant, relative to property located at **916 S OCEAN BLVD**, legal description on file, is described below. 1. 134-227 and 134-1474. Request for site plan approval and special exception to permit construction of a new 500 square foot beach cabana on the portion of the property lying east of S. Ocean Blvd. 2. 134-843(a)(7) and 134-843(a)(10). Request for a zero datum (point of measurement) for the construction of the proposed two story house of 21.5 feet North American Vertical Datum ("NAVD") in lieu of 17.56 feet NAVD allowed by Code. A building height plane variance and building height variance is requested in order to permit this new zero datum. [Applicant's Representative: Tim Hanlon Esq] [Architectural Review Commission Recommendation: Implementation of the proposed special exception with site plan review and variance will not cause negative architectural impact to the subject property. Motion carried 6-1.] [The Architectural Review Commission approved the project with conditiitions relating to the architecture only at the June 27, 2018 meeting. Carried 4-3.] Page 22

e. **Z-18-00096 VARIANCE(S)** Zoning District: R B Low Density Residential The application of Thomas J. Harrington, as Trustee of the 1558 NORTH OCEAN WAY REALTY TRUST u/a/d March 3, 2017 and Thomas J. Harrington, as Trustee of the 1558 NORTH OCEAN WAY REALTY TRUST u/a/d March 2, 2017, Applicant, relative to property located at **1558 N OCEAN WAY**, legal description on file, is described below. Construction of a spa and water feature on a lot having an area of 29,145 square feet, thereby requiring the front yard setback to comply with those provisions of the R-A Zoning District despite the fact that the subject property is located in the R-B Zoning District. In connection with the proposed construction, the following variance is being requested: Section 134-843(0)(5): A request for a variance for the existing house with a front yard setback (east side of the property) of 32 feet in lieu of the 35 foot minimum required in the R-A Zoning District. [Applicant's Representative David E. Page 27

Klein Esq] [Architectural Review Commission Recommendation: Implementation of the proposed variances for the rear yard setback and building height plane will cause negative architectural impact to the subject property; and implementation of the proposed variance for the existing home will not cause negative architectural impact to the subject property. Carried 6-1. The Architectural Review Commission approved the project at the June 27, 2018 meeting. Carried 7-0.]

f. **Z-18-00097 SITE PLAN REVIEW** Zoning District: R B Low Density Residential The application of 232 Bahama Lane, LLC (Manager of 232 Bahama Lane, LLC: Manager I, LLC. Manager of Manager I, LLC: E. Llwyd Ecclestone, Jr.), Applicant, relative to property located at **232 BAHAMA LN**, legal description on file, is described below. Site Plan Review to allow the construction of a 4,300 square foot, two story, single-family house on a non conforming platted lot, which is 90 feet in depth in lieu of the 100 foot depth required in the R B Zoning District. [Applicant's Representative David E. Klein Esq] [The Architectural Review Commission conditionally approved the architecture but deferred the landscaping to the July 27, 2018 meeting. Carried 6-1.] **Request for Deferral to the August 15, 2018 Town Council Meeting Per Letter Dated July 3, 2018 from David Klein** Page 31

g. **Z-18-00098 VARIANCE(S)** Zoning District: R B Low Density Residential The application of GRISWOLD ALEXANDER H., Applicant, relative to property located at **249 MONTEREY RD**, legal description on file, is described below. The subject property is 21,200 square feet in total area. The applicant is requesting a variance to split the lot, which would result in a non conforming east side yard setback for the existing house. The two resulting lots would have the following areas: East lot - 10,200 square feet; and the West lot 11,000 square feet. Both parcels would exceed the minimum area requirement in the R B Zoning District, which is 10,000 square feet. All improvements will be removed from the East lot and the following variances are being requested in order to split the properties and return the West lot back to its previous condition: 1. An east side yard setback of 10.67 feet in lieu of the 15 foot minimum required in the R B Zoning District for the two story portion of the house. 2. An east side yard setback of 10.67 feet in lieu of the 12.5 foot minimum required in the R B Zoning District for the one story portion of the house. [Applicant's Representative Maura Ziska Esq] [The Architectural Review Commission approved the project at the June 27, 2018 meeting. Carried 7-0.] Page 33

h. **Z-18-00100 VARIANCE(S)** Zoning District: R A Estate Residential The application of Nedim Soylemez (contract purchaser), Applicant, relative to property located at **1030 S OCEAN BLVD**, legal description on file, is described below. 1. Page 38

Request for a variance to allow the construction of a new 13,049 square foot two-story residence with a point of measurement of 17.17 feet North American Vertical Datum ("NAVD") in lieu of the 15.16 foot NAVD maximum allowed for the (i) overall building height and (ii) building height. 2. A request to have a building height plane setback 53.16 feet in lieu of the 69 foot minimum setback required for the gable end pediment architectural feature. [Applicant's Representative Maura Ziska Esq] [Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause negative architectural impact to the subject property. Carried 4-3. The Architectural Review Commission approved the project at the June 27, 2018 meeting. Carried 5-2.]

2. New Business

a. **Z-18-00101 SITE PLAN REVIEW** Zoning District: R- D(2) High Density Residential The application of Patrician of Palm Beach Condo Apartments Inc. (Richard J. Brzeczek, President), Applicant, relative to property located at **3450 S OCEAN BLVD SUITE: SITE**, legal description on file, is described below. Site Plan Modification Application to install a 564 sq. ft. canopy on pool deck.
[Applicant's Representative: Jeremy Shir Esq] Page 42

b. **Z-18-00104 SPECIAL EXCEPTION** Zoning District: C-TS Town Serving Commercial The application of Ocean Sandwiches, Inc. (Michael R. Cohen, President) Applicant, Owner, relative to property located at **363 S COUNTY RD SUITE: A**, legal description on file, is described below. Section 134 1111(b) An application for a Special Exception to add 8 outdoor seats to Ocean Sandwiches, which is a merchant retail take out only business. The proposed seats would be in the courtyard area in front of the store. See Exhibit "D" for conditions. [Applicant's Representative: Peter Broberg] [Landmarks Preservation Commission Recommendation: Implementation of the proposed special exception will not cause negative architectural impact to the subject landmarked property. Carried 7-0.] Page 45

c. **Z-18-00105 SPECIAL EXCEPTION** Zoning District: C-TS Town Serving Commercial The application of Pizza Al Fresco, LLC, Applicant, relative to property located at **14 VIA MIZNER**, legal description on file, is described below. Special Exception to modify existing Special Exceptions (Nos. 3 2006, 4 2012 and 10 2013) to move six (6) bar seats from their existing interior location to a new interior bar location. No new seats are to be added. [Applicant's Representative: Tim Hanlon Esq] Page 48

d. **Z-18-00106 SITE PLAN REVIEW WITH VARIANCE(S)** Zoning District: R-A Estate Residential The application of Francesco Page 51

Galesi, as Trustee of the Francesco Galesi Revocable Trust, Applicant, relative to property located at **19 GOLFVIEW RD,** legal description on file, is described below. 1. Applicants request site plan approval to construct a 491 square foot one room addition on a platted lot that is 130' deep in lieu of the 150' minimum required and with a lot area of 17,165 square feet in lieu of 20,000 square feet minimum required in the R-A district. 2. Applicants request a variance to permit construction of a one room addition in the street side yard with a setback of 27.5' in lieu of 35' minimum required in the R-A district. [Applicant's Representative: Tim Hanlon Esq] [Landmarks Preservation Commission Recommendation: Implementation of the proposed site plan review with variances will not cause negative architectural impact to the subject landmarked property. Carried 7-0.]

e. **Z-18-00107 VARIANCE(S)** Zoning District: R-A Estate Residential The application of Keith and Linda Beaty, Applicant, relative to property located at **395 CARIBBEAN RD**, legal description on file, is described below. A variance request to construct a decked boat lift that will have a 22.4 foot setback from the seawall in lieu of the 6 foot maximum allowed when west of the U.S. Pierhead Line. [Applicant's Representative: Maura Ziska Esq] Page 54

f. **Z-18-00108 SPECIAL EXCEPTION WITH VARIANCE(S)** Zoning District: C-TS Town Serving Commercial The application of Palm Beach Hotel Condominium Association, Inc., Applicant, relative to property located at **235 SUNRISE AVE SUITE: CM 23**, legal description on file, is described below.
A request for a variance and a special exception to expand a non conforming use ("hotel") to incorporate a 3,200 square foot space on the ground floor to be used as a gym which is an accessory use to the condominium hotel. [Applicant's Representative: Maura Ziska Esq] Page 59

g. **Z-18-00109 SPECIAL EXCEPTION** Zoning District: C-WA Worth Avenue The application of Hái House Palm Beach (Manuel Bornia, Principal), Applicant, Owner, relative to property located at **150 WORTH AVE SUITE: 234**, legal description on file, is described below. A request for special exception approval to operate a new restaurant at 150 Worth Avenue Suite 234, called "Hai House Palm Beach", which will replace the previous restaurant "Costa". The new restaurant will occupy the same square footage (5,243) and have the same number of total seats (151) and outdoor seats (14) as the prior restaurant. The applicant agrees to be bound by all existing conditions of approval (see attached Exhibit "F"). [Applicant's Representative: Maura Ziska Esq] Page 62

h. **Z-18-00110 SPECIAL EXCEPTION** Zoning District: C-WA Worth Avenue Page 71

The application of WILSON 150 WORTH LLC, Applicant, relative to property located at **150 WORTH AVE SUITE: SITE**, legal description on file, is described below. A request for special exception approval is being requested to allow outdoor promotional events as a permitted special exception use in the C WA Zoning District for town serving outdoor promotional events at the Esplanade Building in the central courtyards. The proposed hours of operation will align with the store and restaurant hours to be Sunday through Thursday 7:00 AM to 10:00 PM and Friday and Saturday 7:00 AM to 11 :00 PM. Examples of outdoor promotional events is attached hereto as Exhibit "D". [Applicant's Representative: Maura Ziska Esq]

i. **Z-18-00111 VARIANCE(S)** Zoning District: R-A Estate Residential The application of OLD KAPOK LLC (Robb Turner), relative to property located at **8 S LAKE TRL**, legal description on file, is described below. A variance request to allow a jacuzzi/spa (and related equipment) to the north of the existing pool cabana/gym that will have a front yard setback of 2.75 feet in lieu of the 35 foot minimum required in the R A Zoning District. [Applicant's Representative: Maura Ziska Esq] [Landmarks Preservation Commission Recommendation: Implementation of the proposed variance will not cause negative architectural impact to the subject landmarked property. Carried 7-0.] Page 84

j. **Z-18-00112 SPECIAL EXCEPTION WITH SITE PLAN REVIEW** Zoning District: C- TS Town Serving Commercial The application of EVERGLADES CLUB INC, Applicant, relative to property located at **347 WORTH AVE SUITE: SITE**, legal description on file, is described below. A request for special exception approval with site plan review to install a 750 KW generator within a 525 square foot second floor addition and add a 256 square foot one story addition at ground level to construct an electrical equipment building to support the generator. [Applicant's Representative: Maura Ziska Esq] [Landmarks Preservation Commission Recommendation: Implementation of the proposed special exception with site plan review will not cause negative architectural impact to the subject landmarked property. Carried 7-0.] Page 88

k. **Z-18-00113 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)** Zoning District: B-A Beach Area The application of 1178 OCEAN LLC, Applicant, relative to property located at **1178 N OCEAN BLVD SUITE:BEACH CABANA**, legal description on file, is described below. The Applicant seeks lo reconstruct an existing beach house east of Ocean Boulevard adjacent to the east of property owned by the Applicant on the existing footprint in the existing location. Due to changes in the zoning code since the beach house was originally built, the variances indicated below are required, since greater than 50% of the existing structure, Page 92

determined by cubic footage, is being demolished (per Code Section 134 417).To permit construction of a beach house with a square footage of 519 square feet, existing and proposed, in lieu of 350 square feel allowed by Special Exception. To permit the construction of a beach house with a depth dimension of 24' 8 1/2", existing and proposed, in lieu of 20' maximum dimension allowed by Special Exception. To permit the construction of a beach house with a width dimension of 21 ', existing and proposed, in lieu of 20' maximum dimension allowed by Special Exception. To permit the construction of a beach house with a setback of 5' 3 1/2", existing and proposed, in lieu of a minimum setback of 10' permitted by code. To permit a maximum hedge height/wall height existing and proposed to remain at+/ 6' 0"; in lieu of 4' 0" permitted by code. To permit a minimum ocean vista, existing and proposed, 0% of lot width, in lieu of 50% of lot width permitted by code. [Applicant's Representative: Francis X. J. Lynch] [The Architectural Review Commission deferred the project for one month to the July 25, 2018 meeting. Carried 7-0.]

IX. ORDINANCES

A. Second Reading

1. ORDINANCE NO. 11-2018 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, As Follows: At Article I, In General, Section 134-2, Definitions And Rules Of Construction, By Modifying Building, Height Of (Applicable Only In The R-B Districts) To Correct The Definition's Intent And Building Height Of, Corner Lot To Correct A Scriveners Error Which Inadvertantly Eliminated Language In The Definition Related To The Definition's Applicability To The R-B Zoning District; Article II, Administration, Section 134-172, Hearing Procedure, Section 134-328, Review By Director Of Planning, Zoning And Building Or His/Her Designee And Section 134-330. Action By Town Council; Deviations; Time Limit For Beginning Work, To Increase The Notice Requirements For Special Exceptions, Variances And Site Plan Reviews That Are An Intensification Of Use Or For Off-Street Parking Variances; To Require The Legal Notices To Be Mailed By The Applicant; And To Allow 36 Months To Commence Work By The Issuance Of A Building Permit Related To The Zoning Application; Section 134-532, Public Hearings, To Add A 300 Foot Mailing Notice And Legal Advertising Requirement For PUD Applications; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date Page 96

X. ANY OTHER MATTERS

XI. ADJOURNMENT

PLEASE TAKE NOTE:

Note 1: No written materials received after 3:30 p.m. on the Thursday immediately prior to a monthly Town Council meeting will be included in the back-up binders distributed to the Mayor and Town Council in preparation for that meeting. Written materials received after 3:30 p.m. on Thursday will be separately distributed to the Mayor and Town Council; however, depending upon the length of the materials, the time of submittal, and other circumstances, the Mayor and Town Council may not be able to read and consider such late submittals prior to acting upon the policy matter(s) which they address.

Note 2: The progress of this meeting may be monitored by visiting the Town's website (townofpalmbeach.com) and clicking on "Meeting Audio" in the left column. If you have questions regarding that feature, please contact the Office of Information Systems (561) 227-6315. The audio recording of the meeting will appear within 24 hours after the conclusion of the meeting.

Note 3: If a person decides to appeal any decision made by this Council with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings. For such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Note 4: Disabled persons who need an accommodation in order to participate in the Town Council Meeting are requested to contact the Town Manager's Office at 838-5410 or through the Florida Relay Service by dialing 1-800-955-8770 for voice callers or 1-800-955-8771 for TDD callers, at least two (2) working days before this meeting.

Note 5: Items listed on the Consent Agenda will be approved by one motion of the Town Council, unless the Mayor or an individual Council Member requests that any item(s) be moved to the Regular Agenda and individually considered.

Note 6: All back-up material for the items listed on the agenda are posted to the Town's website and emailed to all Stay Informed subscribers on the Friday before the Town Council meeting. To access the back-up materials and/or subscribe to the Stay Informed list, please visit the Town's website (townofpalmbeach.com).

PROCEDURES FOR PUBLIC PARTICIPATION

Citizens desiring to address the Town Council should proceed toward the public microphones when the applicable agenda item is being considered to enable the Town Council President to acknowledge you.

PUBLIC HEARINGS: Any citizen is entitled to be heard on an official agenda item under the section entitled "Public Hearings," subject to the three minute limitation.

COMMUNICATIONS FROM CITIZENS: Any citizen is entitled to be heard concerning any matter under the section entitled "Communications from Citizens," subject to the three minute limitation. The public also has the opportunity to speak to any item listed on the agenda, including the consent agenda, at the time the agenda item comes up for discussion.

OTHER AGENDA ITEMS: Any citizen is entitled to be heard on any official agenda item when the Town Council calls for public comments, subject to

the three minute limitation.

