



TOWN OF PALM BEACH

PLANNING, ZONING, & BUILDING DEPARTMENT

TOWN COUNCIL MEETING DEVELOPMENT REVIEW

Held via Zoom

<https://us06web.zoom.us/j/85237632824>

AGENDA

AUGUST 11, 2021

9:45 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

Danielle H. Moore, Mayor
Margaret A. Zeidman, President
Bobbie Lindsay, President Pro Tem
Julie Araskog
Ted Cooney
Lew Crampton

II. INVOCATION AND PLEDGE OF ALLEGIANCE

III. COMMENTS OF MAYOR DANIELLE H. MOORE

IV. COMMENTS OF TOWN COUNCIL MEMBERS

V. COMMUNICATIONS FROM CITIZENS - 3 MINUTE LIMIT PLEASE

VI. APPROVAL OF AGENDA

VII. DISCUSSION ITEMS

- A. 280 Sunset Avenue - White Elephant Historic Tax Exemption Pg. 15
- B. Recognition and Discussion of Increased ARCOM Workload and Applications Pg. 16

VIII. DEVELOPMENT REVIEWS

A. Appeals

- 1. ARCOM Appeals of B-063-2020 160 Royal Palm Way Pg. 17
- 2. ARCOM Appeal of A-051-2021, 2 S. County Rd Pg. 39

B. Variances, Special Exceptions, and Site Plan Reviews

1. Old Business

- a. **Z-21-00349 SITE PLAN REVIEW** Zoning District: R-B Low Density Residential The application of STEPHEN LIVADITIS (CONTRACT PURCHASER), applicant, relative to property located at **200 BAHAMA LN**, legal description on file, is described below. Section 134-893(b): Site Plan Review to allow the construction of a 5,856 square foot two story, single family residence on a non conforming platted lot that is 90.17 feet in depth in lieu of the 100 foot minimum required in the R-B Zoning District. [Applicant's Representative: Maura Ziska Esq] [The Architectural Review Commission deferred the project to their August 25, 2021 meeting. Carried 7-0.] **Staff Recommends Deferral to the September 13, 2021 Meeting.** Pg. 224
- b. **Z-21-00359 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)** Zoning District: R-A Estate Residential / B-A Beach Area The application of 870 S OCEAN LLC (TODD GLASER, MANAGER), Owner, relative to property located at **870 S OCEAN BLVD**, legal description on file, is described below. Section 134-840: Request for a Special Exception with Site Plan Review to allow construction of a 435 square foot beach cabana (20' x 25') with a 250 square foot pool and a new seawall in the R-A/B-A Zoning District. Section 134-1474(a): Request for a variance to construct a 435 square foot beach cabana that is on a lot with frontage of 101.53 feet in lieu of the 125 feet required for lot width in the B A Zoning District for beach area property adjacent to R-A Zoning District. Section 134-1701 and 62 37: Request for a variance to construct a new 100.5' seawall three feet east of the existing seawall which is east of the Pg. 227

Town of Palm Beach bulkhead line 6'2" at the south end and 6'0" at the north end, in lieu of the seawall being placed directly on the bulkhead line. The proposed new seawall will align with the recently constructed seawall at 880 South Ocean Boulevard. [Applicant's Representative: Maura Ziska Esq] [Architectural Review Commission Recommendation: Implementation of the proposed variances will cause negative architectural impacts to the subject property. Carried 6-1.] [The Architectural Review Commission denied the project at their May 26, 2021 meeting. Carried 6-1.] **Staff Recommends Deferral to the September 13, 2021 Meeting**

c. **Z-20-00289 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)** **160 ROYAL PALM WAY**

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Consideration of the Construction Management Agreement
Staff Recommends Deferral to the September 13, 2021 Meeting

d. **Z-20-00311 SPECIAL EXCEPTION WITH**

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VARIANCE(S) Zoning District: C-TS Town Serving Commercial The application of Bricktop's Palm Beach, applicant, relative to property located at **375 S COUNTY RD**, legal description on file, is described below. Section 134 1109 (14): Modification to previously approved Special Exception with Site Plan Review is being requested for Bricktop's restaurant to add 40 outdoor seats for lunch and dinner in the north courtyard adjacent to the existing restaurant. The additional seating will increase the seating from 150 indoor and patio seats to 190 seats. The current approval allows 52 seats of the 150 seats to be outside on the south patio. Section 134 2176: a variance is being requested to provide zero (0) on site parking spaces in lieu of the 13 parking spaces that are required for the additional 40 outdoor seats. [Applicant's Representative: Maura Ziska Esq]

- e. **Z-21-00333 VARIANCE(S)** Zoning District: R-B Low Density Residential The application of 04TST101NIGHTINGALE LLC, applicant, relative to property located at **101 NIGHTINGALE TRL**, legal description on file, is described below. Section 134 893(13): The applicant is proposing to construct a 70 square foot one story bathroom addition and two Dutch gables that will be added to the courtyard elevations of the pool cabana and kitchen which will increase the cubic content ratio ("CCR") to 5.24 In lieu of the 5.01 existing CCR and the 3.9 maximum CCR allowed in the R B Zoning District. [Applicant's Representative: Maura Ziska Esq] [The Architectural Review Commission deferred the project to their August 25, 2021 meeting. Carried 7-0.] **Staff Recommends Deferral to the September 13, 2021**

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- f. **Z-21-00343 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)** Zoning District: R- A Estate

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Residential The application of 130 ALGOMA LLC (LEE FENSTERSTOCK, MANAGER), applicant, relative to property located at **130 ALGOMA RD**, legal description on file, is described below. Section 134-229, Section 134-329, and Section 134-843(b): Special Exception with Site Plan Review to allow the construction of a new, two-story 6,448.55 square foot residence while preserving the existing one story nonconforming garage on a lot with an area of 15,708 square feet in lieu of the 20,000 square foot minimum required; a lot depth of 142.33 feet in lieu of the 150 foot minimum required; and a lot width of 111.89 feet in lieu of the 125 foot minimum required; all in the R-A Zoning District. The following variances are being requested: 1) Section 134-843(8): to allow the existing east side yard setback to remain at 8.75 feet in lieu of the 15 foot minimum required to keep the existing nonconforming garage. 2) Section 134-843(7): to allow the building height plane setback to be 46.1 feet in lieu of the 48.33 foot minimum setback required. [Applicant's Representative: Maura Ziska Esq] [The Architectural Review Commission deferred this project to the September 29, 2021 meeting. Carried 7-0.] **Staff Recommends a Deferral to the October 13, 2021 Meeting**

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- g. **Z-21-00345 VARIANCE(S)** Zoning District: R-A Estate Residential The application of PAUL A. KRASKER, AS TRUSTEE OF THE 720 SOUTH OCEAN BOULEVARD LAND TRUST DATED SEPTEMBER 20, 2020, applicant, relative to property located at **720 S OCEAN BLVD**, legal description on file, is described below. The applicant is requesting approval to renovate and construct additions to the north side of the landmarked residence known as "El Salono" to include a new 486 square foot pool cabana and a 1,159 square foot second and third story addition. The following variances are being requested: 134 843(8): a north side yard setback ranging from 2.6 feet to 5.9 feet for the 2nd and 3rd story additions in lieu of the 15 foot minimum required in the R-A Zoning District. 134-843(8): a north side yard setback of 4.9 feet for the pool cabana in lieu of the 15 foot minimum required in the R-A Zoning District. 134-843(10): a building height of 26.33 for the proposed 3rd story addition in lieu of the 25 foot maximum allowed in the R-A Zoning District. Section 134-844: A request for variance to construct a 3rd story addition where only two stories is the maximum allowed in the R-A Zoning District under the existing zoning code. [Applicant's Representative: Maura Ziska Esq] [Landmarks Preservation Commission Recommendation: Implementation of the proposed variances will not cause negative architectural impact to the subject property. Carried 7-0.] [The Landmarks Preservation Commission approved this project with conditions to the architecture at their June 16, 2021 meeting. Carried 7-0.]

- h. **Z-21-00353 SITE PLAN REVIEW** Zoning District: R-A Estate Residential The application of TODD GLASER, applicant,

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relative to property located at **1080 S OCEAN BLVD**, legal description on file, is described below. Section 134-843(b): Request for Site Plan Review to allow the construction of a 9,485 square foot two story, single family residence on a non conforming platted lot that is 17,567 square feet in area in lieu of the 20,000 square foot minimum required in the R-A Zoning District. [Applicant's Representative: Maura Ziska Esq] [The Architectural Review Commission deferred the project to the August 25, 2021 meeting. Carried 7-0.] **Staff Recommends a Deferral to the September 13, 2021 Meeting**

- i. **Z-21-00356 SPECIAL EXCEPTION WITH SITE PLAN REVIEW** Zoning District: C-TS Town Serving Commercial The application of BUCCAN (SAM SLATTERY), relative to property located at **350 S COUNTY RD SUITE: 100**, legal description on file, is described below. Section 134-1109 and Section 134 1112: Modification to a previously approved special exception use with site plan approval for the sandwich take out counter business for Buccan Restaurant to request the following: (a) to install two (2) new awnings to match existing awnings; (b) to modify the storefront to include a new door in the existing opening; (c) to modify an interior floor plan of the sandwich shop (no seats are being proposed); (d) to modify the hours of operation to be 7:00 AM to 3:00 PM (previously approved were 11:00 AM 3:00 PM) [Applicant's Representative: Maura Ziska Esq] Pg. 258
- j. **Z-21-00360 VARIANCE(S)** Zoning District: R-B Low Density Residential The application of MICHAEL & PAMELA CLINE, Applicants, relative to property located at **936 N LAKE WAY**, legal description on file, is described below. Section 134 893(7): The applicant is requesting a variance for a north side yard setback of 5.5 feet in lieu of 12.5 foot minimum required for a one story structure in the R B Zoning District for a new pool cabana. [Applicant's Representative: Maura Ziska Esq] [Architectural Review Commission Recommendation: Implementation of the proposed variance will not cause negative architectural impact to the subject property. Carried 4-3.] [The Architectural Review Commission approved the project at their June 23, 2021 meeting. Carried 5-2.] **Request for Withdrawal per Letter from Maura Ziska** Pg. 332
- k. **Z-21-00361 VARIANCE(S)** Zoning District: R-C Medium Density Residential The application of GARY PURUCKER (CONTRACT PURCHASER), Applicant, relative to property located at **334 CHILEAN AVE**, legal description on file, is described below. Section 134 948: A request for a variance to construct a new 5,270 square foot, two story residence, on a non conforming lot with a lot area of 9,384 sq. ft. in lieu of the 10,000 sq. ft. minimum required in the R-C Zoning District. [Applicant's Pg. 337]

Representative: Maura Ziska Esq] [The Architectural Review Commission deferred the project to their August 25, 2021 meeting. Carried 4-2.] **Staff Recommends a Deferral to the September 13, 2021 Meeting.**

I. **Z-21-00369 SITE PLAN REVIEW WITH**

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VARIANCE(S) Zoning District: R-D(2) High Density Residential The application of PARK PLACE INC, (DANA ENRIQUEZ, MANAGER), Applicant, relative to property located at **369 S LAKE DR**, legal description on file, is described below.

Section 134-1052 (4): The Park Place Co op is requesting a site plan modification to allow the construction of a new 467 square foot building to enclosure a 400 KW generator with a 3,000 gallon fuel tank. The generator building is proposed to be adjacent to the pool deck in the middle of the property and will replace an existing storage shed that will be demolished to make room for the new building. The following variance is being requested in order to construct the new generator building: Section 134-1060(9)d: request for lot coverage of 41.8 percent in lieu of the 41.3 percent existing and 40 percent maximum allowed in the R-D(2) Zoning District. [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 7-0.] [Architectural Review Commission approved the architectural portion of the project at the June 23, 2021 meeting, and the landscape portion of the project at the July 28, 2021 meeting. Carried 7-0.]

2. **New Business**

a. **Z-21-00371 SITE PLAN REVIEW** Zoning District: R-B Low Density Residential

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The application of MICHAEL S. ARLEIN, TRUSTEE OF THE 267 DUNBAR ROAD TRUST DATED 10/07/20, APPLICANT, relative to property located at **267 DUNBAR RD**, legal description on file, is described below. Site Plan Review to allow the construction of a new two story 7,552 square foot single family residence on a non conforming platted lot which is 98.5 feet in width in lieu of the 100 foot minimum width required in the R-B Zoning District. [Applicant's Representative: Maura Ziska Esq] [The Architectural Review Commission deferred this project to the August 25, 2021 Meeting. Carried 7-0] **Staff Recommends a Deferral to the September 13, 2021 Meeting**

b. **Z-21-00372 VARIANCE(S)** Zoning District: R-B Low Density Residential

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The application of 301 POLMER PARK LLC (RICHARD TRUE, CONTRACT PURCHASER), APPLICANT, relative to

property located at **301 POLMER PARK**, legal description on file, is described below. The subject property is 37,818 square feet in total area. The applicant is requesting a variance to split the lot into two lots. East Lot with residence 22,873 square feet in area; and West vacant lot 14,945 square feet in area. All improvements will be removed from the West lot. The following variances are being requested in order to split the property into two lots and retain the residence on the East lot. Request for a west side yard setback of 8.25 feet (for the proposed East lot) in lieu of the 17.5 foot minimum required for a lot in the R B Zoning District that is in excess of 20,000 square feet and has a width in excess of 150 feet. A lot coverage of 29% in lieu of the 25% maximum allowed for a lot in excess of 20,000 square feet in the R-B Zoning District. [Applicant's Representative: Maura Ziska Esq]

- c. **Z-21-00373 VARIANCE(S)** Zoning District: R-B Low Density Residential The application of BASIL VASILIOU, APPLICANT, relative to property located at **114 SEASPRAY AVE**, legal description on file, is described below. The applicant is proposing to demolish the existing wood staircase and railing at the garage accessory building that is not code compliant and replace it with a new masonry staircase that will have a 42 square foot bathroom addition tucked below it. Variances being requested to allow a staircase and bathroom with a rear yard setback of 2.4 feet for the new staircase in lieu of the 15 foot minimum rear yard setback required In the R-B Zoning District for a lot that is 12,060 square feet in area and rear yard setback of 2.4 feet for the new bathroom addition in lieu of the 10 foot minimum rear yard setback required in the R-B Zoning District. [Applicant's Representative: Maura Ziska Esq]

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- d. **Z-21-00374 VARIANCE(S)** Zoning District: R-B Low Density Residential The application of JORDAN AND KRISTIN BENNETT GRAY, APPLICANTS, relative to property located at **224 LA PUERTA WAY**, legal description on file, is described below. The applicant is requesting four variances In order to build a two story addition which includes a 315 square foot one story addition to the garage, a 184 square foot addition for a covered terrace on the first floor, and a 930 square foot second floor addition for two bedrooms, including a 130 square foot covered balcony and two bathrooms. The requested variances are a for an east side yard setback of 11 feet in lieu of the 12.5 foot minimum side yard setback required for the garage addition in the R B Zoning District; an east side yard setback of 11 feet in lieu of the 15 foot minimum side yard setback for a second story addition and covered balcony; an east side yard setback of 9.8 feet in lieu of the 10.5 foot minimum side yard setback required

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for a bay window on the first floor; and an east side yard setback of 9.8 feet in lieu of the 13 foot minimum side yard setback required for a bay window on the second floor in the R-B Zoning District. [Applicant's Representative: Maura Ziska Esq]

- e. **Z-21-00375 VARIANCE(S)** Zoning District: R-B Low Density Residential The application of ANDREA BALL, APPLICANT, relative to property located at **657 ISLAND DR**, legal description on file, is described below. A variance request to add a 714 square foot decked boat lift parallel to the existing dock 13 feet west of the bulkhead line in lieu of the 6 foot maximum allowed. [Applicant's Representative: Maura Ziska Esq]

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- f. **Z-21-00376 SITE PLAN REVIEW WITH VARIANCE(S)** Zoning District: R-D(2) High Density Residential The application of THE PATRICIAN OF PALM BEACH CONDOMINIUM APARTMENTS, INC. (PAULA MCINTOSH, MANAGER), APPLICANT, relative to property located at **3450 S OCEAN BLVD**, legal description on file, is described below. The Patrician of Palm Beach Condominium Apartments is requesting site plan review to expand their pool deck by 3,968 square feet eastward to meet the existing seawall. The following variances are being requested to build the proposed pool deck expansion: a rear street setback of 0 feet In lieu of the 30 feet required and for lot coverage of 45.5 percent in lieu of the 42.9 percent existing and 22 percent maximum allowed for a building five stories or taller in the R-D(2) Zoning District. [Applicant's Representative: Maura Ziska Esq]

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- g. **Z-21-00377 VARIANCE(S)** Zoning District: R-B Low Density Residential The application of PETER MAY, APPLICANT, relative to property located at **320 DUNBAR RD**, legal description on file, is described below. A variance request to allow two new mooring piles associated with an existing dock to be located 154 feet from the seawall In lieu of the 150 feet maximum allowed from land and a variance request to allow four new mooring piles associated with an existing dock to be located 2 feet from the north property line (the Dunbar Road Right of Way) in lieu of the 25 feet minimum required. [Applicant's Representative: Maura Ziska Esq]

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- h. **Z-21-00378 VARIANCE(S)** Zoning District: R-A Estate Residential The application of ANN DESRUISSEAU, APPLICANT, relative to property located at **800 S COUNTY RD**, legal description on file, is described below. The applicant is seeking to modify the previous approval (Z 20 00261) which allowed the renovation and additions to a 2 story landmarked residence with accessory buildings in the R-A Zoning District.

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The renovation is underway and the approval included raising the finished floor elevations of all of the structures to 9.0 feet NAVD. The applicant is requesting approval to modify the previous approval to raise the finished floor elevation of the main residence and generator building (only) another two feet to 11.0 feet NAVD. The following variances are being requested to allow the new finished floor to be elevated another two feet from the previous approval: a north side yard setback of 5 feet for the boat house addition in lieu of the 30 foot minimum required; a north side yard setback ranging from 1.1 feet to 5.5 feet in lieu of the 30 foot minimum required for the existing boat house when raising the finished floor thus increasing the height in the setback; a rear yard setback of 0 feet in lieu of the 15 foot minimum required for the existing boat house when raising the finished floor thus increasing the height in the setback; a rear yard setback ranging from 0 feet to 13.4 feet in lieu of the 15 foot minimum required for the existing main house when raising the finished floor thus increasing the height in the setback; a rear yard setback of 12.58 feet in lieu of the 15 foot minimum required for the existing boat house when raising the finished floor thus increasing the height in the setback; a north side yard setback of 14.5 feet for the 2 story generator building in lieu of the 30 foot minimum required; a south side yard setback ranging from 9 feet to 15.5 feet in lieu of the 30 foot minimum required for the new cabana and main house addition; a height in the main residence and addition to main house of 28.5 in lieu of the 25 foot maximum allowed; to allow the finished floor elevation to be 3.6 feet above the crown of the road in lieu of the 18 inches maximum allowed; to allow the finished floor elevation at 2.66 feet above grade in lieu of the 8 inch maximum allowed; a lot coverage of 28.46% in lieu of the 25% maximum allowed for the raised terrace; a rear yard setback of 1.75 feet in lieu of the 15 foot minimum required for the raised terrace; a south side yard setback of 4.5 feet in lieu of the 30 foot minimum required for the raised terrace. [Applicant's Representative: Maura Ziska Esq] [The Landmarks Preservation Commission deferred the project to their August 18, 2021 meeting. Carried 6-0.] **Staff Recommends a Deferral to the September 13, 2021 Meeting**

IX. ORDINANCES

A. Second Reading

1. **ORDINANCE 16-2021** 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, Creating A Definition For Outdoor Café Seating; At Article VI, District Regulations, Sections 134-791, 134-841, 134-891, 134-946, 134-1001 And 134-1053, Accessory Structures, In The R-AA, R-A, R-B, R-C, R-D(1) And R-D(2)

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Residential Districts By Allowing Only One Dock On A Property And Cross Referencing The Setback And Other Dimensional Requirements For A Dock In Sections 62-74, 62-75 And 134-1697 Of The Code; At Section 134-1053, Accessory Uses, By Eliminating As An Accessory Use Administrative Approval Of Outdoor Seating In The R-D(2) Residential District; Section 134-1055, Special Exception Uses, By Changing From Outdoor Seating To Outdoor Cafe Seating Related To Hotels, Condo Hotels And Dining Rooms And Cross Referencing Sections 134-2104 Through 134-2108 Related To Requirements And Conditions Allowing Said Seating; Section 134-1056, Stands, Seated Dining Areas And Open Counters For Eating And Drinking, By Eliminating Said Section In The R-D(2) District And Renumbering Subsequent Sections Of The Code; Section 134-1057, Accessory Structures, And 134-1057, Accessory Structures, In The R-D(2) Residential Districts By Allowing Only One Dock On A Property And Cross Referencing The Setback And Other Dimensional Requirements For A Dock In Sections 62-74, 62-75 And 134-1697 Of The Code; Sections 134-1108, 134-1158, 134-1208 And 134-1303, Accessory Uses, By Eliminating As An Accessory Use Administrative Approval Of Outdoor Seating In The C-TS, C-WA, C-OPI And C-B Commercial Zoning Districts; Sections 134-1109, 134-1159 And 134-1259 Special Exception Uses In The C-TS, C-WA And C-PC Commercial Zoning Districts, By Changing Outdoor Seating To Outdoor Café Seating Only For Restaurants, Retail Specialty Food Including The Sale Of Prepared Food For Takeout Only And Private, Social, Swimming, Golf, Tennis And Yacht Clubs And Cross Referencing Sections 134-2104 Through 134-2108 Related To Requirements And Conditions Allowing Said Seating; Sections 134-1111, 134-1161, 134-1210, 134-1260 And 134-1305, Stands, Seated Dining Areas And Open Counters For Eating And Drinking, By Eliminating Those Sections In The C-TS, C-WA, C-OPI, C-Pc And C-B Commercial Zoning Districts And Renumbering Subsequent Sections Of The Code; Section 134-1304, Special Exception Uses, In The C-B Commercial Zoning District By Changing Outdoor Seating To Outdoor Café Seating For Only Hotels, Condo-Hotels And Dining Rooms And Cross Referencing Sections 134-2104 Through 134-2108 Related To Requirements And Conditions Allowing Said Seating; Section 134-1209, Special Exception Uses In The C-OPI Commercial District By Changing Outdoor Seating To Outdoor Café Seating For Only Restaurants, Excluding Formula Restaurants As Defined In Section 134-2 And Dining Rooms And Cross Referencing Sections 124-2104 Through 134-2108 Related To Requirements And Conditions Allowing Said Seating; At Article VIII, Supplementary District Regulations, Section 134-1697, Buildings And Structures Over Lake Worth, By Clarifying That There Is An Exception For Town-Owned Landing Docks And Piers On Municipal Property, Providing For Only One Pier Or Landing Dock And Cross Referencing The Requirements For A Pier Of Landing Dock In Sections 62-74 And 62-75 Of The Code; By Eliminating Division 14, Administrative Approval

Of Outdoor Seating In Its Entirety And Creating A New Division 14, Section 134-2104 Through 134-2109, Conditional Approval Of A Special Exception For Sidewalk And/Or Private Property Outdoor Café Seating Only For Restaurants, Excluding Formula Restaurants As Defined In Section 134-2, Dining Rooms, Retail Specialty Food Including The Sale Of Prepared Food For Takeout Only, And Private, Social, Swimming, Tennis, And Yacht Clubs, Providing Conditions And Requirements; Fees And Security Deposit; Application Requirements; Standards And Criteria For Special Exception And Outdoor Café Permit And Review; Requirements For Liability And Insurance, Providing That Retail Specialty Food Uses Including The Sale Of Prepared Food For Takeout Only That Is Under 2,000 Square Feet Gross Leasable Area Can Request An Additional Eight Seats Over The Inside Capacity; Provisions For Denial, Revocation And/Or Suspension Of Approval Of An Outdoor Café Seating Permit And Appeal Procedure For Denial, Suspension Or Revocation; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.

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2. **ORDINANCE 17-2021** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 62, Marine Structures As Follows: At Article III, Bulkheads, And Pierheads On Lake Worth, Section 62-74, Bulkheads, Landing Docks And Piers To Accord With Plat; Waivers And Variances, To Allow One Pier Or Landing Dock And To Provide A Maximum Width Of A Pier Or Landing Dock; At Section 62-75, Construction Specification To Identify That One Pier Or Landing Dock Is Permitted And That The Maximum Width Of A Pier Or Landing Dock Is 30% Of The Lot Width, Six Feet From The Mean High Water Line Or Bulkhead Line, Whichever Is Furthest East, And Not More Than 10 Feet In Width When Past Said Six Feet; At Section 62-74.2, Exemptions By Correcting The Exemption For Town Owned And Operated Docks Is Exempt From The Chapter And Not The Section Of The Code; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.

A. First Reading

1. **ORDINANCE 19-2021** 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, Modifying The Definitions For Building, Height Of (Applicable Only In The R-B Districts), Building Height Of (Applicable To All Districts Except The R-B Districts, Building, Height Of, (Applicable To Lots Or Portions Of Lots East Of The State Of Florida Coastal Construction Control Line (CCCL), Building, Height Of, (Applicable To R-B Lots Abutting Lake Trail) To Eliminate The References To Raising The Grade Of A Property And Eliminating Redundant Language; At Article VI, District Regulations, At

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Sections 134-795, 134-845 And 134-895, Same-Exceptions To Yard Regulations, By Allowing First Floor Entry Ramps, Landings, Associated Steps And Ramps Within Required Setbacks In The R-AA, R-A And R-B Residential Zoning Districts; Sections 134-950, 134-1006 And 134-1062 Same-Exceptions, By Allowing First Floor Entry Ramps, Landings, Open Terraces And/Or Steps Within Required Setbacks In The R-C, R-D(1) And R-D(2) Residential Zoning Districts; Sections 134-797, 134-848, 134-898, 134-953, 134-1009 And 134-1065, Lot Grade Topography And Drainage, By Providing That The Grade Of A Property Cannot Be Raised To Meet Base Flood Elevation Requirements Except As Provided For In A New Section 134-1600 Of The Code And Elimination The Requirement That The Habitable Finished Floor Of A Building Shall Not Exceed Eight Inches Above The Permitted Grade On A Property In The R-AA, R-A, R-B, R-C, R-D(1) And R-D(2) Residential Zoning Districts; Creating Sections 134-1121, 134-1171, 134-1221, 134-1269, 134-1316 And 134-1402, Lot Grade Topography And Grading In The C-TS, C-WA, C-OPI, C-PC, And C-B Commercial Zoning Districts And The PUD District To Provide That The Grade Of A Property In Those Districts Cannot Be Raised To Meet Base Flood Elevation Requirements Except As Provided For In A New Section 134-1600 Of The Code; Section 134-1309, Same-Exceptions, To Allow First Floor Entry Ramps, Landings And Associated Steps To Extend Into A Required Setback In The C-B Commercial District; At Article VIII, Supplementary District Regulations, Section 134-1548, Yard Regulations, To Allow First Floor Entry Ramps, Landings, Open Terraces, Porches And Associated Steps As Ordinary Projections Into A Required Yard And Cross Referencing The Specific Sections Of The Code That Apply; Creating A New Subdivision III Within Article VIII, Supplementary District Regulations, Section 134-1600, Lot Fill, Providing For A Calculation For The Maximum Amount Of Fill That Can Be Placed On A Lot; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.

2. **ORDINANCE 20-2021** 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, Amending The Definition Of Supplemental Parking To Provide That Supplemental Off-Site Parking In An Underground Garage Or Surface, Enclosed, Partially Enclosed Or Rooftop Parking Facility Shall Not Be Required To Be In Addition To The Required Parking; Sunsetting The Definition On March 13, 2024, Unless Extended Or Modified By The Town Council; At Article VI, District Regulations, Sections 134-1107, 134-1157 And 134-1207, Permitted Uses, In The C-TS, C-WA And C-OPI Commercial Zoning Districts To Allow Supplemental Off-Site Shared Parking In A Surface, Enclosed, Partially Enclosed Or Rooftop Parking Facility As A Permitted Use; Cross Referencing The Requirement For Said Parking In Sections 134-2177 And 134-2182; And Providing A

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Sunsetting Provision For Said Parking Facilities In Those Districts On March 13, 2024, Unless Extended Or Modified By The Town Council; Section 134-2177 Location Of Parking Spaces, And Section 134-2182, Location Of Parking Spaces, By Allowing Supplemental Off-Site Shared Parking In A Surface, Enclosed, Partially Enclosed Or Rooftop Parking Facility As A Permitted Use In The C-TS, C-WA And C-OPI Zoning Districts Provided That Said Parking Does Not Exceed 50 Percent Of The Parking Inventory Of The Parking Facility And Providing That If Said Parking Facility Abuts A Residential Use That Said Parking Shall Only Be Allowed Between The Hours Of 8:00 A.M. And 6:00 P.M.; At Section 134-2182 By Relocating The Existing Sunsetting Provision Into A New Subsection (E) And Including Surface, Enclosed, Partially Enclosed And Rooftop Off-Site Supplemental Shared Parking As Part Of The Existing Sunsetting Provision; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.

X. ANY OTHER MATTERS

XI. ADJOURNMENT

PLEASE TAKE NOTE:

- Note 1:** Please submit written comments/materials to council@townofpalmbeach.com or in person to the Town Clerk's Office, located at Town Hall, 360 South County Road. No written materials received after 3:30 p.m. on the Wednesday 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 Wednesday 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 Technology (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: August 11, 2021

Section of Agenda

DISCUSSION ITEMS

Agenda Title

280 Sunset Avenue - White Elephant Historic Tax Exemption

Presenter

ATTACHMENTS:

No Attachments Available

TOWN OF PALM BEACH

Town Council Meeting Development Review on: August 11, 2021

Section of Agenda

DISCUSSION ITEMS

Agenda Title

Recognition and Discussion of Increased ARCOM Workload and Applications

Presenter

ATTACHMENTS:

No Attachments Available

TOWN OF PALM BEACH

Town Council Meeting Development Review on: August 11, 2021

Section of Agenda

Appeals

Agenda Title

ARCOM Appeals of B-063-2020 160 Royal Palm Way

Presenter

ATTACHMENTS:

- ▣ **Memorandum Dated November 24, 2020 from Wayne Bergman, Director of Planning, Zoning and Building**
- ▣ **Email Dated June 7, 2021 from Donald Lunny**
- ▣ **Email Dated June 7, 2021 from John Eubanks**

TOWN OF PALM BEACH

Information for Town Council Meeting on: December 9, 2020

To: Mayor and Town Council

From: Wayne Bergman, Director of Planning, Zoning & Building



Cc: Kirk Blouin, Town Manager

Re: 160 Royal Palm Way – Palm House Hotel. Appeal of Arcom Decision to Approve Additions and Modifications

Date: November 24, 2020

GENERAL INFORMATION

Property owner LR Palm House LLC made an application to Arcom earlier this year to add additions and to modify the existing hotel at 160 Royal Palm Way. The matter was heard at the October 28, 2020 Arcom meeting and was approved, with the exception of the landscape plan, service gate and building paint color, which were scheduled to return to Arcom in November. During the meeting, Attorneys Donald J. Lunny, Jr., representing the owner of 133 Brazilian Ave., and John R. Eubanks, Jr., representing owners at 140, 141 and 149 Brazilian Ave., spoke in opposition to the project. Please see the partial minutes of the Arcom meeting that summarize the discussion and approval.

The appeal of the Arcom decision was filed by Attorney Lunny on November 6, 2020. Attorney Eubanks filed a “joinder” in the appeal of the Arcom decision on November 9, 2020. The filing of the appeal was in compliance with Town Code 18-177, which allows appeals from Arcom decisions to be filed within ten (10) calendar days of the meeting at which the decision of the Commission is rendered.

Attached:

Chapter 18, Section 18-177 – Appeals and Review

Attorney Lunny Appeal Packet, with Cover Letter dated November 6, 2020 Dated November 6, 2020

Attorney Eubanks Joinder Packet, with Letter Dated November 9, 2020

Partial Minutes from the October 28, 2020 Arcom Meeting

Sec. 18-177. - Appeals and review.

An applicant or any interested party may file an appeal to the town council on any ruling by the architectural commission or the director of the planning, zoning and building department or his/her designee made pursuant to this article. The appeal shall take the form of a letter addressed to the town clerk. In the case of an appeal from the architectural commission, the appeals shall be filed or made within ten calendar days of the date of the meeting at which the decision of the commission is rendered. In the case of an appeal from the decision of the director of planning, zoning and building, the appeal shall be filed or made within ten calendar days of the date the director of the planning, zoning and building department or his or her designee renders the decision in writing. Appeals shall set forth the alleged inconsistency or nonconformity with procedures or criteria set forth in this article or standards set forth in or pursuant to this Code. The town council shall decide an appeal within 45 days of the filing of such appeal unless an extension of time is consented to by the applicant, and such filing shall suspend any building permit issued pursuant to the ruling of the architectural commission or director of the planning, zoning and building department or his/her designee until the town council has decided the appeal. The town council may review any decision of the architectural commission or the director of the planning, zoning and building department and its disposition of the matter shall be final. In addition to appeals, the town council shall consider major projects as defined in the ARCOM Project Designation Manual at the next regularly scheduled town council meeting, subsequent to the meeting of the commission. The disposition of such matters by the town council shall be final. Appeals filed pursuant to this section shall be based on the record of the proceedings below and shall not be presented de novo. The time allotted for presentation of an appeal shall be determined by the town council president.

(Ord. No. 11-2015, § 1(Att.), 4-15-15)



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Please reply to Fort Lauderdale

November 6, 2020

Queenester Nieves
Town Clerk
Town of Palm Beach
360 S. County Road
Palm Beach, FL. 33480

Via Federal Express

Re: The Palm House Hotel
160 Royal Palm Way,
Palm Beach, Florida 33480

Dear Town Clerk Nieves:

This Firm Represents Virginia C. Simmons, individually and as Trustee of the Virginia C. Simmons Revocable Trust U/A/D May 4, 2018, the owner of single-family residential property having a street address of 133 Brazilian Avenue, Palm Beach, Florida. Because our client continues to be very concerned with aspects of proposed Palm House Hotel that will likely increase activity and noise in the rear and east of the Hotel, and expand buildings and structures that are already non-conforming, our client is reluctantly constrained to continue to take steps to preserve various positions to challenge such development's approval. Our client hopes that with the changes requested in this correspondence, the Application can be made more acceptable to her and the other adjacent single-family properties which will be affected by the proposed development.

Since the October 28, 2020 Town Architectural Commission ("ARCOM") Meeting was so close in time to the Town's consideration of the proposed development's variances and special exceptions, Part 1 of this letter is an Appeal of the ARCOM October 28, 2020 Decision, Part 2 of this letter is directed towards the Town Commission's November 13, 2020 consideration of the development's variances and special exceptions; Part 3 of this letter is directed at the proposed Third Amendment to Declaration of Use Agreement; and Part 4 of this letter is directed to some remaining aspects of the Site Plan.

Correspondence to Mr. Nieves
Town of Palm Beach Town Clerk
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November 6, 2020
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Part 1.
Appeal of 10/28/2020 ARCOM Decision for Major Project
Application No. B-063-2020 REV 2

Please consider Part 1 of this letter an Appeal of ARCOM's October 28, 2020 decision ("ARCOM Decision") with respect to The Palm House Hotel ("Applicant") Application No. B-063-2020 REV 2 ("Application"). We have enclosed a Trust Account Check made payable to the Town of Palm Beach for the required fee for this Appeal. While the Town has the video recordings of the September 25, 2020 ARCOM Meeting and the October 28, 2020 ARCOM Meeting, Application No. B-063-2020, Application No. B-063-2020 REV 2, our correspondence dated September 23, 2020, and our correspondence of October 26, 2020, it is our view that such entire record of the proceedings may not be needed by the Town Commission for purposes of the Appeal, and so unless the Town Commission otherwise requires such full record, or we direct you to prepare same; we think the Exhibits included in this Part should be sufficient for the Appeal's purposes.

The reasons for the Appeal are as follows:

1. This proposed development should not be reviewed in a "piecemeal fashion."

The ARCOM Decision results in the development being considered in a "piecemeal fashion," and thus the Town Commission's review of the Application will also be "piecemeal" in nature. Specifically, ARCOM has not approved the Application's landscape plans, and is requiring the proposed landscape plans along the southern and east property lines to be returned to ARCOM for further review. Our client raised concerns with the overall feasibility of the Application's landscape plans at the initial ARCOM hearing of September 25, 2020 and asked that the landscape plans be reviewed. When the application was revised and presented to ARCOM on October 28, 2020, our client pointed out that the landscape plans detailing the proposed landscape buffer and screening (See Exhibit 1, Application Plan Sheet A-121) was not drawn to scale. Further, in light of the Survey included with the initial application (see Exhibit "2") the Applicant did not own enough land South and East of the Hotel improvements and within its Property to accommodate the proposed plantings. (See Exhibit "3", Application Plan Sheet A-122). Thus, the Application's illustrated landscape buffers and screening in these areas is not feasible. We believe that this observation motivated ARCOM to require the proposed landscape buffers and screening to be re-evaluated and brought back to ARCOM for consideration.



Landscape buffers and screening are very important to both improve aesthetics and reduce adverse secondary effects that arise from locating a highly intense commercial development adjacent to single-family residential homes. Indeed Sec. 134-129(5) of the Town's Code provides that for a Site Plan to be approved:

"...the [t]own [c]ouncil shall make a finding that the approval of the site plan ... will not adversely affect the public interest and certify that the specific zoning requirements governing the individual use have ...been met and that further, satisfactory provision and an arrangement has ...been made concerning the following matters, where applicable....

(5) Proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the property's boundaries.
..."

Further, a Project's proposed landscape buffers and screening are often considered in determining whether to grant various development orders such as the variances and special exceptions that are also requested for the overall Project.

We would encourage the Town Commission to vacate the ARCOM Decision, and remand the Application to ARCOM, so that when ARCOM's review of the Application is *entirely* complete, the Town Commission can then consider the Project instead of addressing this important major development in a piecemeal fashion.

2. ARCOM erred in approving the new full-service bar and restroom building.

The Application proposes a new full-service bar and restroom building which is located contiguous to and West of the expanded Function Room. (See Exhibit "4", Application Plan Sheet 1-104). Prior approved plans showed chemical storage and pool equipment area where this new full-service bar and restroom building are proposed (see Plan Sheets A-200 and A201, attached as Composite Exhibit "5"). The Exhibit "4" Application Plan Sheet No. A-104 clearly shows that this Bar/Restroom building is located within the rear yard setback area established by the CB Zoning District regulations. Therefore, its proposed location is contrary to the Town's Code.

Additionally, the expanded Function Room building is non-conforming to the Town's regulations, any addition or expansion of the Function Room must comply with the Town Code's rear yard setback requirements. In relevant part, Subsection 134-416(d) of the Town's Code states as follows:

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“(d) It is further the intent that, by the provisions of this chapter or by amendments that may be adopted, there may exist buildings or structures which were lawful before this chapter was adopted or amended, but which would be prohibited, regulated or restricted under the terms of this chapter or future amendments thereto. It is the intent of this chapter to permit these nonconforming buildings and structures to exist until they are voluntarily removed, removed by abandonment, or otherwise removed as required by this chapter, but not to encourage their survival. Such nonconforming buildings and structures are allowed to be enlarged, expanded or extended, provided that said enlargement, expansion or extension meets all of the lot yard and bulk regulations for the zoning district in which the building or structure is located and provided that said enlargement, expansion or extension is not used as grounds for adding other buildings or structures prohibited elsewhere, in the same district.” (Emph. Suppl).

Further, Sec. 134-417 of the Town’s Code states as follows:

“A building or structure which is nonconforming with any of the lot, yard and bulk, regulations may be enlarged, expanded or extended to occupy a greater area of land provided that the enlargement, expansion or extension complies with all lot, yard and bulk regulations for the zoning district in which the building or structure is located. This section shall not apply to a building or structure which is demolished by more than 50 percent, as provided for in section 134-419(1), in preparation for any proposed enlargement, expansion, or extension of a building or structure.”

In approving the location of the Bar/Restroom Building, it is our client’s contention that ARCOM did not *satisfy* Sec. 18-205 (a) (9) of the Town’s Code which indicates that in order for ARCOM to approve a proposed project, it must determine that:

“(9) The proposed development is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.”

Thus, the ARCOM Decision to approve this new Full-Service Bar and Restroom Building should be REVERSED on Appeal.



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3. ARCOM erred in approving other structures in the rear yard setback area.

Other aspects of the proposed development's structure are also in the rear yard setback, such as the pool water fountain feature and the expansion of the Function Room to enclose more interior space.

There was no Town Staff Report prepared for the ARCOM hearing, however, our client learned at the October 28, 2020 ARCOM hearing; that the currently proposed fountain is *smaller* than what was previously approved, and provided this remains the case, our client will no longer object to same; however, if this is not the case, our client will continue to object to same.

Similarly, our client requested that significant efforts to sound-proof the Function Room's enclosed space be included in the Town's approval, and upon receiving a confirmation that this will be required *and provided*, our client will not object to the increase in the Function Room's enclosed space as also being an expansion to a nonconforming building that is prohibited by the Town's Code. The rationale for not objecting to the increase in the Function Room's enclosed space is that, hopefully, the resulting *indoor* activity will become very noise controlled.

Wherefore, our client would respectfully request that the Town Commission reverse or vacate the ARCOM Decision, and remand the Application to ARCOM for proceedings consistent with any instructions in the Town Commission's ruling if any, and further, our client would request any other relief the Town Commission may determine proper and appropriate.

Part 2. Comment on the Requested Variances and Special Exceptions

1. The Variances should be denied because they are "Self Created."

Our review of the Town's variance law would cause an objective reader to doubt whether sufficient grounds for granting a variance are present in this case. The Palm Beach County Property Appraiser records discloses that the applicant, LR Palm House LLC, a Delaware Limited Liability Company, obtained a Debtor in Possession Deed to the site on May 15, 2019, which is *after* the 2016 Town conditional development approvals. A copy of the Deed is attached as Exhibit "6".

The Exhibit "2" Application Survey prepared by Wallace Surveying Corporation discloses that The Palm House Hotel property is uniformly rectangular, having a 300' x



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200' dimension. Thus, the real property on which The Palm House Hotel sits has no irregular contours or shape which would support a variance request. Moreover, the dimensions of the Applicant's Property *more than satisfies* the C-B Zoning District's minimum lot area, lot width, and lot depth requirements (See Sec. 134-1308 (1), (2), (3) Town Code).

Given that the Applicant acquired the development *after* the 2016 Town approvals, and given that the Applicant's real property is not irregular and more than satisfies the Town's C-B District minimum dimensional requirements, any claimed "hardship" for the requested Variances should be viewed as "*self-created*" in as much as a *developed site* was acquired by the Applicant simply put, Application results from the Applicant's desire to change things. A "self-created" hardship cannot be the basis for granting a Zoning Variance. The Variances should be denied.

2. The Town's Zoning Regulations do not authorize the Town Commission to grant a Special Exception for the Palm House Hotel.

The Application states that Special Exceptions are needed for the Site Plan to be approved. Our review of the Town's Special Exception law would cause an objective reader to doubt whether the Town Commission can grant Special Exceptions in this case. Sec. 134-229 (1) of the Town Code reads as follows:

"The requirements for granting a special exception use under this chapter are as follows:

- (1) The use is a permitted special exception use as set forth in article VI of this chapter."

The Town's C-B District Regulations define the applicable Special Exception Use in Section 134-1304 (a) (5) as follows:

- (a) The special exception uses require a site plan review as provided in article III of this chapter. The special exception uses in the C-B commercial district are as follows:
 - (5) Hotels at a maximum of 26 units per acre.

Our review of the Application's Survey discloses that The Palm House Hotel property is rectangularly shaped, with dimensions of 300.00' X 200.00 feet. Thus, the Applicant's Property is 60,000 SF in area, or $(60,000 \div 43,560 =) 1.376$ acres in size. The CB Zoning District regulations *as applied to the Applicant's Property* limit the Town Council's authority to grant a Special Exception to a Hotel having a maximum of 36 units. Since

the Applicant's hotel is not a listed special exception use in the Town's CB Zoning District's regulations, the requested Special Exceptions cannot be granted.

PART III

The Draft 3rd Amendment to Declaration is not sufficient to mitigate potential adverse secondary effects of the Hotel.

1. In 2012, the historical digest received by our client for the zoning application discloses that the Town Commission conditioned its approval of the development orders it then granted to indicate in Condition 4 that *"The pool deck area shall be allowed only background music and light live music with the speaker system directed to the North. There shall be no music on the abutting grass area."* The Amendment to Declaration of Use Agreement recorded in Official Records Book 25694 at page 0633 indicates in Article IV, Paragraph 3 that there will be *no events* on the pool deck, the grass area will remain *"passive,"* and music on the pool deck will be only background or light live music with the speaker system directed to the North. (See Exhibit "7" for the Amendment to Declaration of Use Agreement). The proposed, draft Third Amendment to Declaration and Use Agreement indicates that *"Pre-function events will be allowed on both the pool deck and the grass area"*. While the proposed Third Amendment does not allow music in the grass area, it has no restrictions whatsoever on other forms of amplified sound. Our client would request that the Third Amendment be revised in this regard to:
 - a. Add the words *"noise controlled, passive"* before the words *"pre-function events"* for the grass area;
 - b. Prohibit such *"pre-function events"* on the pool deck;
 - c. Restrict the hours of noise controlled, passive pre-function events in the grass area to reasonable hours (from 10:00 am to 7:00 pm.)
 - d. State that there will be no *outdoor* music (live or recorded), no *outdoor* live entertainment, and no *outdoor* amplified sound permitted anywhere on the Land, with the exception of *background* live or *background* recorded music which will be permitted on the pool deck from 9:am to 7:00 PM. "Background live or recorded music" is defined music having a low enough volume that normal conversation can be held over the music. Background live music shall have speakers for same directed to the North.
2. The Applicant has represented to ARCOM that there will be no rooftop guest access to the Hotel or the Function Room; however, these restrictions have been *removed* from the proposed Third Amendment to Declaration of Use Agreement. Once removed, they will

no longer be considered a restriction or condition of Project approval. The Declaration of Use Agreement should clearly state: *"No hotel guests, or other social or leisure activity or entertainment of any kind will be permitted on the roofs of the hotel, the function room, or other accessory buildings"*.

3. Generally, the Declaration of Use Agreement refers to a "function area" and our client would request the more precise term "Function Room" be used instead.

Part IV. Other Site Plan Comment

1. Our client objects to the Function Service Building and Bar/Restroom Building.

- A. The Application now includes a "Function Service Building" which is contiguous to a portion of the East building face of the Function Room. (See Exhibit "4," Plan Sheet A-104) Our client objects to this expansion to the Function Building, as it increases the activity of the Site along the East property line. The Function Service Building's supportive activities (especially activities related to cleanup and removal of Function Room Events) will likely be after dark, and both noise and vehicle light will be caused by loading area activities (from vehicles turning in the loading area shown on the Site Plan, or being used to transport equipment, furnishings, food, and beverages into either the Function Room or Function Service Building).
- B. Our client has objected to the Function Room Bar/Restroom Facility Section 1 of this letter as being an expansion to a nonconforming building. We were informed by ARCOM that "use issues" were within the Town Commission's purview. Additional reasons supporting our client's objection to these areas are set forth herein.

The Hotel is currently a non-conforming use, and Sec. 134-387 of the Town's Code provides:

"Sec. 134-387. - Extension or expansion.

No nonconforming use shall be enlarged, increased, intensified, substituted or extended to occupy a greater area than it occupied at the effective date of adoption or amendment of this chapter, except as may be granted by variance under section 134-201. No such nonconforming use shall be relocated in whole or in part to any portion of a lot or parcel except the location occupied by such use at the effective date of adoption or amendment of this chapter."

The Town should not allow the nonconforming use to expand by granting Variances for the Function Service Building or the Function Room Full-Service Bar and Restroom Building, since the hardships are "self-created."



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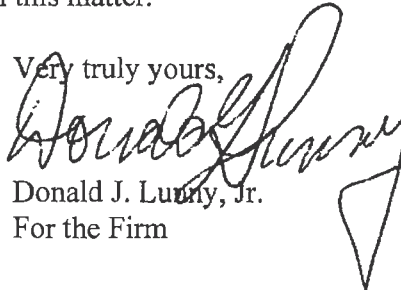
2. Our client shares the Zoning Administrator's concerns as expressed in the Town Staff's 11/2/2020 Staff Report.

- A. The Function Room Seats should remain restricted to 150 dining room seats. Granting additional seating, and removing dining room seating as requested, increases the intensity of the non-conforming use in the rear and eastern portion of the Property. As stated above, our client is very concerned with additional improvements and activity in these areas of the Property.
- B. The more than doubling of outside seating is problematic, as again, this increases the intensity of an existing non-conforming use. Our client would request that the amount of outside seating not exceed prior approvals. In view of the above, our client would request that the Town Commission not approve the Full-Service Bar and Restroom Building, not approve the Function Service Building, and limit outdoor seating as suggested. Additionally, our client would request whatever other relief the Town Commission may deem proper.
- C. Our clients comment in support of Staff's concerning the Declaration and the so called "Pre-function" events are set forth in Part III of this letter above.

Conclusion

Please ensure that a copy of this correspondence and its Exhibits are given promptly to the Mayor and Members of the Town Commission. We wish to thank the Town for its consideration of this matter. Finally, we reserve the right to raise additional objections and legal and factual arguments in connection with these matters should it become appropriate to do so as we continue to learn about and participate in this matter.

Very truly yours,



Donald J. Lunny, Jr.
For the Firm

Cc w/encl: (Via E-mail):
Mr. Wayne Berman;
John C. Randolph, Esq.
Maura Ziska, Esq.





LANDSCAPE PLANTING PLAN

OVERALL SOUTH ELEVATION - WITH PROPOSED LANDSCAPE SCREENING



Area (ha)	Landuse/cover Designation
2472	Forest Vero (Eucal She)
412	Forest-woodland
172	E. Emory Planting Area
723	W. Emory Planting Area
926	W. Property Line Planting Site
735	E. Property Line Planting Site
83	New Planting - East One (A)
115	New Planting - East One (B)
1687	S. Property Line Planting Site
1297	Forest-Lawn
669	Pool Deck Plantings
133	W. Lawn Hedgers (Goddard)
119	E. Lawn Hedgers (Goddard)
83	E. Lawn Southern Hedgers
86	Vine Area for Trellis
2515.97	TOTAL LANDSCAPE AREA

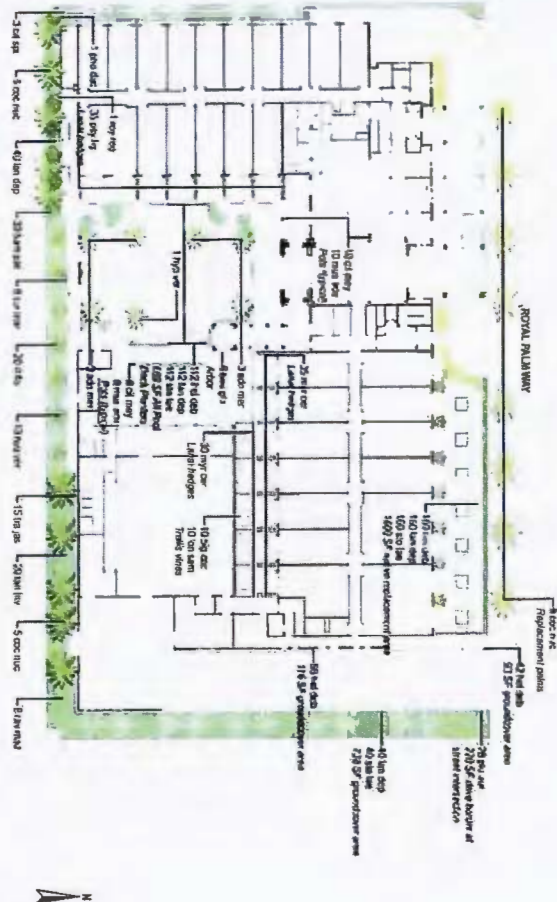


EXHIBIT 1

COOPER CARRY

21

Review Backup 8-11-20.

men

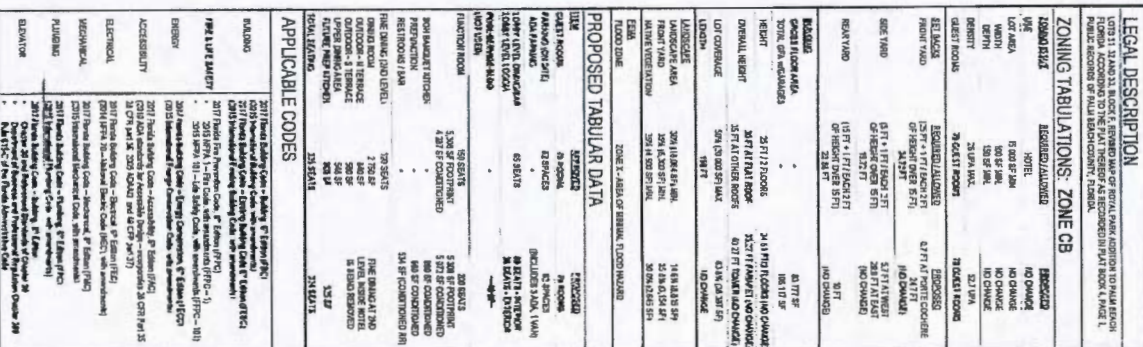
The Polym Hotel

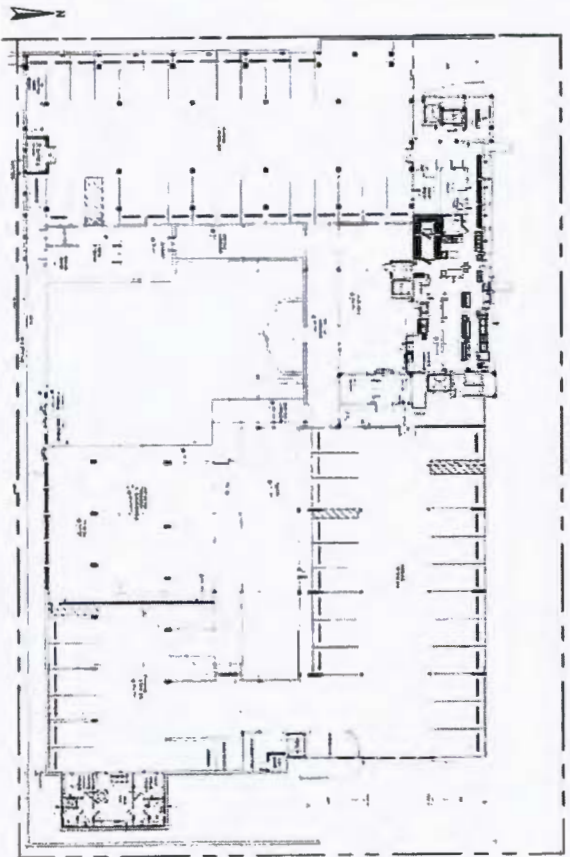


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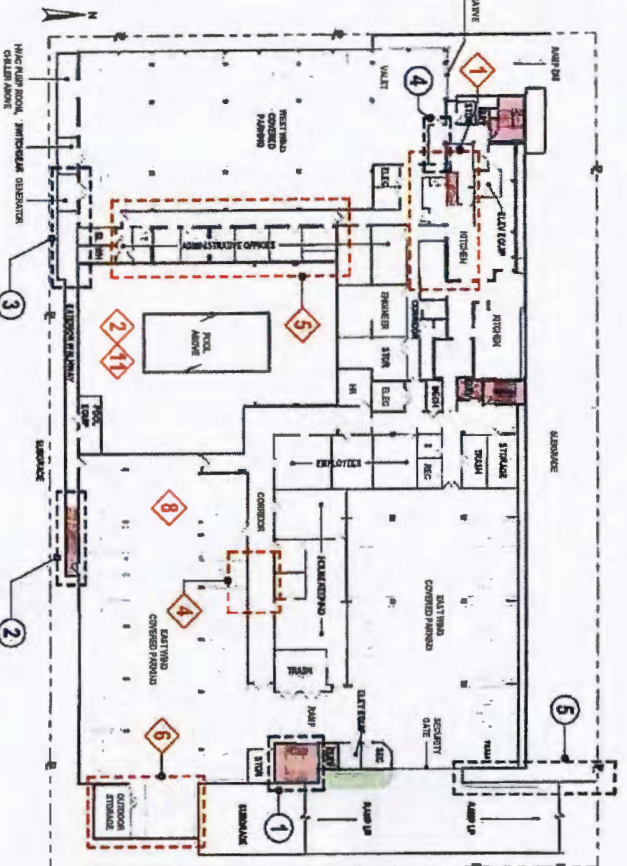
OCTOBER 28TH 2020 | Z-20-00254





LOWER LEVEL FLOOR PLAN - APPROVED
(SPR SE 01-2016 PREPARED BY DAVID MILLER & ASSOCIATES, P.A.)

NON-CONFORMING DEFICIENCIES	PROPOSED CORRECTIONS
1 Demolish partially constructed elevator extension to roof-top above second floor dining room & lobby to the "Sunset" deck.	1 Demolish elevator shaft extension to the roof-top deck. Patch roof to match existing. No assembly space at rooftop.
2 Complete construction of Function Room and Pool area consistent with plans previously approved by the Town of Palm Beach.	2 Construct new pool, pool deck and amenities as designed on the proposed improvement plans, for Town of Palm Beach approval.
3 Demolish partially constructed walkway, stairs and elevator access to roof above Function Room.	3 Demolish elevator shaft, elevated stair and walkway. Patch roof to match existing. No assembly space at rooftop.
4 Demolish approximately 1,140 SF of office space in area and restore previously approved service corridor and Laundry space.	4 Rebuild 1,140 square foot of new office space for hotel staff and administration.
5 Demolish partially constructed enclosure of portions of the Basement Garage on both east and west side of the property and restore 5 required off-street parking spaces.	5 Demolition to restore required parking spaces. Rebuild small area inaccessible for parking as outdoor storage.
6 Demolish partially constructed wall in basement parking area which was built to separate the Basement Function Room kitchen and restore required parking.	6 Demolition to restore required parking spaces.
7 Eliminate two pool area structures and relocate pool structure which includes service bar to previously approved location. The pool area will be retained as previously approved.	7 Demolish noncompliant pool area structures. Construct new pool support structures as designed on the proposed improvement plans, for Town of Palm Beach approval.



LOWER LEVEL FLOOR PLAN - PROPOSED

PROPOSED IMPROVEMENTS
1 Extend open-air stair to basement for fire safety egress from basement and parking.
2 Extend retaining wall and exterior walkway near south property line for fire safety egress and allow for staff access to the pool deck.
3 Replace existing 2500W, 480V/277VAC natural gas generator in this size, capacity and location. Construct metal enclosure for required fire separation from parking and egress path at time of installation.
4 Enclose portion of parking area to provide the separated egress path from southwest portion of parking and mechanical spaces.
5 Construct new exterior retaining wall, stair and walkway for improved fire safety egress path to public way (Royal Palm Way).

LOWER LEVEL FLOOR PLAN

A200

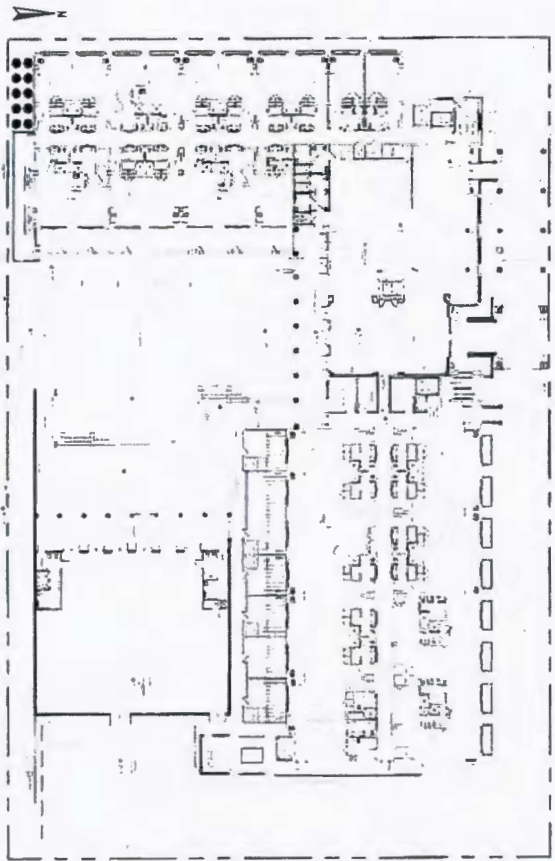
The Palm House Hotel
1000 Royal Palm II, n



EXHIBIT 5

COOPER CARR

Issue 17-11-2016 11:00-11:00
OCTOBER 2017, 2017 12-20-2017



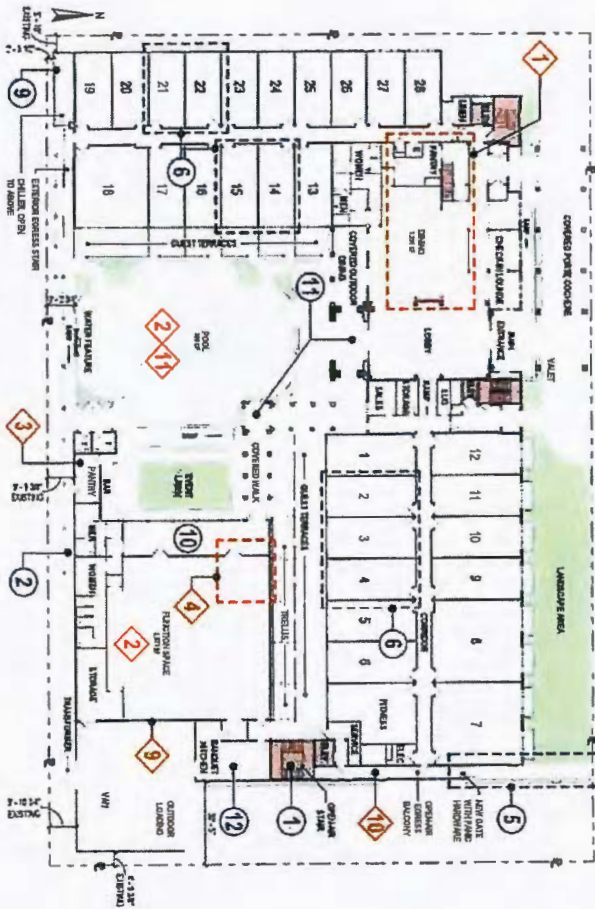
FIRST LEVEL FLOOR PLAN - APPROVED
(SPR SE 001-2016 PREPARED BY DAVID MILLER & ASSOCIATES, PA)

NON-CONFORMING DEFICIENCIES		PROPOSED CORRECTIONS	
1	Demolish partially constructed elevator extension to rooftop above second floor dining room & lobby to the "Sunset" deck.	1	Demolish elevator shaft extension to the north roof deck. Patch roof to match existing. No assembly space at rooftop.
2	Complete construction of Function Room and Pool area consistent with plans previously approved by the Town of Palm Beach.	2	Construct new pool, pool deck and amenities as designed on the proposed improvement plans, for Town of Palm Beach approval. Complete construction of Function Room.
3	Demolish partially constructed balconies on west side of Function Room and complete construction in new immediately adjacent to the Southwest corner of the Function Room.	3	Demolish bathroom building and construct new single-use toilets for pool, pool service pantry and life service bar adjacent to new event level.
4	Demolish partially constructed walkway, stairs and elevator access to roof above Function Room.	4	Demolish elevator shaft, elevated stair and walkway. Patch roof to match existing. No assembly space at rooftop.
9	Construct opening on the east side of the Function Room wall which was going to be an unauthorized stage.	9	Install opening at east side of Function Room and finish to match adjacent exterior walls.
10	Remove full framing at exterior walkways on east elevation.	10	Enclose existing, partially complete open-air egress balcony with new exterior walls and railings.
11	Eliminate two pool area structures and relocate pool structure which includes service bar to previously approved location. The pool area will be restored as previously approved.	11	Demolish noncompliant pool area structures. Construct new pool support structures as designed on the proposed improvement plans.

FIRST LEVEL FLOOR PLAN

A201.A

The Palm House Hotel
1600 Road, Palm Beach



FIRST LEVEL FLOOR PLAN - PROPOSED

PROPOSED IMPROVEMENTS	
1	Extend existing open-air stair to basement for improved fire safety egress from basement spaces and parking.
2	Extend existing wall and exterior walkway near south property line for fire safety egress and allow for stair access to the pool deck.
3	Construct new exterior relating walk, stair and walkway for improved fire safety egress path to public way (Royal Palm Way).
4	Convert existing guest rooms as shown on the proposed improved plans to provide 19 beds total.
5	Extend existing wall and exterior walkway near south property line for fire safety egress and allow for stair access to the pool deck.
6	Construct new exterior relating walk, stair and walkway for improved fire safety egress path to public way (Royal Palm Way).
9	Replace existing roller, construct new screen walls to height of new equipment.
10	Enclose existing open-air covered walkway at Function Room to create conditioned circulation.
11	Reconfigure exterior terrace facing new proposed pool deck. Provide covered walkway from hotel lobby to Function Room.
12	Enclose area with new exterior walls and roof for new banquet prep kitchen adjacent to Function Room.

Exhibit "C"
Cont



COOPER CARRY
1600 N. A1A
OCTOBER 2011, 2012

From: [Wayne Bergman](#)
To: [Donald Lunny](#); [Paul Castro](#)
Cc: [John Eubanks Jr](#); [Maura Ziska](#); [James Murphy](#); [John \(Skip\) C. Randolph](#); [Legal](#); [Town Attorney](#); [OConnor, Joanne M.](#); [Kelly Churney](#)
Subject: RE: Request to Continue Simmons ARCOM Appeal: Pending Declaration of Use Agreement's Execution
Date: Monday, June 07, 2021 12:51:29 PM

Don – Thank you. This is acceptable. We will inform the Mayor and Town Council of the deferral request.

Kelly – please send this along to the TC.

Thanks.

Wayne Bergman, MCP, LEED-AP

Director

Town of Palm Beach
Planning, Zoning, Building
360 S. County Road
Palm Beach, FL 33480
Office: 561-227-6426
www.townofpalmbeach.com

[P.S. Your exterior project may require ARCOM approvals. Click here for more info.](#)

From: Donald Lunny <Donald.Lunny@brinkleymorgan.com>
Sent: Monday, June 07, 2021 11:36 AM
To: Wayne Bergman <wbergman@TownOfPalmBeach.com>
Cc: John Eubanks Jr <jeubanks@sniffenlaw.com>; Maura Ziska <MZiska@floridawills.com>
Subject: Request to Continue Simmons ARCOM Appeal: Pending Declaration of Use Agreement's Execution
Importance: High

*****Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.*****

Dear Mr. Bergman:

I hope this finds you well.

As you may know, our client has indicated that it will dismiss its Appeal of the ARCOM decisions in connection with The Palm House Hotel when the Declaration of Use Agreement (“Agreement”) is fully executed, provided that such Agreement is in the form previously approved. As you may further know, the form of the Agreement has been approved, and we have been advised by Maura

Ziska that it has been sent overseas to be executed by her client, the Developer. I am assuming that it will not be back in time to be signed by the Town before this Wednesday's Town Council Development Review Meeting.

In light of the above, This e-mail will confirm for your file my client's request that her pending Appeal be continued (again) until the next Town Council Development Review Meeting. Hopefully by then the document will be back and fully executed by then, without any changes.

It is my understanding that John Eubanks will be sending you a companion request for his client's Appeal.

Thank you for the courtesies the Town continues to afford in this matter.

Sincerely,
Don

DONALD J. LUNNY, JR. | PARTNER

100 SE Third Ave., 23rd Floor, Ft. Lauderdale, FL 33394
Main: 954.522.2200 | Fax: 954.522.9123

2255 Glades Road, Suite 414E, Boca Raton, FL 33431
Main: 561.241.3113 | Fax: 561.241.3226

501 North Federal Highway, Lake Park, FL 33403
Main: 561.863.5400 | Fax: 561.863.3420

donald.lunny@brinkleymorgan.com



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From: [John Eubanks Jr](#)
To: [Wayne Bergman](#); [Kelly Churney](#); [James Murphy](#); [Paul Castro](#)
Cc: [Donald Lunny](#); [Maura Ziska](#); [Mark Banfield](#)
Subject: Request for Deferral of ARCOM Appeal - 160 Royal Palm Way
Date: Monday, June 07, 2021 11:29:32 AM

*****Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.*****

Wayne:

In following up on the Declaration of Use Agreement last week, I was informed that it is still out for execution in London. Given that the Declaration has yet to be fully executed, please allow this e-mail to serve as a request for deferral for consideration of the ARCOM Appeal filed by my clients Tim and Gayle DeVries regarding 160 Royal Palm Way Palm House Hotel.

Thank You

John R Eubanks, Jr.

SNIFFEN & SPELLMAN, P.A.

TALLAHASSEE | WEST PALM BEACH | PENSACOLA

605 North Olive Avenue, 2nd Floor
West Palm Beach, Florida 33401
T (561) 721-4000 / F (561) 721-4001 / D (561) 721-4002
E-mail: jeubanks@sniffenlaw.com
Website: www.sniffenlaw.com / Twitter: @Sniffenlaw

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avoiding tax-related penalties that may be imposed on the taxpayer.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: August 11, 2021

Section of Agenda

Appeals

Agenda Title

ARCOM Appeal of A-051-2021, 2 S. County Rd

Presenter

ATTACHMENTS:

- ▣ **Memorandum Dated August 4, 2021 from Wayne Bergman, Director of Planning, Zoning and Building**
- ▣ **ARCOM Appeal Dated August 4, 2021 from James M. Crowley, Esq.**
- ▣ **Exhibit A**
- ▣ **Exhibit B**
- ▣ **Exhibit C**
- ▣ **Exhibit D**
- ▣ **Exhibit E**
- ▣ **Exhibit F**

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 11, 2021

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Wayne Bergman, Director of Planning, Zoning & Building



Re: ARCOM Review and Denial of Breaker's Driving Range Awning

Date: August 4, 2021

BACKGROUND

In March of this year, the Breaker's contacted PZB staff to inquire about the process to extend their driving range awning. This awning was added to their driving range in 2018. At that time, the Breakers made a special exception / site plan application to the Town Council (at that time any new use or structure at the Breakers required a special exception and site plan approval by Council). Once the special exception / site plan was approved by Council, Town staff approved the awning and building permit. In late 2019, the Breakers approached the Town and requested a more clear cut list of uses that were permitted in the Breaker's zoning district – the PUD-A. The Council approved the list of permitted uses, which would, for the first time, limit certain minor structure and use requests to an administrative site plan review process. See the attached copy of the Breaker's permitted uses authorized by Ordinance 01-2020.

With this year's application to extend the driving range awning, Zoning Manager Paul Castro correctly requested the administrative site plan application. However, the matter was also referred to Arcom as a minor project. The Breaker's proceeded, and the matter was reviewed by Arcom at their June meeting and was deferred to the July meeting over design concerns. At the July meeting, it appeared that Arcom was ready to defer the matter again due to design concerns, but the Breaker's representative requested an "up or down vote", at which time Arcom denied the project.

GENERAL INFORMATION

Senior PZB staff have had the opportunity to review this entire matter and the history of this request. The design review of the awning, according to our current Arcom Project Designation Manual, is listed as a staff review. This is exactly how the original awning was reviewed. We now have the full history of this project and know that staff correctly required the administrative site plan application, but that a review by the Architectural Review Commission was not triggered with this application, and therefore the PZB staff decision to send the matter to Arcom was improper. The reason for this determination is that no part of the driving range awning is

visible from a public right of way. See the attached June, 2021 Arcom Project Designation Manual regarding this structure.

RECOMMENDED ACTION

Staff reviewed this matter with Skip Randolph. Mr. Randolph pointed out that although we want to remedy the mistake, since Arcom has voted to deny the project, we need to first reverse their decision. Only an appeal to Town Council can accomplish this, and this appeal was properly made in accordance with our codes.

The Council can hopefully reverse the Arcom denial and then staff can process the administrative site plan and permit the extended awning at the driving range.

The department's new land use application process will help "catch" these matters in the future before the applications are placed on the reviewing boards and commissions agendas.

Attached: Ordinance 01-2020
 Arcom Project Designation Manual

ORDINANCE NO. 1-2020

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 V, PLANNED UNIT DEVELOPMENT PROCEDURE, SECTION 134-622, PERMITTED LAND USES IN THE PUD-A ZONING DISTRICT, TO ALLOW HOTELS AS A PERMITTED USE AND ADMINISTRATIVE SITE PLAN REVIEW FOR PERMITTED AND ACCESSORY USES THAT DO NOT EXCEED 2,500 SQUARE FEET; 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 recommendations 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 V. PLANNED UNIT DEVELOPMENT PROCEDURE, Section 134-622, Permitted land uses in PUD-A district, is hereby amended as follows:

Sec. 134-622. Permitted land uses in PUD-A district

The following uses shall be permitted in planned unit developments in the PUD-A district:

- (1) Any use permitted in the R-D(1) moderate density residential district and R-D(2) high density residential district; provided, however, that the maximum density for the planned unit development shall be governed by section 134-620.
- (2) Any use permitted in the C-TS, C-WA, C-OPI or C-PC commercial district; provided, however, that commercial development within the planned unit development shall, in no case, occupy more than 20 percent of the gross area of the planned unit development. For the purpose of calculating gross density, as set forth in section 134-620, the land use measurements indicated in the table in section 134-656 shall be equivalent to a dwelling unit as defined.

(3) Hotels.

(4) Golf courses and other uses that are customarily accessory to a principal hotel use.

(5) Site plan review modifications for permitted and accessory uses that do not exceed 2,500 square feet may be approved administratively without Town Council review if the Director of Planning, Zoning and Building determines that such modifications will not create adverse impacts on surrounding properties or Town facilities.

Section 2. 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 3. 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 4. Codification.

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

Section 5. 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 15th day of January, 2020, second reading and final adoption on this 12th day of Feb., 2020.

The seal of the Town of Palm Beach, Florida, is a circular emblem. It features a palm tree in the center, with the words "TOWN OF PALM BEACH" around the top and "FLORIDA" around the bottom. The words "SEAL OF THE TOWN OF PALM BEACH" are also visible within the seal.
Gail L. Coniglio
Gail L. Coniglio, Mayor

Danielle H. Moore
Danielle H. Moore, Town Council President

Margret A. Zeidman
Margret A. Zeidman, Council President Pro Tem

Julie Arasko
Julie Arasko, Town Council Member

Lewis S.W. Crampton
Lewis S.W. Crampton, Town Council Member

Patricia Gayle-Gordon
Patricia Gayle-Gordon, Acting Town Clerk

Bobbie Lindsay
Bobbie Lindsay, Town Council Member



Town of Palm Beach

ARCOM PROJECT DESIGNATION MANUAL

All improvements contemplated in an application for a construction permit are subject to review by the Architectural Commission (ARCOM) in accordance with Chapter 18, Article III of the Town's Code of Ordinances, except as noted in Sec. 18-175(c) Exceptions. This ARCOM PROJECT DESIGNATION MANUAL was adopted by Town Council on April 15, 2015, amended on August 12, 2020 and on April __, 2021 – which summarizes the classification of projects in order to assist applicants in determining the type of architectural review required for their project. The Notice requirements for each classification are contained in Chapter 18, Article III of the Town's Code of Ordinances.

Please consult the following list to determine what review will be required for your project. You may contact the Planning Division by email pzb@townofpalmbeach.com or by phone (561) 838-5430 to verify the project designation category of your proposed work, or if you have questions.

PLEASE NOTE:

- Exterior work is subject to design review and is conducted at the discretion of the Director of the Planning, Zoning & Building Department, or his or her designee.
- Substantial changes to plans previously approved by a Commission require review by respective Commission.
- Any project which may impact neighboring residents, or that requires variance(s), special exception(s), or site plan review, will require design review by a Commission – at least as a minor project with notice for ARCOM – unless otherwise determined by the Director of the Planning, Zoning and Building Department, or his or her designee.
- **No more than three staff approval applications will be considered for one property within a six-month period.**
- Similar replacements require design review – which may be able to be completed by staff.
- All Lighting projects must meet the “Town of Palm Beach Exterior Lighting Requirements.”

A. MAJOR PROJECTS

1. DEMOLITION

- a) Demolition of more than 20% of any structure.

2. NEW CONSTRUCTION

- a) New detached enclosed (or mostly enclosed) building or structure.
- b) New athletic facilities, e.g. tennis court, not on single- or two-family residence.

3. ADDITIONS

- a) Any addition that is not on single-family residence.
- b) Two-story addition or greater on single-family residence.
- c) **Second-story addition on single-family residence that is visible from public right-of-way or greater than 150 square feet.**
- d) First-story addition on single-family residence that is visible from public right-of-way.

4. MODIFICATIONS

- a) Installation of PVC fencing that is visible from public right-of-way.
- b) Installation of antenna or cell tower that is visible from public right-of-way.
- c) Construction of stair tower that is not on single-family residence.
- d) Substantial changes to hardscape/landscape/landscape lighting.

5. OTHER

- a) Multiple minor projects presented at the same time.

B. MINOR PROJECTS WITH NOTICE

1. MODIFICATIONS

- a) Installation of solar panels.
- b) Installation of new driveway gate.
- c) Installation of new (or changes to) fencing or site walls (non-PVC) along or near property lines or that are visible from public right-of-way.
- d) Changes to fenestration on a property in the C-WA district.
- e) Substantial changes to fenestration that is not on single-family residence.
- f) Installation of new, upgraded, or relocated generator that is over 60 kW.
- g) Installation of any new, upgraded, or relocated mechanical equipment which may impact neighboring residents.
- h) Changes to hardscape/landscape/landscape lighting along or near property lines, that are visible from public right-of-way, or which may impact neighboring residents.

C. MINOR PROJECTS WITHOUT NOTICE

1. NEW CONSTRUCTION

- a) New partially enclosed or unenclosed structure that is visible from public right-of-way.
- b) New athletic facilities, e.g. tennis court, on single- or two-family residence.

2. ADDITIONS

- a) Second-story addition on single-family residence that is not visible from public right-of-way and 150 square feet or less.
- b) First-story addition on single-family residence that is not visible from public right-of-way and greater than 400 square feet.

3. MODIFICATIONS

- a) Changes to design or material of driveway gate.
- b) Substantial changes to driveway design or material.
- c) Installation of new (or changes to existing) pedestrian gate that is visible from public right-of-way.
- d) Installation of PVC fencing that is not on single-family residence and that is not visible from public right-of-way.
- e) Changes to roofing or siding material that is not on single-family residence.
- f) Substantial changes to roofing design or materials on single-family residence.
- g) Any changes to fenestration that is not on single-family residence.
- h) Substantial changes to fenestration on single-family residence.
- i) Changes to garage door design or material that are visible from public right-of-way.
- j) Installation of new (or changes to existing) awning that is not on single-family residence and that is visible from public right-of-way.
- k) Installation of hurricane shutters that are non-removable.
- l) Installation of hanging sign in commercial area.
- m) Installation of lighting that is not on single-family residence.
- n) Installation of feature, e.g. statue or fountain, that is visible from public right-of-way.
- o) Installation of artificial turf.
- p) Changes to hardscape/landscape/landscape lighting plans previously approved by the Commission and visible from public right-of-way.

4. OTHER

- a) Multiple staff approval projects presented at the same time.



D. STAFF APPROVAL PROJECTS

1. DEMOLITION

- a) Demolition of athletic facilities, e.g. tennis court, or other impervious hardscape if replaced by landscape.

2. NEW CONSTRUCTION



- a) New partially enclosed or unenclosed structure that is not visible from public right-of-way.

3. ADDITIONS

- a) First-story addition on single-family residence that is not visible from public right-of-way and 400 square feet or less.

4. MODIFICATIONS

- a) Replacement of driveway or pedestrian gate that is similar in design and materials to existing.
- b) Non-substantial changes to driveway material.
- c) Installation of PVC fencing on single-family residence that is not visible from public right-of-way.
- d) Installation of new (or changes to) fencing or site walls (non-PVC) on interior of lot and that are not visible from public right-of-way.
- e) Minor changes to roofing design or materials on single-family residence.
- f) Installation of new gutters and downspouts.
- g) Minor changes to fenestration on single-family residence.
- h) Changes to garage door design or material that are not visible from public right-of-way.
- i) Installation of new (or changes to existing) awning on single- or two-family residence that is not visible from public right-of-way.
- j) Installation of hurricane shutters that are removable, or replacement of existing.
- k) Installation of signage.
- l) Installation of lighting on single-family residence.
- m) Installation of any new, upgraded, or relocated mechanical equipment, including a generator that is 60kW or less, with no expected impacts to neighboring residents.
- n) Construction of new pool.
- o) Installation of outdoor shower.
- p) Installation of feature, e.g. statue or fountain, that is not visible from public right-of-way.
- q) Minor changes to hardscape/landscape/landscape lighting on interior of lot and that are not visible from public right-of-way.

E. NO DESIGN REVIEW REQUIRED

1. DEMOLITION

- a) Any demolition that does not require review as a major project.

2. MODIFICATIONS

- a) Installation of new, or expansion of existing, dock – including boat lifts.
- b) In kind replacement (same design, same materials, same color) of architectural and site features – for the purposes of maintenance.

These descriptions are provided as examples only, and are not intended to be all-inclusive. The Director of the Planning, Zoning and Building Department, or his or her designee, may determine that the particular characteristics of a proposed project may warrant notice and/or further review by the Commission.

All requests for approval, authorization, interpretation or direction under the requirements of Sec. 18-175 of the Town's Code of Ordinances shall be submitted to the Planning, Zoning and Building Department in writing. All work which is the subject of such application may only proceed in conformance with and after receipt of written authorization by the Planning, Zoning and Building Department Director, or his or her designee.



August 4, 2021

VIA EMAIL AND HAND DELIVERY

Queenester Nieves, MBA, CMC
Town Clerk
Town of Palm Beach
360 S. County Road
Palm Beach, FL 33480

**Re: Appeal of ARCOM's Denial of Application No. A-051-2021 (the "Application") -
The Breakers Palm Beach, Inc.**

Dear Ms. Nieves:

Pursuant to Section 18-177 of the Town of Palm Beach ("Town") Code of Ordinances ("Code"), this letter is an appeal of ARCOM's denial of the Application referenced above, which sought approval to extend an existing awning structure at The Breakers driving range that had previously been reviewed and approved by Town staff and the Town Council. A copy of the Application is attached hereto as Exhibit "A". The Application was heard at the June 24, 2021 ARCOM meeting,¹ during which ARCOM deferred the Application to its July 28 meeting. At the July 28 ARCOM meeting, ARCOM denied the Application. As set forth herein, ARCOM's denial of the Application must be overturned by the Town Council because Town staff and the Town Council previously reviewed and approved an identical awning at The Breakers driving range while also determining that no referral to ARCOM was necessary for such a utilitarian structure. In doing so, there was a finding that the driving range awning met all of the criteria for approval under the Code. ARCOM therefore had no discretion to reject the Application, which merely proposed to extend an awning that is not visible from any street and for which a building permit had been issued just 3 years ago.

I. STATEMENT OF FACTS

A. Prior Awning Approval

The Breakers is constantly investing in capital improvement projects in order to maintain its reputation as a Palm Beach icon and world class resort hotel. During 2017 and 2018, The

¹ Although the ARCOM meeting was noticed for June 23, 2021, this meeting was extended to June 24 after ARCOM could not complete its review of pending projects on the June 23 agenda.

Breakers sought and received approval from the Town Council to significantly upgrade its entire golf course through the filing of zoning petitions Z-17-00055 and Z-18-00126. The first petition, Z-17-00055, authorized the realigning and enlarging most of the course tees, relocating of bunkers, and the shifting and reconfiguring the golf course greens. These improvements, designed by noted golf course architect Rees Jones, ensured that the golf course would remain viable and that the open space in the Breakers PUD would continue to be preserved. As a part of that renovation, The Breakers also proposed an addition to the existing golf training building that would enlarge it from 697 square feet to 2,366 square feet, and the replacement of an existing free-standing bathroom building of 250 square feet with a new bathroom building of 267 square feet. Staff determined that none of these improvements required a full ARCOM review as evidenced in the Zoning Checklist² for the project, attached as Exhibit “B.” These improvements were subsequently approved by a unanimous decision of the Town Council on January 18, 2018.³

During the renovation process for the golf course, The Breakers also determined that, in keeping with the standards observed by other world class golfing facilities, it was necessary to provide shelter from the elements for those members and guests utilizing the driving range facility. Therefore, The Breakers filed zoning petition Z-018-00126, which sought approval for a 12.5 by 64 foot awning structure over the golf course driving range. As was the case with petition number Z-17-00055, staff determined that no referral to ARCOM was required for the proposed awning structure, as evidenced by the Zoning Checklist for the project, attached hereto as Exhibit “C,” and the project was routed for staff ARCOM approval.

The Breakers made a detailed presentation to the Town Council on September 12, 2018, providing plans, specs, and renderings for the proposed awning. A copy of the September 12, 2018 presentation is attached hereto as Exhibit “D.” After hearing the evidence and testimony in support of the project, the Town Council unanimously approved petition Z-18-00126. In reliance upon this development order approval, the existing awning structure was constructed, permits were issued, and members and guests began enjoying the shade and shelter that the awning continues to provide.

² The Zoning Checklist was marked “n/a” under the section that would require referral to ARCOM for these improvements, meaning that a Staff approval was the appropriate routing under the ARCOM Project Designation Manual.

³ At the time these golf course improvements were proposed, even minor additions to the property were reviewed as a special exception modification to the Breakers Planned Unit Development (“PUD”), because the hotel and golf course uses were special exception uses under the PUD. The Town Council subsequently approved Ordinance 1-2020, which authorized the hotel and golf course uses as permitted uses, and eliminated the need for Town Council review of minor modifications to the PUD. The intent of Ordinance 1-2020 was to provide flexibility to the Breakers for capital improvement projects, such as the Application, that have no impact on neighboring properties or Town facilities.

B. Consideration of the Current Application and Record of Proceedings before ARCOM

Due to the popularity of the renovated golf course facilities, including the awning, The Breakers subsequently determined that it was necessary to extend the previously-approved awning, and sought approval to do so through the filing of the Application, which was initially heard by ARCOM at its June 24, 2021 meeting. During that meeting, design professional Jon Schmidt, ASLA, provided evidence and testimony sufficient to demonstrate that the awning proposed in the Application met all requirements for Town approval. Mr. Schmidt specifically referenced the prior approvals of the existing awning and the fact that the awning would not be visible from any street. ARCOM members made comments suggesting that the awning was “unattractive,” and that The Breakers should take down the existing awning structure to provide an “entirely new” awning that would be “less industrial.”

When asked which structures Mr. Schmidt considered to be appropriate references for compatibility during review of the awning proposed in the Application, Mr. Schmidt correctly responded that the existing awning and the golf academy building should be the only structures utilized as a point of reference for compatibility (the existing awning structure would be extended by the awning proposed in the Application, and the golf academy building is located approximately 115 feet from the new awning structure). ARCOM members instead referenced the “restaurant,” presumably a reference to the Flagler Steakhouse, and the main historic hotel structure, as points of reference they were considering for purposes of structural compatibility despite the different uses contained within these structures and the physical distance between them and the proposed awning. The Flagler Steakhouse is located approximately 411 feet from the proposed awning structure, and the main hotel structure is even more remote: approximately 1,627 feet from the proposed awning structure. These comments from ARCOM members formed the basis of the decision to defer the project to the July 28, 2021 meeting and to ultimately deny the Application.

Thereafter, on July 21, 2021, undersigned counsel sent a letter to Town staff and ARCOM members in order to explain the historic approvals of the existing awning and setting forth the legal position that the prior approvals made by staff and the Town Council precluded ARCOM from rejecting the awning proposed in the Application, because a determination had been made that no ARCOM routing was necessary for such structures and that those structures met the criteria for issuance of a building permit under the Town Code. A copy of the July 21, 2021 letter is attached hereto as Exhibit “E.”