Town Council Meetings are public business meetings and, as such, the Town Council retains the right to limit discussion on any issue.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: July 11, 2018

Section of Agenda

Development Review - Old Business

Agenda Title

Z-17-00058 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) Zoning District: R-C Medium Density Residential The application of GILBERT MARK D &, Owner, relative to property located at **323 CHILEAN AVE**, legal description on file, is described below. 1) A variance request to allow construction of a new 5,393.45 square foot, two story single family residence on a parcel that is 9,375 square feet in area in lieu of the 10,000 square foot minimum required in the R-C Zoning District. The proposal is to replicate the previously approved renovation of the landmarked residence. The Town Council and Landmarks Preservation Commission approved the project in January 2017. 2) A variance request to allow a 7.28 foot west side yard setback in lieu of the 10 foot minimum required in the R-C Zoning District for the new two (2) car garage. [Applicant's Representative: Maura Ziska Esq] [The Landmark Preservation Commission deferred this project to the July 18, 2018 meeting at the request of the architect. Carried 7-0.]

Presenter

ATTACHMENTS:

No Attachments Available

TOWN OF PALM BEACH

Town Council Meeting Development Review on: July 11, 2018

Section of Agenda

Development Review - Old Business

Agenda Title

Z-18-00073 SITE PLAN REVIEW Zoning District: R B Low Density Residential The application of PALAMAD LLC, Owner, relative to property located at **305 MADDOCK WAY**, legal description on file, is described below. Section 134 843(b) An application for a Site Plan Review to construct new two story 9,141 s.f. residence, swimming pool and pool cabana on a platted non conforming lot with a lot width of 25 feet in lieu of the 100 foot minimum required in the R-B Zoning District. [Applicant's Representative: Peter Broberg] [The Landmark Commission withdrew this project at the June 20, 2018 meeting at the request of the attorney for the owner. Carried 7-0.] **Request for Withdrawal Per Letter Dated June 22, 2018 from Peter Broberg**

Presenter

ATTACHMENTS:

- **Letter Dated April 5, 2018 From Broberg**
- **Letter Dated June 22, 2018 from Peter Broberg**

COE & BROBERG LLP
ATTORNEYS AND COUNSELORS
223 PERUVIAN AVENUE
PALM BEACH, FLORIDA 33480

PETER S. BROBERG, ESQ.

TELEPHONE (561) 655-5166
FACSIMILE (561) 655-0055

CHARLES FRANCIS COE
(1890-1956)
GUSTAVE T. BROBERG, JR.
(1920-2001)

April 5, 2018

Paul Castro, AICP
Acting Planning, Zoning & Building Director
Town of Palm Beach
360 South County Road
Palm Beach, FL 33480

VIA E-MAIL
Pcastro@TownofPalmBeach.com

Re: Zoning Case Number Z-18-00073 (Site Plan Review)
LPC Case Number COA-006-2018
305 Maddock Way, Palm Beach, Florida

Dear Mr. Castro:

After further conversations with Mr. Maddock, he would like to withdraw his Request To Withdraw this application and to replace it with a request for a deferral until the June 20, 2018 Landmarks meeting and July 11 Town Council meeting.

The reason for the deferral request is the same as the previous withdrawal request. Mr. Maddock and his architect Keith Spina would like to see if they can achieve some common ground with The Preservation Foundation before returning to the Town's process.

Please tell Kimley-Horn to finish their report and provide me a copy as soon as it is available.

Thank you in advance for your cooperation.

Sincerely,

Peter S. Broberg

PSB/mv
cc: Paul L. Maddock, Jr. (via e-mail)
Keith Spina (via e-mail)
John C. Lindgren, AICP, Planning Administrator (via e-mail)

psb1/R:\MADDOCK Jay\DUCKS NEST\RENOVATIONS 2018\ZONING Application\LT Paul Castro TPB notify not to withdraw application.wpd

COE & BROBERG LLP
ATTORNEYS AND COUNSELORS
223 PERUVIAN AVENUE
PALM BEACH, FLORIDA 33480

PETER S. BROBERG, ESQ.

TELEPHONE (561) 655-5166
FACSIMILE (561) 655-0055

CHARLES FRANCIS COE
(1890-1956)
GUSTAVE T. BROBERG, JR.
(1920-2001)

June 22, 2018

Paul Castro, AICP
Acting Planning, Zoning & Building Director
Town of Palm Beach
360 South County Road
Palm Beach, FL 33480

VIA E-MAIL
Pcastro@TownofPalmBeach.com

Re: Zoning Case Number Z-18-00073 (Site Plan Review)
LPC Case Number COA-006-2018
305 Maddock Way, Palm Beach, Florida

Dear Mr. Castro:

Per your requests, please be advised that Zoning Case Number Z-18-00073 (Site Plan Review) and LPC Case Number COA-006-2018 are withdrawn.

Sincerely,

Peter S. Broberg

PSB/amm
cc: Paul L. Maddock, Jr. (via e-mail)

psb1/P:\MADDOCK Jay\DUCKS NEST\RENOVATIONS 2018\ZONING Application\LT Paul Castro TPB notify final withdrawal of application.wpd

TOWN OF PALM BEACH

Town Council Meeting Development Review on: July 11, 2018

Section of Agenda

Development Review - Old Business

Agenda Title

Z-18-00084 VARIANCE(S) The application of FRIEDMAN LORRAINE L TRUST &, Owner, relative to property located at **901 N OCEAN BLVD**, legal description on file, is described below. 1) Variances to allow the construction of a new 16,087 square foot two story main residence with a point of measurement of 22.5 foot North American Vertical Datum ("NAVD") in lieu of the 15.9 foot NAVD maximum allowed for the following: a. Overall building height; b. Building height; c. Building height plane 2) A variance to allow a 6 foot tall wall along the edge of the site triangle easement and within the front yard setback that would not have a 36 inch continuous hedge as required for a wall exceeding 4 feet in height. [Applicant's Representative Maura Ziska Esq] [Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause negative architectural impact to the subject property. Carried 4-3. The Architectural Commission deferred the project for one month to the July 25, 2018 meeting. Carried 7-0.] **Request for Deferral to the August 15, 2018 Town Council Meeting Per Letter Dated June 28, 2018 from Maura Ziska**

Presenter

ATTACHMENTS:

- **Letter Dated June 28, 2018 From Maura Ziska**
- **Letter Dated June 21, 2018 From Gary**
- **Letter Dated June 27, 2018 From Lucier**

KOCHMAN & ZISKA PLC

Ronald S. Kochman*
Maura A. Ziska

*Also admitted in New York

Esperanté
222 Lakeview Avenue, Suite 1500
West Palm Beach, Florida 33401

Telephone: (561) 802-8960
Facsimile: (561) 802-8995

VIA E-MAIL

June 28, 2018

Paul Castro
Kelly Churney
Town of Palm Beach
360 South County Road
Palm Beach, FL 33480

RE: Z-18-00084 – 901 N Ocean Blvd.

Dear Paul and Kelly:

Please **defer** the above referenced matters **from the July 11, 2018** Town Council agenda **to the August 15, 2018** Town Council agenda. The reason for the deferral is due to ARCOM deferring the project at the June 27, 2018 meeting. Please call me if you have any questions or comments with the foregoing. Thank you.

Sincerely,

Maura A. Ziska

MAZ/jch
cc: Architect

From:	Gwendolynn Peirce
To:	Town Council & Mayor
Cc:	Public Comment; Antonette Fabrizi; Cheryl Kleen; John Lindgren; Kelly Churney
Subject:	FW: 905 North Ocean Blvd./Letter of Opposition
Date:	Thursday, June 21, 2018 3:44:27 PM

From: John Lindgren
Sent: Thursday, June 21, 2018 3:29 PM
To: Alex Ives (alexives@hotmail.com) <alexives@hotmail.com>; amginny@aol.com; betsyshiverick@gmail.com; Bob Vila <bvtvbob@gmail.com>; dan.floersheimer@icloud.com; johncorey84@gmail.com; K. T. Catlin (KTCatlin@hotmail.com) <KTCatlin@hotmail.com>; msmall@smallawpalmbeach.com; msmallpb@gmail.com; Nikita Zukov <npzukov@msn.com>; rng@garrisonarch.com
Cc: John C. Randolph (jrandolph@jones-foster.com) <jrandolph@jones-foster.com>; Kelly Churney <KChurney@TownofPalmBeach.com>; Logan Elliott <LElliott@TownofPalmBeach.com>; Paul Castro <PCastro@TownofPalmBeach.com>; Gwendolynn Peirce <gpeirce@TownOfPalmBeach.com>; Antonette Fabrizi <afabrizi@TownOfPalmBeach.com>
Subject: FW: 905 North Ocean Blvd./Letter of Opposition

FYI

John Lindgren, AICP

Planning Administrator

Town of Palm Beach

Planning, Zoning & Building Department

360 S. County Road

Palm Beach, FL 33480

Phone: 561-227-6414

www.townofpalmbeach.com

-----Original Message-----
From: susankgary@aol.com [mailto:susankgary@aol.com]
Sent: Thursday, June 21, 2018 1:37 PM

To: John Lindgren <JLindgren@TownofPalmBeach.com>
Subject: 905 North Ocean Blvd./Letter of Opposition

Dear Mr. Lindgren:

Please distribute a copy of our letter to the Mayor, members of the Town Council and ARCOM.

We applaud the comments of ARCOM members who have described the two proposed homes at 901 and 905 North Ocean Blvd as being too large.

We are in complete agreement.

We respectfully request that you continue to defer 905 as it is presently rendered as it is still very large compared to those in the nearby vicinity. (We understand that 901 is not on the agenda this month).

Although some modifications have been made, more work still needs to be done.

We are unable to attend the June ARCOM meeting and hope that you will continue to insist that the proponents downsize these enormous structures.

We applaud ARCOM for helping to preserve the harmony and beauty of our residential neighborhoods.

Respectfully yours,

W. Bradford and Susan Gary

Sent from my iPhone

From:	Cheryl Kleen
To:	Bobbie Lindsay; Danielle Hickox Moore; Gail Coniglio; Julie Araskog; Lew Crampton; Margaret Zeidman
Cc:	Public Comment
Subject:	FW: objections to applications for projects at 901 and 905 north ocean blvd.
Date:	Thursday, June 28, 2018 2:26:46 PM

From: Gwendolynn Peirce
Sent: Thursday, June 28, 2018 1:34 PM
To: Cheryl Kleen <CKleen@Townofpalmbeach.com>
Cc: Antonette Fabrizi <afabrizi@TownOfPalmBeach.com>
Subject: Fwd: objections to applications for projects at 901 and 905 north ocean blvd.

Cheryl, please forward to MTC and public comment email.

Thank you,

Gwen Peirce
Administrative Manager
Town of Palm Beach

Begin forwarded message:

> **From:** John Lindgren <JLindgren@TownofPalmBeach.com>
> **Date:** June 28, 2018 at 9:38:17 AM EDT
> **To:** Gwendolynn Peirce <gpeirce@TownOfPalmBeach.com>
> **Cc:** Antonette Fabrizi <afabrizi@TownOfPalmBeach.com>
> **Subject: FW: objections to applications for projects at 901 and 905 north ocean blvd.**
>
> FYI
>
> John Lindgren, AICP
> Planning Administrator
>
> Town of Palm Beach
> Planning, Zoning & Building Department
> 360 S. County Road
> Palm Beach, FL 33480
> Phone: 561-227-6414
> www.townofpalmbeach.com
>
> -----Original Message-----
> From: Joanlucier [mailto:joanflucier@gmail.com]
> Sent: Wednesday, June 27, 2018 7:41 AM
> To: John Lindgren <JLindgren@TownofPalmBeach.com>
> Subject: Re: objections to applications for projects at 901 and 905 north ocean blvd.
>
> Dear mayor, town council and architectural review commission:

We would like to go on record and stand in unison to all objections to applications for projects at 901 and 905 north ocean blvd. We are not able to appear at today's arcom meeting as we are out of town

Sincerely,

Alfred and Joan Lucier
218 Jamaica Lane

Sent from my iPhone

On Apr 23, 2018, at 4:14 PM, John Lindgren <JLindgren@TownofPalmBeach.com> wrote:

Ms. Lucier,

I have forwarded your e-mail to the ARCOM members and to the owners of the subject sites, as well as their professionals. I have also put a copy of your e-mail in the digital files for both the 901 NOB (B-034-2017) and 905 NOB (B-030-2017) projects.

John

John Lindgren, AICP

Planning Administrator

Town of Palm Beach

Planning, Zoning & Building Department

360 S. County Road

Palm Beach, FL 33480

Phone: 561-227-6414

www.townofpalmbeach.com

-----Original Message-----

From: joan lucier [mailto:joanflucier@gmail.com]

Sent: Monday, April 23, 2018 12:28 PM

To: John Lindgren <JLindgren@TownofPalmBeach.com>

Subject: objections to applications for projects at 901 and 905 north ocean blvd.

Dear Mayor, Town Council and Architectural Review Commission

We reside at 218 Jamaica Lane, several houses from the proposed large projects that would be situated at one of the most visible locations in the town and, effectively, the entry to the north end. We are concerned about and opposed these projects. The proposed projects which are scheduled to occur concurrently would destroy this unique and notable corner parcel. In the past few years, five new homes have been constructed on Jamaica Lane making it virtually impossible to access our homes at any given time. Commercial vehicles clogged the streets, rude comments and uncooperative workmen added to the general disaster. These were tiny projects compared to the upcoming construction. During the demolition, ear shattering noise continued for weeks on end, including some weekends along with dirt and debris floating toward our homes. We can imagine the disastrous results of the proposed upcoming projects.

Both of these proposed structures apparently meet zoning and arcom codes. however, there is the physical aspect to be considered.

Two large elongated homes running east/west on a lot which housed a single family, one story structure will not be aesthetically pleasing and incongruous to the neighboring properties.

We appreciate your service to the community and as residents of palm beach for 48 years, implore you to consider all concerns of our citizens.

sincerely,

alfred c. lucier, m.d.

joan f. lucier

Please be advised that under Florida law, e-mails and e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the Town of Palm Beach by phone at (561) 838-5400, or in writing: 360 S. County RD, Palm Beach, FL 33480.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: July 11, 2018

Section of Agenda
Development Review - Old Business

Agenda Title
Z-18-00094 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) Zoning District: B-A Beach Area The application of 916 SOUTH OCEAN BOULEVARD LLC (BRIAN STOCK, MANAGER), Applicant, relative to property located at **916 S OCEAN BLVD**, legal description on file, is described below. 1. 134-227 and 134-1474. Request for site plan approval and special exception to permit construction of a new 500 square foot beach cabana on the portion of the property lying east of S. Ocean Blvd. 2. 134-843(a)(7) and 134-843(a)(10). Request for a zero datum (point of measurement) for the construction of the proposed two story house of 21.5 feet North American Vertical Datum ("NAVD") in lieu of 17.56 feet NAVD allowed by Code. A building height plane variance and building height variance is requested in order to permit this new zero datum. [Applicant's Representative: Tim Hanlon Esq] [Architectural Review Commission Recommendation: Implementation of the proposed special exception with site plan review and variance will not cause negative architectural impact to the subject property. Motion carried 6-1.] [The Architectural Review Commission approved the project with conditions relating to the architecture only at the June 27, 2018 meeting. Carried 4-3.]

Presenter

ATTACHMENTS:

- **Memorandum Dated June 28, 2018 from Paul Castro, Acting Director of Planning, Zoning and Building**
- **Development Review Committee Comments**

TOWN OF PALM BEACH

Information for Town Council Meeting on: May 09, 2018

To: Mayor and Town Council

From: Paul W. Castro, Acting Director, Planning, Zoning & Building Department

Subject: **Z-18-00094 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARI**
916 S OCEAN BLVD

Date: June 28, 2018

STAFF RECOMMENDATION

Staff recommends that the Town Council require the applicant to meet all conditions and comments as provided for in the Development Review Comments (DRC) Report attached.

BACKGROUND

An application has been received for the following project:

REQUEST:

1. 134-227 and 134-1474. Request for site plan approval and special exception to permit construction of a new 500 square foot beach cabana on the portion of the property lying east of S. Ocean Blvd. 2. 134-843(a)(7) and 134-843(a)(10). Request for a zero datum (point of measurement) for the construction of the proposed two story house of 21.5 feet North American Vertical Datum (â€œNAVDâ€) in lieu of 17.56 feet NAVD allowed by Code. A building height plane variance and building height variance is requested in order to permit this new zero datum.

ADDRESS: 916 S OCEAN BLVD

OWNER: 916 SOUTH OCEAN BOULEVARD LLC

OWNER'S REPRESENTATIVE: ALLEY MAASS ROGERS AND LINDSAY PA

PROPERTY CONTROL NO.: 50-43-43-35-08-000-0020

ZONING DISTRICT: B-A Beach Area

LEGAL DESCRIPTION: LUCOM ADDITION LT 2 & TR B

Staff recommends that the Town Council consider the presentations by the applicant and Staff, as well as the report of the Development Review Committee (attached) and comments from interested parties regarding the application.

Attachment

cc: John C. Randolph, Town Attorney
pf & zf

PLANNING, ZONING AND BUILDING DEPARTMENT
Town of Palm Beach
360 S County Rd
Palm Beach, FL 33480

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 3/29/18

APPLICATION NO.: Z-18-00094 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

ADDRESS: 916 S OCEAN BLVD

DESCRIPTION: 1. 134-227 and 134-1474. Request for site plan approval and special exception to permit construction of a new 500 square foot beach cabana on the portion of the property lying east of S. Ocean Blvd. 2. 134-843(a)(7) and 134-843(a)(10). Request for a zero datum (point of measurement) for the construction of the proposed two story house of 21.5 feet North American Vertical Datum (â€œNAVDâ€) in lieu of 17.56 feet NAVD allowed by Code. A building height plane variance and building height variance is requested in order to permit this new zero datum.

DEPARTMENT	NAME/TITLE	DATE	COMMENT
BUILDING OFFICIAL	William Bucklew, Building Official	3/21/2018	No comments.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	4/27/2018	Provide a 10-foot wide underground utility easement along the street frontage(s) which excludes walls, large trees, and exfiltration trenches. Pedestrian gates, driveway trench drain(s), hedges, and irrigation and drainage pipes shallower than 30-inches in depth can be considered with a standard Easement Installation and Removal Agreement. Decorative driveways, walkways, and small motor court areas can be considered with a standard Driveway Agreement. Please update the plans removing the described Hardscape / Landscape (other than the driveway and walkway) from the footprint of the dedicated 10-foot wide utility easement and /or request the appropriate agreement(s). Once the undergrounding in the area has been completed, the unused portion of the easement may be petitioned for release to the property owner for additional improvements. The required sketch of a Stormwater System and coordination with Landscape Architect have been provided. The exfiltration calculations are not checked at this level of review.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	3/21/2018	The proposed square footage for this home requires sprinkler by Town of Palm Beach Ordinance
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	4/5/2018	The project will require review and approval by the Architectural Commission (ARCOM) as a major combination project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	3/21/2018	May require Flaggers and/or Detail Police Officers for traffic control.
PZB DIRECTOR			No Comment
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	5/16/2018	No Comment

PLANNING, ZONING AND BUILDING DEPARTMENT
Town of Palm Beach
360 S County Rd
Palm Beach, FL 33480

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 3/29/18

PZB - ZONING	Paul Castro, Zoning Administrator	4/26/2018	There appears to be no hardship to grant the height or building height plane variances. The property is deep and there is adequate room to construct a house to meet the building height plane requirement of the Zoning Code. An address request will also be required and the applicant is required to enter into a unity of title agreement to combined the beach cabana property with the proposed house. As a condition of approval staff recommends that the applicant provide the town with a utility easement or similar agreement to ensure that the underground utility project can be completed in the area.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: July 11, 2018

Section of Agenda

Development Review - Old Business

Agenda Title

Z-18-00096 VARIANCE(S) Zoning District: R B Low Density Residential The application of Thomas J. Harrington, as Trustee of the 1558 NORTH OCEAN WAY REALTY TRUST u/a/d March 3, 2017 and Thomas J. Harrington, as Trustee of the 1558 NORTH OCEAN WAY REALTY TRUST u/a/d March 2, 2017, Applicant, relative to property located at **1558 N OCEAN WAY**, legal description on file, is described below. Construction of a spa and water feature on a lot having an area of 29,145 square feet, thereby requiring the front yard setback to comply with those provisions of the R-A Zoning District despite the fact that the subject property is located in the R-B Zoning District. In connection with the proposed construction, the following variance is being requested: Section 134-843(0)(5): A request for a variance for the existing house with a front yard setback (east side of the property) of 32 feet in lieu of the 35 foot minimum required in the R-A Zoning District. [Applicant's Representative David E. Klein Esq] [Architectural Review Commission Recommendation: Implementation of the proposed variances for the rear yard setback and building height plane will cause negative architectural impact to the subject property; and implementation of the proposed variance for the existing home will not cause negative architectural impact to the subject property. Carried 6-1. The Architectural Review Commission approved the project at the June 27, 2018 meeting. Carried 7-0.]

Presenter

ATTACHMENTS:

- **Memorandum Dated June 28, 2018 from Paul Castro, Acting Director of Planning, Zoning and Building**
- **Development Review Committee Comments**

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 13, 2018

To: Mayor and Town Council

From: Paul W. Castro, Acting Director, Planning, Zoning & Building Department

Subject: **Z-18-00096 VARIANCE(S)**
1558 N OCEAN WAY

Date: June 28, 2018

STAFF RECOMMENDATION

Staff recommends that the Town Council require the applicant to meet all conditions and comments as provided for in the Development Review Comments (DRC) Report attached.

BACKGROUND

An application has been received for the following project:

REQUEST:

Construction of a 1,809 square foot, two-story, guest house on a lot having an area of 29,145 square feet, thereby requiring front and rear yard setbacks and building height plane provisions to comply with those provisions of the R-A Zoning District despite the fact that that the subject property is located in the R-B Zoning District. In connection with the proposed construction, the following variances are being requested: a. Section 134-843(a) (5): A request for a variance for the existing house with a front yard setback (east side of the property) of 32 feet in lieu of the 35 foot minimum required in the R-A Zoning District. b. Section 134-157 6: A request for a variance for the proposed guest house with a rear yard street side setback (west side of the property) of 30 feet in lieu of the 35 foot minimum required in the R-A Zoning District.
c. Section 134-843(a)(7): A request for a variance for the proposed guest house with a building height plane (west side of the property) of 30 feet in lieu of the 38 foot minimum required in the R-A Zoning District.

ADDRESS: 1558 N OCEAN WAY

OWNER: 1558 NORTH OCEAN WAY REALTY TRUST

OWNER'S REPRESENTATIVE: RABIDEAU LAW PA

PROPERTY CONTROL NO.: 50-43-42-34-02-000-0270

ZONING DISTRICT: R-B Low Density Residential

LEGAL DESCRIPTION: BOCA RATONE CO INLET SUB LTS 27 & 28 (LESS W 25FT)

Staff recommends that the Town Council consider the presentations by the applicant and Staff, as well as the report of the Development Review Committee (attached) and comments from interested parties regarding the application.

Attachment

cc: John C. Randolph, Town Attorney
pf & zf

PLANNING, ZONING AND BUILDING DEPARTMENT
Town of Palm Beach
360 S County Rd
Palm Beach, FL 33480

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 4/26/18

APPLICATION NO.: Z-18-00096 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 1558 N OCEAN WAY

DESCRIPTION:

Construction of a 1,809 square foot, two-story, guest house on a lot having an area of 29,145 square feet, thereby requiring front and rear yard setbacks and building height plane provisions to comply with those provisions of the R-A Zoning District despite the fact that that the subject property is located in the R-B Zoning District. In connection with the proposed construction, the following variances are being requested:
a. Section 134-843(a)(5): A request for a variance for the existing house with a front yard setback (east side of the property) of 32 feet in lieu of the 35 foot minimum required in the R-A Zoning District. b. Section 134-157 6: A request for a variance for the proposed guest house with a rear yard street side setback (west side of the property) of 30 feet in lieu of the 35 foot minimum required in the R-A Zoning District.
c. Section 134-843(a)(7): A request for a variance for the proposed guest house with a building height plane (west side of the property) of 30 feet in lieu of the 38 foot minimum required in the R-A Zoning District.

DEPARTMENT	NAME/TITLE	DATE	COMMENT
BUILDING OFFICIAL	William Bucklew, Building Official	4/20/2018	No comments at this time.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/1/2018	The required sketch of a Stormwater System and coordination with Landscape Architect have been provided. The exfiltration calculations are not checked at this level of review. Provide a 10-foot wide underground utility easements along the street frontage of North Ocean Boulevard and Arabian Road.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/1/2018	No fire code concerns with this project
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	6/1/2018	This project requires review and approval from the Architectural Commission (ARCOM) as a major combination project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	4/20/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	6/1/2018	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	6/4/2018	I do not know what the hardship is to grant a variance on a new house. The applicant is required to demonstrate to the satisfaction that there is a hardhship base on Sec. 134-201 of the Code of Ordinances.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: July 11, 2018

Section of Agenda

Development Review - Old Business

Agenda Title

Z-18-00097 SITE PLAN REVIEW Zoning District: R B Low Density Residential The application of 232 Bahama Lane, LLC (Manager of 232 Bahama Lane, LLC: Manager I, LLC. Manager of Manager I, LLC: E. Llwyd Ecclestone, Jr.), Applicant, relative to property located at **232 BAHAMA LN**, legal description on file, is described below. Site Plan Review to allow the construction of a 4,300 square foot, two story, single-family house on a non conforming platted lot, which is 90 feet in depth in lieu of the 100 foot depth required in the R B Zoning District. [Applicant's Representative David E. Klein Esq] [The Architectural Review Commission conditionally approved the architecture but deferred the landscaping to the July 27, 2018 meeting. Carried 6-1.] **Request for Deferral to the August 15, 2018 Town Council Meeting Per Letter Dated July 3, 2018 from David Klein**

Presenter

ATTACHMENTS:

- **Letter Dated July 3, 2018 From David Klein**

RABIDEAU LAW
PALM BEACH

David E. Klein, Esq.
direct: 561.402.7412
dklein@rabideau-law.com

July 3, 2018

Via E-Mail – pcastro@townofpalmbeach.com
& U.S. Mail
Mr. Paul Castro
Zoning Administrator
Town of Palm Beach
360 South County Road
Palm Beach, FL 33480

Re: Property: 232 Bahama Lane
Owner: 232 Bahama Lane, LLC
Variance #Z-18-00097

Dear Mr. Castro:

In connection with the above-referenced matter, I request that the variance matter that is scheduled to appear before Town Council on July 11, 2018 be deferred to the following Town Council Meeting occurring on August 15, 2018.

The matter will be heard at ARCOM on July 25, 2018 due to a vote for deferral by ARCOM at the June 27, 2018 meeting as to the landscaping.

Please let me know if you have any questions.

Sincerely,

David E. Klein

cc: Logan Elliott, via e-mail lelliott@townofpalmbeach.com
Kathleen Ruderman, via e-mail kruderman@townofpalmbeach.com
Kelly Churney, via e-mail kchurney@townofpalmbeach.com

TOWN OF PALM BEACH

Town Council Meeting Development Review on: July 11, 2018

Section of Agenda

Development Review - Old Business

Agenda Title

Z-18-00098 VARIANCE(S) Zoning District: R B Low Density Residential The application of GRISWOLD ALEXANDER H., Applicant, relative to property located at **249 MONTEREY RD**, legal description on file, is described below. The subject property is 21,200 square feet in total area. The applicant is requesting a variance to split the lot, which would result in a non conforming east side yard setback for the existing house. The two resulting lots would have the following areas: East lot - 10,200 square feet; and the West lot 11,000 square feet. Both parcels would exceed the minimum area requirement in the R B Zoning District, which is 10,000 square feet. All improvements will be removed from the East lot and the following variances are being requested in order to split the properties and return the West lot back to its previous condition: 1. An east side yard setback of 10.67 feet in lieu of the 15 foot minimum required in the R B Zoning District for the two story portion of the house. 2. An east side yard setback of 10.67 feet in lieu of the 12.5 foot minimum required in the R B Zoning District for the one story portion of the house. [Applicant's Representative Maura Ziska Esq] [The Architectural Review Commission approved the project at the June 27, 2018 meeting. Carried 7-0.]

Presenter

ATTACHMENTS:

- **Memorandum Dated June 28, 2018 from Paul Castro, Acting Director of Planning, Zoning and Building**
- **Development Review Committee Comments**
- **Letter Not Dated, From Griswold**

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 13, 2018

To: Mayor and Town Council

From: Paul W. Castro, Acting Director, Planning, Zoning & Building Department

Subject: **Z-18-00098 VARIANCE(S)**
249 MONTEREY RD

Date: June 28, 2018

STAFF RECOMMENDATION

Staff recommends that the Town Council require the applicant to meet all conditions and comments as provided for in the Development Review Comments (DRC) Report attached.

BACKGROUND

An application has been received for the following project:

REQUEST:

The subject property is 21,200 square feet in total area. The applicant is requesting a variance to split the lot which would result in a non-conforming east side yard setback for the existing house. The two resulting lots would have the following areas: East lot -t 0,200 square feet; and the West lot -11,000 square feet. Both parcels would exceed the minimum area requirement in the R-B Zoning District, which is 10,000 square feet. All improvements will be removed from the East lot and the following variances are being requested in order to split the properties and return the West lot back to its previous condition: 1. an east side yard setback of 10.67 feet in lieu of the 15 foot minimum required in the R-B Zoning District for the two story portion of the house.
2. an east side yard setback of 10.67 feet in lieu of the 12.5 foot minimum required in the R-B Zoning District for the one story portion of the house.

ADDRESS: 249 MONTEREY RD

OWNER: GRISWOLD ALEXANDER H &

OWNER'S REPRESENTATIVE: KOCHMAN & ZISKA PLC

PROPERTY CONTROL NO.: 50-43-43-03-13-000-0121

ZONING DISTRICT: R-B Low Density Residential

LEGAL DESCRIPTION: GREGORY ADDITION W 10 FT OF LT 12, LTS 14 & 16, E 10 FT OF LT 18 & EL ENCANTO PL 2 PB13P14 S 10 FT OF E 70 FT OF LT 45 & S 10 FT OF W 50 FT OF LT 46

Staff recommends that the Town Council consider the presentations by the applicant and Staff, as well as the report of the Development Review Committee (attached) and comments from interested parties regarding the application.

Attachment

cc: John C. Randolph, Town Attorney
pf & zf

PLANNING, ZONING AND BUILDING DEPARTMENT
Town of Palm Beach
360 S County Rd
Palm Beach, FL 33480

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 4/26/18

APPLICATION NO.: Z-18-00098 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 249 MONTEREY RD

DESCRIPTION: The subject property is 21,200 square feet in total area. The applicant is requesting a variance to split the lot which would result in a non-conforming east side yard setback for the existing house. The two resulting lots would have the following areas: East lot -t 0,200 square feet; and the West lot -11,000 square feet. Both parcels would exceed the minimum area requirement in the R-B Zoning District, which is 10,000 square feet. All improvements will be removed from the East lot and the following variances are being requested in order to split the properties and return the West lot back to its previous condition: 1. an east side yard setback of 10.67 feet in lieu of the 15 foot minimum required in the R-B Zoning District for the two story portion of the house.
2. an east side yard setback of 10.67 feet in lieu of the 12.5 foot minimum required in the R-B Zoning District for the one story portion of the house.

DEPARTMENT	NAME/TITLE	DATE	COMMENT
BUILDING OFFICIAL	William Bucklew, Building Official	4/20/2018	No comments at this time.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	5/31/2018	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	5/25/2018	No fire code concerns
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	5/29/2018	The demolition portion of this project will require review and approval from the Architectural Commission (ARCOM) as a major project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	4/20/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	6/1/2018	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	5/29/2018	There appears to be no hardship to split the lot and create a nonconforming house.

Dear Town Council,

I apologize I am not able to attend this meeting, but I had a previously planned a trip that could not be changed.

As a lifelong resident of this town, I have always valued the history and wonderful architecture that exists here. I purchased 249 Monterey as a home to raise a family. Unfortunately, my circumstances have changed and I no longer need such a big house or property. I have attempted to find a buyer for the property with no luck this season. That leaves me with two options. I can tear the house down and get staff approval for a lot split or try to keep the original house and come to you for a variance that will allow me to try to work with the original house and save it.

My desire is to save the house, which is why I, at considerable more time and expense, have come to you with this request. It may be helpful to understand that I have a 5 year history of renovating historic homes in Palm Beach and West Palm Beach. Examples include 155 Root Trail in Palm Beach and 277 Cordova Road and 285 and 290 Barcelona Road in El Cid. It is a passion of mine and I believe I handled each renovation with care and respect, bring these homes back to life and ensuring their preservation well into the future.

At the end of the day, my project is before you today not because it has to be, but because my desire is to save and renovate this wonderful home. It was brought to my attention that there was discussion about landmarking or a deed restriction as part of this process. Although it is not something I would rule out in the future, I can not agree to that at this point as I do not have the flexibility to restrict my options and the marketability of my property at this moment in time.

Ultimately it is up to the council on how I proceed with it and will take whatever path the council deems the correct one.