At the subsequent July 28, 2021 ARCOM meeting, Mr. Schmidt again presented evidence and testimony in support of the Application, referencing the golf academy and existing awning, as well as the prior Town Council and staff approvals referenced above. ARCOM members again stressed their opinion that the structure was unattractive, but sought and received confirmation

that the structure proposed was an “exact match” of what the Council and staff previously approved in 2018. One ARCOM member said they should not support the Application because they were there “to judge beauty,” and she did not find this awning attractive. Several ARCOM members acquiesced that the awning structure was “typical,” “hidden,” and a “bought product.” When asked if additional landscaping or breaks in the structure would be provided, Mr. Schmidt pointed out that the awning is a sport structure under which professionals are teaching golfers and the design of the awning is driven by its athletic function. After again suggesting The Breakers should demolish the entire existing structure and redesign it (despite the prior Town Council and staff approvals), ARCOM denied the project based on the assertion that the awning “was not in conformity with good taste.” No reference to the specific criteria for approval or denial of the application were provided. Town staff subsequently provided a notice of denial to the undersigned on August 2, 2021, a copy of which is attached hereto as Exhibit “F”.

II. JURISDICTION AND LEGAL AUTHORITY FOR APPEAL

Section 18-177 of the Code provides that an “applicant or any interested party may file an appeal to the Town Council on any ruling by the architectural commission...” which “shall take the form of a letter addressed to the Town Clerk.” Appeals from the architectural commission “shall be filed or made within ten calendar days of the date of the meeting at which the decision of the commission is rendered.” The Breakers as the applicant for Application No. A-051-2021 thus has standing to bring this timely appeal, and the Town Council has jurisdiction to consider the appeal pursuant to Section 18-177 of the Code.

III. STANDARD OF REVIEW

Since ARCOM is an administrative tribunal under Florida law, its consideration of the site specific Application for development order approval was a quasi-judicial in nature. Therefore, the Town Council must determine on appeal whether all of the following criteria were met: (1) whether due process was afforded during the quasi-judicial proceeding; (2) whether the administrative findings and judgment of the quasi-judicial tribunal are supported by competent substantial evidence; and (3) whether the essential requirements of law were observed. *Haines City Community Dev. v. Heggs*, 658 So. 2d 523 (Fla. 1995); *City of Deerfield Beach v. Valliant*, 419 So. 2d 624 (Fla. 1982). This appeal focuses on the second and third factors—lack of competent substantial evidence to support ARCOM’s denial of the Application and its failure to observe the essential requirements of law.

IV. ARGUMENT

A. ARCOM’s Decision was not Supported by Competent Substantial Evidence

In order to uphold ARCOM’s denial of the application, the record must contain competent substantial evidence to support ARCOM’s conclusion that the Application did not meet the

requirements for approval. *See Broward County v. G.B.V. Intern., Ltd.*, 787 So. 2d 838, 846 (Fla. 2001). Competent substantial evidence is “evidence sufficiently **relevant and material to the ultimate determination** that a reasonable mind would accept it as adequate **to support the conclusion reached.**” *City of Hialeah Gardens v. Miami-Dade Charter Foundation, Inc.*, 857 So. 2d 202, 204 (Fla. 3d DCA 2003) (emphasis added).

In this case, there was no evidence presented to establish the conclusion reached. All of the evidence presented established that (1) the awning being proposed was identical to the awning previously approved by the Town Council and staff; (2) the awning is not visible from any public rights-of-way; (3) the awning is consistent with nearby structures for which permits were previously issued; (4) the awning structure was a typical structure utilized in the golfing industry and its design must support its intended athletic use.

Rather than focusing on this evidence, ARCOM members focused solely on the “industrial” appearance of this athletic structure and offered as solutions designs that would preclude the intended use of support for golf practice and instruction. There was no evidence that the awning would be a departure from “good taste” other than one conclusory remark during the making of the motion to deny the Application. Town staff did not rebut any of the evidence and testimony provided by the Applicant. The opinion that the utilitarian golf support structure is large and unattractive should be rejected based on the context of its athletic function and the recognition by several ARCOM members that the structure is “typical” of what is needed and provided in the golfing industry. Could ARCOM deny a 10-foot regulation basketball hoop which is not visible from the right-of-way or neighboring properties because it is “too tall,” “pre-bought” and “unattractive,” despite the fact that it, too, is “typical?”

The only evidence provided during the hearing supported approval, not denial, of the Application. Therefore, the Town Council should reverse the decision of ARCOM and direct staff to issue an administrative approval of the Application as has been done in the past and in keeping with the ARCOM Project Designation Manual.

B. ARCOM’s Decision did not Meet the Essential Requirements of Law

ARCOM’s decision did not meet the essential requirements of law because it misapplied the Code and failed to base its decision upon the prior controlling approvals made by the Town Council and staff. First, ARCOM members focused only on the perceived “attractiveness” of the proposed awning in comparison to restaurant and hotel structures that are over 400 and 1600 feet away, respectively, while ignoring existing structures for golf uses in the immediate vicinity. Chapter 18-205 establishes 200 feet as the appropriate reference point for determining compatibility. Therefore, ARCOM should have viewed the awning proposed in the Application in the context of its compatibility with, and relative beauty when compared to, the existing approved awning and golf academy building. This point was made at both meetings before

ARCOM and in the July 21, 2021 letter attached hereto. Instead, comparisons to the distant hotel and restaurant structures clearly formed the basis for the deferral and subsequent denial of the Application.

Second, ARCOM ignored the precedent set by the Town Council's approval of the existing awning and the subsequent staff approval, which clearly establish the precedent that the awning structure is appropriate at this location within the PUD and meets all criteria for issuance of a permit. Under the Code, the Town Council has ultimate authority on all matters concerning site plan modification and architectural approvals, and the Town Council has determined that the existing awning structure meets all requirements for approval. Based on the Town Council's endorsement of the presentation made in support of Z-18-00126, staff provided an administrative ARCOM approval for the existing awning in keeping with the ARCOM Project Designation Manual.

Which leads to the final point: ARCOM should not have heard this project in the first place. Such minor modifications have always been staff approved if they are not visible from public rights-of-way and the ARCOM Project Designation Manual identifies this sort of project as a staff approval that does not require referral to ARCOM.

Based on the foregoing, we respectfully request that the Town Council overturn ARCOM's denial of the Application and direct staff to approve the Application in keeping with prior approvals, controlling law and precedent.

Sincerely,



James M. Crowley, Esq.

Shareholder

JMC/op

Enclosures

cc: Honorable Maggie Zeidman (via email)
Wayne Bergman (via email)
James Murphy (via email)
Skip Randolph, Esq. (via email)
Paul Castro (via email)
Kelly Churney (via email)
Bradley Falco (via email)
Paul Leone (via email)
Alex Gilmurray (via email)

ACTIVE 13738444.1



TOWN OF PALM BEACH
 Planning, Zoning & Building Department
 360 S. County Rd.
 Palm Beach, FL 33480

APPLICATION FOR PROJECT REVIEW BY THE ARCHITECTURAL REVIEW COMMISSION

Application Number: A-051-2021

Date: 05-05-21

Application Type:

☐
☐

Major
Minor

☐
☒

Combination*
Minor with notice

*If Town Council review required, include Zoning Application Number: _____

I. PROJECT ADDRESS: Two South County Road, Palm Beach FL 33480

II. DESCRIPTION OF THE REQUEST: The exact wording in this section will appear on the ARCOM Agenda. Please include a comprehensive summarized description of the proposed project.

Extension and recover of existing driving range awning for an additional 64' in length

Whole Structure Demolition? Yes _____ or No x _____

Number of Stories: n/a Roof Material (type): Awning

Const. Type: CBS: _____ Frame: _____ Colors: _____ Building: _____ Roof: _____

Trim: _____ Shutters: _____ *this information to be included on the cover sheet of the ARCOM plans

III. DESIGN PROFESSIONAL(S):

☐
☒
☐

Architect
Landscape Architect
Other: _____

☐
☐
☐

Design Consultant
Engineer
Check if you are an ARCOM member and this project will result in a voting conflict for you.

Name of Professional: Schmidt Nichols/ John Schmidt License #: LC26000232

Phone number: 561-684-6141 Email address: jschmidt@snlandplan.com

IV. OWNER/AGENT INFORMATION:

Property Owner's Name: The Breakers Palm Beach

Owner's Address (if different from Subject Address): One South County Road, Palm Beach FL

Phone number: 561-659-8461

Signature (owner or owner's legally authorized agent*): [Signature]

*if signed by a legally authorized agent, must be accompanied by a Power of Attorney or statement from the property owner authorizing the signer to sign on the owner's behalf.

(printed name and title) Alex Gilmurray, Executive Vice President & Chief Financial Officer



Town of Palm Beach Notification to Property Owners

Architectural Review Commission Project Notice

TO BE HEARD BY THE ARCHITECTURAL REVIEW COMMISSION ON June 23rd, 2021
AFTER 9:00 A.M., in the Town of Palm Beach Council Chambers located on the 2nd floor, 360 South County Road, Palm Beach. Pursuant to Section 18-202 (1) of the Town Architectural Review Ordinance, this application is being sent to all property owners within 250' radius of the location of the subject application.

All interested persons may appear and be heard at said Public Hearing and may likewise submit written statements prior to and at said Public Hearing. If any person decides to appeal any decision made by the Architectural Review Commission with respect to this matter, he/she will need to ensure that a verbatim record of the proceeding is made which record includes the testimony and evidence upon which the appeal is to be based. Please be advised that the Town does not enforce private covenants or deed restrictions.

ARCOM#: A-051-2021

Address: Two South County Road, Palm Beach, FL 33480

Applicant: The Breakers Palm Beach/ Schmidt Nichols

Project Description: _____

Extension and recover of existing driving range awning for an additional 64' in length

This notification is not to solicit approval or disapproval. It is a required notification to surrounding property owners. The plans for the project are on file in the Planning, Zoning & Building Department and are available for review Monday through Friday between 8:30 a.m. and 4:30 p.m. or may be available via the Town's website at www.townofpalmbeach.com/index.aspx?NID=676. Please note that the applicant may submit revised plans and materials up to 9 days prior to the meeting date; therefore, if you are an interested party, you will need to contact the Town using the information below to verify if revisions have or have not been submitted.

If you would like to be automatically informed of changes to the ARCOM Agenda and Back-up Material, please visit our website www.townofpalmbeach.com and click on the "Stay Informed" button on the main page and follow the instructions provided and select Architectural Commission (ARCOM).

If you need further information relative to this project, please contact Planning, Zoning and Building at 561-838-5431.



ARCOM # A-051-2021

NOTICE AFFIDAVIT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME THIS DAY PERSONALLY APPEARED _____
WHO BEING DULY SWORN, DISPOSES AND SAYS THAT:

- 1) He/She is the owner, or the owner's authorized agent*, of the real property legally described in the Architectural Commission Application.
- 2) The accompanying Property Owners List is, to the best of his/her knowledge, a complete and accurate list of all property owners' mailing addresses and property control numbers dated no later than 90 days prior to the Architectural Commission hearing at which the subject application will be heard, and as recorded in the last official tax rolls for the subject property and all other properties within **two hundred fifty (250) feet** of the real property as described in the Application for Architectural Review, or all property within **two hundred fifty (250) feet** of all contiguous property owned wholly or in part by the owner of the real property described in the Application for Architectural Review.
- 3) A copy of the ARCOM application, a Notification to Property Owners and a single page graphic depiction showing a building and landscaping elevation of the intended project will be included in each envelope mailed to surrounding property owners, and will be mailed **at least 30 days prior** to the ARCOM meeting using the labels provided by the Property Appraiser's Office (unless this is a combo notice).

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 5th day of May 2021, by _____
Month/Year

Alex Cilmurray who is personally known to me or who has produced
(Name of person acknowledging)

_____ as identification.
(type of identification)

[Signature]
Applicant's (or Agent's*) Signature

ALEX GILMURRAY
Applicant's (or Agent's) Printed Name

Maria F. LaForte
Notary as to Owner or to Authorized Agent

1 S. County Road
Palm Beach, FL 33480
Applicant's (or Agent's*) Address

Notary as to Owner or to Authorized Agent

My Commission Expires: _____



***If Agent, you must attach a Power of Attorney or Authorization from the Property Owner.**

Property Appraiser GIS - PCN listing

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Property Appraiser GIS - PCN listing

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Property Appraiser GIS - PCN listing

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Property Appraiser GIS - PCN listing

Property Appraiser GIS - Property Detail list by parcel control number

Buffer:

5043432240070000	Acres	85.90	Sales instr	MTG	BREAKERS ROW PL NO 1 REPL	TRS 7, 8, 11, 15, 17, 18 & 19
BREAKERS PALM BEACH INC	Value \$	10,373,817.00	Price \$	PUSE	GOLF COURSE	
PO BOX 910	Taxbl \$	10,373,817.00	Date	TaxDist 50411	A/K/A BREAKERS GOLF CLUB	
	Bldg \$	4,041,416.00	Book			
PALM BEACH FL 33480 0910	Land \$	6,332,401.00	Page	NAV		
Buffer: 250						
50434322000010050	Acres	11.38	Sales instr	DT	MTG	
SPIEGEL SIDNEY TR # 31520371	Value \$	44,000,000.00	Price \$ 100.00	PUSE	SHOPPING CENTER CMMIT	22-43-43, PT OF GOV LT 1 LYG S OF & ADJ TO ROYAL POINCIANA
340 ROYAL POINCIANA WAY STE 316	Taxbl \$	33,251,669.00	Date 3/1/1993 1	TaxDist 50411	WAY & BET COCONUT ROW & ICW R/WS IN OR3150P630 (LESS NILY	
	Bldg \$	0.00	Book 07620		21.56 FT OF WLY 148.31 FT)	
PALM BEACH FL 33480 4096	Land \$	0.00	Page 1030	NAV		
50434322000020010	Acres	2.10	Sales instr	MTG		
ROYAL POINCIANA CHAPEL	Value \$	7,287,248.00	Price \$	PUSE	RELIGIOUS	22-43-43,E 360 FT OF N 75 FT OF S 493 FT & N 139 FT OF
60 COCOANUT ROW	Taxbl \$	0.00	Date	TaxDist 50411		S 418 FT OF GOV LOT 2 LYG W OF COCOANUT ROW AS IN OR1483
	Bldg \$	2,312,348.00	Book			P39 & OR1896 P481
PALM BEACH FL 33480 4010	Land \$	4,974,900.00	Page	NAV		
50434322000020050	Acres	0.86	Sales instr	WD	MTG	
BREAKERS PALM BEACH INC	Value \$	4,989,424.00	Price \$ 5,000,000.00	PUSE	OFFICE ONE STORY	22-43-43, E 200 FT OF TH PARCEL IN GOV LT 2, EXT 150 FT
1 S COUNTY RD	Taxbl \$	4,989,424.00	Date 8/1/1998 1	TaxDist 50411		ALG COCOANUT ROW DESCR IN DB 1022P160 & S 47.88 FT OF PAR 2
	Bldg \$	1,631,254.00	Book 10620			IN DB1102P672
PALM BEACH FL 33480 4023	Land \$	3,358,170.00	Page 1227	NAV		
50434322000020070	Acres	2.96	Sales instr	MTG		
FLAGLER HENRY M MUSEUM	Value \$	6,381,801.00	Price \$	PUSE	CULTURAL	22-43-43, ELY 364 FT OF SLV 433 FT OF GOV LOT 2 LYG S OF
52 COCOANUT ROW	Taxbl \$	0.00	Date	TaxDist 50411		WHITEHALL WAY & W OF COCOANUT ROW (LESS S 75 FT)
	Bldg \$	6,026.00	Book			
PALM BEACH FL 33480 4037	Land \$	6,375,775.00	Page	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322010010010	Acres	0.24	Sales instr	WD	MTG	REVERIE	LT 1 (LESS W 3.20 FT) BLK 1
PALM BEACH PENDELTON PROPERTIES LLC	Value \$	2,181,292.00	Price	\$ 2,000,000.00	PUSE		
101 BRADLEY PL STE 204A	Taxbl \$	2,181,292.00	Date	5/27/2020	TaxDist 50411		
	Bldg \$	7,792.00	Book	31457			
PALM BEACH FL 33480 3885	Land \$	2,173,500.00	Page	1741	NAV		
50434322010010012	Acres	0.20	Sales instr	WD	MTG	REVERIE	W 3.20 FT OF LT 1, LT 2 & E
BLUE MOUNTAIN TRUST	Value \$	2,828,664.00	Price	\$ 7,318,000.00	PUSE	1/2 OF LT 3 BLK 1	
207 PENDELTON AVE	Taxbl \$	2,522,135.00	Date	10/5/2020	TaxDist 50411		
	Bldg \$	728,664.00	Book	31797			
PALM BEACH FL 33480 6118	Land \$	2,100,000.00	Page	964	NAV		
50434322010010031	Acres	0.39	Sales instr	WD	MTG	REVERIE	W 1/2 OF LT 3, LTS 4 & 5 & E
JONES CHARLES &	Value \$	4,848,166.00	Price	\$ 2,500,000.00	PUSE	1/2 OF LT 6 BLK 1	
223 PENDELTON AVE	Taxbl \$	3,100,002.00	Date	12/3/2003	TaxDist 50411		
	Bldg \$	648,166.00	Book	16279			
PALM BEACH FL 33480 6118	Land \$	4,200,000.00	Page	688	NAV		
50434322010010061	Acres	0.20	Sales instr	WD	MTG	REVERIE	W 1/2 OF LT 6 & LT 7 BLK 1
PB LUXURY PROPERTIES LLC	Value \$	2,680,759.00	Price	\$ 10.00	PUSE		
239 PENDELTON AVE	Taxbl \$	2,577,642.00	Date	7/28/2015	TaxDist 50411		
	Bldg \$	580,759.00	Book	27739			
PALM BEACH FL 33480 6118	Land \$	2,100,000.00	Page	1308	NAV		
50434322010010080	Acres	0.20	Sales instr	WD	MTG	REVERIE	LT 8 & E 1/2 OF LT 9 BLK 1
ROTH DAVID L &	Value \$	2,695,591.00	Price	\$ 435,659.00	PUSE		
PO BOX 770	Taxbl \$	872,732.00	Date	1/23/2003	TaxDist 50411		
	Bldg \$	595,591.00	Book	14724			
WEST PALM BEACH FL 33402 0770	Land \$	2,100,000.00	Page	217	NAV		
50434322010010091	Acres	0.18	Sales instr	WD	MTG	REVERIE	W 1/2 OF LT 9 & LT 10 /LS W
OLSSON LINDA R	Value \$	2,299,481.00	Price	\$ 10.00	PUSE	6 FT/ BLK 1	
239 PENDELTON AVE	Taxbl \$	1,046,014.00	Date	7/28/2015	TaxDist 50411		
	Bldg \$	514,481.00	Book	27721			
PALM BEACH FL 33480 6118	Land \$	1,785,000.00	Page	333	NAV		

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50434322010010101 CARDELUS ANNIE M & 6 COMMODORE AVE RYE NY 10580 1864	Acres 0.22 Value \$ 2,752,372.00 Taxbl \$ 2,752,372.00 Bldg \$ 652,372.00 Land \$ 2,100,000.00	Sales instr QC Price \$ 10.00 Date 2/16/2021 Book 32248 Page 322	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	REVERIE 29.19 FT OF LT 12 BLK 1 W 6 FT OF LT 10, LT 11 & E
50434322010010121 259 PENDELTON AVENUE LLC PO BOX 402249 MIAMI FL 33140 0249	Acres 0.45 Value \$ 4,203,222.00 Taxbl \$ 4,203,222.00 Bldg \$ 3,222.00 Land \$ 4,200,000.00	Sales instr WD Price \$ 6,250,000.00 Date 7/9/2020 1. Book 31590 Page 562	MTG PUSE VACANT TaxDist 50411 NAV	REVERIE 15 INC BLK 1 W 22 FT OF LT 12 & LTS 13 TO
50434322010010160 MOORE DANIELLE H 277 PENDELTON AVE PALM BEACH FL 33480 6118	Acres 0.52 Value \$ 7,171,501.00 Taxbl \$ 4,911,802.00 Bldg \$ 1,921,501.00 Land \$ 5,250,000.00	Sales instr QC Price \$ 10.00 Date 8/10/2017 Book 29287 Page 1130	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	REVERIE LTS 16 THRU 19 BLK 1
50434322010010200 LEE SUSAN C 287 PENDELTON AVE PALM BEACH FL 33480 6118	Acres 0.26 Value \$ 2,854,447.00 Taxbl \$ 2,854,447.00 Bldg \$ 491,947.00 Land \$ 2,362,500.00	Sales instr WD Price \$ 1,650,000.00 Date 8/19/1999 Book 11332 Page 0806	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	REVERIE LTS 20 & 21 BLK 1
50434322010020010 BETHESDA BY THE SEA CHURCH PO BOX 1057 PALM BEACH FL 33480 1057	Acres 0.41 Value \$ 3,499,200.00 Taxbl \$ 0.00 Bldg \$ 0.00 Land \$ 3,499,200.00	Sales instr Price \$ Date Book Page	MTG PUSE RELIGIOUS TaxDist 50411 NAV	REVERIE LTS 1 & 12 BLK 2
50434322010020020 BETHESDA BY THE SEA CHURCH PO BOX 1057 PALM BEACH FL 33480 1057	Acres 0.10 Value \$ 1,158,409.00 Taxbl \$ 0.00 Bldg \$ 186,409.00 Land \$ 972,000.00	Sales instr Price \$ Date Book Page	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	REVERIE LT 2 BLK 2

Property Appraiser GIS - Property Detail list by parcel control number

50434322010020030	Acres 0.13	Sales instr	WD	MTG	REVERIE	LT 3 & E 13.56 FT OF LT 4
DICKEY PAUL B JR	Value \$ 1,533,261.00	Price \$ 10.00		PUSE SINGLE FAMILY	BLK 2	
216 PENDLETON AVE	Taxbl \$ 864,434.00	Date 2/11/2000		TaxDist 50411		
	Bldg \$ 237,261.00	Book 11606				
PALM BEACH FL 33480 6117	Land \$ 1,296,000.00	Page 1494		NAV		
50434322010020041	Acres 0.13	Sales instr	WD	MTG	REVERIE	W 39.18 FT OF LT 4 & E 27.11
O BRIEN ANDREW J &	Value \$ 2,809,465.00	Price \$ 2,200,000.00		PUSE SINGLE FAMILY	FT OF LT 5 BLK 2	
12 STERLING RD S	Taxbl \$ 2,143,837.00	Date 4/4/2011 1.		TaxDist 50411		
	Bldg \$ 1,513,465.00	Book 24453				
ARMONK NY 10504 2418	Land \$ 1,296,000.00	Page 121		NAV		
50434322010020051	Acres 0.11	Sales instr	WD	MTG	REVERIE	W 25.63 FT OF LT 5 & E 31.37
GIBSON SUSAN C	Value \$ 1,568,059.00	Price \$ 1,320,000.00		PUSE SINGLE FAMILY	FT OF LT 6 BLK 2	
226 PENDLETON AVE	Taxbl \$ 984,575.00	Date 2/13/2004		TaxDist 50411		
	Bldg \$ 488,059.00	Book 16552				
PALM BEACH FL 33480 6117	Land \$ 1,080,000.00	Page 1043		NAV		
50434322010020060	Acres 0.19	Sales instr	WD	MTG	REVERIE	W 21.37 FT OF LT 6, LT 7 & E
BALLANTINE JOHN W &	Value \$ 3,317,114.00	Price \$ 2,710,000.00		PUSE SINGLE FAMILY	20.22 FT OF LT 8 BLK 2	
230 PENDLETON AVE	Taxbl \$ 1,906,259.00	Date 12/1/2011		TaxDist 50411		
	Bldg \$ 1,481,114.00	Book 24882				
PALM BEACH FL 33480 6117	Land \$ 1,836,000.00	Page 1735		NAV		
50434322010020081	Acres 0.16	Sales instr	RD	MTG	REVERIE	W 32.52 FT OF LT 8 & E 49.06
LANGMAID BRUCE M &	Value \$ 2,131,979.00	Price \$ 2,325,000.00		PUSE SINGLE FAMILY	FT OF LT 9 BLK 2	
236 PENDLETON AVE	Taxbl \$ 1,581,979.00	Date 11/12/2019		TaxDist 50411		
	Bldg \$ 619,979.00	Book 31032				
PALM BEACH FL 33480 6117	Land \$ 1,512,000.00	Page 675		NAV		
50434322010020091	Acres 0.15	Sales instr	WD	MTG	REVERIE	W 3.68 FT OF LT 9, LT 10 & E
240 PENDLETON LLC	Value \$ 1,769,977.00	Price \$ 2,380,000.00		PUSE SINGLE FAMILY	20.66 FT OF LT 11 BLK 2	
240 PENDLETON AVE	Taxbl \$ 1,769,977.00	Date 4/3/2019 1.		TaxDist 50411		
	Bldg \$ 257,977.00	Book 30525				
PALM BEACH FL 33480 6117	Land \$ 1,512,000.00	Page 213		NAV		

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50434322010020111	Acres	0.17	Sales instr	WD	MTG	REVERIE	
BAILEY POINT HOLDINGS LLC	Value \$	3,257,284.00	Price	\$ 6,600,000.00	PUSE SINGLE FAMILY	W 32.08 FT OF LT 11 BLK 2, E 12.25 FT OF LT 1 BLK 3 & N	
1615 FORUM PL	Taxbl \$	3,207,284.00	Date	3/16/2021	TaxDist 50411	87.06 FT OF LT C &	
	Bldg \$	1,637,284.00	Book	32306			
WEST PALM BEACH FL 33401 2318	Land \$	1,620,000.00	Page	1546	NAV		
50434322010020130	Acres	0.10	Sales instr	WD	MTG	REVERIE	LT 13 BLK 2
HICKS ALEC JR &	Value \$	1,176,505.00	Price	\$ 476,300.00	PUSE SINGLE FAMILY		
209 BARTON AVE	Taxbl \$	525,845.00	Date	3/30/1998	TaxDist 50411		
	Bldg \$	204,505.00	Book	10316			
PALM BEACH FL 33480 6115	Land \$	972,000.00	Page	1019	NAV		
50434322010020140	Acres	0.26	Sales instr	WD	MTG	REVERIE	LTS 14, 15 & E 1/2 OF LT 16
FENNEBERESQUE KIM S	Value \$	3,417,334.00	Price	\$ 10.00	PUSE SINGLE FAMILY	BLK 2	
225 BARTON AVE	Taxbl \$	2,458,734.00	Date	11/15/2018	TaxDist 50411		
	Bldg \$	933,334.00	Book	30455			
PALM BEACH FL 33480 6115	Land \$	2,484,000.00	Page	96	NAV		
50434322010020161	Acres	0.11	Sales instr	WD	MTG	REVERIE	W 1/2 OF LT 16 & E 31.37 FT OF
ZEIDMAN MARK S &	Value \$	1,547,903.00	Price	\$ 780,000.00	PUSE SINGLE FAMILY	LT 17 BLK 2	
229 BARTON AVE	Taxbl \$	995,086.00	Date	12/1/1997	TaxDist 50411		
	Bldg \$	467,903.00	Book	10146			
PALM BEACH FL 33480 6115	Land \$	1,080,000.00	Page	1849	NAV		
50434322010020171	Acres	0.20	Sales instr	WD	MTG	REVERIE	W 21.37 FT OF LT 17 & LT 18 &
233 BARTON LLC	Value \$	3,582,289.00	Price	\$ 4,470,000.00	PUSE SINGLE FAMILY	E 25.89 FT OF LT 19 BLK 2	
233 BARTON AVE	Taxbl \$	2,874,401.00	Date	8/14/2015	TaxDist 50411		
	Bldg \$	1,638,289.00	Book	27775			
PALM BEACH FL 33480 6115	Land \$	1,944,000.00	Page	1734	NAV		
50434322010020191	Acres	0.21	Sales instr	WD	MTG	REVERIE	W 26.85 FT OF LT 19, LT 20 &
BYRNE PHILIP M	Value \$	3,227,419.00	Price	\$ 2,100,000.00	PUSE SINGLE FAMILY	E 25.48 FT OF LT 21 BLK 2	
239 BARTON AVE	Taxbl \$	1,510,810.00	Date	4/22/2004	TaxDist 50411		
	Bldg \$	1,067,419.00	Book	16866			
PALM BEACH FL 33480 6115	Land \$	2,160,000.00	Page	1840	NAV		

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50434322010020211	Acres 0.20	Sales instr W/D	MTG	REVERIE	W 27.26 FT OF LT 21 & LT 22
SORREL ELIZABETH	Value \$ 2,453,778.00	Price \$ 3,900,000.00	PUSE SINGLE FAMILY	BLK 2 & S 87.06 FT OF LT C & PRIMA VERA ESTS MIDDLE SEC	
245 BARTON AVE	Taxbl \$ 841,769.00	Date 11/9/2020	TaxDist 50411	PB7P39	UNUMBRD STRIP 20 FT WIDE LYG E
PALM BEACH FL 33480 6115	Bldg \$ 509,778.00	Book 31909	NAV		
	Land \$ 1,944,000.00	Page 476			
50434322010030011	Acres 0.16	Sales instr Q/C	MTG	REVERIE	E 91.01 FT OF W 116 FT OF LT 1
RISIN LITZA &	Value \$ 2,339,990.00	Price \$ 28.00	PUSE SINGLE FAMILY	(LESS E 24.27 FT OF W 48.27 FT OF S 13.4 FT) BLK 3	
258 PENDELETON AVE	Taxbl \$ 2,068,729.00	Date 12/17/2019	TaxDist 50411		
PALM BEACH FL 33480 6117	Bldg \$ 827,990.00	Book 31154	NAV		
	Land \$ 1,512,000.00	Page 1186			
50434322010030012	Acres 0.50	Sales instr W/D	MTG	REVERIE	E 24.27 FT OF W 48.27 FT OF S
KASSATLY EDWARD M &	Value \$ 5,552,248.00	Price \$ 100.00	PUSE SINGLE FAMILY	13.4 FT OF LT 1, W 24 FT OF LT 1 & LT 2 BLK 3 &	
309 BARTON AVE	Taxbl \$ 1,714,101.00	Date 4/1/1996 1	TaxDist 50411	REVERIA PB7P61	LTS 1-F & 2-F
PALM BEACH FL 33480 6133	Bldg \$ 800,248.00	Book 09249	NAV		
	Land \$ 4,752,000.00	Page 0766			
50434322010030030	Acres 0.18	Sales instr W/D	MTG	REVERIE	LT 3 & E 36 FT OF LT 4 BLK 3
CIKLIN ALAN J &	Value \$ 2,436,249.00	Price \$ 565,000.00	PUSE SINGLE FAMILY		
260 PENDELETON AVE	Taxbl \$ 1,261,854.00	Date 10/1/1997	TaxDist 50411		
PALM BEACH FL 33480 6117	Bldg \$ 708,249.00	Book 10025	NAV		
	Land \$ 1,728,000.00	Page 1168			
50434322010030041	Acres 0.38	Sales instr W/D	MTG	REVERIE	W 19 FT OF LT 4 & LTS 5, 6 &
STEPHAN ALBERT	Value \$ 3,523,812.00	Price \$ 10.00	PUSE SINGLE FAMILY	7 BLK 3	
270 PENDELETON AVE	Taxbl \$ 1,059,669.00	Date 10/1/2018	TaxDist 50411		
PALM BEACH FL 33480 6117	Bldg \$ 219,012.00	Book 30171	NAV		
	Land \$ 3,304,800.00	Page 128			
50434322020000010	Acres 0.47	Sales instr W/D	MTG	COCOANUT GROVE	
ANGLE ANN BRITT &	Value \$ 5,211,472.00	Price \$ 2,950,000.00	PUSE SINGLE FAMILY	LT 1 & E 90 FT OF LT 2	
306 PENDELETON LN	Taxbl \$ 3,645,321.00	Date 12/17/2012	TaxDist 50411		
PALM BEACH FL 33480 4105	Bldg \$ 1,323,472.00	Book 25664	NAV		
	Land \$ 3,888,000.00	Page 299			

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50434322020000071	WYCKOFF SHELBY P	315 PENDELTON LN	PALM BEACH FL 33480 4105	Acres 0.27	Value \$ 2,609,379.00	Taxbl \$ 1,815,882.00	Bldg \$ 17,379.00	Land \$ 2,592,000.00	Sales instr	WD	Price \$ 10.00	Date 12/22/2000	Book 12218	Page 1848	MTG	PUSE	SINGLE FAMILY	TaxDist 5041.1	NAV	COCOANUT GROVE	E 10 FT OF LT 7 & W 90 FT OF LT 8
50434322020000081	311 PENDELTON LLC	222 LAKEVIEW AVE STE 1500	WEST PALM BEACH FL 33401 6174	Acres 0.26	Value \$ 3,914,631.00	Taxbl \$ 3,846,143.00	Bldg \$ 1,430,631.00	Land \$ 2,484,000.00	Sales instr	WD	Price \$ 4,400,000.00	Date 5/27/2020	Book 31467	Page 176	MTG	PUSE	SINGLE FAMILY	TaxDist 5041.1	NAV	COCOANUT GROVE	E 10 FT OF LT 8 & W 85 FT OF LT 9
50434322020000091	HUNT THOMAS P &	303 PENDELTON LN	PALM BEACH FL 33480 4105	Acres 0.30	Value \$ 3,809,231.00	Taxbl \$ 2,170,305.00	Bldg \$ 1,184,831.00	Land \$ 2,624,400.00	Sales instr	WD	Price \$ 2,450,000.00	Date 9/16/2011	Book 24758	Page 192	MTG	PUSE	SINGLE FAMILY	TaxDist 5041.1	NAV	COCOANUT GROVE	E 15 FT OF LT 9 & LT 10 (LESS E 5 FT RD R/W)
50434322030000011	124 COCONUT ROW LLC	PO BOX 805	NEW YORK NY 10150 0805	Acres 0.46	Value \$ 5,804,902.00	Taxbl \$ 5,804,902.00	Bldg \$ 1,484,902.00	Land \$ 4,320,000.00	Sales instr	WD	Price \$ 3,300,000.00	Date 7/29/2013	Book 26219	Page 507	MTG	PUSE	SINGLE FAMILY	TaxDist 5041.1	NAV	PRIMAVERA ESTS (LAKE FRONT)	N 145.04 FT OF E 138.04 FT OF LT A
50434322040000030	WYNNNS JAMES C &	315 BARTON AVE	PALM BEACH FL 33480 6133	Acres 0.15	Value \$ 2,244,510.00	Taxbl \$ 1,329,956.00	Bldg \$ 732,510.00	Land \$ 1,512,000.00	Sales instr	WD	Price \$ 781,500.00	Date 3/1/1996	Book 09179	Page 0522	MTG	PUSE	SINGLE FAMILY	TaxDist 5041.1	NAV	PRIMAVERA ESTS (MIDDLE SEC)	LT 3-F
50434322040000040	RAMIREZ SAMUEL A &	321 BARTON AVE	PALM BEACH FL 33480 6133	Acres 0.15	Value \$ 2,726,922.00	Taxbl \$ 2,191,514.00	Bldg \$ 1,322,922.00	Land \$ 1,404,000.00	Sales instr	WD	Price \$ 6,500,000.00	Date 3/3/2021	Book 32279	Page 304	MTG	PUSE	SINGLE FAMILY	TaxDist 5041.1	NAV	PRIMAVERA ESTS (MIDDLE SEC)	LT 4-F

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50434322040000050	Acres 0.15	Sales instr WD	MTG	PRIMAVERA ESTS (MIDDLE SEC)
CARR BRIAN R &	Value \$ 2,495,088.00	Price \$3,000,000.00	PUSE SINGLE FAMILY	LT 5-F
327 BARTON AVE	Taxbl \$ 2,041,141.00	Date 12/21/2020	TaxDist 50411	
PALM BEACH FL 33480 6133	Bldg \$ 1,091,088.00	Book 32028	NAV	
	Land \$ 1,404,000.00	Page 672		
50434322040000060	Acres 0.15	Sales instr WD	MTG	PRIMAVERA ESTS (MIDDLE SEC)
STEPHAN ALBERT	Value \$ 1,267,822.00	Price \$10.00	PUSE VACANT	LT 6-F
270 PENDLETON AVE	Taxbl \$ 1,267,822.00	Date 10/1/2018	TaxDist 50411	
PALM BEACH FL 33480 6117	Bldg \$ 4,222.00	Book 30171	NAV	
	Land \$ 1,263,600.00	Page 128		
50434322180000010	Acres 0.00	Sales instr QC	MTG	PALM BEACH TOWERS COND
SILLS RICHARD R	Value \$ 1,590,000.00	Price \$10.00	PUSE CONDOMINIUM	UNIT A R1
44 COCOANUT ROW UNIT R-1	Taxbl \$ 1,037,720.00	Date 3/16/2000	TaxDist 50411	
PALM BEACH FL 33480 4069	Bldg \$ 1,590,000.00	Book 11884	NAV	
	Land \$ 0.00	Page 623		
50434322180000020	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND
RIBAKOFF STEPHANIE	Value \$ 5,500,000.00	Price \$10.00	PUSE CONDOMINIUM	UNITS A R2 & A R3
44 COCOANUT ROW UNIT 2	Taxbl \$ 1,541,708.00	Date 9/10/2010	TaxDist 50411	
PALM BEACH FL 33480 4069	Bldg \$ 5,500,000.00	Book 24107	NAV	
	Land \$ 0.00	Page 334		
50434322180000040	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND
GANTCHER ALICE &	Value \$ 4,310,000.00	Price \$10.00	PUSE CONDOMINIUM	UNIT A R4
44 COCOANUT ROW # AR4	Taxbl \$ 4,260,000.00	Date 3/25/2016	TaxDist 50411	-
PALM BEACH FL 33480 4069	Bldg \$ 4,310,000.00	Book 28227	NAV	
	Land \$ 0.00	Page 1376		
50434322180001010	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND
KILLIAN PATRICK B	Value \$ 344,814.00	Price \$425,000.00	PUSE CONDOMINIUM	UNIT A101
44 COCOANUT ROW UNIT 101A	Taxbl \$ 285,135.00	Date 10/26/2018	TaxDist 50411	
PALM BEACH FL 33480 4069	Bldg \$ 344,814.00	Book 30223	NAV	
	Land \$ 0.00	Page 1032		

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50434322180001020	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT A102
BELLIVEAU BRYAN J &	Value \$	380,449.00	Price	\$ 230,000.00	PUSE CONDOMINIUM		
70 DEEPWOOD DR	Taxbl \$	341,204.00	Date	9/1/2004 1.	TaxDist 50411		
	Bldg \$	380,449.00	Book	17595			
NEWINGTON CT 06111 2527	Land \$	0.00	Page	1986	NAV		
50434322180001030	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT A103
WILLIAMS KELLY TRUST	Value \$	380,026.00	Price	\$ 370,000.00	PUSE CONDOMINIUM		
288 SANDPIPER DR	Taxbl \$	52,565.00	Date	10/1/2020	TaxDist 50411		
	Bldg \$	380,026.00	Book	31820			
PALM BEACH FL 33480 3327	Land \$	0.00	Page	409	NAV		
50434322180001040	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT A104
ALBAHARY ALBERT S &	Value \$	374,814.00	Price	\$ 380,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW APT A104	Taxbl \$	302,133.00	Date	2/12/2021	TaxDist 50411		
	Bldg \$	374,814.00	Book	32233			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	1067	NAV		
50434322180001050	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT A105
PITTS JEFF M &	Value \$	488,106.00	Price	\$ 525,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW APT 105A	Taxbl \$	488,106.00	Date	6/3/2019 1.	TaxDist 50411		
	Bldg \$	488,106.00	Book	30679			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	961	NAV		
50434322180001060	Acres	0.00	Sales instr	QC	MTG	PALM BEACH TOWERS COND	UNIT A106
GOLDSTEIN ROBERT &	Value \$	339,814.00	Price	\$ 10.00	PUSE CONDOMINIUM		
480 PARK AVE APT 3H	Taxbl \$	302,133.00	Date	2/7/2020 1.	TaxDist 50411		
	Bldg \$	339,814.00	Book	31230			
NEW YORK NY 10022 1742	Land \$	0.00	Page	533	NAV		
50434322180001070	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT A107
CARDELUS MARCIA M	Value \$	340,026.00	Price	\$ 375,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW	Taxbl \$	340,026.00	Date	11/22/2016	TaxDist 50411		
	Bldg \$	340,026.00	Book	28841			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	422	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322180001080	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT A108
HANLEY DANIEL A &	Value \$ 325,000.00	Price \$ 365,000.00	PUSE CONDOMINIUM		
417 SEABREEZE AVE	Taxbl \$ 325,000.00	Date 3/26/2018	TaxDist 50411		
	Bldg \$ 325,000.00	Book 29771			
PALM BEACH FL 33480 4107	Land \$ 0.00	Page 300	NAV		
50434322180001110	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT A111
LEICHTER PARTNERS LP	Value \$ 768,106.00	Price \$ 10.00	PUSE CONDOMINIUM		
27 WOOSTER ST APT 3A	Taxbl \$ 715,711.00	Date 11/19/2012	TaxDist 50411		
	Bldg \$ 768,106.00	Book 25597			
NEW YORK NY 10013 3133	Land \$ 0.00	Page 1179	NAV		
50434322180001120	Acres 0.00	Sales Instr DT	MTG	PALM BEACH TOWERS COND	UNIT A112
HAMM WILLIAM C &	Value \$ 501,460.00	Price \$ 600,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW STE A114	Taxbl \$ 501,460.00	Date 10/17/2017	TaxDist 50411		
	Bldg \$ 501,460.00	Book 29415			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 1201	NAV		
50434322180001130	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	
HAMM WILLIAM CHARLES	Value \$ 1,368,106.00	Price \$ 625,000.00	PUSE CONDOMINIUM	PALM BEACH TOWERS COND	UNIT A113 & A114
44 COCOANUT ROW UNIT A-113	Taxbl \$ 1,318,106.00	Date 10/12/2016	TaxDist 50411		
	Bldg \$ 1,368,106.00	Book 28647			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 1808	NAV		
50434322180001200	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT A120
RIBAKOFF STEPHANIE TRUST	Value \$ 690,906.00	Price \$ 10.00	PUSE CONDOMINIUM		
44 COCOANUT ROW	Taxbl \$ 676,737.00	Date 9/10/2010	TaxDist 50411		
	Bldg \$ 690,906.00	Book 24107			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 334	NAV		
50434322180001210	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT A121
CAULFIELD ROBERT A &	Value \$ 329,526.00	Price \$ 325,000.00	PUSE CONDOMINIUM		
1 HENDERSON ST	Taxbl \$ 329,526.00	Date 5/16/2005	TaxDist 50411		
	Bldg \$ 329,526.00	Book 18751			
HOBOKEN NJ 07030 1802	Land \$ 0.00	Page 1018	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322180001220	Acres	0.00	Sales instr	RD	MTG	PALM BEACH TOWERS COND	UNIT A122
SACHS FAMILY TRUST	Value \$	568,106.00	Price \$	\$ 10.00	PUSE	CONDOMINIUM	
44 COCOANUT ROW APT A122	Taxbl \$	442,134.00	Date	12/5/2016	TaxDist	50411	
	Bldg \$	568,106.00	Book	28801			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	309	NAV		
50434322180002010	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT A201
CASTLE MARIANNE S &	Value \$	412,407.00	Price \$	\$ 470,000.00	PUSE	CONDOMINIUM	
150 E 58TH ST FL 38	Taxbl \$	412,407.00	Date	5/21/2015	TaxDist	50411	
	Bldg \$	412,407.00	Book	27549			
NEW YORK NY 10155 0017	Land \$	0.00	Page	1615	NAV		
50434322180002020	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT A202
SPENCER CHURCHILL LILY &	Value \$	419,814.00	Price \$	\$ 300,000.00	PUSE	CONDOMINIUM	
44 COCOANUT ROW APT 202A	Taxbl \$	358,919.00	Date	8/30/2011	TaxDist	50411	
	Bldg \$	419,814.00	Book	24727			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	1103	NAV		
50434322180002030	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT A203
STRASSER SCOTT TRUST	Value \$	419,814.00	Price \$	\$ 225,000.00	PUSE	CONDOMINIUM	
44 COCOANUT ROW # 203A	Taxbl \$	358,919.00	Date	2/13/2004	TaxDist	50411	
	Bldg \$	419,814.00	Book	16560			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	1101	NAV		
50434322180002040	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT A204
BUDNITZ DENISE	Value \$	417,989.00	Price \$	\$ 330,000.00	PUSE	CONDOMINIUM	
44 COCOANUT ROW	Taxbl \$	327,987.00	Date	5/24/2017	TaxDist	50411	
	Bldg \$	417,989.00	Book	29124			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	97	NAV		
50434322180002050	Acres	0.00	Sales instr	DT	MTG	PALM BEACH TOWERS COND	UNIT A205
WILLIAMS KELLY TRUST	Value \$	524,441.00	Price \$	\$ 10.00	PUSE	CONDOMINIUM	
288 SANDPIPER DR	Taxbl \$	524,441.00	Date	11/6/2020	TaxDist	50411	
	Bldg \$	524,441.00	Book	31913			
PALM BEACH FL 33480 3327	Land \$	0.00	Page	440	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322180002060	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT A206
LAWN RONA G	Value \$ 367,407.00	Price \$ 195,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW UNIT A-206	Taxbl \$ 154,101.00	Date 10/28/2009	TaxDist 50411		
	Bldg \$ 367,407.00	Book 23524			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 971	NAV		
50434322180002070	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT A207
ZIFF SUSAN	Value \$ 347,407.00	Price \$ 265,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW # 207A	Taxbl \$ 279,723.00	Date 10/15/2013	TaxDist 50411		
	Bldg \$ 347,407.00	Book 26411			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 114	NAV		
50434322180002080	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT A208
OMALLEY BARBARA &	Value \$ 360,000.00	Price \$ 415,000.00	PUSE CONDOMINIUM		
1500 GARDEN ST APT 2I	Taxbl \$ 360,000.00	Date 4/4/2019 1	TaxDist 50411		
	Bldg \$ 360,000.00	Book 30562			
HOBOKEN NJ 07030 4493	Land \$ 0.00	Page 1244	NAV		
50434322180002110	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT A211
DAVISSON LACY LU	Value \$ 817,848.00	Price \$ 950,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW	Taxbl \$ 767,848.00	Date 2/15/2018	TaxDist 50411		
	Bldg \$ 817,848.00	Book 29661			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 1458	NAV		
50434322180002120	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT A212
KLORFEIN FRUENA A	Value \$ 818,106.00	Price \$ 10.00	PUSE CONDOMINIUM		
44 COCOANUT ROW UNIT 212A	Taxbl \$ 503,052.00	Date 9/30/2020	TaxDist 50411		
	Bldg \$ 818,106.00	Book 31803			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 7	NAV		
50434322180002130	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT A213
ALLIK MAIRE	Value \$ 800,000.00	Price \$ 100.00	PUSE CONDOMINIUM		
44 COCOANUT ROW UNIT A-213	Taxbl \$ 800,000.00	Date 5/1/1994 1	TaxDist 50411		
	Bldg \$ 800,000.00	Book 08633			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 0828	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322180002140	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT A214
RUBAKOFF PATRICIA F TRUST &	Value \$ 1,060,816.00	Price \$ 1,200,000.00	PUSE		
44 COCOANUT ROW APT A214	Taxbl \$ 1,060,816.00	Date 5/29/2013	TaxDist 50411		
	Bldg \$ 1,060,816.00	Book 26060			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 1714	NAV		
50434322180002150	Acres 0.00	Sales instr QC	MTG	PALM BEACH TOWERS COND	UNIT A-215
DE WYMAN HERMA MATHILDE TRUST	Value \$ 370,000.00	Price \$ 10.00	PUSE		
44 COCOANUT ROW # A216	Taxbl \$ 289,892.00	Date 7/23/2010	TaxDist 50411		
	Bldg \$ 370,000.00	Book 24029			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 820	NAV		
50434322180002160	Acres 0.00	Sales instr QC	MTG	PALM BEACH TOWERS COND	UNIT A216
DE WYMAN MIRO HERMA	Value \$ 1,260,346.00	Price \$ 10.00	PUSE		
44 COCOANUT ROW UNIT A-216	Taxbl \$ 229,019.00	Date 7/23/2010	TaxDist 50411		
	Bldg \$ 1,260,346.00	Book 24029			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 822	NAV		
50434322180002170	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT A217
ZUSSMAN DAVID T TRUST	Value \$ 1,102,406.00	Price \$ 10.00	PUSE		
93 UNION ST	Taxbl \$ 1,102,406.00	Date 11/26/2012	TaxDist 50411		
	Bldg \$ 1,102,406.00	Book 25693			
NEWTON CENTRE MA 02459 2244	Land \$ 0.00	Page 1353	NAV		
50434322180002180	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT A218
KOTAH LLC	Value \$ 528,106.00	Price \$ 490,000.00	PUSE		
93 UNION ST STE 315	Taxbl \$ 528,106.00	Date 7/16/2007	TaxDist 50411		
	Bldg \$ 528,106.00	Book 21951			
NEWTON MA 02459 2241	Land \$ 0.00	Page 1336	NAV		
50434322180002190	Acres 0.00	Sales instr RD	MTG	PALM BEACH TOWERS COND	UNIT A219
DONAHUE BARRY J	Value \$ 618,106.00	Price \$ 140,000.00	PUSE		
44 COCONUT ROW	Taxbl \$ 551,034.00	Date 1/13/2000	TaxDist 50411		
	Bldg \$ 618,106.00	Book 11564			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 1751	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322180002200	Acres 0.00	Sales instr WD	MTG		PALM BEACH TOWERS COND	UNIT A220
GANTCHER ALICE &	Value \$ 353,106.00	Price \$ 0.00	PUSE	CONDOMINIUM		
44 COCOANUT ROW APT A220	Taxbl \$ 353,106.00	Date 3/25/2016	TaxDist 5041.1			
	Bldg \$ 353,106.00	Book 28545				
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 706	NAV			
50434322180002210	Acres 0.00	Sales instr WD	MTG		PALM BEACH TOWERS COND	UNIT A221
HEMLEY MARCIA W TRUST	Value \$ 618,106.00	Price \$ 10.00	PUSE	CONDOMINIUM		
68 SUNSET CLFS	Taxbl \$ 551,034.00	Date 3/30/2014	TaxDist 5041.1			
	Bldg \$ 618,106.00	Book 26725				
BURLINGTON VT 05408 1325	Land \$ 0.00	Page 1655	NAV			
50434322180002220	Acres 0.00	Sales instr WD	MTG		PALM BEACH TOWERS COND	UNIT A222
DOLAN ROBERT J JR TRUST	Value \$ 600,000.00	Price \$ 575,000.00	PUSE	CONDOMINIUM		
44 COCOANUT ROW # A222	Taxbl \$ 600,000.00	Date 3/4/2021 1.	TaxDist 5041.1			
	Bldg \$ 600,000.00	Book 32272				
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 732	NAV			
50434322180003010	Acres 0.00	Sales instr WD	MTG		PALM BEACH TOWERS COND	UNIT A301
HALLOCK PETER &	Value \$ 422,314.00	Price \$ 480,000.00	PUSE	CONDOMINIUM		
60 HIDDEN COVE CT	Taxbl \$ 286,979.00	Date 7/14/2020	TaxDist 5041.1			
	Bldg \$ 422,314.00	Book 31644				
SOUTHAMPTON NY 11968 1520	Land \$ 0.00	Page 1749	NAV			
50434322180003020	Acres 0.00	Sales instr QC	MTG		PALM BEACH TOWERS COND	
ROBBINS WILLIAM D	Value \$ 587,327.00	Price \$ 20.00	PUSE	CONDOMINIUM	PALM BEACH TOWERS COND	
44 COCOANUT ROW STE A303	Taxbl \$ 537,327.00	Date 3/27/2020	TaxDist 5041.1		UNITS A302 & A303	
	Bldg \$ 587,327.00	Book 31335				
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 1693	NAV			
50434322180003040	Acres 0.00	Sales instr QC	MTG		PALM BEACH TOWERS COND	UNIT A304
FARIS CLAUDIA	Value \$ 417,314.00	Price \$ 10.00	PUSE	CONDOMINIUM		
44 COCOANUT ROW	Taxbl \$ 168,967.00	Date 1/28/2008	TaxDist 5041.1			
	Bldg \$ 417,314.00	Book 22415				
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 38	NAV			

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50434322180003050	RAIA LAWRENCE C & 311 OCEAN AVE	SPRING LAKE NJ 07762 1024	Acres 0.00 Value \$ 543,106.00 Taxbl \$ 543,106.00 Bldg \$ 543,106.00 Land \$ 0.00	Sales instr WD Price \$ 975,000.00 Date 9/25/2020 Book 31794 Page 1030	MTG PUSE CONDOMINIUM TaxDist 50411	PALM BEACH TOWERS COND	UNIT A305
50434322180003060	WOLFF MARILYN B 44 COCOANUT ROW # 306 A	PALM BEACH FL 33480 4069	Acres 0.00 Value \$ 362,500.00 Taxbl \$ 234,753.00 Bldg \$ 362,500.00 Land \$ 0.00	Sales instr DT Price \$ 10.00 Date 1/28/2016 Book 28101 Page 1175	MTG PUSE CONDOMINIUM TaxDist 50411	PALM BEACH TOWERS COND	UNIT A-306
50434322180003070	BRUNS PEYTON E 44 COCOANUT ROW APT 307A	PALM BEACH FL 33480 4069	Acres 0.00 Value \$ 377,314.00 Taxbl \$ 55,607.00 Bldg \$ 377,314.00 Land \$ 0.00	Sales instr RD Price \$ 75,000.00 Date 12/1/1995 Book 09031 Page 0072	MTG PUSE CONDOMINIUM TaxDist 50411	PALM BEACH TOWERS COND	UNIT A 307
50434322180003080	LIMONGELLO JOAN 44 COCOANUT ROW UNIT A 308	PALM BEACH FL 33480 4069	Acres 0.00 Value \$ 840,026.00 Taxbl \$ 840,026.00 Bldg \$ 840,026.00 Land \$ 0.00	Sales instr RD Price \$ 918,500.00 Date 3/1/2021 1. Book 32253 Page 840	MTG PUSE CONDOMINIUM TaxDist 50411	PALM BEACH TOWERS COND	UNIT A-308 & A-309
50434322180003100	FIRLIK EMILY L & 44 COCOANUT ROW STE A310	PALM BEACH FL 33480 4069	Acres 0.00 Value \$ 270,000.00 Taxbl \$ 125,614.00 Bldg \$ 270,000.00 Land \$ 0.00	Sales instr WD Price \$ 230,000.00 Date 10/19/2015 Book 27891 Page 66	MTG PUSE CONDOMINIUM TaxDist 50411	PALM BEACH TOWERS COND	UNIT A310
50434322180003110	CASTLE JOHN K & 150 E 58TH ST FL 38	NEW YORK NY 10155 0017	Acres 0.00 Value \$ 833,106.00 Taxbl \$ 833,106.00 Bldg \$ 833,106.00 Land \$ 0.00	Sales instr WD Price \$ 899,000.00 Date 5/15/2015 Book 27554 Page 307	MTG PUSE CONDOMINIUM TaxDist 50411	PALM BEACH TOWERS COND	UNIT A311

Property Appraiser GIS - Property Detail list by parcel control number

50434322180003120	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT A312
KAY ROBIN JAYNE 1987 TRUST	Value \$	833,106.00	Price	\$ 1,560,000.00	PUSE CONDOMINIUM		
750 LEXINGTON AVE FL 28	Taxbl \$	833,106.00	Date	2/3/2020 1.	TaxDist 50411		
	Bldg \$	833,106.00	Book	31203			
NEW YORK NY 10022 9805	Land \$	0.00	Page	1771	NAV		
50434322180003130	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT A313
GALLETTA ROBERT A &	Value \$	828,773.00	Price	\$ 0.00	PUSE CONDOMINIUM		
44 COCOANUT ROW APT 313A	Taxbl \$	515,254.00	Date	10/17/2013	TaxDist 50411		
	Bldg \$	828,773.00	Book	26451			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	1293	NAV		
50434322180003140	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT A314
JENNINGS RICHARD D	Value \$	1,082,231.00	Price	\$ 1,200,000.00	PUSE CONDOMINIUM		
17461 CAMINO DE YATASTO	Taxbl \$	1,082,231.00	Date	9/10/2019	TaxDist 50411		
	Bldg \$	1,082,231.00	Book	30881			
PACIFIC PALISADES CA 90272 2011	Land \$	0.00	Page	677	NAV		
50434322180003150	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	
DONAHUE JAMES B	Value \$	1,500,000.00	Price	\$ 1,400,000.00	PUSE CONDOMINIUM	PALM BEACH TOWERS COND	
44 COCOANUT ROW APT 315A	Taxbl \$	992,437.00	Date	3/8/2016 1.	TaxDist 50411	UNITS A315 & A316	
	Bldg \$	1,500,000.00	Book	28153			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	216	NAV		
50434322180003170	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT A317
ZUCKER CARYN	Value \$	1,093,106.00	Price	\$ 1,550,000.00	PUSE CONDOMINIUM		
21 E 61ST ST APT 10B	Taxbl \$	1,093,106.00	Date	8/17/2016	TaxDist 50411		
	Bldg \$	1,093,106.00	Book	28518			
NEW YORK NY 10065 8449	Land \$	0.00	Page	1958	NAV		
50434322180003180	Acres	0.00	Sales instr	DT	MTG	PALM BEACH TOWERS COND	UNIT A318
CLARK GUY W II &	Value \$	538,106.00	Price	\$ 880,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW # 318A	Taxbl \$	538,106.00	Date	11/11/2020	TaxDist 50411		
	Bldg \$	538,106.00	Book	31931			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	1842	NAV		

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50434322180003190	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT A319
KUDLER PETER H &	Value \$	628,106.00	Price	\$ 412,500.00	PUSE	CONDOMINIUM	
969 PARK AVE STE 9D	Taxbl \$	563,134.00	Date	3/9/2016 1.	TaxDist	50411	
	Bldg \$	628,106.00	Book	28205			
NEW YORK NY 10028 0322	Land \$	0.00	Page	851	NAV		
50434322180003200	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT A320
WAGNER WILLIAM &	Value \$	400,606.00	Price	\$ 545,000.00	PUSE	CONDOMINIUM	
44 COCOANUT ROW # A320	Taxbl \$	390,709.00	Date	5/2/2017 1.	TaxDist	50411	
	Bldg \$	400,606.00	Book	29077			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	596	NAV		
50434322180003210	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT A321
BLACK SUSANNE	Value \$	628,882.00	Price	\$ 700,000.00	PUSE	CONDOMINIUM	
44 COCOANUT ROW APT 321A	Taxbl \$	628,882.00	Date	12/29/2020	TaxDist	50411	
	Bldg \$	628,882.00	Book	32069			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	1432	NAV		
50434322180003220	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT A322
COENEN JOAN PARKER	Value \$	628,106.00	Price	\$ 775,000.00	PUSE	CONDOMINIUM	
44 COCOANUT ROW APT 322A	Taxbl \$	628,106.00	Date	9/9/2020 1.	TaxDist	50411	
	Bldg \$	628,106.00	Book	31761			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	792	NAV		
50434322180004010	Acres	1.431,524.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	
MARKS JOAN H TRUST	Value \$	1,431,524.00	Price	\$ 10.00	PUSE	CONDOMINIUM	
101 W END AVE APT 23G	Taxbl \$	1,431,524.00	Date	12/29/2016	TaxDist	50411	
	Bldg \$	1,431,524.00	Book	28823			
NEW YORK NY 10023 6373	Land \$	0.00	Page	1043	NAV		
50434322180004030	Acres	0.00	Sales instr	RD	MTG	PALM BEACH TOWERS COND	UNIT A403
SELTZER ANITA L	Value \$	425,026.00	Price	\$ 100.00	PUSE	CONDOMINIUM	
44 COCOANUT ROW APT 403A	Taxbl \$	44,207.00	Date	6/1/1989 1.	TaxDist	50411	
	Bldg \$	425,026.00	Book	06158			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	1985	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322180004040	YONKOVIG ZEN	44 COCOANUT ROW UNIT A-404	PALM BEACH TOWERS COND	UNIT A404
Acres	0.00	Sales instr	WD	MTG
Value \$	421,084.00	Price	\$ 92,000.00	PUSE CONDOMINIUM
Taxbl \$	71,178.00	Date	3/30/1998	TaxDist 50411
Bldg \$	421,084.00	Book	10332	
Land \$	0.00	Page	1450	NAV
PALM BEACH FL 33480 4069				
50434322180004050	WILNER JACQUELINE K	44 COCOANUT ROW APT 405A	PALM BEACH TOWERS COND	UNIT A405
Acres	0.00	Sales instr	WD	MTG
Value \$	535,440.00	Price	\$ 650,000.00	PUSE CONDOMINIUM
Taxbl \$	337,788.00	Date	7/23/2015	TaxDist 50411
Bldg \$	535,440.00	Book	27714	
Land \$	0.00	Page	124	NAV
PALM BEACH FL 33480 4069				
50434322180004060	DEMILT MARYELLEN	44 COCOANUT ROW # 406A	PALM BEACH TOWERS COND	UNIT A406
Acres	0.00	Sales instr	WD	MTG
Value \$	365,000.00	Price	\$ 220,000.00	PUSE CONDOMINIUM
Taxbl \$	132,915.00	Date	8/6/2013 1.	TaxDist 50411
Bldg \$	365,000.00	Book	26276	
Land \$	0.00	Page	484	NAV
PALM BEACH FL 33480 4069				
50434322180004070	MURPHY CHANDLEY	44 COCOANUT ROW # 407A	PALM BEACH TOWERS COND	UNIT A407
Acres	0.00	Sales instr	WD	MTG
Value \$	379,814.00	Price	\$ 700,000.00	PUSE CONDOMINIUM
Taxbl \$	329,814.00	Date	1/4/2019 1.	TaxDist 50411
Bldg \$	379,814.00	Book	30349	
Land \$	0.00	Page	195	NAV
PALM BEACH FL 33480 4069				
50434322180004080	POLOZKER BETH A	100 W LONG LAKE RD UNIT 116	PALM BEACH TOWERS COND	UNIT A408
Acres	0.00	Sales instr	WD	MTG
Value \$	365,000.00	Price	\$ 635,000.00	PUSE CONDOMINIUM
Taxbl \$	365,000.00	Date	3/23/2018	TaxDist 50411
Bldg \$	365,000.00	Book	29748	
Land \$	0.00	Page	649	NAV
BLOOMFIELD HILLS MI 48304 2773				
50434322180004090	MANOLIS MICHELLE K	44 COCOANUT ROW APT 414B	PALM BEACH TOWERS COND	UNIT A409
Acres	0.00	Sales instr	QC	MTG
Value \$	255,000.00	Price	\$ 10.00	PUSE CONDOMINIUM
Taxbl \$	199,703.00	Date	12/9/2014	TaxDist 50411
Bldg \$	255,000.00	Book	27304	
Land \$	0.00	Page	521	NAV
PALM BEACH FL 33480 4069				

Property Appraiser GIS - Property Detail list by parcel control number

50434322180004100	ACRES 0.00	Sales Instr	WD	MTG	PALM BEACH TOWERS COND	UNIT A-410 & A-411
BORCHARDT SUSAN C	Value \$ 1,720,458.00	Price \$ 1,550,000.00		PUSE CONDOMINIUM		
44 COCOANUT ROW APT 410A	Taxbl \$ 734,835.00	Date 2/29/2016		TaxDist 50411		
PALM BEACH FL 33480 4069	Bldg \$ 1,720,458.00	Book 28140		NAV		
	Land \$ 0.00	Page 782				
50434322180004120	ACRES 0.00	Sales Instr	WD	MTG	PALM BEACH TOWERS COND	UNIT A412
MAY ALAN &	Value \$ 848,106.00	Price \$ 688,500.00		PUSE CONDOMINIUM		
4140 ECHO RD	Taxbl \$ 848,106.00	Date 5/12/2004		TaxDist 50411		
BLOOMFIELD HILLS MI 48302 1941	Bldg \$ 848,106.00	Book 17053		NAV		
	Land \$ 0.00	Page 1647				
50434322180004130	ACRES 0.00	Sales Instr	DT	MTG	PALM BEACH TOWERS COND	UNIT A413
ROTHMAN WENDY H	Value \$ 848,106.00	Price \$ 10.00		PUSE CONDOMINIUM		
1150 PARK AVE # 11F	Taxbl \$ 848,106.00	Date 3/12/2018		TaxDist 50411		
NEW YORK NY 10128 1244	Bldg \$ 848,106.00	Book 29925		NAV		
	Land \$ 0.00	Page 878				
50434322180004140	ACRES 1.00	Sales Instr	LE	MTG	PALM BEACH TOWERS COND	
GOLD BERNICE G	Value \$ 2,251,634.00	Price \$ 10.00		PUSE CONDOMINIUM		
44 COCOANUT ROW APT 414A	Taxbl \$ 651,373.00	Date 6/19/2014		TaxDist 50411		
PALM BEACH FL 33480 4069	Bldg \$ 2,251,634.00	Book 26866		NAV		
	Land \$ 0.00	Page 626				
50434322180004160	ACRES 0.00	Sales Instr	WD	MTG	PALM BEACH TOWERS COND	UNIT A416
APFEL IRIS B	Value \$ 2,572,764.00	Price \$ 2,000,000.00		PUSE CONDOMINIUM		
44 COCOANUT ROW APT 416A	Taxbl \$ 1,717,647.00	Date 9/26/2003		TaxDist 50411		
PALM BEACH FL 33480 4069	Bldg \$ 2,572,764.00	Book 15956		NAV		
	Land \$ 0.00	Page 1740				
50434322180004170	ACRES 0.00	Sales Instr	QC	MTG	PALM BEACH TOWERS COND	UNIT A417
ROEMMERS CATHRINE M	Value \$ 1,230,000.00	Price \$ 10.00		PUSE CONDOMINIUM		
44 COCOANUT ROW STE 417A	Taxbl \$ 926,044.00	Date 4/9/2015 1.		TaxDist 50411		
PALM BEACH FL 33480 4069	Bldg \$ 1,230,000.00	Book 27476		NAV		
	Land \$ 0.00	Page 1082				

Property Appraiser GIS - Property Detail list by parcel control number

50434322180005050	ACRES 0.00	SALES INSTR RD	MTG	PALM BEACH TOWERS COND	UNIT A505
MALAGA-STRACHAN SURA	Value \$ 558,579.00	Price \$ 0.00	PUSE CONDOMINIUM		
44 COCOANUT ROW APT 505A	Taxbl \$ 351,110.00	Date 6/17/2005	TaxDist 50411		
	Bldg \$ 558,579.00	Book 19069			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 1629	NAV		
50434322180005060	ACRES 0.00	SALES INSTR WD	MTG	PALM BEACH TOWERS COND	UNIT A506
OSULLIVAN DANIEL &	Value \$ 382,314.00	Price \$ 465,000.00	PUSE CONDOMINIUM		
1400 LAKE DR	Taxbl \$ 382,314.00	Date 3/15/2019	TaxDist 50411		
	Bldg \$ 382,314.00	Book 30479			
DELRAY BEACH FL 33444 3048	Land \$ 0.00	Page 984	NAV		
50434322180005070	ACRES 0.00	SALES INSTR WD	MTG	PALM BEACH TOWERS COND	UNIT A507
OHESHALOM ALFRED &	Value \$ 294,814.00	Price \$ 200,000.00	PUSE CONDOMINIUM		
115 E 87TH ST APT 37F	Taxbl \$ 294,814.00	Date 1/26/2012	TaxDist 50411		
	Bldg \$ 294,814.00	Book 24982			
NEW YORK NY 10128 1155	Land \$ 0.00	Page 1646	NAV		
50434322180005080	ACRES 0.00	SALES INSTR WD	MTG	PALM BEACH TOWERS COND	UNIT A508
CLARK IRMA	Value \$ 382,314.00	Price \$ 200,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW	Taxbl \$ 57,648.00	Date 5/1/1992 1	TaxDist 50411		
	Bldg \$ 382,314.00	Book 07232			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 0617	NAV		
50434322180005090	ACRES 0.00	SALES INSTR WD	MTG	PALM BEACH TOWERS COND	UNIT A509
CLARK IRMA	Value \$ 260,000.00	Price \$ 200,000.00	PUSE CONDOMINIUM		
8200 SW 7TH ST	Taxbl \$ 207,756.00	Date 5/1/1992 1	TaxDist 50411		
	Bldg \$ 260,000.00	Book 07232			
N LAUDERDALE FL 33068 2051	Land \$ 0.00	Page 0617	NAV		
50434322180005100	ACRES 0.00	SALES INSTR WD	MTG	PALM BEACH TOWERS COND	UNIT A-510 & A-511
TAMARKIN BERTRAM	Value \$ 1,745,458.00	Price \$ 1,060,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW # A510	Taxbl \$ 811,141.00	Date 2/23/2005	TaxDist 50411		
	Bldg \$ 1,745,458.00	Book 18210			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 1508	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322180005120	Acres 0.00	Sales Instr	WD	MTG	PALM BEACH TOWERS COND	UNIT A512
NELSON NORMAN R &	Value \$ 854,053.00	Price \$ 10.00		PUSE CONDOMINIUM		
44 COCOANUT ROW UNIT 512A	Taxbl \$ 854,053.00	Date 6/29/2020		TaxDist 50411		
	Bldg \$ 854,053.00	Book 31538				
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 1186		NAV		
50434322180005130	Acres 0.00	Sales Instr	DT	MTG	PALM BEACH TOWERS COND	UNIT A513
PERRY RICHARD &	Value \$ 863,106.00	Price \$ 825,000.00		PUSE CONDOMINIUM		
1 SUTTON PL S	Taxbl \$ 863,106.00	Date 11/30/2007		TaxDist 50411		
	Bldg \$ 863,106.00	Book 22319				
NEW YORK NY 10022 2493	Land \$ 0.00	Page 1035		NAV		
50434322180005140	Acres 0.00	Sales Instr	DT	MTG	PALM BEACH TOWERS COND	UNIT A514
PERRY RICHARD	Value \$ 2,816,634.00	Price \$ 1,800,000.00		PUSE CONDOMINIUM		
1 SUTTON PL S	Taxbl \$ 2,121,686.00	Date 5/30/2004		TaxDist 50411		
	Bldg \$ 2,816,634.00	Book 17028				
NEW YORK NY 10022 2493	Land \$ 0.00	Page 462		NAV		
50434322180005200	Acres 0.00	Sales Instr	WD	MTG	PALM BEACH TOWERS COND	UNIT A520
PERRY RICHARD	Value \$ 391,700.00	Price \$ 460,000.00		PUSE CONDOMINIUM		
1 SUTTON PL S	Taxbl \$ 391,700.00	Date 5/27/2005		TaxDist 50411		
	Bldg \$ 391,700.00	Book 18692				
NEW YORK NY 10022 2493	Land \$ 0.00	Page 1365		NAV		
50434322180005210	Acres 0.00	Sales Instr	WD	MTG	PALM BEACH TOWERS COND	UNIT A521
PERRY RICHARD &	Value \$ 648,106.00	Price \$ 550,000.00		PUSE CONDOMINIUM		
1 SUTTON PL S	Taxbl \$ 587,334.00	Date 11/12/2009		TaxDist 50411		
	Bldg \$ 648,106.00	Book 23546				
NEW YORK NY 10022 2493	Land \$ 0.00	Page 659		NAV		
50434322180005220	Acres 0.00	Sales Instr	WD	MTG	PALM BEACH TOWERS COND	UNIT A522
ABRAMSON RUTH C	Value \$ 648,106.00	Price \$ 1,325,000.00		PUSE CONDOMINIUM		
44 COCOANUT ROW UNIT 522 A	Taxbl \$ 371,239.00	Date 4/30/2019		TaxDist 50411		
	Bldg \$ 648,106.00	Book 30597				
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 711		NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322180006010	Acres		Sales instr	WD	MTG				
STEINBERG JONATHAN	Value \$	1,495,414.00	Price	\$ 1,050,000.00	PUSE	CONDOMINIUM		PALM BEACH TOWERS COND	
3 E 75TH ST APT 1C	Taxbl \$	1,495,414.00	Date	5/27/2014	TaxDist	50411		UNITS A601 & A602	
	Bldg \$	1,495,414.00	Book	26828					
NEW YORK NY 10021 2642	Land \$	0.00	Page	1036	NAV				
50434322180006030	Acres	0.00	Sales instr	WD	MTG				
RAFFETTO RICHARD &	Value \$	429,814.00	Price	\$ 300,000.00	PUSE	CONDOMINIUM		PALM BEACH TOWERS COND	UNIT A603
1 MOUNT ST	Taxbl \$	376,635.00	Date	7/25/2008	TaxDist	50411			
	Bldg \$	429,814.00	Book	22790					
BAY HEAD NJ 08742 5357	Land \$	0.00	Page	1896	NAV				
50434322180006040	Acres	0.00	Sales instr	WD	MTG				
RAFFETTO RICHARD &	Value \$	424,814.00	Price	\$ 750,000.00	PUSE	CONDOMINIUM		PALM BEACH TOWERS COND	UNIT A604
44 COCOANUT ROW APT A604	Taxbl \$	88,537.00	Date	12/23/2020	TaxDist	50411			
	Bldg \$	424,814.00	Book	32072					
PALM BEACH FL 33480 4069	Land \$	0.00	Page	457	NAV				
50434322180006050	Acres	0.00	Sales instr	WD	MTG				
SCHWARTZMAN MICHAEL &	Value \$	573,106.00	Price	\$ 385,000.00	PUSE	CONDOMINIUM		PALM BEACH TOWERS COND	UNIT A605
41 BEACH AVE	Taxbl \$	573,106.00	Date	5/18/2002	TaxDist	50411			
	Bldg \$	573,106.00	Book	13761					
LARCHMONT NY 10538 4028	Land \$	0.00	Page	1017	NAV				
50434322180006060	Acres	0.00	Sales instr	WD	MTG				
DANIELS MYRNA	Value \$	384,814.00	Price	\$ 75,000.00	PUSE	CONDOMINIUM		PALM BEACH TOWERS COND	UNIT A606
22 ST THOMAS ST #18A	Taxbl \$	334,343.00	Date	7/1/1995 1.	TaxDist	50411			
TORONTO ONT	Bldg \$	384,814.00	Book	08858					
M5S 3E7 CANADA	Land \$	0.00	Page	0269	NAV				
50434322180006070	Acres	0.00	Sales instr	WD	MTG				
FEIG JAMIE &	Value \$	404,814.00	Price	\$ 305,000.00	PUSE	CONDOMINIUM		PALM BEACH TOWERS COND	UNIT A607
7172 VALENCIA DR	Taxbl \$	404,814.00	Date	11/7/2013	TaxDist	50411			
	Bldg \$	404,814.00	Book	26439					
BOCA RATON FL 33433 7406	Land \$	0.00	Page	569	NAV				

Property Appraiser GIS - Property Detail list by parcel control number

50434322180006080	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	
HANNANAH WAYNE R JR	Value \$	814,814.00	Price	\$ 1,600,000.00	PUSE	CONDOMINIUM	UNITS A608 & A609
44 COCOANUT ROW UNIT 608A	Taxbl \$	764,814.00	Date	5/2/2017 1.	TaxDist	50411	
	Bldg \$	814,814.00	Book	29068			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	27	NAV		
50434322180006100	Acres	0.00	Sales instr	RD	MTG	PALM BEACH TOWERS COND	UNIT A610
GAY JOHN JR	Value \$	300,000.00	Price	\$ 200,000.00	PUSE	CONDOMINIUM	
44 COCOANUT ROW UNIT A610	Taxbl \$	259,545.00	Date	2/26/2008	TaxDist	50411	
	Bldg \$	300,000.00	Book	22481			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	237	NAV		
50434322180006110	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT A611
GREENBERG HUGH &	Value \$	860,000.00	Price	\$ 321,500.00	PUSE	CONDOMINIUM	
150 E 69TH ST # 15B	Taxbl \$	860,000.00	Date	7/1/1998 1.	TaxDist	50411	
	Bldg \$	860,000.00	Book	10551			
NEW YORK NY 10021 5704	Land \$	0.00	Page	0101	NAV		
50434322180006120	Acres	0.00	Sales instr	QC	MTG	PALM BEACH TOWERS COND	UNIT A612
SCHAPIRO STUART	Value \$	1,903,365.00	Price	\$ 10.00	PUSE	CONDOMINIUM	
44 COCOANUT ROW # A612	Taxbl \$	830,608.00	Date	3/26/2010	TaxDist	50411	
	Bldg \$	1,903,365.00	Book	23763			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	1518	NAV		
50434322180006220	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT A622
WATTS BRUCE R JR	Value \$	658,106.00	Price	\$ 585,000.00	PUSE	CONDOMINIUM	
781 GRANDON BLVD APT 1005	Taxbl \$	599,434.00	Date	12/22/2014	TaxDist	50411	
	Bldg \$	658,106.00	Book	27234			
MIAMI FL 33149 2546	Land \$	0.00	Page	465	NAV		
50434322180010010	Acres	0.00	Sales instr	QC	MTG	PALM BEACH TOWERS COND	UNIT B-PH EAST -
ROSENSHEIN 2015 FAMILY TRUST	Value \$	1,344,887.00	Price	\$ 10.00	PUSE	CONDOMINIUM	
131 7TH AVE	Taxbl \$	1,344,887.00	Date	4/25/2016	TaxDist	50411	
	Bldg \$	1,344,887.00	Book	28273			
BROOKLYN NY 11215 2296	Land \$	0.00	Page	1985	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322180010020	FORBES ROBERT & 171 CLARKE AVE	PALM BEACH FL 33480 6122	Acres 0.00	Value \$ 1,813,885.00	Sales instr WD	Price \$3,350,000.00	MTG PUSE CONDOMINIUM	TaxDist 50411	NAV	PALM BEACH TOWERS COND	UNIT B-PH WEST
			Taxbl \$ 1,537,361.00			Date 4/2/2007 1.					
			Bldg \$ 1,813,885.00			Book 21603					
			Land \$ 0.00			Page 513					
50434322180010120	FAUX RICHARD G III 2011 FMLY TRST 1115 5TH AVE # 6A	NEW YORK NY 10128 0100	Acres 0.00	Value \$ 843,106.00	Sales instr WD	Price \$ 10.00	MTG PUSE CONDOMINIUM	TaxDist 50411	NAV	PALM BEACH TOWERS COND	UNIT B17
			Taxbl \$ 789,793.00			Date 8/21/2012					
			Bldg \$ 843,106.00			Book 25446					
			Land \$ 0.00			Page 322					
50434322180010180	FAUX RICHARD G III 2011 FMLY TRST 1115 5TH AVE # 6A	NEW YORK NY 10128 0100	Acres 0.00	Value \$ 843,106.00	Sales instr WD	Price \$ 10.00	MTG PUSE CONDOMINIUM	TaxDist 50411	NAV	PALM BEACH TOWERS COND	UNIT B18
			Taxbl \$ 789,793.00			Date 8/21/2012					
			Bldg \$ 843,106.00			Book 25446					
			Land \$ 0.00			Page 322					
50434322180010190	OBSEER JEANETTE 44 COCOANUT ROW	PALM BEACH FL 33480 4069	Acres 0.00	Value \$ 488,106.00	Sales instr WD	Price \$ 775,000.00	MTG PUSE CONDOMINIUM	TaxDist 50411	NAV	PALM BEACH TOWERS COND	UNIT B19
			Taxbl \$ 488,106.00			Date 6/23/2020					
			Bldg \$ 488,106.00			Book 31550					
			Land \$ 0.00			Page 770					
50434322180010200	BLODGETT WILLIAM W 44 COCOANUT ROW APT B 20	PALM BEACH FL 33480 4069	Acres 0.00	Value \$ 1,278,106.00	Sales instr WD	Price \$ 900,000.00	MTG PUSE CONDOMINIUM	TaxDist 50411	NAV	PALM BEACH TOWERS COND	UNIT B20
			Taxbl \$ 1,176,316.00			Date 12/2/2013					
			Bldg \$ 1,278,106.00			Book 26481					
			Land \$ 0.00			Page 1858					
50434322180010210	BURRT SUE A 44 COCOANUT ROW APT 21B	PALM BEACH FL 33480 4069	Acres 0.00	Value \$ 409,994.00	Sales instr WD	Price \$ 10.00	MTG PUSE CONDOMINIUM	TaxDist 50411	NAV	PALM BEACH TOWERS COND	UNIT B21
			Taxbl \$ 123,915.00			Date 1/15/2015					
			Bldg \$ 409,994.00			Book 27312					
			Land \$ 0.00			Page 896					

Property Appraiser GIS - Property Detail list by parcel control number

50434322180010220	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT B22
FIRST NATIONAL FUNDING LTD PARTNRSHP	Value \$ 743,106.00	Price \$ 10.00	PUSE CONDOMINIUM		
44 COCOANUT ROW UNIT B22	Taxbl \$ 611,027.00	Date 9/30/2013	TaxDist 50411		
	Bldg \$ 743,106.00	Book 26444			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 413	NAV		
50434322180010230	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT B23
ALGER FRED 2009 TRUST	Value \$ 378,106.00	Price \$ 415,000.00	PUSE CONDOMINIUM		
125 WORTH AVE STE 210	Taxbl \$ 378,106.00	Date 1/30/2009	TaxDist 50411		
	Bldg \$ 378,106.00	Book 23117			
PALM BEACH FL 33480 4466	Land \$ 0.00	Page 1442	NAV		
50434322180010240	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT B24
BEERS WILLIAM C &	Value \$ 568,106.00	Price \$ 410,000.00	PUSE CONDOMINIUM		
PO BOX 2019	Taxbl \$ 511,940.00	Date 1/5/2018 1.	TaxDist 50411		
	Bldg \$ 568,106.00	Book 29584			
PALM BEACH FL 33480 2019	Land \$ 0.00	Page 281	NAV		
50434322180011010	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT B101
WOLFINGTON JOHN &	Value \$ 379,814.00	Price \$ 350,000.00	PUSE CONDOMINIUM		
1101 ROBIN RD	Taxbl \$ 341,204.00	Date 5/17/2006	TaxDist 50411		
	Bldg \$ 379,814.00	Book 20377			
GLADWYNE PA 19035 1007	Land \$ 0.00	Page 1720	NAV		
50434322180011020	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT B102
SCHWAB MARY L	Value \$ 330,000.00	Price \$ 235,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW UNIT B102	Taxbl \$ 35,422.00	Date 4/5/2013 1.	TaxDist 50411		
	Bldg \$ 330,000.00	Book 25928			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 1338	NAV		
50434322180011030	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT B103
SLOVER DOROTHY TRUST &	Value \$ 379,814.00	Price \$ 360,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW STE B417	Taxbl \$ 379,814.00	Date 3/10/2020	TaxDist 50411		
	Bldg \$ 379,814.00	Book 31311			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 1030	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322180011040	Acres 0.00	Sales instr QC	MTG	PALM BEACH TOWERS COND	UNIT B104
GAY MARION D &	Value \$ 360,000.00	Price \$ 10.00	PUSE CONDOMINIUM		
44 COCOANUT ROW # 104B	Taxbl \$ 135,851.00	Date 12/21/2005	TaxDist 50411		
	Bldg \$ 360,000.00	Book 19711			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 1808	NAV		
50434322180011050	Acres 0.00	Sales instr DT	MTG	PALM BEACH TOWERS COND	UNIT B105
CORNELL FRANCES B &	Value \$ 470,000.00	Price \$ 10.00	PUSE CONDOMINIUM		
44 COCOANUT ROW APT 105B	Taxbl \$ 238,492.00	Date 5/2/2012 1	TaxDist 50411		
	Bldg \$ 470,000.00	Book 25180			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 948	NAV		
50434322180011060	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B106
BRIGER CRISTIN L TRUST &	Value \$ 325,000.00	Price \$ 295,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW STE B107	Taxbl \$ 325,000.00	Date 6/14/2017	TaxDist 50411		
	Bldg \$ 325,000.00	Book 29163			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 84	NAV		
50434322180011070	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B107
BRIGER CRISTIN L TRUST	Value \$ 339,814.00	Price \$ 10.00	PUSE CONDOMINIUM		
44 COCOANUT ROW # 108B	Taxbl \$ 339,814.00	Date 10/31/2017	TaxDist 50411		
	Bldg \$ 339,814.00	Book 29638			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 1266	NAV		
50434322180011080	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B108
BRIGER CRISTIN L TRUST	Value \$ 325,000.00	Price \$ 10.00	PUSE CONDOMINIUM		
44 COCOANUT ROW # 108B	Taxbl \$ 325,000.00	Date 10/31/2017	TaxDist 50411		
	Bldg \$ 325,000.00	Book 29638			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 1266	NAV		
50434322180011110	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B111
BOEHM HELEN L &	Value \$ 788,106.00	Price \$ 10.00	PUSE CONDOMINIUM		
44 COCOANUT ROW UNIT 111B	Taxbl \$ 786,940.00	Date 7/31/2018	TaxDist 50411		
	Bldg \$ 788,106.00	Book 30055			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 245	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322180011120	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT B112
GREENBERG VICKI J	Value \$	788,365.00	Price	\$ 250,000.00	PUSE CONDOMINIUM		
1 N BREAKERS ROW APT 343	Taxbl \$	765,636.00	Date	5/31/2006	TaxDist 50411		
	Bldg \$	788,365.00	Book	20448			
PALM BEACH FL 33480 4014	Land \$	0.00	Page	1347	NAV		
50434322180011130	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT B113
DONEY ROBERT	Value \$	788,106.00	Price	\$ 10.00	PUSE CONDOMINIUM		
44 COCOANUT ROW UNIT 113 B	Taxbl \$	681,854.00	Date	3/22/2017	TaxDist 50411		
	Bldg \$	788,106.00	Book	28972			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	948	NAV		
50434322180011140	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT B114
AXELROD JAY G TRUST	Value \$	474,814.00	Price	\$ 10.00	PUSE CONDOMINIUM		
44 COCOANUT ROW UNIT 115-B	Taxbl \$	474,814.00	Date	3/17/2017	TaxDist 50411		
	Bldg \$	474,814.00	Book	29039			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	58	NAV		
50434322180011150	Acres	0.00	Sales instr	DT	MTG	PALM BEACH TOWERS COND	UNIT B-115 & B-116
AXELROD JAY	Value \$	1,871,634.00	Price	\$ 1,685,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW UNIT 115B	Taxbl \$	1,406,427.00	Date	3/11/2015	TaxDist 50411		
	Bldg \$	1,871,634.00	Book	27408			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	1271	NAV		
50434322180011170	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	
DILLARD DAVID &	Value \$	2,118,106.00	Price	\$ 2,975,000.00	PUSE CONDOMINIUM	PALM BEACH TOWERS COND	
44 COCOANUT ROW # 117B	Taxbl \$	2,068,106.00	Date	5/29/2018	TaxDist 50411	UNITS B117 & B118	
	Bldg \$	2,118,106.00	Book	29899			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	675	NAV		
50434322180011190	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT B-119
FUCHS R JOSEPH	Value \$	1,118,106.00	Price	\$ 585,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW UNIT 119B	Taxbl \$	513,995.00	Date	8/11/2003	TaxDist 50411		
	Bldg \$	1,118,106.00	Book	15699			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	452	NAV		