Thank you for your time.

Best,

Alex Hufty Griswold

TOWN OF PALM BEACH

Town Council Meeting Development Review on: July 11, 2018

Section of Agenda

Development Review - Old Business

Agenda Title

Z-18-00100 VARIANCE(S) Zoning District: R A Estate Residential The application of Nedim Soylemez (contract purchaser), Applicant, relative to property located at **1030 S OCEAN BLVD**, legal description on file, is described below. 1. Request for a variance to allow the construction of a new 13,049 square foot two-story residence with a point of measurement of 17.17 feet North American Vertical Datum ("NAVD") in lieu of the 15.16 foot NAVD maximum allowed for the (i) overall building height and (ii) building height. 2. A request to have a building height plane setback 53.16 feet in lieu of the 69 foot minimum setback required for the gable end pediment architectural feature. [Applicant's Representative Maura Ziska Esq] [Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause negative architectural impact to the subject property. Carried 4-3. The Architectural Review Commission approved the project at the June 27, 2018 meeting. Carried 5-2.]

Presenter

ATTACHMENTS:

- **Memorandum Dated June 28, 2018 from Paul Castro, Acting Director of Planning, Zoning and Building**
- **Development Review Committee Comments**

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 13, 2018

To: Mayor and Town Council

From: Paul W. Castro, Acting Director, Planning, Zoning & Building Department

Subject: **Z-18-00100 VARIANCE(S)**
1030 S OCEAN BLVD

Date: June 28, 2018

STAFF RECOMMENDATION

Staff recommends that the Town Council require the applicant to meet all conditions and comments as provided for in the Development Review Comments (DRC) Report attached.

BACKGROUND

An application has been received for the following project:

REQUEST:

1. Request for a variance to allow the construction of a new 13,049 square foot two story residence with a point of measurement of 17.17 feet North American Vertical Datum ("NAVD") in lieu of the 15.16 foot NAVD maximum allowed for the (i) overall building height and (ii) building height. 2. A request to have a building height plane setback 53.16 feet in lieu of the 69 foot minimum setback required for the gable end pediment architectural feature.

ADDRESS: 1030 S OCEAN BLVD

OWNER: PORRECA VANESSA

OWNER'S REPRESENTATIVE: KOCHMAN & ZISKA PLC

PROPERTY CONTROL NO.: 50-43-43-35-00-002-0220

ZONING DISTRICT: R-A Estate Residential

LEGAL DESCRIPTION: 35-43-43, E 212.19 FT OF S 156.15 FT OF N 704.58 FT OF GOV LT 2 W OF OCEAN BLVD AS INOR1720P856

Staff recommends that the Town Council consider the presentations by the applicant and Staff, as well as the report of the Development Review Committee (attached) and comments from interested parties regarding the application.

Attachment

cc: John C. Randolph, Town Attorney
pf & zf

PLANNING, ZONING AND BUILDING DEPARTMENT
Town of Palm Beach
360 S County Rd
Palm Beach, FL 33480

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 4/26/18

APPLICATION NO.: Z-18-00100 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 1030 S OCEAN BLVD

DESCRIPTION: 1. Request for a variance to allow the construction of a new 13,049 square foot two story residence with a point of measurement of 17.17 feet North American Vertical Datum ("NAVD") in lieu of the 15.16 foot NAVD maximum allowed for the (i) overall building height and (ii) building height. 2. A request to have a building height plane setback 53.16 feet in lieu of the 69 foot minimum setback required for the gable end pediment architectural feature.

DEPARTMENT	NAME/TITLE	DATE	COMMENT
BUILDING OFFICIAL	William Bucklew, Building Official	4/19/2018	No comments at this time.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/1/2018	The required sketch of a Stormwater System and coordination with Landscape Architect have been provided. The exfiltration calculations are not checked at this level of review. The 10-foot wide underground utility easements along the street frontages of Via Palma, South Ocean Boulevard and Algoma Road has been shown.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	4/19/2018	Town Ordinance will require the structure to be fully sprinkled.
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	6/1/2018	This project requires review and approval from the Architectural Commission (ARCOM) as a major combination project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	4/23/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	6/1/2018	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	6/1/2018	I do not understand what the hardship is to granted the requested variance for this new house. Should comply with the Town's Zoning Code requirements.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: July 11, 2018

Section of Agenda

Development Review - New Business

Agenda Title

Z-18-00101 SITE PLAN REVIEW Zoning District: R- D(2) High Density Residential The application of Patrician of Palm Beach Condo Apartments Inc. (Richard J. Brzeczek, President), Applicant, relative to property located at **3450 S OCEAN BLVD SUITE: SITE**, legal description on file, is described below. Site Plan Modification Application to install a 564 sq. ft. canopy on pool deck.
[Applicant's Representative: Jeremy Shir Esq]

Presenter

ATTACHMENTS:

- **Memorandum Dated June 28, 2018 from Paul Castro, Acting Director of Planning, Zoning and Building**
- **Development Review Committee Comments**

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 11, 2018

To: Mayor and Town Council

From: Paul W. Castro, Acting Director, Planning, Zoning & Building Department

Subject: **Z-18-00101 SITE PLAN REVIEW**
3450 S OCEAN BLVD SUITE: SITE

Date: June 28, 2018

STAFF RECOMMENDATION

Staff recommends that the Town Council require the applicant to meet all conditions and comments as provided for in the Development Review Comments (DRC) Report attached.

BACKGROUND

An application has been received for the following project:

REQUEST:

Site Plan Modification Application to install a 564 sq. ft. canopy on pool deck.

ADDRESS: 3450 S OCEAN BLVD SUITE: SITE

OWNER: PATRICIAN OF PALM BEACH COND

OWNER'S REPRESENTATIVE: PATRICIAN OF PALM BEACH COND

PROPERTY CONTROL NO.: 50-43-44-35-03-000-0000

ZONING DISTRICT: R-D(2) High Density Residential

LEGAL DESCRIPTION:

Staff recommends that the Town Council consider the presentations by the applicant and Staff, as well as the report of the Development Review Committee (attached) and comments from interested parties regarding the application.

Attachment

cc: John C. Randolph, Town Attorney
pf & zf

PLANNING, ZONING AND BUILDING DEPARTMENT
Town of Palm Beach
360 S County Rd
Palm Beach, FL 33480

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 5/29/18

APPLICATION NO.: Z-18-00101 **APPLICATION TYPE:** SITE PLAN REVIEW

ADDRESS: 3450 S OCEAN BLVD SUITE: SITE

DESCRIPTION: Site Plan Modification Application to install a 564 sq. ft. canopy on pool deck.

DEPARTMENT	NAME/TITLE	DATE	COMMENT
BUILDING OFFICIAL	William Bucklew, Building Official	5/7/2018	No comments at this time.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/29/2018	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	5/25/2018	No fire code concerns
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	6/24/2018	I have no comments regarding this application.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	5/3/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	6/1/2018	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	5/29/2018	There are no zoning issues related to this application.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: July 11, 2018

Section of Agenda
Development Review - New Business

Agenda Title
Z-18-00104 SPECIAL EXCEPTION Zoning District: C-TS Town Serving Commercial The application of Ocean Sandwiches, Inc. (Michael R. Cohen, President) Applicant, Owner, relative to property located at **363 S COUNTY RD SUITE: A**, legal description on file, is described below. Section 134 1111(b) An application for a Special Exception to add 8 outdoor seats to Ocean Sandwiches, which is a merchant retail take out only business. The proposed seats would be in the courtyard area in front of the store. See Exhibit "D" for conditions. [Applicant's Representative: Peter Broberg] [Landmarks Preservation Commission Recommendation: Implementation of the proposed special exception will not cause negative architectural impact to the subject landmarked property. Carried 7-0.]

Presenter

ATTACHMENTS:

- **Memorandum Dated June 28, 2018 from Paul Castro, Acting Director of Planning, Zoning and Building**
- **Development Review Committee Comments**

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 11, 2018

To: Mayor and Town Council

From: Paul W. Castro, Acting Director, Planning, Zoning & Building Department

Subject: **Z-18-00104 SPECIAL EXCEPTION**
363 S COUNTY RD SUITE: A

Date: June 28, 2018

STAFF RECOMMENDATION

Staff recommends that the Town Council require the applicant to meet all conditions and comments as provided for in the Development Review Comments (DRC) Report attached.

BACKGROUND

An application has been received for the following project:

REQUEST:

Section 134-1111(b)-An application for a Special Exception to add 8 outdoor seats to Ocean Sandwiches, which is a merchant retail take-out only business. The proposed seats would be in the courtyard area in front of the store. See Exhibit "D" for conditions.

ADDRESS: 363 S COUNTY RD SUITE: A

OWNER: PALM BEACH INN LLC

OWNER'S REPRESENTATIVE: COE & BROBERG LLP

PROPERTY CONTROL NO.: 50-43-43-23-05-008-0080

ZONING DISTRICT: C-TS Town-Serving Commercial

LEGAL DESCRIPTION: ROYAL PARK ADD LTS 8 TO 10 INC BLK 8

Staff recommends that the Town Council consider the presentations by the applicant and Staff, as well as the report of the Development Review Committee (attached) and comments from interested parties regarding the application.

Attachment

cc: John C. Randolph, Town Attorney
pf & zf

PLANNING, ZONING AND BUILDING DEPARTMENT
Town of Palm Beach
360 S County Rd
Palm Beach, FL 33480

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 5/22/18

APPLICATION NO.: Z-18-00104 **APPLICATION TYPE:** SPECIAL EXCEPTION

ADDRESS: 363 S COUNTY RD SUITE: A

DESCRIPTION: Section 134-1111(b)-An application for a Special Exception to add 8 outdoor seats to Ocean Sandwiches, which is a merchant retail take-out only business. The proposed seats would be in the courtyard area in front of the store. See Exhibit "D" for conditions.

DEPARTMENT	NAME/TITLE	DATE	COMMENT
BUILDING OFFICIAL	William Bucklew, Building Official	5/21/2018	Must maintain current accessibility.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/29/2018	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/18/2018	Outdoor seating still must have the exit and egress aisle for people to exit the area.
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	6/24/2018	I have no comment regarding this application.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	5/24/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	6/1/2018	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	5/29/2018	No objection to the outdoor seats.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: July 11, 2018

Section of Agenda
Development Review - New Business

Agenda Title
Z-18-00105 SPECIAL EXCEPTION Zoning District: C-TS Town Serving Commercial The application of Pizza Al Fresco, LLC, Applicant, relative to property located at **14 VIA MIZNER**, legal description on file, is described below. Special Exception to modify existing Special Exceptions (Nos. 3 2006, 4 2012 and 10 2013) to move six (6) bar seats from their existing interior location to a new interior bar location. No new seats are to be added. [Applicant's Representative: Tim Hanlon Esq]

Presenter

ATTACHMENTS:

- **Memorandum Dated June 29, 2018 from Paul Castro, Acting Director of Planning, Zoning and Building**
- **Development Review Committee Comments**

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 11, 2018

To: Mayor and Town Council

From: Paul W. Castro, Acting Director, Planning, Zoning & Building Department

Subject: **Z-18-00105 SPECIAL EXCEPTION**
14 VIA MIZNER

Date: June 29, 2018

STAFF RECOMMENDATION

Staff recommends that the Town Council require the applicant to meet all conditions and comments as provided for in the Development Review Comments (DRC) Report attached.

BACKGROUND

An application has been received for the following project:

REQUEST:

Special Exception to modify existing Special Exceptions (Nos. 3-2006, 4-2012 and 10-2013) to move six (6) bar seats from their existing interior location to a new interior bar location. No new seats are to be added.

ADDRESS: 14 VIA MIZNER

OWNER: CITY NATIONAL BANK OF FLORIDA

OWNER'S REPRESENTATIVE: ALLEY MAASS ROGERS AND LINDSAY PA

PROPERTY CONTROL NO.: 50-43-43-27-71-001-1080

ZONING DISTRICT: C-TS Town-Serving Commercial

LEGAL DESCRIPTION: VIA MIZNER SOUTH COND UNIT C-108S

Staff recommends that the Town Council consider the presentations by the applicant and Staff, as well as the report of the Development Review Committee (attached) and comments from interested parties regarding the application.

Attachment

cc: John C. Randolph, Town Attorney
pf & zf

PLANNING, ZONING AND BUILDING DEPARTMENT
Town of Palm Beach
360 S County Rd
Palm Beach, FL 33480

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 5/22/18

APPLICATION NO.: Z-18-00105 **APPLICATION TYPE:** SPECIAL EXCEPTION

ADDRESS: 14 VIA MIZNER

DESCRIPTION: Special Exception to modify existing Special Exceptions (Nos. 3-2006, 4-2012 and 10-2013) to move six (6) bar seats from their existing interior location to a new interior bar location. No new seats are to be added.

DEPARTMENT	NAME/TITLE	DATE	COMMENT
BUILDING OFFICIAL	William Bucklew, Building Official	5/21/2018	No comments at this time.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/29/2018	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/18/2018	The proposed change must conform with the occupancy density of rthe location. The chairs cannot block exit and egress access within the building.
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	6/24/2018	I have no comment regarding this application.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	5/25/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	6/1/2018	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	5/29/2018	I have no objection to the request to move the bar location.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: July 11, 2018

Section of Agenda

Development Review - New Business

Agenda Title

Z-18-00106 SITE PLAN REVIEW WITH VARIANCE(S) Zoning District: R-A Estate Residential The application of Francesco Galesi, as Trustee of the Francesco Galesi Revocable Trust, Applicant, relative to property located at **19 GOLFVIEW RD,** legal description on file, is described below. 1. Applicants request site plan approval to construct a 491 square foot one room addition on a platted lot that is 130' deep in lieu of the 150' minimum required and with a lot area of 17,165 square feet in lieu of 20,000 square feet minimum required in the R-A district. 2. Applicants request a variance to permit construction of a one room addition in the street side yard with a setback of 27.5' in lieu of 35' minimum required in the R-A district. [Applicant's Representative: Tim Hanlon Esq] [Landmarks Preservation Commission Recommendation: Implementation of the proposed site plan review with variances will not cause negative architectural impact to the subject landmarked property. Carried 7-0.]

Presenter

ATTACHMENTS:

- **Memorandum Dated June 29, 2018 from Paul Castro, Acting Director of Planning, Zoning and Building**
- **Development Review Committee Comments**

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 11, 2018

To: Mayor and Town Council

From: Paul W. Castro, Acting Director, Planning, Zoning & Building Department

Subject: **Z-18-00106 SITE PLAN REVIEW WITH VARIANCE(S)**
19 GOLFVIEW RD

Date: June 29, 2018

STAFF RECOMMENDATION

Staff recommends that the Town Council require the applicant to meet all conditions and comments as provided for in the Development Review Comments (DRC) Report attached.

BACKGROUND

An application has been received for the following project:

REQUEST:

1. Applicants request site plan approval to construct a 491 square foot one room addition on a platted lot that is 130' deep in lieu of the 150' minimum required and with a lot area of 17,165 square feet in lieu of 20,000 square feet minimum required in the R-A district. 2. Applicants request a variance to permit construction of a one room addition in the street side yard with a setback of 27.5' in lieu of 35' minimum required in the R-A district.

ADDRESS: 19 GOLFVIEW RD

OWNER: GALESI FRANCESCO TR

OWNER'S REPRESENTATIVE: ALLEY MAASS ROGERS AND LINDSAY PA

PROPERTY CONTROL NO.: 50-43-43-26-02-000-0190

ZONING DISTRICT: R-A Estate Residential

LEGAL DESCRIPTION: GOLF VIEW LT 19

Staff recommends that the Town Council consider the presentations by the applicant and Staff, as well as the report of the Development Review Committee (attached) and comments from interested parties regarding the application.

Attachment

cc: John C. Randolph, Town Attorney
pf & zf

PLANNING, ZONING AND BUILDING DEPARTMENT
Town of Palm Beach
360 S County Rd
Palm Beach, FL 33480

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 5/22/18

APPLICATION NO.: Z-18-00106 **APPLICATION TYPE:** SITE PLAN REVIEW WITH VARIANCE(S)

ADDRESS: 19 GOLFVIEW RD

DESCRIPTION: 1. Applicants request site plan approval to construct a 491 square foot one room addition on a platted lot that is 130' deep in lieu of the 150' minimum required and with a lot area of 17,165 square feet in lieu of 20,000 square feet minimum required in the R-A district. 2. Applicants request a variance to permit construction of a one room addition in the street side yard with a setback of 27.5' in lieu of 35' minimum required in the R-A district.

DEPARTMENT	NAME/TITLE	DATE	COMMENT
BUILDING OFFICIAL	William Bucklew, Building Official	5/21/2018	No comments at this time.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/29/2018	The required sketch of a Stormwater System and coordination with Landscape Architect have been provided. The exfiltration calculations are not checked at this level of review.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/18/2018	There are no fire code concerns with this proposed project
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	6/24/2018	This application requires Landmarks Preservation Commission (LPC) review and approval as a combination project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	5/25/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	6/1/2018	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	5/29/2018	There appears to be no hardship to grant a variance for the proposed addition.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: July 11, 2018

Section of Agenda
Development Review - New Business

Agenda Title
Z-18-00107 VARIANCE(S) Zoning District: R-A Estate Residential The application of Keith and Linda Beaty, Applicant, relative to property located at **395 CARIBBEAN RD**, legal description on file, is described below. A variance request to construct a decked boat lift that will have a 22.4 foot setback from the seawall in lieu of the 6 foot maximum allowed when west of the U.S. Pierhead Line. [Applicant's Representative: Maura Ziska Esq]

Presenter

ATTACHMENTS:

- **Memorandum Dated June 29, 2018 from Paul Castro, Acting Director of Planning, Zoning and Building**
- **Development Review Committee Comments**
- **Letter Dated May 21, 2018 From Fernandez**

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 11, 2018

To: Mayor and Town Council

From: Paul W. Castro, Acting Director, Planning, Zoning & Building Department

Subject: **Z-18-00107 VARIANCE(S)**
395 CARIBBEAN RD

Date: June 29, 2018

STAFF RECOMMENDATION

Staff recommends that the Town Council require the applicant to meet all conditions and comments as provided for in the Development Review Comments (DRC) Report attached.

BACKGROUND

An application has been received for the following project:

REQUEST:

A variance request to construct a decked boat lift that will have a 22.4 foot setback from the seawall in lieu of the 6 foot maximum allowed when west of the U.S. Pierhead Line.

ADDRESS: 395 CARIBBEAN RD

OWNER: BEATY KEITH &

OWNER'S REPRESENTATIVE: KOCHMAN & ZISKA PLC

PROPERTY CONTROL NO.: 50-43-42-34-03-000-0741

ZONING DISTRICT: R-A Estate Residential

LEGAL DESCRIPTION: BOCA RATONE CO LAKE FRONT ADD TH PT OF LT 74 & LT E AS IN OR3585P1681

Staff recommends that the Town Council consider the presentations by the applicant and Staff, as well as the report of the Development Review Committee (attached) and comments from interested parties regarding the application.

Attachment

cc: John C. Randolph, Town Attorney
pf & zf

PLANNING, ZONING AND BUILDING DEPARTMENT
Town of Palm Beach
360 S County Rd
Palm Beach, FL 33480

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 5/22/18

APPLICATION NO.: Z-18-00107 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 395 CARIBBEAN RD

DESCRIPTION: A variance request to construct a decked boat lift that will have a 22.4 foot setback from the seawall in lieu of the 6 foot maximum allowed when west of the U.S. Pierhead Line.

DEPARTMENT	NAME/TITLE	DATE	COMMENT
BUILDING OFFICIAL	William Bucklew, Building Official	5/21/2018	No comments at this time.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/29/2018	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/28/2018	The plans will need to follow the provisions of NFPA 303 for electrical and fire department access
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	6/28/2018	I have no comments regarding this application.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	5/18/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER			No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	5/29/2018	There is no hardship for the proposed variance. The only dock allowed in this area ia a "marginal" dock which can only be 6 feet past the bulkhead.

From:	Kelly Churney
To:	Paul Castro; Kathleen Ruderman
Subject:	FW: Z-18-00107 - 395 Caribbean Road
Date:	Tuesday, May 29, 2018 8:15:34 AM

FYI

Kelly Churney
Office Assistant III

Town of Palm Beach
Planning, Zoning & Building
360 S. County Rd.
Palm Beach, FL 33480
561-227-6408
561-835-4621 (fax)
www.townofpalmbeach.com

From: Maura Ziska [mailto:MZiska@floridawills.com]
Sent: Friday, May 25, 2018 6:05 PM
To: Kelly Churney <KChurney@TownofPalmBeach.com>; Courtney Hudak <CHudak@floridawills.com>
Subject: Z-18-00107 - 395 Caribbean Road

Kelly see below email in support of the above project for the boat lift. Thanks. Maura

Maura A. Ziska, Esq.
Kochman & Ziska PLC
222 Lakeview Avenue, Suite 1500
West Palm Beach, FL 33401
561-802-8960 (telephone)
561-802-8995 (fax)
This electronic message transmission contains information from the law firm of Kochman & Ziska PLC which may be confidential or privileged. The information is intended to be for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited.

---------- Forwarded message ---------
From: lillian fernandez <lillian@lfinteriors.net>
Date: Mon, May 21, 2018 at 2:58 PM
Subject: dock
To: Keith Beaty <kdbeaty@gmail.com>

Linda and Keith
We just received the zoning application for your new dock. We give you our full support. Let me know if there is anything we can do to help with the process
Lillian and Luis

Lillian Fernandez
Lillian Fernandez Interiors, Inc.
318 Caribbean Road
Palm Beach, FL 33480
lillian@lfinteriors.net
561-371-8849

--
Keith Beaty

TOWN OF PALM BEACH

Town Council Meeting Development Review on: July 11, 2018

Section of Agenda
Development Review - New Business

Agenda Title
Z-18-00108 SPECIAL EXCEPTION WITH VARIANCE(S) Zoning District: C-TS Town Serving Commercial The application of Palm Beach Hotel Condominium Association, Inc., Applicant, relative to property located at **235 SUNRISE AVE SUITE: CM 23**, legal description on file, is described below.
A request for a variance and a special exception to expand a non conforming use ("hotel") to incorporate a 3,200 square foot space on the ground floor to be used as a gym which is an accessory use to the condominium hotel. [Applicant's Representative: Maura Ziska Esq]

Presenter

ATTACHMENTS:

- **Memorandum Dated June 29, 2018 from Paul Castro, Acting Director of Planning, Zoning and Building**
- **Development Review Committee Comments**

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 11, 2018

To: Mayor and Town Council

From: Paul W. Castro, Acting Director, Planning, Zoning & Building Department

Subject: **Z-18-00108 SPECIAL EXCEPTION WITH VARIANCE(S)**
235 SUNRISE AVE SUITE: CM 23

Date: June 29, 2018

STAFF RECOMMENDATION

Staff recommends that the Town Council require the applicant to meet all conditions and comments as provided for in the Development Review Comments (DRC) Report attached.

BACKGROUND

An application has been received for the following project:

REQUEST:

A request for a variance and a special exception to expand a non-conforming use ("hotel") to incorporate a 3,200 square foot space on the ground floor to be used as a gym which is an accessory use to the condominium-hotel.

ADDRESS: 235 SUNRISE AVE SUITE: CM 23

OWNER: PALM BEACH HOTEL CONDOMINIUM A

OWNER'S REPRESENTATIVE: KOCHMAN & ZISKA PLC

PROPERTY CONTROL NO.: 50-43-43-15-28-001-0230

ZONING DISTRICT: C-TS Town-Serving Commercial

LEGAL DESCRIPTION: PALM BEACH HOTEL COND COMMERCIAL UNIT C-23

Staff recommends that the Town Council consider the presentations by the applicant and Staff, as well as the report of the Development Review Committee (attached) and comments from interested parties regarding the application.

Attachment

cc: John C. Randolph, Town Attorney
pf & zf

PLANNING, ZONING AND BUILDING DEPARTMENT
Town of Palm Beach
360 S County Rd
Palm Beach, FL 33480

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 5/22/18

APPLICATION NO.: Z-18-00108 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH VARIANCE(S)

ADDRESS: 235 SUNRISE AVE SUITE: CM 23

DESCRIPTION: A request for a variance and a special exception to expand a non-conforming use ("hotel") to incorporate a 3,200 square foot space on the ground floor to be used as a gym which is an accessory use to the condominium-hotel.

DEPARTMENT	NAME/TITLE	DATE	COMMENT
BUILDING OFFICIAL	William Bucklew, Building Official	5/25/2018	No comment at this time.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/29/2018	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/18/2018	The proposed project does not have any fire code concerns in the proposal. All exit and egress required for the space must be incorporated into the design.
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	6/24/2018	I have no comments regarding this application.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	5/18/2018	Per Debby Morakis, MBTO, Office Manager for PZ&B, 235 Sunrise Ave. #CM23-CM26 Trainers Gym of Palm Beach LLC & Palm Beach Hotel has no BTR. DMorakis@TownofPalmBeach.com
PZB DIRECTOR			No Comment
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	6/1/2018	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	5/29/2018	If approved, the applicant shall be required to obtain building permits for all unauthorized work within the tenant space. The applicant is requesting to use this space for a gym for hotel residents and guests. If a triainer is using the facility they will be required to obtain a buisness tax reciept.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: July 11, 2018

Section of Agenda

Development Review - New Business

Agenda Title

Z-18-00109 SPECIAL EXCEPTION Zoning District: C-WA Worth Avenue
The application of Hái House Palm Beach (Manuel Bornia, Principal), Applicant, Owner, relative to property located at **150 WORTH AVE SUITE: 234**, legal description on file, is described below. A request for special exception approval to operate a new restaurant at 150 Worth Avenue Suite 234, called "Hai House Palm Beach", which will replace the previous restaurant "Costa". The new restaurant will occupy the same square footage (5,243) and have the same number of total seats (151) and outdoor seats (14) as the prior restaurant. The applicant agrees to be bound by all existing conditions of approval (see attached Exhibit "F"). [Applicant's Representative: Maura Ziska Esq]

Presenter

ATTACHMENTS:

- **Memorandum Dated June 29, 2018 from Paul Castro, Acting Director of Planning, Zoning and Building**
- **Development Review Committee Comments**
- **Letter Dated May 23, 2018 From Nielson**
- **Letter Dated June 25, 2018 From Bresnan**
- **Letter Dated June 25, 2018 From Copeland**
- **Letter Dated June 25, 2018 From Copeland**
- **Letter Dated June 25, 2018 From Stanton**
- **Letter Dated June 25, 2018 From Stanton**

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 11, 2018

To: Mayor and Town Council

From: Paul W. Castro, Acting Director, Planning, Zoning & Building Department

Subject: **Z-18-00109 SPECIAL EXCEPTION**
150 WORTH AVE SUITE: 234

Date: June 29, 2018

STAFF RECOMMENDATION

Staff recommends that the Town Council require the applicant to meet all conditions and comments as provided for in the Development Review Comments (DRC) Report attached.

BACKGROUND

An application has been received for the following project:

REQUEST:

A request for special exception approval to operate a new restaurant at 150 Worth Avenue Suite 234, called "Hai House Palm Beach", which will replace the previous restaurant "Costa". The new restaurant will occupy the same square footage (5,243) and have the same number of total seats (151) and outdoor seats (14) as the prior restaurant. The applicant agrees to be bound by all existing conditions of approval (see attached Exhibit "F").

ADDRESS: 150 WORTH AVE SUITE: 234

OWNER: WILSON 150 WORTH LLC

OWNER'S REPRESENTATIVE: KOCHMAN & ZISKA PLC

PROPERTY CONTROL NO.: 50-43-43-23-05-017-0010

ZONING DISTRICT: C-WA Worth Avenue

LEGAL DESCRIPTION: ROYAL PARK ADD TO PB LT 1 (LESS NW TRGLR PAR S COUNTY RD R/W) & LTS 2 THRU 24 BLK 17

Staff recommends that the Town Council consider the presentations by the applicant and Staff, as well as the report of the Development Review Committee (attached) and comments from interested parties regarding the application.

Attachment

cc: John C. Randolph, Town Attorney
pf & zf

PLANNING, ZONING AND BUILDING DEPARTMENT
Town of Palm Beach
360 S County Rd
Palm Beach, FL 33480

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 5/22/18

APPLICATION NO.: Z-18-00109 **APPLICATION TYPE:** SPECIAL EXCEPTION

ADDRESS: 150 WORTH AVE SUITE: 234

DESCRIPTION: A request for special exception approval to operate a new restaurant at 150 Worth Avenue Suite 234, called "Hai House Palm Beach", which will replace the previous restaurant "Costa". The new restaurant will occupy the same square footage (5,243) and have the same number of total seats (151) and outdoor seats (14) as the prior restaurant. The applicant agrees to be bound by all existing conditions of approval (see attached Exhibit "F").

DEPARTMENT	NAME/TITLE	DATE	COMMENT
BUILDING OFFICIAL	William Bucklew, Building Official	5/25/2018	Code Enforcement Case for unpermitted kitchen must be resolved before any permits or licenses and occupancy can be allowed.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/29/2018	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/18/2018	The building shouold have a building and fire department inspection prior to being given a business license to ensure all code concerns fromt he previos tenant are corrected.
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	6/24/2018	I have no comments regarding this application.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	5/18/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	6/1/2018	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	5/29/2018	If approved, the appicant shall be required to obtain building permits for all of the kitchen equipment that was installed without permits for the previous restaurant tenant. The applicant is required to demonstrate to the satisfaction of the Town Council that the proposed new restaurant will be Town-serving. The Town-serving documentation is attached as "Exhibit E" in the application. The restaurant should be required to meet all previous conditions of approval as identified in "Exhibit F" of the application.

The Reverend Doctor Barbara H. Nielsen
The Kirkland House 4A
101 Worth Avenue
Palm Beach, Florida 33480

RECEIVED
JUN 01 2018
Town of Palm Beach
PZB Dept

Wednesday, May 23, 2018

Zoning Case Number Z-18-00110

Subject Address: 150 Worth Ave.

To: Town of Palm Beach

I am submitting my written appeal to the said Special Exception on referenced

Zone Case number Z-18-00110.

My objection is that loud noise and parties in residential areas of the City disturb the area residents, detrimentally affect the integrity and livability of the area.

Loud noise, outside events and parties that disturb the residential areas of the community should be prohibited by business owners whose establishment is so close to residential dwellings.

Sincerely,

The Rev. Dr. Barbara H. Nielsen

Reverend Dr. Barbara Nielsen

Sean Bresnan
236 Esplanade Way
Palm Beach, Florida 33480

TOWN OF PALM BEACH
JUN 27 2018
Town Manager's Office

June 25, 2018

Honorable Mayor Coniglio and Members of the Town Council
360 South County Road
Palm Beach, FL 33480

RE: Z-18-00109 (Hai House)
150 Worth Avenue, Palm Beach, Florida

Dear Madam Mayor and Members of the Town Council:

As a resident of Palm Beach living at 236 Esplanade Way, we want to express our support in having Hai House, a modern, up-scale Chinese restaurant, open in the Esplanade located at 150 Worth Avenue. We are very pleased to our dining opportunities continue to grow and believe that Chinese is the one cuisine that would be most desirable and non-competitive to other island restauranteurs.

We hope that you and your staff will agree and approve their application being heard on July 11th.

Thank you for your consideration.

Sincerely,

Sean Bresnan

John Copeland
231 Nightingale Trail
Palm Beach, Florida 33480

TOWN OF PALM BEACH
JUN 27 2018
GC
Town Manager's Office

June 25, 2018

Honorable Mayor Coniglio and Members of the Town Council
360 South County Road
Palm Beach, FL 33480

RE: Z-18-00109 (Hai House)
150 Worth Avenue, Palm Beach, Florida

Dear Madam Mayor and Members of the Town Council:

As a resident of Palm Beach living at 231 Nightingale Trail, we want to express our support in having Hai House, a modern, up-scale Chinese restaurant, open in the Esplanade located at 150 Worth Avenue. We are very pleased to our dining opportunities continue to grow and believe that Chinese is the one cuisine that would be most desirable and non-competitive to other island restauranteurs.

We hope that you and your staff will agree and approve their application being heard on July 11th.

Thank you for your consideration.

Sincerely,

John Copeland

John Copeland
231 Nightingale Trail
Palm Beach, Florida 33480

TOWN OF PALM BEACH
JUN 27 2018
Town Manager's Office

June 25, 2018

Honorable Mayor Coniglio and Members of the Town Council
360 South County Road
Palm Beach, FL 33480

RE: Z-18-00110 (Outdoor Events)
150 Worth Avenue, Palm Beach, Florida

Dear Madam Mayor and Members of the Town Council:

As a resident of Palm Beach living at 231 Nightingale Trail, we want to express our support to have outdoor events in the common area (interior via) of the Esplanade located at 150 Worth Avenue. We see this as an excellent opportunity for many of our island residents to come together and spend more time on the Avenue in a positive way. We are confident that all the events that will take place will be done with the utmost care and consideration of the nearby residents.