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50434322180011200	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B120
GOLDBERG SANDRA E	Value \$ 1,018,106.00	Price \$ 820,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW UNIT 120B	Taxbl \$ 624,834.00	Date 1/26/2016	TaxDist 50411		
	Bldg \$ 1,018,106.00	Book 28091			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 1403	NAV		
50434322180011210	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B121
VLAZNY BRET	Value \$ 600,000.00	Price \$ 500,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW APT B121	Taxbl \$ 335,784.00	Date 11/16/2020	TaxDist 50411		
	Bldg \$ 600,000.00	Book 31925			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 1665	NAV		
50434322180011220	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B122
GOLDBERG BETSY S &	Value \$ 568,106.00	Price \$ 420,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW UNIT B-122	Taxbl \$ 228,289.00	Date 4/17/2017	TaxDist 50411		
	Bldg \$ 568,106.00	Book 29039			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 50	NAV		
50434322180011230	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B123
OBSER JEANNETTE	Value \$ 348,106.00	Price \$ 368,000.00	PUSE CONDOMINIUM		
PO BOX 697	Taxbl \$ 346,940.00	Date 3/2/2017 1.	TaxDist 50411		
	Bldg \$ 348,106.00	Book 28921			
QUOGUE NY 11959 0697	Land \$ 0.00	Page 162	NAV		
50434322180011240	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B124
WEIL SARENA M	Value \$ 550,000.00	Price \$ 450,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW	Taxbl \$ 300,171.00	Date 1/14/2021	TaxDist 50411		
	Bldg \$ 550,000.00	Book 32111			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 1914	NAV		
50434322180011250	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B125
MCCABE MICHAEL	Value \$ 379,814.00	Price \$ 285,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW APT 125B	Taxbl \$ 199,059.00	Date 6/6/2014 1.	TaxDist 50411		
	Bldg \$ 379,814.00	Book 26865			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 895	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322180011260	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B126
RISIN SEMYON A &	Value \$ 348,106.00	Price \$ 400,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW # B126	Taxbl \$ 238,404.00	Date 2/3/2008 1.	TaxDist 50411		
PALM BEACH FL 33480 4069	Bldg \$ 348,106.00	Book 22430	NAV		
	Land \$ 0.00	Page 1352			
50434322180011270	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B127
GIULIANI JUDITH S	Value \$ 550,000.00	Price \$ 10.00	PUSE CONDOMINIUM		
28 E 73RD ST STE 6AB	Taxbl \$ 423,500.00	Date 1/3/2020 1.	TaxDist 50411		
NEW YORK NY 10021 4143	Bldg \$ 550,000.00	Book 31213	NAV		
	Land \$ 0.00	Page 333			
50434322180011280	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B128
HAJDUK GERTRUDE M	Value \$ 550,000.00	Price \$ 565,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW UNIT B128	Taxbl \$ 410,350.00	Date 5/29/2018	TaxDist 50411		
PALM BEACH FL 33480 4069	Bldg \$ 550,000.00	Book 29888	NAV		
	Land \$ 0.00	Page 68			
50434322180012010	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B201
SALZBERG ROBERT L TRUST &	Value \$ 419,391.00	Price \$ 10.00	PUSE CONDOMINIUM		
45 SUTTON PL S	Taxbl \$ 358,919.00	Date 5/29/2018	TaxDist 50411		
NEW YORK NY 10022 2444	Bldg \$ 419,391.00	Book 29900	NAV		
	Land \$ 0.00	Page 1581			
50434322180012020	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B202
GILMAN KATHERINE I	Value \$ 374,814.00	Price \$ 382,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW APT 202B	Taxbl \$ 374,814.00	Date 4/1/2013 1.	TaxDist 50411		
PALM BEACH FL 33480 4069	Bldg \$ 374,814.00	Book 25928	NAV		
	Land \$ 0.00	Page 708			
50434322180012030	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B203
BLOOM JACQUELINE A	Value \$ 405,000.00	Price \$ 10.00	PUSE CONDOMINIUM		
44 COCOANUT ROW UNIT 203B	Taxbl \$ 122,046.00	Date 6/14/2018	TaxDist 50411		
PALM BEACH FL 33480 4069	Bldg \$ 405,000.00	Book 29930	NAV		
	Land \$ 0.00	Page 1450			

Property Appraiser GIS - Property Detail list by parcel control number

50434322180012040	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B204
LEVY JANET	Value \$ 564,814.00	Price \$ 545,000.00	PUSE CONDOMINIUM		
500 S OCEAN BLVD	Taxbl \$ 543,709.00	Date 8/15/2008	TaxDist 5041.1		
	Bldg \$ 564,814.00	Book 22816			
PALM BEACH FL 33480 4715	Land \$ 0.00	Page 360	NAV		
50434322180012050	Acres 0.00	Sales instr QC	MTG	PALM BEACH TOWERS COND	UNIT B205
ROCK PETER P &	Value \$ 533,624.00	Price \$ 100,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW # B-205	Taxbl \$ 269,269.00	Date 6/11/2002	TaxDist 5041.1		
	Bldg \$ 533,624.00	Book 18575			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 1915	NAV		
50434322180012060	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B206
FIORI MARIA ALICE CAMPELLO	Value \$ 375,026.00	Price \$ 265,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW UNIT B 206	Taxbl \$ 375,026.00	Date 12/23/2015	TaxDist 5041.1		
	Bldg \$ 375,026.00	Book 28038			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 978	NAV		
50434322180012070	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B207
O BRIEN ERIN EST	Value \$ 360,000.00	Price \$ 165,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW # B207	Taxbl \$ 360,000.00	Date 7/31/2002	TaxDist 5041.1		
	Bldg \$ 360,000.00	Book 14012			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 909	NAV		
50434322180012080	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B208
BELL ARON &	Value \$ 340,000.00	Price \$ 180,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW # 208	Taxbl \$ 148,740.00	Date 9/24/2003	TaxDist 5041.1		
	Bldg \$ 340,000.00	Book 16017			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 1085	NAV		
50434322180012110	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	
DAVIS TERRIE A 2014 TRUST	Value \$ 2,400,000.00	Price \$ 10.00	PUSE CONDOMINIUM		
1253 KENT PLACE LN	Taxbl \$ 1,738,495.00	Date 5/2/2019 1.	TaxDist 5041.1		
	Bldg \$ 2,400,000.00	Book 30599			
WINSTON SALEM NC 27104 1140	Land \$ 0.00	Page 1200	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322180012130	Acres 0.00	Sales Instr QC	MTG	PALM BEACH TOWERS COND	UNIT B213
STRASSER PETER R &	Value \$ 818,365.00	Price \$ 112,100.00	PUSE	CONDOMINIUM	
176 E 71ST ST APT 8F	Taxbl \$ 813,952.00	Date 5/1/1997 1.	TaxDist 50411		
NEW YORK NY 10021 5159	Bldg \$ 818,365.00	Book 09896			
	Land \$ 0.00	Page 1589	NAV		
50434322180012140	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT B214
FREUNDLICH THOMAS &	Value \$ 484,602.00	Price \$ 585,000.00	PUSE	CONDOMINIUM	
44 COCOANUT ROW APT B214	Taxbl \$ 434,602.00	Date 11/15/2018	TaxDist 50411		
	Bldg \$ 484,602.00	Book 30271			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 459	NAV		
50434322180012150	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	
AMES ANN	Value \$ 2,021,634.00	Price \$ 2,898,711.00	PUSE	CONDOMINIUM	UNITS B215 & B216
44 COCOANUT ROW APT B215	Taxbl \$ 1,971,134.00	Date 4/13/2017	TaxDist 50411		
	Bldg \$ 2,021,634.00	Book 29056			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 1602	NAV		
50434322180012170	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT B217
SANDER NICHOLAS &	Value \$ 1,218,365.00	Price \$ 10.00	PUSE	CONDOMINIUM	
44 COCOANUT ROW APT 217B	Taxbl \$ 910,582.00	Date 2/22/2013	TaxDist 50411		
	Bldg \$ 1,218,365.00	Book 25823			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 1377	NAV		
50434322180012180	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT B218
SANDER NICHOLAS &	Value \$ 1,218,106.00	Price \$ 1,075,000.00	PUSE	CONDOMINIUM	
44 COCOANUT ROW UNIT B218	Taxbl \$ 910,582.00	Date 3/6/2020 1.	TaxDist 50411		
	Bldg \$ 1,218,106.00	Book 31421			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 1893	NAV		
50434322180012190	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT B219
JACOBS LUCILLE M	Value \$ 1,218,365.00	Price \$ 10.00	PUSE	CONDOMINIUM	
44 COCOANUT ROW UNIT 219-B	Taxbl \$ 385,793.00	Date 10/4/2002	TaxDist 50411		
	Bldg \$ 1,218,365.00	Book 14504			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 777	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322180012200	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B220
DRAKE LENIR LEWE LAMBERT	Value \$ 1,268,106.00	Price \$ 1,400,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW # 220B	Taxbl \$ 1,268,106.00	Date 5/16/2019	TaxDist 50411		
	Bldg \$ 1,268,106.00	Book 30631			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 507	NAV		
50434322180012210	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B221
LAYTHAM VIRGINIA I TR &	Value \$ 632,848.00	Price \$ 999,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW # 221B	Taxbl \$ 632,848.00	Date 2/26/2021	TaxDist 50411		
	Bldg \$ 632,848.00	Book 32237			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 689	NAV		
50434322180012220	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B222
SHAW ELEANOR M	Value \$ 618,106.00	Price \$ 400,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW # B-222	Taxbl \$ 330,490.00	Date 1/3/2005 1	TaxDist 50411		
	Bldg \$ 618,106.00	Book 17965			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 419	NAV		
50434322180012230	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B223
RICARDEL VINCENT &	Value \$ 358,106.00	Price \$ 475,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW	Taxbl \$ 358,106.00	Date 11/9/2020	TaxDist 50411		
	Bldg \$ 358,106.00	Book 31947			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 701	NAV		
50434322180012240	Acres 0.00	Sales instr QC	MTG	PALM BEACH TOWERS COND	UNIT B224
SOLOMONSON STEVEN	Value \$ 618,106.00	Price \$ 10.00	PUSE CONDOMINIUM		
1016 5TH AVE APT 9A	Taxbl \$ 551,034.00	Date 3/4/2006 1	TaxDist 50411		
	Bldg \$ 618,106.00	Book 20048			
NEW YORK NY 10028 0132	Land \$ 0.00	Page 723	NAV		
50434322180012250	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B225
GLEASON HOLLY	Value \$ 395,026.00	Price \$ 315,000.00	PUSE CONDOMINIUM		
PO BOX 121228	Taxbl \$ 395,026.00	Date 11/21/2013	TaxDist 50411		
	Bldg \$ 395,026.00	Book 26473			
NASHVILLE TN 37212 1228	Land \$ 0.00	Page 246	NAV		

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50434322180012260	MAZER LYNNE JACWIN	300 E 57TH ST APT 5J	NEW YORK NY 10022 2933	Acres	0.00	Sales instr	WD	MTG	PUSE	CONDOMINIUM	TaxDist 50411	PALM BEACH TOWERS COND	UNIT B226
	Value \$	398,106.00	Price \$ 315,000.00										
	Taxbl \$	317,914.00	Date 4/28/2014										
	Bldg \$	398,106.00	Book 26763										
	Land \$	0.00	Page 1767					NAV					
50434322180012270	GLEKEL NEWTON	44 COCOANUT ROW	PALM BEACH FL 33480 4069	Acres	0.00	Sales instr	QC	MTG	PUSE	CONDOMINIUM	TaxDist 50411	PALM BEACH TOWERS COND	UNIT B227
	Value \$	738,106.00	Price \$ 0.00										
	Taxbl \$	686,721.00	Date 4/25/2003										
	Bldg \$	738,106.00	Book 15152										
	Land \$	0.00	Page 290					NAV					
50434322180012280	PRICE WILLIAM	44 COCOANUT ROW APT 228B	PALM BEACH FL 33480 4069	Acres	0.00	Sales instr	WD	MTG	PUSE	CONDOMINIUM	TaxDist 50411	PALM BEACH TOWERS COND	UNIT B228
	Value \$	430,826.00	Price \$ 450,000.00										
	Taxbl \$	271,957.00	Date 5/24/2017										
	Bldg \$	430,826.00	Book 29138										
	Land \$	0.00	Page 1013					NAV					
50434322180013010	ISAACSON STEVEN R &	44 COCOANUT ROW # 301B	PALM BEACH FL 33480 4069	Acres	0.00	Sales instr	WD	MTG	PUSE	CONDOMINIUM	TaxDist 50411	PALM BEACH TOWERS COND	UNIT B301
	Value \$	421,891.00	Price \$ 699,000.00										
	Taxbl \$	359,302.00	Date 5/6/2016 1.										
	Bldg \$	421,891.00	Book 28304										
	Land \$	0.00	Page 661					NAV					
50434322180013020	MELLEN LLC	1000 S DAWSON AVE APT 301	COLUMBUS OH 43209 2172	Acres	0.00	Sales instr	WD	MTG	PUSE	CONDOMINIUM	TaxDist 50411	PALM BEACH TOWERS COND	UNIT B302
	Value \$	359,391.00	Price \$ 10.00										
	Taxbl \$	359,391.00	Date 12/31/2018										
	Bldg \$	359,391.00	Book 30391										
	Land \$	0.00	Page 470					NAV					
50434322180013030	CHAMPION HELENA	44 COCOANUT ROW APT 303B	PALM BEACH FL 33480 4069	Acres	0.00	Sales instr	WD	MTG	PUSE	CONDOMINIUM	TaxDist 50411	PALM BEACH TOWERS COND	UNIT B303
	Value \$	407,500.00	Price \$ 250,000.00										
	Taxbl \$	137,335.00	Date 3/1/2011 1.										
	Bldg \$	407,500.00	Book 24414										
	Land \$	0.00	Page 1330					NAV					

Property Appraiser GIS - Property Detail list by parcel control number

50434322180013040	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B304
NARDOZZA RUSSELL J	Value \$ 411,553.00	Price \$ 525,000.00	PUSE CONDOMINIUM		
870 UNITED NATIONS PLZ APT 8D/E	Taxbl \$ 411,553.00	Date 3/15/2017	TaxDist 50411		
NEW YORK NY 10017 1807	Bldg \$ 411,553.00	Book 28961			
	Land \$ 0.00	Page 30	NAV		
50434322180013050	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B305
NEARY UNA M	Value \$ 543,106.00	Price \$ 450,000.00	PUSE CONDOMINIUM		
251 W 89TH ST APT 6C	Taxbl \$ 543,106.00	Date 6/29/2010	TaxDist 50411		
NEW YORK NY 10024 1739	Bldg \$ 543,106.00	Book 23941			
	Land \$ 0.00	Page 1394	NAV		
50434322180013060	Acres 0.00	Sales instr QC	MTG	PALM BEACH TOWERS COND	UNIT B306
MOSS ELEANOR	Value \$ 377,314.00	Price \$ 10.00	PUSE CONDOMINIUM		
8 MILFORD CLOSE	Taxbl \$ 377,314.00	Date 12/13/2016	TaxDist 50411		
CORTLANDT MNR NY 10567 6226	Bldg \$ 377,314.00	Book 28775			
	Land \$ 0.00	Page 787	NAV		
50434322180013070	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B307
MORMINO MARGARET P	Value \$ 362,500.00	Price \$ 78,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW APT 307B	Taxbl \$ 66,891.00	Date 7/1/1999 1.	TaxDist 50411		
PALM BEACH FL 33480 4069	Bldg \$ 362,500.00	Book 11240			
	Land \$ 0.00	Page 0270	NAV		
50434322180013080	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B308
HAYEK JULIE	Value \$ 377,314.00	Price \$ 430,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW APT B308	Taxbl \$ 377,314.00	Date 5/8/2017 1.	TaxDist 50411		
PALM BEACH FL 33480 4069	Bldg \$ 377,314.00	Book 29079			
	Land \$ 0.00	Page 767	NAV		
50434322180013090	Acres 0.00	Sales instr QC	MTG	PALM BEACH TOWERS COND	UNIT B309
OBRIEN ERIN	Value \$ 250,000.00	Price \$ 10.00	PUSE CONDOMINIUM		
44 COCOANUT ROW	Taxbl \$ 191,651.00	Date 6/20/2001	TaxDist 50411		
PALM BEACH FL 33480 4069	Bldg \$ 250,000.00	Book 12985			
	Land \$ 0.00	Page 501	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322180013100	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	
RUSSELL GRAHAM M	Value \$	2,327,159.00	Price	\$ 5,850,000.00	PUSE	CONDOMINIUM	UNITS B310 THRU B312
44 COCOANUT ROW # B310	Taxbl \$	2,277,159.00	Date	1/26/2021	TaxDist	50411	
PALM BEACH FL 33480 4069	Bldg \$	2,327,159.00	Book	32146			
	Land \$	0.00	Page	2	NAV		
50434322180013130	Acres	0.00	Sales instr	DT	MTG	PALM BEACH TOWERS COND	
HB INVESTMENT TRUST	Value \$	1,643,106.00	Price	\$ 850,000.00	PUSE	CONDOMINIUM	UNITS B313 & B314
112 MONADNOCK RD	Taxbl \$	1,470,634.00	Date	4/1/2016 1.	TaxDist	50411	
CHESTNUT HILL MA 02467 1137	Bldg \$	1,643,106.00	Book	28221			
	Land \$	0.00	Page	358	NAV		
50434322180013150	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT B-315 & B-316
ROSENSWEIG FAMILY TRUST	Value \$	1,752,000.00	Price	\$ 3,950,000.00	PUSE	CONDOMINIUM	
44 COCOANUT ROW	Taxbl \$	1,752,000.00	Date	12/29/2020	TaxDist	50411	
PALM BEACH FL 33480 4069	Bldg \$	1,946,634.00	Book	32062			
	Land \$	0.00	Page	483	NAV		
50434322180013170	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT B317
BROWN DAVID M	Value \$	1,243,624.00	Price	\$ 182,500.00	PUSE	CONDOMINIUM	
44 COCOANUT ROW APT 317B	Taxbl \$	950,844.00	Date	8/1/1995 1.	TaxDist	50411	
PALM BEACH FL 33480 4069	Bldg \$	1,243,624.00	Book	08892			
	Land \$	0.00	Page	1265	NAV		
50434322180013180	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT B318
SLATER RICHARD J	Value \$	1,225,000.00	Price	\$ 887,500.00	PUSE	CONDOMINIUM	
44 COCOANUT ROW UNIT 318-B	Taxbl \$	579,215.00	Date	8/27/2010	TaxDist	50411	
PALM BEACH FL 33480 4069	Bldg \$	1,225,000.00	Book	24086			
	Land \$	0.00	Page	225	NAV		
50434322180013190	Acres	0.00	Sales instr	RD	MTG	PALM BEACH TOWERS COND	UNIT B-319
FABRIKANT CHARLES	Value \$	1,243,106.00	Price	\$ 10.00	PUSE	CONDOMINIUM	
249 S WOODS RD	Taxbl \$	1,225,052.00	Date	2/10/2015	TaxDist	50411	
PALM BEACH FL 33480 3511	Bldg \$	1,243,106.00	Book	27419			
	Land \$	0.00	Page	1239	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322180013200	Acres	0.00	Sales Instr	WD	MTG	PALM BEACH TOWERS COND	UNIT B320
WEIL SARENA M	Value \$	1,093,106.00	Price	\$ 1,400,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW	Taxbl \$	1,025,397.00	Date	2/17/2015	TaxDist 50411		
	Bldg \$	1,093,106.00	Book	27377			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	581	NAV		
50434322180013210	Acres	0.00	Sales Instr	WD	MTG	PALM BEACH TOWERS COND	UNIT B321
MAHONEY MARY R	Value \$	643,106.00	Price	\$ 825,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW STE 321B	Taxbl \$	455,999.00	Date	11/20/2017	TaxDist 50411		
	Bldg \$	643,106.00	Book	29495			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	31	NAV		
50434322180013220	Acres	0.00	Sales Instr	WD	MTG	PALM BEACH TOWERS COND	UNIT B322
PASCAL SABATINO P TRUST	Value \$	619,053.00	Price	\$ 417,500.00	PUSE CONDOMINIUM		
44 COCOANUT ROW UNIT B-322	Taxbl \$	333,527.00	Date	2/16/2011	TaxDist 50411		
	Bldg \$	619,053.00	Book	24373			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	792	NAV		
50434322180013230	Acres	0.00	Sales Instr	WD	MTG	PALM BEACH TOWERS COND	UNIT B323
AMSTER HOWARD	Value \$	400,606.00	Price	\$ 194,500.00	PUSE CONDOMINIUM		
44 COCOANUT ROW APT 323B	Taxbl \$	152,849.00	Date	6/6/2012 1.	TaxDist 50411		
	Bldg \$	400,606.00	Book	25262			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	99	NAV		
50434322180013240	Acres	0.00	Sales Instr	WD	MTG	PALM BEACH TOWERS COND	UNIT B324
WILLIAMS KELLY TRUST	Value \$	610,000.00	Price	\$ 10.00	PUSE CONDOMINIUM		
288 SANDPIPER DR	Taxbl \$	610,000.00	Date	11/6/2020	TaxDist 50411		
	Bldg \$	610,000.00	Book	31913			
PALM BEACH FL 33480 3327	Land \$	0.00	Page	445	NAV		
50434322180013250	Acres	0.00	Sales Instr	WD	MTG	PALM BEACH TOWERS COND	UNIT B325
ROGERS MARY LYNN	Value \$	399,814.00	Price	\$ 525,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW APT 325B	Taxbl \$	332,699.00	Date	7/17/2017	TaxDist 50411		
	Bldg \$	399,814.00	Book	29252			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	1952	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322180013260	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT B326
SLEEPER MASON &	Value \$ 400,606.00	Price \$ 875,000.00	PUSE CONDOMINIUM		
30 EDGEWOOD DR	Taxbl \$ 321,941.00	Date 2/26/2021	TaxDist 50411		
	Bldg \$ 400,606.00	Book 32244			
GREENWICH CT 06831 5240	Land \$ 0.00	Page 1173	NAV		
50434322180013270	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT B327
SLEEPER MASON &	Value \$ 632,503.00	Price \$ 631,000.00	PUSE CONDOMINIUM		
30 EDGEWOOD DR	Taxbl \$ 577,940.00	Date 3/28/2018	TaxDist 50411		
	Bldg \$ 632,503.00	Book 29746			
GREENWICH CT 06831 5240	Land \$ 0.00	Page 1275	NAV		
50434322180013280	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT B328
STUBE ISABEL C	Value \$ 628,106.00	Price \$ 802,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW UNIT 328B	Taxbl \$ 486,984.00	Date 5/18/2018	TaxDist 50411		
	Bldg \$ 628,106.00	Book 29991			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 684	NAV		
50434322180014010	Acres 0.00	Sales Instr DT	MTG	PALM BEACH TOWERS COND	UNIT B401
BANASTEY HAYATTI	Value \$ 425,237.00	Price \$ 465,000.00	PUSE CONDOMINIUM		
51 E 92ND ST	Taxbl \$ 390,710.00	Date 4/1/2020 1.	TaxDist 50411		
	Bldg \$ 425,237.00	Book 31382			
NEW YORK NY 10128 1315	Land \$ 0.00	Page 253	NAV		
50434322180014020	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT B402
WILKEY JERRY V &	Value \$ 410,000.00	Price \$ 610,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW UNIT B-402	Taxbl \$ 325,277.00	Date 12/1/2020	TaxDist 50411		
	Bldg \$ 410,000.00	Book 31984			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 1551	NAV		
50434322180014030	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT B403
DILLARD DAVID &	Value \$ 394,814.00	Price \$ 516,500.00	PUSE CONDOMINIUM		
44 COCOANUT ROW UNIT B403	Taxbl \$ 394,814.00	Date 9/29/2016	TaxDist 50411		
	Bldg \$ 394,814.00	Book 28618			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 551	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322180014040 REISMAN STEVEN A 115 E 86TH ST NEW YORK NY 10028 1057	Acres 0.00 Value \$ 419,814.00 Taxbl \$ 326,290.00 Bldg \$ 419,814.00 Land \$ 0.00	Sales instr WD Price \$ 375,000.00 Date 5/24/2008 Book 22677 Page 809	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND UNIT B404
50434322180014050 NORTHSTAR TRUST 55 HUDSON YARDS FL 30 NEW YORK NY 10001 2163	Acres 0.00 Value \$ 553,365.00 Taxbl \$ 553,365.00 Bldg \$ 553,365.00 Land \$ 0.00	Sales instr WD Price \$ 775,000.00 Date 5/23/2019 Book 30651 Page 762	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND UNIT B405
50434322180014060 BIZZELL KINCHEN C 44 COCOANUT ROW UNIT B406 PALM BEACH FL 33480 4069	Acres 0.00 Value \$ 380,026.00 Taxbl \$ 301,426.00 Bldg \$ 380,026.00 Land \$ 0.00	Sales instr WD Price \$ 520,000.00 Date 3/5/2017 1 Book 28939 Page 710	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND UNIT B406
50434322180014070 RODENBERG CLINTON F & 46 TUXIS RD MADISON CT 06443 3026	Acres 0.00 Value \$ 379,814.00 Taxbl \$ 326,290.00 Bldg \$ 379,814.00 Land \$ 0.00	Sales instr WD Price \$ 10.00 Date 1/16/2020 Book 31179 Page 794	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND UNIT B407
50434322180014080 JODZIO EDWARD & 44 COCOANUT ROW PALM BEACH FL 33480 4069	Acres 0.00 Value \$ 372,407.00 Taxbl \$ 316,143.00 Bldg \$ 372,407.00 Land \$ 0.00	Sales instr WD Price \$ 257,500.00 Date 4/4/2003 1 Book 15150 Page 1913	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND UNIT B408
50434322180014090 JODZIO EDWARD & 44 COCOANUT ROW PALM BEACH FL 33480 4069	Acres 0.00 Value \$ 255,000.00 Taxbl \$ 199,703.00 Bldg \$ 255,000.00 Land \$ 0.00	Sales instr WD Price \$ 205,000.00 Date 2/29/2008 Book 22473 Page 144	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND UNIT B409

Property Appraiser GIS - Property Detail list by parcel control number

50434322180014100	JEHLE PATRICIA &	44 COCOANUT ROW # B410	PALM BEACH FL 33480 4069	Acres	1,700,000.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT B412
	Value \$	595,597.00				Price \$	205,000.00	PUSE CONDOMINIUM	UNITS B410 & B411	
	Taxbl \$	1,700,000.00				Date	5/30/2008	TaxDist 50411		
	Bldg \$	0.00				Book	22680	NAV		
	Land \$					Page	1094			
50434322180014120	BERK MARK A &	3450 W ARTHUR AVE		Acres	839,053.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT B412
	Value \$	839,053.00				Price \$	10.00	PUSE CONDOMINIUM		
	Taxbl \$	839,053.00				Date	4/15/2009	TaxDist 50411		
	Bldg \$	839,053.00				Book	23372			
	Land \$	0.00				Page	954	NAV		
50434322180014130	MANOLIS MICHELLE K	44 COCOANUT ROW APT 414B		Acres	1,533,764.00	Sales instr	QC	MTG	PALM BEACH TOWERS COND	UNIT B415
	Value \$	855,203.00				Price \$	10.00	PUSE CONDOMINIUM	UNITS B413 & B414	
	Taxbl \$	1,533,764.00				Date	12/9/2014	TaxDist 50411		
	Bldg \$	0.00				Book	27304	NAV		
	Land \$					Page	516			
50434322180014150	FELDMAN LESLIE C	44 COCOANUT ROW		Acres	1,621,634.00	Sales instr	RD	MTG	PALM BEACH TOWERS COND	UNIT B415
	Value \$	1,237,515.00				Price \$	10.00	PUSE CONDOMINIUM		
	Taxbl \$	1,621,634.00				Date	6/6/2007 1.	TaxDist 50411		
	Bldg \$	0.00				Book	21876	NAV		
	Land \$					Page	1869			
50434322180014160	NORTHSTAR TRUST	55 HUDSON YARDS FL 30		Acres	400,000.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT B416
	Value \$	400,000.00				Price \$	599,000.00	PUSE CONDOMINIUM		
	Taxbl \$	400,000.00				Date	4/24/2019	TaxDist 50411		
	Bldg \$	400,000.00				Book	30597	NAV		
	Land \$	0.00				Page	677			
50434322180014170	SLOVER DOROTHY	44 COCOANUT ROW APT 417B		Acres	1,268,106.00	Sales instr	DT	MTG	PALM BEACH TOWERS COND	UNIT B417
	Value \$	400,212.00				Price \$	800,000.00	PUSE CONDOMINIUM		
	Taxbl \$	1,268,106.00				Date	4/21/2014	TaxDist 50411		
	Bldg \$	0.00				Book	26750	NAV		
	Land \$					Page	1776			

Property Appraiser GIS - Property Detail list by parcel control number

50434322180014180	WOLFE ANN R	44 COCOANUT ROW # 418B	PALM BEACH FL 33480 4069	Acres 0.00	Value \$ 1,268,106.00	Taxbl \$ 232,244.00	Bldg \$ 1,268,106.00	Land \$ 0.00	Sales instr	QC	Price \$ 100.00	Date 8/1/1998 1.	Book 10607	Page 1179	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	PALM BEACH TOWERS COND	UNIT B418
50434322180014190	BURNS MAXWELL M &	44 COCOANUT ROW UNIT 419B	PALM BEACH FL 33480 4069	Acres 0.00	Value \$ 1,268,106.00	Taxbl \$ 1,268,106.00	Bldg \$ 1,268,106.00	Land \$ 0.00	Sales instr	WD	Price \$ 1,000,000.00	Date 4/18/2016	Book 28243	Page 662	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	PALM BEACH TOWERS COND	UNIT B419
50434322180014200	SIMMONS DEBORAH W	52 E 72ND ST FL 12	NEW YORK NY 10021 4266	Acres 0.00	Value \$ 1,118,106.00	Taxbl \$ 1,118,106.00	Bldg \$ 1,118,106.00	Land \$ 0.00	Sales instr	WD	Price \$ 1,200,000.00	Date 3/9/2006 1.	Book 20172	Page 374	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	PALM BEACH TOWERS COND	UNIT B420
50434322180014210	LEVINE MARTIN S	44 COCOANUT ROW APT 421B	PALM BEACH FL 33480 4069	Acres 0.00	Value \$ 653,106.00	Taxbl \$ 599,434.00	Bldg \$ 653,106.00	Land \$ 0.00	Sales instr	WD	Price \$ 650,000.00	Date 8/27/2009	Book 23414	Page 225	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	PALM BEACH TOWERS COND	UNIT B421
50434322180014220	RILEY DONALD J &	44 COCOANUT ROW APT 422B	PALM BEACH FL 33480 4069	Acres 0.00	Value \$ 637,589.00	Taxbl \$ 445,575.00	Bldg \$ 637,589.00	Land \$ 0.00	Sales instr	WD	Price \$ 660,000.00	Date 3/14/2014	Book 26671	Page 1696	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	PALM BEACH TOWERS COND	UNIT B422
50434322180014230	RILEY DONINA IRREVOCABLE GIFT TRUST	44 COCOANUT ROW APT B423	PALM BEACH FL 33480 4069	Acres 0.00	Value \$ 403,106.00	Taxbl \$ 393,734.00	Bldg \$ 403,106.00	Land \$ 0.00	Sales instr	WD	Price \$ 10.00	Date 3/24/2017	Book 28977	Page 1008	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	PALM BEACH TOWERS COND	UNIT B423

Property Appraiser GIS - Property Detail list by parcel control number

50434322180014240	Acres 0.00	Sales instr RD	MTG	PALM BEACH TOWERS COND	UNIT B424
PERLMAN KENNETH W &	Value \$ 638,106.00	Price \$ 0.00	PUSE CONDOMINIUM		
14 ABBOTTS LN	Taxbl \$ 575,234.00	Date 5/30/2000	TaxDist 50411		
	Bldg \$ 638,106.00	Book 12269			
WESTPORT CT 06880 2138	Land \$ 0.00	Page 431	NAV		
50434322180014250	Acres 0.00	Sales instr DT	MTG	PALM BEACH TOWERS COND	UNIT B425
SCHWARTZ BARBARA J &	Value \$ 404,814.00	Price \$ 10.00	PUSE CONDOMINIUM		
95 TOWER HILL DR	Taxbl \$ 404,814.00	Date 3/30/2012	TaxDist 50411		
	Bldg \$ 404,814.00	Book 25128			
RED BANK NJ 07701 2415	Land \$ 0.00	Page 1067	NAV		
50434322180014260	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	
BANASTEY HAYATT	Value \$ 553,106.00	Price \$ 725,000.00	PUSE CONDOMINIUM	UNITTS B426 & B427	
44 COCOANUT ROW # 426B	Taxbl \$ 553,106.00	Date 12/19/2018	TaxDist 50411		
	Bldg \$ 553,106.00	Book 30321			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 1347	NAV		
50434322180014280	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B428
MORRISON IAN ALEXANDER &	Value \$ 620,000.00	Price \$ 908,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW UNIT 428B	Taxbl \$ 556,600.00	Date 2/11/2021	TaxDist 50411		
	Bldg \$ 620,000.00	Book 32282			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 1115	NAV		
50434322180015010	Acres	Sales instr WD	MTG	PALM BEACH TOWERS COND	
SCHIEFMEYER DONALD &	Value \$ 1,473,266.00	Price \$ 295,000.00	PUSE CONDOMINIUM	UNITTS B501 & B502	
620 W EDISON RD STE 128	Taxbl \$ 1,094,068.00	Date 5/5/2012 1.	TaxDist 50411		
	Bldg \$ 1,473,266.00	Book 25205			
MISHAWAKA IN 46545 2784	Land \$ 0.00	Page 1668	NAV		
50434322180015030	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	
GOLDMAN JACQUELINE TR	Value \$ 734,814.00	Price \$ 10.00	PUSE CONDOMINIUM	UNITTS B503 & B504	
44 COCOANUT ROW	Taxbl \$ 734,814.00	Date 4/27/2016	TaxDist 50411		
	Bldg \$ 734,814.00	Book 28261			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 1057	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322180015130 ROBIN JAYNE KAY 1987 TRUST 750 LEXINGTON AVE FL 28 NEW YORK NY 10022 9805	Acres	0.00	Sales instr	RD	MTG	PALM BEACH TOWERS COND UNITS B513 & B514
	Value \$	863,106.00	Price	\$ 10.00	PUSE CONDOMINIUM	
	Taxbl \$	863,106.00	Date	11/26/2018	TaxDist 50411	
	Bldg \$	863,106.00	Book	30281		
	Land \$	0.00	Page	1942	NAV	
50434322180015140 ROBIN JAYNE KAY 1987 TRUST 750 LEXINGTON AVE FL 28 NEW YORK NY 10022 9805	Acres	0.00	Sales instr	RD	MTG	PALM BEACH TOWERS COND UNIT B514
	Value \$	485,000.00	Price	\$ 10.00	PUSE CONDOMINIUM	
	Taxbl \$	485,000.00	Date	11/26/2018	TaxDist 50411	
	Bldg \$	485,000.00	Book	30281		
	Land \$	0.00	Page	1942	NAV	
50434322180015150 SYLVAN ROSA TRUST 44 COCOANUT ROW UNIT B-515 PALM BEACH FL 33480 4069	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND UNIT B515-B516
	Value \$	1,996,634.00	Price	\$ 1.00	PUSE CONDOMINIUM	
	Taxbl \$	1,996,634.00	Date	11/22/2002	TaxDist 50411	
	Bldg \$	1,996,634.00	Book	14907		
	Land \$	0.00	Page	608	NAV	
50434322180015170 SCHLEIFF HENRY & 700 PARK AVE APT 17A NEW YORK NY 10021 0104	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND UNITS B517 & B518
	Value \$	1,292,589.00	Price	\$ 1,800,000.00	PUSE CONDOMINIUM	
	Taxbl \$	1,292,589.00	Date	4/23/2018	TaxDist 50411	
	Bldg \$	1,292,589.00	Book	29808		
	Land \$	0.00	Page	893	NAV	
50434322180015180 SCHLEIFF HENRY & 700 PARK AVE APT 17A NEW YORK NY 10021 0104	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND UNIT B518
	Value \$	1,293,106.00	Price	\$ 1,800,000.00	PUSE CONDOMINIUM	
	Taxbl \$	1,293,106.00	Date	4/23/2018	TaxDist 50411	
	Bldg \$	1,293,106.00	Book	29808		
	Land \$	0.00	Page	906	NAV	
50434322180015190 EPSTEIN LEONARD G & 44 COCOANUT ROW UNIT 519B PALM BEACH FL 33480 4069	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND UNITS B519 & B520
	Value \$	2,868,106.00	Price	\$ 1,050,000.00	PUSE CONDOMINIUM	
	Taxbl \$	2,818,106.00	Date	3/7/2018 1.	TaxDist 50411	
	Bldg \$	2,868,106.00	Book	29696		
	Land \$	0.00	Page	1724	NAV	

Property Appraiser GIS - Property Detail list by parcel control number

50434322180015210 BORCHARDT TRUDI R 44 COCOANUT ROW # 521 PALM BEACH FL 33480 4069	Acres 0.00 Value \$ 654,053.00 Taxbl \$ 602,217.00 Bldg \$ 654,053.00 Land \$ 0.00	Sales instr WD Price \$ 750,000.00 Date 8/12/2015 Book 27775 Page 1986	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT B-521
50434322180015220 FLOURET XAVIER & 770 PARK AVE NEW YORK NY 10021 4153	Acres 0.00 Value \$ 648,106.00 Taxbl \$ 587,334.00 Bldg \$ 648,106.00 Land \$ 0.00	Sales instr WD Price \$ 850,000.00 Date 1/23/2017 Book 28873 Page 610	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT B522
50434322180015230 POST BERNARD G & 325 E 57TH ST NEW YORK NY 10022 2935	Acres 0.00 Value \$ 405,606.00 Taxbl \$ 329,993.00 Bldg \$ 405,606.00 Land \$ 0.00	Sales instr WD Price \$ 450,000.00 Date 2/11/2005 Book 18161 Page 1861	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT B523
50434322180015240 ENDZWEIG MANFRED & 44 COCOANUT ROW # 524B PALM BEACH FL 33480 4069	Acres 0.00 Value \$ 630,000.00 Taxbl \$ 580,000.00 Bldg \$ 630,000.00 Land \$ 0.00	Sales instr WD Price \$ 960,000.00 Date 6/20/2019 Book 30716 Page 303	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT B524
50434322180015250 FEINMAN FAMILY TRUST & 126 13TH ST BROOKLYN NY 11215 4632	Acres 0.00 Value \$ 395,000.00 Taxbl \$ 395,000.00 Bldg \$ 395,000.00 Land \$ 0.00	Sales instr WD Price \$ 304,000.00 Date 6/20/2011 Book 24606 Page 1984	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT B525
50434322180015260 CALLAHAN MARY BETH 44 COCOANUT ROW APT 526B PALM BEACH FL 33480 4069	Acres 0.00 Value \$ 405,606.00 Taxbl \$ 212,689.00 Bldg \$ 405,606.00 Land \$ 0.00	Sales instr WD Price \$ 10.00 Date 11/3/2016 Book 28742 Page 892	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT B526

Property Appraiser GIS - Property Detail list by parcel control number

50434322180015270	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B527
SYRBNIK CAROLINE N	Value \$ 630,000.00	Price \$ 430,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW APT 527B	Taxbl \$ 568,700.00	Date 1/24/2011	TaxDist 50411		
	Bldg \$ 630,000.00	Book 24392			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 154	NAV		
50434322180015280	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B528
LERMAN CAPPY ABRAHAM	Value \$ 648,106.00	Price \$ 300,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW UNIT B-528	Taxbl \$ 363,581.00	Date 5/25/2005	TaxDist 50411		
	Bldg \$ 648,106.00	Book 18651			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 1726	NAV		
50434322180016010	Acres 0.00	Sales instr LE	MTG	PALM BEACH TOWERS COND	UNIT B601
SFERRA ANDREW S	Value \$ 429,814.00	Price \$ 10.00	PUSE CONDOMINIUM		
44 COCOANUT ROW	Taxbl \$ 172,350.00	Date 5/21/2003	TaxDist 50411		
	Bldg \$ 429,814.00	Book 16441			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 1278	NAV		
50434322180016020	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	
COHEN ELINOR W REAL ESTATE TRUST	Value \$ 1,629,628.00	Price \$ 10.00	PUSE CONDOMINIUM		
230 PARK AVE STE 1130	Taxbl \$ 1,629,628.00	Date 12/21/2016	TaxDist 50411		
	Bldg \$ 1,629,628.00	Book 28854			
NEW YORK NY 10169 1199	Land \$ 0.00	Page 107	NAV		
50434322180016040	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B604
TOPOL ROBERT &	Value \$ 424,814.00	Price \$ 300,000.00	PUSE CONDOMINIUM		
PO BOX 704	Taxbl \$ 334,343.00	Date 5/28/2004	TaxDist 50411		
	Bldg \$ 424,814.00	Book 17091			
LITCHFIELD CT 06759 0704	Land \$ 0.00	Page 516	NAV		
50434322180016050	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	
BURGESS BRANDON &	Value \$ 573,106.00	Price \$ 800,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW # B605	Taxbl \$ 573,106.00	Date 6/30/2009	TaxDist 50411		
	Bldg \$ 573,106.00	Book 23313			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 794	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322180016060	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B606
BURGESS BRANDON &	Value \$ 377,407.00	Price \$ 325,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW APT 605B	Taxbl \$ 324,195.00	Date 6/3/2013 1.	TaxDist 50411		
	Bldg \$ 377,407.00	Book 26125			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 868	NAV		
50434322180016070	Acres 0.00	Sales instr DT	MTG	PALM BEACH TOWERS COND	UNIT B607
BURGESS BRANDON &	Value \$ 384,814.00	Price \$ 520,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW APT B605	Taxbl \$ 384,814.00	Date 11/12/2015	TaxDist 50411		
	Bldg \$ 384,814.00	Book 28235			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 551	NAV		
50434322180016080	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	
MOUZAKIS GEORGIA S	Value \$ 680,449.00	Price \$ 920,000.00	PUSE CONDOMINIUM	PALM BEACH TOWERS COND	
870 UNITED NATIONS PLZ APT 25A	Taxbl \$ 680,449.00	Date 2/3/2021 1.	TaxDist 50411	UNITS B608 & B609	
	Bldg \$ 680,449.00	Book 32170			
NEW YORK NY 10017 1826	Land \$ 0.00	Page 836	NAV		
50434322180016100	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B610
SANDER NICHOLAS &	Value \$ 300,000.00	Price \$ 275,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW STE B610	Taxbl \$ 280,500.00	Date 4/27/2017	TaxDist 50411		
	Bldg \$ 300,000.00	Book 29071			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 837	NAV		
50434322180016110	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B611
CASTLE JOHN K &	Value \$ 878,106.00	Price \$ 1,150,000.00	PUSE CONDOMINIUM		
150 E 58TH ST FL 38	Taxbl \$ 878,106.00	Date 5/15/2015	TaxDist 50411		
	Bldg \$ 878,106.00	Book 27554			
NEW YORK NY 10155 0017	Land \$ 0.00	Page 341	NAV		
50434322180016120	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT B612
GENATT ARLENE	Value \$ 878,106.00	Price \$ 1,233,235.00	PUSE CONDOMINIUM		
44 COCOANUT ROW # 612B	Taxbl \$ 878,106.00	Date 2/15/2019	TaxDist 50411		
	Bldg \$ 878,106.00	Book 30461			
PALM BEACH FL 33480	Land \$ 0.00	Page 366	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322180016130 ROSENBERG ESTHER 44 COCOANUT ROW # B 613 PALM BEACH FL 33480 4069	Acres 0.00 Value \$ 878,106.00 Taxbl \$ 536,844.00 Bldg \$ 878,106.00 Land \$ 0.00	Sales instr WD Price \$ 525,000.00 Date 5/16/2011 Book 24543 Page 1634	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT B613
50434322180016140 JENKINS DALE A & 2 BEEKMAN PL APT 18C NEW YORK NY 10022 8077	Acres 0.00 Value \$ 504,814.00 Taxbl \$ 504,814.00 Bldg \$ 504,814.00 Land \$ 0.00	Sales instr WD Price \$ 702,000.00 Date 2/18/2016 Book 28117 Page 612	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT B614
50434322180016150 SALZBERG HELEN 44 COCOANUT ROW # 615 B PALM BEACH FL 33480 4069	Acres 0.00 Value \$ 2,591,634.00 Taxbl \$ 2,012,951.00 Bldg \$ 2,591,634.00 Land \$ 0.00	Sales instr QC Price \$ 10.00 Date 6/14/2017 Book 29171 Page 197	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT B-615 & B-616
50434322180016250 OMALLEY SHEILA 44 COCOANUT ROW APT 119B PALM BEACH FL 33480 4069	Acres 0.00 Value \$ 414,602.00 Taxbl \$ 414,602.00 Bldg \$ 414,602.00 Land \$ 0.00	Sales instr WD Price \$ 360,000.00 Date 4/8/2013 1 Book 25932 Page 1467	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT B625
50434322180016260 PUSHKO KENNETH 44 COCOANUT ROW # B626 PALM BEACH FL 33480 4069	Acres 0.00 Value \$ 390,000.00 Taxbl \$ 340,000.00 Bldg \$ 390,000.00 Land \$ 0.00	Sales instr WD Price \$ 355,000.00 Date 9/16/2015 Book 27814 Page 620	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT B626
50434322180016270 LAND TRUST NO 101MD 2 N BREAKERS ROW # NT-4 PALM BEACH FL 33480 3881	Acres 0.00 Value \$ 640,000.00 Taxbl \$ 580,800.00 Bldg \$ 640,000.00 Land \$ 0.00	Sales instr WD Price \$ 900,000.00 Date 1/6/2006 1 Book 19809 Page 1727	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT B627

Property Appraiser GIS - Property Detail list by parcel control number

50434322180016280	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT B628
LAND TRUST NO 101MD	Value \$	658,106.00	Price	\$ 1,000,000.00	PUSE CONDOMINIUM		
2 N BREAKERS ROW # NT4	Taxbl \$	599,434.00	Date	1/13/2006	TaxDist 5041.1		
	Bldg \$	658,106.00	Book	19809			
PALM BEACH FL 33480 3881	Land \$	0.00	Page	502	NAV		
50434322180030010	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT C-1
DONAHUE JAMES B	Value \$	40,000.00	Price	\$ 1,400,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW	Taxbl \$	35,200.00	Date	3/8/2016 1.	TaxDist 5041.1		
	Bldg \$	40,000.00	Book	28153			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	216	NAV		
50434322180030020	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT C-2
GOLDMAN JACQUELINE TRUST	Value \$	40,000.00	Price	\$ 10.00	PUSE CONDOMINIUM		
44 COCOANUT ROW # 405A	Taxbl \$	35,200.00	Date	4/25/2019	TaxDist 5041.1		
	Bldg \$	40,000.00	Book	30582			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	1623	NAV		
50434322180030030	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT C-3
ROEMMERS CATHRINE	Value \$	40,000.00	Price	\$ 32,500.00	PUSE CONDOMINIUM		
44 COCOANUT ROW STE 611B	Taxbl \$	35,200.00	Date	1/10/2014	TaxDist 5041.1		
	Bldg \$	40,000.00	Book	26564			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	1500	NAV		
50434322180030040	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT C-4
LAND TRUST NO 101MD	Value \$	40,000.00	Price	\$ 900,000.00	PUSE CONDOMINIUM		
2 N BREAKERS ROW # NT-4	Taxbl \$	35,200.00	Date	1/6/2006 1.	TaxDist 5041.1		
	Bldg \$	40,000.00	Book	19809			
PALM BEACH FL 33480 3881	Land \$	0.00	Page	1727	NAV		
50434322180030050	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT C-5
ROSENSHEIN ARNOLD	Value \$	33,000.00	Price	\$ 37,000.00	PUSE CONDOMINIUM		
131 7TH AVE FL 2	Taxbl \$	27,500.00	Date	4/15/2005	TaxDist 5041.1		
	Bldg \$	33,000.00	Book	18556			
BROOKLYN NY 11215 2236	Land \$	0.00	Page	182	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322180030060	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT C-6
RUSSELL GRAHAM M	Value \$ 33,000.00	Price \$ 5,850,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW # B310	Taxbl \$ 33,000.00	Date 1/26/2021	TaxDist 50411		
	Bldg \$ 33,000.00	Book 32146			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 2	NAV		
50434322180030070	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT C-7
LEVINE MARTIN S	Value \$ 33,000.00	Price \$ 25,000.00	PUSE CONDOMINIUM		
227 E 56TH ST STE 401	Taxbl \$ 27,500.00	Date 2/19/2011	TaxDist 50411		
	Bldg \$ 33,000.00	Book 24392			
NEW YORK NY 10022 3810	Land \$ 0.00	Page 172	NAV		
50434322180030080	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT C-8
REIDY JAMES &	Value \$ 33,000.00	Price \$ 1,025,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW # 411	Taxbl \$ 27,500.00	Date 6/5/2008 1	TaxDist 50411		
	Bldg \$ 33,000.00	Book 22686			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 932	NAV		
50434322180030090	Acres 0.00	Sales instr DT	MTG	PALM BEACH TOWERS COND	UNIT C-9
SOLMONSON STEVEN	Value \$ 33,000.00	Price \$ 25,000.00	PUSE CONDOMINIUM		
1016 5TH AVE APT 9B	Taxbl \$ 27,500.00	Date 6/20/2011	TaxDist 50411		
	Bldg \$ 33,000.00	Book 24608			
NEW YORK NY 10028 0132	Land \$ 0.00	Page 189	NAV		
50434322180030100	Acres 0.00	Sales instr RD	MTG	PALM BEACH TOWERS COND	UNIT C-10
ISAACSON STEVEN R &	Value \$ 33,000.00	Price \$ 75,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW UNIT B 301	Taxbl \$ 27,500.00	Date 3/8/2021 1	TaxDist 50411		
	Bldg \$ 33,000.00	Book 32327			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 962	NAV		
50434322180030110	Acres 0.00	Sales instr WD	MTG	PALM BEACH TOWERS COND	UNIT C-11
EPSTEIN LEONARD G & JANINE M TRUST	Value \$ 33,000.00	Price \$ 75,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW APT 520B	Taxbl \$ 33,000.00	Date 4/26/2019	TaxDist 50411		
	Bldg \$ 33,000.00	Book 30574			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 112	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322180030120	OMALLEY SHEILA	44 COCOANUT ROW APT B119	PALM BEACH FL 33480 4069	Acres 0.00	Value \$ 33,000.00	Taxbl \$ 27,500.00	Bldg \$ 33,000.00	Land \$ 0.00	Sales Instr	DT	Price \$55,000.00	Date 5/26/2015	Book 27561	Page 279	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	PALM BEACH TOWERS COND	UNIT C-12
50434322180030130	ROSENSWEIG FAMILY TRUST	44 COCOANUT ROW	PALM BEACH FL 33480 4069	Acres 0.00	Value \$ 40,000.00	Taxbl \$ 40,000.00	Bldg \$ 40,000.00	Land \$ 0.00	Sales Instr	WD	Price \$3,950,000.00	Date 12/29/2020	Book 32062	Page 483	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	PALM BEACH TOWERS COND	UNIT C-13
50434322180030140	HAMM WILLIAM C	44 COCOANUT ROW UNIT A-114	PALM BEACH FL 33480 4069	Acres 0.00	Value \$ 40,000.00	Taxbl \$ 35,200.00	Bldg \$ 40,000.00	Land \$ 0.00	Sales Instr	DT	Price \$ 10.00	Date 7/22/2016	Book 28455	Page 1847	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	PALM BEACH TOWERS COND	UNIT C-14
50434322180030150	CAPPY LERMAN ABRAHAM TRUST	44 COCOANUT ROW # B528	PALM BEACH FL 33480 4069	Acres 0.00	Value \$ 40,000.00	Taxbl \$ 35,200.00	Bldg \$ 40,000.00	Land \$ 0.00	Sales Instr	RD	Price \$21,500.00	Date 5/24/2018	Book 29905	Page 454	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	PALM BEACH TOWERS COND	UNIT C-15
50434322180030160	LEICHTER PARTNERS LP	27 WOOSTER ST APT 3A	NEW YORK NY 10013 3133	Acres 0.00	Value \$ 40,000.00	Taxbl \$ 35,200.00	Bldg \$ 40,000.00	Land \$ 0.00	Sales Instr	WD	Price \$ 10.00	Date 11/19/2012	Book 25597	Page 1179	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	PALM BEACH TOWERS COND	UNIT C-16
50434322180030170	ROBIN JAYNE KAY 1987 TRUST	750 LEXINGTON AVE FL 28	NEW YORK NY 10022 9805	Acres 0.00	Value \$ 40,000.00	Taxbl \$ 35,200.00	Bldg \$ 40,000.00	Land \$ 0.00	Sales Instr	RD	Price \$ 10.00	Date 11/26/2018	Book 30281	Page 1942	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	PALM BEACH TOWERS COND	UNIT C-17

Property Appraiser GIS - Property Detail list by parcel control number

50434322180030180	S GODFREY COMPANY LTD TR	Acres	0.00		Sales Instr	QC	MTG	PALM BEACH TOWERS COND	UNIT C-18
	77 BURNSIDE DRIVE	Value \$	40,000.00		Price	\$ 10.00	PUSE CONDOMINIUM		
	TORONTO ONTARIO	Taxbl \$	35,200.00		Date	12/15/2017	TaxDist 50411		
	M6G2M9 CANADA	Bldg \$	40,000.00		Book	29545			
		Land \$	0.00		Page	1138	NAV		
50434322180030190	ROSENBLOOM BERNIS	Acres	0.00		Sales Instr	QC	MTG	PALM BEACH TOWERS COND	UNIT C-19
	44 COCOANUT ROW # A414	Value \$	40,000.00		Price	\$ 10.00	PUSE CONDOMINIUM		
		Taxbl \$	35,200.00		Date	11/5/2008	TaxDist 50411		
		Bldg \$	40,000.00		Book	22943			
	PALM BEACH FL 33480 4069	Land \$	0.00		Page	613	NAV		
50434322180030200	SANDER NICHOLAS &	Acres	0.00		Sales Instr	WD	MTG	PALM BEACH TOWERS COND	UNIT C-20
	44 COCOANUT ROW APT B217	Value \$	40,000.00		Price	\$ 40,000.00	PUSE CONDOMINIUM		
		Taxbl \$	35,200.00		Date	2/22/2013	TaxDist 50411		
		Bldg \$	40,000.00		Book	25821			
	PALM BEACH FL 33480 4069	Land \$	0.00		Page	1284	NAV		
50434322180030210	MARKS JOAN H TRUST	Acres	0.00		Sales Instr	WD	MTG	PALM BEACH TOWERS COND	UNIT C-21
	101 W END AVE APT 23G	Value \$	40,000.00		Price	\$ 10.00	PUSE CONDOMINIUM		
		Taxbl \$	35,200.00		Date	12/29/2016	TaxDist 50411		
		Bldg \$	40,000.00		Book	28823			
	NEW YORK NY 10023 6373	Land \$	0.00		Page	1048	NAV		
50434322180030220	GANTCHER ALICE &	Acres	0.00		Sales Instr	WD	MTG	PALM BEACH TOWERS COND	UNIT C-22
	44 COCOANUT ROW # A220	Value \$	40,000.00		Price	\$ 10.00	PUSE CONDOMINIUM		
		Taxbl \$	35,200.00		Date	3/25/2016	TaxDist 50411		
		Bldg \$	40,000.00		Book	28227			
	PALM BEACH FL 33480 4069	Land \$	0.00		Page	1370	NAV		
50434322180030230	PERLMAN KENNETH W &	Acres	0.00		Sales Instr	RD	MTG	PALM BEACH TOWERS COND	UNIT C-23
	14 ABBOTTS LN	Value \$	40,000.00		Price	\$ 0.00	PUSE CONDOMINIUM		
		Taxbl \$	35,200.00		Date	5/30/2000	TaxDist 50411		
		Bldg \$	40,000.00		Book	12269			
	WESTPORT CT 06880 2438	Land \$	0.00		Page	431	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322180030240 SIMMONS DEBORAH W 52 E 72ND ST NEW YORK NY 10021 4266	Acres 0.00 Value \$ 40,000.00 Taxbl \$ 35,200.00 Bldg \$ 40,000.00 Land \$ 0.00	Sales instr WD Price \$ 1,200,000.00 Date 3/9/2006 1. Book 20172 Page 374	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT C-24
50434322180030250 HB INVESTMENT TRUST & 112 MONADNOCK RD CHESTNUT HILL MA 02467 1137	Acres 0.00 Value \$ 40,000.00 Taxbl \$ 35,200.00 Bldg \$ 40,000.00 Land \$ 0.00	Sales instr WD Price \$ 37,000.00 Date 4/5/2016 1. Book 28228 Page 1210	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT C-25
50434322180030260 FABRIKANT CHARLES 249 S WOODS RD PALM BEACH FL 33480 3511	Acres 0.00 Value \$ 40,000.00 Taxbl \$ 35,200.00 Bldg \$ 40,000.00 Land \$ 0.00	Sales instr RD Price \$ 10.00 Date 2/10/2015 Book 27419 Page 1239	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT C-26
50434322180030270 GLEKEL NEWTON 44 COCOANUT ROW PALM BEACH FL 33480 4069	Acres 0.00 Value \$ 40,000.00 Taxbl \$ 35,200.00 Bldg \$ 40,000.00 Land \$ 0.00	Sales instr QC Price \$ 0.00 Date 4/25/2003 Book 15152 Page 290	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT C-27
50434322180030280 RAIA LAWRENCE C & 44 COCOANUT ROW UNIT 305A PALM BEACH FL 33480 4069	Acres 0.00 Value \$ 40,000.00 Taxbl \$ 35,200.00 Bldg \$ 40,000.00 Land \$ 0.00	Sales instr WD Price \$ 85,000.00 Date 1/29/2021 Book 32282 Page 1175	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT C-28
50434322180030290 SCHAPIRO STUART 44 COCOANUT ROW # 612 A PALM BEACH FL 33480 4069	Acres 0.00 Value \$ 38,000.00 Taxbl \$ 33,000.00 Bldg \$ 38,000.00 Land \$ 0.00	Sales instr QC Price \$ 10.00 Date 11/27/2017 Book 29491 Page 1928	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT C-29

Property Appraiser GIS - Property Detail list by parcel control number

50434322180030300	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT C-30
TAMARKIN BERTRAM	Value \$	38,000.00	Price	\$ 1,060,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW # 510A	Taxbl \$	33,000.00	Date	2/23/2005	TaxDist 50411		
	Bldg \$	38,000.00	Book	18210			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	1508	NAV		
50434322180030310	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT C-31
BURGESS BRANDON &	Value \$	38,000.00	Price	\$ 800,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW # B605	Taxbl \$	33,000.00	Date	6/30/2009	TaxDist 50411		
	Bldg \$	38,000.00	Book	23313			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	794	NAV		
50434322180030320	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT C-32
COHEN ELINOR W REAL ESTATE TRUST	Value \$	38,000.00	Price	\$ 10.00	PUSE CONDOMINIUM		
230 PARK AVE STE 1130	Taxbl \$	33,000.00	Date	12/21/2016	TaxDist 50411		
	Bldg \$	38,000.00	Book	28854			
NEW YORK NY 10169 1199	Land \$	0.00	Page	107	NAV		
50434322180030340	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT C-34
AXELROD JAY	Value \$	38,000.00	Price	\$ 40,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW APT B1.15	Taxbl \$	33,000.00	Date	3/12/2015	TaxDist 50411		
	Bldg \$	38,000.00	Book	27412			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	1647	NAV		
50434322180030350	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT C-35
DILLARD DAVID &	Value \$	38,000.00	Price	\$ 2,975,000.00	PUSE CONDOMINIUM		
44 COCOANUT ROW # 117B	Taxbl \$	33,000.00	Date	5/29/2018	TaxDist 50411		
	Bldg \$	38,000.00	Book	29899			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	675	NAV		
50434322180030360	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT C-36
AMES ANN	Value \$	38,000.00	Price	\$ 10.00	PUSE CONDOMINIUM		
930 PARK AVE # N9	Taxbl \$	33,000.00	Date	4/13/2017	TaxDist 50411		
	Bldg \$	38,000.00	Book	29056			
NEW YORK NY 10028 0209	Land \$	0.00	Page	1599	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322180030370 SLEEPER MASON & 30 EDGEWOOD DR GREENWICH CT 06831 5240	Acres 0.00 Value \$ 38,000.00 Taxbl \$ 33,000.00 Bldg \$ 38,000.00 Land \$ 0.00	Sales Instr WD Price \$ 875,000.00 Date 2/26/2021 Book 32244 Page 1173	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT C-37
50434322180030380 ZUCKER CARYN 44 COCOANUT ROW PALM BEACH FL 33480 4069	Acres 0.00 Value \$ 38,000.00 Taxbl \$ 33,000.00 Bldg \$ 38,000.00 Land \$ 0.00	Sales Instr WD Price \$ 52,500.00 Date 10/3/2017 Book 29401 Page 1984	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT C-38
50434322180030390 MANOLIS MICHELLE K 44 COCOANUT ROW APT 414B PALM BEACH FL 33480 4069	Acres 0.00 Value \$ 38,000.00 Taxbl \$ 33,000.00 Bldg \$ 38,000.00 Land \$ 0.00	Sales Instr QC Price \$ 10.00 Date 12/9/2014 Book 27304 Page 530	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT C-39
50434322180030400 SLOVER DOROTHY TRUST 44 COCOANUT ROW APT 417B PALM BEACH FL 33480 4069	Acres 0.00 Value \$ 38,000.00 Taxbl \$ 33,000.00 Bldg \$ 38,000.00 Land \$ 0.00	Sales Instr DT Price \$ 800,000.00 Date 4/21/2014 Book 26750 Page 1776	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT C-40
50434322180030410 PERRY RICHARD 1 SUTTON PL S NEW YORK NY 10022 2493	Acres 0.00 Value \$ 38,000.00 Taxbl \$ 33,000.00 Bldg \$ 38,000.00 Land \$ 0.00	Sales Instr DT Price \$ 1,800,000.00 Date 5/30/2004 Book 17028 Page 462	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT C-41
50434322180030420 FORSTYH ANDREW TRUST 288 SANDPIPER DR PALM BEACH FL 33480 3327	Acres 0.00 Value \$ 38,000.00 Taxbl \$ 33,000.00 Bldg \$ 38,000.00 Land \$ 0.00	Sales Instr WD Price \$ 100,000.00 Date 9/11/2020 Book 31754 Page 1395	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT C-42

Property Appraiser GIS - Property Detail list by parcel control number

50434322180041010	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT L101
MATHESON MONIQUE	Value \$	178,654.00	Price \$	\$100,000.00	PUSE	STORE/OFF/RES CONDO	
44 COCOANUT ROW	Taxbl \$	172,561.00	Date	11/1/2001	TaxDist	50411	
	Bldg \$	178,654.00	Book	13065			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	1713	NAV		
50434322180041020	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT L102
COCOANUT HOLDINGS LLC	Value \$	250,736.00	Price \$	\$185,000.00	PUSE	STORE/OFF/RES CONDO	
44 COCOANUT ROW	Taxbl \$	250,736.00	Date	4/30/2013	TaxDist	50411	
	Bldg \$	250,736.00	Book	26007			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	1091	NAV		
50434322180052010	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT M201
TOWN OF PALM BEACH UNITED WAY INC	Value \$	258,224.00	Price \$	\$40,000.00	PUSE	STORE/OFF/RES CONDO	
PO BOX 1141	Taxbl \$	0.00	Date	1/1/1974 1	TaxDist	50411	
	Bldg \$	258,224.00	Book	02326			
PALM BEACH FL 33480 1141	Land \$	0.00	Page	0585	NAV		
50434322180052020	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	
AGRESTI MARK G TRUST &	Value \$	298,651.00	Price \$	\$10.00	PUSE	STORE/OFF/RES CONDO	
885 S COUNTY RD	Taxbl \$	298,651.00	Date	5/25/2019	TaxDist	50411	
	Bldg \$	298,651.00	Book	30667			
PALM BEACH FL 33480 4908	Land \$	0.00	Page	952	NAV		
50434322180052030	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT M203
TOWN OF PALM BEACH UNITED WAY INC	Value \$	215,234.00	Price \$	\$92,500.00	PUSE	STORE/OFF/RES CONDO	
PO BOX 1141	Taxbl \$	0.00	Date	2/1/1988 1	TaxDist	50411	
	Bldg \$	215,234.00	Book	05566			
PALM BEACH FL 33480 1141	Land \$	0.00	Page	0741	NAV		
50434322180052070	Acres	0.00	Sales instr	WD	MTG	PALM BEACH TOWERS COND	UNIT M207
KUVIN GABRIELLE T REVOC TRUST	Value \$	220,644.00	Price \$	\$10.00	PUSE	STORE/OFF/RES CONDO	
137 CRUISER RD S	Taxbl \$	209,927.00	Date	3/3/2018 1	TaxDist	50411	
	Bldg \$	220,644.00	Book	29697			
NORTH PALM BEACH FL 33408 4503	Land \$	0.00	Page	69	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322180052080	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT'S 208 & 206
JOSEPHS MITCHELL A &	Value \$ 223,206.00	Price \$ 150,000.00	PUSE	STORE/OFF/RES CONDO	
44 COCOANUT ROW # 206M	Taxbl \$ 212,366.00	Date 1/14/1999	TaxDist 50411		
	Bldg \$ 223,206.00	Book 10878			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 0275	NAV		
50434322180052090	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT M209
PBT REAL ESTATE LLC	Value \$ 129,255.00	Price \$ 163,500.00	PUSE	STORE/OFF/RES CONDO	
44 COCOANUT ROW STE M209	Taxbl \$ 129,255.00	Date 11/17/2009	TaxDist 50411		
	Bldg \$ 129,255.00	Book 23552			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 1051	NAV		
50434322180052100	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT M210
TIM JOHNSON REMODELING INC	Value \$ 150,038.00	Price \$ 150,000.00	PUSE	STORE/OFF/RES CONDO	
2903 HILLSBORO RD	Taxbl \$ 150,038.00	Date 4/10/2020	TaxDist 50411		
	Bldg \$ 150,038.00	Book 31369			
WEST PALM BEACH FL 33405 1000	Land \$ 0.00	Page 1133	NAV		
50434322180060010	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT T1
LESTER HOWARD &	Value \$ 558,867.00	Price \$ 250,000.00	PUSE	STORE/OFF/RES CONDO	
7 VIA LOS INCAS	Taxbl \$ 214,221.00	Date 6/12/2002	TaxDist 50411		
	Bldg \$ 558,867.00	Book 13802			
PALM BEACH FL 33480 3629	Land \$ 0.00	Page 1292	NAV		
50434322180060020	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT T2
LESTER HOWARD &	Value \$ 384,052.00	Price \$ 250,000.00	PUSE	RESTAURANT CONDO	
7 VIA LOS INCAS	Taxbl \$ 136,630.00	Date 6/12/2002	TaxDist 50411		
	Bldg \$ 384,052.00	Book 13802			
PALM BEACH FL 33480 3629	Land \$ 0.00	Page 1292	NAV		
50434322180060040	Acres 0.00	Sales Instr WD	MTG	PALM BEACH TOWERS COND	UNIT T4
MANUEL ANITA E TRUST &	Value \$ 294,381.00	Price \$ 10.00	PUSE	STORE/OFF/RES CONDO	
44 COCOANUT ROW STE T5	Taxbl \$ 294,381.00	Date 12/1/2017	TaxDist 50411		
	Bldg \$ 294,381.00	Book 29531			
PALM BEACH FL 33480 4069	Land \$ 0.00	Page 618	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322180060050	Acres	0.00	Sales Instr	WD	MTG	PALM BEACH TOWERS COND	UNIT T5
MANUEL ANITA E TRUST &	Value \$	604,419.00	Price \$	\$ 10.00	PUSE	STORE/OFF/RES CONDO	
44 COCOANUT ROW STE T5	Taxbl \$	318,560.00	Date	12/1/2017	TaxDist	50411	
	Bldg \$	604,419.00	Book	29531			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	618	NAV		
50434322180060060	Acres	0.00	Sales Instr	WD	MTG	PALM BEACH TOWERS COND	UNIT T6
ANITA E MANUEL REVOCABLE TRUST	Value \$	116,728.00	Price \$	\$ 50,000.00	PUSE	STORE/OFF/RES CONDO	
44 COCOANUT ROW # T-5	Taxbl \$	116,728.00	Date	9/30/2003	TaxDist	50411	
	Bldg \$	116,728.00	Book	16028			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	136	NAV		
50434322180060070	Acres	0.00	Sales Instr	DT	MTG	PALM BEACH TOWERS COND	UNIT T7
PERRY RICHARD	Value \$	32,457.00	Price \$	\$ 1,800,000.00	PUSE	STORE/OFF/RES CONDO	
1 SUTTON PL S	Taxbl \$	32,457.00	Date	5/30/2004	TaxDist	50411	
	Bldg \$	32,457.00	Book	17028			
NEW YORK NY 10022 2493	Land \$	0.00	Page	462	NAV		
50434322180060080	Acres	0.00	Sales Instr	WD	MTG	PALM BEACH TOWERS COND	UNIT T8
ERIN STUART INC	Value \$	431,891.00	Price \$	\$ 180,000.00	PUSE	STORE/OFF/RES CONDO	
44 COCOANUT ROW	Taxbl \$	307,448.00	Date	12/1/1996	TaxDist	50411	
	Bldg \$	431,891.00	Book	09571			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	0079	NAV		
50434322180060090	Acres	0.00	Sales Instr	WD	MTG	PALM BEACH TOWERS COND	UNIT T9
MATHIESON MONIQUE D	Value \$	369,542.00	Price \$	\$ 135,000.00	PUSE	STORE/OFF/RES CONDO	
44 COCOANUT ROW # 9T	Taxbl \$	232,712.00	Date	8/30/2002	TaxDist	50411	
	Bldg \$	369,542.00	Book	14133			
PALM BEACH FL 33480 4069	Land \$	0.00	Page	665	NAV		
50434322180060100	Acres	0.00	Sales Instr	QC	MTG	PALM BEACH TOWERS COND	UNIT T10
BALZEKAS STANLEY JR TRUST	Value \$	240,288.00	Price \$	\$ 10.00	PUSE	STORE/OFF/RES CONDO	
175 E DELAWARE PL APT 8702	Taxbl \$	240,288.00	Date	1/31/2018	TaxDist	50411	
	Bldg \$	240,288.00	Book	29690			
CHICAGO IL 60611 1739	Land \$	0.00	Page	576	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322180060110 MATHESON MONIQUE 44 COCOANUT ROW PALM BEACH FL 33480 4069	Acres 0.00 Value \$ 161,141.00 Taxbl \$ 161,141.00 Bldg \$ 161,141.00 Land \$ 0.00	Sales Instr WD Price \$ 64,000.00 Date 9/10/1999 Book 11355 Page 1252	MTG PUSE STORE/OFF/RES CONDO TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT T11
50434322180060120 BALZEKAS STANLEY JR TRUST 175 E DELAWARE PL APT 8702 CHICAGO IL 60611 1739	Acres 0.00 Value \$ 177,654.00 Taxbl \$ 177,654.00 Bldg \$ 177,654.00 Land \$ 0.00	Sales Instr QC Price \$ 10.00 Date 1/31/2018 Book 29690 Page 576	MTG PUSE STORE/OFF/RES CONDO TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT T12
50434322180060130 MATHESON MONIQUE D 44 COCOANUT ROW PALM BEACH FL 33480 4069	Acres 0.00 Value \$ 31,887.00 Taxbl \$ 31,887.00 Bldg \$ 31,887.00 Land \$ 0.00	Sales Instr WD Price \$ 30,000.00 Date 11/1/1999 Book 11460 Page 1580	MTG PUSE STORE/OFF/RES CONDO TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT T13
50434322180060140 RAAM RAJ FOUNDATION 44 COCOANUT ROW APT T14 PALM BEACH FL 33480 4069	Acres 0.00 Value \$ 154,593.00 Taxbl \$ 0.00 Bldg \$ 154,593.00 Land \$ 0.00	Sales Instr WD Price \$ 327,500.00 Date 3/31/2018 Book 29758 Page 249	MTG PUSE STORE/OFF/RES CONDO TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT T14
50434322180060150 PUBILLONES JOSEPH 44 COCOANUT ROW UNIT T15 PALM BEACH FL 33480 4069	Acres 0.00 Value \$ 99,931.00 Taxbl \$ 99,931.00 Bldg \$ 99,931.00 Land \$ 0.00	Sales Instr WD Price \$ 137,000.00 Date 4/26/2019 Book 30571 Page 1324	MTG PUSE STORE/OFF/RES CONDO TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT T15
50434322180060160 BAGLEY VICKI 700 NEW HAMPSHIRE AVE NW WASHINGTON DC 20037 2407	Acres 0.00 Value \$ 147,191.00 Taxbl \$ 147,191.00 Bldg \$ 147,191.00 Land \$ 0.00	Sales Instr WD Price \$ 42,000.00 Date 3/2/1999 1. Book 10965 Page 1573	MTG PUSE STORE/OFF/RES CONDO TaxDist 50411 NAV	PALM BEACH TOWERS COND	UNIT T16

Property Appraiser GIS - Property Detail list by parcel control number

50434322180060120	SLATER ROBERT W 214 BRAZILIAN AVE # 260	Acres 0.00 Value \$ 88,543.00 Taxbl \$ 88,543.00 Bldg \$ 88,543.00 Land \$ 0.00	Sales Instr WD Price \$30,000.00 Date 2/17/2000 Book 11625 Page 1819	MTG PUSE STORE/OFF/RES CONDO TaxDist 50411	PALM BEACH TOWERS COND	UNIT T17
50434322230000010	PAO FRANK C & 301 CHAPEL HILL RD	Acres 0.36 Value \$ 4,591,312.00 Taxbl \$ 4,541,312.00 Bldg \$ 1,675,312.00 Land \$ 2,916,000.00	Sales Instr WD Price \$5,150,000.00 Date 7/30/2015 Book 27760 Page 944	MTG PUSE SINGLE FAMILY TaxDist 50411	HILL SUB	LT 1 & LT 2 (LESS W 44 FT)
50434322230000022	DETTMER ROBERT G & 309 CHAPEL HILL RD	Acres 0.34 Value \$ 4,634,428.00 Taxbl \$ 3,233,093.00 Bldg \$ 1,394,428.00 Land \$ 3,240,000.00	Sales Instr WD Price \$4,351,600.00 Date 3/12/2010 Book 23759 Page 565	MTG PUSE SINGLE FAMILY TaxDist 50411	HILL SUB LT 3	W 44 FT OF LT 2 & E 111 FT OF
50434322230000061	ARNOLD JAMES Y JR 3 S LAKE TRL	Acres 0.70 Value \$ 6,489,792.00 Taxbl \$ 1,657,495.00 Bldg \$ 9,792.00 Land \$ 6,480,000.00	Sales Instr WD Price \$10.00 Date 1/3/2012 1 Book 24942 Page 294	MTG PUSE SINGLE FAMILY TaxDist 50411	HILL SUB LT 6 (LESS W 100 FT), LT 7 & W 18.95 FT OF LT 8	
50434322230000082	SMITH LESLY 300 CHAPEL HILL RD	Acres 0.54 Value \$ 6,708,485.00 Taxbl \$ 2,928,920.00 Bldg \$ 1,848,485.00 Land \$ 4,860,000.00	Sales Instr WD Price \$10.00 Date 1/28/2003 Book 14731 Page 801	MTG PUSE SINGLE FAMILY TaxDist 50411	HILL SUB	LT 8 (LESS W 18.95 FT)
50434322240020000	BREAKERS PALM BEACH INC PO BOX 910	Acres 4.00 Value \$ 51,997,633.00 Taxbl \$ 51,997,633.00 Bldg \$ 40,557,633.00 Land \$ 11,440,000.00	Sales Instr Price \$ Date Book Page	MTG PUSE MULTIFAMILY 10 UNITS OI TaxDist 50411	BREAKERS ROW PL NO 1 REPL	TR 2
50434322240020010	PALM BEACH FL 33480 0910			NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322240040000	Acres	10.70	Sales Instr	MTG	BREAKERS ROW PL NO 1 REPL	TR 4
BREAKERS PALM BEACH INC	Value \$	293,957,747.00	Price \$	PUSE MOTEL		
PO BOX 910	Taxbl \$	269,540,887.00	Date	TaxDist 50411		
	Bldg \$	191,755,727.00	Book			
PALM BEACH FL 33480 0910	Land \$	102,202,020.00	Page	NAV		
50434322240050000	Acres	1.25	Sales Instr	MTG	BREAKERS ROW PL NO 1 REPL	TR 5
BREAKERS PALM BEACH INC	Value \$	479.00	Price \$	PUSE MOTEL		
PO BOX 910	Taxbl \$	413.00	Date	TaxDist 50411		
	Bldg \$	0.00	Book			
PALM BEACH FL 33480 0910	Land \$	479.00	Page	NAV		
50434322240060000	Acres	2.44	Sales Instr	MTG	BREAKERS ROW PL NO 1 REPL	TR 6
BREAKERS PALM BEACH INC	Value \$	12,444,065.00	Price \$	PUSE MOTEL		
PO BOX 910	Taxbl \$	12,444,065.00	Date	TaxDist 50411		
	Bldg \$	3,195,625.00	Book			
PALM BEACH FL 33480 0910	Land \$	9,248,440.00	Page	NAV		
50434322240090000	Acres	5.43	Sales Instr	MTG	BREAKERS ROW PL NO 1 REPL	TR 9
BREAKERS PALM BEACH INC	Value \$	0.00	Price \$	PUSE R/W - BUFFER		
PO BOX 910	Taxbl \$	0.00	Date	TaxDist 50411		
	Bldg \$	0.00	Book			
PALM BEACH FL 33480 0910	Land \$	0.00	Page	NAV		
50434322240100000	Acres	5.26	Sales Instr	MTG	BREAKERS ROW PL NO 1 REPL	TR 10
BREAKERS PALM BEACH INC	Value \$	12,436,382.00	Price \$	PUSE MOTEL		
PO BOX 910	Taxbl \$	12,436,382.00	Date	TaxDist 50411		
	Bldg \$	97,947.00	Book			
PALM BEACH FL 33480 0910	Land \$	12,338,435.00	Page	NAV		
50434322240120000	Acres	2.92	Sales Instr	MTG	BREAKERS ROW PL NO 1 REPL	TR 12
BREAKERS PALM BEACH INC	Value \$	7,625,070.00	Price \$	PUSE PKG LT / MH PK		
PO BOX 910	Taxbl \$	7,625,070.00	Date	TaxDist 50411		
	Bldg \$	0.00	Book			
PALM BEACH FL 33480 0910	Land \$	7,625,070.00	Page	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322240130000	Acres 3.37	Sales Instr	MTG	BREAKERS ROW PL NO 1 REPL	TR 13
BREAKERS PALM BEACH INC	Value \$ 4,673,430.00	Price \$	PUSE	PKG LT / MH PK	
PO BOX 910	Taxbl \$ 4,673,430.00	Date	TaxDist 50411		
	Bldg \$ 0.00	Book			
PALM BEACH FL 33480 0910	Land \$ 4,673,430.00	Page	NAV		
50434322240140000	Acres 3.63	Sales Instr	MTG	BREAKERS ROW PL NO 1 REPL	TR 14
BREAKERS PALM BEACH INC	Value \$ 8,013,895.00	Price \$	PUSE	GOLF COURSE	
PO BOX 910	Taxbl \$ 8,013,895.00	Date	TaxDist 50411		
	Bldg \$ 265,840.00	Book			
PALM BEACH FL 33480 0910	Land \$ 7,748,055.00	Page	NAV		
50434322240160000	Acres 0.54	Sales Instr	MTG	BREAKERS ROW PL NO 1 REPL	TR 16
BREAKERS PALM BEACH INC	Value \$ 5,626,398.00	Price \$	PUSE	GOLF COURSE	
PO BOX 910	Taxbl \$ 5,626,398.00	Date	TaxDist 50411		
	Bldg \$ 5,604,675.00	Book			
PALM BEACH FL 33480 0910	Land \$ 21,723.00	Page	NAV		
50434322240200000	Acres 2.60	Sales Instr	MTG	BREAKERS ROW PL NO 1 REPL	TR 20
BREAKERS PALM BEACH INC	Value \$ 2,952,152.00	Price \$	PUSE	GOLF COURSE	
PO BOX 910	Taxbl \$ 2,952,152.00	Date	TaxDist 50411		
	Bldg \$ 512.00	Book			
PALM BEACH FL 33480 0910	Land \$ 2,951,640.00	Page	NAV		
50434322310000520	Acres 1.21	Sales Instr	MTG	FLORAL PARK	
FLAGLER HOLDINGS NORTH CAROLINA INC	Value \$ 11,111,310.00	Price \$ 20,000,000.00	PUSE	STORE/OFFICE/RESIDENTI	LTS 52 THRU 62 (LESS VIA FLAGLER CONDO AIRSPACE ONLY) &
1 S COUNTY RD	Taxbl \$ 11,111,310.00	Date 12/27/2018	TaxDist 50411		FLORAL PARK ADD NO 1 P85P28
	Bldg \$ 0.00	Book 30336			
PALM BEACH FL 33480 4024	Land \$ 11,111,310.00	Page 1393	NAV		
50434322310000652	Acres 0.30	Sales Instr	MTG	FLORAL PARK	
MSPB LLC	Value \$ 4,949,360.00	Price \$ 10,250,000.00	PUSE	STORE/OFFICE/RESIDENTI	SLY 32.06 FT OF E 19 FT OF LT 65, & LTS 68 THRU 73 (LESS E
439 WORTH AVE	Taxbl \$ 4,525,886.00	Date 6/2/2016 1	TaxDist 50411		15 FT N COUNTY RD R/W)
	Bldg \$ 1,573,780.00	Book 28351			
PALM BEACH FL 33480 4519	Land \$ 3,375,580.00	Page 793	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434322310000760	Acres 0.13	Sales instr WD	MTG	FLORAL PARK
SHAVELL WADE M TRUST	Value \$ 2,573,376.00	Price \$ 10.00	PUSE OFFICE ONE STORY	LTS 76 THRU 78 (LESS W 15 FT N COUNTY RD R/W)
528 S COUNTRY CLUB DR	Taxbl \$ 2,573,376.00	Date 11/15/2018	TaxDist 50411	
	Bldg \$ 886,657.00	Book 30259		
LAKE WORTH FL 33462 1240	Land \$ 1,686,719.00	Page 989	NAV	
50434322310000790	Acres 0.09	Sales instr WD	MTG	FLORAL PARK
PB105 LLC	Value \$ 1,784,244.00	Price \$ 1,100,000.00	PUSE STORE/OFFICE/RESIDENTI	LTS 79 & 80 (LESS W 15 FT N COUNTY RD R/W)
105 N COUNTY RD	Taxbl \$ 1,784,244.00	Date 4/14/2011	TaxDist 50411	
	Bldg \$ 728,210.00	Book 24475		
PALM BEACH FL 33480 4032	Land \$ 1,056,034.00	Page 1960	NAV	
50434322320000141	Acres 0.17	Sales instr WD	MTG	FLORAL PARK ADD NO 1
CSPB RPW LLC	Value \$ 3,146,461.00	Price \$ 4,384,675.00	PUSE STORE/OFFICE/RESIDENTI	E 23 FT OF LT 14 & LTS 15 & 16
116 HUNTINGTON AVE STE 600	Taxbl \$ 3,146,461.00	Date 2/24/2020	TaxDist 50411	
	Bldg \$ 1,503,961.00	Book 31253		
BOSTON MA 02116 5745	Land \$ 1,642,500.00	Page 408	NAV	
50434322320000170	Acres 0.23	Sales instr QC	MTG	FLORAL PARK ADD NO 1
FIDELITY FED SAV & LOAN ASSN	Value \$ 2,644,564.00	Price \$ 0.00	PUSE FINANCIAL	LTS 17 THRU 20 & NLY 40.35 FT OF SLY 50 FT OF WLY 0.04 FT OF
130 S JEFFERSON ST STE 300	Taxbl \$ 2,217,401.00	Date 4/9/1974 1.	TaxDist 50411	LT 21
	Bldg \$ 394,114.00	Book 2567		
CHICAGO IL 60661 5763	Land \$ 2,250,450.00	Page 19	NAV	
50434322320000211	Acres 0.11	Sales instr QC	MTG	FLORAL PARK ADD NO 1
JEYANANDARAJAN SUNDARAMPILLAI TR	Value \$ 1,743,900.00	Price \$ 10.00	PUSE STORE/OFFICE/RESIDENTI	LT 21 (LESS NLY 40.35 FT OF SLY 50 FT OF WLY 0.04 FT) &
58 BLUFFS DR	Taxbl \$ 1,649,205.00	Date 4/5/2012 1.	TaxDist 50411	LT 22
	Bldg \$ 618,900.00	Book 25187		
PISMO BEACH CA 93449 1500	Land \$ 1,125,000.00	Page 249	NAV	
50434322320000321	Acres 0.17	Sales instr WD	MTG	FLORAL PARK ADD NO 1
MSPB LLC	Value \$ 2,801,480.00	Price \$ 10,250,000.00	PUSE STORES	E 17.75 FT OF LT 32, LTS 33, 34 & W 6 FT OF LT 35
439 WORTH AVE	Taxbl \$ 2,664,835.00	Date 6/2/2016 1.	TaxDist 50411	
	Bldg \$ 1,027,880.00	Book 28351		
PALM BEACH FL 33480 4519	Land \$ 1,773,600.00	Page 793	NAV	

Property Appraiser GIS - Property Detail list by parcel control number

50434322480000351	Acres	0.04	Sales instr	WD	MTG	FLORAL PARK ADD NO 1
MSPB LLC	Value \$	458,160.00	Price	\$ 10,250,000.00	PUSE	STORE/OFFICE/RESIDENTI
439 WORTH AVE	Taxbl \$	376,350.00	Date	6/2/2016 1.	TaxDist	50411 E 19 FT OF LT 35
	Bldg \$	0.00	Book	28351		
PALM BEACH FL 33480 4519	Land \$	458,160.00	Page	793	NAV	
50434322480000010	Acres	1.00	Sales instr	WD	MTG	VIA FLAGLER CONDO
NAUSET BUILDING LLC	Value \$	2,000,000.00	Price	\$ 10,500,000.00	PUSE	CONDOMINIUM
1 VIA FLAGLER	Taxbl \$	2,000,000.00	Date	3/28/2019	TaxDist	50411 UNIT 1
	Bldg \$	2,000,000.00	Book	30511		
PALM BEACH FL 33480 8000	Land \$	0.00	Page	414	NAV	
50434322480000020	Acres	1.00	Sales instr	WD	MTG	VIA FLAGLER CONDO
FRISBIE DAVID W &	Value \$	2,000,000.00	Price	\$ 7,000,000.00	PUSE	CONDOMINIUM
2 VIA FLAGLER	Taxbl \$	2,000,000.00	Date	6/16/2020	TaxDist	50411 UNIT 2
	Bldg \$	2,000,000.00	Book	31521		
PALM BEACH FL 33480 8000	Land \$	0.00	Page	816	NAV	
50434322480000030	Acres	1.00	Sales instr	WD	MTG	VIA FLAGLER CONDO
NORDLINGEN TRUST &	Value \$	2,000,000.00	Price	\$ 10,770,000.00	PUSE	CONDOMINIUM
3 VIA FLAGLER	Taxbl \$	2,000,000.00	Date	11/3/2020	TaxDist	50411 UNIT 3
	Bldg \$	2,000,000.00	Book	31898		
PALM BEACH FL 33480 8000	Land \$	0.00	Page	1069	NAV	
50434322480000040	Acres	1.00	Sales instr	WD	MTG	VIA FLAGLER CONDO
FRISBIE ROBERT N JR &	Value \$	2,000,000.00	Price	\$ 7,000,000.00	PUSE	CONDOMINIUM
4 VIA FLAGLER	Taxbl \$	2,000,000.00	Date	6/16/2020	TaxDist	50411 UNIT 4
	Bldg \$	2,000,000.00	Book	31521		
PALM BEACH FL 33480	Land \$	0.00	Page	814	NAV	
50434322480000050	Acres	1.00	Sales instr	WD	MTG	VIA FLAGLER CONDO
CROWELL CODY &	Value \$	2,000,000.00	Price	\$ 7,000,000.00	PUSE	CONDOMINIUM
5 VIA FLAGLER	Taxbl \$	2,000,000.00	Date	5/16/2020	TaxDist	50411 UNIT 5
	Bldg \$	2,000,000.00	Book	31450		
PALM BEACH FL 33480	Land \$	0.00	Page	1171	NAV	