We hope that you and your staff will agree and approve their application being heard on July 11th.

Thank you for your consideration.

Sincerely,

John Copeland

Dan Stanton
214 Chilean Ave, Apt I
Palm Beach, Florida 33480

TOWN OF PALM BEACH
JUN 27 2018
Town Manager's Office

June 25, 2018

Honorable Mayor Coniglio and Members of the Town Council
360 South County Road
Palm Beach, FL 33480

RE: Z-18-00109 (Hai House)
150 Worth Avenue, Palm Beach, Florida

Dear Madam Mayor and Members of the Town Council:

As a resident of Palm Beach living at 214 Chilean Ave, Apt I., I want to express my support in having Hai House, a modern, up-scale Chinese restaurant, open in the Esplanade located at 150 Worth Avenue. We are very pleased to our dining opportunities continue to grow and believe that Chinese is the one cuisine that would be most desirable and non-competitive to other island restauranteurs.

We hope that you and your staff will agree and approve their application being heard on July 11th.

Thank you for your consideration.

Sincerely,

Dan Stanton

Dan Stanton
214 Chilean Ave, Apt I
Palm Beach, Florida 33480

TOWN OF PALM BEACH
JUN 27 2018
Town Manager's Office

June 25, 2018

Honorable Mayor Coniglio and Members of the Town Council
360 South County Road
Palm Beach, FL 33480

RE: Z-18-00110 (Outdoor Events)
150 Worth Avenue, Palm Beach, Florida

Dear Madam Mayor and Members of the Town Council:

As a resident of Palm Beach living at 214 Chilean Ave, Apt I., I want to express my support to have outdoor events in the common area (interior via) of the Esplanade located at 150 Worth Avenue. We see this as an excellent opportunity for many of our island residents to come together and spend more time on the Avenue in a positive way. We are confident that all the events that will take place will be done with the utmost care and consideration of the nearby residents.

We hope that you and your staff will agree and approve their application being heard on July 11th.

Thank you for your consideration.

Sincerely,

Dan Stanton

TOWN OF PALM BEACH

Town Council Meeting Development Review on: July 11, 2018

Section of Agenda

Development Review - New Business

Agenda Title

Z-18-00110 SPECIAL EXCEPTION Zoning District: C-WA Worth Avenue The application of WILSON 150 WORTH LLC, Applicant, relative to property located at **150 WORTH AVE SUITE: SITE**, legal description on file, is described below. A request for special exception approval is being requested to allow outdoor promotional events as a permitted special exception use in the C WA Zoning District for town serving outdoor promotional events at the Esplanade Building in the central courtyards. The proposed hours of operation will align with the store and restaurant hours to be Sunday through Thursday 7:00 AM to 10:00 PM and Friday and Saturday 7:00 AM to 11 :00 PM. Examples of outdoor promotional events is attached hereto as Exhibit "D". [Applicant's Representative: Maura Ziska Esq]

Presenter

ATTACHMENTS:

- **Memorandum Dated June 29, 2018 from Paul Castro, Acting Director of Planning, Zoning and Building**
- **Development Review Committee Comments**
- **Letter Dated May 23, 2018 From Nielsen**
- **Letter Dated June 25, 2018 from Crowell**
- **Letter Dated June 25, 2018 From Bresnan**
- **Letter Dated June 25, 2018 From Copeland**
- **Letter Dated June 25, 2018 From Copeland**
- **Letter Dated June 25, 2018 From Stanton**
- **Letter Dated June 25, 2018 From Stanton**
- **Letter Dated June 25, 2018 From Bresnan**
- **Letter Dated June 26, 2018 From Baker**

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 11, 2018

To: Mayor and Town Council

From: Paul W. Castro, Acting Director, Planning, Zoning & Building Department

Subject: **Z-18-00110 SPECIAL EXCEPTION**
150 WORTH AVE SUITE: SITE

Date: June 29, 2018

STAFF RECOMMENDATION

Staff recommends that the Town Council require the applicant to meet all conditions and comments as provided for in the Development Review Comments (DRC) Report attached.

BACKGROUND

An application has been received for the following project:

REQUEST:

A request for special exception approval is being requested to allow outdoor promotional events as a permitted special exception use in the C-WA Zoning District for town serving outdoor promotional events at the Esplanade Building in the central courtyards. The proposed hours of operation will align with the store and restaurant hours to be Sunday through Thursday 7:00 AM to 10:00 PM and Friday and Saturday 7:00 AM to 11 :00 PM. Examples of outdoor promotional events is attached hereto as Exhibit "D".

ADDRESS: 150 WORTH AVE SUITE: SITE

OWNER: WILSON 150 WORTH LLC

OWNER'S REPRESENTATIVE: KOCHMAN & ZISKA PLC

PROPERTY CONTROL NO.: 50-43-43-23-05-017-0010

ZONING DISTRICT: C-WA Worth Avenue

LEGAL DESCRIPTION: ROYAL PARK ADD TO PB LT 1 (LESS NW TRGLR PAR S COUNTY RD R/W) & LTS 2 THRU 24 BLK 17

Staff recommends that the Town Council consider the presentations by the applicant and Staff, as well as the report of the Development Review Committee (attached) and comments from interested parties regarding the application.

Attachment

cc: John C. Randolph, Town Attorney
pf & zf

PLANNING, ZONING AND BUILDING DEPARTMENT
Town of Palm Beach
360 S County Rd
Palm Beach, FL 33480

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 5/22/18

APPLICATION NO.: Z-18-00110 **APPLICATION TYPE:** SPECIAL EXCEPTION

ADDRESS: 150 WORTH AVE SUITE: SITE

DESCRIPTION: A request for special exception approval is being requested to allow outdoor promotional events as a permitted special exception use in the C-WA Zoning District for town serving outdoor promotional events at the Esplanade Building in the central courtyards. The proposed hours of operation will align with the store and restaurant hours to be Sunday through Thursday 7:00 AM to 10:00 PM and Friday and Saturday 7:00 AM to 11 :00 PM. Examples of outdoor promotional events is attached hereto as Exhibit "D".

DEPARTMENT	NAME/TITLE	DATE	COMMENT
BUILDING OFFICIAL	William Bucklew, Building Official	5/21/2018	No comments at this time.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/29/2018	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/28/2018	The property has outstanding fire code violations that have not been remidied at the time of the application. I woudl not support adding additional exposure until all fire code violations have been corrected.
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	6/24/2018	I have no comments regarding this application.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	5/18/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	6/1/2018	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	5/29/2018	Consider the later hours for outdoor promotional events until 11:00 p.m. Those hours may provide conflicts with the Winthrop house to the east. If approved, provide a Declaration of Use Agreement.

The Reverend Doctor Barbara H. Nielsen
The Kirkland House 4A
101 North Avenue
Palm Beach, Florida 33480

RECEIVED
JUN 01 2018
Town of Palm Beach
PZB Dept

Wednesday, May 23, 2018

Zoning Case Number Z-18-00110

Subject Address: 150 Worth Ave.

To: Town of Palm Beach

I am submitting my written appeal to the said Special Exception on referenced

Zone Case number Z-18-00110.

My objection is that loud noise and parties in residential areas of the City disturb the area residents, detrimentally affect the integrity and livability of the area.

Loud noise, outside events and parties that disturb the residential areas of the community should be prohibited by business owners whose establishment is so close to residential dwellings.

Sincerely,

The Rev. Dr. Barbara H. Nielsen

Reverend Dr. Barbara Nielsen

Cody Crowell: 100 Worth Ave, Palm Beach, FL 33480

Palm Beach, Florida 33480

June 25, 2018

Honorable Mayor Coniglio and Members of the Town Council
360 South County Road
Palm Beach, FL 33480

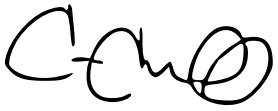
RE: Z-18-00110
150 Worth Avenue, Palm Beach, Florida

Dear Madam Mayor and Members of the Town Council:

We live at 100 Worth Avenue in Palm Beach, Florida and own 125 Worth Avenue. We support and encourage the Esplanade in their efforts to host out-door events in their courtyard areas. I believe this will add positive energy to Worth Avenue and create a fun and exciting environment.

Thank you for your leadership.

Sincerely,



Sean Bresnan
236 Esplanade Way
Palm Beach, Florida 33480

TOWN OF PALM BEACH
JUN 27 2018
Town Manager's Office

June 25, 2018

Honorable Mayor Coniglio and Members of the Town Council
360 South County Road
Palm Beach, FL 33480

RE: Z-18-00109 (Hai House)
150 Worth Avenue, Palm Beach, Florida

Dear Madam Mayor and Members of the Town Council:

As a resident of Palm Beach living at 236 Esplanade Way, we want to express our support in having Hai House, a modern, up-scale Chinese restaurant, open in the Esplanade located at 150 Worth Avenue. We are very pleased to our dining opportunities continue to grow and believe that Chinese is the one cuisine that would be most desirable and non-competitive to other island restauranteurs.

We hope that you and your staff will agree and approve their application being heard on July 11th.

Thank you for your consideration.

Sincerely,

Sean Bresnan

John Copeland
231 Nightingale Trail
Palm Beach, Florida 33480

TOWN OF PALM BEACH
JUN 27 2018
GC
Town Manager's Office

June 25, 2018

Honorable Mayor Coniglio and Members of the Town Council
360 South County Road
Palm Beach, FL 33480

RE: Z-18-00109 (Hai House)
150 Worth Avenue, Palm Beach, Florida

Dear Madam Mayor and Members of the Town Council:

As a resident of Palm Beach living at 231 Nightingale Trail, we want to express our support in having Hai House, a modern, up-scale Chinese restaurant, open in the Esplanade located at 150 Worth Avenue. We are very pleased to our dining opportunities continue to grow and believe that Chinese is the one cuisine that would be most desirable and non-competitive to other island restauranteurs.

We hope that you and your staff will agree and approve their application being heard on July 11th.

Thank you for your consideration.

Sincerely,

John Copeland

John Copeland
231 Nightingale Trail
Palm Beach, Florida 33480

TOWN OF PALM BEACH
JUN 27 2018
Town Manager's Office

June 25, 2018

Honorable Mayor Coniglio and Members of the Town Council
360 South County Road
Palm Beach, FL 33480

RE: Z-18-00110 (Outdoor Events)
150 Worth Avenue, Palm Beach, Florida

Dear Madam Mayor and Members of the Town Council:

As a resident of Palm Beach living at 231 Nightingale Trail, we want to express our support to have outdoor events in the common area (interior via) of the Esplanade located at 150 Worth Avenue. We see this as an excellent opportunity for many of our island residents to come together and spend more time on the Avenue in a positive way. We are confident that all the events that will take place will be done with the utmost care and consideration of the nearby residents.

We hope that you and your staff will agree and approve their application being heard on July 11th.

Thank you for your consideration.

Sincerely,

John Copeland

Dan Stanton
214 Chilean Ave, Apt I
Palm Beach, Florida 33480

TOWN OF PALM BEACH
JUN 27 2018
Town Manager's Office

June 25, 2018

Honorable Mayor Coniglio and Members of the Town Council
360 South County Road
Palm Beach, FL 33480

RE: Z-18-00109 (Hai House)
150 Worth Avenue, Palm Beach, Florida

Dear Madam Mayor and Members of the Town Council:

As a resident of Palm Beach living at 214 Chilean Ave, Apt I., I want to express my support in having Hai House, a modern, up-scale Chinese restaurant, open in the Esplanade located at 150 Worth Avenue. We are very pleased to our dining opportunities continue to grow and believe that Chinese is the one cuisine that would be most desirable and non-competitive to other island restauranteurs.

We hope that you and your staff will agree and approve their application being heard on July 11th.

Thank you for your consideration.

Sincerely,

Dan Stanton

Dan Stanton
214 Chilean Ave, Apt I
Palm Beach, Florida 33480

TOWN OF PALM BEACH
JUN 27 2018
Town Manager's Office

June 25, 2018

Honorable Mayor Coniglio and Members of the Town Council
360 South County Road
Palm Beach, FL 33480

RE: Z-18-00110 (Outdoor Events)
150 Worth Avenue, Palm Beach, Florida

Dear Madam Mayor and Members of the Town Council:

As a resident of Palm Beach living at 214 Chilean Ave, Apt I., I want to express my support to have outdoor events in the common area (interior via) of the Esplanade located at 150 Worth Avenue. We see this as an excellent opportunity for many of our island residents to come together and spend more time on the Avenue in a positive way. We are confident that all the events that will take place will be done with the utmost care and consideration of the nearby residents.

We hope that you and your staff will agree and approve their application being heard on July 11th.

Thank you for your consideration.

Sincerely,

Dan Stanton

Sean Bresnan
236 Esplanade Way
Palm Beach, Florida 33480

TOWN OF PALM BEACH
JUN 29 2018
Town Manager's Office

C: Castro

June 25, 2018

Honorable Mayor Coniglio and Members of the Town Council
360 South County Road
Palm Beach, FL 33480

RE: Z-18-00110 (Outdoor Events)
150 Worth Avenue, Palm Beach, Florida

Dear Madam Mayor and Members of the Town Council:

As a resident of Palm Beach living at 236 Esplanade Way, we want to express our support to have outdoor events in the common area (interior via) of the Esplanade located at 150 Worth Avenue. We see this as an excellent opportunity for many of our island residents to come together and spend more time on the Avenue in a positive way. We are confident that all the events that will take place will be done with the utmost care and consideration of the nearby residents.

We hope that you and your staff will agree and approve their application being heard on July 11th.

Thank you for your consideration.

Sincerely,

Sean Bresnan

palm beach
chamber of commerce

June 26, 2018

Mayor & Town Council
Town of Palm Beach
360 South County Road
Palm Beach, FL 33480

RE: Zoning Application Z-18-00109: Hai House

From the chamber's various surveys over the years, to residents and businesses, the overwhelming request for dining was a great Chinese restaurant. It appears the time has come.

The chamber heartily endorses the addition to the town's dining menu by having Hai House located at The Esplanade. It's been well over two decades since the Mandarin closed its doors on South County. Residents from both ends of the island are sure to enjoy this new dining option – and be able to support the businesses located nearby.

We look forward to your approval of this request.

Sincerely,

Laurel Baker

TOWN OF PALM BEACH
JUN 29 2018
Town Manager's Office
C: Castro

executive committee

carrie bradburn, chair
capehart photography

roy assad, vice-chair
human capital group, llc

ashley berry, vice-chair
the brazilian court hotel

john bowers, treasurer
td bank

laurel baker, secretary & ceo
palm beach chamber of commerce

board of directors

margrit bessenroth
salon margrit

joe chase, esq.
gunster

pepe fanjul, jr.
florida crystals

christopher goldberg
bruce gendelman insurance

yvonne jones
the esplanade palm beach

patricia lebow, esq.
broad & cassel

carey o'donnell
o'donnell agency

ava van de water
brown harris stevens

michele wilde
the breakers palm beach

harvey e. oyer, iii, esq.
shutts & bowen, llp

kirk blouin
ex officio, town of palm beach

laurel baker
ceo

sandy coto
vice president
member engagement

TOWN OF PALM BEACH

Town Council Meeting Development Review on: July 11, 2018

Section of Agenda
Development Review - New Business

Agenda Title
Z-18-00111 VARIANCE(S) Zoning District: R-A Estate Residential The application of OLD KAPOK LLC (Robb Turner), relative to property located at **8 S LAKE TRL**, legal description on file, is described below. A variance request to allow a jacuzzi/spa (and related equipment) to the north of the existing pool cabana/gym that will have a front yard setback of 2.75 feet in lieu of the 35 foot minimum required in the R A Zoning District. [Applicant's Representative: Maura Ziska Esq] [Landmarks Preservation Commission Recommendation: Implementation of the proposed variance will not cause negative architectural impact to the subject landmarked property. Carried 7-0.]

Presenter

ATTACHMENTS:

- **Memorandum Dated June 29, 2018 from Paul Castro, Acting Director of Planning, Zoning and Building**
- **Development Review Committee Comments**
- **Letter Dated May 30, 2018 From Gulden**

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 11, 2018

To: Mayor and Town Council

From: Paul W. Castro, Acting Director, Planning, Zoning & Building Department

Subject: **Z-18-00111 VARIANCE(S)**
8 S LAKE TRL

Date: June 29, 2018

STAFF RECOMMENDATION

Staff recommends that the Town Council require the applicant to meet all conditions and comments as provided for in the Development Review Comments (DRC) Report attached.

BACKGROUND

An application has been received for the following project:

REQUEST:

A variance request to allow a jacuzzi/spa (and related equipment) to the north of the existing pool cabana/gym that will have a front yard setback of 2.75 feet in lieu of the 35 foot minimum required in the R-A Zoning District.

ADDRESS: 8 S LAKE TRL

OWNER: OLD KAPOK LLC

OWNER'S REPRESENTATIVE: KOCHMAN & ZISKA PLC

PROPERTY CONTROL NO.: 50-43-43-22-03-000-0031

ZONING DISTRICT: R-A Estate Residential

LEGAL DESCRIPTION: PRIMAVERA ESTS (LAKE FRONT) LT C (LESS E 327.60 FT)

Staff recommends that the Town Council consider the presentations by the applicant and Staff, as well as the report of the Development Review Committee (attached) and comments from interested parties regarding the application.

Attachment

cc: John C. Randolph, Town Attorney
pf & zf

PLANNING, ZONING AND BUILDING DEPARTMENT
Town of Palm Beach
360 S County Rd
Palm Beach, FL 33480

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 5/22/18

APPLICATION NO.: Z-18-00111 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 8 S LAKE TRL

DESCRIPTION: A variance request to allow a jacuzzi/spa (and related equipment) to the north of the existing pool cabana/gym that will have a front yard setback of 2.75 feet in lieu of the 35 foot minimum required in the R-A Zoning District.

DEPARTMENT	NAME/TITLE	DATE	COMMENT
BUILDING OFFICIAL	William Bucklew, Building Official	5/18/2018	No comment at this time.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/29/2018	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/18/2018	No fire code concerns with the proposed project
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	6/24/2018	This application requires Landmarks Preservation Commission (LPC) review and approval as a combination project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	5/18/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	6/1/2018	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	5/29/2018	The applicant is requesting an excessive variance from the 35 foot required setback for the spa. There is not harship to grant this variance relief.

From:	Kelly Churney
To:	Town Council & Mayor; Anne Fairfax (fairfaxellett1@gmail.com); edward.cooney@gmail.com; Jacqueline Albarran (jackie@jackiealbarran.com); Jacqueline Drake (jweld485@aol.com); Kim Coleman; Page Lee Hufty (pagelee@mac.com); Pat Segraves; Rene Silvin (rrsilvin@aol.com); Sue Patterson; Tim Gannon
Cc:	John Lindgren; Paul Castro; jrandolph@jones-foster.com; Kathleen Ruderman
Subject:	COA-029-2018 8 S LAKE TRAIL (Z-18-00111)
Date:	Wednesday, May 30, 2018 8:38:48 AM

FYI

Kelly Churney
Office Assistant III

Town of Palm Beach
Planning, Zoning & Building
360 S. County Rd.
Palm Beach, FL 33480
561-227-6408
561-835-4621 (fax)
www.townofpalmbeach.com

From: Mary Jean Gulden [mailto:maryjeangulden@aol.com]
Sent: Wednesday, May 30, 2018 8:26 AM
To: Kelly Churney <KChurney@TownofPalmBeach.com>
Subject:

Dear Kelly, Town of Palm Beach:
I received a registered letter from OLD KAPOK LLC , 8 South Lake Trail, Palm Beach.
I am totally against the proposed Jacuzzi Spa.
This project should have been addressed in 2017, not now, when all the neighbors are out of town. This is a tricky way of asking for yet another variance on a land marked property.
The Jacuzzi Spa will be much too close to my property at 437 Primavera Way. I will hear the motors of the spa constantly.
In strong disagreement, Mary Jean Gulden
Please read this letter at the meeting on June 20th, and again on July 18th, 2018
Thank you very much.....

TOWN OF PALM BEACH

Town Council Meeting Development Review on: July 11, 2018

Section of Agenda
Development Review - New Business

Agenda Title
Z-18-00112 SPECIAL EXCEPTION WITH SITE PLAN REVIEW Zoning District: C- TS Town Serving Commercial The application of EVERGLADES CLUB INC, Applicant, relative to property located at **347 WORTH AVE SUITE: SITE**, legal description on file, is described below. A request for special exception approval with site plan review to install a 750 KW generator within a 525 square foot second floor addition and add a 256 square foot one story addition at ground level to construct an electrical equipment building to support the generator. [Applicant's Representative: Maura Ziska Esq] [Landmarks Preservation Commission Recommendation: Implementation of the proposed special exception with site plan review will not cause negative architectural impact to the subject landmarked property. Carried 7-0.]

Presenter

ATTACHMENTS:

- **Memorandum Dated June 29, 2018 from Paul Castro, Acting Director of Planning, Zoning and Building**
- **Development Review Committee Comments**
- **Letter Dated June 7, 2018 From Dunkin**

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 11, 2018

To: Mayor and Town Council

From: Paul W. Castro, Acting Director, Planning, Zoning & Building Department

Subject: **Z-18-00112 SPECIAL EXCEPTION WITH SITE PLAN REVIEW**
347 WORTH AVE SUITE: SITE

Date: June 29, 2018

STAFF RECOMMENDATION

Staff recommends that the Town Council require the applicant to meet all conditions and comments as provided for in the Development Review Comments (DRC) Report attached.

BACKGROUND

An application has been received for the following project:

REQUEST:

A request for special exception approval with site plan review to install a 750 KW generator within a 525 square foot second floor addition and add a 256 square foot one story addition at ground level to construct an electrical equipment building to support the generator.

ADDRESS: 347 WORTH AVE SUITE: SITE

OWNER: EVERGLADES CLUB INC

OWNER'S REPRESENTATIVE: KOCHMAN & ZISKA PLC

PROPERTY CONTROL NO.: 50-43-43-23-05-014-0010

ZONING DISTRICT: C-TS Town-Serving Commercial

LEGAL DESCRIPTION: ROYAL PARK ADD LTS 1 & 2, LT 3 (LESS SLY 13.9 FT OF ELY 15.6 FT), LT 4 (LESS SLY 13.9 FT OF WLY 3.5 FT), LTS 5 THRU 8, LT 51 THRU 56, ETC

Staff recommends that the Town Council consider the presentations by the applicant and Staff, as well as the report of the Development Review Committee (attached) and comments from interested parties regarding the application.

Attachment

cc: John C. Randolph, Town Attorney
pf & zf

PLANNING, ZONING AND BUILDING DEPARTMENT
Town of Palm Beach
360 S County Rd
Palm Beach, FL 33480

DEVELOPMENT REVIEW COMMITTEE REPORT

DRC MEETING: 5/22/18

APPLICATION NO.: Z-18-00112 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW

ADDRESS: 347 WORTH AVE SUITE: SITE

DESCRIPTION: A request for special exception approval with site plan review to install a 750 KW generator within a 525 square foot second floor addition and add a 256 square foot one story addition at ground level to construct an electrical equipment building to support the generator.

DEPARTMENT	NAME/TITLE	DATE	COMMENT
BUILDING OFFICIAL	William Bucklew, Building Official	5/21/2018	No comments at this time.
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/29/2018	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/18/2018	The proposed project must comply with the provisions in NFPA 37, 110 and 70 and will have to have a NFPA 704 diamond plackard for the deisel storage area.
PZB - PLANNING AND ARCHITECTURAL REVIEW	John Lindgren, Planning Administrator-Project Manager	6/24/2018	This application requires Landmarks Preservation Commission (LPC) review and approval as a combination project.
POLICE DEPARTMENT	Benjamin Alma, Code Enforcement and Parking Manager	5/25/2018	No Comment
PZB DIRECTOR			No Comment
TOWN MANAGER	Jay Boodheshwar, Deputy Town Manager	6/1/2018	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	5/29/2018	Generator is required to pass the maximum noise requirement prior to passing the final inspection.

Mimi Dunkin
9 Via Parigi
Palm Beach, Florida 33480

June 7, 2018

Honorable Mayor Coniglio and Members of the Town Council
And Members of the Architectural Review Commission
Town of Palm Beach
360 South County Road
Palm Beach, FL 33480

RE: Z-18-00112

347 Worth Avenue, Palm Beach, Florida-Everglades Club

Dear Madam Mayor, Members of the Town Council and Members of the Architectural Review Commission:

I live at 9 Via Parigi in Palm Beach. The Everglades Club has filed plans with the Town to install a 750KW generator. I have reviewed their plans and fully support their plans. I believe that the proposed generator will be a fine improvement to the Everglades Club. Hopefully, you and your staff will agree with me and will approve the proposed project.

Thank you for your consideration.

Sincerely,

Mimi G Duncan

Mimi Dunkin

TOWN OF PALM BEACH

Town Council Meeting Development Review on: July 11, 2018

Section of Agenda

Development Review - New Business

Agenda Title

Z-18-00113 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) Zoning District: B-A Beach Area The application of 1178 OCEAN LLC, Applicant, relative to property located at **1178 N OCEAN BLVD SUITE:BEACH CABANA**, legal description on file, is described below. The Applicant seeks lo reconstruct an existing beach house east of Ocean Boulevard adjacent to the east of property owned by the Applicant on the existing footprint in the existing location. Due to changes in the zoning code since the beach house was originally built, the variances indicated below are required, since greater than 50% of the existing structure, determined by cubic footage, is being demolished (per Code Section 134 417).To permit construction of a beach house with a square footage of 519 square feet, existing and proposed, in lieu of 350 square feel allowed by Special Exception. To permit the construction of a beach house with a depth dimension of 24' 8 1/2", existing and proposed, in lieu of 20' maximum dimension allowed by Special Exception. To permit the construction of a beach house with a width dimension of 21 ', existing and proposed, in lieu of 20' maximum dimension allowed by Special Exception. To permit the construction of a beach house with a setback of 5' 3 1/2", existing and proposed, in lieu of a minimum setback of 10' permitted by code. To permit a maximum hedge height/wall height existing and proposed to remain at+/ 6' 0"; in lieu of 4' 0" permitted by code. To permit a minimum ocean vista, existing and proposed, 0% of lot width, in lieu of 50% of lot width permitted by code. [Applicant's Representative: Francis X. J. Lynch] [The Architectural Review Commission deferred the project for one month to the July 25, 2018 meeting. Carried 7-0.]

Presenter

ATTACHMENTS:

- **Letter dated June 22, 2018 from Sculley**

- **Letter Dated July 3, 2018 From Francis Lynch**

From:	Kelly Churney
To:	Bobbie Lindsay; Danielle Hickox Moore; Gail Coniglio; Julie Araskog; Lew Crampton; Margaret Zeidman
Cc:	Paul Castro; Kathleen Ruderman
Subject:	Proposed Beach Cabana at 1178 North Ocean Blvd
Date:	Friday, June 22, 2018 10:22:38 AM

FYI - Z-18-00113

Kelly Churney
Office Assistant III

Town of Palm Beach
Planning, Zoning & Building
360 S. County Rd.
Palm Beach, FL 33480
561-227-6408
561-835-4621 (fax)
www.townofpalmbeach.com

-----Original Message-----
From: Diane Sculley [mailto:dsculley@sculleyadvisors.com]
Sent: Friday, June 22, 2018 7:38 AM
To: John Lindgren <JLindgren@TownofPalmBeach.com>
Cc: Peter Papadopoulos <Peter@smithmoorearchitects.com>; DIANE SCULLEY <dsculley@sculleyadvisors.com>; JOHN SCULLEY <jsculley@sculleyadvisors.com>
Subject: Proposed Beach Cabana at 1178 North Ocean Blvd

My wife Diane and I are next neighbors to 1178 North Ocean Blvd. We have a beach cabana and ocean front home at 1214 North Ocean Blvd.

We love the renovation design proposed by our neighbor at 1178 NOB and fully support approval of this project.

The North end of Palm Beach is becoming one of the most desirable areas of the town and we appreciate seeing such tasteful renovations as proposed at 1178 NOB.

Sincerely,

John and Diane Sculley
1214 North Ocean Blvd

The Law Offices of

BRETON, LYNCH, EUBANKS & SUAREZ-MURIAS, P.A.

Peter L. Breton
Francis X. J. Lynch
John R. Eubanks, Jr.
Marta M. Suarez-Murias
Robert J. Sniffen – Of Counsel
Jack Schramm Cox, Chartered – Of Counsel

www.blesmlaw.com
Sender's Direct Line: (561) 721-4004
E-Mail: flynch@blesmlaw.com

605 North Olive Avenue, 2nd Floor
West Palm Beach, FL 33401
Phone: (561) 721-4000
Facsimile: (561) 721-4001

July 3, 2018

VIA E-MAIL

Mr. Paul Castro
Zoning Administrator
Town of Palm Beach
360 South County Road
Palm Beach, FL 33480

Re: 1178 North Ocean Boulevard
Zoning Application #A-18-00113

Dear Paul:

We request a deferral of the above matter as applicant has not yet received ARCOM approval. We ask that this be deferred to the August 15, 2018 Town Council meeting.

Should you have any questions or comments, please feel free to contact me.

Sincerely,

FRANCIS X. J. LYNCH

FXJL/kh

Z:\Data\05333\1\ltr-castro deferral1.doc

TOWN OF PALM BEACH

Town Council Meeting Development Review on: July 11, 2018

Section of Agenda
Ordinances - Second Reading

Agenda Title
ORDINANCE NO. 11-2018 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, As Follows: At Article I, In General, Section 134-2, Definitions And Rules Of Construction, By Modifying Building, Height Of (Applicable Only In The R-B Districts) To Correct The Definition's Intent And Building Height Of, Corner Lot To Correct A Scriveners Error Which Inadvertantly Eliminated Language In The Definition Related To The Definition's Applicability To The R-B Zoning District; Article II, Administration, Section 134-172, Hearing Procedure, Section 134-328, Review By Director Of Planning, Zoning And Building Or His/Her Designee And Section 134-330. Action By Town Council; Deviations; Time Limit For Beginning Work, To Increase The Notice Requirements For Special Exceptions, Variances And Site Plan Reviews That Are An Intensification Of Use Or For Off-Street Parking Variances; To Require The Legal Notices To Be Mailed By The Applicant; And To Allow 36 Months To Commence Work By The Issuance Of A Building Permit Related To The Zoning Application; Section 134-532, Public Hearings, To Add A 300 Foot Mailing Notice And Legal Advertising Requirement For PUD Applications; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date

Presenter

ATTACHMENTS:

- **Memorandum Dated June 28, 2018 from Paul Castro**
- **Ordinance No. 11-2018**

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 11, 2018

To: Mayor and Town Council

From: Paul Castro, Acting Director of Planning, Zoning and Building

Re: Proposed Modifications and Changes to Chapter 134, Zoning
Ordinance No. 11-2018

Date: June 28, 2018

STAFF RECOMMENDATION

Staff recommends that the adopt Ordinance No. 11-2018 at second reading.

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission, at its April 17, 2018 and May 15, 2018 meetings, considered and recommended approval of proposed Zoning Code modifications as outlined herein.

BACKGROUND

There are three proposed zoning text amendments incorporated into proposed Ordinance No.11-2018, for your consideration. The first is a housekeeping item, which modifies the definition of building height in the R-B zoning district and building height for corner lots. When the flood prevention changes were made to Chapter 134 in 2017 there were Scrivener errors that inadvertently changed the height definitions identified above. The proposed changes correct that error.

The second proposed amendment in the Ordinance is related to the existing mailing notice requirement, and was initiated by the Town Council after a contentious zoning application was submitted regarding a proposed private club. After many complaints from neighbors about not being noticed on the application, the Council instructed Staff and the Commission to consider an increase in the notice distance for zoning applications that intensify the use of property. Staff was also instructed to work with the Commission on a definition for intensification of use.

Staff reviewed the legal notice requirements for zoning applications and recommended that the mailing notice distance for off-street parking and more intensive uses, such as service stations, restaurants, nightclubs, lounges/bars, nightclubs and a private social, swimming, tennis or yacht clubs, be increased from 300 feet to 1,000 feet of the subject property. Staff also recommended that within the notice provisions in the Code, more intensive characteristics of other uses also have the same increased property owner notice requirement. Staff defined “intensification of use“ as

increased tenant square footage, increased seating, increased off-street parking demand, increased hours of operation, or any other characteristic of use the Planning, Zoning and Building Director determined to be more intensive than existed on the subject property. There were also other proposed changes related to advising of the date and location of when an application would be heard by the Town Council.