Property Appraiser GIS - Property Detail list by parcel control number

50434322480000060	FRISBIE KRISTINE B & 6 VIA FLAGLER	Acres 1.00 Value \$ 2,000,000.00 Taxbl \$ 2,000,000.00 Bldg \$ 2,000,000.00 Land \$ 0.00	Sales instr WD Price \$ 7,000,000.00 Date 6/16/2020 Book 31521 Page 818	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	VIA FLAGLER CONDO UNIT 6
50434323000010030	LITTLE BROAD BEACH PARTNERS LP 95 N COUNTY RD	Acres 0.48 Value \$ 4,800,000.00 Taxbl \$ 4,800,000.00 Bldg \$ 0.00 Land \$ 0.00	Sales instr WD Price \$ 3,725,000.00 Date 2/14/2011 Book 24368 Page 233	MTG PUSE OFFICE ONE STORY TaxDist 50411 NAV	23-43-43, PT OF SEC IN DB468 P311
50434323010000010	BETHESDA BY THE SEA CHURCH PO BOX 1057	Acres 3.10 Value \$ 11,475,561.00 Taxbl \$ 0.00 Bldg \$ 4,445,811.00 Land \$ 7,029,750.00	Sales instr Price \$ Date Book Page	MTG PUSE RELIGIOUS TaxDist 50411 NAV	PENDLETON TR E G LTS 1 THRU 8
50434323010000130	WALDE WILLIAM L 141 BARTON AVE	Acres 0.37 Value \$ 5,712,870.00 Taxbl \$ 4,000,424.00 Bldg \$ 1,392,870.00 Land \$ 4,320,000.00	Sales instr WD Price \$ 3,200,000.00 Date 8/5/2003 1 Book 15689 Page 51	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	PENDLETON TR E G LT 13
50434323010000141	SPECTOR WARREN 168 VIA BETHESDA	Acres 1.20 Value \$ 12,771,341.00 Taxbl \$ 12,636,514.00 Bldg \$ 1,971,341.00 Land \$ 10,800,000.00	Sales instr WD Price \$ 9,500,000.00 Date 3/14/2001 Book 12380 Page 1135	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	PENDLETON TR E G W 1/2 OF LT 14 & PENDLETON TR E G RESUB PB16P24 LTS A B & C
50434323010000142	FDPB HOLDING COMPANY LLC 4420 BEACON CIR	Acres 0.72 Value \$ 8,456,135.00 Taxbl \$ 8,456,135.00 Bldg \$ 2,408,135.00 Land \$ 6,048,000.00	Sales instr WD Price \$ 18,348,000.00 Date 6/29/2020 Book 31548 Page 571	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	PENDLETON TR E G E 1/2 OF LT 14, W 1/2 OF LT 16, N 58 FT OF LTS 13A & 15 & N 75 FT OF S 163 FT OF UNMBRD LT LYG E OF LT 15
WEST PALM BEACH FL 33407 3281					

Property Appraiser GIS - Property Detail list by parcel control number

50434323010000161	Acres	0.58	Sales instr	WD	MTG	PENDELTON TR E G
124 VIA BETHESDA LLC	Value \$	9,061,782.00	Price	\$ 20,200,000.00	PUSE	E 1/2 OF LT 16 & UNMBRD LT LYG E OF LT 16
45 ROCKEFELLER PLZ FL 5	Taxbl \$	9,061,782.00	Date	12/15/2020	TaxDist 50411	
	Bldg \$	2,581,782.00	Book	32012		
NEW YORK NY 10111 0599	Land \$	6,480,000.00	Page	120	NAV	
50434323010000172	Acres	0.50	Sales instr	WD	MTG	PENDELTON TR E G
BRAUER STEPHEN F &	Value \$	8,590,207.00	Price	\$ 2,900,000.00	PUSE	S 105 FT OF LTS 13A, 15 & S 88 FT OF UNMBRD LT LYG E OF
11250 HUNTER DR	Taxbl \$	8,590,207.00	Date	10/1/1998	TaxDist 50411	LT 15
	Bldg \$	2,110,207.00	Book	10686		
BRIDGETON MO 63044 2306	Land \$	6,480,000.00	Page	0281	NAV	
50434323010000180	Acres	1.60	Sales instr	WD	MTG	PENDELTON TR E G
SOUTH OCEAN BOULEVARD LLC	Value \$	36,148,074.00	Price	\$ 10.00	PUSE	S 179.74 FT OF UNMBRD LT LYG BET 20 FT WHEELCHAIR
767 5TH AVE FL 40	Taxbl \$	36,148,074.00	Date	2/7/2006	TaxDist 50411	RESERVATION & ATLANTIC OCEAN
	Bldg \$	2,158,074.00	Book	20316		
NEW YORK NY 10153 0023	Land \$	33,990,000.00	Page	937	NAV	
50434323010000190	Acres	1.51	Sales instr	WD	MTG	PENDELTON TR E G
FLAGLER DRIVE HOLDINGS LLC	Value \$	34,093,777.00	Price	\$ 10.00	PUSE	N 165 FT OF UNNUMBERED LT LYG BETWEEN 20 FT WHEELCHAIR
50 S LA SALLE ST	Taxbl \$	34,093,777.00	Date	3/13/2006	TaxDist 50411	RESERVATION & ATLANTIC OCEAN
	Bldg \$	2,163,777.00	Book	20316		
CHICAGO IL 60603 1008	Land \$	31,930,000.00	Page	943	NAV	
50434323020000040	Acres	0.31	Sales instr	WD	MTG	PENDELTON TR E G RESUB
CORBY ROBERT W	Value \$	4,591,463.00	Price	\$ 2,628,082.00	PUSE	LT D
151 BARTON AVE	Taxbl \$	2,741,798.00	Date	12/2/2003	TaxDist 50411	
	Bldg \$	919,463.00	Book	16292		
PALM BEACH FL 33480 6113	Land \$	3,672,000.00	Page	1931	NAV	
50434323020000050	Acres	0.31	Sales instr	WD	MTG	PENDELTON TR E G RESUB
WILDER ROBIN	Value \$	4,904,142.00	Price	\$ 4,950,000.00	PUSE	LT E
155 BARTON AVE	Taxbl \$	4,854,142.00	Date	2/14/2012	TaxDist 50411	
	Bldg \$	1,232,142.00	Book	25015		
PALM BEACH FL 33480 6113	Land \$	3,672,000.00	Page	1707	NAV	

Property Appraiser GIS - Property Detail list by parcel control number

50434323130010021 ROONEY JOHN J 110 SUNSET AVE UNIT 2-A PALM BEACH FL 33480 3947	Acres 0.00 Value \$ 5,500,000.00 Taxbl \$ 4,105,959.00 Bldg \$ 5,500,000.00 Land \$ 0.00	Sales Instr WD Price \$ 4,508,450.00 Date 3/19/2011 Book 24429 Page 80	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	LEVERETT HOUSE COND	BLDG EAST UNIT 2-A
50434323130010022 NEWMAN ADRIENNE A 110 SUNSET AVE APT 2B PALM BEACH FL 33480 3947	Acres 0.00 Value \$ 6,400,000.00 Taxbl \$ 6,400,000.00 Bldg \$ 6,400,000.00 Land \$ 0.00	Sales Instr WD Price \$ 9,410,000.00 Date 3/10/2020 Book 31286 Page 1170	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	LEVERETT HOUSE COND	BLDG EAST UNIT 2-B
50434323130010031 PALM BEACH HOLDINGS LTD 22 ST CLAIR AVE E STE 1010 TORONTO ONT M4T 2S3 CANADA	Acres 0.00 Value \$ 5,575,000.00 Taxbl \$ 5,575,000.00 Bldg \$ 5,575,000.00 Land \$ 0.00	Sales Instr WD Price \$ 1,650,000.00 Date 3/1/1985 1. Book 04502 Page 1951	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	LEVERETT HOUSE COND	BLDG EAST UNIT 3-A
50434323130010032 110 LEVERETT LLC 680 5TH AVE FL 23 NEW YORK NY 10019 5429	Acres 0.00 Value \$ 8,350,000.00 Taxbl \$ 8,350,000.00 Bldg \$ 8,350,000.00 Land \$ 0.00	Sales Instr WD Price \$ 9,500,000.00 Date 2/25/2013 Book 25823 Page 612	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	LEVERETT HOUSE COND	BLDG EAST UNIT 3-B
50434323130010041 LACHMAN ROSLYN C & 110 SUNSET AVE APT 4A PALM BEACH FL 33480 3947	Acres 0.00 Value \$ 5,650,000.00 Taxbl \$ 1,900,788.00 Bldg \$ 5,650,000.00 Land \$ 0.00	Sales Instr WD Price \$ 10.00 Date 12/28/2016 Book 28812 Page 1130	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	LEVERETT HOUSE COND	BLDG EAST UNIT 4-A
50434323130010042 WOLF JOYCE & 110 SUNSET AVE APT 4B PALM BEACH FL 33480 3947	Acres 0.00 Value \$ 9,000,000.00 Taxbl \$ 4,933,805.00 Bldg \$ 9,000,000.00 Land \$ 0.00	Sales Instr WD Price \$ 10.00 Date 12/21/2020 Book 32037 Page 87	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	LEVERETT HOUSE COND	BLDG EAST UNIT 4-B

Property Appraiser GIS - Property Detail list by parcel control number

50434323130020021	ACRES 0.00	SALES INSTR DT	MTG	LEVERETT HOUSE COND	BLDG WEST UNIT 2-A
LOWERRE PAUL &	Value \$ 2,500,000.00	Price \$ 2,100,000.00	PUSE CONDOMINIUM		
11 STONEHENGE RD	Taxbl \$ 2,500,000.00	Date 7/24/2014	TaxDist 5041.1		
	Bldg \$ 2,500,000.00	Book 26958			
GREAT NECK NY 11023 1007	Land \$ 0.00	Page 1890	NAV		
50434323130020022	ACRES 0.00	SALES INSTR WD	MTG	LEVERETT HOUSE COND	BLDG WEST UNIT 2-B
LONG BARBARA J	Value \$ 2,900,000.00	Price \$ 100.00	PUSE CONDOMINIUM		
120 SUNSET AVE APT 2BW	Taxbl \$ 823,587.00	Date 9/10/1999	TaxDist 5041.1		
	Bldg \$ 2,900,000.00	Book 11380			
PALM BEACH FL 33480 3969	Land \$ 0.00	Page 0459	NAV		
50434323130020023	ACRES 0.00	SALES INSTR QC	MTG	LEVERETT HOUSE COND	BLDG WEST UNIT 2-C
LEVY HOWARD IRWIN	Value \$ 4,800,000.00	Price \$ 10.00	PUSE CONDOMINIUM		
120 SUNSET AVE APT 2C	Taxbl \$ 1,650,528.00	Date 4/21/2015	TaxDist 5041.1		
	Bldg \$ 4,800,000.00	Book 27518			
PALM BEACH FL 33480 3948	Land \$ 0.00	Page 1758	NAV		
50434323130020024	ACRES 0.00	SALES INSTR WD	MTG	LEVERETT HOUSE COND	BLDG WEST UNIT 2-D
FINE ELLEN B TRUST	Value \$ 4,600,000.00	Price \$ 10.00	PUSE CONDOMINIUM		
120 SUNSET AVE APT 2D	Taxbl \$ 3,536,922.00	Date 12/22/2020	TaxDist 5041.1		
	Bldg \$ 4,600,000.00	Book 32034			
PALM BEACH FL 33480 3948	Land \$ 0.00	Page 1312	NAV		
50434323130020025	ACRES 0.00	SALES INSTR WD	MTG	LEVERETT HOUSE COND	BLDG WEST UNIT 2-E
RUTTENBERG REID W &	Value \$ 3,550,000.00	Price \$ 2,500,000.00	PUSE CONDOMINIUM		
120 SUNSET AVE # 2E	Taxbl \$ 1,591,888.00	Date 4/19/2007	TaxDist 5041.1		
	Bldg \$ 3,550,000.00	Book 21683			
PALM BEACH FL 33480 3948	Land \$ 0.00	Page 942	NAV		
50434323130020031	ACRES 0.00	SALES INSTR WD	MTG	LEVERETT HOUSE COND	BLDG WEST UNIT 3-A
DEMATTEIS LYNN M &	Value \$ 2,525,000.00	Price \$ 4,600,000.00	PUSE CONDOMINIUM		
120 SUNSET AVE APT 3A	Taxbl \$ 2,525,000.00	Date 4/28/2020	TaxDist 5041.1		
	Bldg \$ 2,525,000.00	Book 31405			
PALM BEACH FL 33480 3948	Land \$ 0.00	Page 1895	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434323130020032	LEEDS ISABELLE R	120 SUNSET AVE APT 3B	PALM BEACH FL 33480 3948	Acres 0.00	Value \$ 2,925,000.00	Taxbl \$ 1,503,930.00	Bldg \$ 2,925,000.00	Land \$ 0.00	Sales Instr Price \$ 700,000.00	Date 2/1/1988 1.	Book 05583	Page 1101	WD	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	LEVERETT HOUSE COND	BLDG WEST UNIT 3-B
50434323130020033	BELFER ELINOR	120 SUNSET AVE UNIT 3C	PALM BEACH FL 33480 3948	Acres 0.00	Value \$ 4,925,000.00	Taxbl \$ 1,043,783.00	Bldg \$ 4,925,000.00	Land \$ 0.00	Sales Instr Price \$ 10.00	Date 10/14/2016	Book 28676	Page 481	WD	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	LEVERETT HOUSE COND	BLDG WEST UNIT 3-C
50434323130020034	ANBINDER STEPHEN &	120 SUNSET AVE # 3D	PALM BEACH FL 33480 3948	Acres 0.00	Value \$ 4,700,000.00	Taxbl \$ 2,581,025.00	Bldg \$ 4,700,000.00	Land \$ 0.00	Sales Instr Price \$ 3,295,000.00	Date 3/12/2012	Book 25071	Page 863	WD	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	LEVERETT HOUSE COND	BLDG WEST UNIT 3-D
50434323130020035	GRABEL SEYMOUR	120 SUNSET AVE # 3E	PALM BEACH FL 33480 3926	Acres 0.00	Value \$ 3,600,000.00	Taxbl \$ 1,620,708.00	Bldg \$ 3,600,000.00	Land \$ 0.00	Sales Instr Price \$ 10.00	Date 11/12/2012	Book 25674	Page 1022	WD	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	LEVERETT HOUSE COND	BLDG WEST UNIT 3-E
50434323130020041	ALBERT RUTH	120 SUNSET AVE UNIT 4-A	PALM BEACH FL 33480 3926	Acres 0.00	Value \$ 2,550,000.00	Taxbl \$ 1,486,635.00	Bldg \$ 2,550,000.00	Land \$ 0.00	Sales Instr Price \$ 10.00	Date 9/7/2005 1.	Book 19237	Page 787	WD	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	LEVERETT HOUSE COND	BLDG WEST UNIT 4-A
50434323130020042	SESILOWE MARSHA	480 PARK AVE APT 21C	NEW YORK NY 10022 1742	Acres 0.00	Value \$ 2,950,000.00	Taxbl \$ 2,745,920.00	Bldg \$ 2,950,000.00	Land \$ 0.00	Sales Instr Price \$ 10.00	Date 3/22/2018	Book 29756	Page 1016	WD	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	LEVERETT HOUSE COND	BLDG WEST UNIT 4-B

Property Appraiser GIS - Property Detail list by parcel control number

50434323130020043	GREEN ALLAN & 120 SUNSET AVE APT 4C	Acres 0.00 Value \$ 5,050,000.00 Taxbl \$ 4,604,650.00 Bldg \$ 5,050,000.00 Land \$ 0.00	Sales instr WD Price \$ 6,400,000.00 Date 4/25/2018 Book 29824 Page 1685	MTG PUSE CONDOMINIUM TaxDist 50411	LEVERETT HOUSE COND BLDG WEST UNIT 4-C
50434323130020044	BERNICK HOWARD B & 120 SUNSET AVE APT 4D	Acres 0.00 Value \$ 8,100,000.00 Taxbl \$ 5,844,355.00 Bldg \$ 8,100,000.00 Land \$ 0.00	Sales instr WD Price \$ 10.00 Date 5/20/2020 Book 31477 Page 1850	MTG PUSE CONDOMINIUM TaxDist 50411	LEVERETT HOUSE COND BLDG WEST UNITS 4-D & 4-E
50434323160000011	SHAVELL WADE M TRUST 528 S COUNTRY CLUB DR	Acres 0.03 Value \$ 441,949.00 Taxbl \$ 441,949.00 Bldg \$ 1,399.00 Land \$ 440,550.00	Sales instr WD Price \$ 10.00 Date 11/15/2018 Book 30259 Page 989	MTG PUSE PKG LT / MH PK TaxDist 50411	FLORAL PARK ADD NO 2 W 15 FT OF LT 1
50434323160000060	GORELICK MARION 173 MAIN ST	Acres 0.11 Value \$ 1,107,636.00 Taxbl \$ 770,375.00 Bldg \$ 107,636.00 Land \$ 1,000,000.00	Sales instr QC Price \$ 10.00 Date 2/5/2009 1 Book 23067 Page 15	MTG PUSE MULTIFAMILY < 10 UNITS TaxDist 50411	FLORAL PARK ADD NO 2 LTS 6 & 7
50434323160000080	TRETHEWEY MARGUERITE 165 MAIN ST	Acres 0.17 Value \$ 4,932,192.00 Taxbl \$ 2,910,112.00 Bldg \$ 1,932,192.00 Land \$ 3,000,000.00	Sales instr WD Price \$ 3,200,000.00 Date 8/15/2013 Book 26261 Page 1678	MTG PUSE SINGLE FAMILY TaxDist 50411	FLORAL PARK ADD 2 LTS 8 THRU 10
50434323160000110	GRISWOLD ALEXANDER H 161 MAIN ST	Acres 0.17 Value \$ 4,644,213.00 Taxbl \$ 4,644,213.00 Bldg \$ 1,928,542.00 Land \$ 3,000,000.00	Sales instr WD Price \$ 4,810,000.00 Date 8/20/2020 Book 31691 Page 15	MTG PUSE SINGLE FAMILY TaxDist 50411	FLORAL PARK ADD 2 LTS 11 THRU 13
504343231600004003	PALM BEACH FL 33480 4003	Acres 0.17 Value \$ 4,932,192.00 Taxbl \$ 2,910,112.00 Bldg \$ 1,932,192.00 Land \$ 3,000,000.00	Sales instr WD Price \$ 3,200,000.00 Date 8/15/2013 Book 26261 Page 1678	MTG PUSE SINGLE FAMILY TaxDist 50411	FLORAL PARK ADD 2 LTS 11 THRU 13

Property Appraiser GIS - Property Detail list by parcel control number

50434323250010010	Acres 0.00	Sales instr WL	MTG	TWO NORTH BREAKERS ROW COND UNIT N-T1
MARKS NANCY L TR	Value \$ 4,900,000.00	Price \$ 100.00	PUSE CONDOMINIUM	
110 LYMAN RD	Taxbl \$ 4,900,000.00	Date 10/1/1995	TaxDist 50411	
	Bldg \$ 4,900,000.00	Book 08974		
CHESTNUT HILL MA 02467 2825	Land \$ 0.00	Page 0387	NAV	
50434323250010020	Acres 0.00	Sales instr WD	MTG	TWO NORTH BREAKERS ROW COND UNIT N-T2
ROBINSON ROBERTA N	Value \$ 7,140,000.00	Price \$ 2,300,000.00	PUSE CONDOMINIUM	
2 N BREAKERS ROW # N-T2	Taxbl \$ 3,107,019.00	Date 12/1/1990	TaxDist 50411	
	Bldg \$ 7,140,000.00	Book 06698		
PALM BEACH FL 33480 3881	Land \$ 0.00	Page 1814	NAV	
50434323250010030	Acres 0.00	Sales instr WD	MTG	TWO NORTH BREAKERS ROW COND UNIT N-T3
UTILITIES & INDUSTRIES MGMT CORP	Value \$ 6,050,000.00	Price \$ 4,600,000.00	PUSE CONDOMINIUM	
140 58TH ST STE 3C	Taxbl \$ 6,050,000.00	Date 4/5/2005 1	TaxDist 50411	
	Bldg \$ 6,050,000.00	Book 18418		
BROOKLYN NY 11220 2560	Land \$ 0.00	Page 290	NAV	
50434323250010040	Acres 0.00	Sales instr WL	MTG	TWO NORTH BREAKERS ROW COND UNIT N-T4
DANIELS MYRNA L	Value \$ 7,740,000.00	Price \$ 1,027,500.00	PUSE CONDOMINIUM	
20 QUEEN ST W # 3400	Taxbl \$ 7,740,000.00	Date 12/1/1986	TaxDist 50411	
BOX 50 TORONTO ON	Bldg \$ 7,740,000.00	Book 05131		
M5H 3R3 CANADA	Land \$ 0.00	Page 0341	NAV	
50434323250010050	Acres 0.00	Sales instr WL	MTG	TWO NORTH BREAKERS ROW COND UNIT N-T5
JENKINS NANCY E TRUST	Value \$ 4,650,000.00	Price \$ 10.00	PUSE CONDOMINIUM	
PO BOX 61239	Taxbl \$ 4,650,000.00	Date 10/23/2019	TaxDist 50411	
	Bldg \$ 4,650,000.00	Book 30982		
PALO ALTO CA 94306 6239	Land \$ 0.00	Page 126	NAV	
50434323250010210	Acres 0.00	Sales instr WD	MTG	TWO NORTH BREAKERS ROW COND UNIT N-21
FINE MILTON &	Value \$ 5,900,000.00	Price \$ 2,900,000.00	PUSE CONDOMINIUM	
2 N BREAKERS ROW UNIT N-21	Taxbl \$ 2,808,644.00	Date 5/1/1997 1	TaxDist 50411	
	Bldg \$ 5,900,000.00	Book 09821		
PALM BEACH FL 33480 3923	Land \$ 0.00	Page 0292	NAV	

Property Appraiser GIS - Property Detail list by parcel control number

50434323250010220	Acres 0.00	Sales instr WD	MTG	TWO NORTH BREAKERS ROW COND	UNIT N-22
SHAHEEN DORIS B TR &	Value \$ 8,350,000.00	Price \$ 10.00	PUSE CONDOMINIUM		
3792 DUMBARTON RD NW	Taxbl \$ 8,350,000.00	Date 5/18/2011	TaxDist 50411		
	Bldg \$ 8,350,000.00	Book 24656			
ATLANTA GA 30327 2660	Land \$ 0.00	Page 118	NAV		
50434323250010230	Acres 0.00	Sales instr QC	MTG	TWO NORTH BREAKERS ROW COND	UNIT N-23
COLIN BARBARA FLUG TRUST	Value \$ 7,260,000.00	Price \$ 10.00	PUSE CONDOMINIUM		
8 HICKORY HILLS	Taxbl \$ 7,260,000.00	Date 5/11/2010	TaxDist 50411		
	Bldg \$ 7,260,000.00	Book 23879			
ROSLYN NY 11576 1714	Land \$ 0.00	Page 426	NAV		
50434323250010240	Acres 0.00	Sales instr WD	MTG	TWO NORTH BREAKERS ROW COND	UNIT N-24
BREAKERS COHEN LLC	Value \$ 8,950,000.00	Price \$ 10.00	PUSE CONDOMINIUM		
750 LEXINGTON AVE FL 28	Taxbl \$ 8,950,000.00	Date 1/25/2007	TaxDist 50411		
	Bldg \$ 8,950,000.00	Book 21415			
NEW YORK NY 10022 9805	Land \$ 0.00	Page 1982	NAV		
50434323250010250	Acres 0.00	Sales instr QC	MTG	TWO NORTH BREAKERS ROW COND	UNIT N-25
COHEN ANDREW B	Value \$ 5,650,000.00	Price \$ 10.00	PUSE CONDOMINIUM		
2 N BREAKERS ROW UNIT N25	Taxbl \$ 5,600,000.00	Date 12/5/2011	TaxDist 50411		
	Bldg \$ 5,650,000.00	Book 25090			
PALM BEACH FL 33480 3923	Land \$ 0.00	Page 624	NAV		
50434323250010310	Acres 0.00	Sales instr WD	MTG	TWO NORTH BREAKERS ROW COND	UNIT N-31
HUGO REALTY TRUST	Value \$ 8,150,000.00	Price \$ 12,000,000.00	PUSE CONDOMINIUM		
155 SEAPORT BLVD STE 500	Taxbl \$ 8,150,000.00	Date 9/28/2015	TaxDist 50411		
	Bldg \$ 8,150,000.00	Book 27839			
BOSTON MA 02210 2695	Land \$ 0.00	Page 748	NAV		
50434323250010320	Acres 0.00	Sales instr QC	MTG	TWO NORTH BREAKERS ROW COND	UNIT N-32
GOLDBERG AVRAM J & CAROL R 1997	Value \$ 8,900,000.00	Price \$ 550,000.00	PUSE CONDOMINIUM		
2 INTERNATIONAL PL STE 3200	Taxbl \$ 8,900,000.00	Date 7/12/2012	TaxDist 50411		
	Bldg \$ 8,900,000.00	Book 25329			
BOSTON MA 02110 4105	Land \$ 0.00	Page 1945	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434323250010330	Acres	0.00	Sales Instr	WD	MTG	TWO NORTH BREAKERS ROW COND	UNIT N-33
KENSDALE LLC	Value \$	7,660,000.00	Price	\$ 10.00	PUSE	CONDOMINIUM	
545 MADISON AVE FL 6	Taxbl \$	7,660,000.00	Date	10/16/2018	TaxDist	50411	
NEW YORK NY 10022 9242	Bldg \$	7,660,000.00	Book	30233			
	Land \$	0.00	Page	961	NAV		
50434323250010340	Acres	0.00	Sales Instr	DT	MTG	TWO NORTH BREAKERS ROW COND	UNIT N-34
BARNETT VICTOR &	Value \$	9,500,000.00	Price	\$ 10.00	PUSE	CONDOMINIUM	
2 N BREAKERS ROW UNIT N-34	Taxbl \$	4,846,823.00	Date	8/16/2001	TaxDist	50411	
	Bldg \$	9,500,000.00	Book	12834			
PALM BEACH FL 33480 4049	Land \$	0.00	Page	1943	NAV		
50434323250010350	Acres	0.00	Sales Instr	WL	MTG	TWO NORTH BREAKERS ROW COND	UNIT N-35
GAINES STANLEY N &	Value \$	6,050,000.00	Price	\$ 6,385,000.00	PUSE	CONDOMINIUM	
2 N BREAKERS ROW APT N35	Taxbl \$	6,000,000.00	Date	7/20/2012	TaxDist	50411	
	Bldg \$	6,050,000.00	Book	25362			
PALM BEACH FL 33480 3986	Land \$	0.00	Page	171	NAV		
50434323250010410	Acres	0.00	Sales Instr	WL	MTG	TWO NORTH BREAKERS ROW COND	UNIT N-41
2 NORTH BREAKERS REALTY TRUST	Value \$	6,700,000.00	Price	\$ 7,050,000.00	PUSE	CONDOMINIUM	
2 N BREAKERS ROW APT N41	Taxbl \$	6,700,000.00	Date	2/10/2021	TaxDist	50411	
	Bldg \$	6,700,000.00	Book	32209			
PALM BEACH FL 33480 3987	Land \$	0.00	Page	137	NAV		
50434323250010420	Acres	0.00	Sales Instr	WD	MTG	TWO NORTH BREAKERS ROW COND	UNIT N-42
JH 95 DESCENDANT'S TRUST	Value \$	9,450,000.00	Price	\$ 6,798,000.00	PUSE	CONDOMINIUM	
10 BESSEL LN	Taxbl \$	9,450,000.00	Date	11/21/2016	TaxDist	50411	
	Bldg \$	9,450,000.00	Book	28741			
CHAPPAQUA NY 10514 2900	Land \$	0.00	Page	47	NAV		
50434323250010430	Acres	0.00	Sales Instr	WD	MTG	TWO NORTH BREAKERS ROW COND	UNIT N-43
MARDEN CHARLOTTE M	Value \$	8,060,000.00	Price	\$ 10.00	PUSE	CONDOMINIUM	
2 N BREAKERS ROW APT N43	Taxbl \$	4,629,368.00	Date	6/12/2012	TaxDist	50411	
	Bldg \$	8,060,000.00	Book	25275			
PALM BEACH FL 33480 3987	Land \$	0.00	Page	727	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

50434323250010440 TAUBMAN NICHOLAS F 2818 AVENHAM AVE SW ROANOKE VA 24014 1529	Acres 0.00 Value \$ 10,050,000.00 Taxbl \$ 10,050,000.00 Bldg \$ 10,050,000.00 Land \$ 0.00	Sales Instr WL Price \$ 11,333,755.00 Date 9/3/2013 1 Book 26314 Page 843	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND UNIT N-44
50434323250010450 KATZ STANLEY M & 2 N BREAKERS ROW # N-45 PALM BEACH FL 33480 3987	Acres 0.00 Value \$ 6,450,000.00 Taxbl \$ 3,107,519.00 Bldg \$ 6,450,000.00 Land \$ 0.00	Sales Instr WL Price \$ 1,187,000.00 Date 10/1/1986 Book 05061 Page 1699	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND UNIT N-45
50434323250010510 SERCHUCK JEROME QPR TRUST & 30 E 71ST ST # 6B NEW YORK NY 10021 4956	Acres 0.00 Value \$ 8,590,000.00 Taxbl \$ 8,590,000.00 Bldg \$ 8,590,000.00 Land \$ 0.00	Sales Instr WD Price \$ 10.00 Date 4/3/2007 1 Book 21648 Page 715	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND UNIT N-PH1
50434323250010520 BLOCK ELLEN H 2 N BREAKERS ROW PH N2 PALM BEACH FL 33480 3988	Acres 0.00 Value \$ 11,350,000.00 Taxbl \$ 11,260,441.00 Bldg \$ 11,350,000.00 Land \$ 0.00	Sales Instr WD Price \$ 10.00 Date 9/20/2018 Book 30172 Page 1593	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND UNIT N-PH2
50434323250010530 ZUCKERBERG ROY J 2 N BREAKERS ROW UNIT NPH3 PALM BEACH FL 33480 3991	Acres 0.00 Value \$ 12,500,000.00 Taxbl \$ 12,500,000.00 Bldg \$ 12,500,000.00 Land \$ 0.00	Sales Instr LA Price \$ 1.00 Date 6/1/2012 1 Book 25241 Page 1665	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND UNIT N-PH3
50434323250010540 BELFER DIANE 2 N BREAKERS ROW # N PH4 PALM BEACH FL 33480 4040	Acres 0.00 Value \$ 8,380,000.00 Taxbl \$ 3,855,815.00 Bldg \$ 8,380,000.00 Land \$ 0.00	Sales Instr WD Price \$ 1,848,000.00 Date 3/1/1987 1 Book 05245 Page 0018	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND UNIT N-PH4

Property Appraiser GIS - Property Detail list by parcel control number

50434323250020010 GAINES STANLEY N & 2 N BREAKERS ROW APT N35 PALM BEACH FL 33480 3986	Acres 0.00 Value \$ 4,350,000.00 Taxbl \$ 4,350,000.00 Bldg \$ 4,350,000.00 Land \$ 0.00	Sales Instr WL Price \$ 2,290,000.00 Date 7/12/2012 Book 25365 Page 1039	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND UNIT S-T1
50434323250020020 KATZ STANLEY M & 2 N BREAKERS ROW APT N45 PALM BEACH FL 33480 3987	Acres 0.00 Value \$ 3,750,000.00 Taxbl \$ 3,750,000.00 Bldg \$ 3,750,000.00 Land \$ 0.00	Sales Instr WD Price \$ 2,900,000.00 Date 10/11/2012 Book 25556 Page 1203	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND UNIT S-T2
50434323250020030 HARRISON SHELLEY D & 2 N BREAKERS ROW # S-T3 PALM BEACH FL 33480 3810	Acres 0.00 Value \$ 4,700,000.00 Taxbl \$ 2,771,356.00 Bldg \$ 4,700,000.00 Land \$ 0.00	Sales Instr WD Price \$ 5,700,000.00 Date 1/31/2008 Book 22424 Page 26	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND UNIT S-T3
50434323250020040 MICHAELS SAM 2 N BREAKERS ROW # ST4 PALM BEACH FL 33480 3810	Acres 0.00 Value \$ 7,260,000.00 Taxbl \$ 4,685,849.00 Bldg \$ 7,260,000.00 Land \$ 0.00	Sales Instr WD Price \$ 6,100,000.00 Date 4/27/2007 Book 21673 Page 1214	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND UNIT S-T4
50434323250020050 MARK MORRIS & 625 PARK AVE # 7-A NEW YORK NY 10065 7326	Acres 0.00 Value \$ 6,650,000.00 Taxbl \$ 6,650,000.00 Bldg \$ 6,650,000.00 Land \$ 0.00	Sales Instr WD Price \$ 4,600,000.00 Date 6/12/2001 Book 12689 Page 1219	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND UNIT S-T5
50434323250020210 FEINBERG DAVID H & 126 E 56TH ST FL 32ND NEW YORK NY 10022 3613	Acres 0.00 Value \$ 5,350,000.00 Taxbl \$ 5,350,000.00 Bldg \$ 5,350,000.00 Land \$ 0.00	Sales Instr WL Price \$ 4,300,000.00 Date 5/8/2000 1. Book 11781 Page 848	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND UNIT S-21

Property Appraiser GIS - Property Detail list by parcel control number

50434323250020220	COHEN FEINBERG CAROL R	2 N BREAKERS ROW APT S22	PALM BEACH FL 33480 4046	Acres 0.00	Value \$ 10,660,000.00	Taxbl \$ 6,248,445.00	Bldg \$ 10,660,000.00	Land \$ 0.00	Sales Instr	WL	Price \$ 1,074,000.00	Date 12/1/1986	Book 05120	Page 0369	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	TWO NORTH BREAKERS ROW CONDOMINIUM	UNITS S-22 & S-23
50434323250020240	MENSCHEL RICHARD	2 N BREAKERS ROW APT S24	PALM BEACH FL 33480 3811	Acres 0.00	Value \$ 8,470,000.00	Taxbl \$ 8,470,000.00	Bldg \$ 8,470,000.00	Land \$ 0.00	Sales Instr	WD	Price \$ 11,500,000.00	Date 4/19/2018	Book 29796	Page 1595	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	TWO NORTH BREAKERS ROW COND	UNIT S-24
50434323250020250	ISENBERG ROSAMOND F TRUST	PO BOX 351	PALM BEACH FL 33480 0351	Acres 0.00	Value \$ 7,860,000.00	Taxbl \$ 7,860,000.00	Bldg \$ 7,860,000.00	Land \$ 0.00	Sales Instr	WL	Price \$ 10.00	Date 12/15/2016	Book 28800	Page 56	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	TWO NORTH BREAKERS ROW COND	UNIT S-25
50434323250020310	WOOD COLLEEN	116 E SADDLE RIVER RD	SADDLE RIVER NJ 07458 3030	Acres 0.00	Value \$ 5,750,000.00	Taxbl \$ 5,750,000.00	Bldg \$ 5,750,000.00	Land \$ 0.00	Sales Instr	QC	Price \$ 10.00	Date 4/11/2008	Book 22620	Page 835	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	TWO NORTH BREAKERS ROW COND	UNIT S-31
50434323250020320	OBERG SUSAN	2 N BREAKERS ROW UNIT S-32	PALM BEACH FL 33480 3817	Acres 0.00	Value \$ 4,750,000.00	Taxbl \$ 3,228,722.00	Bldg \$ 4,750,000.00	Land \$ 0.00	Sales Instr	WD	Price \$ 5,000,000.00	Date 10/1/2004	Book 17591	Page 769	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	TWO NORTH BREAKERS ROW COND	UNIT S-32
50434323250020330	GOUSE RICHARD &	2 BAYBERRY LN	BARRINGTON RI 02806 4112	Acres 0.00	Value \$ 6,300,000.00	Taxbl \$ 6,300,000.00	Bldg \$ 6,300,000.00	Land \$ 0.00	Sales Instr	WL	Price \$ 1,011,000.00	Date 12/1/1986	Book 05144	Page 0189	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	TWO NORTH BREAKERS ROW COND	UNIT S-33

Property Appraiser GIS - Property Detail list by parcel control number

50434323250020340	TRUST DIANE	2 N BREAKERS ROW UNIT S 34	PALM BEACH FL 33480 3817	Acres 0.00	Value \$ 9,020,000.00	Taxbl \$ 7,544,432.00	Bldg \$ 9,020,000.00	Land \$ 0.00	Sales instr	WL	Price \$ 10.00	Date 12/5/2015	Book 27971	Page 1059	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	TWO NORTH BREAKERS ROW COND	UNIT S-34
50434323250020350	LAZARUS CHARLES P TRUST	1120 5TH AVE	NEW YORK NY 10128 0144	Acres 0.00	Value \$ 8,410,000.00	Taxbl \$ 8,410,000.00	Bldg \$ 8,410,000.00	Land \$ 0.00	Sales instr	WL	Price \$ 10.00	Date 6/25/2018	Book 31083	Page 1490	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	TWO NORTH BREAKERS ROW COND	UNIT S-35
50434323250020410	SUTTON KELSO F &	2 N BREAKERS ROW APT S41	PALM BEACH FL 33480 3817	Acres 0.00	Value \$ 6,150,000.00	Taxbl \$ 6,150,000.00	Bldg \$ 6,150,000.00	Land \$ 0.00	Sales instr	WL	Price \$ 7,675,000.00	Date 3/23/2020	Book 31409	Page 575	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	TWO NORTH BREAKERS ROW COND	UNIT S-41
50434323250020420	SOMMER BEVERLY	2 N BREAKERS ROW UNIT S-42	PALM BEACH FL 33480 3818	Acres 0.00	Value \$ 5,150,000.00	Taxbl \$ 3,331,696.00	Bldg \$ 5,150,000.00	Land \$ 0.00	Sales instr	WD	Price \$ 10.00	Date 10/24/2006	Book 21101	Page 1794	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	TWO NORTH BREAKERS ROW COND	UNIT S-42
50434323250020430	VALANDO MARION ELIZABETH	2 N BREAKERS ROW APT 43S	PALM BEACH FL 33480 3818	Acres 0.00	Value \$ 6,700,000.00	Taxbl \$ 3,980,008.00	Bldg \$ 6,700,000.00	Land \$ 0.00	Sales instr	WL	Price \$ 1,032,800.00	Date 7/1/1987	Book 05346	Page 1320	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	TWO NORTH BREAKERS ROW COND	UNIT S-43
50434323250020440	FRIEDMAN RICHARD A	944 5TH AVE	NEW YORK NY 10021 2656	Acres 0.00	Value \$ 11,650,000.00	Taxbl \$ 11,650,000.00	Bldg \$ 11,650,000.00	Land \$ 0.00	Sales instr	PL	Price \$ 15,500,000.00	Date 3/28/2017	Book 28979	Page 1985	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	TWO NORTH BREAKERS ROW COND	UNIT S-44

Property Appraiser GIS - Property Detail list by parcel control number

50434323250020450	SHAPIRO CARL	2 N BREAKERS ROW UNIT S-45	PALM BEACH FL 33480 3818	Acres 0.00	Value \$ 8,960,000.00	Taxbl \$ 4,654,019.00	Bldg \$ 8,960,000.00	Land \$ 0.00	Sales Instr WL	Price \$ 10.00	Date 11/14/2007	Book 22268	Page 1780	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	TWO NORTH BREAKERS ROW COND	UNIT S-45
50434323250020510	COHEN BROTHERS REALTY CORP OF FL	750 LEXINGTON AVE FL 28	NEW YORK NY 10022 9805	Acres 0.00	Value \$ 8,040,000.00	Taxbl \$ 8,040,000.00	Bldg \$ 8,040,000.00	Land \$ 0.00	Sales Instr W/D	Price \$ 7,200,000.00	Date 12/1/2009	Book 23588	Page 1324	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	TWO NORTH BREAKERS ROW COND	UNIT S-PH1
50434323250020520	LAB PROPERTY LTD PARTNRSHP	22 ST CLAIR AVE E # 1600	TORONTO ONTARIO	Acres 0.00	Value \$ 7,370,000.00	Taxbl \$ 7,370,000.00	Bldg \$ 7,370,000.00	Land \$ 0.00	Sales Instr WL	Price \$ 5,000,000.00	Date 5/29/2007	Book 21810	Page 841	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	TWO NORTH BREAKERS ROW COND	UNIT S-PH2
50434323250020530	LANDAU EMILY	299 PARK AVE FL 42	NEW YORK NY 10171 0002	Acres 0.00	Value \$ 12,020,000.00	Taxbl \$ 12,020,000.00	Bldg \$ 12,020,000.00	Land \$ 0.00	Sales Instr W/D	Price \$ 4,400,000.00	Date 4/1/1996	Book 09213	Page 1469	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	TWO NORTH BREAKERS ROW COND	UNIT S-PH3
50434323250020540	FENNELL SHIRLEY TR	880 WINTER ST STE 340	WALTHAM MA 02451 1544	Acres 0.00	Value \$ 10,890,000.00	Taxbl \$ 10,890,000.00	Bldg \$ 10,890,000.00	Land \$ 0.00	Sales Instr WL	Price \$ 1,348,000.00	Date 3/1/1987	Book 05210	Page 0494	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	TWO NORTH BREAKERS ROW COND	UNIT S-PH4
50434323250030010	TAUBMAN NICHOLAS F	2818 AVENHAM AVE SW	ROANOKE VA 24014 1529	Acres 0.00	Value \$ 90,000.00	Taxbl \$ 90,000.00	Bldg \$ 90,000.00	Land \$ 0.00	Sales Instr WL	Price \$ 11,333,755.00	Date 9/3/2013	Book 26314	Page 843	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	TWO NORTH BREAKERS ROW COND	CABANA C-1

Property Appraiser GIS - Property Detail list by parcel control number

50434323250030020 JENKINS NANCY E TRUST PO BOX 61239	Acres 0.00 Value \$ 90,000.00 Taxbl \$ 90,000.00 Bldg \$ 90,000.00 Land \$ 0.00	Sales Instr WL Price \$ 10.00 Date 10/23/2019 Book 30982 Page 126	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND CABANA C-2
50434323250030030 GAINES STANLEY N & 2 N BREAKERS ROW APT N35	Acres 0.00 Value \$ 90,000.00 Taxbl \$ 90,000.00 Bldg \$ 90,000.00 Land \$ 0.00	Sales Instr WL Price \$ 6,385,000.00 Date 7/20/2012 Book 25362 Page 171	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND CABANA C-3
50434323250030040 BARNETT VICTOR & 2 N BREAKERS ROW APT N34	Acres 0.00 Value \$ 90,000.00 Taxbl \$ 90,000.00 Bldg \$ 90,000.00 Land \$ 0.00	Sales Instr DT Price \$ 10.00 Date 8/16/2001 Book 12834 Page 1943	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND CABANA C-4
50434323250030050 DANIELS MYRNA L 2 N BREAKERS ROW APT N-T4	Acres 0.00 Value \$ 90,000.00 Taxbl \$ 90,000.00 Bldg \$ 90,000.00 Land \$ 0.00	Sales Instr WL Price \$ 1,027,500.00 Date 12/1/1986 Book 05131 Page 0341	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND CABANA C-5
50434323250030060 ISENBERG ROSAMOND F TRUST PO BOX 351	Acres 0.00 Value \$ 90,000.00 Taxbl \$ 90,000.00 Bldg \$ 90,000.00 Land \$ 0.00	Sales Instr WL Price \$ 10.00 Date 12/15/2016 Book 28800 Page 56	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND CABANA C-6
50434323250030070 MARDEN BERNARD A & 2 BREAKERS ROW N # PHE	Acres 0.00 Value \$ 90,000.00 Taxbl \$ 90,000.00 Bldg \$ 90,000.00 Land \$ 0.00	Sales Instr WL Price \$ 7,890,789.00 Date 1/19/2006 Book 19822 Page 1796	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND CABANA C-7

Property Appraiser GIS - Property Detail list by parcel control number

50434323250030080 FENNELL SHIRLEY TR 880 WINTER ST STE 340 WALTHAM MA 02451 1544	Acres 0.00 Value \$ 90,000.00 Taxbl \$ 90,000.00 Bldg \$ 90,000.00 Land \$ 0.00	Sales Instr WL Price \$ 55,900.00 Date 3/1/1987 1. Book 05210 Page 0494	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND CABANA C-8
50434323250030090 COLIN BARBARA FLUG TRUST 8 HICKORY HILL ROSLYN NY 11576 1714	Acres 0.00 Value \$ 90,000.00 Taxbl \$ 90,000.00 Bldg \$ 90,000.00 Land \$ 0.00	Sales Instr QC Price \$ 10.00 Date 5/11/2010 Book 23879 Page 426	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND CABANA C-9
50434323250030100 MENSCHEL RICHARD 2 N BREAKERS ROW APT S24 PALM BEACH FL 33480 3811	Acres 0.00 Value \$ 90,000.00 Taxbl \$ 90,000.00 Bldg \$ 90,000.00 Land \$ 0.00	Sales Instr WD Price \$ 11,500,000.00 Date 4/19/2018 Book 29796 Page 1595	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND CABANA C-10
50434323250030110 COHEN ANDREW B REV LIV TRUST 2 N BREAKERS ROW APT 25N PALM BEACH FL 33480 3923	Acres 0.00 Value \$ 85,000.00 Taxbl \$ 85,000.00 Bldg \$ 85,000.00 Land \$ 0.00	Sales Instr QC Price \$ 10.00 Date 12/5/2011 Book 25090 Page 624	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND CABANA C-11
50434323250030120 2 NORTH BREAKERS REALTY TRUST 2 N BREAKERS ROW APT N41 PALM BEACH FL 33480 3987	Acres 0.00 Value \$ 85,000.00 Taxbl \$ 85,000.00 Bldg \$ 85,000.00 Land \$ 0.00	Sales Instr WL Price \$ 7,050,000.00 Date 2/10/2021 Book 32209 Page 137	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND CABANA C-12
50434323250030130 ZUCKERBERG ROY J 2 N BREAKERS ROW PH N3 PALM BEACH FL 33480 3991	Acres 0.00 Value \$ 85,000.00 Taxbl \$ 85,000.00 Bldg \$ 85,000.00 Land \$ 0.00	Sales Instr WD Price \$ 10.00 Date 11/12/2014 Book 27160 Page 1318	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND CABANA C-13

Property Appraiser GIS - Property Detail list by parcel control number

50434323250030140 FRIEDMAN RICHARD A 944 5TH AVE NEW YORK NY 10021 2656	Acres 0.00 Value \$ 85,000.00 Taxbl \$ 85,000.00 Bldg \$ 85,000.00 Land \$ 0.00	Sales instr PL Price \$ 15,500,000.00 Date 3/28/2017 Book 28979 Page 1985	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND CABANA C-14
50434323250030150 FINE MILTON & 145 OLD MILL RD PITTSBURGH PA 15238 1941	Acres 0.00 Value \$ 85,000.00 Taxbl \$ 85,000.00 Bldg \$ 85,000.00 Land \$ 0.00	Sales instr WD Price \$ 2,900,000.00 Date 5/1/1997 1 Book 09821 Page 0292	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND CABANA C-15
50434323250030160 FEINBERG CAROL R 17871 MONAGHAN RUN BONITA SPRINGS FL 34135 8701	Acres 0.00 Value \$ 85,000.00 Taxbl \$ 85,000.00 Bldg \$ 85,000.00 Land \$ 0.00	Sales instr WL Price \$ 1,074,000.00 Date 12/1/1986 Book 05120 Page 0369	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND CABANA C-16
50434323250030170 UTILITIES & INDUSTRIES MGMT CORP 140 58TH ST STE 3C BROOKLYN NY 11220 2560	Acres 0.00 Value \$ 85,000.00 Taxbl \$ 85,000.00 Bldg \$ 85,000.00 Land \$ 0.00	Sales instr WD Price \$ 4,600,000.00 Date 4/5/2005 1 Book 18418 Page 290	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND CABANA C-17
50434323250030180 TRUST DIANE 2 N BREAKERS ROW APT 34S PALM BEACH FL 33480 3817	Acres 0.00 Value \$ 85,000.00 Taxbl \$ 85,000.00 Bldg \$ 85,000.00 Land \$ 0.00	Sales instr WD Price \$ 10.00 Date 12/5/2015 Book 27971 Page 1059	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND CABANA C-18
50434323250030190 BELFER ARTHUR B & 2 N BREAKERS ROW # PH N4 PALM BEACH FL 33480 3991	Acres 0.00 Value \$ 85,000.00 Taxbl \$ 85,000.00 Bldg \$ 85,000.00 Land \$ 0.00	Sales instr WD Price \$ 1,848,000.00 Date 3/1/1987 1 Book 05245 Page 0018	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND CABANA C-19

Property Appraiser GIS - Property Detail list by parcel control number

50434323250030200	WOOD COLLEEN	116 E SADDLE RIVER RD	SADDLE RIVER NJ 07458 3030	Acres 0.00	Value \$ 85,000.00	Taxbl \$ 85,000.00	Bldg \$ 85,000.00	Land \$ 0.00	Sales Instr QC	Price \$ 10.00	Date 4/1/2008	Book 22620	Page 835	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	TWO NORTH BREAKERS ROW COND	CABANA C-20
50434323250030210	MARKS NANCY L	110 LYMAN RD	CHESTNUT HILL MA 02467 2825	Acres 0.00	Value \$ 85,000.00	Taxbl \$ 85,000.00	Bldg \$ 85,000.00	Land \$ 0.00	Sales Instr WL	Price \$ 1,900,000.00	Date 12/1/1988	Book 05925	Page 1683	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	TWO NORTH BREAKERS ROW COND	CABANA C-21
50434323250030220	BLOCK ELLEN H	2 N BREAKERS ROW APT C22	PALM BEACH FL 33480 4040	Acres 0.00	Value \$ 125,000.00	Taxbl \$ 125,000.00	Bldg \$ 125,000.00	Land \$ 0.00	Sales Instr WL	Price \$ 2,700,000.00	Date 3/1/1993 1	Book 07637	Page 0778	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	TWO NORTH BREAKERS ROW COND	CABANA C-22
50434323250030230	VALANDO ELIZABETH	2 N BREAKERS ROW APT 43S	PALM BEACH FL 33480 3818	Acres 0.00	Value \$ 85,000.00	Taxbl \$ 85,000.00	Bldg \$ 85,000.00	Land \$ 0.00	Sales Instr WL	Price \$ 1,032,800.00	Date 7/1/1987 1	Book 05346	Page 1320	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	TWO NORTH BREAKERS ROW COND	CABANA C-23
50434323250030240	LAB PROPERTY LTD PARTNRSH	22 ST CLAIR AVE E # 1600	TORONTO ONTARIO	Acres 0.00	Value \$ 85,000.00	Taxbl \$ 85,000.00	Bldg \$ 85,000.00	Land \$ 0.00	Sales Instr WL	Price \$ 5,000,000.00	Date 5/29/2007	Book 21810	Page 841	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	TWO NORTH BREAKERS ROW COND	CABANA C-24
50434323250030250	GOUSE RICHARD &	2 BAYBERRY LN	BARRINGTON RI 02806 4112	Acres 0.00	Value \$ 85,000.00	Taxbl \$ 85,000.00	Bldg \$ 85,000.00	Land \$ 0.00	Sales Instr WL	Price \$ 1,011,000.00	Date 12/1/1986	Book 05144	Page 0189	MTG	PUSE CONDOMINIUM	TaxDist 50411	NAV	TWO NORTH BREAKERS ROW COND	CABANA C-25

Property Appraiser GIS - Property Detail list by parcel control number

50434323250030260 OBERG SUSAN TR 2 N BREAKERS ROW # C26 PALM BEACH FL 33480 4040	Acres 0.00 Value \$ 85,000.00 Taxbl \$ 85,000.00 Bldg \$ 85,000.00 Land \$ 0.00	Sales Instr WD Price \$ 5,000,000.00 Date 10/1/2004 Book 17591 Page 769	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND CABANA C-26
50434323250030270 JH 95 DESCENDANTS TRUST & 10 BESSEL LN CHAPPAQUA NY 10514 2900	Acres 0.00 Value \$ 85,000.00 Taxbl \$ 85,000.00 Bldg \$ 85,000.00 Land \$ 0.00	Sales Instr WD Price \$ 6,798,000.00 Date 11/21/2016 Book 28741 Page 47	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND CABANA C-27
50434323250030280 KATZ STANLEY M & 2 N BREAKERS ROW APT N45 PALM BEACH FL 33480 3987	Acres 0.00 Value \$ 85,000.00 Taxbl \$ 85,000.00 Bldg \$ 85,000.00 Land \$ 0.00	Sales Instr WD Price \$ 2,900,000.00 Date 10/11/2012 Book 25556 Page 1203	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND CABANA C-28
50434323250030290 COHEN BROTHERS REALTY CORP OF FLA LLC 750 LEXINGTON AVE FL 28 NEW YORK NY 10022 9805	Acres 0.00 Value \$ 125,000.00 Taxbl \$ 125,000.00 Bldg \$ 125,000.00 Land \$ 0.00	Sales Instr PL Price \$ 100,000.00 Date 2/29/2016 Book 28230 Page 625	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND CABANA C-29
50434323250030300 SUTTON KEISO F & 2 N BREAKERS ROW APT S41 PALM BEACH FL 33480 3817	Acres 0.00 Value \$ 85,000.00 Taxbl \$ 85,000.00 Bldg \$ 85,000.00 Land \$ 0.00	Sales Instr WL Price \$ 7,675,000.00 Date 3/23/2020 Book 31409 Page 575	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND CABANA C-30
50434323250030310 KATZ STANLEY M & 2 N BREAKERS ROW APT N 45 PALM BEACH FL 33480 3987	Acres 0.00 Value \$ 85,000.00 Taxbl \$ 85,000.00 Bldg \$ 85,000.00 Land \$ 0.00	Sales Instr WL Price \$ 78,000.00 Date 10/1/1986 Book 05061 Page 1699	MTG PUSE CONDOMINIUM TaxDist 50411 NAV	TWO NORTH BREAKERS ROW COND CABANA C-31

Property Appraiser GIS - Property Detail list by parcel control number

50434323250030320	ACRES 0.00	SALES INSTR WD	MTG	TWO NORTH BREAKERS ROW COND
SERCHUCK JEROME QPR TRUST & 30 E 71ST ST # 6B	Value \$ 85,000.00	Price \$ 10.00	PUSE CONDOMINIUM	CABANA C-32
	Taxbl \$ 85,000.00	Date 10/16/2015	TaxDist 50411	
	Bldg \$ 85,000.00	Book 27979		
NEW YORK NY 10021 4956	Land \$ 0.00	Page 1618	NAV	
50434323250030330	ACRES 0.00	SALES INSTR WL	MTG	TWO NORTH BREAKERS ROW COND
SHAPIRO RUTH E TR & 2 N BREAKERS ROW # S45	Value \$ 85,000.00	Price \$ 10.00	PUSE CONDOMINIUM	CABANA C-33
	Taxbl \$ 85,000.00	Date 11/14/2007	TaxDist 50411	
	Bldg \$ 85,000.00	Book 22268		
PALM BEACH FL 33480 3818	Land \$ 0.00	Page 1780	NAV	
50434323250030340	ACRES 0.00	SALES INSTR WD	MTG	TWO NORTH BREAKERS ROW COND
HUGO REALTY TRUST 155 SEAPORT BLVD STE 500	Value \$ 85,000.00	Price \$ 12,000,000.00	PUSE CONDOMINIUM	CABANA C-34
	Taxbl \$ 85,000.00	Date 9/28/2015	TaxDist 50411	
	Bldg \$ 85,000.00	Book 27839		
BOSTON MA 02210 2695	Land \$ 0.00	Page 748	NAV	
50434323250030350	ACRES 0.00	SALES INSTR WD	MTG	TWO NORTH BREAKERS ROW COND
SOMMER BEVERLY TR 2 N BREAKERS ROW # S42	Value \$ 85,000.00	Price \$ 10.00	PUSE CONDOMINIUM	CABANA C-35
	Taxbl \$ 85,000.00	Date 10/24/2006	TaxDist 50411	
	Bldg \$ 85,000.00	Book 21101		
PALM BEACH FL 33480 3818	Land \$ 0.00	Page 1794	NAV	
50434323250030360	ACRES 0.00	SALES INSTR WD	MTG	TWO NORTH BREAKERS ROW COND
COHEN BROTHERS REALTY CORP OF FL INC 750 LEXINGTON AVE FL 28	Value \$ 85,000.00	Price \$ 7,200,000.00	PUSE CONDOMINIUM	CABANA C-36
	Taxbl \$ 85,000.00	Date 12/1/2009	TaxDist 50411	
	Bldg \$ 85,000.00	Book 23588		
NEW YORK NY 10022 9805	Land \$ 0.00	Page 1324	NAV	
50434323250030370	ACRES 0.00	SALES INSTR WL	MTG	TWO NORTH BREAKERS ROW COND
LAZARUS CHARLES P TRUST 1120 5TH AVE	Value \$ 85,000.00	Price \$ 10.00	PUSE CONDOMINIUM	CABANA C-37
	Taxbl \$ 85,000.00	Date 6/25/2018	TaxDist 50411	
	Bldg \$ 85,000.00	Book 31083		
NEW YORK NY 10128 0144	Land \$ 0.00	Page 1490	NAV	

Property Appraiser GIS - Resource Accounting Report

Total Label Count: 508

Total Line Print Count: 2809

<u>50434322000010050</u>	250	<u>50434322010010101</u>	250	<u>50434322010020081</u>	250
SPIEGEL SIDNEY TR # 31520371 340 ROYAL POINCIANA WAY STE 316 PALM BEACH FL 33480 4096		CARDELUS ANNIE M & 6 COMMODORE AVE RYE NY 10580 1864		LANGMAID BRUCE M & 236 PENDLETON AVE PALM BEACH FL 33480 6117	
<u>50434322000020010</u>	250	<u>50434322010010121</u>	250	<u>50434322010020091</u>	250
ROYAL POINCIANA CHAPEL 60 COCOANUT ROW PALM BEACH FL 33480 4010		259 PENDLETON AVENUE LLC PO BOX 402249 MIAMI FL 33140 0249		240 PENDLETON LLC 240 PENDLETON AVE PALM BEACH FL 33480 6117	
<u>50434322000020050</u>	250	<u>50434322010010160</u>	250	<u>50434322010020111</u>	250
BREAKERS PALM BEACH INC 1 S COUNTY RD PALM BEACH FL 33480 4023		MOORE DANIELLE H 277 PENDLETON AVE PALM BEACH FL 33480 6118		BAILEY POINT HOLDINGS LLC 1615 FORUM PL WEST PALM BEACH FL 33401 2318	
<u>50434322000020070</u>	250	<u>50434322010010200</u>	250	<u>50434322010020130</u>	250
FLAGLER HENRY M MUSEUM 52 COCOANUT ROW PALM BEACH FL 33480 4037		LEE SUSAN C 287 PENDLETON AVE PALM BEACH FL 33480 6118		HICKS ALEC JR & 209 BARTON AVE PALM BEACH FL 33480 6115	
<u>50434322010010010</u>	250	<u>50434322010020010</u>	250	<u>50434322010020140</u>	250
PALM BEACH PENDLETON PROPERTIES LLC 101 BRADLEY PL STE 204A PALM BEACH FL 33480 3885		BETHESDA BY THE SEA CHURCH PO BOX 1057 PALM BEACH FL 33480 1057		FENNEBRESQUE KIM S 225 BARTON AVE PALM BEACH FL 33480 6115	
<u>50434322010010012</u>	250	<u>50434322010020020</u>	250	<u>50434322010020161</u>	250
BLUE MOUNTAIN TRUST 207 PENDLETON AVE PALM BEACH FL 33480 6118		BETHESDA BY THE SEA CHURCH PO BOX 1057 PALM BEACH FL 33480 1057		ZEIDMAN MARK S & 229 BARTON AVE PALM BEACH FL 33480 6115	
<u>50434322010010031</u>	250	<u>50434322010020030</u>	250	<u>50434322010020171</u>	250
JONES CHARLES & 223 PENDLETON AVE PALM BEACH FL 33480 6118		DICKEY PAUL B JR 216 PENDLETON AVE PALM BEACH FL 33480 6117		233 BARTON LLC 233 BARTON AVE PALM BEACH FL 33480 6115	
<u>50434322010010061</u>	250	<u>50434322010020041</u>	250	<u>50434322010020191</u>	250
PB LUXURY PROPERTIES LLC 239 PENDLETON AVE PALM BEACH FL 33480 6118		OBRIEN ANDREW J & 12 STERLING RD S ARMONK NY 10504 2418		BYRNE PHILIP M 239 BARTON AVE PALM BEACH FL 33480 6115	
<u>50434322010010080</u>	250	<u>50434322010020051</u>	250	<u>50434322010020211</u>	250
ROTH DAVID L & PO BOX 770 WEST PALM BEACH FL 33402 0770		GIBSON SUSAN C 226 PENDLETON AVE PALM BEACH FL 33480 6117		SORREL ELIZABETH 245 BARTON AVE PALM BEACH FL 33480 6115	
<u>50434322010010091</u>	250	<u>50434322010020060</u>	250	<u>50434322010030011</u>	250
OLSSON LINDA R 239 PENDLETON AVE PALM BEACH FL 33480 6118		BALLANTINE JOHN W & 230 PENDLETON AVE PALM BEACH FL 33480 6117		RISIN LIZA & 258 PENDLETON AVE PALM BEACH FL 33480 6117	

<u>50434322010030012</u>	250	<u>50434322040000050</u>	250	<u>50434322180001060</u>	250
KASSATLY EDWARD M & 309 BARTON AVE PALM BEACH FL 33480 6133		CARR BRIAN R & 327 BARTON AVE PALM BEACH FL 33480 6133		GOLDSTEIN ROBERT & 480 PARK AVE APT 3H NEW YORK NY 10022 1742	
<u>50434322010030030</u>	250	<u>50434322040000060</u>	250	<u>50434322180001070</u>	250
CIKLIN ALAN J & 260 PENDLETON AVE PALM BEACH FL 33480 6117		STEPHAN ALBERT 270 PENDLETON AVE PALM BEACH FL 33480 6117		CARDELUS MARCIA M 44 COCOANUT ROW PALM BEACH FL 33480 4069	
<u>50434322010030041</u>	250	<u>50434322180000010</u>	250	<u>50434322180001080</u>	250
STEPHAN ALBERT 270 PENDLETON AVE PALM BEACH FL 33480 6117		SILLS RICHARD R 44 COCOANUT ROW UNIT R-1 PALM BEACH FL 33480 4069		HANLEY DANIEL A & 417 SEABREEZE AVE PALM BEACH FL 33480 4107	
<u>50434322020000010</u>	250	<u>50434322180000020</u>	250	<u>50434322180001110</u>	250
ANGLE ANN BRITT & 306 PENDLETON LN PALM BEACH FL 33480 4105		RIBAKOFF STEPHANIE 44 COCOANUT ROW UNIT 2 PALM BEACH FL 33480 4069		LEICHTER PARTNERS LP 27 WOOSTER ST APT 3A NEW YORK NY 10013 3133	
<u>50434322020000071</u>	250	<u>50434322180000040</u>	250	<u>50434322180001120</u>	250
WYCKOFF SHELBY P 315 PENDLETON LN PALM BEACH FL 33480 4105		GANTCHER ALICE & 44 COCOANUT ROW # AR4 PALM BEACH FL 33480 4069		HAMM WILLIAM C & 44 COCOANUT ROW STE A114 PALM BEACH FL 33480 4069	
<u>50434322020000081</u>	250	<u>50434322180001010</u>	250	<u>50434322180001130</u>	250
311 PENDLETON LLC 222 LAKEVIEW AVE STE 1500 WEST PALM BEACH FL 33401 6174		KILLIAN PATRICK B 44 COCOANUT ROW UNIT 101A PALM BEACH FL 33480 4069		HAMM WILLIAM CHARLES 44 COCOANUT ROW UNIT A-113 PALM BEACH FL 33480 4069	
<u>50434322020000091</u>	250	<u>50434322180001020</u>	250	<u>50434322180001200</u>	250
HUNT THOMAS P & 303 PENDLETON LN PALM BEACH FL 33480 4105		BELLIVEAU BRYAN J & 70 DEEPWOOD DR NEWINGTON CT 06111 2527		RIBAKOFF STEPHANIE TRUST 44 COCOANUT ROW PALM BEACH FL 33480 4069	
<u>50434322030000011</u>	250	<u>50434322180001030</u>	250	<u>50434322180001210</u>	250
124 COCONUT ROW LLC PO BOX 805 NEW YORK NY 10150 0805		WILLIAMS KELLY TRUST 288 SANDPIPER DR PALM BEACH FL 33480 3327		CAULFIELD ROBERT A & 1 HENDERSON ST HOBOKEN NJ 07030 1802	
<u>50434322040000030</u>	250	<u>50434322180001040</u>	250	<u>50434322180001220</u>	250
WYNNS JAMES C & 315 BARTON AVE PALM BEACH FL 33480 6133		ALBAHARY ALBERT S & 44 COCOANUT ROW APT A104 PALM BEACH FL 33480 4069		SACHS FAMILY TRUST 44 COCOANUT ROW APT A122 PALM BEACH FL 33480 4069	
<u>50434322040000040</u>	250	<u>50434322180001050</u>	250	<u>50434322180002010</u>	250
RAMIREZ SAMUEL A & 321 BARTON AVE PALM BEACH FL 33480 6133		PITTS JEFF M & 44 COCOANUT ROW APT 105A PALM BEACH FL 33480 4069		CASTLE MARIANNE S & 150 E 58TH ST FL 38 NEW YORK NY 10155 0017	

<u>50434322180002020</u>	250	<u>50434322180002140</u>	250	<u>50434322180003020</u>	250
SPENCER CHURCHILL LILY & 44 COCOANUT ROW APT 202A PALM BEACH FL 33480 4069		RIBAKOFF PATRICIA F TRUST & 44 COCOANUT ROW APT A214 PALM BEACH FL 33480 4069		ROBBINS WILLIAM D 44 COCOANUT ROW STE A303 PALM BEACH FL 33480 4069	
<u>50434322180002030</u>	250	<u>50434322180002150</u>	250	<u>50434322180003040</u>	250
STRASSER SCOTT TRUST 44 COCOANUT ROW # 203A PALM BEACH FL 33480 4069		DE WYMAN HERMA MATHILDE TRUST 44 COCOANUT ROW # A216 PALM BEACH FL 33480 4069		FARIS CLAUDIA 44 COCOANUT ROW PALM BEACH FL 33480 4069	
<u>50434322180002040</u>	250	<u>50434322180002160</u>	250	<u>50434322180003050</u>	250
BUDNITZ DENISE 44 COCOANUT ROW PALM BEACH FL 33480 4069		DE WYMAN MIRO HERMA 44 COCOANUT ROW UNIT A-216 PALM BEACH FL 33480 4069		RAIA LAWRENCE C & 311 OCEAN AVE SPRING LAKE NJ 07762 1024	
<u>50434322180002050</u>	250	<u>50434322180002170</u>	250	<u>50434322180003060</u>	250
WILLIAMS KELLY TRUST 288 SANDPIPER DR PALM BEACH FL 33480 3327		ZUSSMAN DAVID T TRUST 93 UNION ST NEWTON CENTRE MA 02459 2244		WOLFF MARILYN B 44 COCOANUT ROW # 306 A PALM BEACH FL 33480 4069	
<u>50434322180002060</u>	250	<u>50434322180002180</u>	250	<u>50434322180003070</u>	250
LAWN RONA G 44 COCOANUT ROW UNIT A-206 PALM BEACH FL 33480 4069		KOTAH LLC 93 UNION ST STE 315 NEWTON MA 02459 2241		BRUNS PEYTON E 44 COCOANUT ROW APT 307A PALM BEACH FL 33480 4069	
<u>50434322180002070</u>	250	<u>50434322180002190</u>	250	<u>50434322180003080</u>	250
ZIFF SUSAN 44 COCOANUT ROW # 207A PALM BEACH FL 33480 4069		DONAHUE BARRY J 44 COCONUT ROW PALM BEACH FL 33480 4069		LIMONGELLO JOAN 44 COCOANUT ROW UNIT A 308 PALM BEACH FL 33480 4069	
<u>50434322180002080</u>	250	<u>50434322180002200</u>	250	<u>50434322180003100</u>	250
OMALLEY BARBARA & 1500 GARDEN ST APT 2I HOBOKEN NJ 07030 4493		GANTCHER ALICE & 44 COCOANUT ROW APT A220 PALM BEACH FL 33480 4069		FIRLIK EMILY L & 44 COCOANUT ROW STE A310 PALM BEACH FL 33480 4069	
<u>50434322180002110</u>	250	<u>50434322180002210</u>	250	<u>50434322180003110</u>	250
DAVISSON LACY LU 44 COCOANUT ROW PALM BEACH FL 33480 4069		HEMLEY MARCIA W TRUST 68 SUNSET CLFS BURLINGTON VT 05408 1325		CASTLE JOHN K & 150 E 58TH ST FL 38 NEW YORK NY 10155 0017	
<u>50434322180002120</u>	250	<u>50434322180002220</u>	250	<u>50434322180003120</u>	250
KLORFEIN FRUEMA A 44 COCOANUT ROW UNIT 212A PALM BEACH FL 33480 4069		DOLAN ROBERT J JR TRUST 44 COCOANUT ROW # A222 PALM BEACH FL 33480 4069		KAY ROBIN JAYNE 1987 TRUST 750 LEXINGTON AVE FL 28 NEW YORK NY 10022 9805	
<u>50434322180002130</u>	250	<u>50434322180003010</u>	250	<u>50434322180003130</u>	250
ALLIK MAIRE 44 COCOANUT ROW UNIT A-213 PALM BEACH FL 33480 4069		HALLOCK PETER & 60 HIDDEN COVE CT SOUTHAMPTON NY 11968 1520		GALLETTA ROBERT A & 44 COCOANUT ROW APT 313A PALM BEACH FL 33480 4069	

<u>50434322180003140</u>	250	<u>50434322180004040</u>	250	<u>50434322180004160</u>	250
JENNINGS RICHARD D 17461 CAMINO DE YATASTO PACIFIC PALISADES CA 90272 2011		YONKOVIG ZEN 44 COCOANUT ROW UNIT A-404 PALM BEACH FL 33480 4069		APFEL IRIS B 44 COCOANUT ROW APT 416A PALM BEACH FL 33480 4069	
<u>50434322180003150</u>	250	<u>50434322180004050</u>	250	<u>50434322180004170</u>	250
DONAHUE JAMES B 44 COCOANUT ROW APT 315A PALM BEACH FL 33480 4069		WILNER JACQUELINE K 44 COCOANUT ROW APT 405A PALM BEACH FL 33480 4069		ROEMMERS CATHRINE M 44 COCOANUT ROW STE 417A PALM BEACH FL 33480 4069	
<u>50434322180003170</u>	250	<u>50434322180004060</u>	250	<u>50434322180004200</u>	250
ZUCKER CARYN 21 E 61ST ST APT 10B NEW YORK NY 10065 8449		DEMILT MARYELLEN 44 COCOANUT ROW # 406A PALM BEACH FL 33480 4069		LEIDESDORF TOVA 44 COCOANUT ROW APT 420A PALM BEACH FL 33480 4069	
<u>50434322180003180</u>	250	<u>50434322180004070</u>	250	<u>50434322180004220</u>	250
CLARK GUY W II & 44 COCOANUT ROW # 318A PALM BEACH FL 33480 4069		MURPHY CHANDLEY 44 COCOANUT ROW # 407A PALM BEACH FL 33480 4069		GEISLER CLAIRE LOUISE 44 COCOANUT ROW # A422 PALM BEACH FL 33480 4069	
<u>50434322180003190</u>	250	<u>50434322180004080</u>	250	<u>50434322180005010</u>	250
KUDLER PETER H & 969 PARK AVE STE 9D NEW YORK NY 10028 0322		POLOZKER BETH A 100 W LONG LAKE RD UNIT 116 BLOOMFIELD HILLS MI 48304 2773		SCHWARTZMAN MICHAEL & 41 BEACH AVE LARCHMONT NY 10538 4028	
<u>50434322180003200</u>	250	<u>50434322180004090</u>	250	<u>50434322180005020</u>	250
WAGNER WILLIAM & 44 COCOANUT ROW # A320 PALM BEACH FL 33480 4069		MANOLIS MICHELLE K 44 COCOANUT ROW APT 414B PALM BEACH FL 33480 4069		GOLDBERG MARC S & 435 E 79TH ST NEW YORK NY 10075 1034	
<u>50434322180003210</u>	250	<u>50434322180004100</u>	250	<u>50434322180005030</u>	250
BLACK SUSANNE 44 COCOANUT ROW APT 321A PALM BEACH FL 33480 4069		BORCHARDT SUSAN C 44 COCOANUT ROW APT 410A PALM BEACH FL 33480 4069		BLUMENSTEIN PAMELA 44 COCOANUT ROW # A503 PALM BEACH FL 33480 4069	
<u>50434322180003220</u>	250	<u>50434322180004120</u>	250	<u>50434322180005040</u>	250
COENEN JOAN PARKER 44 COCOANUT ROW APT 322A PALM BEACH FL 33480 4069		MAY ALAN & 4140 ECHO RD BLOOMFIELD HILLS MI 48302 1941		GALVANI ANN M 44 COCOANUT ROW UNIT A504 PALM BEACH FL 33480 4069	
<u>50434322180004010</u>	250	<u>50434322180004130</u>	250	<u>50434322180005050</u>	250
MARKS JOAN H TRUST 101 W END AVE APT 23G NEW YORK NY 10023 6373		ROTHMAN WENDY H 1150 PARK AVE # 11F NEW YORK NY 10128 1244		MALAGA-STRACHAN SURA 44 COCOANUT ROW APT 505A PALM BEACH FL 33480 4069	
<u>50434322180004030</u>	250	<u>50434322180004140</u>	250	<u>50434322180005060</u>	250
SELTZER ANITA L 44 COCOANUT ROW APT 403A PALM BEACH FL 33480 4069		GOLD BERNICE G 44 COCOANUT ROW APT 414A PALM BEACH FL 33480 4069		OSULLIVAN DANIEL & 1400 LAKE DR DELRAY BEACH FL 33444 3048	

<u>50434322180005070</u>	250	<u>50434322180006010</u>	250	<u>50434322180006220</u>	250
OHEBSHALOM ALFRED & 115 E 87TH ST APT 37F NEW YORK NY 10128 1155		STEINBERG JONATHAN 3 E 75TH ST APT 1C NEW YORK NY 10021 2642		WATTS BRUCE R JR 781 CRANDON BLVD APT 1005 MIAMI FL 33149 2546	
<u>50434322180005080</u>	250	<u>50434322180006030</u>	250	<u>50434322180010010</u>	250
CLARK IRMA 44 COCOANUT ROW PALM BEACH FL 33480 4069		RAFFETTO RICHARD & 1 MOUNT ST BAY HEAD NJ 08742 5357		ROSENSHEIN 2015 FAMILY TRUST 131 7TH AVE BROOKLYN NY 11215 2296	
<u>50434322180005090</u>	250	<u>50434322180006040</u>	250	<u>50434322180010020</u>	250
CLARK IRMA 8200 SW 7TH ST N LAUDERDALE FL 33068 2051		RAFFETTO RICHARD & 44 COCOANUT ROW APT A604 PALM BEACH FL 33480 4069		FORBES ROBERT & 171 CLARKE AVE PALM BEACH FL 33480 6122	
<u>50434322180005100</u>	250	<u>50434322180006050</u>	250	<u>50434322180010170</u>	250
TAMARKIN BERTRAM 44 COCOANUT ROW # A510 PALM BEACH FL 33480 4069		SCHWARTZMAN MICHAEL & 41 BEACH AVE LARCHMONT NY 10538 4028		FAUX RICHARD G III 2011 FMLY TRST 1115 5TH AVE # 6A NEW YORK NY 10128 0100	
<u>50434322180005120</u>	250	<u>50434322180006060</u>	250	<u>50434322180010180</u>	250
NELSON NORMAN R & 44 COCOANUT ROW UNIT 512A PALM BEACH FL 33480 4069		DANIELS MYRNA 22 ST THOMAS ST #18A TORONTO ONT M5S 3E7 CANADA		FAUX RICHARD G III 2011 FMLY TRST 1115 5TH AVE # 6A NEW YORK NY 10128 0100	
<u>50434322180005130</u>	250	<u>50434322180006070</u>	250	<u>50434322180010190</u>	250
PERRY RICHARD & 1 SUTTON PL S NEW YORK NY 10022 2493		FEIG JAMIE & 7172 VALENCIA DR BOCA RATON FL 33433 7406		OBSER JEANETTE 44 COCOANUT ROW PALM BEACH FL 33480 4069	
<u>50434322180005140</u>	250	<u>50434322180006080</u>	250	<u>50434322180010200</u>	250
PERRY RICHARD 1 SUTTON PL S NEW YORK NY 10022 2493		HANNAH WAYNE R JR 44 COCOANUT ROW UNIT 608A PALM BEACH FL 33480 4069		BLODGETT WILLIAM W 44 COCOANUT ROW APT B 20 PALM BEACH FL 33480 4069	
<u>50434322180005200</u>	250	<u>50434322180006100</u>	250	<u>50434322180010210</u>	250
PERRY RICHARD 1 SUTTON PL S NEW YORK NY 10022 2493		GAY JOHN JR 44 COCOANUT ROW UNIT A610 PALM BEACH FL 33480 4069		BURT SUE A 44 COCOANUT ROW APT 21B PALM BEACH FL 33480 4069	
<u>50434322180005210</u>	250	<u>50434322180006110</u>	250	<u>50434322180010220</u>	250
PERRY RICHARD & 1 SUTTON PL S NEW YORK NY 10022 2493		GREENBERG HUGH & 150 E 69TH ST # 15B NEW YORK NY 10021 5704		FIRST NATIONAL FUNDING LTD PRTRNSHP 44 COCOANUT ROW UNIT B22 PALM BEACH FL 33480 4069	
<u>50434322180005220</u>	250	<u>50434322180006120</u>	250	<u>50434322180010230</u>	250
ABRAMSON RUTH C 44 COCOANUT ROW UNIT 522 A PALM BEACH FL 33480 4069		SCHAPIRO STUART 44 COCOANUT ROW # A612 PALM BEACH FL 33480 4069		ALGER FRED 2009 TRUST 125 WORTH AVE STE 210 PALM BEACH FL 33480 4466	

<u>50434322180010240</u>	250	<u>50434322180011120</u>	250	<u>50434322180011240</u>	250
BEERS WILLIAM C & PO BOX 2019 PALM BEACH FL 33480 2019		GREENBERG VICKI J 1 N BREAKERS ROW APT 343 PALM BEACH FL 33480 4014		WEIL SARENA M 44 COCOANUT ROW PALM BEACH FL 33480 4069	
<u>50434322180011010</u>	250	<u>50434322180011130</u>	250	<u>50434322180011250</u>	250
WOLFINGTON JOHN & 1101 ROBIN RD GLADWYNE PA 19035 1007		DONEY ROBERT 44 COCOANUT ROW UNIT 113 B PALM BEACH FL 33480 4069		MCCABE MICHAEL 44 COCOANUT ROW APT 125B PALM BEACH FL 33480 4069	
<u>50434322180011020</u>	250	<u>50434322180011140</u>	250	<u>50434322180011260</u>	250
SCHWAB MARY L 44 COCOANUT ROW UNIT B102 PALM BEACH FL 33480 4069		AXELROD JAY G TRUST 44 COCOANUT ROW UNIT 115-B PALM BEACH FL 33480 4069		RISIN SEMYON A & 44 COCOANUT ROW # B126 PALM BEACH FL 33480 4069	
<u>50434322180011030</u>	250	<u>50434322180011150</u>	250	<u>50434322180011270</u>	250
SLOVER DOROTHY TRUST & 44 COCOANUT ROW STE B417 PALM BEACH FL 33480 4069		AXELROD JAY 44 COCOANUT ROW UNIT 115B PALM BEACH FL 33480 4069		GIULIANI JUDITH S 28 E 73RD ST STE 6AB NEW YORK NY 10021 4143	
<u>50434322180011040</u>	250	<u>50434322180011170</u>	250	<u>50434322180011280</u>	250
GAY MARION D & 44 COCOANUT ROW # 104B PALM BEACH FL 33480 4069		DILLARD DAVID & 44 COCOANUT ROW # 117B PALM BEACH FL 33480 4069		HAJDUK GERTRUDE M 44 COCOANUT ROW UNIT B128 PALM BEACH FL 33480 4069	
<u>50434322180011050</u>	250	<u>50434322180011190</u>	250	<u>50434322180012010</u>	250
CORNELL FRANCES B & 44 COCOANUT ROW APT 105B PALM BEACH FL 33480 4069		FUCHS R JOSEPH 44 COCOANUT ROW UNIT 119B PALM BEACH FL 33480 4069		SALZBERG ROBERT L TRUST & 45 SUTTON PL S NEW YORK NY 10022 2444	
<u>50434322180011060</u>	250	<u>50434322180011200</u>	250	<u>50434322180012020</u>	250
BRIGER CRISTIN L TRUST & 44 COCOANUT ROW STE B107 PALM BEACH FL 33480 4069		GOLDBERG SANDRA E 44 COCOANUT ROW UNIT 120B PALM BEACH FL 33480 4069		GILMAN KATHERINE I 44 COCOANUT ROW APT 202B PALM BEACH FL 33480 4069	
<u>50434322180011070</u>	250	<u>50434322180011210</u>	250	<u>50434322180012030</u>	250
BRIGER CRISTIN L TRUST 44 COCOANUT ROW # 108B PALM BEACH FL 33480 4069		VLAZNY BRET 44 COCOANUT ROW APT B121 PALM BEACH FL 33480 4069		BLOOM JACQUELINE A 44 COCOANUT ROW UNIT 203B PALM BEACH FL 33480 4069	
<u>50434322180011080</u>	250	<u>50434322180011220</u>	250	<u>50434322180012040</u>	250
BRIGER CRISTIN L TRUST 44 COCOANUT ROW # 108B PALM BEACH FL 33480 4069		GOLDBERG BETSY S & 44 COCOANUT ROW UNIT B-122 PALM BEACH FL 33480 4069		LEVY JANET 500 S OCEAN BLVD PALM BEACH FL 33480 4715	
<u>50434322180011110</u>	250	<u>50434322180011230</u>	250	<u>50434322180012050</u>	250
BOEHM HELEN L & 44 COCOANUT ROW UNIT 111B PALM BEACH FL 33480 4069		OBSEER JEANETTE PO BOX 697 QUOGUE NY 11959 0697		ROCK PETER P & 44 COCOANUT ROW # B-205 PALM BEACH FL 33480 4069	

<u>50434322180012060</u>	250	<u>50434322180012200</u>	250	<u>50434322180013020</u>	250
FIORI MARIA ALICE CAMPELLO 44 COCOANUT ROW UNIT B 206 PALM BEACH FL 33480 4069		DRAKE LENIR LEME LAMBERT 44 COCOANUT ROW # 220B PALM BEACH FL 33480 4069		MELLEN LLC 1000 S DAWSON AVE APT 301 COLUMBUS OH 43209 2172	
<u>50434322180012070</u>	250	<u>50434322180012210</u>	250	<u>50434322180013030</u>	250
OBRIEN ERIN EST 44 COCOANUT ROW # B207 PALM BEACH FL 33480 4069		LAYTHAM VIRGINIA I TR & 44 COCOANUT ROW # 221B PALM BEACH FL 33480 4069		CHAMPION HELENA 44 COCOANUT ROW APT 303B PALM BEACH FL 33480 4069	
<u>50434322180012080</u>	250	<u>50434322180012220</u>	250	<u>50434322180013040</u>	250
BELL ARON & 44 COCOANUT ROW # 208 PALM BEACH FL 33480 4069		SHAW ELEANOR M 44 COCOANUT ROW # B-222 PALM BEACH FL 33480 4069		NARDOZZA RUSSELL J 870 UNITED NATIONS PLZ APT 8D/E NEW YORK NY 10017 1807	
<u>50434322180012110</u>	250	<u>50434322180012230</u>	250	<u>50434322180013050</u>	250
DAVIS TERRIE A 2014 TRUST 1253 KENT PLACE LN WINSTON SALEM NC 27104 1140		RICARDEL VINCENT & 44 COCOANUT ROW PALM BEACH FL 33480 4069		NEARY UNA M 251 W 89TH ST APT 6C NEW YORK NY 10024 1739	
<u>50434322180012130</u>	250	<u>50434322180012240</u>	250	<u>50434322180013060</u>	250
STRASSER PETER R & 176 E 71ST ST APT 8F NEW YORK NY 10021 5159		SOLOMONSON STEVEN 1016 5TH AVE APT 9A NEW YORK NY 10028 0132		MOSS ELEANOR 8 MILFORD CLOSE CORTLANDT MNR NY 10567 6226	
<u>50434322180012140</u>	250	<u>50434322180012250</u>	250	<u>50434322180013070</u>	250
FREUNDLICH THOMAS & 44 COCOANUT ROW APT B214 PALM BEACH FL 33480 4069		GLEASON HOLLY PO BOX 121228 NASHVILLE TN 37212 1228		MORMINO MARGARET P 44 COCOANUT ROW APT 307B PALM BEACH FL 33480 4069	
<u>50434322180012150</u>	250	<u>50434322180012260</u>	250	<u>50434322180013080</u>	250
AMES ANN 44 COCOANUT ROW APT B215 PALM BEACH FL 33480 4069		MAZER LYNNE JACWIN 300 E 57TH ST APT 5J NEW YORK NY 10022 2933		HAYEK JULIE 44 COCOANUT ROW APT B308 PALM BEACH FL 33480 4069	
<u>50434322180012170</u>	250	<u>50434322180012270</u>	250	<u>50434322180013090</u>	250
SANDER NICHOLAS & 44 COCOANUT ROW APT 217B PALM BEACH FL 33480 4069		GLEKEL NEWTON 44 COCOANUT ROW PALM BEACH FL 33480 4069		OBRIEN ERIN 44 COCOANUT ROW PALM BEACH FL 33480 4069	
<u>50434322180012180</u>	250	<u>50434322180012280</u>	250	<u>50434322180013100</u>	250
SANDER NICHOLAS & 44 COCOANUT ROW UNIT B218 PALM BEACH FL 33480 4069		PRICE WILLIAM 44 COCOANUT ROW APT 228B PALM BEACH FL 33480 4069		RUSSELL GRAHAM M 44 COCOANUT ROW # B310 PALM BEACH FL 33480 4069	
<u>50434322180012190</u>	250	<u>50434322180013010</u>	250	<u>50434322180013130</u>	250
JACOBS LUCILLE M 44 COCOANUT ROW UNIT 219-B PALM BEACH FL 33480 4069		ISAACSON STEVEN R & 44 COCOANUT ROW # 301B PALM BEACH FL 33480 4069		HB INVESTMENT TRUST 112 MONADNOCK RD CHESTNUT HILL MA 02467 1137	

<u>50434322180013150</u>	250	<u>50434322180013260</u>	250	<u>50434322180014080</u>	250
ROSENSWEIG FAMILY TRUST 44 COCOANUT ROW PALM BEACH FL 33480 4069		SLEEPER MASON & 30 EDGEWOOD DR GREENWICH CT 06831 5240		JODZIO EDWARD & 44 COCOANUT ROW PALM BEACH FL 33480 4069	
<u>50434322180013170</u>	250	<u>50434322180013270</u>	250	<u>50434322180014090</u>	250
BROWN DAVID M 44 COCOANUT ROW APT 317B PALM BEACH FL 33480 4069		SLEEPER MASON & 30 EDGEWOOD DR GREENWICH CT 06831 5240		JODZIO EDWARD & 44 COCOANUT ROW PALM BEACH FL 33480 4069	
<u>50434322180013180</u>	250	<u>50434322180013280</u>	250	<u>50434322180014100</u>	250
SLATER RICHARD J 44 COCOANUT ROW UNIT 318-B PALM BEACH FL 33480 4069		STUBE ISABEL C 44 COCOANUT ROW UNIT 328B PALM BEACH FL 33480 4069		JEHLE PATRICIA & 44 COCOANUT ROW # B410 PALM BEACH FL 33480 4069	
<u>50434322180013190</u>	250	<u>50434322180014010</u>	250	<u>50434322180014120</u>	250
FABRIKANT CHARLES 249 S WOODS RD PALM BEACH FL 33480 3511		BANASTAY HAYATI 51 E 92ND ST NEW YORK NY 10128 1315		BERK MARK A & 3450 W ARTHUR AVE LINCOLN WOOD IL 60712 3840	
<u>50434322180013200</u>	250	<u>50434322180014020</u>	250	<u>50434322180014130</u>	250
WEIL SARENA M 44 COCOANUT ROW PALM BEACH FL 33480 4069		WILKEY JERRY V & 44 COCOANUT ROW UNIT B-402 PALM BEACH FL 33480 4069		MANOLIS MICHELLE K 44 COCOANUT ROW APT 414B PALM BEACH FL 33480 4069	
<u>50434322180013210</u>	250	<u>50434322180014030</u>	250	<u>50434322180014150</u>	250
MAHONEY MARY R 44 COCOANUT ROW STE 321B PALM BEACH FL 33480 4069		DILLARD DAVID & 44 COCOANUT ROW UNIT B403 PALM BEACH FL 33480 4069		FELDMAN LESLIE C 44 COCOANUT ROW PALM BEACH FL 33480 4069	
<u>50434322180013220</u>	250	<u>50434322180014040</u>	250	<u>50434322180014160</u>	250
PASCALE SABATINO P TRUST 44 COCOANUT ROW UNIT B-322 PALM BEACH FL 33480 4069		REISMAN STEVEN A 115 E 86TH ST NEW YORK NY 10028 1057		NORTHSTAR TRUST 55 HUDSON YARDS FL 30 NEW YORK NY 10001 2163	
<u>50434322180013230</u>	250	<u>50434322180014050</u>	250	<u>50434322180014170</u>	250
AMSTER HOWARD 44 COCOANUT ROW APT 323B PALM BEACH FL 33480 4069		NORTHSTAR TRUST 55 HUDSON YARDS FL 30 NEW YORK NY 10001 2163		SLOVER DOROTHY 44 COCOANUT ROW APT 417B PALM BEACH FL 33480 4069	
<u>50434322180013240</u>	250	<u>50434322180014060</u>	250	<u>50434322180014180</u>	250
WILLIAMS KELLY TRUST 288 SANDPIPER DR PALM BEACH FL 33480 3327		BIZZELL KINCHEN C 44 COCOANUT ROW UNIT B406 PALM BEACH FL 33480 4069		WOLFE ANN R 44 COCOANUT ROW # 418B PALM BEACH FL 33480 4069	
<u>50434322180013250</u>	250	<u>50434322180014070</u>	250	<u>50434322180014190</u>	250
ROGERS MARY LYNN 44 COCOANUT ROW APT 325B PALM BEACH FL 33480 4069		RODENBERG CLINTON F & 46 TUXIS RD MADISON CT 06443 3026		BURNS MAXWELL M & 44 COCOANUT ROW UNIT 419B PALM BEACH FL 33480 4069	

<u>50434322180014200</u>	250	<u>50434322180015050</u>	250	<u>50434322180015180</u>	250
SIMMONS DEBORAH W 52 E 72ND ST FL 12 NEW YORK NY 10021 4266		HARNETT JOHN W & 44 COCOANUT ROW APT 505B PALM BEACH FL 33480 4069		SCHLEIFF HENRY & 700 PARK AVE APT 17A NEW YORK NY 10021 0104	
<u>50434322180014210</u>	250	<u>50434322180015060</u>	250	<u>50434322180015190</u>	250
LEVINE MARTIN S 44 COCOANUT ROW APT 421B PALM BEACH FL 33480 4069		WILSON STEVEN 44 COCOANUT ROW APT 505B PALM BEACH FL 33480 4069		EPSTEIN LEONARD G & 44 COCOANUT ROW UNIT 519B PALM BEACH FL 33480 4069	
<u>50434322180014220</u>	250	<u>50434322180015070</u>	250	<u>50434322180015210</u>	250
RILEY DONALD J & 44 COCOANUT ROW APT 422B PALM BEACH FL 33480 4069		OKAIN DEBORAH L 44 COCOANUT ROW # 507B PALM BEACH FL 33480 4069		BORCHARDT TRUDI R 44 COCOANUT ROW # 521 PALM BEACH FL 33480 4069	
<u>50434322180014230</u>	250	<u>50434322180015090</u>	250	<u>50434322180015220</u>	250
RILEY DONNA IRREVOCABLE GIFT TRUST 44 COCOANUT ROW APT B423 PALM BEACH FL 33480 4069		S GODFREY CO LIMITED TR 99 BURNSIDE DR TORONTO ON M6G2M9 CANADA		FLOURET XAVIER & 770 PARK AVE NEW YORK NY 10021 4153	
<u>50434322180014240</u>	250	<u>50434322180015100</u>	250	<u>50434322180015230</u>	250
PERLMAN KENNETH W & 14 ABBOTTS LN WESTPORT CT 06880 2138		STEINBERG JONATHAN I & 44 COCOANUT ROW UNIT 510 PALM BEACH FL 33480 4069		POST BERNARD G & 325 E 57TH ST NEW YORK NY 10022 2935	
<u>50434322180014250</u>	250	<u>50434322180015120</u>	250	<u>50434322180015240</u>	250
SCHWARTZ BARBARA J & 95 TOWER HILL DR RED BANK NJ 07701 2415		OBERLY KATHRYN ANNE 44 COCOANUT ROW UNIT B-512 PALM BEACH FL 33480 4069		ENDZWEIG MANFRED & 44 COCOANUT ROW # 524B PALM BEACH FL 33480 4069	
<u>50434322180014260</u>	250	<u>50434322180015130</u>	250	<u>50434322180015250</u>	250
BANASTAY HAYATI 44 COCOANUT ROW # 426B PALM BEACH FL 33480 4069		ROBIN JAYNE KAY 1987 TRUST 750 LEXINGTON AVE FL 28 NEW YORK NY 10022 9805		FEINMAN FAMILY TRUST & 126 13TH ST BROOKLYN NY 11215 4632	
<u>50434322180014280</u>	250	<u>50434322180015140</u>	250	<u>50434322180015260</u>	250
MORRISON IAN ALEXANDER & 44 COCOANUT ROW UNIT 428B PALM BEACH FL 33480 4069		ROBIN JAYNE KAY 1987 TRUST 750 LEXINGTON AVE FL 28 NEW YORK NY 10022 9805		CALLAHAN MARY BETH 44 COCOANUT ROW APT 526B PALM BEACH FL 33480 4069	
<u>50434322180015010</u>	250	<u>50434322180015150</u>	250	<u>50434322180015270</u>	250
SCHEFMAYER DONALD & 620 W EDISON RD STE 128 MISHAWAKA IN 46545 2784		SYLVAN ROSA TRUST 44 COCOANUT ROW UNIT B-515 PALM BEACH FL 33480 4069		SYRBNIK CAROLINE N 44 COCOANUT ROW APT 527B PALM BEACH FL 33480 4069	
<u>50434322180015030</u>	250	<u>50434322180015170</u>	250	<u>50434322180015280</u>	250
GOLDMAN JACQUELINE TR 44 COCOANUT ROW PALM BEACH FL 33480 4069		SCHLEIFF HENRY & 700 PARK AVE APT 17A NEW YORK NY 10021 0104		LERMAN CAPPY ABRAHAM 44 COCOANUT ROW UNIT B-528 PALM BEACH FL 33480 4069	

<u>50434322180016010</u>	250	<u>50434322180016130</u>	250	<u>50434322180030040</u>	250
SFERRA ANDREW S 44 COCOANUT ROW PALM BEACH FL 33480 4069		ROSENBERG ESTHER 44 COCOANUT ROW # B 613 PALM BEACH FL 33480 4069		LAND TRUST NO 101MD 2 N BREAKERS ROW # NT-4 PALM BEACH FL 33480 3881	
<u>50434322180016020</u>	250	<u>50434322180016140</u>	250	<u>50434322180030050</u>	250
COHEN ELINOR W REAL ESTATE TRUST 230 PARK AVE STE 1130 NEW YORK NY 10169 1199		JENKINS DALE A & 2 BEEKMAN PL APT 18C NEW YORK NY 10022 8077		ROSENSHEIN ARNOLD 131 7TH AVE FL 2 BROOKLYN NY 11215 2236	
<u>50434322180016040</u>	250	<u>50434322180016150</u>	250	<u>50434322180030060</u>	250
TOPOL ROBERT & PO BOX 704 LITCHFIELD CT 06759 0704		SALZBERG HELEN 44 COCOANUT ROW # 615 B PALM BEACH FL 33480 4069		RUSSELL GRAHAM M 44 COCOANUT ROW # B310 PALM BEACH FL 33480 4069	
<u>50434322180016050</u>	250	<u>50434322180016250</u>	250	<u>50434322180030070</u>	250
BURGESS BRANDON & 44 COCOANUT ROW # B605 PALM BEACH FL 33480 4069		OMALLEY SHEILA 44 COCOANUT ROW APT 119B PALM BEACH FL 33480 4069		LEVINE MARTIN S 227 E 56TH ST STE 401 NEW YORK NY 10022 3810	
<u>50434322180016060</u>	250	<u>50434322180016260</u>	250	<u>50434322180030080</u>	250
BURGESS BRANDON & 44 COCOANUT ROW APT 605B PALM BEACH FL 33480 4069		PUSHKO KENNETH 44 COCOANUT ROW # B626 PALM BEACH FL 33480 4069		REIDY JAMES & 44 COCOANUT ROW # 411 PALM BEACH FL 33480 4069	
<u>50434322180016070</u>	250	<u>50434322180016270</u>	250	<u>50434322180030090</u>	250
BURGESS BRANDON & 44 COCOANUT ROW APT B605 PALM BEACH FL 33480 4069		LAND TRUST NO 101MD 2 N BREAKERS ROW # NT-4 PALM BEACH FL 33480 3881		SOLMONSON STEVEN 1016 5TH AVE APT 9B NEW YORK NY 10028 0132	
<u>50434322180016080</u>	250	<u>50434322180016280</u>	250	<u>50434322180030100</u>	250
MOUZAKIS GEORGIA S 870 UNITED NATIONS PLZ APT 25A NEW YORK NY 10017 1826		LAND TRUST NO 101MD 2 N BREAKERS ROW # NT4 PALM BEACH FL 33480 3881		ISAACSON STEVEN R & 44 COCOANUT ROW UNIT B 301 PALM BEACH FL 33480 4069	
<u>50434322180016100</u>	250	<u>50434322180030010</u>	250	<u>50434322180030110</u>	250
SANDER NICHOLAS & 44 COCOANUT ROW STE B610 PALM BEACH FL 33480 4069		DONAHUE JAMES B 44 COCOANUT ROW PALM BEACH FL 33480 4069		EPSTEIN LEONARD G & JANINE M TRUST 44 COCOANUT ROW APT 520B PALM BEACH FL 33480 4069	
<u>50434322180016110</u>	250	<u>50434322180030020</u>	250	<u>50434322180030120</u>	250
CASTLE JOHN K & 150 E 58TH ST FL 38 NEW YORK NY 10155 0017		GOLDMAN JACQUELINE TRUST 44 COCOANUT ROW # 405A PALM BEACH FL 33480 4069		OMALLEY SHEILA 44 COCOANUT ROW APT B119 PALM BEACH FL 33480 4069	
<u>50434322180016120</u>	250	<u>50434322180030030</u>	250	<u>50434322180030130</u>	250
GENATT ARLENE 44 COCOANUT ROW # 612B PALM BEACH FL 33480		ROEMMERS CATHRINE 44 COCOANUT ROW STE 611B PALM BEACH FL 33480 4069		ROSENSWEIG FAMILY TRUST 44 COCOANUT ROW PALM BEACH FL 33480 4069	

<u>50434322180030140</u>	250	<u>50434322180030240</u>	250	<u>50434322180030350</u>	250
HAMM WILLIAM C 44 COCOANUT ROW UNIT A-114 PALM BEACH FL 33480 4069		SIMMONS DEBORAH W 52 E 72ND ST NEW YORK NY 10021 4266		DILLARD DAVID & 44 COCOANUT ROW # 117B PALM BEACH FL 33480 4069	
<u>50434322180030150</u>	250	<u>50434322180030250</u>	250	<u>50434322180030360</u>	250
CAPPY LERMAN ABRAHAM TRUST 44 COCOANUT ROW # B528 PALM BEACH FL 33480 4069		HB INVESTMENT TRUST & 112 MONADNOCK RD CHESTNUT HILL MA 02467 1137		AMES ANN 930 PARK AVE # N9 NEW YORK NY 10028 0209	
<u>50434322180030160</u>	250	<u>50434322180030260</u>	250	<u>50434322180030370</u>	250
LEICHTER PARTNERS LP 27 WOOSTER ST APT 3A NEW YORK NY 10013 3133		FABRIKANT CHARLES 249 S WOODS RD PALM BEACH FL 33480 3511		SLEEPER MASON & 30 EDGEWOOD DR GREENWICH CT 06831 5240	
<u>50434322180030170</u>	250	<u>50434322180030270</u>	250	<u>50434322180030380</u>	250
ROBIN JAYNE KAY 1987 TRUST 750 LEXINGTON AVE FL 28 NEW YORK NY 10022 9805		GLEKEL NEWTON 44 COCOANUT ROW PALM BEACH FL 33480 4069		ZUCKER CARYN 44 COCOANUT ROW PALM BEACH FL 33480 4069	
<u>50434322180030180</u>	250	<u>50434322180030280</u>	250	<u>50434322180030390</u>	250
S GODFREY COMPANY LTD TR 77 BURNSIDE DRIVE TORONTO ONTARIO M6G2M9 CANADA		RAIA LAWRENCE C & 44 COCOANUT ROW UNIT 305A PALM BEACH FL 33480 4069		MANOLIS MICHELLE K 44 COCOANUT ROW APT 414B PALM BEACH FL 33480 4069	
<u>50434322180030190</u>	250	<u>50434322180030290</u>	250	<u>50434322180030400</u>	250
ROSENBLOOM BERNIS 44 COCOANUT ROW # A414 PALM BEACH FL 33480 4069		SCHAPIRO STUART 44 COCOANUT ROW # 612 A PALM BEACH FL 33480 4069		SLOVER DOROTHY TRUST 44 COCOANUT ROW APT 417B PALM BEACH FL 33480 4069	
<u>50434322180030200</u>	250	<u>50434322180030300</u>	250	<u>50434322180030410</u>	250
SANDER NICHOLAS & 44 COCOANUT ROW APT B217 PALM BEACH FL 33480 4069		TAMARKIN BERTRAM 44 COCOANUT ROW # 510A PALM BEACH FL 33480 4069		PERRY RICHARD 1 SUTTON PL S NEW YORK NY 10022 2493	
<u>50434322180030210</u>	250	<u>50434322180030310</u>	250	<u>50434322180030420</u>	250
MARKS JOAN H TRUST 101 W END AVE APT 23G NEW YORK NY 10023 6373		BURGESS BRANDON & 44 COCOANUT ROW # B605 PALM BEACH FL 33480 4069		FORSYTH ANDREW TRUST 288 SANDPIPER DR PALM BEACH FL 33480 3327	
<u>50434322180030220</u>	250	<u>50434322180030320</u>	250	<u>50434322180041010</u>	250
GANTCHER ALICE & 44 COCOANUT ROW # A220 PALM BEACH FL 33480 4069		COHEN ELINOR W REAL ESTATE TRUST 230 PARK AVE STE 1130 NEW YORK NY 10169 1199		MATHESON MONIQUE 44 COCOANUT ROW PALM BEACH FL 33480 4069	
<u>50434322180030230</u>	250	<u>50434322180030340</u>	250	<u>50434322180041020</u>	250
PERLMAN KENNETH W & 14 ABBOTTS LN WESTPORT CT 06880 2138		AXELROD JAY 44 COCOANUT ROW APT B115 PALM BEACH FL 33480 4069		COCOANUT HOLDINGS LLC 44 COCOANUT ROW PALM BEACH FL 33480 4069	

<u>50434322180052010</u>	250	<u>50434322180060050</u>	250	<u>50434322180060150</u>	250
TOWN OF PALM BEACH UNITED WAY INC PO BOX 1141 PALM BEACH FL 33480 1141		MANUEL ANITA E TRUST & 44 COCOANUT ROW STE T5 PALM BEACH FL 33480 4069		PUBILLONES JOSEPH 44 COCOANUT ROW UNIT T15 PALM BEACH FL 33480 4069	
<u>50434322180052020</u>	250	<u>50434322180060060</u>	250	<u>50434322180060160</u>	250
AGRESTI MARK G TRUST & 885 S COUNTY RD PALM BEACH FL 33480 4908		ANITA E MANUEL REVOCABLE TRUST 44 COCOANUT ROW # T-5 PALM BEACH FL 33480 4069		BAGLEY VICKI 700 NEW HAMPSHIRE AVE NW WASHINGTON DC 20037 2407	
<u>50434322180052030</u>	250	<u>50434322180060070</u>	250	<u>50434322180060170</u>	250
TOWN OF PALM BEACH UNITED WAY INC PO BOX 1141 PALM BEACH FL 33480 1141		PERRY RICHARD 1 SUTTON PL S NEW YORK NY 10022 2493		SLATER ROBERT W 214 BRAZILIAN AVE # 260 PALM BEACH FL 33480 6001	
<u>50434322180052070</u>	250	<u>50434322180060080</u>	250	<u>50434322230000010</u>	250
KUVIN GABRIELLE T REVOC TRUST 137 CRUISER RD S NORTH PALM BEACH FL 33408 4503		ERIN STUART INC 44 COCOANUT ROW PALM BEACH FL 33480 4069		PAO FRANK C & 301 CHAPEL HILL RD PALM BEACH FL 33480 4124	
<u>50434322180052080</u>	250	<u>50434322180060090</u>	250	<u>50434322230000022</u>	250
JOSEPHS MITCHELL A & 44 COCOANUT ROW # 206M PALM BEACH FL 33480 4069		MATHESON MONIQUE D 44 COCOANUT ROW # 9T PALM BEACH FL 33480 4069		DETTMER ROBERT G & 309 CHAPEL HILL RD PALM BEACH FL 33480 4124	
<u>50434322180052090</u>	250	<u>50434322180060100</u>	250	<u>50434322230000061</u>	250
PBT REAL ESTATE LLC 44 COCOANUT ROW STE M209 PALM BEACH FL 33480 4069		BALZEKAS STANLEY JR TRUST 175 E DELAWARE PL APT 8702 CHICAGO IL 60611 1739		ARNOLD JAMES Y JR 3 S LAKE TRL PALM BEACH FL 33480 4136	
<u>50434322180052100</u>	250	<u>50434322180060110</u>	250	<u>50434322230000082</u>	250
TIM JOHNSON REMODELING INC 2903 HILLSBORO RD WEST PALM BEACH FL 33405 1000		MATHESON MONIQUE 44 COCOANUT ROW PALM BEACH FL 33480 4069		SMITH LESLY 300 CHAPEL HILL RD PALM BEACH FL 33480 4124	
<u>50434322180060010</u>	250	<u>50434322180060120</u>	250	<u>50434322240020000</u>	250
LESTER HOWARD & 7 VIA LOS INCAS PALM BEACH FL 33480 3629		BALZEKAS STANLEY JR TRUST 175 E DELAWARE PL APT 8702 CHICAGO IL 60611 1739		BREAKERS PALM BEACH INC PO BOX 910 PALM BEACH FL 33480 0910	
<u>50434322180060020</u>	250	<u>50434322180060130</u>	250	<u>50434322240040000</u>	250
LESTER HOWARD & 7 VIA LOS INCAS PALM BEACH FL 33480 3629		MATHESON MONIQUE D 44 COCOANUT ROW PALM BEACH FL 33480 4069		BREAKERS PALM BEACH INC PO BOX 910 PALM BEACH FL 33480 0910	
<u>50434322180060040</u>	250	<u>50434322180060140</u>	250	<u>50434322240050000</u>	250
MANUEL ANITA E TRUST & 44 COCOANUT ROW STE T5 PALM BEACH FL 33480 4069		RAAM RAJ FOUNDATION 44 COCOANUT ROW APT T14 PALM BEACH FL 33480 4069		BREAKERS PALM BEACH INC PO BOX 910 PALM BEACH FL 33480 0910	

<u>50434322240060000</u>	250	<u>50434322310000760</u>	250	<u>50434322480000040</u>	250
BREAKERS PALM BEACH INC PO BOX 910 PALM BEACH FL 33480 0910		SHAVELL WADE M TRUST 528 S COUNTRY CLUB DR LAKE WORTH FL 33462 1240		FRISBIE ROBERT N JR & 4 VIA FLAGLER PALM BEACH FL 33480	
<u>50434322240090000</u>	250	<u>50434322310000790</u>	250	<u>50434322480000050</u>	250
BREAKERS PALM BEACH INC PO BOX 910 PALM BEACH FL 33480 0910		PB105 LLC 105 N COUNTY RD PALM BEACH FL 33480 4032		CROWELL CODY & 5 VIA FLAGLER PALM BEACH FL 33480	
<u>50434322240100000</u>	250	<u>50434322320000141</u>	250	<u>50434322480000060</u>	250
BREAKERS PALM BEACH INC PO BOX 910 PALM BEACH FL 33480 0910		CSPB RPW LLC 116 HUNTINGTON AVE STE 600 BOSTON MA 02116 5745		FRISBIE KRISTINE B & 6 VIA FLAGLER PALM BEACH FL 33480 8000	
<u>50434322240120000</u>	250	<u>50434322320000170</u>	250	<u>50434323000010030</u>	250
BREAKERS PALM BEACH INC PO BOX 910 PALM BEACH FL 33480 0910		FIDELITY FED SAV & LOAN ASSN 130 S JEFFERSON ST STE 300 CHICAGO IL 60661 5763		LITTLE BROAD BEACH PARTNERS LP 95 N COUNTY RD PALM BEACH FL 33480 4029	
<u>50434322240130000</u>	250	<u>50434322320000211</u>	250	<u>50434323010000010</u>	250
BREAKERS PALM BEACH INC PO BOX 910 PALM BEACH FL 33480 0910		JEYANANDARAJAN SUNDARAMPILLAI TR 58 BLUFFS DR PISMO BEACH CA 93449 1500		BETHESDA BY THE SEA CHURCH PO BOX 1057 PALM BEACH FL 33480 1057	
<u>50434322240140000</u>	250	<u>50434322320000321</u>	250	<u>50434323010000130</u>	250
BREAKERS PALM BEACH INC PO BOX 910 PALM BEACH FL 33480 0910		MSPB LLC 439 WORTH AVE PALM BEACH FL 33480 4519		WALDE WILLIAM L 141 BARTON AVE PALM BEACH FL 33480 6113	
<u>50434322240160000</u>	250	<u>50434322320000351</u>	250	<u>50434323010000141</u>	250
BREAKERS PALM BEACH INC PO BOX 910 PALM BEACH FL 33480 0910		MSPB LLC 439 WORTH AVE PALM BEACH FL 33480 4519		SPECTOR WARREN 168 VIA BETHESDA PALM BEACH FL 33480 6110	
<u>50434322240200000</u>	250	<u>50434322480000010</u>	250	<u>50434323010000142</u>	250
BREAKERS PALM BEACH INC PO BOX 910 PALM BEACH FL 33480 0910		NAUSET BUILDING LLC 1 VIA FLAGLER PALM BEACH FL 33480 8000		FDPB HOLDING COMPANY LLC 4420 BEACON CIR WEST PALM BEACH FL 33407 3281	
<u>50434322310000520</u>	250	<u>50434322480000020</u>	250	<u>50434323010000161</u>	250
FLAGLER HOLDINGS NORTH CAROLINA INC 1 S COUNTY RD PALM BEACH FL 33480 4024		FRISBIE DAVID W & 2 VIA FLAGLER PALM BEACH FL 33480 8000		124 VIA BETHESDA LLC 45 ROCKEFELLER PLZ FL 5 NEW YORK NY 10111 0599	
<u>50434322310000652</u>	250	<u>50434322480000030</u>	250	<u>50434323010000172</u>	250
MSPB LLC 439 WORTH AVE PALM BEACH FL 33480 4519		NORDLINGEN TRUST & 3 VIA FLAGLER PALM BEACH FL 33480 8000		BRAUER STEPHEN F & 11250 HUNTER DR BRIDGETON MO 63044 2306	

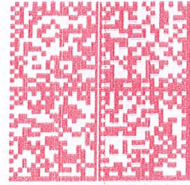
<u>50434323010000180</u>	250	<u>50434323130020021</u>	250	<u>50434323130020041</u>	250
SOUTH OCEAN BOULEVARD LLC 767 5TH AVE FL 40 NEW YORK NY 10153 0023		LOWERRE PAUL & 11 STONEHENGE RD GREAT NECK NY 11023 1007		ALBERT RUTH 120 SUNSET AVE UNIT 4-A PALM BEACH FL 33480 3926	
<u>50434323010000190</u>	250	<u>50434323130020022</u>	250	<u>50434323130020042</u>	250
FLAGLER DRIVE HOLDINGS LLC 50 S LA SALLE ST CHICAGO IL 60603 1008		LONG BARBARA J 120 SUNSET AVE APT 2BW PALM BEACH FL 33480 3969		SESLOWE MARSHA 480 PARK AVE APT 21C NEW YORK NY 10022 1742	
<u>50434323020000040</u>	250	<u>50434323130020023</u>	250	<u>50434323130020043</u>	250
CORBY ROBERT W 151 BARTON AVE PALM BEACH FL 33480 6113		LEVY HOWARD IRWIN 120 SUNSET AVE APT 2C PALM BEACH FL 33480 3948		GREEN ALLAN & 120 SUNSET AVE APT 4C PALM BEACH FL 33480 3926	
<u>50434323020000050</u>	250	<u>50434323130020024</u>	250	<u>50434323130020044</u>	250
WILDER ROBIN 155 BARTON AVE PALM BEACH FL 33480 6113		FINE ELLEN B TRUST 120 SUNSET AVE APT 2D PALM BEACH FL 33480 3948		BERNICK HOWARD B & 120 SUNSET AVE APT 4D PALM BEACH FL 33480 3926	
<u>50434323130010021</u>	250	<u>50434323130020025</u>	250	<u>50434323160000011</u>	250
ROONEY JOHN J 110 SUNSET AVE UNIT 2-A PALM BEACH FL 33480 3947		RUTTENBERG REID W & 120 SUNSET AVE # 2E PALM BEACH FL 33480 3948		SHAVELL WADE M TRUST 528 S COUNTRY CLUB DR LAKE WORTH FL 33462 1240	
<u>50434323130010022</u>	250	<u>50434323130020031</u>	250	<u>50434323160000060</u>	250
NEWMAN ADRIENNE A 110 SUNSET AVE APT 2B PALM BEACH FL 33480 3947		DEMATTEIS LYNN M & 120 SUNSET AVE APT 3A PALM BEACH FL 33480 3948		GORELICK MARION 173 MAIN ST PALM BEACH FL 33480 4062	
<u>50434323130010031</u>	250	<u>50434323130020032</u>	250	<u>50434323160000080</u>	250
PALM BEACH HOLDINGS LTD 22 ST CLAIR AVE E STE 1010 TORONTO ONT M4T 2S3 CANADA		LEEDS ISABELLE R 120 SUNSET AVE APT 3B PALM BEACH FL 33480 3948		TRETHEWEY MARGUERITE 165 MAIN ST PALM BEACH FL 33480 4003	
<u>50434323130010032</u>	250	<u>50434323130020033</u>	250	<u>50434323160000110</u>	250
110 LEVERETT LLC 680 5TH AVE FL 23 NEW YORK NY 10019 5429		BELFER ELINOR 120 SUNSET AVE UNIT 3C PALM BEACH FL 33480 3948		GRISWOLD ALEXANDER H 161 MAIN ST PALM BEACH FL 33480 4003	
<u>50434323130010041</u>	250	<u>50434323130020034</u>	250	<u>50434323250010010</u>	250
LACHMAN ROSLYN C & 110 SUNSET AVE APT 4A PALM BEACH FL 33480 3947		ANBINDER STEPHEN & 120 SUNSET AVE # 3D PALM BEACH FL 33480 3948		MARKS NANCY L TR 110 LYMAN RD CHESTNUT HILL MA 02467 2825	
<u>50434323130010042</u>	250	<u>50434323130020035</u>	250	<u>50434323250010020</u>	250
WOLF JOYCE & 110 SUNSET AVE APT 4B PALM BEACH FL 33480 3947		GRABEL SEYMOUR 120 SUNSET AVE # 3E PALM BEACH FL 33480 3926		ROBINSON ROBERTA N 2 N BREAKERS ROW # N-T2 PALM BEACH FL 33480 3881	

<u>50434323250010030</u>	250	<u>50434323250010330</u>	250	<u>50434323250010530</u>	250
UTILITIES & INDUSTRIES MGMT CORP 140 58TH ST STE 3C BROOKLYN NY 11220 2560		KENSDALE LLC 545 MADISON AVE FL 6 NEW YORK NY 10022 9242		ZUCKERBERG ROY J 2 N BREAKERS ROW UNIT NPH3 PALM BEACH FL 33480 3991	
<u>50434323250010040</u>	250	<u>50434323250010340</u>	250	<u>50434323250010540</u>	250
DANIELS MYRNA L 20 QUEEN ST W # 3400 BOX 50 TORONTO ON M5H 3R3 CANADA		BARNETT VICTOR & 2 N BREAKERS ROW UNIT N-34 PALM BEACH FL 33480 4049		BELFER DIANE 2 N BREAKERS ROW # N PH4 PALM BEACH FL 33480 4040	
<u>50434323250010050</u>	250	<u>50434323250010350</u>	250	<u>50434323250020010</u>	250
JENKINS NANCY E TRUST PO BOX 61239 PALO ALTO CA 94306 6239		GAINES STANLEY N & 2 N BREAKERS ROW APT N35 PALM BEACH FL 33480 3986		GAINES STANLEY N & 2 N BREAKERS ROW APT N35 PALM BEACH FL 33480 3986	
<u>50434323250010210</u>	250	<u>50434323250010410</u>	250	<u>50434323250020020</u>	250
FINE MILTON & 2 N BREAKERS ROW UNIT N-21 PALM BEACH FL 33480 3923		2 NORTH BREAKERS REALTY TRUST 2 N BREAKERS ROW APT N41 PALM BEACH FL 33480 3987		KATZ STANLEY M & 2 N BREAKERS ROW APT N45 PALM BEACH FL 33480 3987	
<u>50434323250010220</u>	250	<u>50434323250010420</u>	250	<u>50434323250020030</u>	250
SHAHEEN DORIS B TR & 3792 DUMBARTON RD NW ATLANTA GA 30327 2660		JH 95 DESCENDANTS TRUST 10 BESSEL LN CHAPPAQUA NY 10514 2900		HARRISON SHELLEY D & 2 N BREAKERS ROW # S-T3 PALM BEACH FL 33480 3810	
<u>50434323250010230</u>	250	<u>50434323250010430</u>	250	<u>50434323250020040</u>	250
COLIN BARBARA FLUG TRUST 8 HICKORY HILLS ROSLYN NY 11576 1714		MARDEN CHARLOTTE M 2 N BREAKERS ROW APT N43 PALM BEACH FL 33480 3987		MICHAELS SAM 2 N BREAKERS ROW # ST4 PALM BEACH FL 33480 3810	
<u>50434323250010240</u>	250	<u>50434323250010440</u>	250	<u>50434323250020050</u>	250
BREAKERS COHEN LLC 750 LEXINGTON AVE FL 28 NEW YORK NY 10022 9805		TAUBMAN NICHOLAS F 2818 AVENHAM AVE SW ROANOKE VA 24014 1529		MARK MORRIS & 625 PARK AVE # 7-A NEW YORK NY 10065 7326	
<u>50434323250010250</u>	250	<u>50434323250010450</u>	250	<u>50434323250020210</u>	250
COHEN ANDREW B 2 N BREAKERS ROW UNIT N25 PALM BEACH FL 33480 3923		KATZ STANLEY M & 2 N BREAKERS ROW # N-45 PALM BEACH FL 33480 3987		FEINBERG DAVID H & 126 E 56TH ST FL 32ND NEW YORK NY 10022 3613	
<u>50434323250010310</u>	250	<u>50434323250010510</u>	250	<u>50434323250020220</u>	250
HUGO REALTY TRUST 155 SEAPORT BLVD STE 500 BOSTON MA 02210 2695		SERCHUCK JEROME QPR TRUST & 30 E 71ST ST # 6B NEW YORK NY 10021 4956		COHEN FEINBERG CAROL R 2 N BREAKERS ROW APT S22 PALM BEACH FL 33480 4046	
<u>50434323250010320</u>	250	<u>50434323250010520</u>	250	<u>50434323250020240</u>	250
GOLDBERG AVRAM J & CAROL R 1997 2 INTERNATIONAL PL STE 3200 BOSTON MA 02110 4105		BLOCK ELLEN H 2 N BREAKERS ROW PH N2 PALM BEACH FL 33480 3988		MENSCHER RICHARD 2 N BREAKERS ROW APT S24 PALM BEACH FL 33480 3811	

<u>50434323250020250</u>	250	<u>50434323250020450</u>	250	<u>50434323250030060</u>	250
ISENBERG ROSAMOND F TRUST PO BOX 351 PALM BEACH FL 33480 0351		SHAPIRO CARL 2 N BREAKERS ROW UNIT S-45 PALM BEACH FL 33480 3818		ISENBERG ROSAMOND F TRUST PO BOX 351 PALM BEACH FL 33480 0351	
<u>50434323250020310</u>	250	<u>50434323250020510</u>	250	<u>50434323250030070</u>	250
WOOD COLLEEN 116 E SADDLE RIVER RD SADDLE RIVER NJ 07458 3030		COHEN BROTHERS REALTY CORP OF FL 750 LEXINGTON AVE FL 28 NEW YORK NY 10022 9805		MARDEN BERNARD A & 2 BREAKERS ROW N # PHE PALM BEACH FL 33480 4040	
<u>50434323250020320</u>	250	<u>50434323250020520</u>	250	<u>50434323250030080</u>	250
OBERG SUSAN 2 N BREAKERS ROW UNIT S-32 PALM BEACH FL 33480 3817		LAB PROPERTY LTD PARTNRSH 22 ST CLAIR AVE E # 1600 TORONTO ONTARIO M4T 2S3 CANADA		FENNELL SHIRLEY TR 880 WINTER ST STE 340 WALTHAM MA 02451 1544	
<u>50434323250020330</u>	250	<u>50434323250020530</u>	250	<u>50434323250030090</u>	250
GOUSE RICHARD & 2 BAYBERRY LN BARRINGTON RI 02806 4112		LANDAU EMILY 299 PARK AVE FL 42 NEW YORK NY 10171 0002		COLIN BARBARA FLUG TRUST 8 HICKORY HILL ROSLYN NY 11576 1714	
<u>50434323250020340</u>	250	<u>50434323250020540</u>	250	<u>50434323250030100</u>	250
TRUST DIANE 2 N BREAKERS ROW UNIT S 34 PALM BEACH FL 33480 3817		FENNELL SHIRLEY TR 880 WINTER ST STE 340 WALTHAM MA 02451 1544		MENSCHER RICHARD 2 N BREAKERS ROW APT S24 PALM BEACH FL 33480 3811	
<u>50434323250020350</u>	250	<u>50434323250030010</u>	250	<u>50434323250030110</u>	250
LAZARUS CHARLES P TRUST 1120 5TH AVE NEW YORK NY 10128 0144		TAUBMAN NICHOLAS F 2818 AVENHAM AVE SW ROANOKE VA 24014 1529		COHEN ANDREW B REV LIV TRUST 2 N BREAKERS ROW APT 25N PALM BEACH FL 33480 3923	
<u>50434323250020410</u>	250	<u>50434323250030020</u>	250	<u>50434323250030120</u>	250
SUTTON KELSO F & 2 N BREAKERS ROW APT S41 PALM BEACH FL 33480 3817		JENKINS NANCY E TRUST PO BOX 61239 PALO ALTO CA 94306 6239		2 NORTH BREAKERS REALTY TRUST 2 N BREAKERS ROW APT N41 PALM BEACH FL 33480 3987	
<u>50434323250020420</u>	250	<u>50434323250030030</u>	250	<u>50434323250030130</u>	250
SOMMER BEVERLY 2 N BREAKERS ROW UNIT S-42 PALM BEACH FL 33480 3818		GAINES STANLEY N & 2 N BREAKERS ROW APT N35 PALM BEACH FL 33480 3986		ZUCKERBERG ROY J 2 N BREAKERS ROW PH N3 PALM BEACH FL 33480 3991	
<u>50434323250020430</u>	250	<u>50434323250030040</u>	250	<u>50434323250030140</u>	250
VALANDO MARION ELIZABETH 2 N BREAKERS ROW APT 43S PALM BEACH FL 33480 3818		BARNETT VICTOR & 2 N BREAKERS ROW APT N34 PALM BEACH FL 33480 4049		FRIEDMAN RICHARD A 944 5TH AVE NEW YORK NY 10021 2656	
<u>50434323250020440</u>	250	<u>50434323250030050</u>	250	<u>50434323250030150</u>	250
FRIEDMAN RICHARD A 944 5TH AVE NEW YORK NY 10021 2656		DANIELS MYRNA L 2 N BREAKERS ROW APT N-T4 PALM BEACH FL 33480 3881		FINE MILTON & 145 OLD MILL RD PITTSBURGH PA 15238 1941	

<u>50434323250030160</u>	250	<u>50434323250030260</u>	250	<u>50434323250030360</u>	250
FEINBERG CAROL R 17871 MONAGHAN RUN BONITA SPRINGS FL 34135 8701		OBERG SUSAN TR 2 N BREAKERS ROW # C26 PALM BEACH FL 33480 4040		COHEN BROTHERS REALTY CORP OF FL INC 750 LEXINGTON AVE FL 28 NEW YORK NY 10022 9805	
<u>50434323250030170</u>	250	<u>50434323250030270</u>	250	<u>50434323250030370</u>	250
UTILITIES & INDUSTRIES MGMT CORP 140 58TH ST STE 3C BROOKLYN NY 11220 2560		JH 95 DESCENDANTS TRUST & 10 BESSEL LN CHAPPAQUA NY 10514 2900		LAZARUS CHARLES P TRUST 1120 5TH AVE NEW YORK NY 10128 0144	
<u>50434323250030180</u>	250	<u>50434323250030280</u>	250	<u>50434323250030380</u>	250
TRUST DIANE 2 N BREAKERS ROW APT 34S PALM BEACH FL 33480 3817		KATZ STANLEY M & 2 N BREAKERS ROW APT N45 PALM BEACH FL 33480 3987		KENSDALE LLC 545 MADISON AVE FL 6 NEW YORK NY 10022 9242	
<u>50434323250030190</u>	250	<u>50434323250030290</u>	250	<u>50434323250030390</u>	250
BELFER ARTHUR B & 2 N BREAKERS ROW # PH N4 PALM BEACH FL 33480 3991		COHEN BROTHERS REALTY CORP OF FLA LLC 750 LEXINGTON AVE FL 28 NEW YORK NY 10022 9805		SHAHEEN SHOUKY A TR & 3792 DUMBARTON RD NW ATLANTA GA 30327 2660	
<u>50434323250030200</u>	250	<u>50434323250030300</u>	250	<u>50434323250030400</u>	250
WOOD COLLEEN 116 E SADDLE RIVER RD SADDLE RIVER NJ 07458 3030		SUTTON KELSO F & 2 N BREAKERS ROW APT S41 PALM BEACH FL 33480 3817		LANDAU EMILY 299 PARK AVE FL 42 NEW YORK NY 10171 0002	
<u>50434323250030210</u>	250	<u>50434323250030310</u>	250	<u>50434323280000010</u>	250
MARKS NANCY L 110 LYMAN RD CHESTNUT HILL MA 02467 2825		KATZ STANLEY M & 2 N BREAKERS ROW APT N 45 PALM BEACH FL 33480 3987		GORDY DIANE D PO BOX 288 PALM BEACH FL 33480 0288	
<u>50434323250030220</u>	250	<u>50434323250030320</u>	250	<u>50434323280000020</u>	250
BLOCK ELLEN H 2 N BREAKERS ROW APT C22 PALM BEACH FL 33480 4040		SERCHUCK JEROME QPR TRUST & 30 E 71ST ST # 6B NEW YORK NY 10021 4956		MAIN STREET TRUST 6 VERNHAM AVE NORTH YORK, ON M2L 2B2 CANADA	
<u>50434323250030230</u>	250	<u>50434323250030330</u>	250	<u>50434322240070000</u>	
VALANDO ELIZABETH 2 N BREAKERS ROW APT 43S PALM BEACH FL 33480 3818		SHAPIRO RUTH E TR & 2 N BREAKERS ROW # S45 PALM BEACH FL 33480 3818		BREAKERS PALM BEACH INC PO BOX 910 PALM BEACH FL 33480 0910	
<u>50434323250030240</u>	250	<u>50434323250030340</u>	250		
LAB PROPERTY LTD PARTNRSH 22 ST CLAIR AVE E # 1600 TORONTO ONTARIO M4T 2S3 CANADA		HUGO REALTY TRUST 155 SEAPORT BLVD STE 500 BOSTON MA 02210 2695			
<u>50434323250030250</u>	250	<u>50434323250030350</u>	250		
GOUSE RICHARD & 2 BAYBERRY LN BARRINGTON RI 02806 4112		SOMMER BEVERLY TR 2 N BREAKERS ROW # S42 PALM BEACH FL 33480 3818			

Town of Palm Beach
Planning, Zoning & Building Department
360 South County Rd.
Palm Beach, FL 33480
PROJECT# A-051-2021

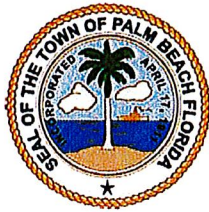


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FIRST-CLASS MAIL
\$000.51⁹
05/11/2021 ZIP 33480
043M31219781

US POSTAGE

50434322240050000
BREAKERS PALM BEACH INC
PO BOX 910
PALM BEACH FL 33480 0910

250



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 S. County Rd.
Palm Beach, FL 33480

APPLICATION FOR PROJECT REVIEW BY THE ARCHITECTURAL REVIEW COMMISSION

Application Number: A-051-2021 Date: 05-05-21

Application Type:

☐ Major ☐ Combination*
☐ Minor ☒ Minor with notice

*If Town Council review required, include Zoning Application Number: _____

I. **PROJECT ADDRESS:** Two South County Road, Palm Beach FL 33480

II. **DESCRIPTION OF THE REQUEST:** The exact wording in this section will appear on the ARCOM Agenda. Please include a comprehensive summarized description of the proposed project.

Extension and recover of existing driving range awning for an additional 64' in length

Whole Structure Demolition? Yes _____ or No x _____

Number of Stories: n/a Roof Material (type): Awning

Const. Type: CBS: _____ Frame: _____ Colors: _____ Building: _____ Roof: _____

Trim: _____ Shutters: _____ *this information to be included on the cover sheet of the ARCOM plans

III. **DESIGN PROFESSIONAL(S):**

☐ Architect ☐ Design Consultant
☒ Landscape Architect ☐ Engineer
☐ Other: _____ *Check if you are an ARCOM member and this project will result in a voting conflict for you.*

Name of Professional: Schmidt Nichols/ John Schmidt License #: LC26000232

Phone number: 561-684-6141 Email address: jschmidt@snlandplan.com

IV. **OWNER/AGENT INFORMATION:**

Property Owner's Name: The Breakers Palm Beach

Owner's Address (if different from Subject Address): One South County Road, Palm Beach FL

Phone number: 561-659-8461

Signature (owner or owner's legally authorized agent*): [Signature]
*if signed by a legally authorized agent, must be accompanied by a Power of Attorney or statement from the property owner authorizing the signer to sign on the owner's behalf.

(printed name and title) Alex Gilmurray, Executive Vice President & Chief Financial Officer

Rev 09/2019



**Town of Palm Beach
Notification to Property Owners**

Architectural Review Commission Project Notice

TO BE HEARD BY THE ARCHITECTURAL REVIEW COMMISSION ON June 23rd, 2021
AFTER 9:00 A.M., in the Town of Palm Beach Council Chambers located on the 2nd floor, 360 South County Road, Palm Beach. Pursuant to Section 18-202 (1) of the Town Architectural Review Ordinance, this application is being sent to all property owners within 250' radius of the location of the subject application.

All interested persons may appear and be heard at said Public Hearing and may likewise submit written statements prior to and at said Public Hearing. If any person decides to appeal any decision made by the Architectural Review Commission with respect to this matter, he/she will need to ensure that a verbatim record of the proceeding is made which record includes the testimony and evidence upon which the appeal is to be based. Please be advised that the Town does not enforce private covenants or deed restrictions.

ARCOM#: A-051-2021

Address: Two South County Road, Palm Beach, FL 33480

Applicant: The Breakers Palm Beach/ Schmidt Nichols

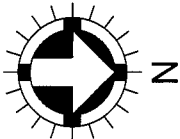
Project Description: _____

Extension and recover of existing driving range awning for an additional 64' in length

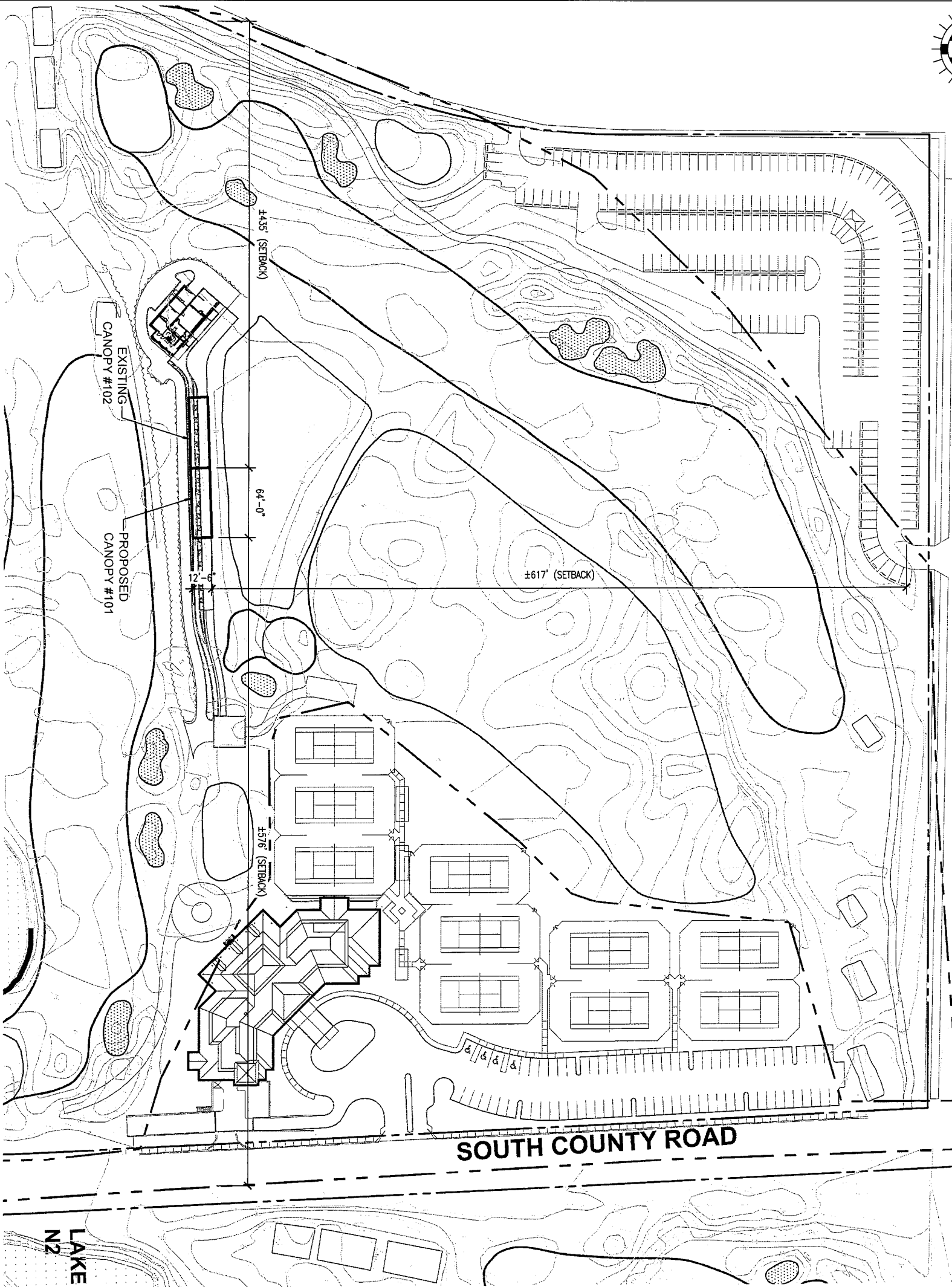
This notification is not to solicit approval or disapproval. It is a required notification to surrounding property owners. The plans for the project are on file in the Planning, Zoning & Building Department and are available for review Monday through Friday between 8:30 a.m. and 4:30 p.m. or may be available via the Town's website at www.townofpalmbeach.com/index.aspx?NID=676. Please note that the applicant may submit revised plans and materials up to 9 days prior to the meeting date; therefore, if you are an interested party, you will need to contact the Town using the information below to verify if revisions have or have not been submitted.

If you would like to be automatically informed of changes to the ARCOM Agenda and Back-up Material, please visit our website www.townofpalmbeach.com and click on the "Stay Informed" button on the main page and follow the instructions provided and select Architectural Commission (ARCOM).

If you need further information relative to this project, please contact Planning, Zoning and Building at 561-838-5431.



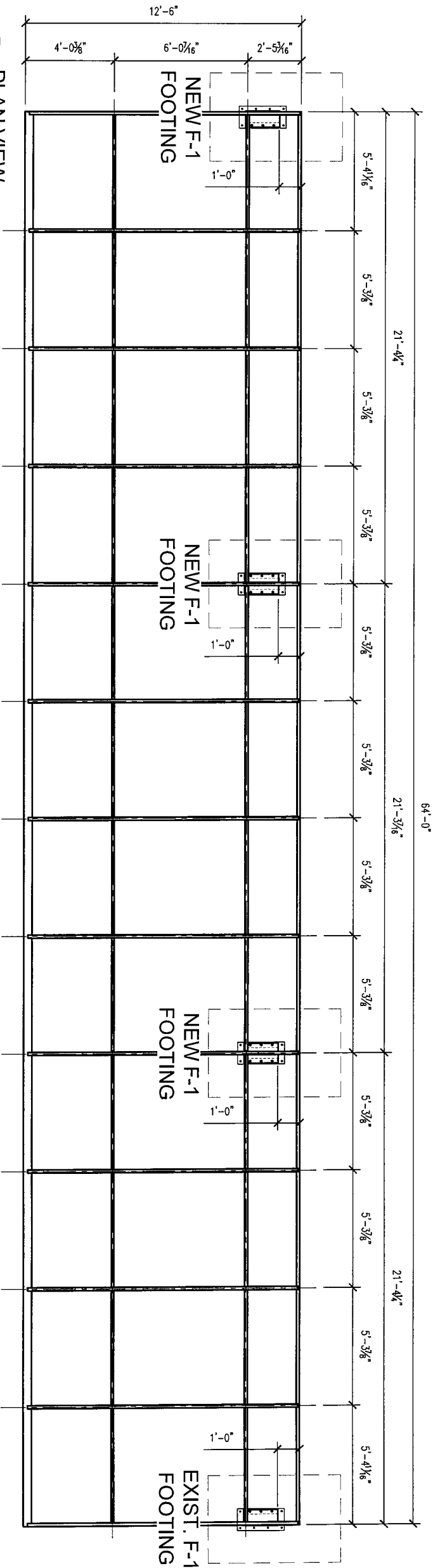
ROYAL POINCIANA WAY



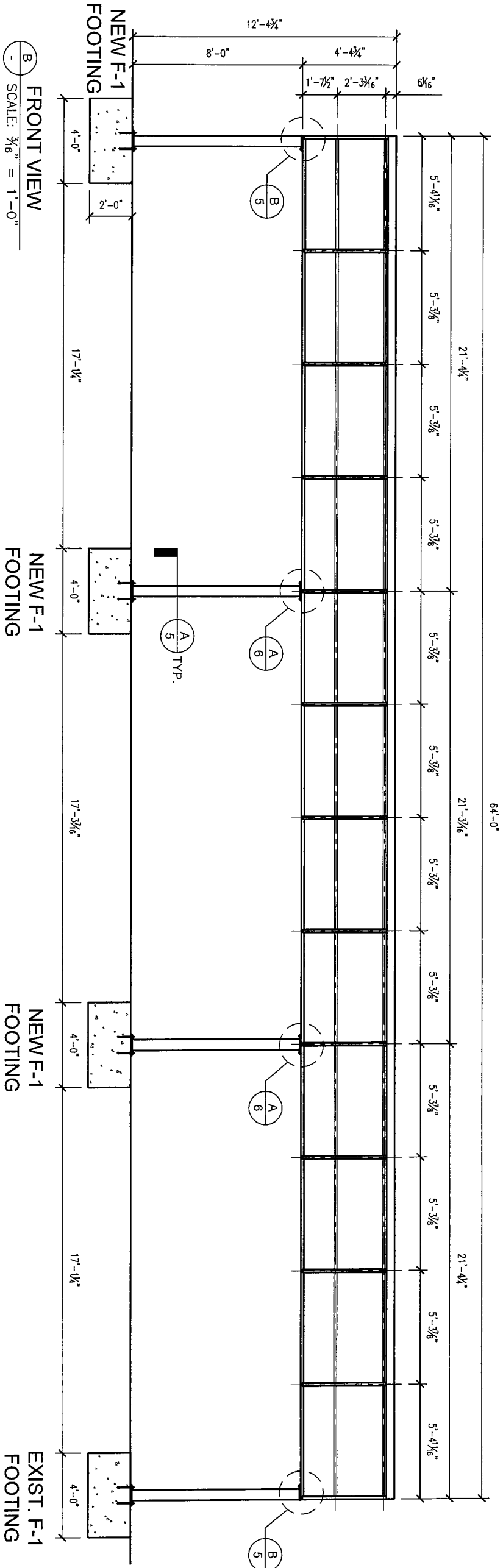
- NOTES:
1. PROJECT: NEW FABRIC CANOPY (TAGGED 101) - TO MATCH EXISTING FABRIC GOLF CANOPY (TAGGED 102) INSTALLED UNDER (PERMIT NO. B-18-74654). LOCATED ADJACENT TO EXISTING FABRIC CANOPY.
 2. ALL FABRIC IS INSTALLED WITH EASY REMOVAL IN MIND IN THE EVENT OF A HURRICANE.
 3. ALL PIPES SHALL BE 1½" DIA. SCH. 40 ALUM U.O.N.
- FABRIC TO BE:
PATIO (618 DUSKY BLUE)

W.O. No.	PROJECT	LOCATION	CITY	PROJECT MANAGER	DRAFTED BY	DATE	REV. DATE & NO.	REV. DATE & NO.	REV. DATE & NO.	REV. DATE & NO.
	The Breakers Golf Course Canopy	One South County Road	Palm Beach, Florida	B. Garvey	Jose A. Millan	APRIL 7, 2021				
MIAMI AWNING COMPANY 3905 N.W. 31 AVENUE MIAMI, FLORIDA 33142 305/576-2029 FAX:305/576-0514 http://www.miamiawning.com E-mail: sales@miamiawning.com © 2017 MIAMI BEACH AWNING COMPANY D.B.A. MIAMI AWNING COMPANY THOMAS AWNINGS C.C. # 0000012781										
Digitally signed by Cesar Castillo, PE DN: c=US, st=Florida, cn=Cesar Castillo, email=cesarcastill opabon@gmail.com Date: 2021.05.06 17:59:10 -04'00'										
Cesar Castillo, PE Io, PE										
SHEET 1 of 7										

- NOTES:
- PROJECT: NEW FABRIC CANOPY (TAGGED 101) - TO MATCH EXISTING FABRIC GOLF CANOPY (TAGGED 102) INSTALLED UNDER (PERMIT NO. B-18-74654). LOCATED ADJACENT TO EXISTING FABRIC CANOPY.
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 - ALL PIPES SHALL BE 1½" DIA. SCH. 40 ALUM U.O.N.
- FABRIC TO BE:
PATTO (5718 DUSKY BLUE)



A
PLAN VIEW
SCALE: 3/16" = 1'-0"



B
FRONT VIEW
SCALE: 3/16" = 1'-0"

W.O. No.	
PROJECT	The Breakers Golf Course Canopy
LOCATION	One South County Road
CITY	Palm Beach, Florida
PROJECT MANAGER	B. Garney
DRAFTED BY	Jose A. Milian
DATE	APRIL 7, 2021
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	

MIAMI AWNING COMPANY

3905 N.W. 31 AVENUE

MIAMI, FLORIDA 33142

305/576-2029 FAX:305/576-0514

http://www.miamiawning.com

E-mail: sales@miamiawning.com

miamiawning

2017 MIAMI BEACH AWNING COMPANY

D.B.A. MIAMI AWNING COMPANY

THOMAS AWNINGS

C.C. # 0000012781

Cesar Castillo, PE

DN: c=US, st=Florida, cn=Cesar Castillo, email=cesarcastillopabon@gmail.com

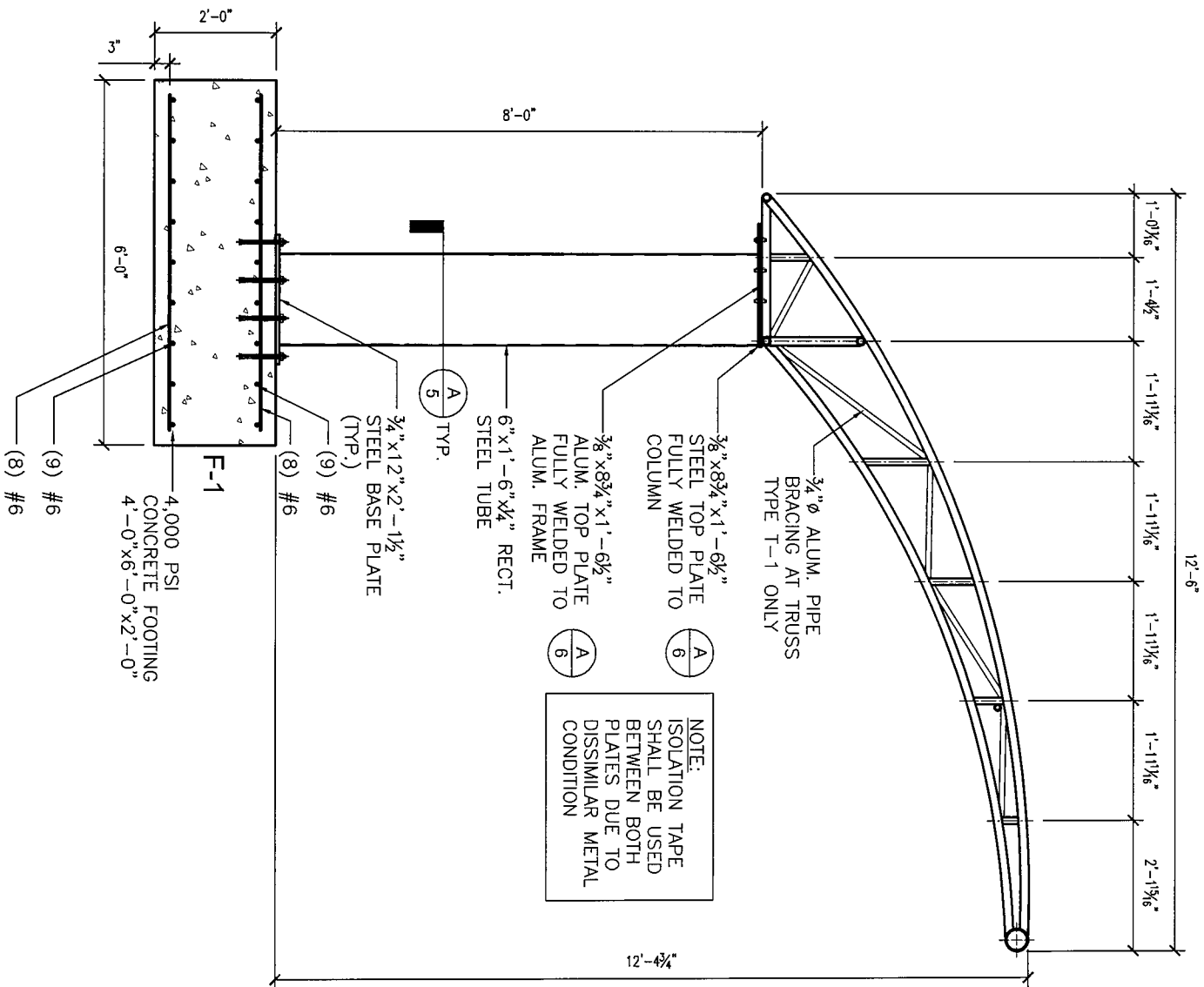
Date: 2021.05.06

18:00:10 -04'00'

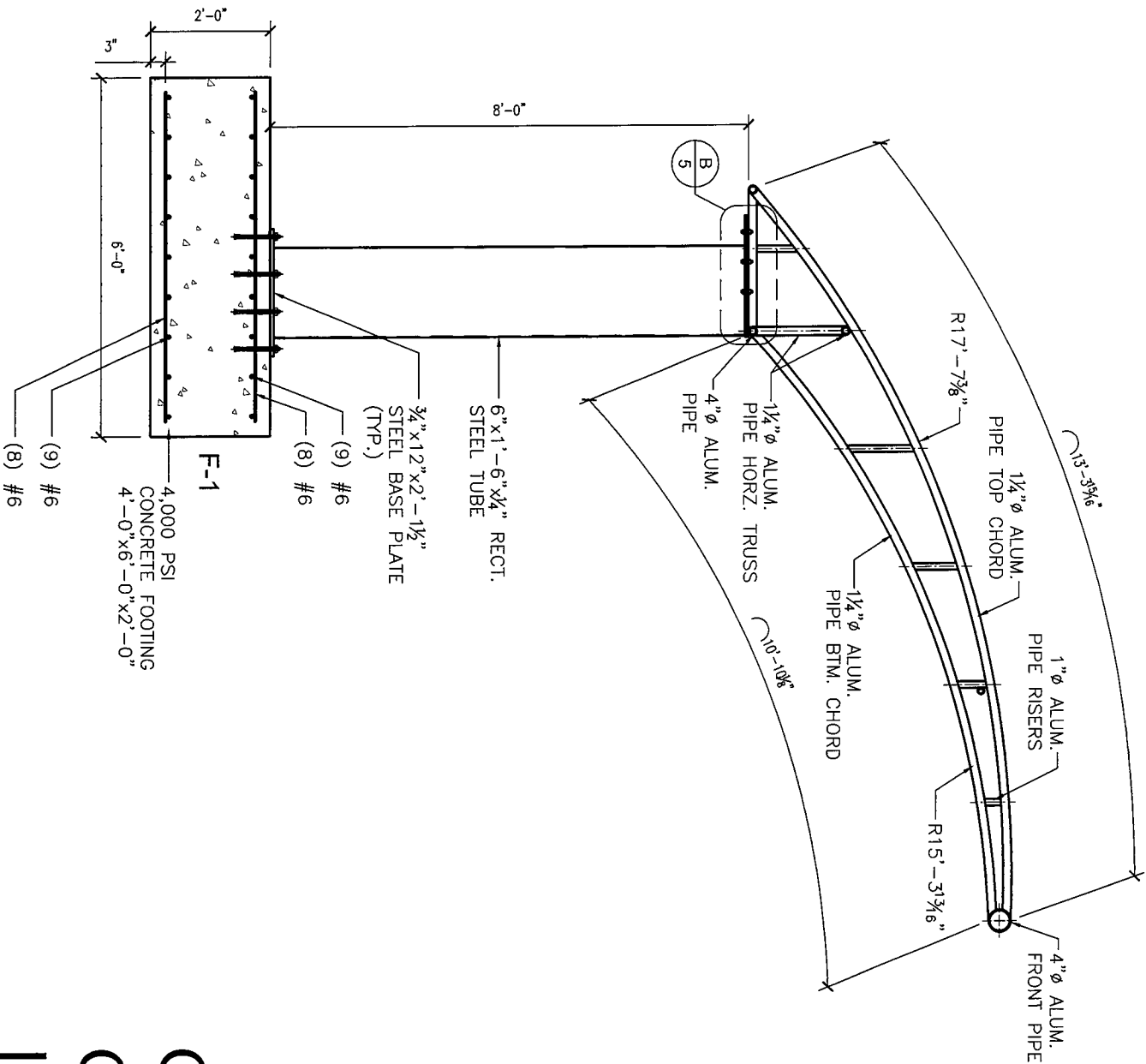
Io, PE

3 of 7

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 - ALL PIPES SHALL BE 1¼" DIA. SCH. 40 ALUM U.O.N.
- FABRIC TO BE:**
PATIO (518 DUSKY BLUE)



A SIDE VIEW (TRUSS T-1)
SCALE: ¾" = 1'-0"



A SIDE VIEW (TRUSS T-2)
SCALE: ¾" = 1'-0"

W.O. No.	
PROJECT	The Breakers Golf Course Canopy
LOCATION	One South County Road
CITY	Palm Beach, Florida
PROJECT MANAGER	B. Garvey
DRAFTED BY	B. Garvey
DATE	Jose A. Millan
REV. DATE & NO.	APRIL 7, 2021
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	

MIAMI AWNING COMPANY
3905 N.W. 31 AVENUE
MIAMI, FLORIDA 33142

305/576-2029 FAX:305/576-0514
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D.B.A. MIAMI AWNING COMPANY
THOMAS AWNINGS

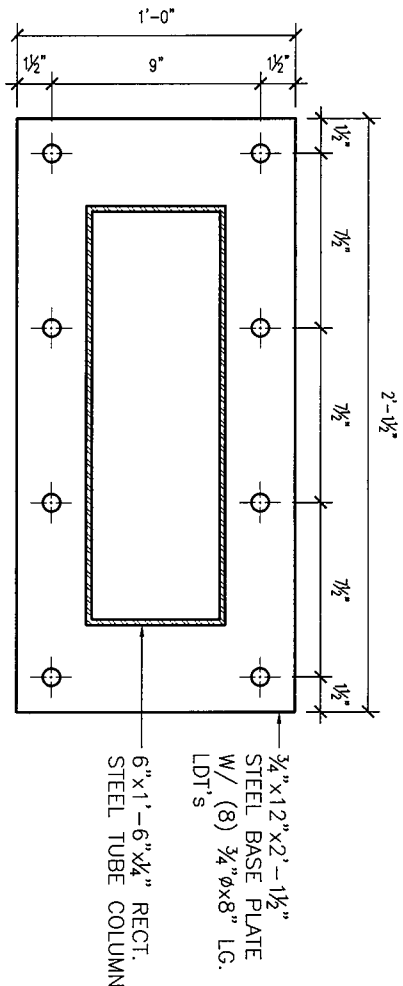


C.C. # 0000012781

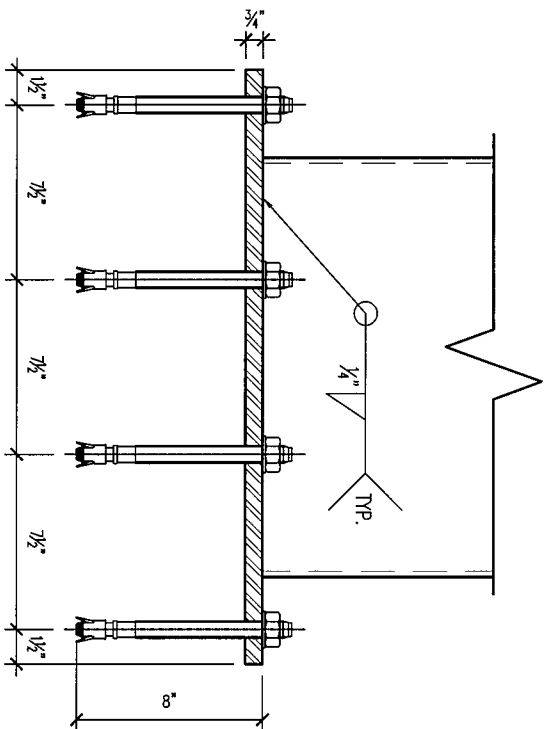
Cesar Castillo, PE
Digitally signed by Cesar Castillo, PE
DN: c=US, st=Florida, cn=Cesar Castillo, email=cesarcastillopabon@gmail.com
Date: 2021.05.06 18:00:46 -04'00'

SHEET

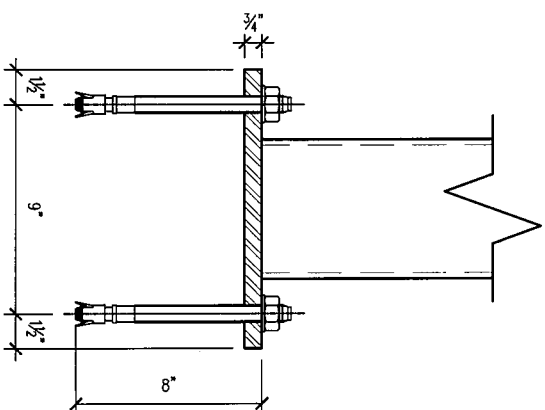
4 of 7



PLAN VIEW



FRONT VIEW

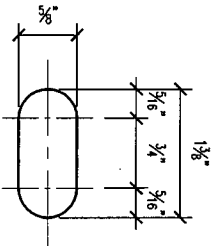
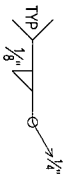


SIDE VIEW

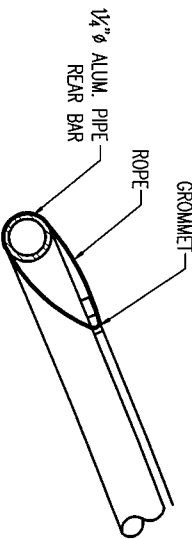
A BASE PLATE CONNECTION DETAIL
SCALE: 1 1/2" = 1'-0"

GENERAL NOTES:

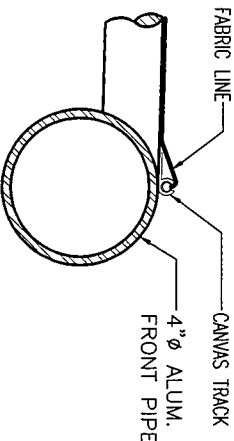
1. ALL STRUCTURAL MEMBERS TO BE ASA SCHEDULE 40 ALUMINUM 6061 T-6 PIPE UNO, UNLESS OTHERWISE NOTED.
2. FRAMING JOINED DIRECTLY TO COLUMN, MUST BE SCH. 80.
3. ALL CONNECTIONS TO BE FULLY WELDED, UNLESS OTHERWISE NOTED
4. ALL WELDS COVERED WITH CORROSION RESISTANCE COATING.
5. ALL STRUCTURES DESIGNED IN ACCORDANCE WITH 2020 FLORIDA BUILDING CODE (OR ASCE 7-16) EXPOSURE C, V-105
6. NOTIFY ENGINEER OF ANY ERRORS / OMISSIONS FOUND OR IF ANY PART OF THE DRAWINGS IS NOT UNDERSTOOD.
7. OWNER HAS BEEN NOTIFIED THAT FABRIC AWNINGS WILL REQUIRE REMOVAL OF THE FABRIC WHEN A HURRICANE WARNING IS ISSUED.
8. FABRIC TO MEET CURRENT NFPA-701 FIRE CODE.



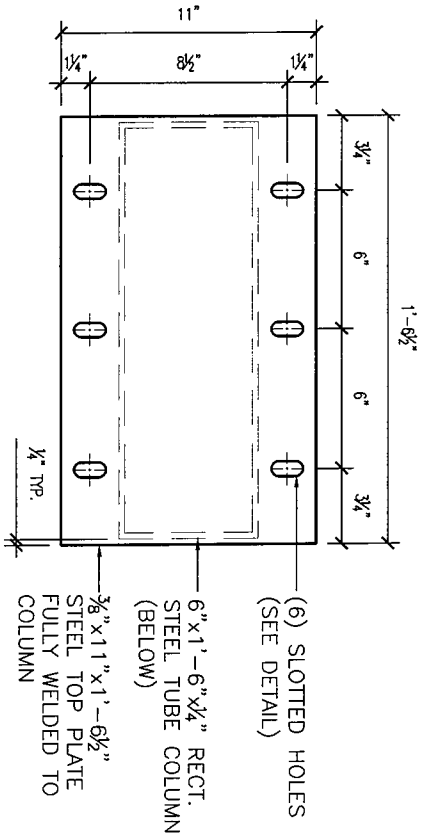
C SLOTTED HOLE DETAIL
SCALE: 6" = 1'-0"



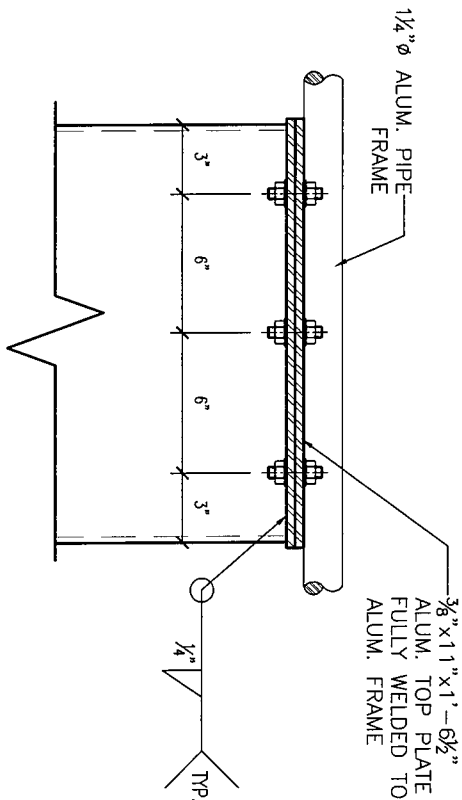
D LACING DETAIL
SCALE: N.T.S.



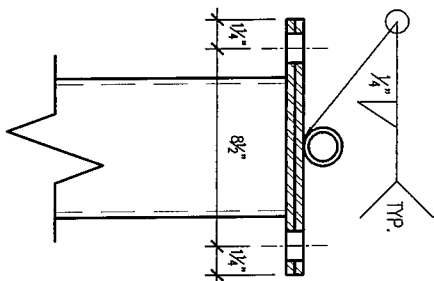
E FABRIC TRACK DETAIL
SCALE: N.T.S.



PLAN VIEW



FRONT VIEW



SIDE VIEW

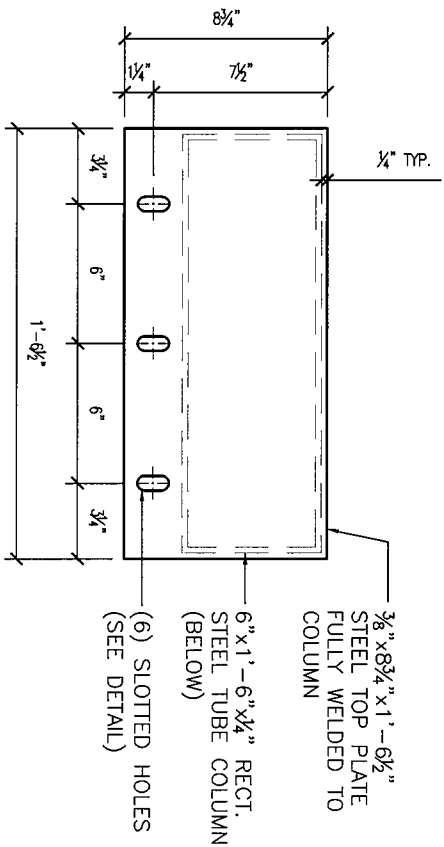
B TOP PLATE CONNECTION DETAIL AT INTERSECTIONS
SCALE: 1 1/2" = 1'-0"

- NOTES:
1. PROJECT: NEW FABRIC CANOPY (TAGGED 101) - TO MATCH EXISTING FABRIC GOLF CANOPY (TAGGED 102) INSTALLED UNDER (PERMIT NO. B-18-74654). LOCATED ADJACENT TO EXISTING FABRIC CANOPY.
 2. ALL FABRIC IS INSTALLED WITH EASY REMOVAL IN MIND IN THE EVENT OF A HURRICANE.
 3. ALL PIPES SHALL BE 1 1/4" DIA. SCH. 40 ALUM U.O.N.

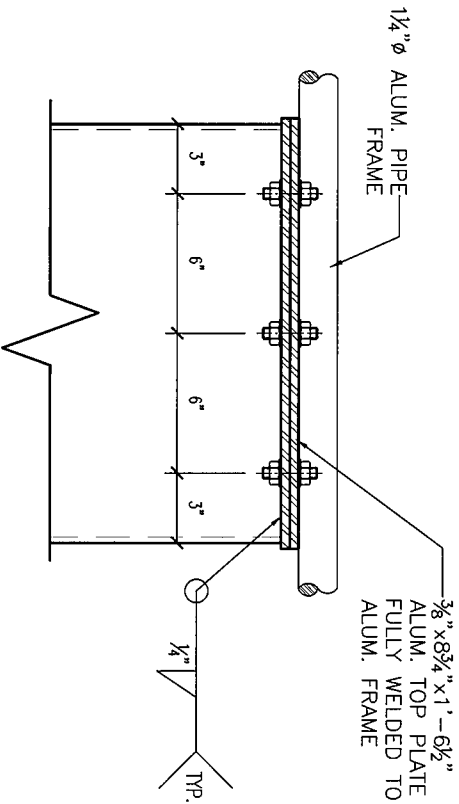
FABRIC TO BE: PATIO (518 DUSKY BLUE)

W.O. No.	
PROJECT	The Breakers Golf Course Canopy
LOCATION	One South County Road
CITY	Palm Beach, Florida
PROJECT MANAGER	B. Garvey
DRAFTED BY	
DATE	Jose A. Millan
REV. DATE & NO.	APRIL 7, 2021
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
MIAMI AWNING COMPANY 3905 N.W. 31 AVENUE MIAMI, FLORIDA 33142 305/576-2029 FAX:305/576-0514 http://www.miamiawning.com E-mail: sales@miamiawning.com 2017 MIAMI BEACH AWNING COMPANY D.B.A. MIAMI AWNING COMPANY THOMAS AWNINGS C.C. # 0000012781	

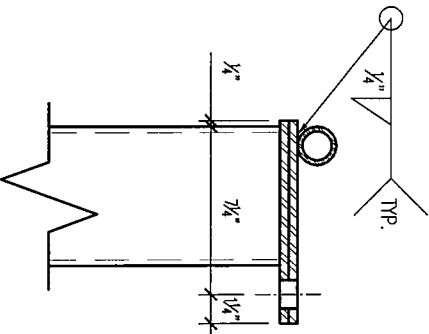
Cesar Castillo, PE
Digitally signed by Cesar Castillo, PE
DN: c=US, st=Florida, cn=Cesar Castillo, email=cesarcastillo@pabon@gmail.com
Date: 2021.05.06 18:01:13 -04'00'



PLAN VIEW



FRONT VIEW



SIDE VIEW

BASE PLATE CONNECTION DETAIL AT ENDS
SCALE: 1 1/2" = 1'-0"

CONCRETE FOOTER SCHEDULE		
FOOTER TYPE	WIDTHxLENGTH	DEPTH
TYPE: F-1	4'-0" X 6'-0"	2'-0"

- NOTES:
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FABRIC TO BE:
PATIO (518 DUSKY BLUE)

APPLICABLE CODES

- FLORIDA BUILDING CODE 2020.
- A.C.I. 318 FOR REINFORCED CONCRETE.
- A.C.I. 315 DETAILS AND DETAILING OF CONCRETE REINFORCEMENT OR MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.
- A.I.S.C. STEEL CONSTRUCTION A.S.D. FOR STRUCTURAL STEEL.
- A.S.C.E. 7-16 FOR WIND ANALYSIS AND DESIGN.

MATERIALS U.O.N. ON PLANS

- CONCRETE: ALL STRUCTURAL CONCRETE SHALL CONFORM TO ACI-301, COMPRESSIVE STRENGTH = 4,000 PSI.
- STEEL REINFORCEMENT: SHALL CONFORM TO ASTM A615, GRADE 60, fy=60,000 PSI.
- ALL WELDED FABRIC SHALL CONFORM TO ASTM A 185.

FOUNDATIONS

- AS PER VISUAL INSPECTION, SOIL CONDITIONS AT THIS SITE ARE SAND AND ROCK WITH A MINIMUM BEARING CAPACITY OF 2,000 PSF. SHOULD OTHER CONDITIONS OR MATERIALS BE ENCOUNTERED, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE WORK. THE ARCHITECT OR ENGINEER SHALL SUPPLY A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED AT TIME OF FOUNDATION INSPECTION.

CONTRACTORS

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ADJACENT STRUCTURES, STREETS AND SIDEWALKS DURING EXCAVATION AND CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. SHOULD A DISCREPANCY BE FOUND, STOP WORK IMMEDIATELY AND NOTIFY THE ARCHITECT OR ENGINEER. WORK CANNOT PROCEED UNTIL PRIOR WRITTEN AUTHORIZATION FROM THE ARCHITECT/ENGINEER IS GIVEN FOR ANY FABRICATION OR ERECTION OF ALL REINFORCING AND STRUCTURAL STEEL COMPONENTS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO EXCAVATION, AND REROUTE THE UTILITY LINES TO ACCOMMODATE THE NEW CONSTRUCTION.
- ALL SPECIFIED MATERIALS AND CONNECTORS CAN BE SUBSTITUTED WITH EQUAL OR BETTER, WITH THE APPROVAL OF THE ENGINEER OF RECORD.
- CONTRACTOR SHALL VERIFY THAT THE STRUCTURE IS CONSTRUCTED WITHIN THE CONFINES OF THE BUILDING PAD.

FABRIC NOTE

- THIS FABRIC-COVERED STRUCTURE MUST BE DESIGNED WITH A QUICK REMOVAL OR BREAKAWAY FABRIC AT WIND VELOCITIES EQUAL OR GREATER THAN 75 MPH, ACCORDING TO FBC 3105.4.2.1.
- PROVIDE A PERMANENT LABEL.

NOTE

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.

W.O. No.
PROJECT The Breakers Golf Course Canopy
LOCATION One South County Road
CITY Palm Beach, Florida
PROJECT MANAGER B. Garvey
DRAFTED BY Jose A. Millan
DATE APRIL 7, 2021
REV. DATE & NO.
REV. DATE & NO.
REV. DATE & NO.
REV. DATE & NO.

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THOMAS AWNINGS

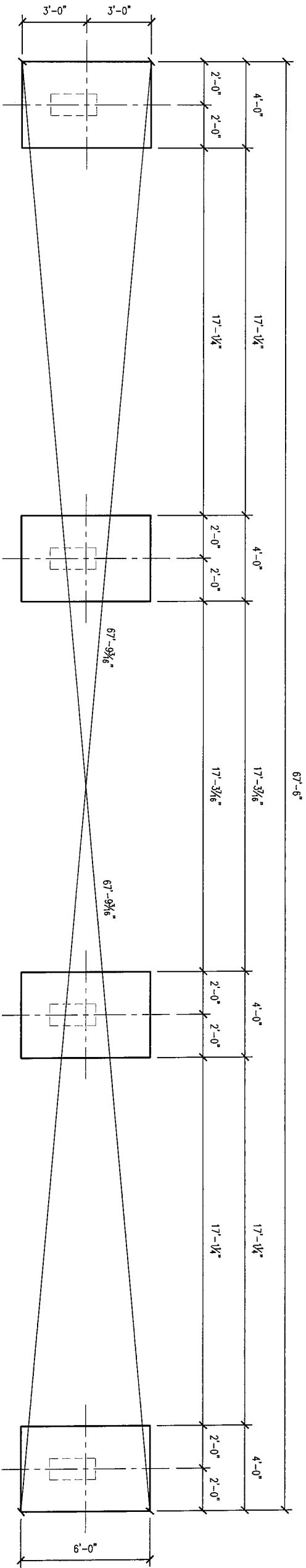
C.C. # 0000012781

Cesar Castillo, PE
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Date: 2021.05.06 18:01:46 -04'00'

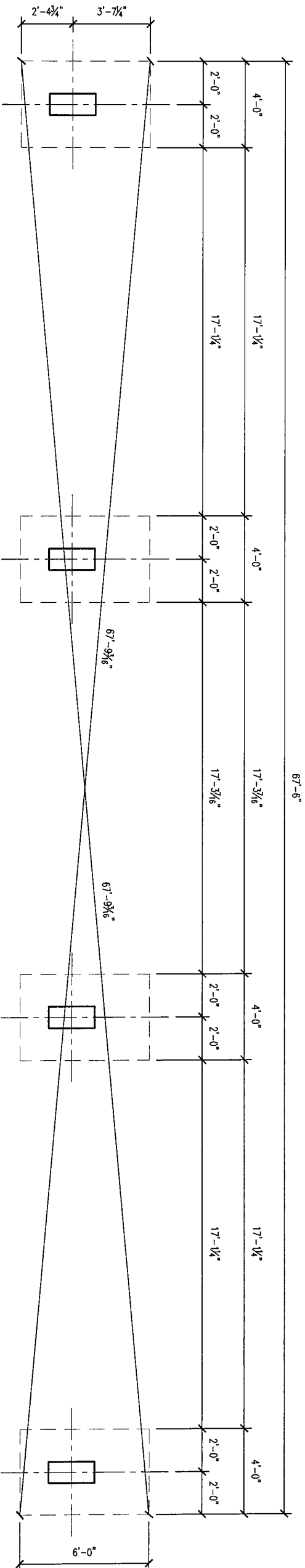
SHEET

6 of 7

- NOTES:
- PROJECT: NEW FABRIC CANOPY (TAGGED 101) - TO MATCH EXISTING FABRIC GOLF CANOPY (TAGGED 102) INSTALLED UNDER (PERMIT NO. B-18-74654), LOCATED ADJACENT TO EXISTING FABRIC CANOPY.
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- FABRIC TO BE:**
PATIO (518 DUSKY BLUE)



A
FOOTING FOOT PRINT ORIENTATION
SCALE: 3/8" = 1'-0"



B
PLATE ORIENTATION ON FOOTING
SCALE: 3/8" = 1'-0"

W.O. No.	
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CITY	Palm Beach, Florida
PROJECT MANAGER	B. Garvey
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MIAMI, FLORIDA 33142

305/576-2029 FAX:305/576-0514
http://www.miamiawning.com
E-mail: sales@miamiawning.com

© 2017 MIAMI BEACH AWNING COMPANY
D.B.A. MIAMI AWNING COMPANY
THOMAS AWNINGS

C.C. # 0000012781



Digitally signed by

Cesar Castillo, PE

DN: c=US,
st=Florida,

cn=Cesar Castillo,

email=cesarcastill

opabor@gmail.co

m

Date: 2021.05.06

18:02:21 -04'00'

Castillo, PE

SHEET

7 of 7

PHOTOS OF EXISTING
DRIVING RANGE SHADE
STRUCTURE THAT WILL
BE DUPLICATED



A-051-2021 2 South County Road

Rev 1 Changes to Presentation:

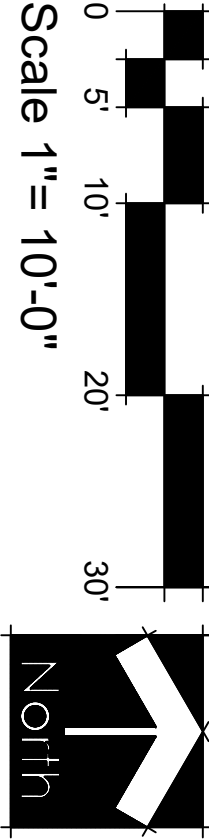
After listening to Arcom's comments, we have agreed to compromise by adding a fabric piece on the ends of the awning to hide the structural framing to help improve the look of this functional awning that was previously installed in 2018 and it just being requested to be extended due to the patrons requesting more shade.