Staff also recommended that notice requirements related to PUDs and PUD amendments be stated in the Code. The existing PUD application notice requirement states that the Town Council hold a public hearing only after "notice as required by law." However, there is no specific notice requirement in the Code. Staff believes the notice requirement for PUDs and amendments should, at minimum, be the same as the notice requirements for other zoning applications. The existing notice requirement for other zoning applications is a legal advertisement in a newspaper and a mailing notice to all property owners within 300 feet. The notice requirement for PUD applications should also be for both the Planning and Zoning Commission and Town Council hearings; currently notice and legal advertisement is only required for Town Council hearings. Staff had also recommended that the Planning, Zoning and Building Director have the discretion to increase the notification distance to 1,000 feet for any use more intense than the use that previously existed on the property.

The last proposed zoning text amendment in the proposed Ordinance is related to the existing one-year time limit requirement for expiration of zoning approvals. Commencement by Code is determined by Architectural or Landmarks Preservation Commission approval, or the submission of a building permit application if Commission approval is not required. In most cases, applicants meet those requirements. However, there are times when extenuating circumstances require the applicant to request more time. In those cases, time extensions have always been granted. In order to eliminate processing time for these types of extensions, Staff recommended providing a three-year timeframe to commence the work approved in a zoning application. In addition, Staff recommended that if the commencement time is increased, that the definition of commencement change to the issuance of a building permit, and not Commission approval or submission of a permit application.

The Planning and Zoning Commission, at its April 17, 2018 and May 15, 2018 meetings, considered Staff's recommended changes related to the existing mailing notice requirements for zoning applications, and reduced the proposed notice distance from 1,000 feet to 750 feet; eliminated increased notice for height, building height and cubic content; eliminated the increased notice distance for PUD applications and also eliminated the discretion of the Planning, Zoning and Building Director to increase the notice for an intensification of use not already outlined in the proposed code changes. Staff has made one minor modification to that recommendation in two code sections related to when the work related to an approved application had to start. The change clarified that commencement of work is the issuance of a building permit for the work related to the application, and not just the issuance of a building permit.

The relevant zoning text changes are in add/delete format in Ordinance No. 11-2018. Staff will explain the proposed changes to the relevant Zoning Code provisions at the meeting. If you have any questions about the agenda or proposed Zoning Code changes, please contact me at your convenience at 227-6406 .

TOWN ATTORNEY REVIEW

Ordinance No. 11-2018 has been approved by Town Attorney John C. Randolph for legal form and sufficiency.

cc: Planning and Zoning Commission
Kirk Blouin, Town Manager
Jay Boodheshwar, Deputy Town Manager
John C. Randolph, Town Attorney
zf

ORDINANCE NO. 11-2018

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, AS FOLLOWS: AT ARTICLE I, IN GENERAL, SECTION 134-2, DEFINITIONS AND RULES OF CONSTRUCTION, BY MODIFYING BUILDING, HEIGHT OF (APPLICABLE ONLY IN THE R-B DISTRICTS) TO CORRECT THE DEFINITION'S INTENT AND BUILDING HEIGHT OF, CORNER LOT TO CORRECT A SCRIVENERS ERROR WHICH INADVERTANTLY ELIMINATED LANGUAGE IN THE DEFINITION RELATED TO THE DEFINITION'S APPLICABILITY TO THE R-B ZONING DISTRICT; ARTICLE II, ADMINISTRATION, SECTION 134-172, HEARING PROCEDURE, SECTION 134-328, REVIEW BY DIRECTOR OF PLANNING, ZONING AND BUILDING OR HIS/HER DESIGNEE AND SECTION 134-330. ACTION BY TOWN COUNCIL; DEVIATIONS; TIME LIMIT FOR BEGINNING WORK, TO INCREASE THE NOTICE REQUIREMENTS FOR SPECIAL EXCEPTIONS, VARIANCES AND SITE PLAN REVIEWS THAT ARE AN INTENSIFICATION OF USE OR FOR OFF-STREET PARKING VARIANCES; TO REQUIRE THE LEGAL NOTICES TO BE MAILED BY THE APPLICANT; AND TO ALLOW 36 MONTHS TO COMMENCE WORK BY THE ISSUANCE OF A BUILDING PERMIT RELATED TO THE ZONING APPLICATION; SECTION 134-532, PUBLIC HEARINGS, TO ADD A 300 FOOT MAILING NOTICE AND LEGAL ADVERTISING REQUIREMENT FOR PUD APPLICATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE

WHEREAS, after public hearings pursuant to notice required by law, the Planning and Zoning Commission considered all testimony and recommended modification to the Code of Ordinances; and

WHEREAS, after public hearing pursuant to notice required by law, the Town Council considered the Planning and Zoning Commission's Record and Report and all evidence and testimony and as the Local Planning Agency recommended that the Town Council adopt the subject Ordinance; and

WHEREAS, after public hearing pursuant to notice as required by law, the Town Council does hereby find, determine, and declare that the public health, safety, morals and general welfare of the citizens of the Town of Palm Beach requires that the aforesaid Chapter 134, ZONING, of the Code of Ordinances, be amended as hereinafter set forth.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Article I, IN GENERAL, Section 134-2, Definitions and rules of construction, is hereby amended to read as follows:

Sec. 134-2. Definitions and rules of construction.

(a)…

(b) *Definitions* The following words, terms and phrase, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Building, height of (applicable only in the R-B districts) means the vertical distance from zero datum (excluding garage) to the bottom of the top chord of the roof framing member where it intersects the plane of the outside face of the exterior wall for pitched roofs (excluding dormer windows in non-habitable space). For flat roofs the measurement is to the point where the ceiling meets the exterior wall. If the lot grade is raised more than 18 inches pursuant to section 134-898, the building height zero datum shall be from a point 18 inches above the highest street elevation or the minimum flood elevation, whichever is ~~lower~~ higher. For the purpose of constructing additions of less than 800 square feet, the zero datum shall be the top of the lowest top of first floor slab of the existing building.

Building height of, corner lot. In those cases involving a corner lot as defined in this section, the zero datum of the lot set forth in the definition of the term "building, height of (applicable to all districts except the R-B district)" and the definition of the term "building, height of (applicable only in the R-B district)" shall be measured from the average elevation (taken at the crown of the street) of each of the two intersecting streets abutting the lot. For the purpose of constructing additions of less than 800 square feet, the zero datum shall be the top of the lowest top of the first floor slab of the existing building.

Section 2. Article II, ADMINISTRATION, Section 134-172, Hearing procedure, is hereby amended to read as follows:

Sec. 134-172. Hearing procedure.

(a) Applications for special exceptions or variances shall be accompanied by proper exhibits, which shall be timely filed and shall include plans, documents and other materials to adequately depict and support the request. At a minimum, all applications for a variance shall include a plot plan identifying the following information: Location of structure(s), lot size, setbacks, percent of lot coverage, percent landscaped open space (front yard and total lot), and finished topographical elevations. In addition, if historic/specimen trees are located on the subject property, a signed and sealed survey with all pertinent information including the location of historic/specimen trees is required and a detailed written explanation of how said trees shall be protected by barricading shall accompany said application. Upon receipt of the application for a special exception or variance, the procedures in this section shall be undertaken.

(b) The director of planning, zoning and building or designee shall examine all applications requesting rezoning, special exception uses, dimensional variances or other matters requiring a public hearing to determine if they meet the requirements of this chapter, and that the action or approval requested is properly allowable by the town council under this chapter and if so shall prepare a report setting forth his recommendations. If the director or designee determines the application fails to meet the provisions of this chapter, he may schedule a pre-application conference and request modifications as may be required to bring the application within the provisions of this chapter.

(c) After completion of subsection (b), a copy of such application shall be mailed to the owners of the property and the property immediately adjacent thereto and across the street therefrom and to all property owners within 300 feet from any part of the subject property at the address shown on the county property appraiser's tax records, together with a notice from the director or designee advising the date, time and location of the hearing on such application before the town council. If a variance is being requested that exceeds the maximum density or the maximum off-street parking requirements allowed in the zoning district ~~based on the maximum density allowed by the future land use designation on the property~~, the notification distance shall increase to 1,000 feet. A density variance is not allowed which is inconsistent with the maximum density allowed in the Town's Comprehensive Plan.

If a special exception application is being requested for a service station, restaurant, lounge/bar, nightclub, private social, swimming, tennis or yacht club; or any other use deemed by the Director of Planning, Zoning and Building to be an intensification of use on a property, the notification distance shall increase to 750 feet. For the purpose of this section of the Code, intensification of use shall include, but not be limited to, increased tenant square footage, increased seating, increased off-street parking demand, and increased hours of operation of a special exception use. Such list of property owners, together with a notification map, shall be provided by the applicant ~~along with addressed and properly stamped envelopes~~ and shall be certified by the applicant as being true and accurate. The applicant shall be required to mail the application to the property owners within the notification area within five days of submittal of the application to the Town.

(d) The director or designee shall also cause to be published in a newspaper of general circulation in Palm Beach or West Palm Beach a brief summary of such application and the date of the hearing, directed "to all to whom it may concern"; such notice to be published on two separate days not less than seven days apart, the first to be at least ten days before the meeting of the town council to consider such application. The cost of such publication shall be borne by the applicant.

(e) No application shall be heard less than ten days after the first publication of the notice and 15 days after the mailing to property owners directly affected as provided in this section, and all applications will be heard at regular meetings of the town council unless otherwise ordered by the town council in accordance with sections 134-141, 134-142, 134-201 and 134-226.

(f) An initial deferral requests received by the town more than seven days prior to scheduled town council hearing date may be granted for one month only or the next succeeding regular town council meeting, if that should occur on a different date. Any deferred action request received seven days or less from the scheduled meeting date shall be made in person at the town council meeting at the time the action item appears on the agenda. The applicant must explain or justify the request, which the town council may approve or deny. A second request for deferral shall be made in person at the town council meeting at the time the item appears on the agenda. The applicant must explain or justify the request, which the town council may approve or deny. A third request for deferral shall be denied unless the applicant can demonstrate to the town council that a compelling reason exists. Any deferral which is required due to a case being deferred by the architectural commission or landmark preservation commission shall be an exception to the regulation above. In no case shall a deferral exceed six months.

(g) An application request seeking substantially the same relief cannot be accepted for consideration after it has been denied by the town council until after 12 months have elapsed from the date of denial.

(h) The work or use authorized under an approved variance or special exception application must be commenced within ~~12~~ 36 months from the date of the town council approval thereof, and if not so commenced the special exception or variance shall be null and void. Commencement shall be considered a~~s either landmarks preservation commission or architectural commission application approval, whichever is appropriate, or the submission~~ the issuance of a building permit for the work related to the application or a business tax receipt if no building permit is required. ~~application if said commission's approval is not required. A building permit, if required, must be issued within one year of the date of commencement or said special exception or variance approval shall expire~~. In addition, all authorized work under the building permit for said approved special exception or variance must be completed within the timeframe set forth in section 105.4.1.6. of the Florida Building Code as amended in section 18-242 of this Code or said special exception or variance shall expire.

(i) A request for a time extension from any of the requirements in subsection (h) may be granted or denied by the town council for just cause. Said time extension request shall be submitted in writing to the planning, zoning and building department at least one month prior to the expiration date or said special exception or variance approval shall expire.

Section 3. Article II, ADMINISTRATION, Section 134-328, Review by director of planning, zoning and building or his/her designee; notice of hearing, is hereby amended to read as follows:

Sec. 134-328. Review by director of planning, zoning and building or his/her designee; notice of hearing.

(a) A copy of such application for site plan review shall be mailed to the owners of the property and the property immediately adjacent thereto and across the street therefrom and to all owners of all other property within 300 feet from any part of the subject property at their respective

addresses as shown on the county property appraiser's tax records, together with a notice from the director of planning, zoning and building or designee advising of the date, time and location of the hearing on such application before the town council. Such list of property owners, together with a notification map, shall be provided by the applicant along with addressed and properly stamped envelopes and shall be certified by the applicant as being true and accurate. The applicant shall be required to mail the application to the property owners within the notification area within five days of submittal of the application to the Town. No application shall be heard less that ten days after the first publication notice as provided in this section and 15 days after the mailing to property owners directly affected, and all applications will be heard at regular meetings of the town council unless otherwise ordered by the town council.

(b) The director or designee shall also cause to be published in a newspaper of general circulation in Palm Beach or West Palm Beach a brief summary of such application and the date of the hearing, directed" to all to whom it may concern", such notice to be published on two separate days not less than seven days apart, the first to at least ten days before the meeting of the town council to consider such application. The cost of such publication shall be borne by the applicant.

Section 4. Article II, ADMINISTRATION, Section 134-330. Action by town council; deviations; time limit for beginning work, is hereby amended to read as follows:

Sec. 134-330. Action by town council; deviations; time limit for beginning work.

(a) After review and preparation of the findings, the town council shall approve, approve with changes, or deny the application for site plan review and direct the director of planning zoning and building or designee to approve or withhold approval of the building permit.

(b) An approval of a site plan review application by the town council shall include, as a part thereof, all of the information and exhibits as required by this chapter. No subsequent deviation or change may be made from this information and the exhibits as approved by the town council in the implementation of the town council approval except upon new application to and approval by the town council. The application shall include size, shape, style and location of buildings, number of dwelling units, location of parking facilities, driveways, accessory uses and buildings, landscaping concepts, and all other aspects of the proposed development germane to the site plan review. Any deviation will result in a stay of work until resolved.

(c) An initial deferral request received by the town more than seven days prior to scheduled town council hearing date may be granted for one month only or until the next succeeding regular town council meeting, if that should occur on a different date. Any deferred action request received seven days or less from the next scheduled meeting date shall be made in person at the town council meeting at the time the action item appears on the agenda. The applicant must explain or justify the request, which town council may approve or deny. A second request for deferral shall be made in person at the town council meeting at the time the item appears on the agenda. The applicant must explain or justify the request, which town council may approve or deny. A third request received for deferral shall be denied unless the applicant can demonstrate to the town council that a compelling reason exists. Any deferral

which is required due to a case being deferred by the architectural commission or landmark preservation commission shall be an exception to the regulation above. In no case shall a deferral exceed six months.

(d) The work authorized by town council approval of a site plan review must be commenced within ~~12~~ 36 months after the date of town council approval thereof, and if not so commenced town council approval shall thereupon become null and void. Commencement shall be considered ~~either landmarks preservation commission or architectural commission approval or the submission of~~ the issuance of a building permit for the work related to the application ~~if said commission's approval is not required~~.

Section 5. Article II, ADMINISTRATION, Section 134-532. Public hearings, is hereby amended to read as follows:

Sec. 134-532. Public hearings

(a) Upon submission of a complete planned unit development application, the planning and zoning commission shall hear said application within 60 days of the application being deemed complete by the director of the planning, zoning and building department or designee. A public hearing on the planned unit development application shall then be held by the planning and zoning commission and town council after public notice is given in accordance with law. A copy of the PUD application shall be mailed to the owners of the property and the property immediately adjacent thereto and across the street therefrom and to all property owners within 300 feet from any part of the subject property at the address shown on the county property appraiser's tax records, together with a notice from the director or designee advising the date, time and location of the hearing on such application before the planning and zoning commission and town council. Such list of property owners, together with a notification map, shall be provided by the applicant and shall be certified by the applicant as being true and accurate. The applicant shall be required to mail the application to the property owners within notification area within five days of submittal of the application to the Town. No application shall be heard less that ten days after the first publication notice as provided in this section and 15 days after the mailing to property owners directly affected, and all applications will be heard at regular meetings of the town council unless otherwise ordered by the town council.

(b) A transcript of the hearing shall be caused to be made by the town council, copies of which shall be made available at cost to any party to the proceedings, and all exhibits accepted in evidence shall be identified and duly preserved, or, if not accepted in evidence, shall be properly identified and the reason for the exclusion clearly noted in the record. The planning and zoning commission shall report on the proposed planned unit development not less than 15 days before the public hearing, and the report shall be available for public inspection during reasonable hours.

Section 6. Severability.

If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the

invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 7. Repeal of Ordinances in Conflict.

All other ordinances of the Town of Palm Beach, Florida, or parts thereof which conflict with this or any part of this Ordinance are hereby repealed.

Section 8. Codification.

This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach.

Section 9. Effective Date.

This Ordinance shall take effect thirty-one days after its adoption, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach on first reading this 13th day of June, 2018, second reading and final adoption on this 11th day of July, 2018.

_____	_____
Gail L. Coniglio, Mayor	Danielle H. Moore, Town Council President
	_____
	Margaret A. Zeidman, Council President Pro Tem
	_____
	Julie Araskog, Town Council Member
	_____
ATTEST:	Lewis S.W. Crampton, Town Council Member
_____	_____
Kathleen Dominguez, Town Clerk	Bobbie Lindsay, Town Council Member