Existing 18"x6" Column, Typ.
Existing 3' Wide Paver Walkway
Existing 64'x12' Awning
Existing 5' Paver Walkway
Existing 2' Wide Planter

64'x12' Awning, By Others. See Shop Drawings
For Column Sizes And Spacing.
Awning Column Location Based On Field Measurements.
Prior To Any Installation Or Footer Placement, Owner Must
Approve Location

Golf Academy Awning Location Plan



RECONFIGURED
COURSE

A-051-2021 2 S Cty Rd



**SCHMIDT
NICHOLS**
LANDSCAPE ARCHITECTURE
AND URBAN PLANNING
1551 N. Flagler Dr., Ste. 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

**The Breakers
Golf Academy**
The Town of Palm Beach, Florida

Date: 10/24/18
Scale: 1" = 10'-0"
Design By: MLD
Drawn By: MLD
Checked By: JES
File No. 632.01
Job No. 17-112

REVISIONS / SUBMISSIONS

01.13.21 Additional Awning

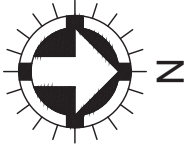
02.12.21 Final Awning Size

Site
Plan

SP-1 of 1

PHOTOS OF EXISTING
DRIVING RANGE SHADE
STRUCTURE THAT WILL
BE DUPLICATED





ROYAL POINCIANA WAY



- NOTES:
- PROJECT: NEW FABRIC CANOPY (TAGGED 101) - TO MATCH EXISTING FABRIC GOLF CANOPY (TAGGED 102) INSTALLED UNDER (PERMIT NO. B-18-74654) LOCATED ADJACENT TO EXISTING FABRIC CANOPY.
 - ALL FABRIC IS INSTALLED WITH EASY REMOVAL IN MIND IN THE EVENT OF A HURRICANE.
 - ALL PIPES SHALL BE 1½" DIA. SCH. 40 ALUM U.O.N.

FABRIC TO BE:
PATIO (518 DUSKY BLUE)

W.O. No.	
PROJECT	The Breakers Golf Course Canopy
LOCATION	One South County Road Palm Beach, Florida
CITY	
PROJECT MANAGER	B. Garvey
DRAFTED BY	Jose A. Milian
DATE	APRIL 7, 2021
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	

MIAMI AWNING COMPANY
3905 N.W. 31 AVENUE
MIAMI, FLORIDA 33142

305/576-2029 FAX:305/576-0514
<http://www.miamiawning.com>
E-mail: sales@miamiawning.com

2017 MIAMI BEACH AWNING COMPANY
D.B.A. MIAMI AWNING COMPANY
THOMAS AWNINGS

C.C. # 0000012781

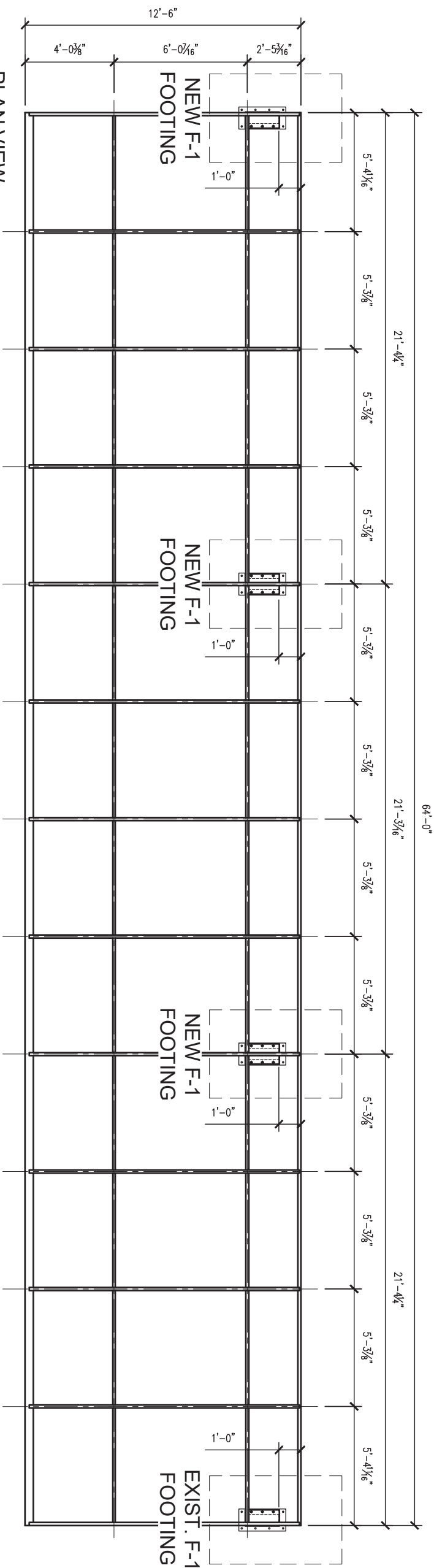
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DN: c=US, st=Florida, cn=Cesar Castillo, email=cesarcastillo@opabon@gmail.com
Date: 2021.05.06 17:59:10 -04'00'

10, PE

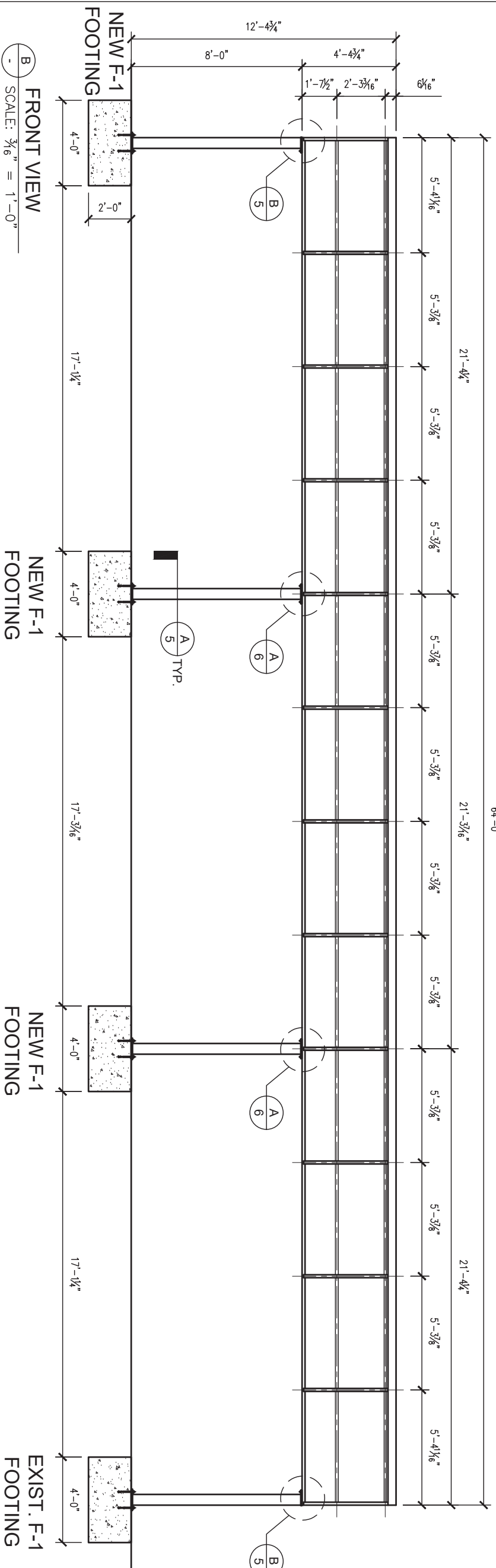
SHEET 1 of 7

- NOTES:**
1. PROJECT: NEW FABRIC CANOPY (TAGGED 101) - TO MATCH EXISTING FABRIC GOLF CANOPY (TAGGED 102) INSTALLED UNDER (PERMIT NO. B-18-74654). LOCATED ADJACENT TO EXISTING FABRIC CANOPY.
 2. ALL FABRIC IS INSTALLED WITH EASY REMOVAL IN MIND IN THE EVENT OF A HURRICANE.
 3. ALL PIPES SHALL BE 1 1/4" DIA. SCH. 40 ALUM U.O.N.
- FABRIC TO BE:**
PATIO (518 DUSKY BLUE)

W.O. No.	
PROJECT	The Breakers Golf Course Canopy
LOCATION	One South County Road
CITY	Palm Beach, Florida
PROJECT MANAGER	B. Garvey
DRAFTED BY	Jose A. Millian
DATE	APRIL 7, 2021
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	

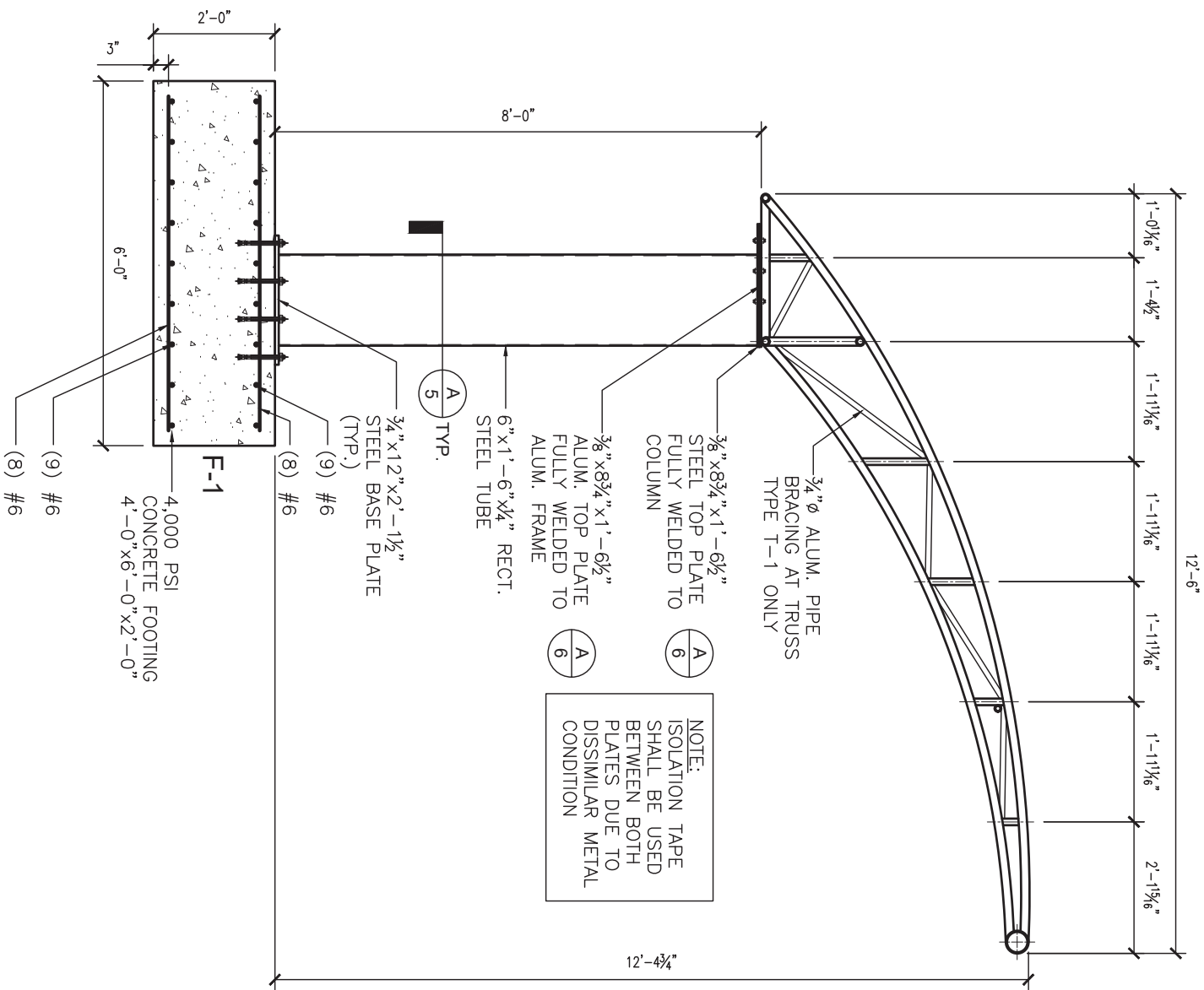


PLAN VIEW
SCALE: $\frac{3}{16}'' = 1'-0''$



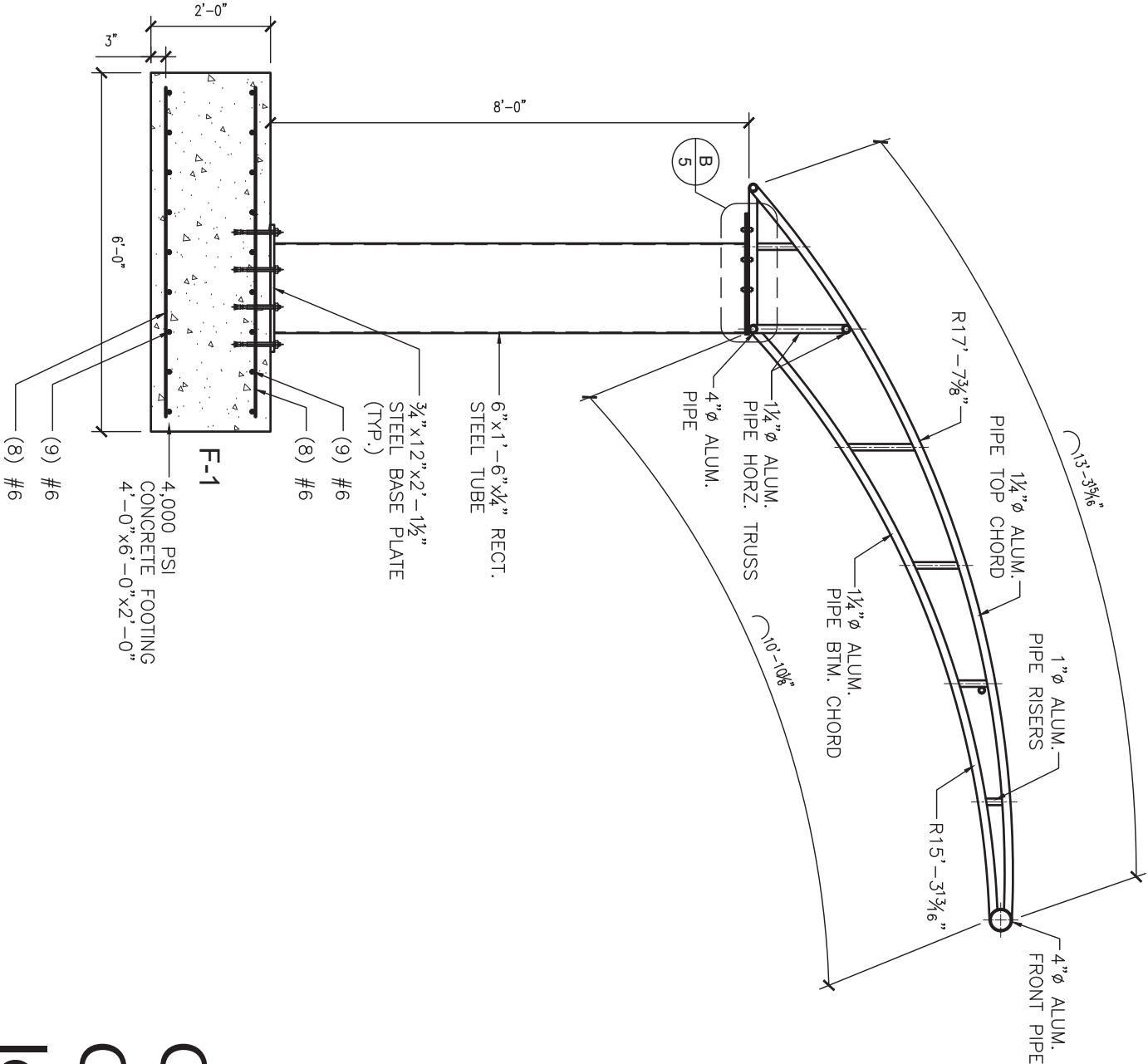
Digitally signed by
Cesar Castillo, PE
DN: c=US,
st=Florida,
cn=Cesar Castillo,
PE,
email=cesarcastillo
pabon@gmail.com
Date: 2021.05.06
18:00:10 -04'00'

- NOTES:
- PROJECT: NEW FABRIC CANOPY (TAGGED 101) - TO MATCH EXISTING FABRIC GOLF CANOPY (TAGGED 102) INSTALLED UNDER (PERMIT NO. B-18-74654) LOCATED ADJACENT TO EXISTING FABRIC CANOPY.
 - ALL FABRIC IS INSTALLED WITH EASY REMOVAL IN MIND IN THE EVENT OF A HURRICANE.
 - ALL PIPES SHALL BE 1½" DIA. SCH. 40 ALUM. U.O.N.
- FABRIC TO BE:**
PATTO (518 DUSKY BLUE)



SIDE VIEW (TRUSS T-1)

SCALE: 3/8" = 1'-0"



SIDE VIEW (TRUSS T-2)

SCALE: 3/8" = 1'-0"

W.O. No.	
PROJECT	The Breakers Golf Course Canopy
LOCATION	One South County Road
CITY	Palm Beach, Florida
PROJECT MANAGER	B. Garvey
DRAFTED BY	Jose A. Millan
DATE	APRIL 7, 2021
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
MIAMI AWNING COMPANY 3905 N.W. 31 AVENUE MIAMI, FLORIDA 33142 305/576-2029 FAX:305/576-0514 http://www.miamiawning.com E-mail: sales@miamiawning.com 2017 MIAMI BEACH AWNING COMPANY D.B.A. MIAMI AWNING COMPANY THOMAS AWNINGS C.C. # 0000012781	
Cesar Castillo, PE DN: C=US, st=Florida, cn=Cesar Castillo, email=cesarcastillopabon@gmail.com Date: 2021.05.06 18:00:46 -04'00'	
SHEET	4 of 7

Revised Rendering



2-17-00055
Zoning Application/Case#

1 S. County Rd.
Property Address

TOWN OF PALM BEACH ZONING APPLICATION CHECKLIST

INSTRUCTIONS TO APPLICANT: Your complete submission will include a disc, payment of fees, and other documents as indicated below. Please refer to detailed instruction sheets for reference. Incomplete or incorrectly prepared applications will not be accepted.

nla **NOTE:** If the Zoning Administrator has told you that your project must be referred to ARCOM or the Landmarks Preservation Commission prior to your Town Council hearing, you are required to submit the ARCOM or LPC application package including the ARCOM/LPC application, one full size set of signed & sealed plans, and the appropriate ARCOM/LPC filing fee. This must be submitted at the same time that you submit for your variance, special exception or site plan review. Be sure to use the correct COMBO NOTICE and include a copy of that application with your submittal.

➤ **DIGITAL SUBMISSION REQUIREMENTS**

The contents of your disc must include the following:

- ✓ Disc properly labeled with case number and street address and containing files as indicated on attached instruction sheet and as indicated below. Refer to instruction sheet for proper formatting and naming conventions.
- ✓ Copy of this checklist prepared by staff
- ✓ TYPED Application (including a location map which clearly shows the subject property, displays a North arrow, indicates nearby cross streets and indicates house numbers of the properties shown. **MUST** include a parking statement).
- ✓ Notice Affidavit (or appropriate Combo Notice if applicable)
- ✓ Tax map identifying 300-foot radius and subject property (obtained from property appraiser)
- ✓ List of all property owners within 300-foot radius (obtained from property appraiser)
- ✓ Sample envelope – scanned copy of the envelope and contents (see instructions)
- ✓ Letters from other agencies: ___ Dept. Environmental Protection ___ Traffic Concurrency ___ Army Corps of Engineers ___ Other
- ✓ Any associated correspondence

➤ **NON-DIGITAL SUBMISSION REQUIREMENTS**

NOTE: All full-size plans must include the zoning case number, be signed and sealed and be folded together as one set.

- ✓ One (1) full-sized set of signed & sealed plans including streetscape (Submit original and include on disc)
- ✓ One (1) full-sized set of signed and sealed existing floor plans & elevations (Submit original and include on disc)
- ✓ One (1) full-sized set of signed and sealed paving and drainage plans (Submit original and include on disc)
- ✓ One (1) current survey (abstracted), including any historic trees (Submit original and include on disc)
- ✓ Twelve (12) mini-sets of the Zoning Application (including a location map which clearly shows the subject property, displays a North arrow, indicates nearby cross streets, indicates house numbers of properties shown and **MUST** include a parking statement), reduced plans (maximum size 11 x 17) including existing floor plan and elevations with plans stapled to applications. ALL PLANS MUST INCLUDE ZONING CASE NUMBER

- **AFFIDAVIT OF MAILING (ORIGINAL must be submitted to the Town no later than FIVE DAYS AFTER SUBMITTAL DEADLINE).** Notices to surrounding property owners (see instructions). If this project is a "COMBO" be sure to include correct notice and both applications.

- **FEE:** \$4,500 ^{1,500 - SE} _{3,000 - SPR - C}

Sogan Elliott
TOWN STAFF

11/14/17
DATE

EXHIBIT "C"

2-18-00126
Zoning Application/Case#

1 So. County Rd
Property Address

TOWN OF PALM BEACH ZONING APPLICATION CHECKLIST

INSTRUCTIONS TO APPLICANT: Your complete submission will include a disc, payment of fees, and other documents as indicated below. Please refer to detailed instruction sheets for reference. Incomplete or incorrectly prepared applications will not be accepted.

n/a NOTE: If the Zoning Administrator has told you that your project must be referred to ARCOM or the Landmarks Preservation Commission prior to your Town Council hearing, you are required to submit the ARCOM or LPC application package including the ARCOM/LPC application, one full size set of signed & sealed plans, and the appropriate ARCOM/LPC filing fee. This must be submitted at the same time that you submit for your variance, special exception or site plan review. Be sure to use the correct COMBO NOTICE and include a copy of that application with your submittal.

➤ **DIGITAL SUBMISSION REQUIREMENTS**

The contents of your disc must include the following:

- ✓ Disc properly labeled with case number and street address and containing files as indicated on attached instruction sheet and as indicated below. Refer to instruction sheet for proper formatting and naming conventions.
- ✓ Notice Affidavit (or appropriate Combo Notice if applicable)
- ✓ Tax map identifying 300-foot radius and subject property (obtained from property appraiser)
- ✓ List of all property owners within 300-foot radius (obtained from property appraiser)
- n/a Any associated correspondence

➤ **DIGITAL AND NON-DIGITAL SUBMISSION REQUIREMENTS** NOTE: All full-size plans must include the zoning case number, be signed and sealed and be folded together as one set.

- ✓ Copy of this checklist prepared by staff
- ✓ TYPED Application (including a location map which clearly shows the subject property, displays a North arrow, indicates nearby cross streets and indicates house numbers of the properties shown. MUST include a parking statement).
- ✓ Sample envelope – scanned copy of the envelope and contents (see instructions)
- n/a Letters from other agencies: ___ Dept. Environmental Protection ___Traffic Concurrence ___ Army Corps of Engineers ___Other
- ✓ One (1) full-sized set of signed & sealed plans including streetscape (Submit original and include on disc)
- ✓ One (1) full-sized set of signed and sealed existing floor plans & elevations (Submit original and include on disc)
- n/a One (1) full-sized set of signed and sealed paving and drainage plans (Submit original and include on disc)
- n/a One (1) current survey (abstracted), including any historic trees (Submit original and include on disc)
- ✓ Eight (8) mini-sets of the Zoning Application (including a location map which clearly shows the subject property, displays a North arrow, indicates nearby cross streets, indicates house numbers of properties shown and MUST include a parking statement), reduced plans (maximum size 11 x 17) including existing floor plan and elevations with plans stapled to applications. ALL PLANS MUST INCLUDE ZONING CASE NUMBER
- **AFFIDAVIT OF MAILING (ORIGINAL must be submitted to the Town no later than FIVE DAYS AFTER SUBMITTAL DEADLINE).** Notices to surrounding property owners (see instructions). If this project is a "COMBO" be sure to include correct notice and both applications.

➤ **FEE:**

\$5,000 3000 SPP
2000 SE

Jogan Elliott
TOWN STAFF

7/6/18
DATE

The Breakers Palm Beach, Inc. Golf Course Awnings

Z-18-00126

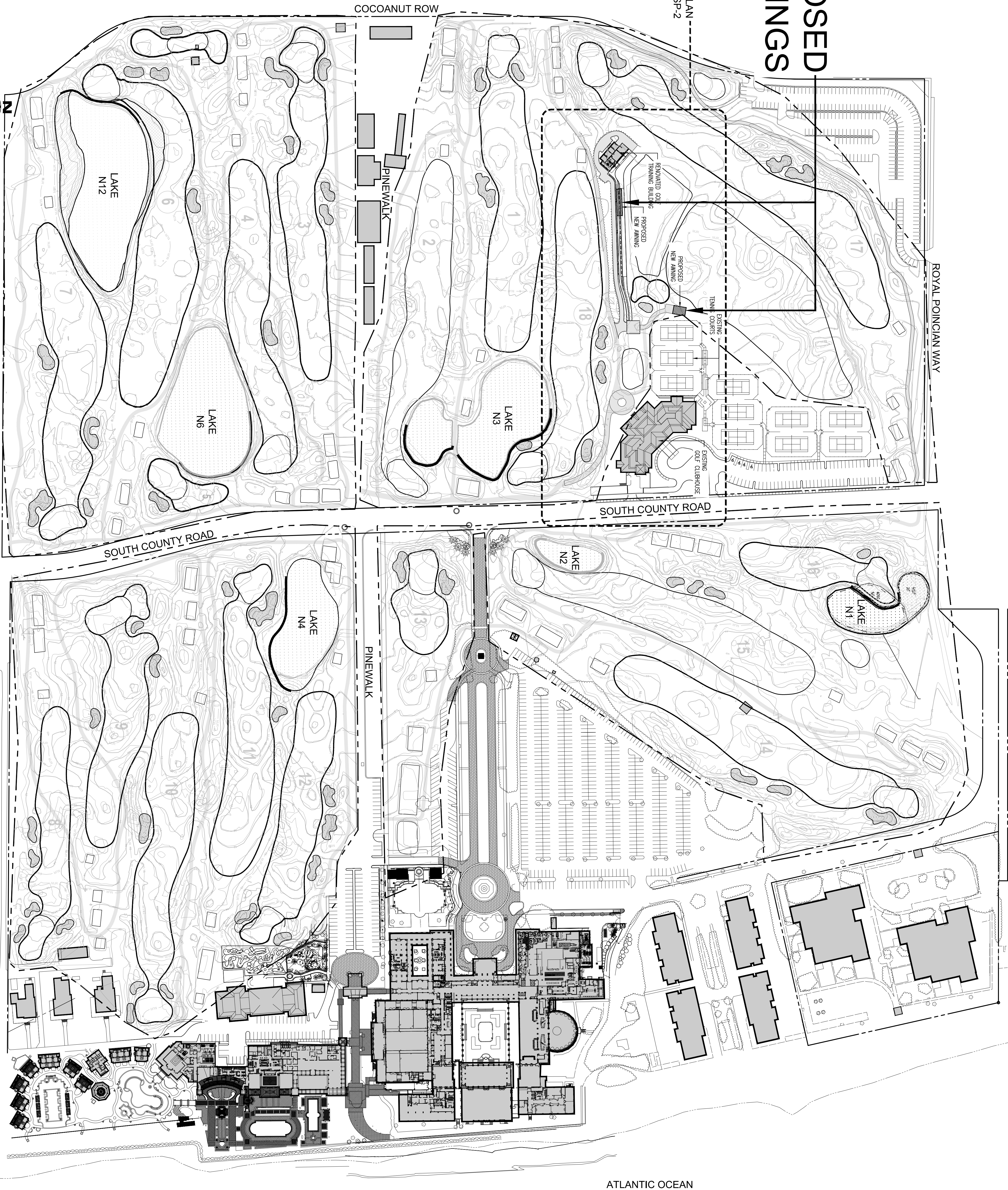
September 12, 2018



GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

PROPOSED
NEW AWNINGS

SEE ENLARGED PLAN
SP-2



ATLANTIC OCEAN



PEACOCK + LEWIS
Architects and Planners, LLC
1295 U.S. Highway One
Suite 200
North Palm Beach, FL 33408

Member AIA Established 1864
License No. AAC 000020

T. 561.626.9794
F. 561.626.9719



THE
BREAKERS

PROPOSED
NEW
AWNINGS

PALM BEACH,
FLORIDA

THRESHOLD BUILDING
TO THE BEST OF MY KNOWLEDGE, THIS SET
OF PLANS AND SPECIFICATIONS COMPLY
WITH THE MINIMUM REQUIREMENTS
STIPULATED IN THE APPLICABLE BUILDING
STANDARDS AS REFERENCED BY THE
LOCAL AUTHORITY IN ACCORDANCE WITH
THE BUILDING AND CHAPTER 631, FLORIDA
STATUTES.

Seal:

AKO STEVEN I. POLLIO
LEAK A8001281

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Architects and Planners, LLC
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Lewis, LLC. AAC000020
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without written permission is prohibited.

Sheet Title:

OVERALL SITE PLAN

Revisions:

#	Date	Rev. Description

Comm.:	Date:
18-035	2018.07.20
Drawn:	Checked:
P+L	SLP

Sheet No.

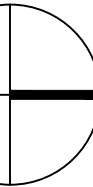
SP-0

OF:

ZONNING CASE # Z-18-00126

OVERALL SITE PLAN

SCALE: 1" = 110'-0"



COCOANUT ROW

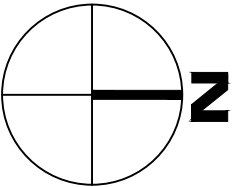
ROYAL POINCIANA WAY

SOUTH COUNTY ROAD

SOUTH COUNTY ROAD

PINEWALK

PINEWALK



ENLARGED SITE PLAN - BOTH PROPOSED AWNINGS

SCALE : 1" = 30'-0"

ZONNING CASE # Z-18-00126



PEACOCK + LEWIS
Architects and Planners, LLC
1295 U.S. Highway One
Suite 200
North Palm Beach, FL 33408

Member AIA Established 1964
License No. AAC 000020
T: 561.626.9704
F: 561.626.9719



THE
BREAKERS

PROPOSED
NEW
AWNINGS

PALM BEACH,
FLORIDA

THRESHOLD BUILDING
TO THE BEST OF MY KNOWLEDGE, THE SET
OF PLANS AND PREPARED AWNINGS COMPLY
WITH THE MINIMUM REQUIREMENTS OF THE
FLORIDA BUILDING CODE AND THE MINIMUM
STANDARDS AS DETERMINED BY THE
LOCAL AUTHORITY IN ACCORDANCE WITH
THE BUILDING AND PLANNING FLORIDA
STATUTES.

Seal :

ACK: STEVEN L. POLIO
LEAVE: AR01/01/2018

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Planners, LLC. AAC000020.
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Sheet Title :
ENLARGED SITE
PLAN - BOTH
PROPOSED
AWNINGS

#	Date	Rev.	Description

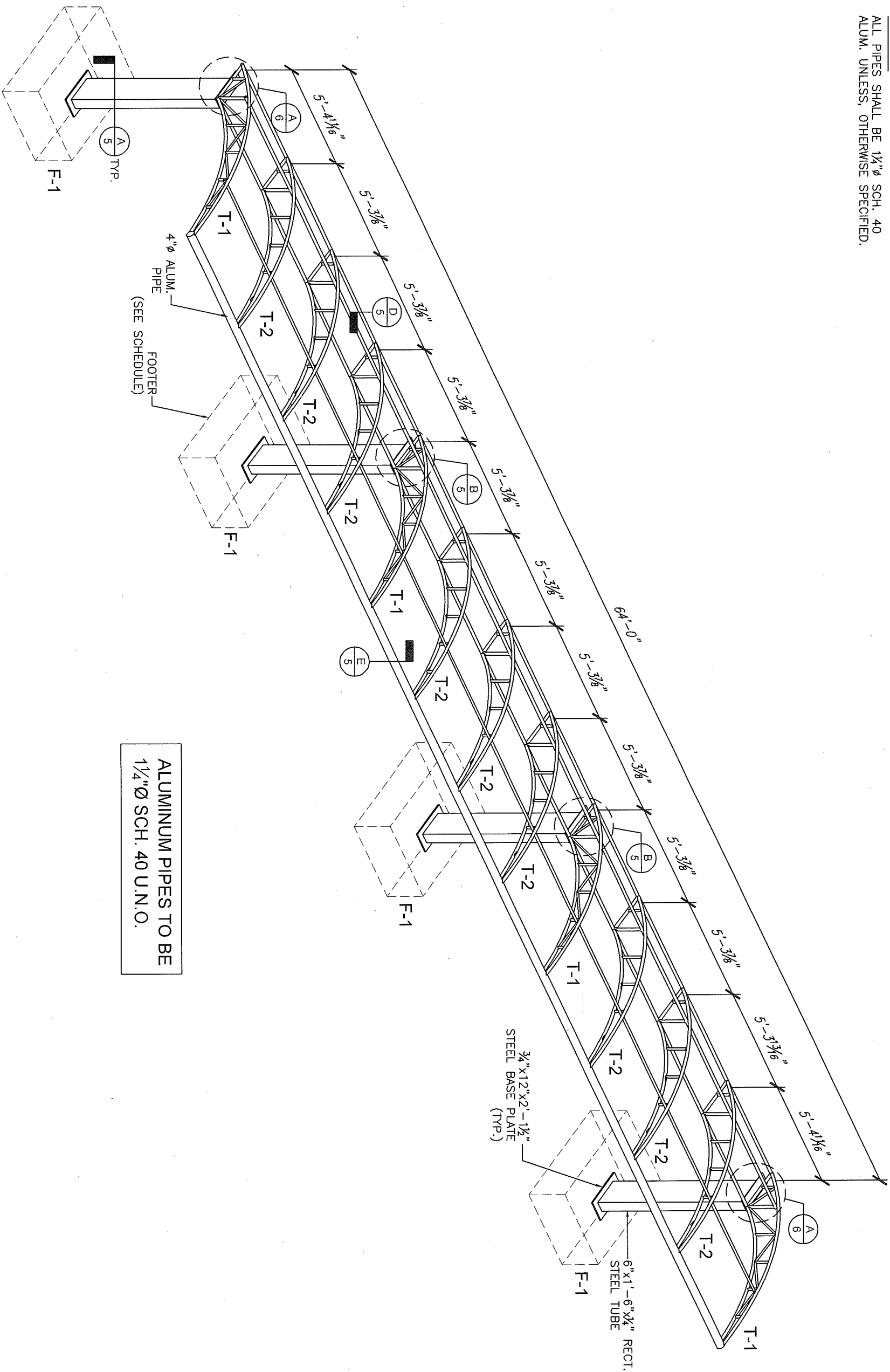
Comm. :	Date :
18-035	2018.07.20
Drawn :	Checked :
P+L	SLP

Sheet No.

SP-2

OF:

NOTE:
ALL PIPES SHALL BE 1 1/4" Ø SCH. 40
ALUM. UNLESS OTHERWISE SPECIFIED.



ISOMETRIC FRONT VIEW
SCALE: N.T.S.

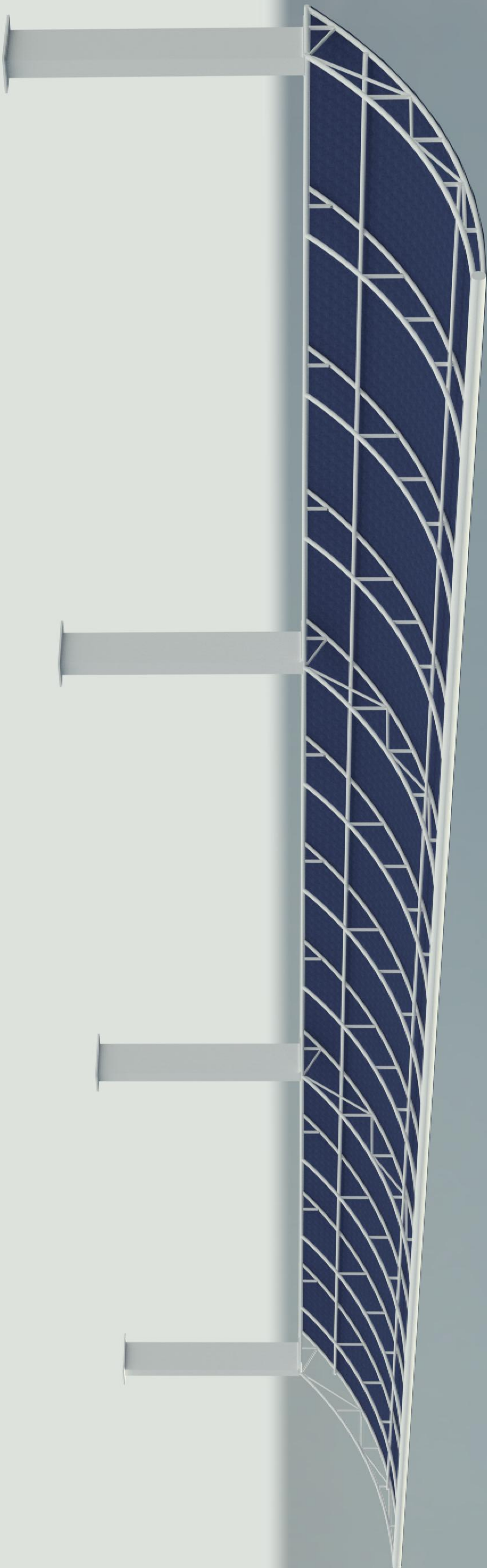
ALUMINUM PIPES TO BE
1 1/4" Ø SCH. 40 U.N.O.

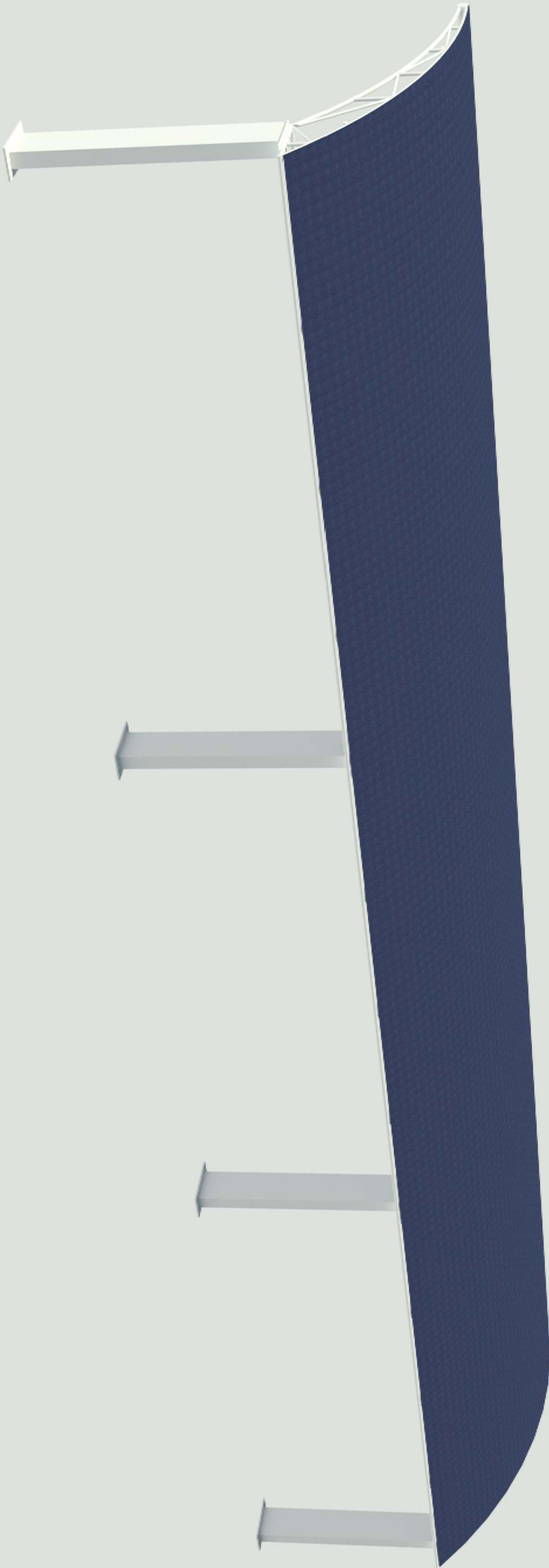
3/4" x 12" x 2'-1 1/2"
STEEL BASE PLATE
(TYP.)

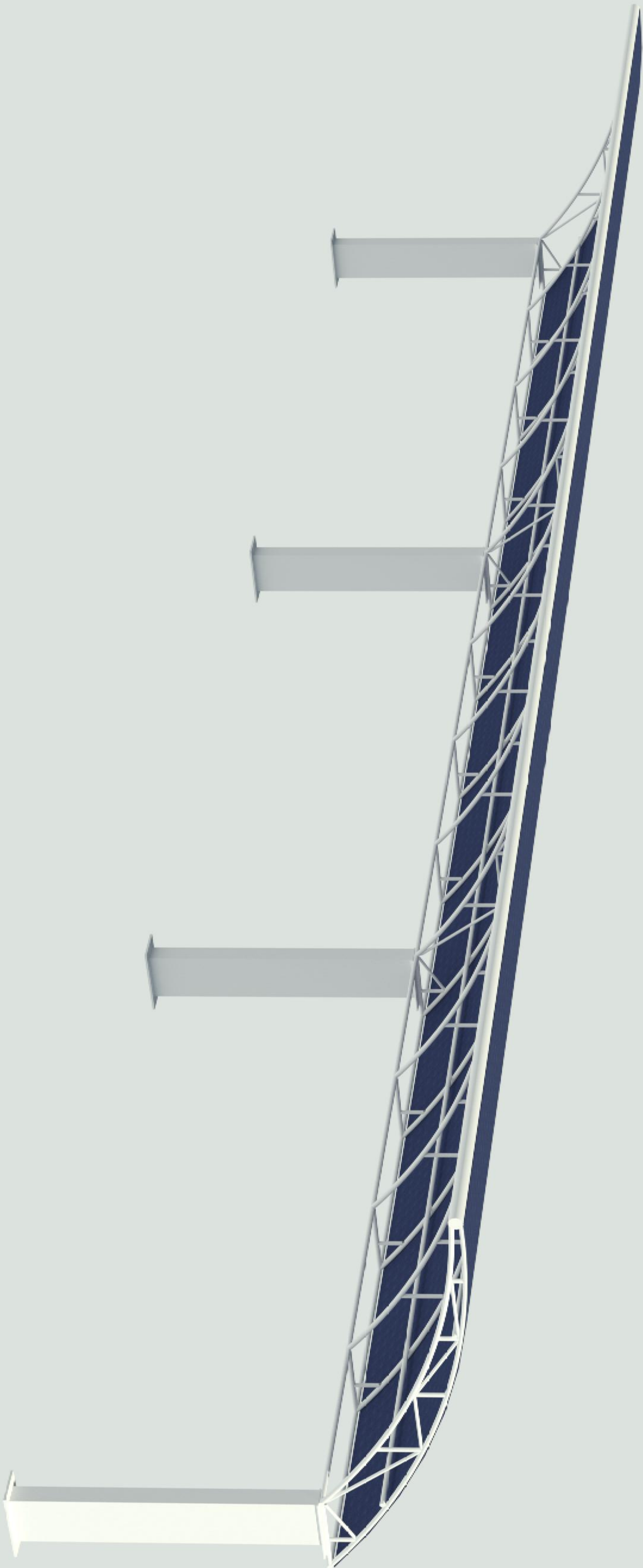
6" x 1'-6" x 1/4"
RECT.
STEEL TUBE
F-1

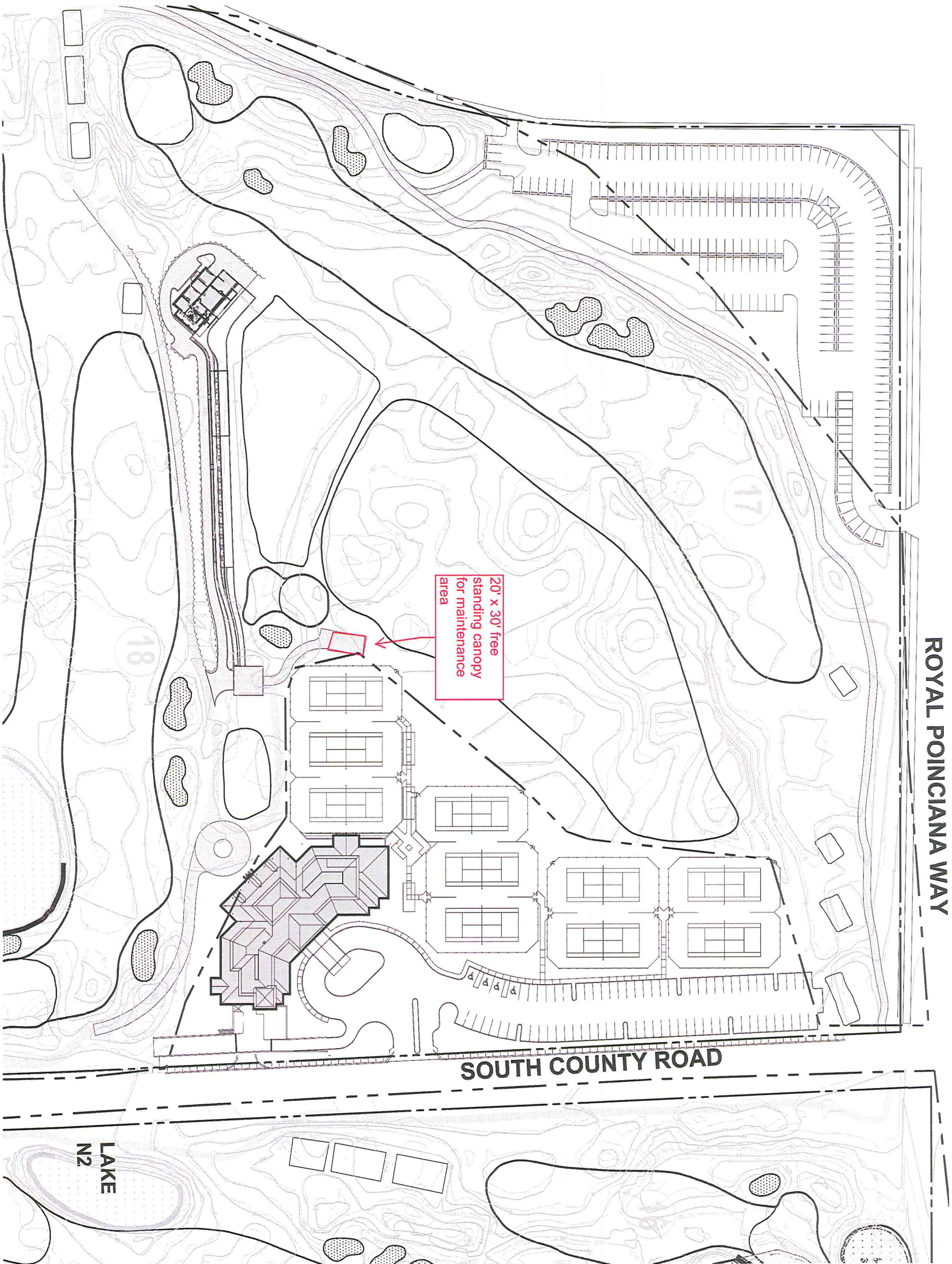
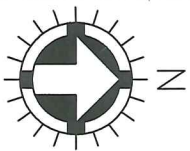
W.O. No.	
PROJECT	The Breakers Golf Course Canopy
LOCATION	One South County Road
CITY	Palm Beach, Florida
PROJECT MANAGER	B. Garvey
DRAFTED BY	Jose A. Millan
DATE	June 22, 2018
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
MIAMI AWNING COMPANY 3905 N.W. 31 AVENUE MIAMI, FLORIDA 33142 305/576-2029 FAX:305/576-0514 http://www.miamiawning.com E-mail: sales@miamiawning.com  © 2017 MIAMI BEACH AWNING COMPANY D.B.A. MIAMI AWNING COMPANY THOMAS AWNINGS C.C. # 0000012781	
SHEET	2 of 6

Z-18-00126

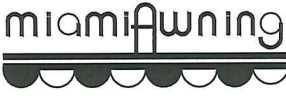




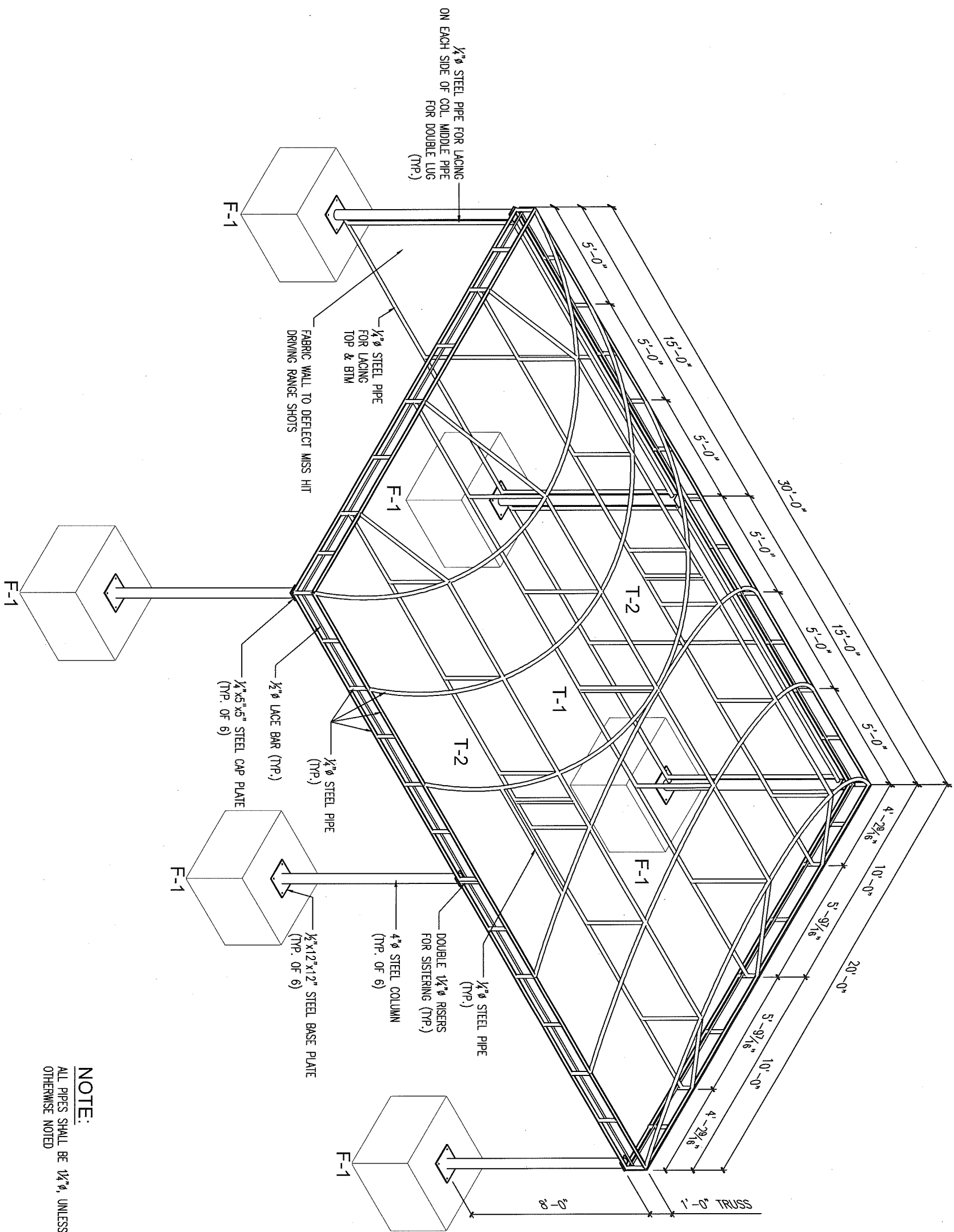




LOCATION PLAN
SCALE: 1" = 100'-0"

WO. No.	WO #
PROJECT	Breakers Maintenance Canopy
LOCATION	1 S County Road
CITY	Palm Beach, Florida 33480
PROJECT MANAGER	B. Garvey
DRAFTED BY	Jose A. Millan
DATE	July 13, 2018
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
MIAMI AWNING COMPANY 3905 N.W. 31 AVENUE MIAMI, FLORIDA 33142 305/576-2029 FAX:305/576-0514 http://www.miamiawning.com E-mail: sales@miamiawning.com  © 2017 MIAMI BEACH AWNING COMPANY D.B.A. MIAMI AWNING COMPANY THOMAS AWNINGS C.C. # 0000012781	
SHEET	1 of 7

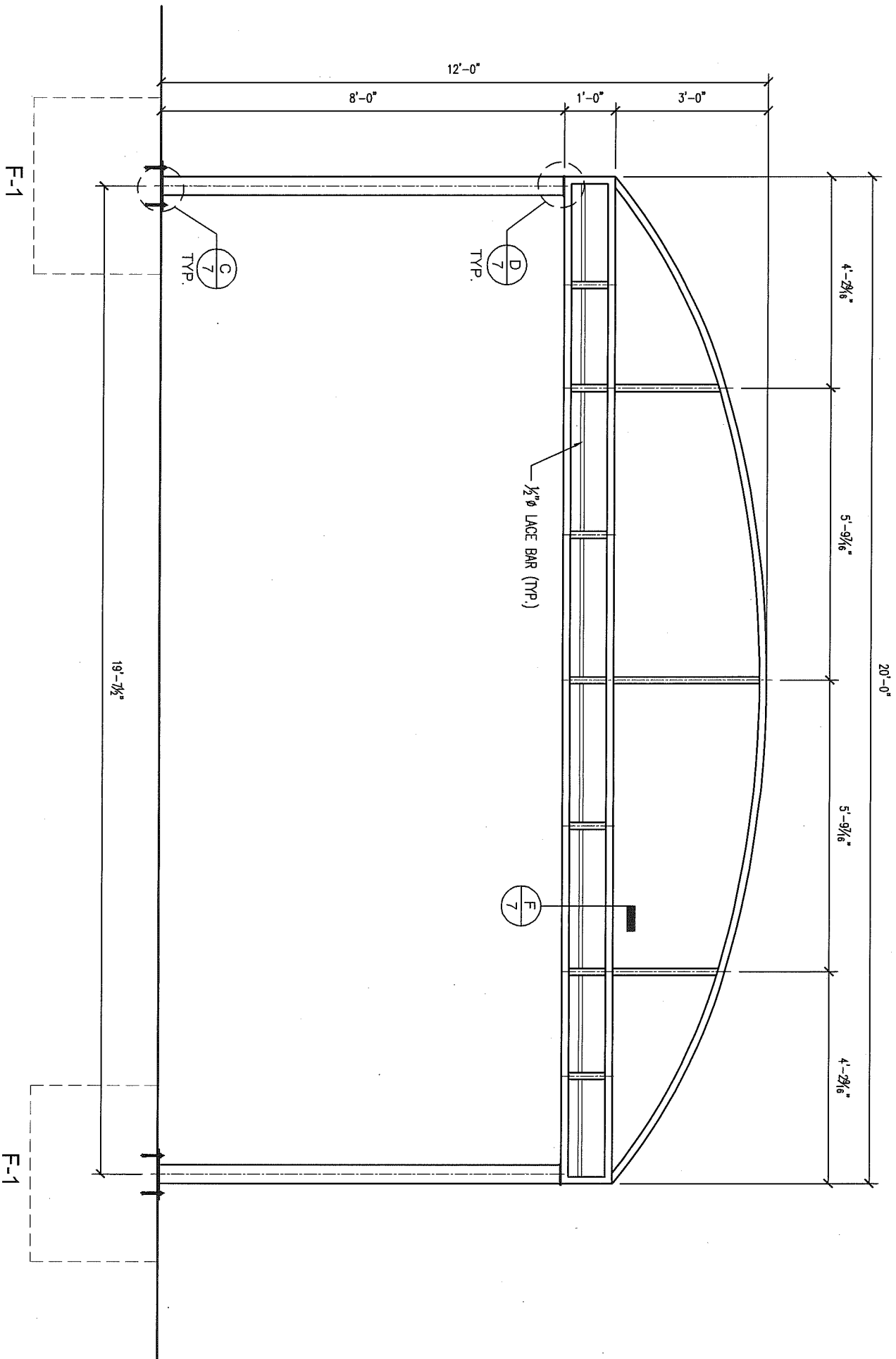
2-18-DO124



ISOMETRIC VIEW
SCALE: $\frac{1}{4}'' = 1'-0''$

NOTE:
ALL PIPES SHALL BE $\frac{1}{4}''$, UNLESS
OTHERWISE NOTED

W.O. No.	WO #
PROJECT	Breakers
LOCATION	Maintenance Canopy
CITY	1 S County Road
	Palm Beach, Florida 33480
PROJECT MANAGER	B. Garvey
DRAFTED BY	Jose A. Millan
DATE	July 13, 2018
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
MIAMI AWNING COMPANY 3905 N.W. 31 AVENUE MIAMI, FLORIDA 33142 305/576-2029 FAX:305/576-0514 http://www.miamiawning.com E-mail: sales@miamiawning.com  © 2017 MIAMI BEACH AWNING COMPANY D.B.A. MIAMI AWNING COMPANY THOMAS AWNINGS C.C. # 0000012781	
SHEET	2 of 7

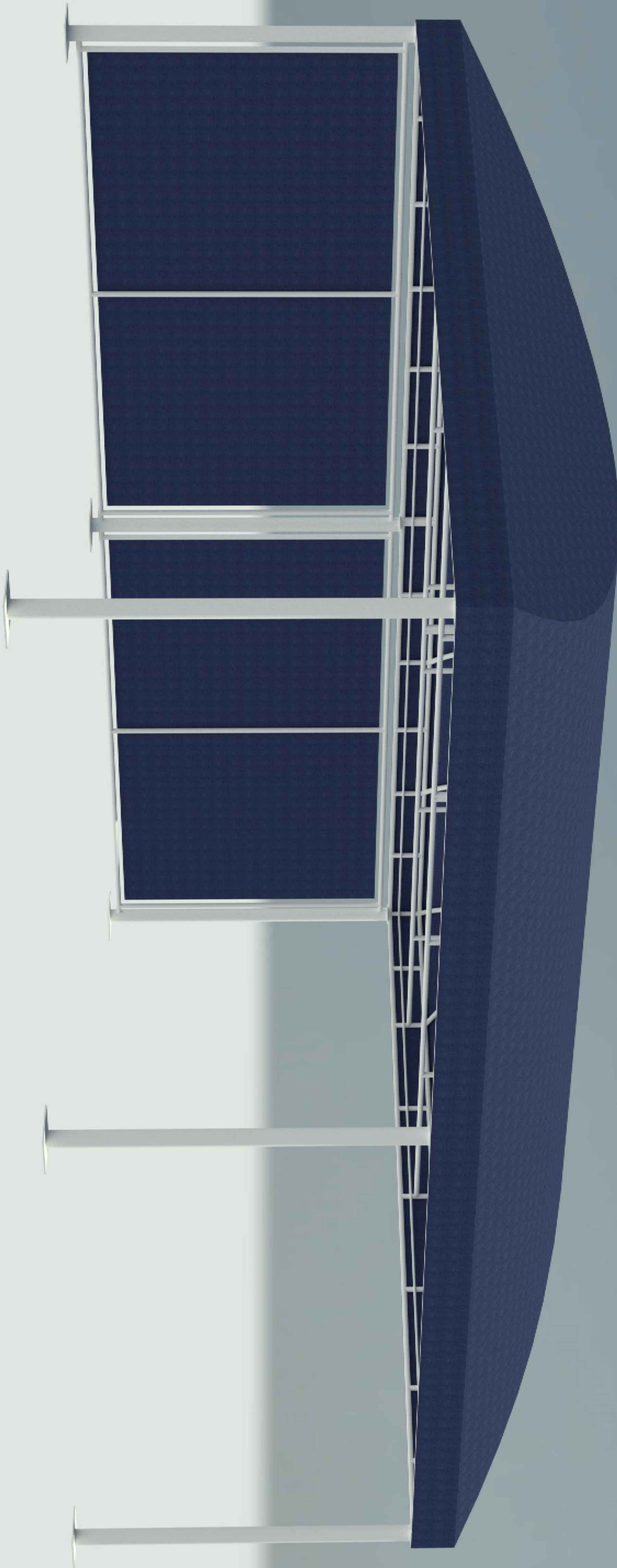


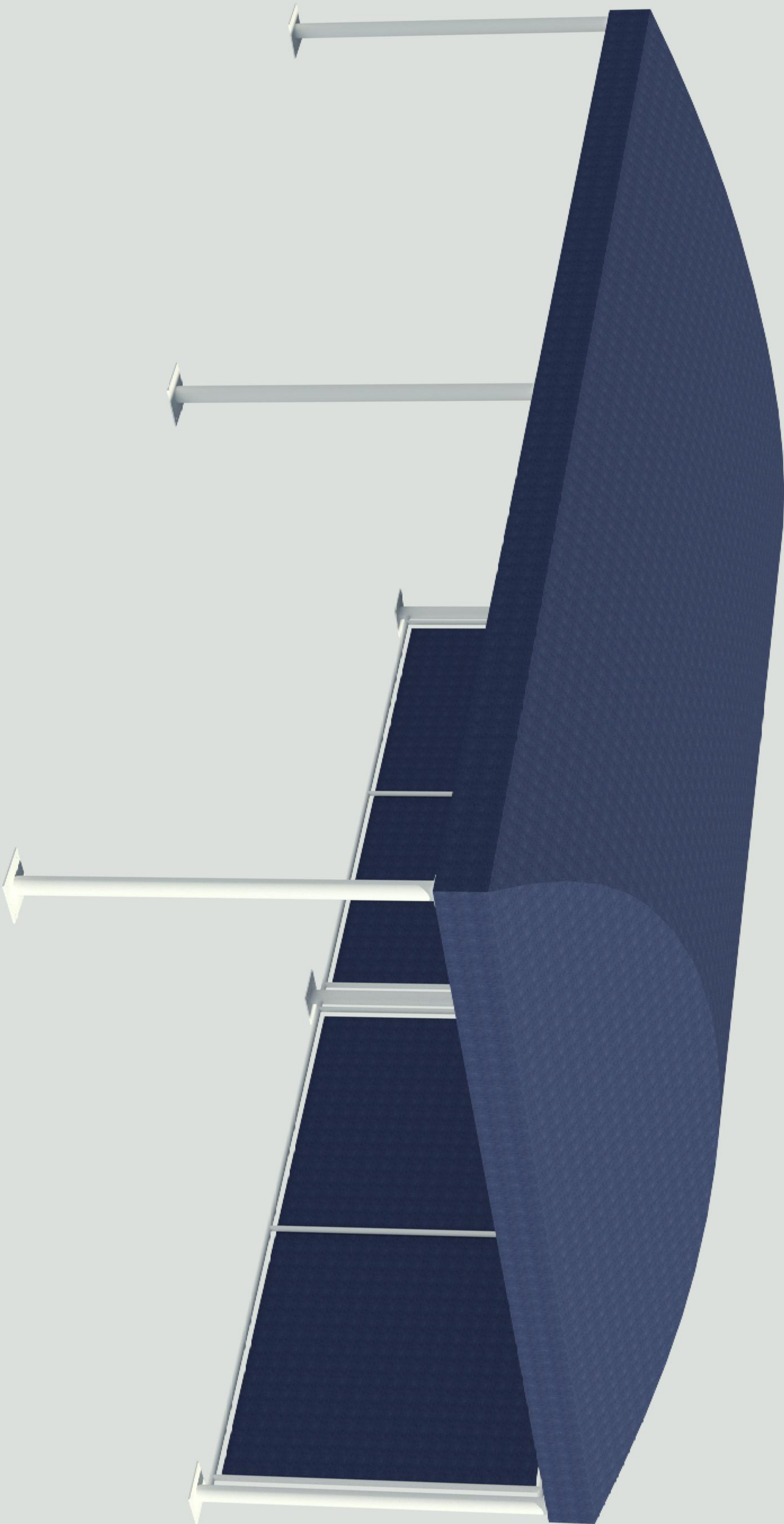
SIDE VIEW
SCALE: $\frac{3}{8}" = 1'-0"$

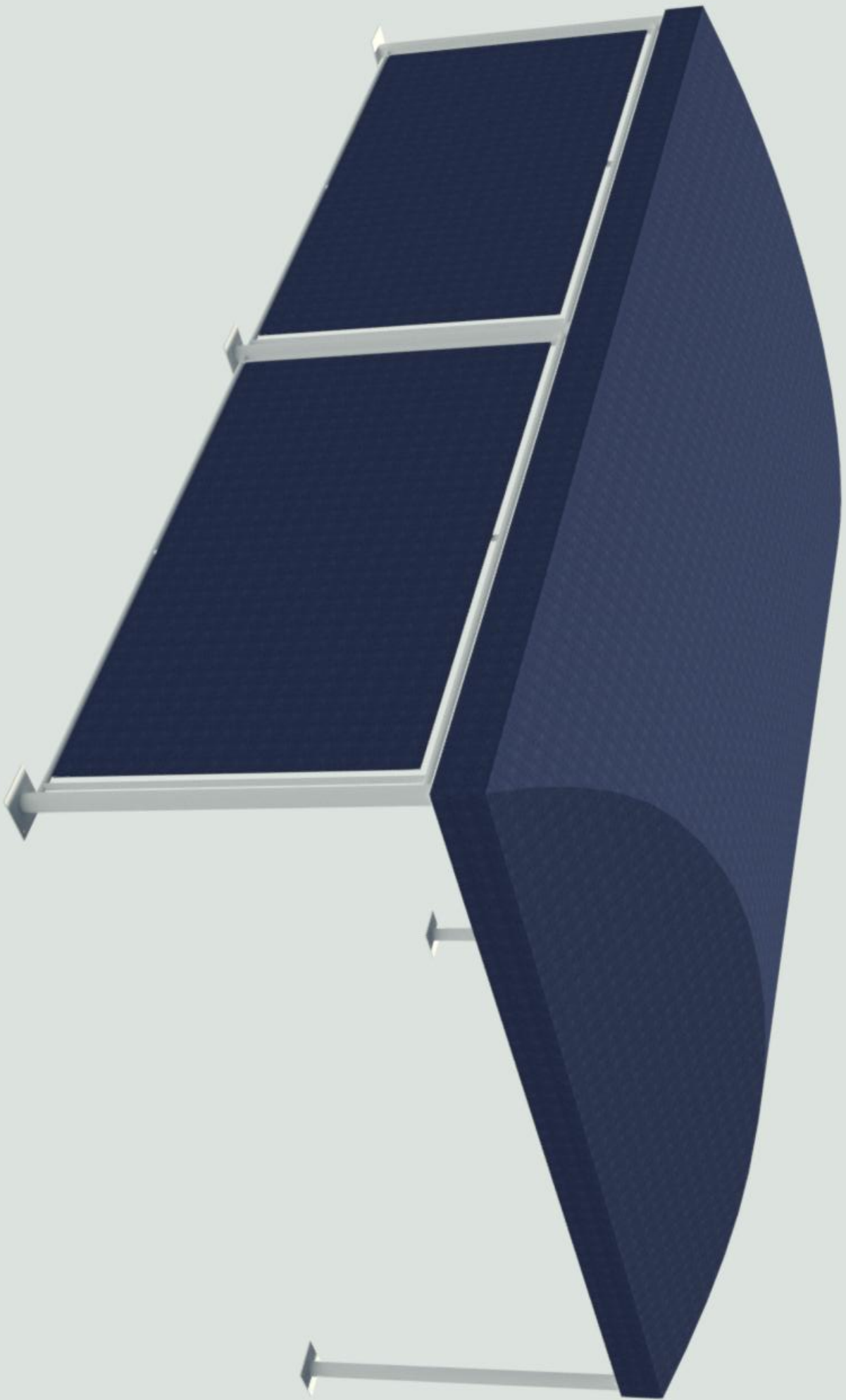
NOTE:
ALL PIPES SHALL BE 1 1/2", UNLESS OTHERWISE NOTED

2-18-20124

WO No.	WO #
PROJECT	Breakers
LOCATION	Maintenance Canopy
CITY	1 S County Road
PROJECT MANAGER	Palm Beach, Florida 33480
DRAFTED BY	B. Garvey
DATE	Jose A. Millan
REV. DATE & NO.	July 13, 2018
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
MIAMI AWNING COMPANY 3905 N.W. 31 AVENUE MIAMI, FLORIDA 33142 305/576-2029 FAX:305/576-0514 http://www.miamiawning.com E-mail: sales@miamiawning.com  © 2017 MIAMI BEACH AWNING COMPANY D.B.A. MIAMI AWNING COMPANY THOMAS AWNINGS C.C. # 0000012781	
SHEET	5 of 7











July 21, 2021

VIA EMAIL

Michael Small, Esq.
Chair
ARCOM
360 South County Road
Palm Beach, FL 33480

**Re: ARCOM Application No. A-051-2021 – The Breakers Driving Range Awning
(the “Application”)**

Dear Mr. Small:

I am writing to provide additional information regarding the above referenced Application, which was deferred by ARCOM at its June 24, 2021 meeting. While it is our contention that the awning that was presented during the June 24, 2021 meeting satisfies all of the criteria for issuance of a building permit under Chapter 18 of the Town Code, The Breakers has agreed to provide a canvas addition at the side of the trusses to cover the aluminum framing, as depicted on the attached rendering, to improve the visual aesthetic of the awning. See Exhibit “1,” attached hereto. We are hopeful that this additional canvas will assuage the concerns of ARCOM members that were expressed at the June 24, 2021 meeting.

At the same time, it is important to provide context for the request being made pursuant to the Application because the Town Council has reviewed and approved the existing awning structure at The Breakers driving range, which is virtually identical to the awning proposed in the Application. At the time the original awning was proposed, even minor structural additions were reviewed as a special exception modification to The Breakers Planned Unit Development (“PUD”), because the hotel and golf course uses were special exception uses under the PUD.¹

¹ The Town Council subsequently approved Ordinance 1-2020, which authorized the hotel and golf course uses as permitted uses, and eliminated the need for Town Council review of minor modifications such as the proposed awning. The intent of Ordinance 1-2020 was to provide flexibility to The Breakers for capital improvement projects, such as the Application, that have no impact on neighboring properties or Town facilities.

Thus, on September 12, 2018, we presented Zoning Case Number Z-018-00126 to the Town Council, seeking approval to construct the existing awning at The Breakers driving range. This is the awning The Breakers is proposing to extend pursuant to the current Application. A copy of the presentation for Zoning Case Number Z-018-00126 is attached as Exhibit "2".

The Town Council unanimously approved The Breakers' application for Zoning Case Number Z-018-00216, and, based on the Council's input and approval of the special exception and site plan, Town Staff issued an administrative ARCOM approval for the awning. In reliance upon these development order approvals, The Breakers incurred significant expenses for the design and construction of the existing awning, which is extremely popular with members and guests that use the driving range. Based upon this positive feedback and the prior Town Council approval, and in order to provide additional shade at the driving range, The Breakers determined that the existing awning should be extended.

When reviewing the criteria for a building permit under Section 18-205 of the Town Code, ARCOM should base its decision upon compatibility and visual harmony with the existing awning structure that was reviewed and approved by the Town Council pursuant to Zoning Case Number Z-18-00126. ARCOM should recognize that this is a utilitarian structure that is intended to provide shade and comfort for members and guests using the driving range, and that the awning proposed in the Application is merely an extension of the awning that was reviewed and approved by the Town Council and Town staff in 2018. The structure is not visible from any public rights-of-way and will not have any negative impact on surrounding properties or the Town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality. Rejecting the awning proposed in the Application would have the unintended consequence of requiring a structure that is excessively dissimilar with the existing awning, for which a permit has been issued, in contravention of Section 18-205(a)(6) of the Town Code.

The extension of the previously approved awning thus meets both the criteria for issuance of a building permit set forth in Section 18-205 of the Town Code and the intent of the Town Council's adoption of Ordinance 1-2020, which was to allow The Breakers the flexibility it needs to pursue capital projects in a timely fashion in order to continue meeting the lofty expectations of its members and guests. We request that ARCOM approve the Application so that The Breakers can begin construction of the awning as soon as possible.

Michael Small, Esq.

July 21, 2021

Page 3

Thank you for your consideration of this additional information, and please let me know if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JMC', is positioned above the typed name.

James M. Crowley, Esq.
Shareholder

JMC

cc: ARCOM members
Wayne Bergman
James Murphy
Laura Groves van Onna
Paul Castro
Kelly Churney
Bradley Falco
Paul Leone
Alex Gilmurray
Hugh Perry, Esq.



The Breakers Palm Beach, Inc. Golf Course Awnings

Z-18-00126

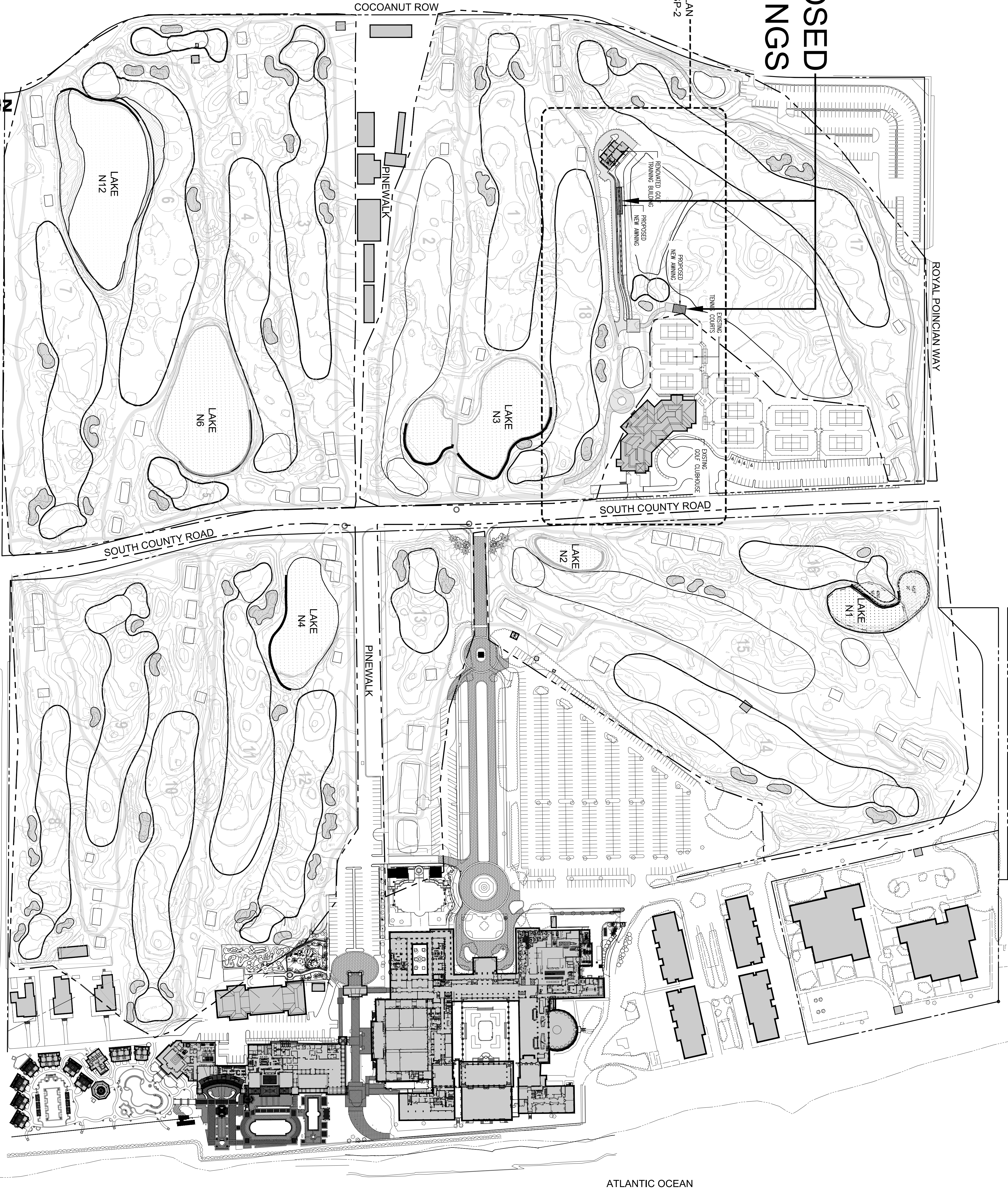
September 12, 2018



GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

PROPOSED
NEW AWNINGS

SEE ENLARGED PLAN
SP-2



PEACOCK + LEWIS
Architects and Planners, LLC
1295 U.S. Highway One
Suite 200
North Palm Beach, FL 33408

Member AIA Established 1864
License No. AAC 000020

T. 561.626.9794
F. 561.626.9719



THE
BREAKERS

PROPOSED
NEW
AWNINGS

PALM BEACH,
FLORIDA

THRESHOLD BUILDING
TO THE BEST OF OUR KNOWLEDGE, THE SET
OF PLANS AND SPECIFICATIONS, CORRECTLY
REPRESENT THE DESIGN AND CONSTRUCTION
INTENT OF THE ARCHITECTURAL DESIGN
STANDARDS AS REFERENCED BY THE
LOCAL AUTHORITY IN ACCORDANCE WITH
THE BUILDING AND PLANNING FLORIDA
STATUTES.

Seal :

AKR STEVEN L. POLLIO
LEAK AR0101281

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Sheet Title :

OVERALL SITE PLAN

Revisions :

#	Date	Rev.	Description

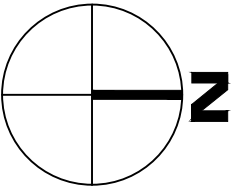
Comm.:	Date:
18-035	2018.07.20
Drawn:	Checked:
P+L	SLP

Sheet No.

SP-0

OF:

ZONNING CASE # Z-18-00126



ENLARGED SITE PLAN - BOTH PROPOSED AWNINGS

SCALE : 1" = 30'-0"

ZONNING CASE # Z-18-00126



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F. 561.626.9719



THE
BREAKERS

PROPOSED
NEW
AWNINGS

PALM BEACH,
FLORIDA

THRESHOLD BUILDING
TO THE BEST OF MY KNOWLEDGE, THE SET
OF PLANS AND PREPARED AWNINGS COMPLY
WITH THE MINIMUM REQUIREMENTS OF THE
FLORIDA BUILDING CODE, AND THE MINIMUM
STANDARDS AS DETERMINED BY THE
LOCAL AUTHORITY IN ACCORDANCE WITH
THE BUILDING AND PLANNING FLORIDA
STATUTES.

Seal :

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Sheet Title :

ENLARGED SITE
PLAN - BOTH
PROPOSED
AWNINGS

Revisions :

#	Date	Rev. Description

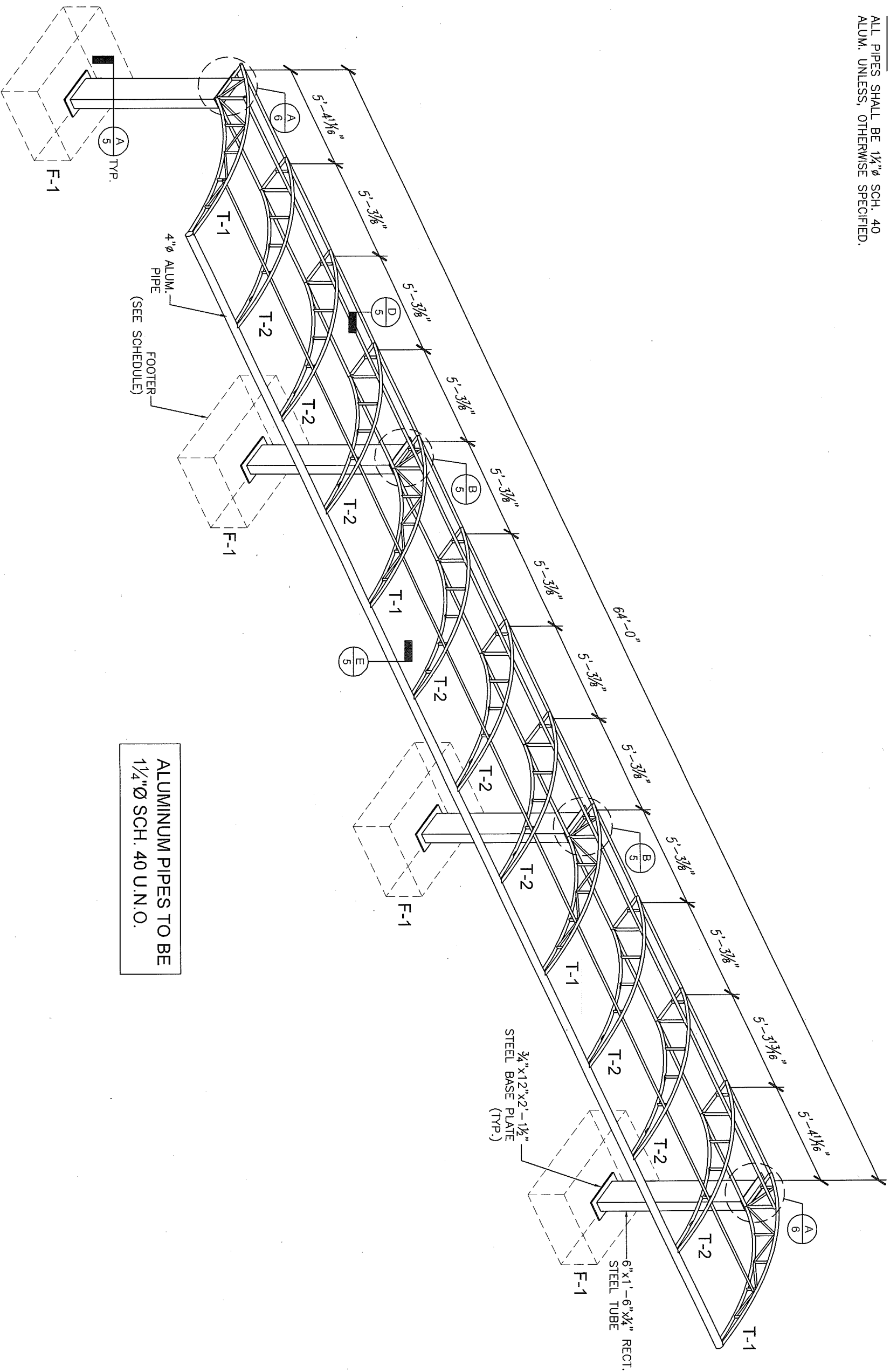
Comm. :	Date :
18-035	2018.07.20
Drawn :	Checked :
P+L	SLP

Sheet No.

SP-2

OF:

NOTE:
ALL PIPES SHALL BE 1 1/4" Ø SCH. 40
ALUM. UNLESS OTHERWISE SPECIFIED.

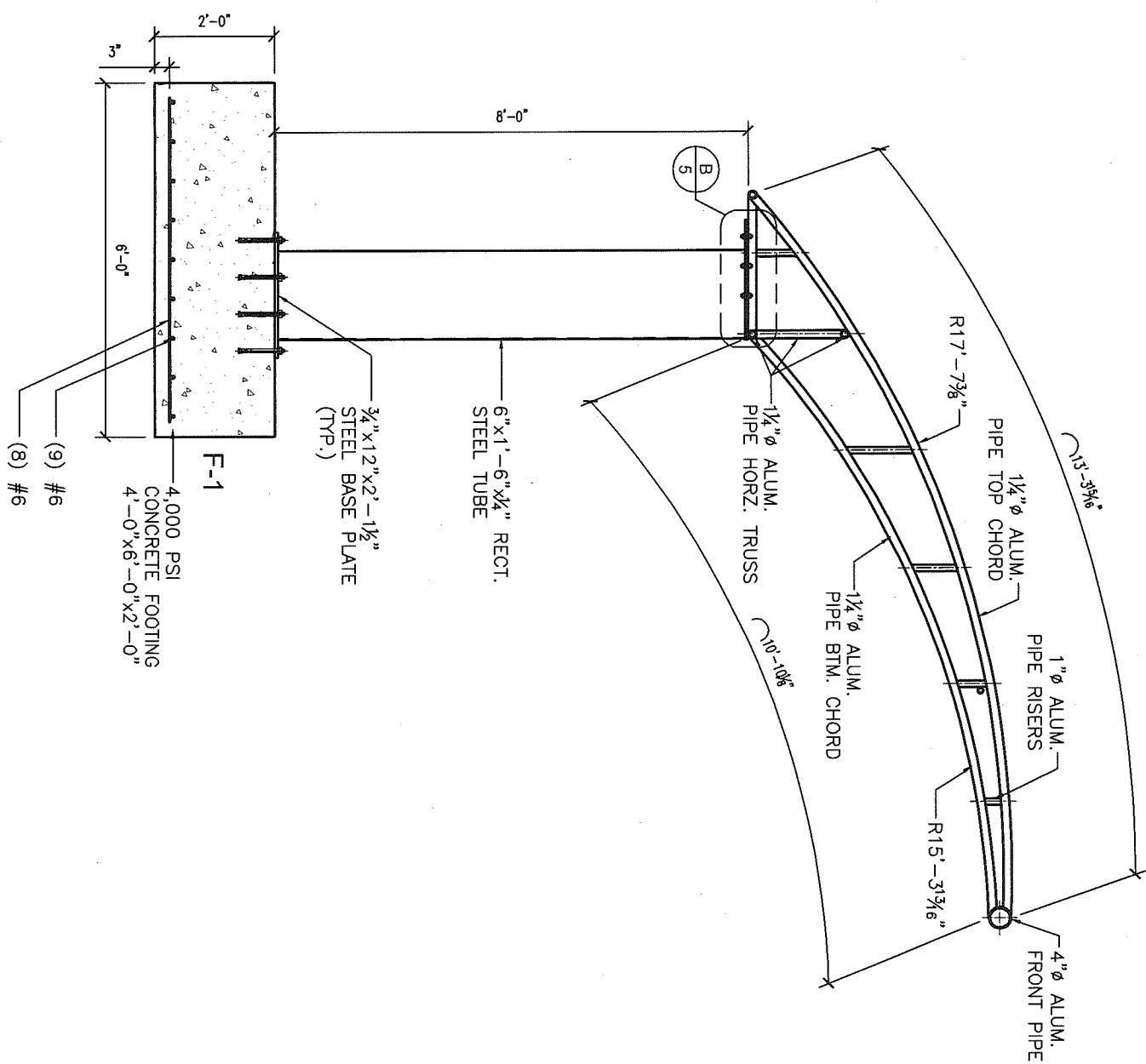
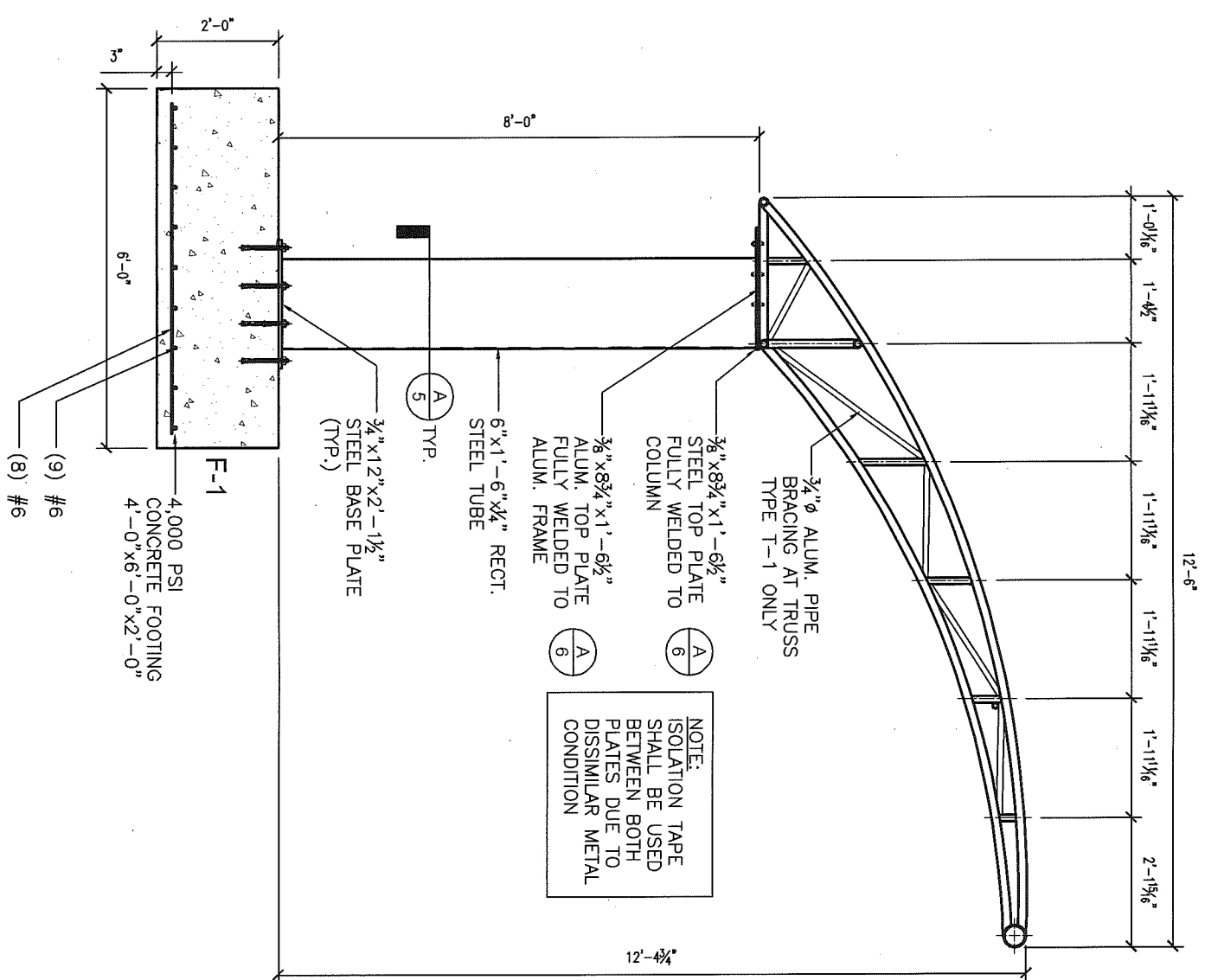


ALUMINUM PIPES TO BE
1 1/4" Ø SCH. 40 U.N.O.

ISOMETRIC FRONT VIEW
SCALE: N.T.S.

W.O. No.	
PROJECT	The Breakers Golf Course Canopy
LOCATION	One South County Road
CITY	Palm Beach, Florida
PROJECT MANAGER	B. Garvey
DRAFTED BY	Jose A. Millan
DATE	June 22, 2018
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
MIAMI AWNING COMPANY 3905 N.W. 31 AVENUE MIAMI, FLORIDA 33142 305/576-2029 FAX:305/576-0514 http://www.miamiawning.com E-mail: sales@miamiawning.com  © 2017 MIAMI BEACH AWNING COMPANY D.B.A. MIAMI AWNING COMPANY THOMAS AWNINGS C.C. # 0000012781	
SHEET	2 of 6

Z-18-00126



SIDE VIEW (TRUSS T-1)
 SCALE: $\frac{3}{8}" = 1'-0"$

SIDE VIEW (TRUSS T-2)
SCALE: $\frac{3}{8}" = 1'-0"$

W.O. No.	
<u>PROJECT</u>	The Breakers Golf Course Canopy
<u>LOCATION</u>	One South County Road
<u>CITY</u>	Palm Beach, Florida
<u>PROJECT MANAGER</u>	B. Garvey
<u>DRAFTED BY</u>	Jose A. Millian
<u>DATE</u>	June 22, 2018
<u>REV. DATE & NO.</u>	
<u>REV. DATE & NO.</u>	
<u>REV. DATE & NO.</u>	
<u>REV. DATE & NO.</u>	

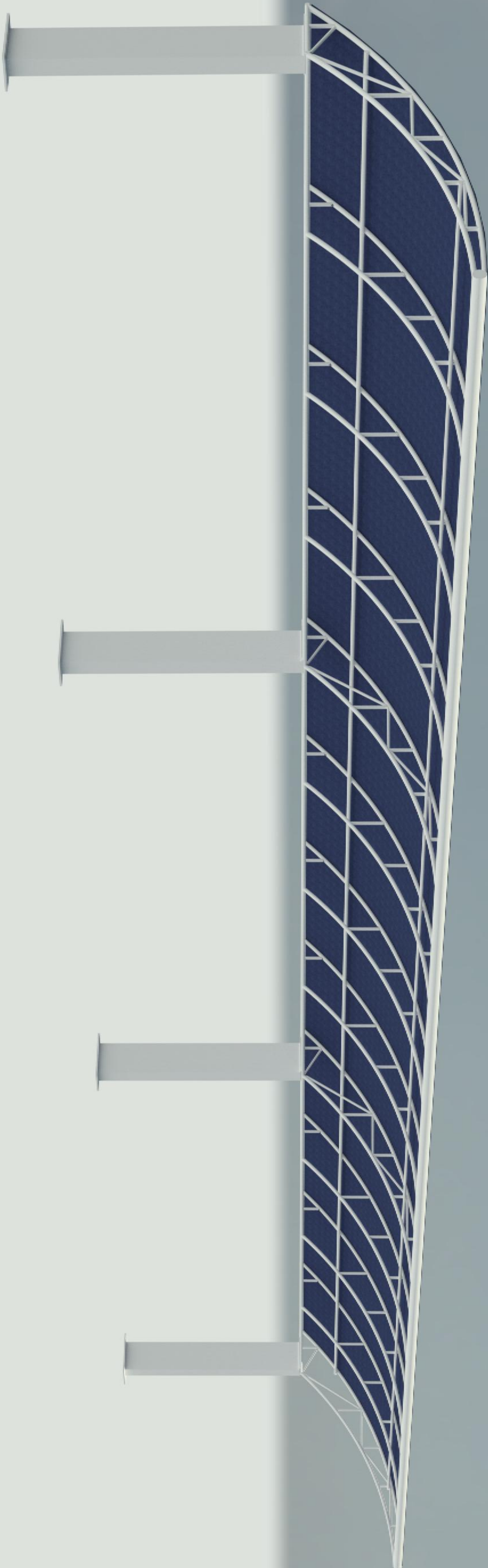
MIAMI AWNING COMPANY
3905 N.W. 31 AVENUE
MIAMI, FLORIDA 33142

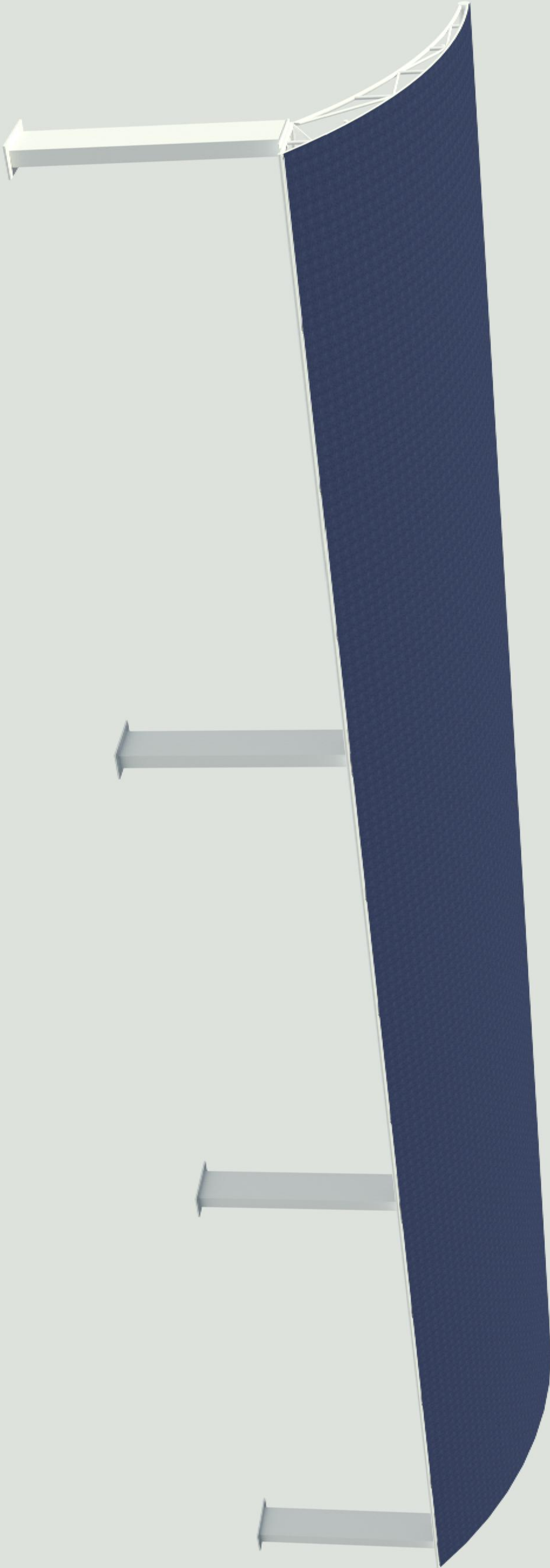
305/576-2029 FAX:305/576-0514
<http://www.miamiawning.com>
E-mail: sales@miamiawning.com

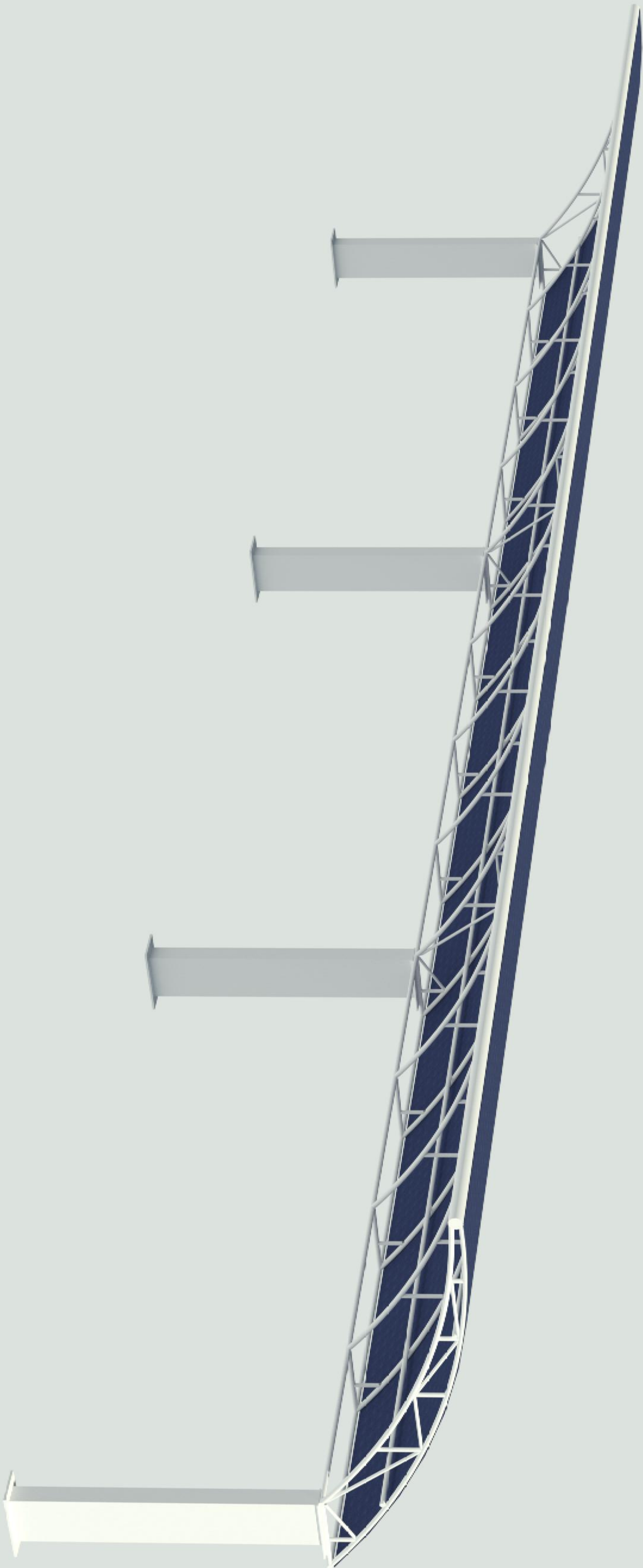


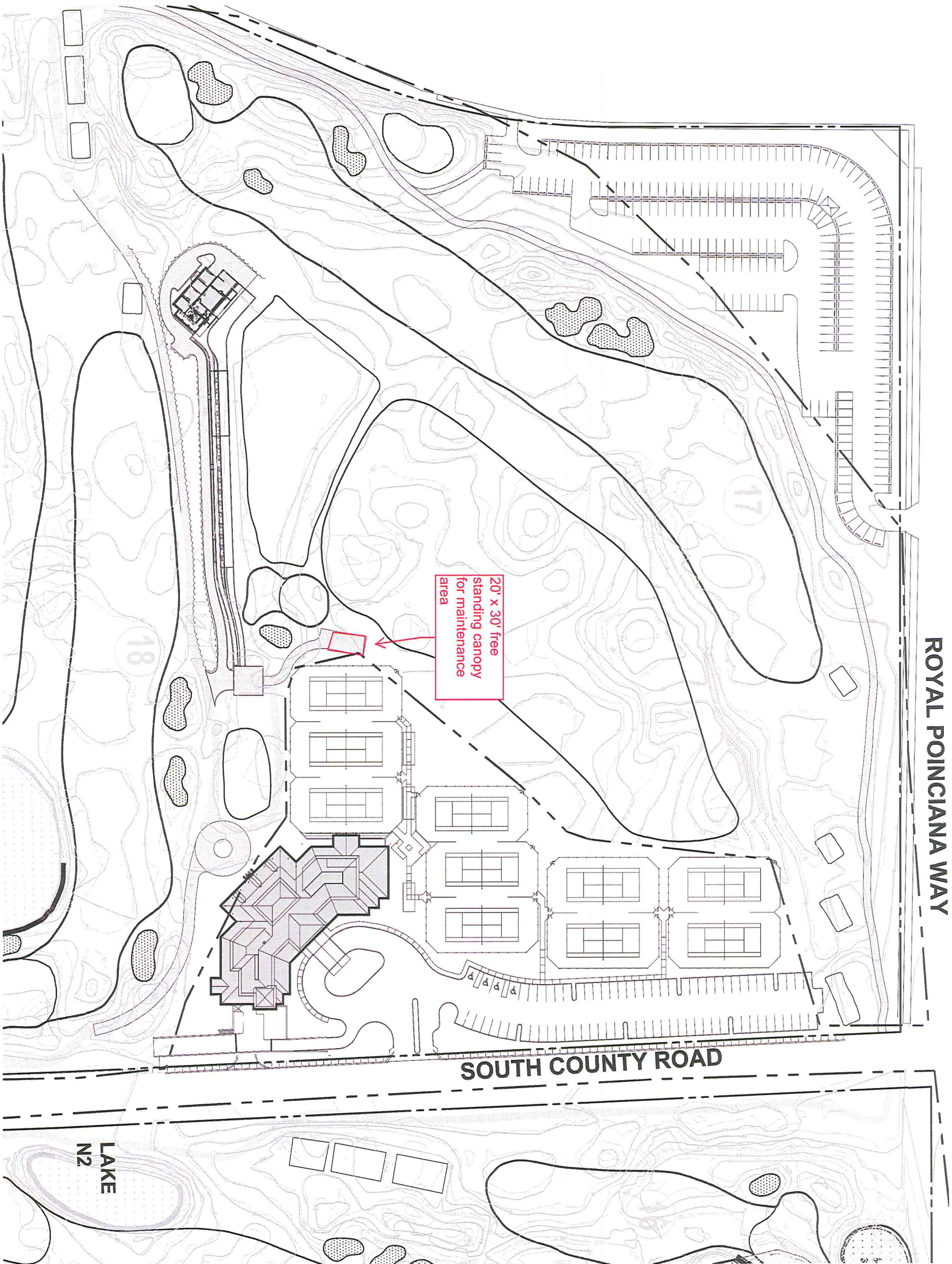
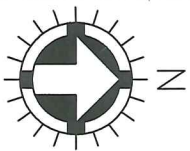
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THOMAS AWNINGS

C.C. # 0000012781

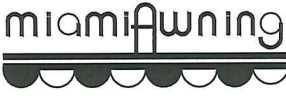




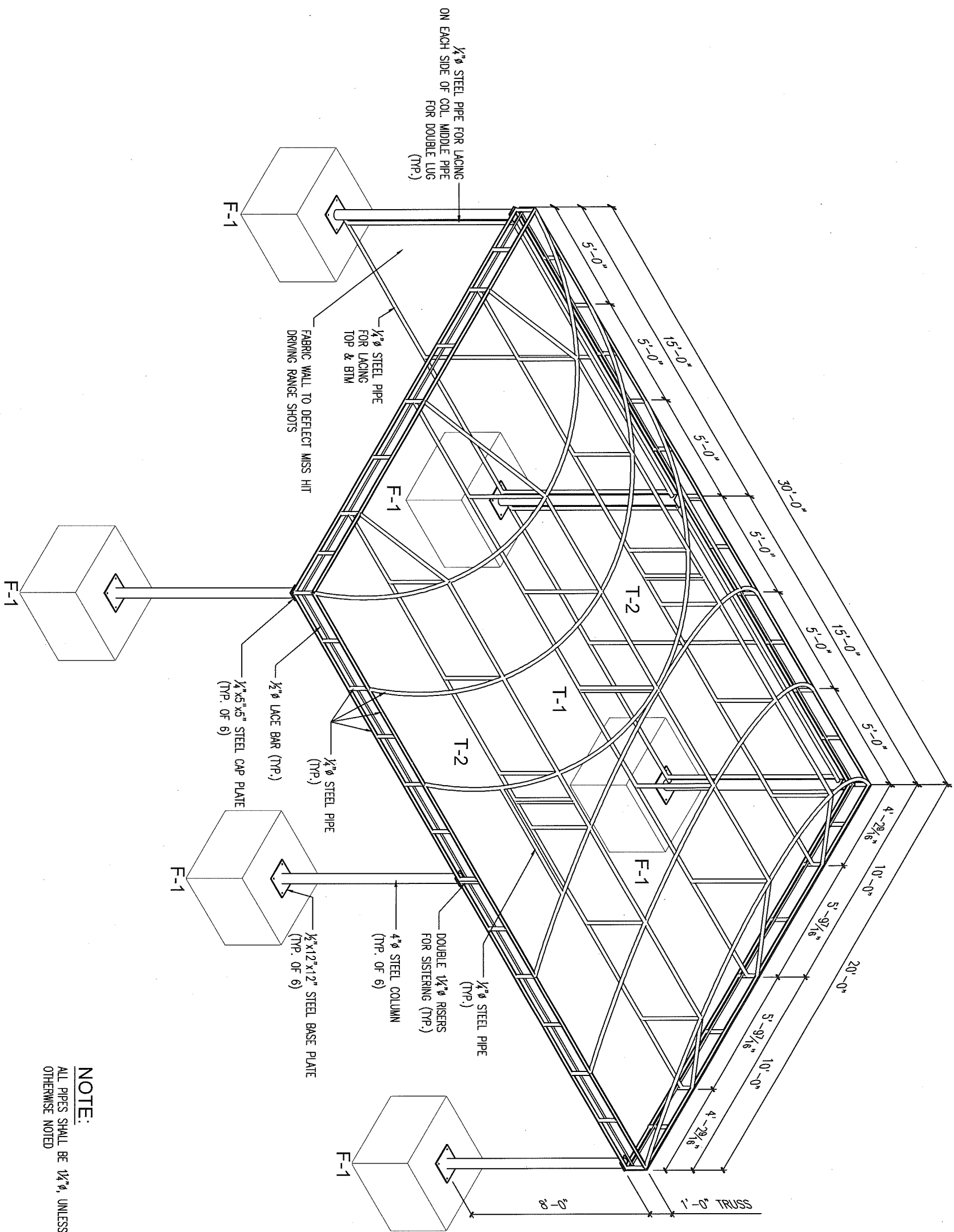




LOCATION PLAN
SCALE: 1" = 100'-0"

WO. No.	WO #
PROJECT	Breakers
LOCATION	Maintenance Canopy
CITY	1 S County Road
PROJECT MANAGER	Palm Beach, Florida 33480
DRAFTED BY	B. Garvey
DATE	Jose A. Millan
REV. DATE & NO.	July 13, 2018
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
MIAMI AWNING COMPANY 3905 N.W. 31 AVENUE MIAMI, FLORIDA 33142 305/576-2029 FAX:305/576-0514 http://www.miamiawning.com E-mail: sales@miamiawning.com  © 2017 MIAMI BEACH AWNING COMPANY D.B.A. MIAMI AWNING COMPANY THOMAS AWNINGS C.C. # 0000012781	
SHEET	1 of 7

2-18-DO124

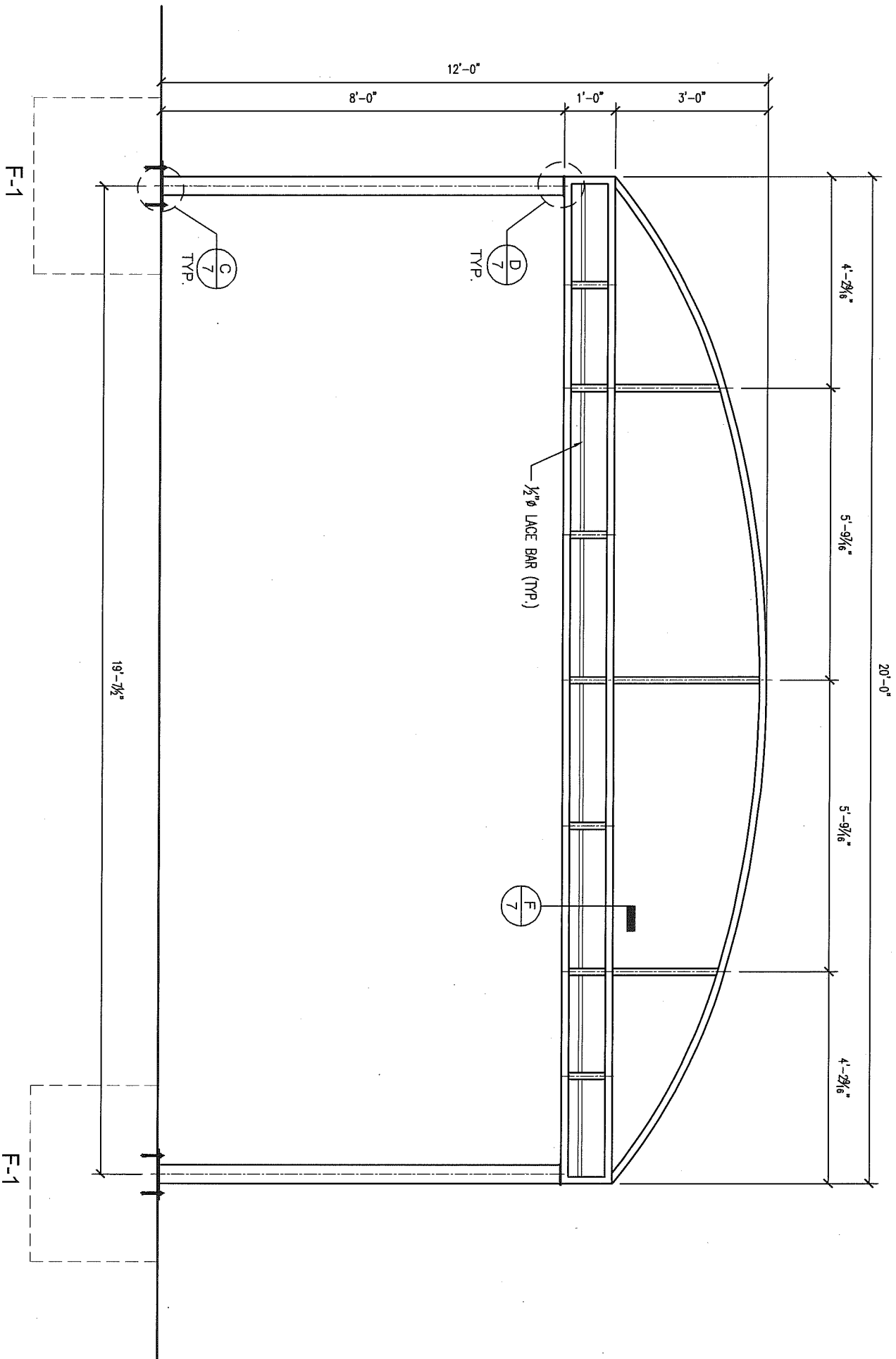


NOTE:
ALL PIPES SHALL BE 1/4"Ø, UNLESS
OTHERWISE NOTED

ISOMETRIC VIEW
SCALE: 1/4" = 1'-0"

W.O. No.	WO #
PROJECT	Breakers
LOCATION	Maintenance Canopy
CITY	1 S County Road
	Palm Beach, Florida 33480
PROJECT MANAGER	B. Garvey
DRAFTED BY	Jose A. Millan
DATE	July 13, 2018
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
MIAMI AWNING COMPANY 3905 N.W. 31 AVENUE MIAMI, FLORIDA 33142 305/576-2029 FAX:305/576-0514 http://www.miamiawning.com E-mail: sales@miamiawning.com  © 2017 MIAMI BEACH AWNING COMPANY D.B.A. MIAMI AWNING COMPANY THOMAS AWNINGS C.C. # 0000012781	
SHEET	2 of 7

2-18-DB124

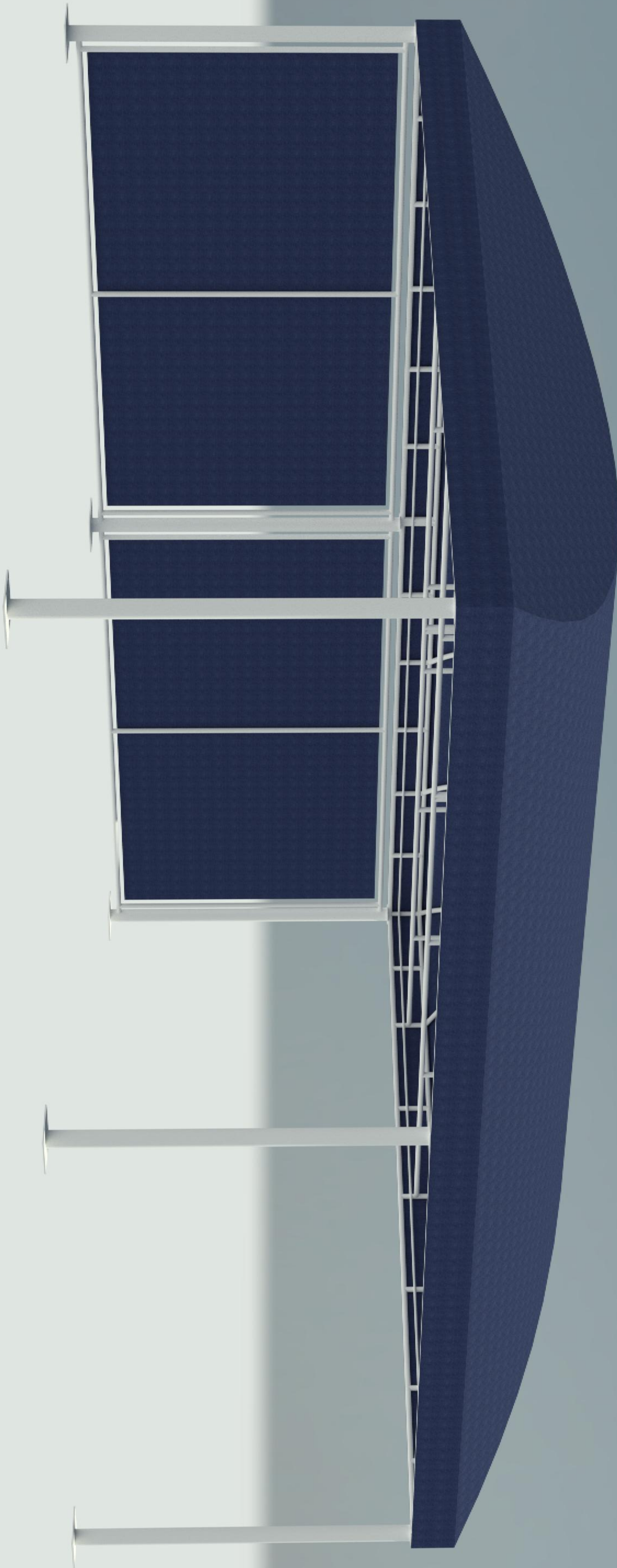


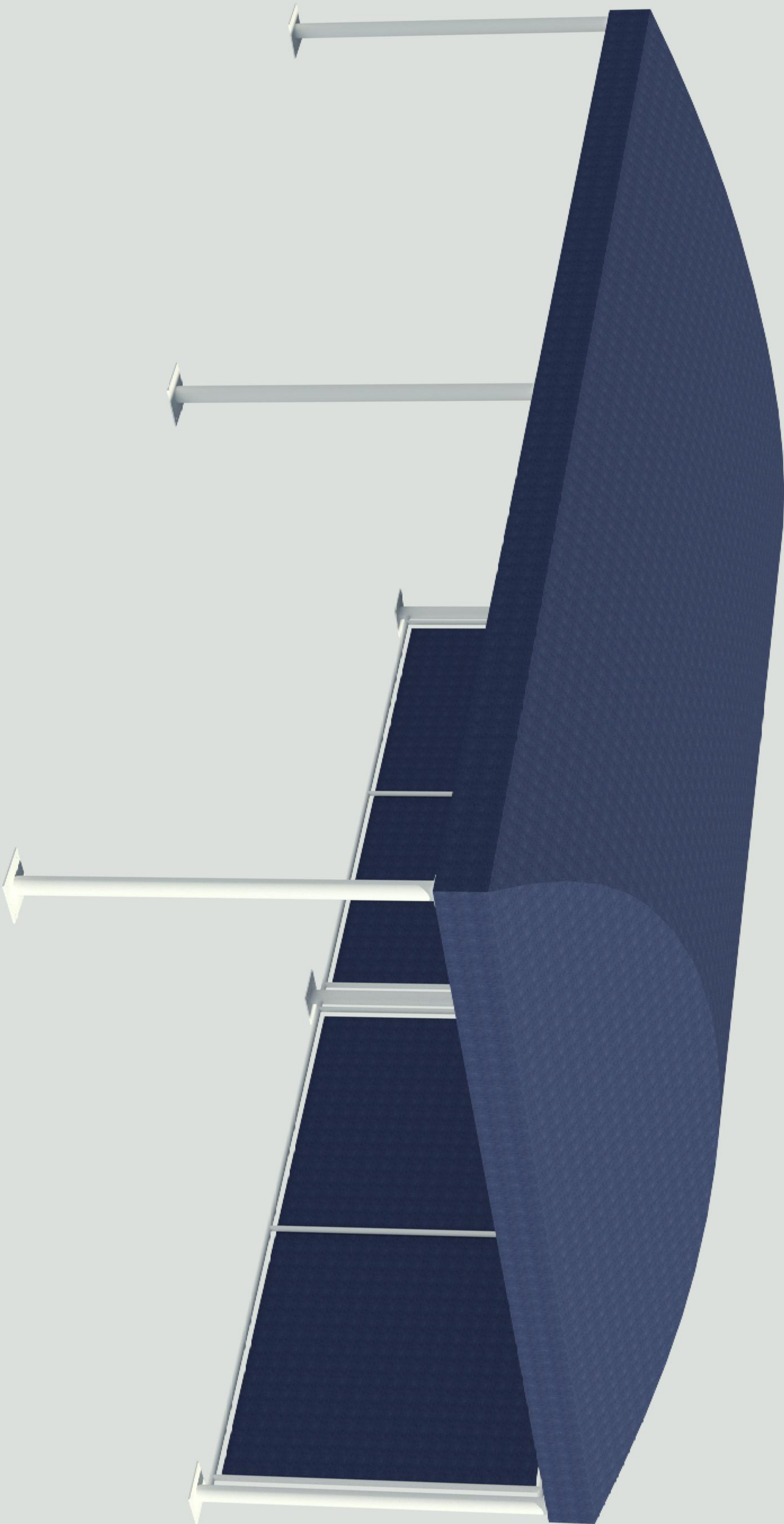
SIDE VIEW
SCALE: $\frac{3}{8}" = 1'-0"$

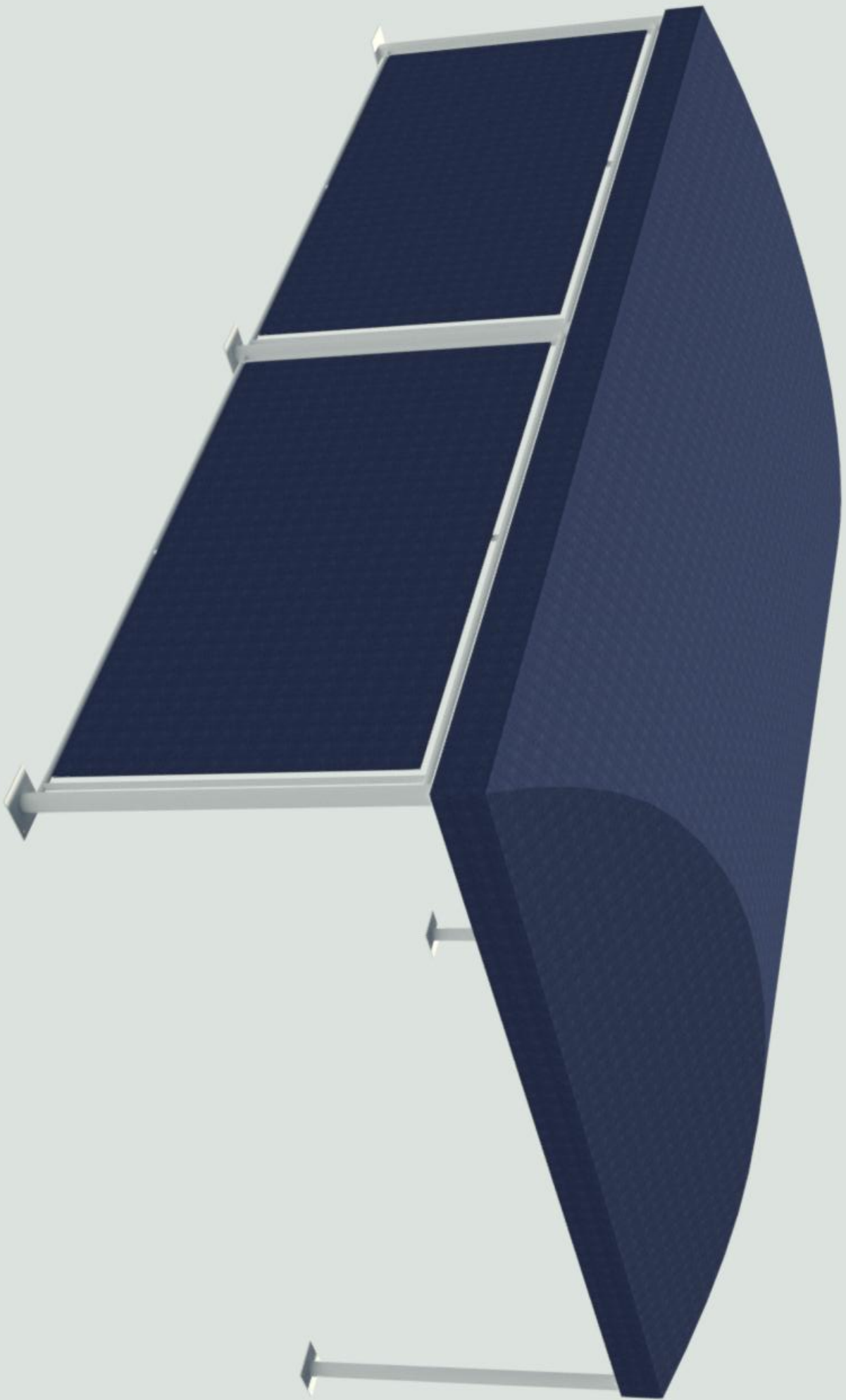
NOTE:
ALL PIPES SHALL BE 1 1/2", UNLESS OTHERWISE NOTED

WO No.	WO #
PROJECT	Breakers
LOCATION	Maintenance Canopy
CITY	1 S County Road
PROJECT MANAGER	Palm Beach, Florida 33480
DRAFTED BY	B. Garvey
DATE	Jose A. Millan
REV. DATE & NO.	July 13, 2018
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
REV. DATE & NO.	
MIAMI AWNING COMPANY 3905 N.W. 31 AVENUE MIAMI, FLORIDA 33142 305/576-2029 FAX:305/576-0514 http://www.miamiawning.com E-mail: sales@miamiawning.com  © 2017 MIAMI BEACH AWNING COMPANY D.B.A. MIAMI AWNING COMPANY THOMAS AWNINGS C.C. # 0000012781	
SHEET	5 of 7

2-18-20124











TOWN OF PALM BEACH

Planning, Zoning & Building Department

DEVELOPMENT ORDER (ARCOM)

File: A-051-2021
Property: 2 South County Road
Meeting Date: July 28, 2021

The Architectural Commission (ARCOM) denied the proposed expansion to the driving range canopy structure (7-0) based on failure to comply with Section 18-205(a)(1) of the Town Code.

These findings are based on plans, as prepared and submitted by **Schmidt Nichols Landscape Architecture and Urban Planning** submitted on July 13, 2021 and as reviewed by the ARCOM, as determined by staff.

IT IS HEREBY ORDERED, based upon the foregoing finding of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, that the Application is **DENIED WITHOUT PREJUDICE** for the above-referenced project.

This Development Order shall serve as the written finding of the ARCOM in accordance with Section 18-203(d).

Sincerely,

Wayne Bergman, Director of Planning, Zoning and Building, on behalf of
ARCHITECTURAL COMMISSION

cc: James G. Murphy, Assistant Director of Planning, Zoning and Building
Sarah Pardue, Planner II



TOWN OF PALM BEACH

Town Council Meeting Development Review on: August 11, 2021

Section of Agenda

Development Review - Old Business

Agenda Title

Z-21-00349 SITE PLAN REVIEW Zoning District: R-B Low Density Residential The application of STEPHEN LIVADITIS (CONTRACT PURCHASER), applicant, relative to property located at **200 BAHAMA LN**, legal description on file, is described below. Section 134-893(b): Site Plan Review to allow the construction of a 5,856 square foot two story, single family residence on a non conforming platted lot that is 90.17 feet in depth in lieu of the 100 foot minimum required in the R-B Zoning District. [Applicant's Representative: Maura Ziska Esq] [The Architectural Review Commission deferred the project to their August 25, 2021 meeting. Carried 7-0.] **Staff Recommends Deferral to the September 13, 2021 Meeting.**

Presenter

ATTACHMENTS:

- ▣ **Memorandum Dated May 27, 2021 from Wayne Bergman, Director of Planning, Zoning and Building**
- ▣ **Comments from the Development Review Committee**

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 09, 2021

To: Mayor and Town Council

From: Wayne Bergman, Director, Planning, Zoning & Building Department

Subject: **Z-21-00349 SITE PLAN REVIEW**
200 BAHAMA LN

Date: May 27, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

Section 134-893(b): Site Plan Review to allow the construction of a 5,856 square foot two-story, single family residence on a non-conforming platted lot that is 90.17 feet in depth in lieu of the 100 foot minimum required in the R-B Zoning District.

ADDRESS: 200 BAHAMA LN

OWNER: GOFFE BONNIE L

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-10-02-000-0220

ZONING DISTRICT: R-B Low Density Residential

LEGAL DESCRIPTION: BAHAMA ADDITION LT 22

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: 4/6/21

APPLICATION NO.: Z-21-00349 **APPLICATION TYPE:** SITE PLAN REVIEW

ADDRESS: 200 BAHAMA LN

DESCRIPTION: Section 134-893(b): Site Plan Review to allow the construction of a 5,856 square foot two-story, single family residence on a non-conforming platted lot that is 90.17 feet in depth in lieu of the 100 foot minimum required in the R-B Zoning District.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	4/22/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/1/2021	No Comments: A Stormwater Management System to treat the initial runoff from the proposed improvements has been depicted.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	4/22/2021	There are no fire code concerns with this proposed project.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	4/29/2021	This proposed project is on the tentative agenda for the regularly scheduled Architectural Commission (ARCOM) meeting on 05/26/2021 as Application B-039-2021.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	4/22/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	4/26/2021	This requires Town Council approval as it is a new home on a nonconforming lot. All other aspects of the house meets the Town's zoning requirements.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: August 11, 2021

Section of Agenda

Development Review - Old Business

Agenda Title

Z-21-00359 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) Zoning District: R-A Estate Residential / B-A Beach Area The application of 870 S OCEAN LLC (TODD GLASER, MANAGER), Owner, relative to property located at **870 S OCEAN BLVD**, legal description on file, is described below. Section 134-840: Request for a Special Exception with Site Plan Review to allow construction of a 435 square foot beach cabana (20' x 25') with a 250 square foot pool and a new seawall in the R-A/B-A Zoning District. Section 134-1474(a): Request for a variance to construct a 435 square foot beach cabana that is on a lot with frontage of 101.53 feet in lieu of the 125 feet required for lot width in the B A Zoning District for beach area property adjacent to R-A Zoning District. Section 134-1701 and 62 37: Request for a variance to construct a new 100.5' seawall three feet east of the existing seawall which is east of the Town of Palm Beach bulkhead line 6'2" at the south end and 6'0" at the north end, in lieu of the seawall being placed directly on the bulkhead line. The proposed new seawall will align with the recently constructed seawall at 880 South Ocean Boulevard. [Applicant's Representative: Maura Ziska Esq] [Architectural Review Commission Recommendation: Implementation of the proposed variances will cause negative architectural impacts to the subject property. Carried 6-1.] [The Architectural Review Commission denied the project at their May 26, 2021 meeting. Carried 6-1.] **Staff Recommends Deferral to the September 13, 2021 Meeting**

Presenter

ATTACHMENTS:

- ❑ **Memorandum Dated May 27, 2021 from Wayne Bergman, Director of Planning, Zoning and Building**
- ❑ **Comments from the Development Review Committee**

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 09, 2021

To: Mayor and Town Council

From: Wayne Bergman, Director, Planning, Zoning & Building Department

Subject: **Z-21-00359 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE FOR 870 S OCEAN BLVD**

Date: May 27, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

Section 134-840: Request for a Special Exception with Site Plan Review to allow construction of a 435 square foot beach cabana (20' x 25') with a 250 square foot pool and a new seawall in the R-A/B-A Zoning District.

Section 134-1474(a): Request for a variance to construct a 435 square foot beach cabana that is on a lot with frontage of 101.53 feet in lieu of the 125 feet required for lot width in the B-A Zoning District for beach area property adjacent to R-A Zoning District.

Section 134-1701 and 62-37: Request for a variance to construct a new 100.5' seawall three feet east of the existing seawall which is east of the Town of Palm Beach bulkhead line 6'2" at the south end and 6'0" at the north end, in lieu of the seawall being placed directly on the bulkhead line. The proposed new seawall will align with the recently-constructed seawall at 880 South Ocean Boulevard.

ADDRESS: 870 S OCEAN BLVD

OWNER: INVEST KOMFORT FL LCC

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-35-02-000-0210

ZONING DISTRICT: B-A Beach Area

LEGAL DESCRIPTION: VIA VIZCAYA ADDITION LTS 21 & 25

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: 4/6/21

APPLICATION NO.: Z-21-00359 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

ADDRESS: 870 S OCEAN BLVD

DESCRIPTION:

Section 134-840: Request for a Special Exception with Site Plan Review to allow construction of a 435 square foot beach cabana (20' x 25') with a 250 square foot pool and a new seawall in the R-A/B-A Zoning District.
Section 134-1474(a): Request for a variance to construct a 435 square foot beach cabana that is on a lot with frontage of 101.53 feet in lieu of the 125 feet required for lot width in the B-A Zoning District for beach area property adjacent to R-A Zoning District.
Section 134-1701 and 62-37: Request for a variance to construct a new 100.5' seawall three feet east of the existing seawall which is east of the Town of Palm Beach bulkhead line 6'2" at the south end and 6'0" at the north end, in lieu of the seawall being placed directly on the bulkhead line. The proposed new seawall will align with the recently-constructed seawall at 880 South Ocean Boulevard.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	4/22/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/1/2021	No Comments: A stormwater management system to treat the initial runoff from the proposed improvements has been depicted. An ROW Installation and Maintenance Agreement shall be required for the sewer lateral crossing the road rights-of-way.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	4/22/2021	There are no fire code concerns with this proposed project.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	4/29/2021	This proposed project is on the tentative agenda for the regularly scheduled Architectural Commission (ARCOM) meeting on 05/26/2021 as Application B-047-2021.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	4/22/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	4/26/2021	The special exception with site plan review is required for a new beach cabana. One of the variances is required to construct a new beach cabana on a nonconforming lot. The other is for the seawall. The applicant has to demonstrate to the satisfaction of the Town Council that there is a hardship for both variances based on Section 134-201 of the Code.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: August 11, 2021

Section of Agenda

Development Review - Old Business

Agenda Title

Z-20-00289 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) 160 ROYAL PALM WAY

Consideration of the Construction Management Agreement

Staff Recommends Deferral to the September 13, 2021 Meeting

Presenter

ATTACHMENTS:

No Attachments Available

TOWN OF PALM BEACH

Town Council Meeting Development Review on: August 11, 2021

Section of Agenda

Development Review - Old Business

Agenda Title

Z-20-00311 SPECIAL EXCEPTION WITH VARIANCE(S) Zoning District: C-TS Town Serving Commercial The application of Bricktop's Palm Beach, applicant, relative to property located at **375 S COUNTY RD**, legal description on file, is described below. Section 134 1109 (14): Modification to previously approved Special Exception with Site Plan Review is being requested for Bricktop's restaurant to add 40 outdoor seats for lunch and dinner in the north courtyard adjacent to the existing restaurant. The additional seating will increase the seating from 150 indoor and patio seats to 190 seats. The current approval allows 52 seats of the 150 seats to be outside on the south patio. Section 134 2176: a variance is being requested to provide zero (0) on site parking spaces in lieu of the 13 parking spaces that are required for the additional 40 outdoor seats. [Applicant's Representative: Maura Ziska Esq]

Presenter

ATTACHMENTS:

- ▣ **Memorandum Dated April 2, 2021 from Wayne Bergman, Director of Planning, Zoning and Building**
- ▣ **Comments from the Development Review Committee**
- ▣ **Letter Received June 6, 2021 from John David Corey**
- ▣ **Email Dated June 8, 2021 from Lynn Allegaert**

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 9, 2021

To: Mayor and Town Council

From: Wayne Bergman, Director, Planning, Zoning & Building Department

Subject: **Z-20-00311 SPECIAL EXCEPTION WITH VARIANCE(S)**
375 S COUNTY RD

Date: April 02, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

Section 134-1109 (14): Modification to previously approved Special Exception with Site Plan Review is being requested for Bricktop's restaurant to add 40 outdoor seats for lunch and dinner in the north courtyard adjacent to the existing restaurant. The additional seating will increase the seating from 150 indoor and patio seats to 190 seats. The current approval allows 52 seats of the 150 seats to be outside on the south patio.

Section 134-2176: a variance is being requested to provide zero (0) on-site parking spaces in lieu of the 13 parking spaces that would be required for the additional 40 outdoor seats.

ADDRESS: 375 S COUNTY RD

OWNER: THREE SEVENTY FIVE SOUTH

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-23-05-009-0010

ZONING DISTRICT: C-TS Town-Serving Commercial

LEGAL DESCRIPTION: ROYAL PARK ADD LT 1 (LESS TRGLR PAR S
COUNTY RD R/W), LTS 2 THRU 4, LT 66 (LESS
PERUVIAN COURT COND) & LTS 67 THRU 69
BLK 9

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: 11/18/20

APPLICATION NO.: Z-20-00311 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH VARIANCE(S)

ADDRESS: 375 S COUNTY RD **TENANT:**BRICKTOPS

DESCRIPTION:

Section 134-1109 (14): Modification to previously approved Special Exception with Site Plan Review is being requested for Bricktop's restaurant to add 40 outdoor seats for lunch and dinner in the north courtyard adjacent to the existing restaurant. The additional seating will increase the seating from 150 indoor and patio seats to 190 seats. The current approval allows 52 seats of the 150 seats to be outside on the south patio.

Section 134-2176: a variance is being requested to provide zero (0) on-site parking spaces in lieu of the 13 parking spaces that would be required for the additional 40 outdoor seats.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	11/23/2020	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	11/24/2020	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	11/24/2020	They will need to ensure exit aisle are designed in for proper exiting from the spaces. The first drawing that was submitted needed some work to ensure proper space for exits.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	11/25/2020	This proposed project was previously approved by staff on 01/28/2020 as ARCOM Staff Approval Application A-20-00870. Upon initial review, the project as proposed entails slight revision to the seating plan for outdoor dining, which appears to be in effort to improve circulation. Staff does not see immediate issue with the revised plan.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	11/23/2020	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	11/23/2020	The changes to the courtyard and seating were previously staff approved and the project is under construction. Staff determined that the staff approval required Town Council zoning approval of a special exception with site plan review. In addition, with the proposed new 40 outdoor seats, a variance is also required for the 13 off-street parking spaces required for the additional seating. The applicant is required to demonstrate to the satisfaction of the Town Council that there is a hardship for the parking variance.

Dear Mayor and Town Council:

While I enjoy a good deviled egg from Bricktops like the rest of us, I respectfully ask the applicant to **withdraw** the seating expansion request for the following reasons:

- 1) The applicant has already been granted a variance for extra seating since the restaurant did not have enough nearby parking to meet code requirements when they expanded the outdoor seating in 2015. The current restaurant already pushes the boundary of residents' expectations for quiet-enjoyment and town-serving.
- 2) The 40 extra seats would clearly violate our Comprehensive Plan as the increase in seating intensifies the use, would increase traffic, increase congestion, increase truck deliveries and cause greater noise for the residents. Since opening, the restaurant has become a high-turnover establishment, so we must assume 5 table turns, which translates into approximately 200 more diners **per day** and further strains their delivery coordination, trash pickup, valet operation, employee parking demand and traffic pressures onto and around the island and would trigger further concurrency tests.
- 3) With this chain restaurant's name recognition and desirable Palm Beach location, it appears that it is becoming a super-regional destination pulling diners from greater Palm Beach County and beyond. The current draw appears to be already in violation of our resident ratified 2017 Comprehensive Plan which outlines our social compact.
- 4) The zoning in this area is an open question due to the opening of an adjacent wine bar and an entertainment district was not envisioned when the as of right uses were added
- 5) The Yard + Co retail study which is on the docket for the fall or winter is to address proper use mix along this corridor and should not be preempted.
- 6) The Heart of Palm hotel will open soon and may unleash unintended consequences and further affect residents' quality of life and general parking and traffic congestion concerns.

By withdrawing this request for additional seating, it eliminates a potentially divisive outcome between Palm Beach residents and allows the restaurant to continue its successful operation serving residents, local employees, visitors staying on the island and an already steady stream of off-island customers. Rebalancing outdoor seating from inside during the dryer months, is the best solution and is certainly supported by the residents as long as proper vetting and controls are in place to ensure acceptance to adjacent neighborhoods. If the applicant will not withdraw the request for outdoor seating without additional capacity, then the proposal should be denied.

Thank you,



John David Corey
426 Australian Avenue
Palm Beach

From: [Aly Serrano](#) on behalf of [Town Council](#)
To: [Town Council & Mayor](#)
Cc: [Wayne Bergman](#); [James Murphy](#); [Kelly Churney](#)
Subject: FW: Bricktops Expansion JDC Objection - Z-20-00311
Date: Tuesday, June 08, 2021 8:31:24 AM
Attachments: [Bricktops Expansion JDC Objection.pdf](#)

From: LYNN ALLEGAERT <lynniealle@aol.com>
Sent: Monday, June 07, 2021 6:53 PM
To: Town Council <TCouncil@TownofPalmBeach.com>
Cc: John David Corey <johncorey84@gmail.com>
Subject: Fwd: Bricktops Expansion JDC Objection - Z-20-00311

*****Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.*****

I concur with Mr. Corey's concerns regarding the expansion proposal of Bricktops.
Sincerely,
Lynn Allegaert
455 Australian Avenue
Palm Beach, FL 33480

Sent from my iPad

Begin forwarded message:

From: John David Corey <johncorey84@gmail.com>
Date: June 6, 2021 at 4:11:40 PM EDT
Subject: Fwd: Bricktops Expansion JDC Objection - Z-20-00311

On the docket this Wednesday!

JDC

Begin forwarded message:

From: John David Corey <johncorey84@gmail.com>
Subject: Bricktops Expansion JDC Objection - Z-20-00311
Date: June 6, 2021 at 4:01:18 PM EDT
To: Town Council <TCouncil@TownofPalmBeach.com>

Dear Mayor and Town Council:

Please find attached the comment letter regarding the upcoming

Bricktops expansion request.

Thank you,
JDC

TOWN OF PALM BEACH

Town Council Meeting Development Review on: August 11, 2021

Section of Agenda

Development Review - Old Business

Agenda Title

Z-21-00333 VARIANCE(S) Zoning District: R-B Low Density Residential The application of 04TST101NIGHTINGALE LLC, applicant, relative to property located at **101 NIGHTINGALE TRL**, legal description on file, is described below. Section 134 893(13): The applicant is proposing to construct a 70 square foot one story bathroom addition and two Dutch gables that will be added to the courtyard elevations of the pool cabana and kitchen which will increase the cubic content ratio ("CCR") to 5.24 In lieu of the 5.01 existing CCR and the 3.9 maximum CCR allowed in the R B Zoning District. [Applicant's Representative: Maura Ziska Esq] [The Architectural Review Commission deferred the project to their August 25, 2021 meeting. Carried 7-0.] **Staff Recommends Deferral to the September 13, 2021**

Presenter

ATTACHMENTS:

- ▣ **Memorandum Dated April 2, 2021 from Wayne Bergman, Director of Planning, Zoning and Building**
- ▣ **Comments from the Development Review Committee**

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 9, 2021

To: Mayor and Town Council

From: Wayne Bergman, Director, Planning, Zoning & Building Department

Subject: **Z-21-00333 VARIANCE(S)**
101 NIGHTINGALE TRL

Date: April 02, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

Section 134-893(13): The applicant is proposing to construct a 70 square foot one story bathroom addition and two Dutch gables that will be added to the courtyard elevations of the pool cabana and kitchen which will increase the cubic content ratio ("CCR") to 5.24 In lieu of the 5.01 existing CCR and the 3.9 maximum CCR allowed in the R-B Zoning District.

ADDRESS: 101 NIGHTINGALE TRL

OWNER: DAVIDSON MARVIN H

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-03-09-000-0410

ZONING DISTRICT: R-B Low Density Residential

LEGAL DESCRIPTION: MOCKING BIRD TRAIL TRACT LT 41 & S 40
FT OF N 52.5 FT OF LT 41A

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: 2/2/21

APPLICATION NO.: Z-21-00333 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 101 NIGHTINGALE TRL

DESCRIPTION:

Section 134-893(13): The applicant is proposing to construct a 70 square foot one story bathroom addition and two Dutch gables that will be added to the courtyard elevations of the pool cabana and kitchen which will increase the cubic content ratio ("CCR") to 5.24 In lieu of the 5.01 existing CCR and the 3.9 maximum CCR allowed in the R-B Zoning District.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	3/9/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	4/5/2021	Intersection safe sight triangle per Section 134-1637. Vegetation shielding the site wall from view also needs to be in compliance to safe sight triangle requirements.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	3/9/2021	An agreement for the walkway proposed into the Public Rights-of-Way shall be required. There are no conflicts with the adopted fire code for the project.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	3/30/2021	This proposed project is on the tentative agenda for the regularly scheduled Architectural Commission (ARCOM) meeting on 04/28/2021 as Application B-019-2021. A motion carried at the March ARCOM meeting to defer the project to the April meeting in order to address comments from Commissioners.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	3/9/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	3/9/2021	The applicant is required to demonstrate to the satisfaction of the Town Council that a hardship exists based on the criteria in Section 134-201 of the Code.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: August 11, 2021

Section of Agenda

Development Review - Old Business

Agenda Title

Z-21-00343 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) Zoning District: R- A Estate Residential The application of 130 ALGOMA LLC (LEE FENSTERSTOCK, MANAGER), applicant, relative to property located at **130 ALGOMA RD**, legal description on file, is described below. Section 134-229, Section 134-329, and Section 134-843(b): Special Exception with Site Plan Review to allow the construction of a new, two-story 6,448.55 square foot residence while preserving the existing one story nonconforming garage on a lot with an area of 15,708 square feet in lieu of the 20,000 square foot minimum required; a lot depth of 142.33 feet in lieu of the 150 foot minimum required; and a lot width of 111.89 feet in lieu of the 125 foot minimum required; all in the R-A Zoning District. The following variances are being requested: 1) Section 134-843(8): to allow the existing east side yard setback to remain at 8.75 feet in lieu of the 15 foot minimum required to keep the existing nonconforming garage. 2) Section 134-843(7): to allow the building height plane setback to be 46.1 feet in lieu of the 48.33 foot minimum setback required. [Applicant's Representative: Maura Ziska Esq] [The Architectural Review Commission deferred this project to the September 29, 2021 meeting. Carried 7-0.] **Staff Recommends a Deferral to the October 13, 2021 Meeting**

Presenter

ATTACHMENTS:

- ❑ **Memorandum Dated May 3, 2021 from Wayne Bergman, Director of Planning, Zoning and Building**
- ❑ **Comments from the Development Review Committee**
- ❑ **Letter Dated April 19, 2021 from David Weisman and Jacqueline Michel**
- ❑ **Email Dated May 19, 2021 from Sandy Rogers**

TOWN OF PALM BEACH

Information for Town Council Meeting on: May 12, 2021

To: Mayor and Town Council

From: Wayne Bergman, Director, Planning, Zoning & Building Department

Subject: **Z-21-00343 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARI/**
130 ALGOMA RD

Date: May 03, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

Section 134-229: Section 134-329 and Section 134-843(b): Special Exception with Site Plan Review to allow the construction of a new two story 6,448.55 square foot residence while preserving the existing one story nonconforming garage on a lot with an area of 15,708 square feet in lieu of the 20,000 square foot minimum required; a lot depth of 142.33 feet in lieu of the 150 foot minimum required; and a lot width of 111.89 in lieu of the 125 foot minimum required; all in the R-A Zoning District. The following variances are being requested: 1) Section 134-843(8): to allow the existing east side yard setback to remain at 8.75 feet in lieu of the 15 foot minimum required to keep the existing non-conforming garage.

2) Section 134-843(7): to allow a building height plane setback to be 46.1 feet in lieu of the 48.33 foot minimum setback required.

ADDRESS: 130 ALGOMA RD

OWNER: CARSON CREEK CORP

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-35-00-002-0300

ZONING DISTRICT: R-A Estate Residential

LEGAL DESCRIPTION: 35-43-43, WLY 124.86 FT OF ELY 430.68 FT OF
NLY 169.8 FT OF S 1935.25 FT OF GOV LT 2 W OF
OCEAN BLVD IN OB983P620 (LESS TRGLR PAR
IN SW COR AS IN OR8467P848)

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.

Page Two

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: 3/4/21

APPLICATION NO.: Z-21-00343 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

ADDRESS: 130 ALGOMA RD

DESCRIPTION:

Section 134-229: Section 134-329 and Section 134-843(b): Special Exception with Site Plan Review to allow the construction of a new two story 6,448.55 square foot residence while preserving the existing one story nonconforming garage on a lot with an area of 15,708 square feet in lieu of the 20,000 square foot minimum required; a lot depth of 142.33 feet in lieu of the 150 foot minimum required; and a lot width of 111.89 in lieu of the 125 foot minimum required; all in the R-A Zoning District. The following variances are being requested: 1) Section 134-843(8): to allow the existing east side yard setback to remain at 8.75 feet in lieu of the 15 foot minimum required to keep the existing non-conforming garage.
2) Section 134-843(7): to allow a building height plane setback to be 46.1 feet in lieu of the 48.33 foot minimum setback required.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	3/22/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	5/4/2021	No Comments: A Stormwater Management System to treat the initial runoff from the entire site has been depicted.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	3/22/2021	There are no fire code concerns with this proposed project
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	3/30/2021	This proposed project is on the tentative agenda for the regularly scheduled Architectural Commission (ARCOM) meeting on 04/28/2021 as Application B-031-2021.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	3/22/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	3/22/2021	It's unclear what the hardship is to demolish most of the house and allow the nonconforming garage to remain as part of the new house.

Mr. David Weisman and Mrs. Jacqueline Michel
142 Via Palma
Palm Beach, Florida 33480

April 19, 2021

Architectural Commission
Town Of Palm Beach

Re: 130 Algoma Road – Variance request Z-21-00343 ARCOM B-031-2021

Dear Chairman and members of the Architectural Commission:

We would like to object on the Variance request Z-21-00343 Building Height Plane /Front setback.

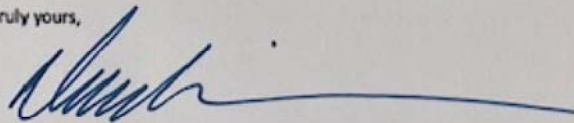
The variance request directly impacts our rights as the neighboring property owners by diminishing our property value, personal use of our rear yard and interior views.

The requested variance can easily be avoided by either reducing the overall building height by 1 ft or keeping the front façade at 48'-4" to comply with the required angle of vision.

It is clear that the hardship in this case is self created and thus we strongly request to deny this variance request!

Thank you for your consideration.

Truly yours,

A handwritten signature in blue ink, appearing to be 'David Weisman', followed by a long horizontal line.

David Weisman & Jacqueline Michel

From: [Sandy Rogers](#)
To: [Kelly Churney](#)
Cc: [Wayne Bergman](#); [James Murphy](#)
Subject: Objection to 130 Algoma plan to be considered by ARCOM on May 26
Date: Wednesday, May 19, 2021 3:23:53 PM

*****Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.*****

Dear Kelly,

I have just met with Lee Fensterstock (the owner of 130 Algoma) on site at 130 Algoma and he is planning to proceed with the plan he submitted for the May 26 meeting despite our objection and suggestion to resolve our issue with his current plan. My wife Laing and I just moved into our new home at 120 Algoma a few weeks ago. We have concerns about a tall spec house being built right next door. Here is a brief history of my correspondence with Lee Fensterstock.

When we learned 130 Algoma had sold, I asked the real estate agent for the name of the new owner. I then proactively contacted Lee on April 18 and introduced myself as his new neighbor at 120 Algoma. He said on April 18 he was planning to tear down the existing house and build a spec house and would send me a copy of his ARCOM plans. I had received nothing, saw that he went to ARCOM in the newspaper, so I followed up with him on May 7 to ask for the status of his plans. He sent me a draft on May 13 and then his latest ARCOM proposal on May 17.

I told Lee it is unfortunate he did not share his plans with us before going to ARCOM the first time because we could have easily worked something out to meet both of our needs. **We strongly prefer his original plan with a one story garage on the east side of his lot (the part that is closest to us at 120 Algoma) so that our views are protected and we see less of his proposed 29' roof and house, especially from our pool area in the back. His original plan had a one story garage on the east side but it was rejected I believe since it did not comply with the 15' setback requirement.** Now he has submitted a revised plan for May 26 with the 15' setback on the east side but he has put his garage on the west side.

Our architect Fairfax & Sammons agrees with us that this proposed spec house would look much better with the lower part of the house (the one story garage) on the east side and then the taller part of the house down the hill (the grade of 130 Algoma goes down about 7' from the east side to the west side of the property).

I explained to Lee today that we can fully support his plan if he can put his garage back on the east side and start it 15' away from his east lot line. He said he wants to avoid the expense of resubmitting his ARCOM plans and delaying another month and will proceed anyway in hopes of gaining ARCOM approval in spite of our objection. We strongly object to the latest plan and could easily work with Lee to resolve it. Please feel free to contact me on my cell anytime at 314-324-3238.

Thanks you so much for your consideration.

Best,

Sandy Rogers
314-324-3238

On May 10, 2021, at 9:02 AM, Kelly Churney <KChurney@TownofPalmBeach.com> wrote:

Good morning Mr. Rogers,

The project at 130 Algoma Road was heard at the April 28, 2021 ARCOM meeting and was deferred. The demolition portion of the project was deferred to allow the professionals to prepare a proper demolition report and a proper landscape demolition plan. After some discussion on the reasons the professional kept the remaining garage in the plan, the Commissioners suggested to remove the existing garage and to restudy a new plan for the site. After this discussion, ARCOM made a motion to defer the entire project to the May 26, 2021 meeting.

Since this entire project was deferred at the April ARCOM meeting, it will not be heard at the May Town Council Meeting.

If you would like to write a letter to the ARCOM Commission as well as the Town Council, you can do this several ways:

You can email me a letter at kchurney@townofpalmbeach.com. I will make sure your letter is passed on to all appropriate parties.

You can also mail a letter in to:

Town of Palm Beach
Planning Zoning and Building Department
360 S. County Road
Palm Beach, FL 33480

Or you can always drop off a letter at our office (enter east side of the building through double doors).

Since I am unsure if you saw the initial plan submitted, I have included it here with this link: <https://www.dropbox.com/s/c9pve7t9yb1ufcn/B-031-2021%20130%20ALGOMA%20RD%20RECORD%20PRESENTATION%20REV%201.pdf?dl=0>

Please keep in mind, this plan will change. The revised plans are due to our offices on May 17th by noon. If you would like to reach out to me on the 18th or 19th of May, I can send you the updated plan.

If you would like to participate in our May ARCOM meeting, you can do so by clicking on this link: <https://zoom.us/j/98990514247> Once online, if you would like to comment on this project, you can click on the Q & A section at the bottom of the screen. Once in the Q & A, indicate your name and that you would like to speak on the project for 130 Algoma Road. This will alert our moderator so that he can inform Chairman Small that you would like to speak on the project.

If you have any other questions, please do not hesitate to reach out to me. I am happy to assist.

Thank you,

Kelly Churney
Administrative Specialist

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: Wayne Bergman <wbergman@TownOfPalmBeach.com>
Sent: Monday, May 10, 2021 7:22 AM
To: amginny@aol.com; Kelly Churney <KChurney@TownofPalmBeach.com>
Cc: Sandy Rogers <sandy.rogers@me.com>; James Murphy <jmurphy@TownOfPalmBeach.com>
Subject: RE: 130 Algoma

Kelly – please reach out to Sandy Rogers and advise of the various ways in which to object to a matter coming before the Town Council. I do see that staff will request a one month deferral of this matter at Wednesday's meeting. Thanks.

Wayne Bergman, MCP, LEED-AP
Director
Town of Palm Beach
Planning, Zoning, Building
360 S. County Road
Palm Beach, FL 33480
Office: 561-227-6426
www.townofpalmbeach.com

P.S. Your exterior project may require ARCOM approvals. [Click here for more info.](#)

TOWN OF PALM BEACH

Town Council Meeting Development Review on: August 11, 2021

Section of Agenda

Development Review - Old Business

Agenda Title

Z-21-00345 VARIANCE(S) Zoning District: R-A Estate Residential The application of PAUL A. KRASKER, AS TRUSTEE OF THE 720 SOUTH OCEAN BOULEVARD LAND TRUST DATED SEPTEMBER 20, 2020, applicant, relative to property located at **720 S OCEAN BLVD**, legal description on file, is described below. The applicant is requesting approval to renovate and construct additions to the north side of the landmarked residence known as "El Salono" to include a new 486 square foot pool cabana and a 1,159 square foot second and third story addition. The following variances are being requested: 134-843(8): a north side yard setback ranging from 2.6 feet to 5.9 feet for the 2nd and 3rd story additions in lieu of the 15 foot minimum required in the R-A Zoning District. 134-843(8): a north side yard setback of 4.9 feet for the pool cabana in lieu of the 15 foot minimum required in the R-A Zoning District. 134-843(10): a building height of 26.33 for the proposed 3rd story addition in lieu of the 25 foot maximum allowed in the R-A Zoning District. Section 134-844: A request for variance to construct a 3rd story addition where only two stories is the maximum allowed in the R-A Zoning District under the existing zoning code. [Applicant's Representative: Maura Ziska Esq] [Landmarks Preservation Commission Recommendation: Implementation of the proposed variances will not cause negative architectural impact to the subject property. Carried 7-0.] [The Landmarks Preservation Commission approved this project with conditions to the architecture at their June 16, 2021 meeting. Carried 7-0.]

Presenter

ATTACHMENTS:

- ❑ **Memorandum Dated May 3, 2021 from Wayne Bergman, Director of Planning, Zoning and Building**
- ❑ **Comments from the Development Review Committee**

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 11, 2021

To: Mayor and Town Council

From: Wayne Bergman, Director, Planning, Zoning & Building Department

Subject: **Z-21-00345 VARIANCE(S)**
720 S OCEAN BLVD

Date: May 03, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

The applicant is requesting approval to renovate and construct additions to the north side of the landmarked residence known as "El Salono" to include a new 486 square foot pool cabana and a 1, 159 square foot second and third story addition. The following variances are being requested: 134-843(8): a north side yard setback ranging from 2.6 feet to 5.9 feet for the 2nd and 3rd story addition in lieu of the 15 foot minimum required in the R-A Zoning District. 134-843(8): a north side yard setback of 4.9 feet for the pool cabana in lieu of the 15 foot minimum required in the R-A Zoning District. 134-843(10): a building height of 26.33 for the proposed 3rd story addition in lieu of the 25 foot maximum allowed in the R-A Zoning District. Section 134-844: A request for variance to construct a 3rd story addition where only two stories is the maximum allowed in the R-A Zoning District under the existing zoning code.

ADDRESS: 720 S OCEAN BLVD

OWNER: 720 SOUTH OCEAN BOULEVARD LAND TRUST

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-26-00-002-0480

ZONING DISTRICT: R-A Estate Residential

LEGAL DESCRIPTION: 26/35-43-43, SLY 92.3 FT OF GOV LT 2 (LESS
OCEAN BLVD R/W) IN SEC 26 & N 75 FT OF GOV
LT 1 (LESS OCEAN BLVD R/W) IN SEC 35 ALL
LYG E OF COUNTY RD AS IN OR6323P1396

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.

Page Two

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: 3/4/21

APPLICATION NO.: Z-21-00345 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 720 S OCEAN BLVD

DESCRIPTION:

The applicant is requesting approval to renovate and construct additions to the north side of the landmarked residence known as "El Salono" to include a new 486 square foot pool cabana and a 1, 159 square foot second and third story addition. The following variances are being requested: 134-843(8): a north side yard setback ranging from 2.6 feet to 5.9 feet for the 2nd and 3rd story addition in lieu of the 15 foot minimum required in the R-A Zoning District. 134-843(8): a north side yard setback of 4.9 feet for the pool cabana in lieu of the 15 foot minimum required in the R-A Zoning District. 134-843(10): a building height of 26.33 for the proposed 3rd story addition in lieu of the 25 foot maximum allowed in the R-A Zoning District. Section 134-844: A request for variance to construct a 3rd story addition where only two stories is the maximum allowed in the R-A Zoning District under the existing zoning code.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	3/23/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	5/4/2021	No Comments: Proposed work in itself does not trip any Stormwater Thresholds. Property owner might want to install on site stormwater collection and storage if there are any stormwater issues on the property.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	3/23/2021	There are no fire code conflicts with the proposed project.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	3/30/2021	This proposed project is on the tentative agenda for the regularly scheduled Landmarks Preservation Commission (LPC) meeting on 04/21/2021 as Application for Certificate of Appropriateness (COA) #022-2021.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	3/23/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	5/3/2021	The applicant is required to demonstrate a hardship base on Sec. 134-201 of the Code.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: August 11, 2021

Section of Agenda

Development Review - Old Business

Agenda Title

Z-21-00353 SITE PLAN REVIEW Zoning District: R-A Estate

Residential The application of TODD GLASER, applicant, relative to property located at **1080 S OCEAN BLVD**, legal description on file, is described below.

Section 134-843(b): Request for Site Plan Review to allow the construction of a 9,485 square foot two story, single family residence on a non conforming platted lot that is 17,567 square feet in area in lieu of the 20,000 square foot minimum required in the R-A Zoning District. [Applicant's Representative: Maura Ziska Esq] [The Architectural Review Commission deferred the project to the August 25, 2021 meeting. Carried 7-0.] **Staff Recommends a Deferral to the September 13, 2021 Meeting**

Presenter

ATTACHMENTS:

- ▣ **Memorandum Dated May 27, 2021 from Wayne Bergman, Director of Planning, Zoning and Building**
- ▣ **Comments from the Development Review Committee**
- ▣ **Email from Katharine Eyre**

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 09, 2021

To: Mayor and Town Council

From: Wayne Bergman, Director, Planning, Zoning & Building Department

Subject: **Z-21-00353 SITE PLAN REVIEW**
1080 S OCEAN BLVD

Date: May 27, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

Section 134-843(b): Request for Site Plan Review to allow the construction of a 9,485 square foot two-story, single family residence on a non-conforming platted lot that is 17,567 square feet in area in lieu of the 20,000 square foot minimum required in the R-A Zoning District.

ADDRESS: 1080 S OCEAN BLVD

OWNER: 1080 SOUTH OCEAN LLC

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-35-04-000-0190

ZONING DISTRICT: R-A Estate Residential

LEGAL DESCRIPTION: BOULEVARD ESTATES-PALM BEACH 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: 4/6/21

APPLICATION NO.: Z-21-00353 **APPLICATION TYPE:** SITE PLAN REVIEW

ADDRESS: 1080 S OCEAN BLVD

DESCRIPTION: Section 134-843(b): Request for Site Plan Review to allow the construction of a 9,485 square foot two-story, single family residence on a non-conforming platted lot that is 17,567 square feet in area in lieu of the 20,000 square foot minimum required in the R-A Zoning District.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	4/22/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/1/2021	- Stormwater Management calculation have not been provided. - Safe Sight Triangle needs to be dimensioned for the intersection of Kings Road and S. Ocean Blvd, to confirm compliance with Section 134-1637. - Keeping the driveway onto South Ocean Blvd does not meet Public Works requirements. - Sight triangles for the driveways onto Kings Road do not appear consistent with Public Works requirements. Dimensions required for review.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	4/22/2021	There are no fire code concerns with this proposed project.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	4/29/2021	This proposed project is on the tentative agenda for the regularly scheduled Architectural Commission (ARCOM) meeting on 05/26/2021 as Application B-042-2021.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	4/22/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	4/26/2021	I have no zoning comments on this project.

From: [Katharine Eyre](#)
To: [Kelly Churney](#)
Cc: [Bill Eyre](#)
Subject: 1080 S. Ocean Boulevard
Date: Monday, May 24, 2021 12:02:50 PM

*****Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.*****

Dear Kelly,

Could you please direct me to the online access for the proposed plans for 1080 S. Ocean Boulevard? We live right next door at 112 Kings Road. ARCOM is scheduled to review the proposed application for this project on Wednesday, May 26. Our main concerns are:

1. Proposed height of the new 2-story structure. For our privacy, it should not be higher than the existing structure.
2. Impervious coverage for storm water runoff issues: The proposed coverage of 9,485 sq ft is 50% larger than the current 6,266 square footage. The Lot is non-conforming at 17,567 in lieu of the 20,000 square foot minimum requirement in the R-A Zoning District

The driveway should be pervious, with pebble and grates to retain their water at each end of the driveway. I assume the town has a drainage system requirement that will be followed, but clearly all their gutters should be directed to such a system.

3. Fewer 2nd floor windows looking west and landscape buffer to protect our privacy.
4. Put in a 20 ft wall of isolation screening to keep the construction dust on the 1080 S. Ocean Blvd side and maintain for the entirety of the project until a CO is issued.
5. The wall between the two properties belongs to us. If there are any repairs due to construction or other improvements, they are to be made at the contractor's expense and with our permission/agreement. Make sure there is enough landscaping to protect our privacy
6. The zoning application states that ingress, egress, utilities and refuse collection will be via South Ocean Boulevard. Please confirm this will remain in place upon completion of the property, even though the half-circular driveway enters and exits on Kings Road
7. We have concerns about the precast block exterior on the first floor. The house would look better and be in keeping with the other houses on S. Ocean and Kings Road if it were all stucco. White would look much better than Manchester Tan. The Flora AF-470 for the shutters is fine. Since this corner fronts the original Woolworth estate, it would be preferable to have a white exterior.

Once we have seen the full plans our other questions about the east and west elevations and the location of the proposed cabana hopefully will be answered.

Thank you so much,
Best,

Katharine Eyre

--

Katharine Eyre

kweyre@gmail.com

*112 Kings Road
Palm Beach, FL 33480*

*1245 Denbigh Lane
Wayne, PA 19087
c)484.431.8746*

TOWN OF PALM BEACH

Town Council Meeting Development Review on: August 11, 2021

Section of Agenda

Development Review - Old Business

Agenda Title

Z-21-00356 SPECIAL EXCEPTION WITH SITE PLAN REVIEW Zoning District: C-TS Town Serving Commercial The application of BUCCAN (SAM SLATTERY), relative to property located at **350 S COUNTY RD SUITE: 100**, legal description on file, is described below. Section 134-1109 and Section 134 1112: Modification to a previously approved special exception use with site plan approval for the sandwich take out counter business for Buccan Restaurant to request the following: (a) to install two (2) new awnings to match existing awnings; (b) to modify the storefront to include a new door in the existing opening; (c) to modify an interior floor plan of the sandwich shop (no seats are being proposed); (d) to modify the hours of operation to be 7:00 AM to 3:00 PM (previously approved were 11:00 AM 3:00 PM) [Applicant's Representative: Maura Ziska Esq]

Presenter

ATTACHMENTS:

- ▣ **Memorandum Dated May 27, 2021 from Wayne Bergman, Director of Planning, Zoning and Building**
- ▣ **Comments from the Development Review Committee**
- ▣ **Email Dated June 6, 2021 from John David Corey**
- ▣ **Email Dated June 8, 2021 from Ian Zwerdling**
- ▣ **Letter Dated July 13, 2021 from Ian Zwerdling**
- ▣ **Letter Dated July 13, 2021 from Dean Metropoulos**
- ▣ **Letter Dated July 14, 2021 from Charles Merriman**
- ▣ **Letter Dated July 13, 2021 from Vivian Zhang**
- ▣ **Email Dated July 12, 2021 from Tom MacCowatt**
- ▣ **Letter Dated July 13, 2021 from Steven Handelsman**

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 09, 2021

To: Mayor and Town Council

From: Wayne Bergman, Director, Planning, Zoning & Building Department

Subject: **Z-21-00356 SPECIAL EXCEPTION WITH SITE PLAN REVIEW**
350 S COUNTY RD SUITE: 100

Date: May 27, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

Section 134-1109 and Section 134-1112: Modification to a previously-approved special exception use with site plan approval for the sandwich take out counter business for Buccan Restaurant to request the following: (a) to install two (2) new awnings to match existing awnings; (b) to modify the storefront to include a new door in the existing opening; (c) to modify an interior floor plan of the sandwich shop (no seats are being proposed); (d) to modify the hours of operation to be 7:00 AM to 3:00 PM (previously approved were 11 :00 AM -3:00 PM)

ADDRESS: 350 S COUNTY RD SUITE: 100

OWNER: THREE 50 REALTY CORP

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-23-05-007-0110

ZONING DISTRICT: C-TS Town-Serving Commercial

LEGAL DESCRIPTION: ROYAL PARK ADD LTS 11 THRU 17, 21, 22 & E
8.7 FT OF LT 23 BLK 7

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: 4/6/21

APPLICATION NO.: Z-21-00356 **APPLICATION TYPE:** SPECIAL EXCEPTION WITH SITE PLAN REVIEW

ADDRESS: 350 S COUNTY RD SUITE: 100

DESCRIPTION:

Section 134-1109 and Section 134-1112: Modification to a previously-approved special exception use with site plan approval for the sandwich take out counter business for Buccan Restaurant to request the following: (a) to install two (2) new awnings to match existing awnings; (b) to modify the storefront to include a new door in the existing opening; (c) to modify an interior floor plan of the sandwich shop (no seats are being proposed); (d) to modify the hours of operation to be 7:00 AM to 3:00 PM (previously approved were 11 :00 AM -3:00 PM)

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	4/21/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/1/2021	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	4/21/2021	The proposed modifications may require sprinklers under the awnings if they exceed the allowable projection from the building. The fire code does not prohibit the request.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	4/29/2021	Exterior work is subject to design review. This proposed project requires review by staff under criteria for the Architectural Commission (ARCOM) through a staff approval application prior to commencement of work.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	4/21/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	6/1/2021	I have no comment on this zoning application.

From: [Aly Serrano](#) on behalf of [Town Council](#)
To: [Town Council & Mayor](#)
Cc: [Wayne Bergman](#); [James Murphy](#); [Kelly Churney](#)
Subject: FW: 350 S County Road - Z-21-00356 - Buccan
Date: Monday, June 07, 2021 8:56:35 AM

From: John David Corey <johncorey84@gmail.com>
Sent: Sunday, June 06, 2021 9:02 PM
To: Town Council <TCouncil@TownofPalmBeach.com>
Cc: John David Corey <johncorey84@gmail.com>
Subject: 350 S County Road - Z-21-00356 - Buccan

*****Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.*****

Dear Mayor and Town Council:

While I enjoy the tacos at Buccan like my fellow residents, I want to make you aware of the conditions along the side and rear of the property. On Wednesday's Development Review there is a request from Buccan to change awnings and entry doors. While I certainly do not have issue with these modifications, I ask the Town Council to not approve the item until the restaurant cleans up their act in regards to the side passageway. Please see photos attached below that have been taken over the past several years that show consistent unsanitary conditions and is also not fair for the residents in the area who should be protected first and foremost. The passageway is also fully visible from Australian Avenue. Thank you very much.

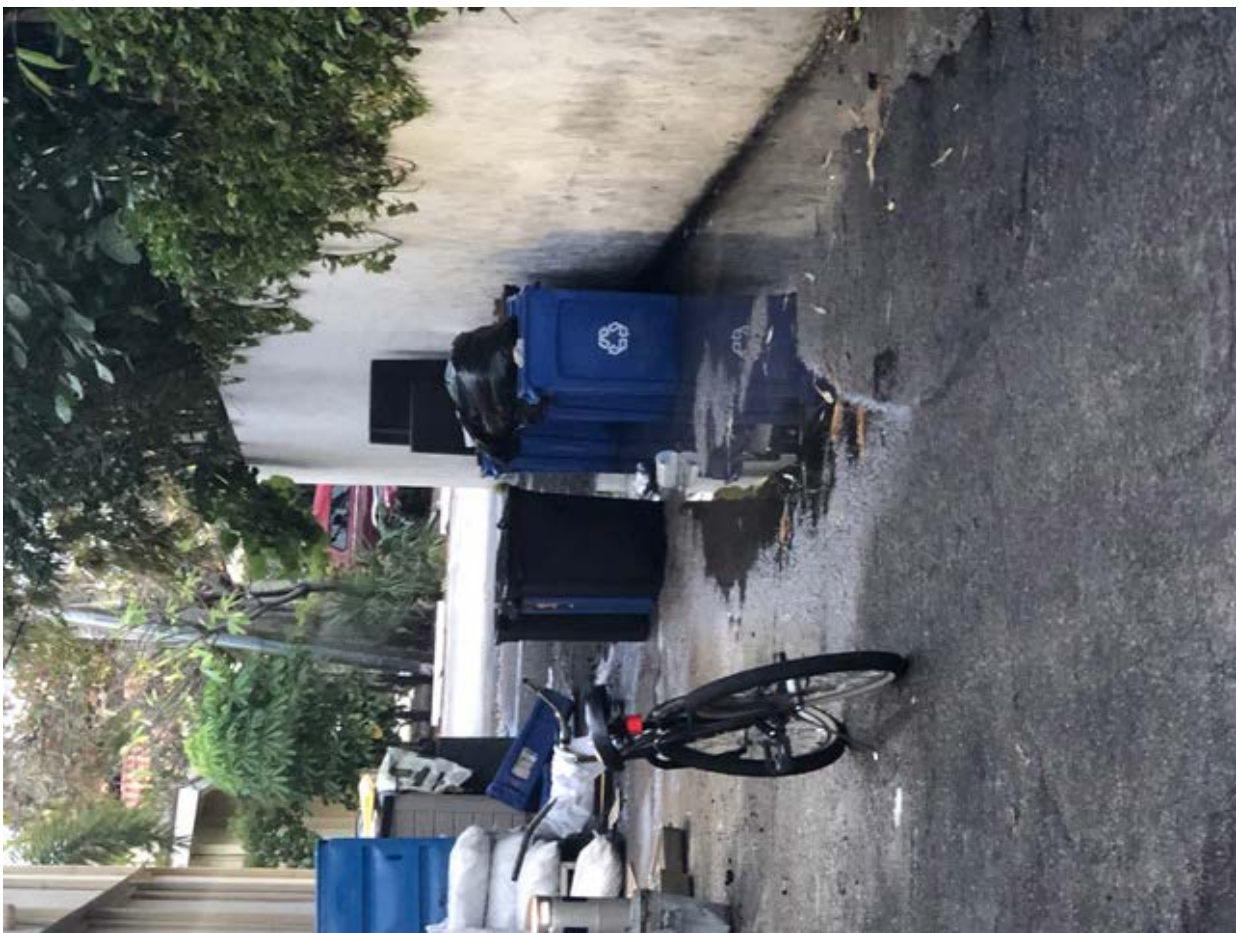
Sincerely,
JDC

















































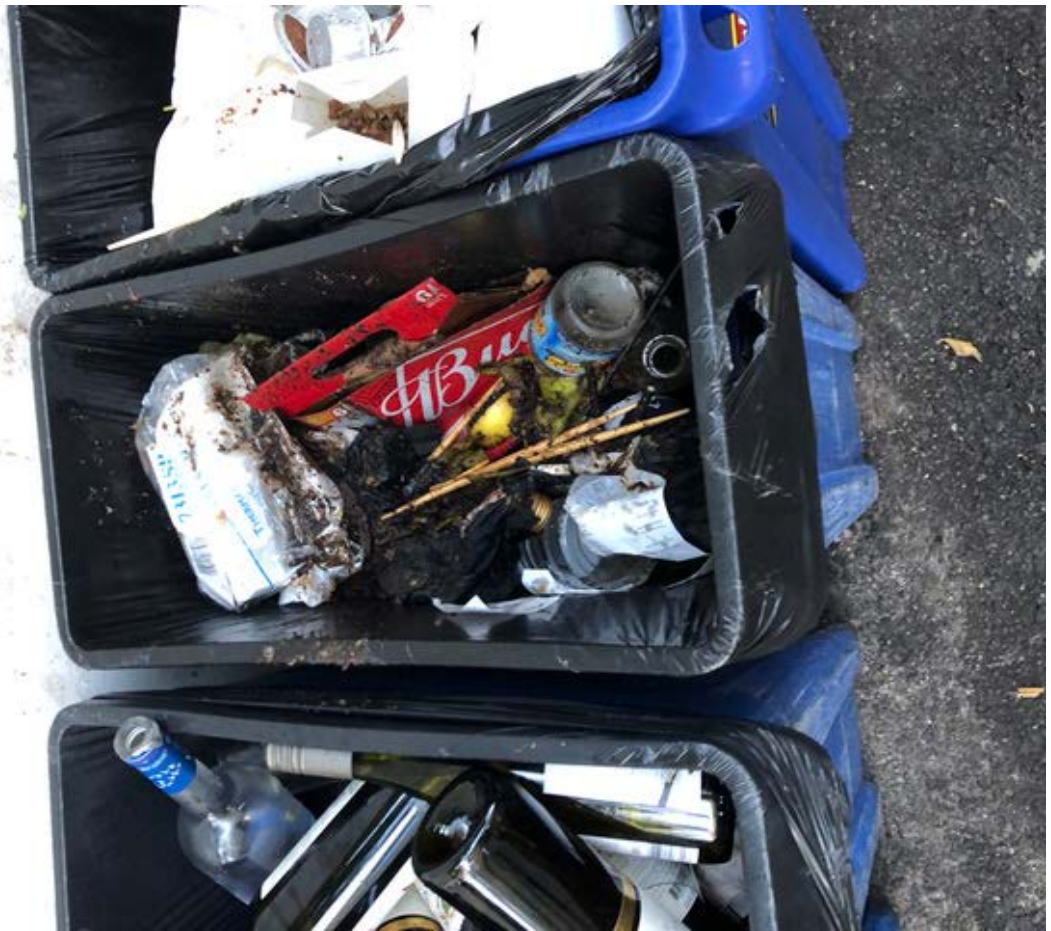
























Fwd: Zoning case # Z-21-00356 Buccan restaurant hearing

From: Ian Zwerdling (ian.zwerdling@gmail.com)

To: store1226@yahoo.com

Date: Tuesday, June 8, 2021, 12:56 PM EDT

Sent from my iPhone

Begin forwarded message:

From: Ian Zwerdling <Ian.Zwerdling@gmail.com>
Date: June 8, 2021 at 12:18:44 PM EDT
To: ian.zwerdling@gmail.com
Cc: ian.zwerdling@gmail.com
Subject: Zoning case # Z-21-00356 Buccan restaurant hearing

Dear Kelly 6-8-21

As per our conversations please foreword the
Attached 15 photos to the town board so that
The board members can see our situation at
214 Chilean Ave.

Every day around 8pm a Buccan employee
Loads between 8 to 12 bags of kitchen garbage
On a cart and wheels the cart to the dumpsters
Located a few feet from the Chilean Ave. Sidewalk(see exhibits 1,2,3,&4) all of the bags leak kitchen
garbage juice the

Entire 80' to the dumpsters the garbage smell

Is constant and on humid days goes across Chilean Ave. There are in fact 18 residential

Units within 75' of these dumpsters

214 Chilean 11 units

226 Chilean 5 units

219 Chilean 1 unit

212 Australian 1 unit

(Almost all of the residents are not in town this

Time of the year)

When you combine this odor with the always

Present grease(see photos)you end up with an unbearable And almost unexplainable situation.

I have in fact done research on this subject

When restaurants abut a residential area

And lose control of there grease & garbage as this applicant has it Is common practice to have the
restaurant Refrigerate there garbage & grease in a receptacle (see exhibit 15)inside The building then
take both directly to a garbage Truck leaving little or know room for error. Please deny this application
and help us with This unfortunate situation.

Thank you sincerely

Ian Zwerdling

214 Chilean

Unit F

Email: Ian.Zwerdling@gmail.com

Phone: 516-652-8955

Sent from my iPhone

EXHIBIT 1



BUCCAN GREASE IN PARKING LOT

EXHIBIT 2

Bucann grease



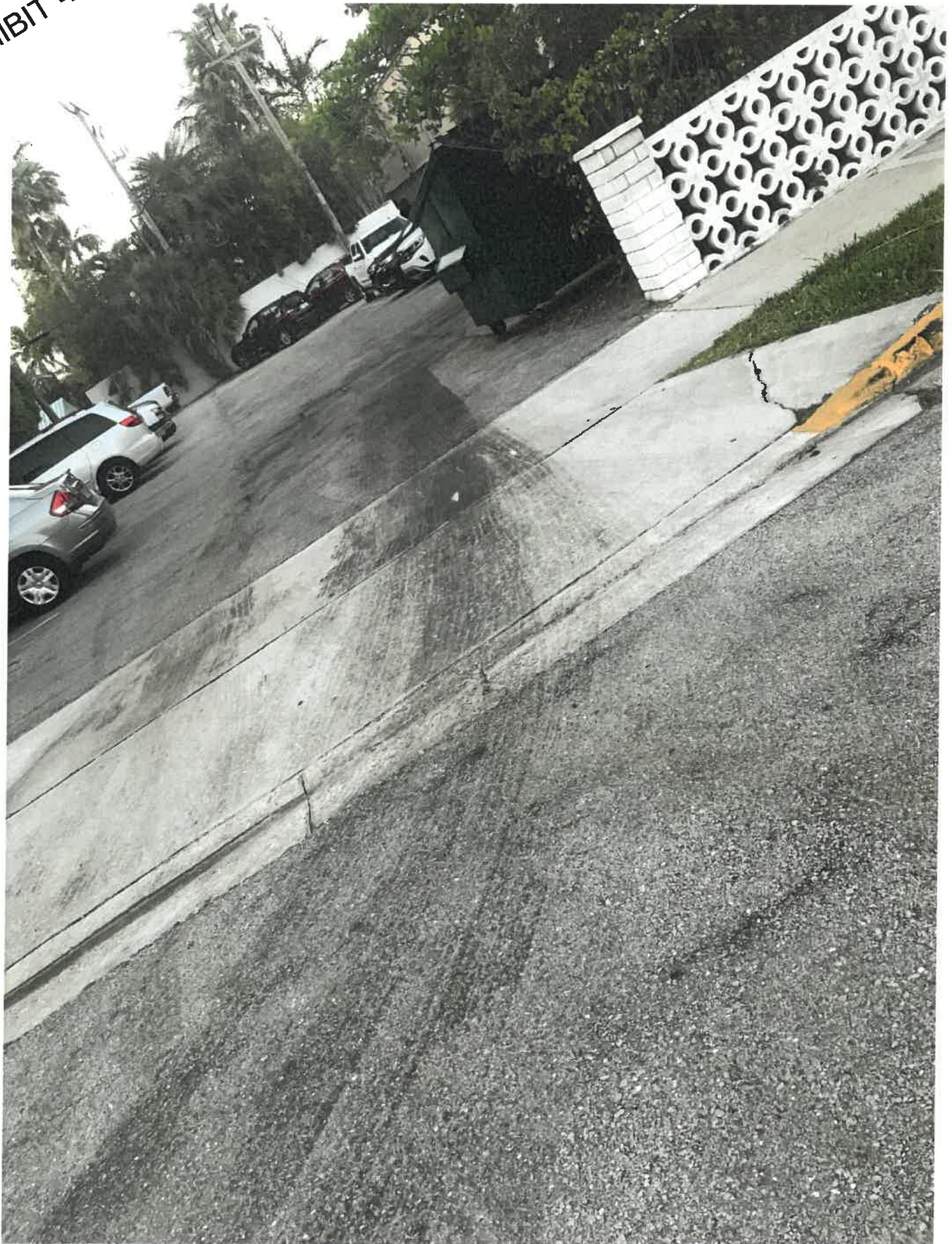
BUCCAN GREASE IN PARKING LOT

EXHIBIT 3

KITCHEN GREASE RECEPTICLE



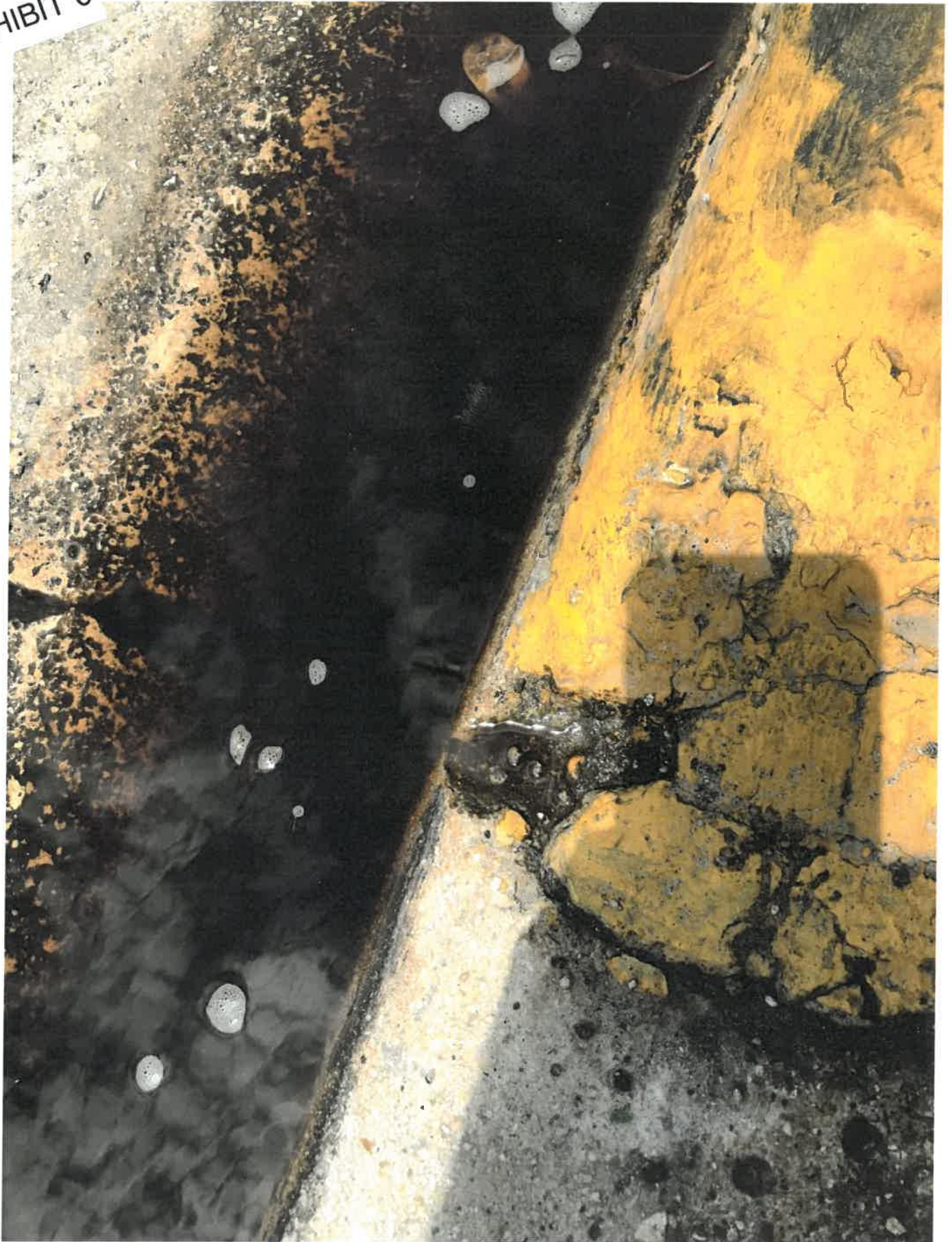
EXHIBIT 4



CHILEAN AVE ENTRANCE GREASE IN STREET AND SIDEWALK



EXHIBIT 6



RESTAURANT GREASE SEEPS INTO TOWN STORM DRAINS

TC Development Review Backup 6-11-2021

60421140

PAGE 1





EXHIBIT 9

Bucann grease

214 CHILEAN 11 CONDOS







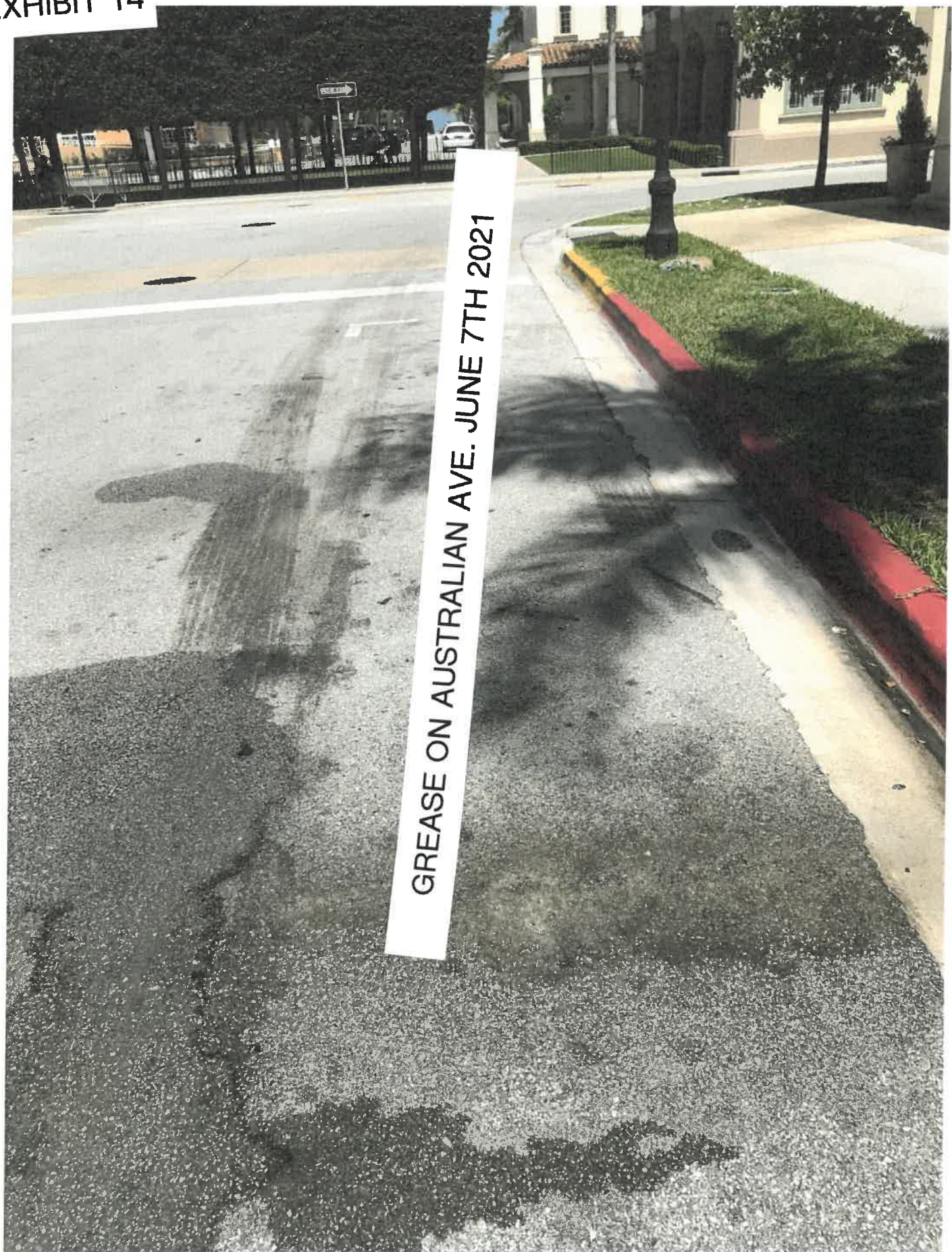
GREASE





AUSTRALIAN AVE.

EXHIBIT 14





SUGGESTED GARBAGE AND GREASE RECEPTICLE TO BE KEPT
INSIDE THE KITCHEN IN A REFRIGERATED WALK IN BOX THIS
TYPE OF RECEPTICLE TO TAKEN DIRCTLY TO A GARBAGE TRUCK.

Mr. Ian Zwerdling
214 Chilean Avenue
Palm Beach, FL 33480
Telephone: (516) 652-8955
E-mail: ian.zwerdling@gmail.com

July 13, 2021

Zoning Case #Z-21-00356 Buccan
Town of Palm Beach
July 14, 2021 Town Council Meeting

Dear Mayor and Town Council,

I live at 214 Chilean Avenue directly across the road from the Applicant's garbage. As you know by now, myself and my neighbors are unhappy with the always present grease spillage and garbage odor at the Buccan Restaurant. I have for your convenience compiled a garbage smell radius map (exhibit A map) so the Board can visualize the scope of the problems. This garbage odor directly effects nineteen residences and two office buildings.

A recent records search by Carla of the Palm Beach Police records bureau turned up thirty-two registered complaints; most of which are for these same two issues. (exhibit B report).

Additionally, on the Restaurant's application there is questionnaire for the Applicant (exhibit C). The application is signed by Maura Ziska, Esquire who represents the Applicant and the Property Owner.

The applicant's answers to questions number three and six are blatantly untrue. Number three states that: "the use will not cause any injury to the value of other property in the neighborhood where it is to be located." Maura Ziska answered that "the use will not cause any injury to the value of other property in the neighborhood by providing an additional option for breakfast on the go." I am 100% certain that the nineteen families and two office building's occupants located in the garbage smell zone would vehemently disagree with Maura Ziska.

Number six states that: "the use will comply with all elements of the comprehensive plan," however, the comprehensive plan states the exact opposite. On page one paragraph three the comprehensive plan states "that the tremendous pressure for expansion of commercial land use is a direct function of the economically valuable image of a Palm Beach address. It is imperative that high traffic-generating commercial uses be prevented from further proliferation and be reduced wherever possible."

I am pleading to this Board to preserve the spirit of what makes Palm Beach "Palm Beach" and deny the requested hourly expansion until both the garbage and grease issues are resolved.

The good news is that indoor refrigerated garbage and indoor grease storage make these issues solvable. I happen to be a New York commercial landlord and have used this method with great success to solve such problems.

Thank you for your consideration..

Ian Zwerdling 
Exhibits attached: **A. Garbage Odor Radius Map**
B. Police Report Showing 32 complaints
C. Palm Beach Town Questionnaire

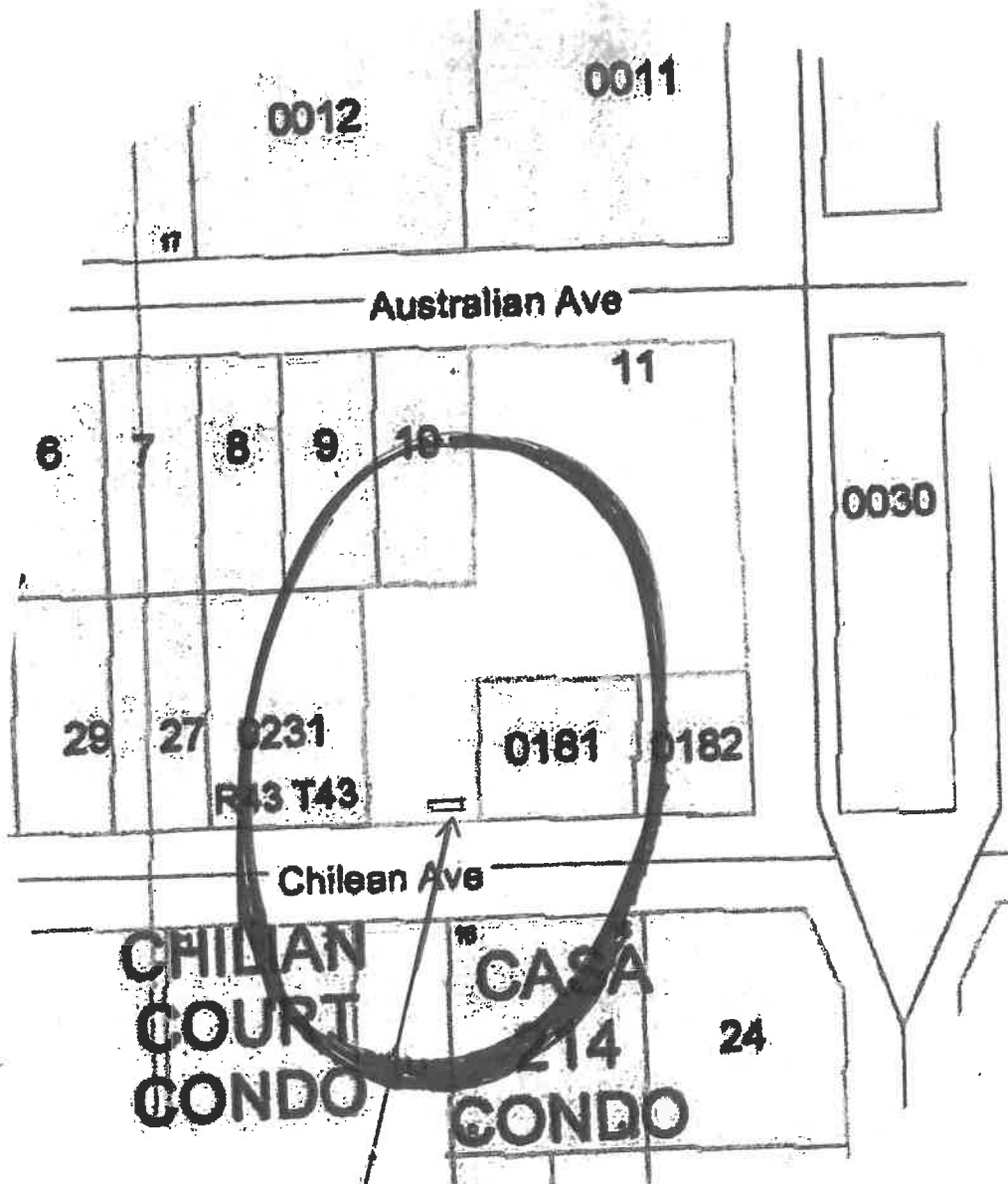
EXHIBIT A

GARBAGE SMELL RADIUS MAP

EXISTING IN THIS ZONE ARE

16 CONDOS 3 HOMES AND 2 OFFICE BLDGS.

BUCANN RESTAURANT ZONING CASE NO.Z.21.00356



CURRENT RESTAURANT GARBAGE X GREASE STORAGE LOCATION

7/14/21

32 matching case(s)

EXHIBIT B

3 PAGES

Search Criteria:

Priority: all Business name: buccan

PAGE 1 of 3

Case #	eFM Case #	Status	Violation(s)	Violator	Location	Open Date	Follow Up Date	Assigned To
<u>CE 21-612</u>		Closed: Compliance	102 - General - Solid Waste 42 - Debris, unsightly, unsanitary conditions - Sec. 42-86(6)	Manager Katie Wolfe - Buccan Restaurant	350 S COUNTY Rd	05/25/2021		Moriarty, John
<u>CE 21-563</u>		Closed: Compliance	102 - General - Solid Waste	Manager Katie Wolfe - Buccan Restaurant	350 S COUNTY Rd	05/07/2021		Moriarty, John
<u>CE 21-354</u>		Closed: Compliance	102 - General - Solid Waste 106 - General - Streets & Sidewalks	Manager Katie Wolfe - Buccan Restaurant	350 S COUNTY Rd	03/23/2021		Moriarty, John
<u>CE 20-1039</u>		Closed: Compliance	42 - General - Noise, and environment	Manager Katie Wolfe - Buccan Restaurant	350 S COUNTY Rd	09/02/2020		Moriarty, John
<u>CE 20-209</u>		Closed: Fine Paid	42 - Delivery, and specific acts prohibited - Sec. 42-197(11)	Piper Quinn - Buccan	350 S COUNTY Rd	02/08/2020		Moriarty, John
<u>CE 20-117</u>		Closed: Verbal Warning	42 - Delivery, and specific acts prohibited - Sec. 42-197(11)	- Chefs Ware House Manager Katie Wolfe - Buccan Restaurant	350 S COUNTY Rd	01/27/2020		*Felix, Julien
<u>CE 20-30</u>		Closed: Compliance	42 - General - Noise, and environment		350 S COUNTY Rd	01/08/2020		Moriarty, John
<u>CE 19-1403</u>		Closed: Compliance	42 - Delivery, and specific acts prohibited - Sec. 42-	Piper Quinn - Buccan	350 S COUNTY Rd	11/21/2019		Moriarty, John

Page 2 of 3

		197(11)				
		102 - General - Solid Waste				
<u>CE</u> <u>19-</u> <u>1324</u>	Closed: Unfounded	42 - Debris, unsightly, unsanitary conditions - Sec. 42- 86(6)	✓	350 S COUNTY Rd	10/29/2019	Moriarty, John
		42 - Delivery, and specific acts prohibited - Sec. 42- 197(11)				
<u>CE</u> <u>19-</u> <u>1281</u>	Closed: Compliance		✓	350 S COUNTY Rd	10/17/2019	Moriarty, John
		42 - Delivery, and specific acts prohibited - Sec. 42- 197(11)				
<u>CE</u> <u>19-</u> <u>1171</u>	Closed: Unpaid Fine/Admin Fee	Derek Leon Welch - Cheney Brothers	✓	350 S COUNTY Rd	09/27/2019 11/18/2019	Moriarty, John
		42 - Delivery, and specific acts prohibited - Sec. 42- 197(11)				
<u>CE</u> <u>19-</u> <u>1148</u>	Closed: Compliance		✓	350 S COUNTY Rd	09/24/2019	Moriarty, John
		42 - Delivery, and specific acts prohibited - Sec. 42- 197(11)				
<u>CE</u> <u>19-</u> <u>788</u>	Closed: Compliance	42 - Debris, unsightly, unsanitary conditions - Sec. 42- 86(6)	✓	350 S COUNTY Rd	06/28/2019	Moriarty, John
		42 - General - Noise, and environment				
<u>CE</u> <u>19-</u> <u>477</u>	Closed: Compliance	Manager Katie Wolfe - Buccan Restaurant	✓	350 S COUNTY Rd	04/23/2019	Moriarty, John
		102 - General - Solid Waste				
<u>CE</u> <u>19-</u> <u>444</u>	Closed: Unfounded	Manager Katie Wolfe - Buccan Restaurant	✓	350 S COUNTY Rd	04/15/2019	*Felix, Julien
		102 - General - Solid Waste				
<u>CE</u> <u>19-</u> <u>284</u>	Closed: Verbal Warning	Manager Katie Wolfe - Buccan Restaurant	✓	350 S COUNTY Rd	03/11/2019	*Felix, Julien
		134 - Signs, Banner - Sec. 134-				
<u>CE</u> <u>18-</u> <u>1537</u>	Closed: Verbal Warning	Manager Katie Wolfe -	✓	350 S COUNTY Rd	12/14/2018	*Felix, Julien

2373(8)

Buccan
Restaurant

Page 3 of 3

<u>CE</u> <u>17-</u> <u>570</u>	Closed: Written Warning	118 - General - Traffic And Vehicles	- Buccan		350 S County Rd	05/09/2017	*Felix, Julien
<u>CE</u> <u>17-</u> <u>70</u>	Closed: Written Warning	106 - General - Streets & Sidewalks	Manager Katie Wolfe - Buccan Restaurant		350 S COUNTY Rd	01/20/2017	*Felix, Julien
<u>CE</u> <u>16-</u> <u>1062</u>	Closed: Compliance	102 - General - Solid Waste	Piper Quinn - Buccan		350 S COUNTY RD	12/06/2016	Moriarty, John
<u>CE</u> <u>16-</u> <u>1023</u>	Closed: Written Warning	134 - General - Zoning	- Buccan		350 S COUNTY RD	11/29/2016	Alma, Benjamin
<u>CE</u> <u>16-</u> <u>964</u>	Closed: Unfounded	42 - General - Noise, and environment	Piper Quinn - Buccan		350 S COUNTY RD	11/11/2016	Moriarty, John
<u>CE</u> <u>16-</u> <u>47</u>	Closed: Compliance	134 - General - Zoning	Piper Quinn - Buccan		350 S COUNTY RD	01/19/2016	Moriarty, John
<u>CE</u> <u>15-</u> <u>1076</u>	Closed: Compliance	134 - General - Zoning 42 - Grass, Overgrown - Sec. 42- 86(3)	- Buccan		350 S COUNTY RD	11/05/2015	Moriarty, John
<u>CE</u> <u>15-</u> <u>582</u>	Closed: Compliance	42 - Grass, Overgrown - Sec. 42- 86(3)			350 S COUNTY RD	06/26/2015	Moriarty, John
<u>CE</u> <u>15-</u> <u>75</u>	Closed: Compliance	42 - General - Noise, and environment	Piper Quinn - Buccan		350 S COUNTY Rd	02/02/2015	Moriarty, John
<u>CE</u> <u>15-</u> <u>38</u>	Closed: CEB Order to Dismiss	114 - Business Tax Receipt - Sec. 114- 32			350 S COUNTY Rd	01/13/2015	*Houston, Raychel
<u>CE</u> <u>15-</u> <u>23</u>	Closed: Compliance	134 - General - Zoning			350 S COUNTY Rd	01/09/2015	*Houston, Raychel
<u>CE</u> <u>15-</u> <u>15</u>	Closed: Compliance	106 - Hedge, roadway - Sec. 106- 159(b)			350 S COUNTY Rd	01/07/2015	Moriarty, John

Z-21-00356
Zoning Case Number

EXHIBIT A - REQUEST FOR SPECIAL EXCEPTION

1. The use is a permitted special exception use as set forth in article VI of this chapter.

Slight modifications to the interior and exterior of the Buccan Sandwich Shop are permitted special exceptions to a previously approved site plan.

2. The use is so designed, located and proposed to be operated that the public health, safety, welfare and morals will be protected.

The proposed modification to the previously approved special exception use with site plan approval is designed, located and proposed to be operated that the public health, safety, welfare and morals will be protected. This is a simple request for exterior awning and door modifications and interior reconfiguration to give the sandwich shop more room and to allow for breakfast to be served as there is a public demand.

3. The use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

The use will not cause any injury to the value of other property in the neighborhood and will only improve the value of neighboring properties both aesthetically and practically by providing an additional option for breakfast on the go.

4. The use will be compatible with adjoining development and the intended purpose of the district in which it is to be located.

The use will be compatible with adjoining development and the intended purpose of the district in which it is located which is commercial town serving. This is the epitome of a town serving restaurant that is now expanding into breakfast due to demand, and improving the look and function of the restaurant both inside and out.

5. The use will comply with yard, other open space, and any special requirements set out in article VI for the particular use involved.

The use will comply with yard, other open space and any special requirements set out in article VI for this use. There is no variance being requested.

6. The use will comply with all elements of the comprehensive plan.

The proposed modifications will comply with all elements of the comprehensive plan.

7. The use not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district.

The proposed use will not result in substantial economic, noise, glare or odor impacts on adjoining properties and properties generally in the district. This business is located in a commercial district and will only have a positive impact on the neighboring properties.

8. Adequate ingress and egress to property and proposed structures thereon and off-street parking and loading areas will be provided where required, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Z-21-00356

Zoning Case Number

November 2006 SE# 12-2006 -Island Palm Restaurant was approved to allow a retail alcove and allow 4 umbrellas for the outdoor seating area.

November 2007 SE# 13-2007 - Beach House Bistro was approved to allow a 4,980 square foot/154 seat restaurant.

October 2010 SE# 17-2010 - Buccan was approved to allow a 4,980/154 seat restaurant. The conditions of approval are on file with the Town.

April 2011 - Town Council reviewed the conditions of approval and determined to modify Condition No. 2 to relocate the deliveries from the Bustani parking lot to Australians Avenue and move the loading area on Australian Avenue two parking spaces further east.

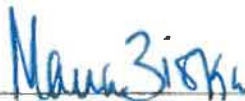
August 2011 - SE # 21-2011 - Town Council granted approval to expand the restaurant into space next door resulting in a total square footage of 6,333 square foot 177 seat restaurant.

January 2012 - SE # 34-2011 - Town Council granted approval of an 845 square foot addition to the restaurant on Australian Avenue to be used for office and storage space.

July 2013 - SE # 13-2013 - Town Council approved the use of the name "Imoto at Buccan" for advertising and allowed delivery and off-site catering. Town Council denied curbside pickup.

April 2014 - SE 4-2014 - Town Council approved a portion of the restaurant that fronts Australian Avenue (approved as restaurant office) to be used for a sandwich takeout counter for lunch hours (11:00 a.m to 3:00 p.m.) Monday through Saturday. The restaurant's number of seats will remain the same and they will continue to follow the conditions of the approval.

Respectfully submitted,



Applicant's Signature

Maura Ziska, Attorney for Buccan

Typed name & telephone # 561-802-8960



Fee Simple Property Owner's Signature
(or his/her duly authorized attorney)

350 Realty Corp., a Florida corporation

Typed name & telephone # 561-802-8960

Dean & Marianne Metropoulos

219 Chilean Avenue

Palm Beach, FL 33480

July 13, 2021

Re: Zoning Case #Z-21-00356 - Buccan Restaurant Expansion

Town of Palm Beach

Attn: Mayor and Town Council

My wife and I moved to Palm Beach in early 2015. To our surprise the garbage smell from the Buccan Restaurant became evident almost immediately. In fact we cannot open the windows on the east side of our house.

I spoke to the restaurant management who made promises about odor reduction that were never kept. I advised the Town of this issue but were afforded no positive results. I submit to you a letter (exhibit 1) from a former neighbor who twenty seven years ago had the same problem that we are having now. We now have the opportunity, after decades of abuse, to solve this problem.

With this Board's wisdom and guidance please mandate that the Applicant conform to Industry Standards that were not available in the 1990's. Please insist that garbage be refrigerated indoors and grease stored indoors as well. These current Industry Standards must always be adhered to.

Thank you for your consideration.

Dean Metropoulos

Attachments:

Exhibit 1 – 1994 Letter

HECTOR CORTES

RECEIVED

JUL 1 1994

TOWN OF PALM BEACH
BUILDING & ZONING

Town of Palm Beach
Building and Zoning Department
P.O.Box 2029
Palm Beach, Florida
33480

Re:Special Exceptions #19-94

June 28,1994

Dear Sir,

I am writing to make you aware of my complete and total opposition to the Special Exception request made by Unique Restaurant of Palm Beach Island.

You are familiar with the numerous and incessant problems encountered with the previous restaurants that operated at this location but so that there is no misunderstanding,I will once again outline them briefly. As I am the owner of the property adjacent to the location in question,I know firsthand the implications of the proposed enlargement of the said restaurant.

1)Improper and insufficient kitchen ventilation resulting in tremendous cuisine odors in the neighborhood.

2)Improper and insufficient disposal of waste made more evident by the lack of a designated area for trash containers.With the previous establishments,this was a never ending problem which was impacting the value of my property.

STAFF (U.S.A.)



3) Improper and insufficient loading zone for delivery trucks. The net result of this flaw is that delivery trucks constantly block my driveway while unloading their merchandise.

These are just a few of the problems that we have encountered with the previous restaurants that operated at this location and I hope very much to avoid seeing them occur again. The enlargement of the restaurant will, in my opinion, only enlarge these problems and perhaps create new ones.

The owner of the property in question, Mr. Bustani, has refused to cooperate in any manner to resolve these past problems amicably and having had him as a neighbor for 22 years, I predict this will not change.

To conclude, may it be further noted that inebriated patrons of the previous restaurant could often be found transacting drug transactions in the alleyway behind the restaurant and alleviating themselves in my garden. As I am often out of the country, I would feel more assured if this was not to happen.

I know you will consider these objections!

Sincerely yours,

Hector Cortes

cc: The Town Council of Palm Beach

Charles Merriman III
214 Chilean Avenue
Palm Beach, FL 33480

July 14, 2021

Re: Town Zoning Case #Z-21-00356

Dear Council Member and Mayor,

I've had the privilege of living in our beautiful town for many winters. It has come to my attention that the Buccan Restaurant has applied for an extension of their hours. My personal experience is that this applicant has lost control of their garbage and grease many years ago. The garbage smell at my home along with constant grease spillage is simply unbearable!

Please find a way to remedy this situation before permitting any further expansion.

Very truly yours

Charles Merriman III

**Vivian Zhang
214 Chilean Avenue
Palm Beach, FL 33480**

July 13, 2021

**Buccan Restaurant Zoning Case #Z-21-00356
For the expansion of hours
Town of Palm Beach
July 14, 2021 Town Council Meeting 9:30am**

Mayor and Council Members,

I've lived at 214 Chilean Avenue for only one year. I always had a dream of living here and now I have achieved my dream.

The garbage smell and grease splatter are constant and never ending during peak seasonal months. If I go for a walk and make the mistake of walking on the sidewalk adjacent to the always present Buccan grease splatter, I must leave my shoes outside and clean off the grease using solvent the next day. This was not part of my dream!

Please do not approve the Buccan Restaurant's expansion request until these two issues are fully corrected.

Regards,

Vivian Zhang

From: [Paul Castro](#)
To: [Kelly Churney](#)
Subject: FW: Z-21-00356, Site Plan Review/Special Exception for Buccan
Date: Tuesday, July 13, 2021 2:20:39 PM
Importance: High

Kelly,

Can you put in the folder?

Paul Castro, AICP
Zoning Manager

360 South County Road
Palm Beach, FL 33480
(561)227-6406
pcastro@townofpalmbeach.com

From: Thomas MacCowatt <tmaccowatt@gmail.com>
Sent: Monday, July 12, 2021 7:16 PM
To: Paul Castro <PCastro@TownofPalmBeach.com>
Cc: Wayne Bergman <wbergman@TownOfPalmBeach.com>; James Murphy <jmurphy@TownOfPalmBeach.com>; Kelly Churney <KChurney@TownofPalmBeach.com>; Bradley Falco <bfalco@TownOfPalmBeach.com>
Subject: Re: Z-21-00356, Site Plan Review/Special Exception for Buccan

*****Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.*****

Hi Paul,

I noticed on the online agenda for 7/14 that our email letter from 6/8 is not included. I know it was not included for last meeting due to the late submission, but can it be included this time?

Thank you,

Tom

Tom MacCowatt
tmaccowatt@gmail.com

On Jun 9, 2021, at 8:03 AM, Paul Castro <PCastro@townofpalmbeach.com> wrote:

Mr. MacCowatt,

We will get it to them but they may not have time to read it given how late we received it. If you have concerns you should either attend the meeting or join via Zoom using the link on the Town's website (www.townofpalmbeach.com).

Thank you,

Paul Castro, AICP
Zoning Manager

360 South County Road
Palm Beach, FL 33480
(561)227-6406
pcastro@townofpalmbeach.com

From: Thomas MacCowatt <tmaccowatt@gmail.com>
Sent: Tuesday, June 8, 2021 11:54 PM
To: Paul Castro <PCastro@TownofPalmBeach.com>
Subject: RE: Z-21-00356, Site Plan Review/Special Exception for Buccan

*****Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.*****

Hi Paul,

Further to our conversation today, we are sending this email to be submitted for the hearing tomorrow morning. Please confirm receipt. Thank you.

Dear Members of the Town Council,

We received notice of this application as we live diagonally across the street from Buccan in the condominium building at 227 Australian Avenue.

We love dining at Buccan for dinner and it is one of our favorite restaurants on the island. We also occasionally purchase sandwiches at the sandwich shop. We are in favor of three of their four requests: to install two new awnings to match the

attractive existing awnings, as well as a new door and modifying the interior floor plan. However, we have concerns on the application to expand the hours of operation to include take-out breakfast:

1. The application says that the expanded “use will not cause any injury to the value of property in the neighborhood and will only improve the value of neighboring properties both aesthetically and practically by providing an additional option for breakfast on the go.” We believe consideration should be given to the negative impact on neighbors on this residential side street caused by additional hours and greater intensity of use, such as increased traffic and noise from 7AM on, as well as the potential need for additional restaurant deliveries and garbage pickup.

2. The application states that there is “adequate ingress, egress and parking provided on County Road and Australian Avenue”. This is already a very congested location, making passage for pedestrians and cars difficult as Australian Avenue approaches South County Road, due to a number of factors:

a. Pick-ups for Buccan take-out for lunch and dinner are primarily on Australian Avenue, and it is likely that people will pick up breakfast on Australian.

b. There are only two public parking spots on Australian in front of Buccan Sandwich Shop, and they are often in use, as they are two-hour spots. As a result, take-out diners who are picking up lunch or dinner often double-park on Australian.

c. There are regular morning deliveries to the restaurant, garbage and recycling pickups as well as other deliveries throughout the day, often with two trucks at a time idling in the loading zone or elsewhere on the street

d. The gas station across the street has two very busy entrance/exits onto Australian (with a public parking spot in between)

e. Next door to the gas station, there is the entrance/exit to the municipal parking lot that is used at all hours

f. Last, but not least, we regularly witness cars going the wrong way on Australian from South County.

In sum, we are very supportive of Buccan as a town-serving establishment, but are worried about the impact of continued expansion of use on our residential side street to include four hours of breakfast take-out. We are concerned about congestion and safety due to the flow of traffic and limited parking in this area and believe the site requires further review and perhaps a trial period, before approving this application.

Thank you for your consideration of our concerns.

Best regards,

Anne and Tom MacCowatt

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.

350 Realty Corp.
PO Box 28, Gedney Station
White Plains, NY 10605

July 13, 2021

Dear Board Members:

I recently became aware of a situation involving one of my tenants located at 350 South County Road, Palm Beach, FL. I received a phone call from an Ian Zwerling, who resides at 214 Chilean Avenue, Palm Beach FL. Mr. Zwerling was concerned there was an odor problem emanating from the trash area that services the tenants at 350 South County Road. Mr. Zwerling indicated he believed the problem was being created by the Buccan Restaurant and asked if there was anything that I could do as the Landlord to correct the problem.

Mr. Zwerling also inquired if I could build a refrigerated area in the parking lot to store the refuse to eliminate the odors, he perceived were objectionable. I advised Mr. Zwerling that I would personally investigate the area of his concern to see if indeed there actually was a problem, and if there was, I would then attempt to alleviate the problem as best I could, by enforcing the terms and conditions of the Buccan Lease regarding refuse removal.

I further advised Mr. Zwerling that I believe in the good neighbor policy within reason and perhaps he should reach out to the restaurant himself and express his concerns and see if they could remedy the situation amongst themselves. If not, I would attempt to intercede if there was a reasonable solution. Mr. Zwerling also stated that he was contesting a petition filed by the restaurant regarding the expansion of their sandwich shop. It was not clear to me if this was a punitive measure against Buccan by Mr. Zwerling or if there was a legitimate issue with the sandwich shop on Australian Avenue.

I did personally visit the area of concern indicated by Mr. Zwerling. I did not find any objectionable odors on the two occasions that I visited the site. I also did not find any refuse, trash or grease of any kind on the ground or in the area that could be attributed to the restaurant. In fact, I have had over 75 restaurants in my portfolio, and I wish my other restaurant tenants would exhibit control over their trash areas as it is being handled at 350 South County Road. While there was no present indication of an ongoing problem, I have found in other instances that trash carting vehicles do contribute to odor problems. On occasion liquid drips from garbage trucks onto the

ground and roadways, which can be the culprit in causing objectionable odors, but unfortunately common in the industry.

I spoke to Mr. Zwerling after my inspection and advised him of my findings and observations. I also placed a call to the tenant to advise him of the situation and Mr. Zwerling's complaint, which he stated to me, that he was already aware of same. The tenant, Mr. Slatery, stated to me he was attempting to accommodate some of Mr. Zwerling's other requests (i.e.: screening, moving of a grease container, etc.), which I believe the town has already granted permission.

I did not find anything objectionable or out of order at the area in question. I wish the Town of Palm Beach to know, as a Landlord, it is in my best interest to keep the property in a clean and sanitary condition. If there ever was an issue it would be the tenant's obligation to correct same at its sole cost and expense.

I find no concernable issues currently. I believe the restaurant and the principals of same are and have been an asset to the Palm Beach community and constantly work hard to be good neighbors. The restaurant is in a commercial zone and with such designation does come certain differences as in residential locations (i.e.: dumpsters, traffic, noise, deliveries, commercial uses etc.) I would hope the Town of Palm Beach would recognize the separate issues between the Chilean Avenue matter and the Australian Avenue matter as separate and distinct.

As previously stated, I do not find a problem with the restaurant tenant located at 350 South County Road and do not believe any action is warranted on behalf of the Landlord or Town of Palm Beach at this time. I hope that the Town will grant the requested permission pursuant to the pending application.

Respectfully Submitted,



Steven Handelsman

President, 350 Realty Corp.

SH/dd

Via E-mail: lindsaybobbie@gmail.com

Sam@buccanpalmbeach.com

mziska@floridawills.com

TOWN OF PALM BEACH

Town Council Meeting Development Review on: August 11, 2021

Section of Agenda

Development Review - Old Business

Agenda Title

Z-21-00360 VARIANCE(S) Zoning District: R-B Low Density Residential The application of MICHAEL & PAMELA CLINE, Applicants, relative to property located at **936 N LAKE WAY**, legal description on file, is described below. Section 134 893(7): The applicant is requesting a variance for a north side yard setback of 5.5 feet in lieu of 12.5 foot minimum required for a one story structure in the R B Zoning District for a new pool cabana. [Applicant's Representative: Maura Ziska Esq] [Architectural Review Commission Recommendation: Implementation of the proposed variance will not cause negative architectural impact to the subject property. Carried 4-3.] [The Architectural Review Commission approved the project at their June 23, 2021 meeting. Carried 5-2.] **Request for Withdrawal per Letter from Maura Ziska**

Presenter

ATTACHMENTS:

- ❑ **Email Dated August 2, 2021 from Maura Ziska**
- ❑ **Memorandum Dated June 26, 2021 from Wayne Bergman, Director of Planning, Zoning and Building**
- ❑ **Comments from the Development Review Committee**
- ❑ **Letter Dated July 8, 2021 from Paul Rampell on behalf of James V. Tigani, Jr.**

From: [Maura Ziska](#)
To: [Paul Castro](#); [Bradley Falco](#); [Kelly Churney](#); [James Murphy](#)
Cc: [Amy Bahl](#)
Subject: 936 North Lake Way WITHDRAW REQUEST
Date: Monday, August 02, 2021 8:36:01 AM

*****Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.*****

Please withdraw this project Z-21-00360 from the Town Council agenda. 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.

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 14, 2021

To: Mayor and Town Council

From: Wayne Bergman, Director, Planning, Zoning & Building Department

Subject: **Z-21-00360 VARIANCE(S)**
936 N LAKE WAY

Date: June 26, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

Section 134-893(7): The applicant is requesting a variance for a north side yard setback of 5.5 feet in lieu of 12.5 foot minimum required for a one-story structure in the R-B Zoning District for a new pool cabana.

ADDRESS: 936 N LAKE WAY

OWNER: STERN BURTON &

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-10-01-000-0270

ZONING DISTRICT: R-B Low Density Residential

LEGAL DESCRIPTION: JAMAICA LANE LTS A & C

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: 5/4/21

APPLICATION NO.: Z-21-00360 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 936 N LAKE WAY

DESCRIPTION:

Section 134-893(7): The applicant is requesting a variance for a north side yard setback of 5.5 feet in lieu of 12.5 foot minimum required for a one-story structure in the R-B Zoning District for a new pool cabana.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	5/20/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/22/2021	No Comments: A Stormwater Management System to treat the initial runoff from the proposed improvements has been depicted. Calculation need to be rechecked prior to submittal. Relocation of the northern most driveway to the south needs to be reviewed to obtain a sufficient safe sight triangle. Coordination with adjacent property owner to remove obstructive hedges may also be possible.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	5/20/2021	There are no conflict with the adopted fire code and the proposed project.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	5/28/2021	This proposed project is on the tentative agenda for the regularly scheduled Architectural Commission (ARCOM) meeting on 06/23/2021 as Application B-051-2021.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	5/20/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	6/28/2021	It's unclear what the hardship is for this proposed variance. The property is large enough to place the proposed cabana outside of the required side yard setback.

PAUL RAMPPELL

Attorney

400 Royal Palm Way, Suite 410
Palm Beach, FL 33480
phone (561) 833-1116
fax (561) 659-0105

July 8, 2021

E-mail
paul@rampell-law.com

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

Re: Arcom B-051-2021 and Zoning Z-21-00360
Cline Residence at 936 N Lake Way, Palm Beach, Florida

Honorable Mayor and Members of the Town Council:

I represent James V. Tigani, Jr.

Mr. Tigani has been a faithful resident of the Town of Palm Beach for over 20 years. He is the owner of 940 North Lake Way and makes this his year-round home.

The residence at 940 North Lake Way is meticulously designed and preserved. On the lakefront, a graceful terrace, sparkling pool and verdant garden unfurl onto spacious, verdant lawns.

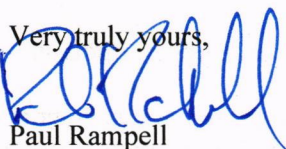
Mr. Tigani's property is adjacent and north of 936 North Lake Way, the owners of which are J. Michael Cline and Pamela B. Cline. Mr. and Mrs. Cline submitted the above-referenced applications to the Town for renovations which would impact my client.

In order to protect the privacy of the terrace, pool, gardens and lawns, Mr. Tigani respectfully asked Mr. and Mrs. Cline to make two changes: (1) the addition of a northern wall on the upstairs balcony for guest bedroom six and (2) the reduction of the upstairs windows of guest bedroom five to a solitary, transom window. He made no request about (3) the location of their proposed north pool cabana since its north side is a solid, windowless wall.

Mr. and Mrs. Cline consented to changes (1) and (2) in consideration for Mr. Tigani's consent to their placement of (3).

Based on the foregoing, Mr. Tigani supports the approval by the Town of the Cline application for a variance with respect to the north pool cabana.

Very truly yours,


Paul Rampell

Cc: Mr. James V. Tigani, Jr.
Maura Ziska, Esq.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: August 11, 2021

Section of Agenda

Development Review - Old Business

Agenda Title

Z-21-00361 VARIANCE(S) Zoning District: R-C Medium Density Residential The application of GARY PURUCKER (CONTRACT PURCHASER), Applicant, relative to property located at **334 CHILEAN AVE**, legal description on file, is described below. Section 134 948: A request for a variance to construct a new 5,270 square foot, two story residence, on a non conforming lot with a lot area of 9,384 sq. ft. in lieu of the 10,000 sq. ft. minimum required in the R-C Zoning District. [Applicant's Representative: Maura Ziska Esq] [The Architectural Review Commission deferred the project to their August 25, 2021 meeting. Carried 4-2.] **Staff Recommends a Deferral to the September 13, 2021 Meeting.**

Presenter

ATTACHMENTS:

- ▢ **Memorandum Dated June 26, 2021 from Wayne Bergman, Director of Planning, Zoning and Building**
- ▢ **Comments from the Development Review Committee**

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 14, 2021

To: Mayor and Town Council

From: Wayne Bergman, Director, Planning, Zoning & Building Department

Subject: **Z-21-00361 VARIANCE(S)**
334 CHILEAN AVE

Date: June 26, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

Section 134-948: A request for a variance to construct a new 5,270 square foot, two story residence, on a non-conforming lot with a lot area of 9,384 sq. ft. in lieu of the 10,000 sq. ft. minimum required in the R-C Zoning District.

ADDRESS: 334 CHILEAN AVE

OWNER: 334 CHILIAN LLC

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-23-05-011-0110

ZONING DISTRICT: R-C Medium Density Residential

LEGAL DESCRIPTION: ROYAL PARK ADD LTS 11 TO 13 INC
BLK 11

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: 5/4/21

APPLICATION NO.: Z-21-00361 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 334 CHILEAN AVE

DESCRIPTION:

Section 134-948: A request for a variance to construct a new 5,270 square foot, two story residence, on a non-conforming lot with a lot area of 9,384 sq. ft. in lieu of the 10,000 sq. ft. minimum required in the R-C Zoning District.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	5/20/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/22/2021	Stormwater Management System does not meet the level of service required. Additional treatment needs to be provided or a waiver from the Chapter 86 needs to be requested. Show existing and proposed landscape, above ground utilities and parking on Chilean in front of site on Site Civil Stormwater Plans. Removal of two driveway connections. New driveway location more centered to the lot. Depict proposed grade of the driveway. Less than 12% preferred.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	5/20/2021	There are no conflict with the adopted fire code and the proposed project.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	5/28/2021	This proposed project is on the tentative agenda for the regularly scheduled Architectural Commission (ARCOM) meeting on 06/23/2021 as Application B-050-2021.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	5/20/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	6/29/2021	The proposed home meets all zoning requirements with the exception of being on a non-conforming lot.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: August 11, 2021

Section of Agenda

Development Review - Old Business

Agenda Title

Z-21-00369 SITE PLAN REVIEW WITH VARIANCE(S) Zoning District: R-D(2) High Density Residential The application of PARK PLACE INC, (DANA ENRIQUEZ, MANAGER), Applicant, relative to property located at **369 S LAKE DR**, legal description on file, is described below. Section 134-1052 (4): The Park Place Co op is requesting a site plan modification to allow the construction of a new 467 square foot building to enclosure a 400 KW generator with a 3,000 gallon fuel tank. The generator building is proposed to be adjacent to the pool deck in the middle of the property and will replace an existing storage shed that will be demolished to make room for the new building. The following variance is being requested in order to construct the new generator building: Section 134-1060(9)d: request for lot coverage of 41.8 percent in lieu of the 41.3 percent existing and 40 percent maximum allowed in the R-D(2) Zoning District. [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 7-0.] [Architectural Review Commission approved the architectural portion of the project at the June 23, 2021 meeting, and the landscape portion of the project at the July 28, 2021 meeting. Carried 7-0.]

Presenter

ATTACHMENTS:

- ❑ **Memorandum Dated June 26, 2021 from Wayne Bergman, Director of Planning, Zoning and Building**
- ❑ **Comments from the Development Review Committee**

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 11, 2021

To: Mayor and Town Council

From: Wayne Bergman, Director, Planning, Zoning & Building Department

Subject: **Z-21-00369 SITE PLAN REVIEW WITH VARIANCE(S)**
369 S LAKE DR SUITE: SITE

Date: June 26, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

Section 134-1052 (4): The Park Place Co-op is requesting a site plan modification to allow the construction of a new 467 square foot building to enclose a 400 KW generator with a 3,000 gallon fuel tank. The generator building is proposed to be adjacent to the pool deck in the middle of the property and will replace an existing storage shed that will be demolished to make room for the new building. The following variance is being requested in order to construct the new generator building:

Section 134-1060(9)d: request for lot coverage of 41.8 percent in lieu of the 41.3 percent existing and 40 percent maximum allowed in the R-D(2) Zoning District.

ADDRESS: 369 S LAKE DR SUITE: SITE

OWNER: PARK PLACE INC

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-27-67-000-0000

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

LEGAL DESCRIPTION: PARK PLACE INC COMMON AREA
A/K/A ROYAL PARK ADD LTS 1 TO 5 INC BLK 5

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: 5/4/21

APPLICATION NO.: Z-21-00369 **APPLICATION TYPE:** SITE PLAN REVIEW WITH VARIANCE(S)

ADDRESS: 369 S LAKE DR SUITE: SITE **TENANT:**PARK PLACE CONDO

DESCRIPTION:

Section 134-1052 (4): The Park Place Co-op is requesting a site plan modification to allow the construction of a new 467 square foot building to enclosure a 400 KW generator with a 3,000 gallon fuel tank. The generator building is proposed to be adjacent to the pool deck in the middle of the property and will replace an existing storage shed that will be demolished to make room for the new building. The following variance is being requested in order to construct the new generator building:
Section 134-1060(9)d: request for lot coverage of 41.8 percent in lieu of the 41.3 percent existing and 40 percent maximum allowed in the R-D(2) Zoning District.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	6/4/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	6/23/2021	No Comments: Applicant currently working to relocate existing utilities and abandoned existing easement under the proposed generator building. New easements for the relocation of utilities are being provided. All utilities shall be relocated prior to issuance of building permit.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/4/2021	The proposed project does not conflict with the adopted fire codes in terms of being able to be built. There will be code requirements in the building and instalation of the generator.
PZB - PLANNING AND ARCHITECTURAL REVIEW			No Comment
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	6/4/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	6/4/2021	This project cannot be heard by Town Council unless and until the easement running under the proposed generator has been abandoned by the Town.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: August 11, 2021

Section of Agenda

Development Review - New Business

Agenda Title

Z-21-00371 SITE PLAN REVIEW Zoning District: R-B Low Density Residential

The application of MICHAEL S. ARLEIN, TRUSTEE OF THE 267 DUNBAR ROAD TRUST DATED 10/07/20, APPLICANT, relative to property located at **267 DUNBAR RD**, legal description on file, is described below. Site Plan Review to allow the construction of a new two story 7,552 square foot single family residence on a non conforming platted lot which is 98.5 feet in width in lieu of the 100 foot minimum width required in the R-B Zoning District. [Applicant's Representative: Maura Ziska Esq] [The Architectural Review Commission deferred this project to the August 25, 2021 Meeting. Carried 7-0] **Staff Recommends a Deferral to the September 13, 2021 Meeting**

Presenter

ATTACHMENTS:

- ❑ **Memorandum Dated August 2, 2021 from Wayne Bergman, Director of Planning, Zoning and Building**
- ❑ **Comments from the Development Review Committee**

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 11, 2021

To: Mayor and Town Council

From: Wayne Bergman, Director, Planning, Zoning & Building Department

Subject: **Z-21-00371 SITE PLAN REVIEW**
267 DUNBAR RD

Date: August 02, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

Section 134-893(c): Site Plan Review to allow the construction of a new two story 7,552 square foot single family residence on a non-conforming platted lot which is 98.5 feet in width in lieu of the 100 foot minimum width required in the R-B Zoning District.

ADDRESS: 267 DUNBAR RD

OWNER: RICCA C BROOKS JR &

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-14-07-000-0530

ZONING DISTRICT: R-B Low Density Residential

LEGAL DESCRIPTION: ADAMS ADDITION LT 53

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: 6/1/21

APPLICATION NO.: Z-21-00371 **APPLICATION TYPE:** SITE PLAN REVIEW

ADDRESS: 267 DUNBAR RD

DESCRIPTION:

Section 134-893(c): Site Plan Review to allow the construction of a new two story 7,552 square foot single family residence on a non-conforming platted lot which is 98.5 feet in width in lieu of the 100 foot minimum width required in the R-B Zoning District.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	6/18/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	8/3/2021	No Comments: Notes to Applicant: Sheet D-1, Footer of site wall cannot be located within the easement. Any proposed improvements within an easement require consent from the utility providers and an agreement with the Town. Site depicted to be fill approximately 2- to 3- foot. Proposed and existing grades need to be depicted clearly on the Site Wall detail. Landscape proposed on Sheet LP1 also needs to conform to safe sight triangle for intersection.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/22/2021	The proposed project does not conflict with the adopted fire codes.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	6/23/2021	This proposed project is on the tentative agenda for the regularly scheduled Architectural Commission (ARCOM) meeting on 07/28/2021 as Application B-068-2021.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	6/18/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	6/21/2021	This revised project meets all lot, yard and area requirements in the Code with the exception of being a nonconforming lot. The project requires ARCOM approval prior to consideration of the Town Council.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: August 11, 2021

Section of Agenda

Development Review - New Business

Agenda Title

Z-21-00372 VARIANCE(S) Zoning District: R-B Low Density Residential
The application of 301 POLMER PARK LLC (RICHARD TRUE, CONTRACT PURCHASER), APPLICANT, relative to property located at **301 POLMER PARK**, legal description on file, is described below. The subject property is 37,818 square feet in total area. The applicant is requesting a variance to split the lot into two lots. East Lot with residence 22,873 square feet in area; and West vacant lot 14,945 square feet in area. All improvements will be removed from the West lot. The following variances are being requested in order to split the property into two lots and retain the residence on the East lot. Request for a west side yard setback of 8.25 feet (for the proposed East lot) in lieu of the 17.5 foot minimum required for a lot in the R B Zoning District that is in excess of 20,000 square feet and has a width in excess of 150 feet. A lot coverage of 29% in lieu of the 25% maximum allowed for a lot in excess of 20,000 square feet in the R-B Zoning District. [Applicant's Representative: Maura Ziska Esq]

Presenter

ATTACHMENTS:

- ▣ **Memorandum Dated August 2, 2021 from Wayne Bergman, Director of Planning, Zoning and Building**
- ▣ **Comments from the Development Review Committee**

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 11, 2021

To: Mayor and Town Council

From: Wayne Bergman, Director, Planning, Zoning & Building Department

Subject: **Z-21-00372 VARIANCE(S)**
301 POLMER PARK RD

Date: August 02, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

The subject property is 37,818 square feet in total area. The applicant is requesting a variance to split the lot which would result in two resulting lots that would have the following lot areas: East Lot with residence -22,873 square feet; and West vacant lot -14,945 square feet. Both parcels would exceed the minimum area requirement in the RA-B Zoning District, which is 10,000 square feet. All improvements will be removed from the West lot and the following variances are being requested in order to split the properties and retain the residence on the East lot:

Section 134-893 (a)(b)(1) Lot area (b) Side yard: a west side yard setback of 8.25 feet (for the proposed East lot) in lieu of the 17 .5 foot minimum required for a lot in the R-B Zoning District that is in excess of 20,000 square feet and has a width in excess of 150 feet.

Section 134-893 (a)(b)(l) Lot area (e) lot coverage: a lot coverage of 29% in lieu of the 25% maximum allowed for a lot in excess of 20,000 square feet in the R-B Zoning District.

ADDRESS: 301 POLMER PARK RD

OWNER: AXELROD CARLIN

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-10-23-000-0010

ZONING DISTRICT: R-B Low Density Residential

LEGAL DESCRIPTION: POLMER PARK, LTS 1, 2 & E 35 FT OF LT 3

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: 6/1/21

APPLICATION NO.: Z-21-00372 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 301 POLMER PARK RD

DESCRIPTION:

The subject property is 37,818 square feet in total area. The applicant is requesting a variance to split the lot which would result in two resulting lots that would have the following lot areas: East Lot with residence -22,873 square feet; and West vacant lot -14,945 square feet. Both parcels would exceed the minimum area requirement in the RA-B Zoning District, which is 10,000 square feet. All improvements will be removed from the West lot and the following variances are being requested in order to split the properties and retain the residence on the East lot:
Section 134-893 (a)(b)(1) Lot area (b) Side yard: a west side yard setback of 8.25 feet (for the proposed East lot) in lieu of the 17.5 foot minimum required for a lot in the R-B Zoning District that is in excess of 20,000 square feet and has a width in excess of 150 feet.
Section 134-893 (a)(b)(l) Lot area (e) lot coverage: a lot coverage of 29% in lieu of the 25% maximum allowed for a lot in excess of 20,000 square feet in the R-B Zoning District.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	6/18/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	8/3/2021	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/22/2021	The proposed project does not conflict with the adopted fire codes.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	6/23/2021	It does not appear there is any proposed exterior work associated with this zoning application that would require design review. Please note that all proposed changes to exterior would be subject to design review.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	6/18/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	6/21/2021	In order to approve the administrative lot split, the applicant will be required to meet all concurrency requirements and obtain the requested variance. It's unclear what the hardship is as this is a self created variance request in order to split the lot.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: August 11, 2021

Section of Agenda

Development Review - New Business

Agenda Title

Z-21-00373 VARIANCE(S) Zoning District: R-B Low Density Residential The application of BASIL VASILIOU, APPLICANT, relative to property located at **114 SEASPRAY AVE**, legal description on file, is described below. The applicant is proposing to demolish the existing wood staircase and railing at the garage accessory building that is not code compliant and replace it with a new masonry staircase that will have a 42 square foot bathroom addition tucked below it. Variances being requested to allow a staircase and bathroom with a rear yard setback of 2.4 feet for the new staircase in lieu of the 15 foot minimum rear yard setback required In the R-B Zoning District for a lot that Is 12,060 square feet in area and rear yard setback of 2.4 feet for the new bathroom addition in lieu of the 10 foot minimum rear yard setback required in the R-B Zoning District. [Applicant's Representative: Maura Ziska Esq]

Presenter

ATTACHMENTS:

- **Memorandum Dated August 2, 2021 from Wayne Bergman, Director of Planning, Zoning and Building**
- **Comments from the Development Review Committee**
- **Email Dated June 29, 2021 from Melissa Ceriale**

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 11, 2021

To: Mayor and Town Council

From: Wayne Bergman, Director, Planning, Zoning & Building Department

Subject: **Z-21-00373 VARIANCE(S)**
114 SEASPRAY AVE

Date: August 02, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

Section 134-893 (9): The applicant Is proposing to demolish the existing wood staircase and railing at the garage accessory building that is not code compliant and replace It with a new masonry staircase that will have a 42 square foot bathroom addition tucked below it. The following variances are being requested: 1) a rear yard setback of 2.4 feet for the new staircase in lieu of the 15 foot minimum rear yard setback required In the R-B Zoning District for a lot that Is 12,060 square feet in area.

2) a rear yard setback of 2.4 feet for the new bathroom addition in lieu of the 10 foot minimum rear yard setback required in the R-B Zoning District.

ADDRESS: 114 SEASPRAY AVE

OWNER: VASILIOU BASIL K

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-22-07-000-5170

ZONING DISTRICT: R-B Low Density Residential

LEGAL DESCRIPTION: POINCIANA PARK 2ND ADD LTS 517, 519,
521 & 523

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: 6/1/21

APPLICATION NO.: Z-21-00373 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 114 SEASPRAY AVE

DESCRIPTION:

Section 134-893 (9): The applicant is proposing to demolish the existing wood staircase and railing at the garage accessory building that is not code compliant and replace it with a new masonry staircase that will have a 42 square foot bathroom addition tucked below it. The following variances are being requested: 1) a rear yard setback of 2.4 feet for the new staircase in lieu of the 15 foot minimum rear yard setback required in the R-B Zoning District for a lot that is 12,060 square feet in area. 2) a rear yard setback of 2.4 feet for the new bathroom addition in lieu of the 10 foot minimum rear yard setback required in the R-B Zoning District.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	6/18/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	8/3/2021	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/22/2021	The proposed project does not conflict with the adopted fire codes.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	6/23/2021	This proposed project is on the tentative agenda for the regularly scheduled Architectural Commission (ARCOM) meeting on 07/28/2021 as Application B-070-2021.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	6/18/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	6/21/2021	The applicant is requesting to demolish and rebuild a redesigned outside staircase with a bathroom underneath. The existing accessory building is nonconforming and the staircase is in need of work, however, the rebuild the staircase does require a variance.

From: [Melissa Cerialle](#)
To: [Kelly Churney](#)
Subject: 114 Seaspray Ave / Z-21-00373 and B-070-2021
Date: Tuesday, June 29, 2021 9:48:07 AM

*****Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.*****

Dear ARCOM and Town Council members:

We live at 230 South Ocean Blvd. Our neighbor at 114 Seaspray is asking for two minor variances for a small bathroom and new staircase additions at the rear of his property. We have no objection to his plans and support his project.

Thank you.

Melissa & John Cerialle
230 S Ocean Blvd, Palm Beach FL 33480

203-820-4608 cell
mceriale@mac.com

TOWN OF PALM BEACH

Town Council Meeting Development Review on: August 11, 2021

Section of Agenda

Development Review - New Business

Agenda Title

Z-21-00374 VARIANCE(S) Zoning District: R-B Low Density Residential The application of JORDAN AND KRISTIN BENNETT GRAY, APPLICANTS, relative to property located at **224 LA PUERTA WAY**, legal description on file, is described below. The applicant Is requesting four variances In order to build a two story addition which includes a 315 square foot one story addition to the garage, a 184 square foot addition for a covered terrace on the first floor, and a 930 square foot second floor addition for two bedrooms, including a 130 square foot covered balcony and two bathrooms. The requested variances are a for an east side yard setback of 11 feet in lieu of the 12.5 foot minimum side yard setback required for the garage addition in the R B Zoning District; an east side yard setback of 11 feet in lieu of the 15 foot minimum side yard setback for a second story addition and covered balcony; an east side yard setback of 9.8 feet in lieu of the 10.5 foot minimum side yard setback required for a bay window on the first floor; and an east side yard setback of 9.8 feet in lieu of the 13 foot minimum side yard setback required for a bay window on the second floor in the R-B Zoning District.

[Applicant's Representative: Maura Ziska Esq]

Presenter

ATTACHMENTS:

- ❑ **Memorandum Dated August 2, 2021 from Wayne Bergman, Director of Planning, Zoning and Building**
- ❑ **Comments from the Development Review Committee**

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 11, 2021

To: Mayor and Town Council

From: Wayne Bergman, Director, Planning, Zoning & Building Department

Subject: **Z-21-00374 VARIANCE(S)**
224 LA PUERTA WAY

Date: August 02, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

The applicant Is requesting four variances In order to build a two-story addition which includes a 315 square foot one-story addition to the garage, a 184 square foot addition for a covered terrace on the first floor, and a 930 square foot second floor addition for two bedrooms, including a 130 square foot covered balcony, and two bathrooms. The requested variances are as follows:

Section 134-893(b)(7)a: Request for an east side yard setback of 11 feet in lieu of the 12.5 foot minimum side yard setback required for the garage addition in the R-B Zoning District. Section 134-893(b)(7)a: Request for an east side yard setback of 11 feet in lieu of the 15 foot minimum side yard setback for a second story addition and covered balcony in the R-8 Zoning District. Section 134-895(1): Request for an east side yard setback of 9.8 feet in lieu of the 10.5 foot minimum side yard setback required for a bay window on the first floor in the R-B Zoning District. Section 134-895(1): Request for an east side yard setback of 9.8 feet in lieu of the 13 foot minimum side yard setback required for a bay window on the second floor in the R-B Zoning District.

ADDRESS: 224 LA PUERTA WAY

OWNER: GRAY JORDAN & KRISTIN B

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-02-01-000-0320

ZONING DISTRICT: R-B Low Density Residential

LEGAL DESCRIPTION: EL ENCANTO LT 32

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.

Page Two

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: 6/1/21

APPLICATION NO.: Z-21-00374 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 224 LA PUERTA WAY

DESCRIPTION:

The applicant is requesting four variances in order to build a two-story addition which includes a 315 square foot one-story addition to the garage, a 184 square foot addition for a covered terrace on the first floor, and a 930 square foot second floor addition for two bedrooms, including a 130 square foot covered balcony, and two bathrooms. The requested variances are as follows:

Section 134-893(b)(7)a: Request for an east side yard setback of 11 feet in lieu of the 12.5 foot minimum side yard setback required for the garage addition in the R-B Zoning District. Section 134-893(b)(7)a: Request for an east side yard setback of 11 feet in lieu of the 15 foot minimum side yard setback for a second story addition and covered balcony in the R-8 Zoning District. Section 134-895(1): Request for an east side yard setback of 9.8 feet in lieu of the 10.5 foot minimum side yard setback required for a bay window on the first floor in the R-B Zoning District. Section 134-895(1): Request for an east side yard setback of 9.8 feet in lieu of the 13 foot minimum side yard setback required for a bay window on the second floor in the R-B Zoning District.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	6/18/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	8/3/2021	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/22/2021	The proposed project does not conflict with the adopted fire codes.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	6/23/2021	This proposed project is on the tentative agenda for the regularly scheduled Architectural Commission (ARCOM) meeting on 07/28/2021 as Application B-072-2021.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	6/18/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	6/21/2021	It's unclear what the hardship is for the proposed variances.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: August 11, 2021

Section of Agenda

Development Review - New Business

Agenda Title

Z-21-00375 VARIANCE(S) Zoning District: R-B Low Density Residential The application of ANDREA BALL, APPLICANT, relative to property located at **657 ISLAND DR**, legal description on file, is described below. A variance request to add a 714 square foot decked boat lift parallel to the existing dock 13 feet west of the bulkhead line in lieu of the 6 foot maximum allowed. [Applicant's Representative: Maura Ziska Esq]

Presenter

ATTACHMENTS:

- ▣ **Memorandum Dated August 2, 2021 from Wayne Bergman, Director of Planning, Zoning and Building**
- ▣ **Comments from the Development Review Committee**

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 11, 2021

To: Mayor and Town Council

From: Wayne Bergman, Director, Planning, Zoning & Building Department

Subject: **Z-21-00375 VARIANCE(S)**
657 ISLAND DR

Date: August 02, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

Section 62-74(2). A variance request to add a 714 square foot decked boat lift parallel to the existing dock 13 feet west of the bulkhead line in lieu of the 6 foot maximum allowed.

ADDRESS: 657 ISLAND DR

OWNER: 657 ISLAND LLC

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-27-01-000-0611

ZONING DISTRICT: R-B Low Density Residential

LEGAL DESCRIPTION: PL OF EVERGLADES ISLAND S 60 FT OF LT
61 & N 75 FT OF LT 63

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: 6/1/21

APPLICATION NO.: Z-21-00375 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 657 ISLAND DR

DESCRIPTION:

Section 62-74(2). A variance request to add a 714 square foot decked boat lift parallel to the existing dock 13 feet west of the bulkhead line in lieu of the 6 foot maximum allowed.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	6/18/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	8/3/2021	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/22/2021	The proposed project does not conflict with the adopted fire codes.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	6/23/2021	It does not appear there is any proposed exterior work associated with this zoning application that would require design review. Installation of new, or expansion of existing, dock - including boat lifts does not require design review. Please note that all other proposed changes to exterior would be subject to design review.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	6/18/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	6/21/2021	The applicant is required to demonstrate a hardship to the Town Council based on Section 134-201 of the Code.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: August 11, 2021

Section of Agenda

Development Review - New Business

Agenda Title

Z-21-00376 SITE PLAN REVIEW WITH VARIANCE(S) Zoning District: R-D(2) High Density Residential The application of THE PATRICIAN OF PALM BEACH CONDOMINIUM APARTMENTS, INC. (PAULA MCINTOSH, MANAGER), APPLICANT, relative to property located at **3450 S OCEAN BLVD**, legal description on file, is described below. The Patrician of Palm Beach Condominium Apartments is requesting site plan review to expand their pool deck by 3,968 square feet eastward to meet the existing seawall. The following variances are being requested to build the proposed pool deck expansion: a rear street setback of 0 feet In lieu of the 30 feet required and for lot coverage of 45.5 percent in lieu of the 42.9 percent existing and 22 percent maximum allowed for a building five stories or taller in the R-D(2) Zoning District. [Applicant's Representative: Maura Ziska Esq]

Presenter

ATTACHMENTS:

- ▣ **Memorandum Dated August 2, 2021 from Wayne Bergman, Director of Planning, Zoning and Building**
- ▣ **Comments from the Development Review Committee**

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 11, 2021

To: Mayor and Town Council

From: Wayne Bergman, Director, Planning, Zoning & Building Department

Subject: **Z-21-00376 SITE PLAN REVIEW WITH VARIANCE(S)**
3450 S OCEAN BLVD

Date: August 02, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

The Patrician of Palm Beach Condominium Apartments Is requesting permission to expand their pool deck by 3,968 square feet eastward to meet the seawall and Is requesting the following variances. Section 134-1060(7) : Applicant is requesting a variance for a rear street setback of 0 feet In lieu of the 30 feet required In the R-D(2) Zoning District. Section 134-1060(9)d.: Applicant is requesting a variance for lot coverage of 45.5 percent In lieu of the 42.9 percent existing and 22 percent maximum allowed for a bulldng five stories or taller In the R-D(2) Zoning District.

ADDRESS: 3450 S OCEAN BLVD

OWNER: PATRICIAN OF PALM BEACH COND

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

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: 6/1/21

APPLICATION NO.: Z-21-00376 **APPLICATION TYPE:** SITE PLAN REVIEW WITH VARIANCE(S)

ADDRESS: 3450 S OCEAN BLVD

DESCRIPTION:

The Patrician of Palm Beach Condominium Apartments is requesting permission to expand their pool deck by 3,968 square feet eastward to meet the seawall and is requesting the following variances. Section 134-1060(7) : Applicant is requesting a variance for a rear street setback of 0 feet in lieu of the 30 feet required in the R-D(2) Zoning District. Section 134-1060(9)d.: Applicant is requesting a variance for lot coverage of 45.5 percent in lieu of the 42.9 percent existing and 22 percent maximum allowed for a building five stories or taller in the R-D(2) Zoning District.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	6/18/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	8/3/2021	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/22/2021	All provisions of NFPA 1 Chapter 18 Fire Department Access and water supply must be met for the project to be approved.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	6/23/2021	This proposed project is on the tentative agenda for the regularly scheduled Architectural Commission (ARCOM) meeting on 07/28/2021 as Application B-071-2021.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	6/18/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	6/21/2021	The proposed extension of the elevated pool deck will have no rear setback. The applicant needs to demonstrate that there is a hardship for the variances being requested.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: August 11, 2021

Section of Agenda

Development Review - New Business

Agenda Title

Z-21-00377 VARIANCE(S) Zoning District: R-B Low Density Residential The application of PETER MAY, APPLICANT, relative to property located at **320 DUNBAR RD**, legal description on file, is described below. A variance request to allow two new mooring piles associated with an existing dock to be located 154 feet from the seawall In lieu of the 150 feet maximum allowed from land and a variance request to allow four new mooring piles associated with an existing dock to be located 2 feet from the north property line (the Dunbar Road Right of Way) in lieu of the 25 feet minimum required. [Applicant's Representative: Maura Ziska Esq]

Presenter

ATTACHMENTS:

- ▣ **Memorandum Dated August 2, 2021 from Wayne Bergman, Director of Planning, Zoning and Building**
- ▣ **Comments from the Development Review Committee**

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 11, 2021

To: Mayor and Town Council

From: Wayne Bergman, Director, Planning, Zoning & Building Department

Subject: **Z-21-00377 VARIANCE(S)**
320 DUNBAR RD

Date: August 02, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

Section 62-74(2). A variance request to allow two new mooring piles associated with an existing dock to be located 154 feet from the seawall In lieu of the 150 feet maximum allowed from land per section 62-74 of the Town Code. Section 62-75(h). A variance request to allow four new mooring piles associated with an existing dock to be located 2 feet from the north property line (the Dunbar Road Right-of-Way) in lieu of the 25 feet minimum required.

ADDRESS: 320 DUNBAR RD

OWNER: MAY PETER

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-15-02-000-0010

ZONING DISTRICT: R-B Low Density Residential

LEGAL DESCRIPTION: ADAMS ADD REPL OF LTS 56 & 57 LT 1

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: 6/1/21

APPLICATION NO.: Z-21-00377 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 320 DUNBAR RD

DESCRIPTION:

Section 62-74(2). A variance request to allow two new mooring piles associated with an existing dock to be located 154 feet from the seawall in lieu of the 150 feet maximum allowed from land per section 62-74 of the Town Code. Section 62-75(h). A variance request to allow four new mooring piles associated with an existing dock to be located 2 feet from the north property line (the Dunbar Road Right-of-Way) in lieu of the 25 feet minimum required.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL	Wayne Bergman, Director, Planning, Zoning & Building	6/18/2021	No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	8/3/2021	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/22/2021	The proposed project does not conflict with the adopted fire codes.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	6/23/2021	It does not appear there is any proposed exterior work associated with this zoning application that would require design review. Installation of new, or expansion of existing, dock - including boat lifts does not require design review. Please note that all other proposed changes to exterior would be subject to design review.
PZB DIRECTOR	Wayne Bergman, Director, Planning, Zoning & Building	6/18/2021	No Comment
PZB - ZONING	Paul Castro, Zoning Administrator	6/21/2021	The applicant is required to demonstrate a hardship to the satisfaction of the Town Council based on Section 134-201 of the Code of Ordinances.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: August 11, 2021

Section of Agenda

Development Review - New Business

Agenda Title

Z-21-00378 VARIANCE(S) Zoning District: R-A Estate Residential The application of ANN DESRUISSEAU, APPLICANT, relative to property located at **800 S COUNTY RD**, legal description on file, is described below. The applicant is seeking to modify the previous approval (Z 20 00261) which allowed the renovation and additions to a 2 story landmarked residence with accessory buildings in the R-A Zoning District. The renovation is underway and the approval included raising the finished floor elevations of all of the structures to 9.0 feet NAVD. The applicant is requesting approval to modify the previous approval to raise the finished floor elevation of the main residence and generator building (only) another two feet to 11.0 feet NAVD. The following variances are being requested to allow the new finished floor to be elevated another two feet from the previous approval: a north side yard setback of 5 feet for the boat house addition in lieu of the 30 foot minimum required; a north side yard setback ranging from 1.1 feet to 5.5 feet in lieu of the 30 foot minimum required for the existing boat house when raising the finished floor thus increasing the height in the setback; a rear yard setback of 0 feet in lieu of the 15 foot minimum required for the existing boat house when raising the finished floor thus increasing the height in the setback; a rear yard setback ranging from 0 feet to 13.4 feet In lieu of the 15 foot minimum required for the existing main house when raising the finished floor thus increasing the height in the setback; a rear yard setback of 12.58 feet in lieu of the 15 foot minimum required for the existing boat house when raising the finished floor thus increasing the height in the setback; a north side yard setback of 14.5 feet for the 2 story generator building in lieu of the 30 foot minimum required; a south side yard setback ranging from 9 feet to 15.5 feet in lieu of the 30 foot minimum required for the new cabana and main house addition; a height in the main residence and addition to main house of 28.5 in lieu of the 25 foot maximum allowed; to allow the finished floor elevation to be 3.6 feet above the crown of the road in lieu of the 18 inches maximum allowed; to allow the finished floor elevation at 2.66 feet above grade in lieu of the 8 inch maximum allowed; a lot coverage of 28.46% in lieu of the 25% maximum allowed for the raised terrace; a rear yard setback of 1.75 feet in lieu of the 15 foot minimum required for the raised terrace; a south side yard

setback of 4.5 feet in lieu of the 30 foot minimum required for the raised terrace.
[Applicant's Representative: Maura Ziska Esq] [The Landmarks Preservation
Commission deferred the project to their August 18, 2021 meeting. Carried 6-0.]
Staff Recommends a Deferral to the September 13, 2021 Meeting

Presenter

ATTACHMENTS:

- ▣ **Memorandum Dated August 2, 2021 from Wayne Bergman, Director of Planning, Zoning and Building**
- ▣ **Comments from the Development Review Committee**

TOWN OF PALM BEACH

Information for Town Council Meeting on: August 11, 2021

To: Mayor and Town Council

From: Wayne Bergman, Director, Planning, Zoning & Building Department

Subject: **Z-21-00378 VARIANCE(S)**
800 S COUNTY RD

Date: August 02, 2021

BACKGROUND

An application has been received for the following project:

REQUEST:

The applicant Is seeking to modify the previous approval (Z-20-00261) which allowed the renovation and additions to a 2 story landmarked residence with accessory buildings in the R-A Zoning District. The renovation is underway and the approval included raising the finished floor elevations of all of the structures to 9.0 feet NAVD. The applicant is requesting approval to modify the previous approval to raise the finished floor elevation of the main residence and generator building (only) another two feet to 11.0 feet NAVD to further project against flooding. The following variances are being requested to allow the new finished floor to be elevated another two feet from the previous approval: 1) Section 134-843(8): a north side yard setback of 5 feet for the boat house addition in lieu of the 30 foot minimum required; 2) Section 134-843(8): a north side yard setback ranging from 1.1 feet to 5.5 feet in lieu of the 30 foot minimum required for the existing boat house when raising the finished floor thus increasing the height in the setback; 3) Section 134-843(9): a rear yard setback of 0 feet in lieu of the 15 foot minimum required for the existing boat house when raising the finished floor thus increasing the height in the setback; 4) Section 134-843(9): a rear yard setback ranging from 0 feet to 13.4 feet In lieu of the 15 foot minimum required for the existing main house when raising the finished floor thus increasing the height in the setback; 5) Section 134-843(9): a rear yard setback of 12.58 feet in lieu of the 15 foot minimum required for the existing boat house when raising the finished floor thus increasing the height in the setback; 6) Section 134-843(8): a north side yard setback of 14.5 feet for the 2-story generator building in lieu of the 30 foot minimum required; 7) Section 134-843(8): a south side yard setback ranging from 9 feet to 15.5 feet in lieu of the 30 foot minimum required for the new cabana and main house addition; 8) Section 134-843(10): a height in the main residence and addition to main house of 28.5 in lieu of the 25 foot maximum allowed; 9) Section 134-847: to allow the finished floor elevation to be 3.6 feet above the crown of the road in lieu of the 18 inches maximum allowed; 10) Section 134-847: to allow the finished floor elevation at 2.66 feet above grade in lieu of the 8 inch maximum allowed; 11) Section 134-843(11): a lot coverage of 28.46% in lieu of the 25% maximum allowed for the raised terrace; 12) Section 134-843(9): a rear yard setback of 1.75 feet in lieu of the 15 foot minimum required for the raised terrace; 13) Section 134-843(8): a south side yard setback of 4.5 feet in lieu of the 30 foot minimum required for the raised terrace.

ADDRESS: 800 S COUNTY RD

OWNER: DESRUISSEAU LAND TRUST

OWNER'S REPRESENTATIVE: KOCHMAN AND ZISKA

PROPERTY CONTROL NO.: 50-43-43-35-00-001-0020

ZONING DISTRICT: R-A Estate Residential

LEGAL DESCRIPTION: 35-43-43, S 200 FT OF N 691.52FT OF GOV LT 1 W
OF COUNTY RD

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.

Page Two

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: 6/1/21

APPLICATION NO.: Z-21-00378 **APPLICATION TYPE:** VARIANCE(S)

ADDRESS: 800 S COUNTY RD

DESCRIPTION:

The applicant is seeking to modify the previous approval (Z-20-00261) which allowed the renovation and additions to a 2 story landmarked residence with accessory buildings in the R-A Zoning District. The renovation is underway and the approval included raising the finished floor elevations of all of the structures to 9.0 feet NAVD. The applicant is requesting approval to modify the previous approval to raise the finished floor elevation of the main residence and generator building (only) another two feet to 11.0 feet NAVD to further project against flooding. The following variances are being requested to allow the new finished floor to be elevated another two feet from the previous approval: 1) Section 134-843(8): a north side yard setback of 5 feet for the boat house addition in lieu of the 30 foot minimum required; 2) Section 134-843(8): a north side yard setback ranging from 1.1 feet to 5.5 feet in lieu of the 30 foot minimum required for the existing boat house when raising the finished floor thus increasing the height in the setback; 3) Section 134-843(9): a rear yard setback of 0 feet in lieu of the 15 foot minimum required for the existing boat house when raising the finished floor thus increasing the height in the setback; 4) Section 134-843(9): a rear yard setback ranging from 0 feet to 13.4 feet in lieu of the 15 foot minimum required for the existing main house when raising the finished floor thus increasing the height in the setback; 5) Section 134-843(9): a rear yard setback of 12.58 feet in lieu of the 15 foot minimum required for the existing boat house when raising the finished floor thus increasing the height in the setback; 6) Section 134-843(8): a north side yard setback of 14.5 feet for the 2-story generator building in lieu of the 30 foot minimum required; 7) Section 134-843(8): a south side yard setback ranging from 9 feet to 15.5 feet in lieu of the 30 foot minimum required for the new cabana and main house addition; 8) Section 134-843(10): a height in the main residence and addition to main house of 28.5 in lieu of the 25 foot maximum allowed; 9) Section 134-847: to allow the finished floor elevation to be 3.6 feet above the crown of the road in lieu of the 18 inches maximum allowed; 10) Section 134-847: to allow the finished floor elevation at 2.66 feet above grade in lieu of the 8 inch maximum allowed; 11) Section 134-843(11): a lot coverage of 28.46% in lieu of the 25% maximum allowed for the raised terrace; 12) Section 134-843(9): a rear yard setback of 1.75 feet in lieu of the 15 foot minimum required for the raised terrace; 13) Section 134-843(8): a south side yard setback of 4.5 feet in lieu of the 30 foot minimum required for the raised terrace.

<u>DEPARTMENT</u>	<u>NAME/TITLE</u>	<u>DATE</u>	<u>COMMENT</u>
BUILDING OFFICIAL			No Comment
PUBLIC WORKS DEPARTMENT	Craig Hauschild, Civil Engineer	8/3/2021	No Comments.
FIRE RESCUE DEPARTMENT	Martin DeLoach, Fire Marshal	6/22/2021	The proposed project does not conflict with the adopted fire codes.
PZB - PLANNING AND ARCHITECTURAL REVIEW	Laura Groves Van Onna, Historic Preservation Planner	6/23/2021	This proposed project is on the tentative agenda for the regularly scheduled Landmarks Preservation Commission (LPC) meeting on 07/21/2021 as Application for Certificate of Appropriateness (COA) #034-2021.
PZB DIRECTOR			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: 6/1/21

PZB - ZONING

Paul Castro, Zoning
Administrator

6/21/2021

This is a self created hardship as the owner wants to raise the house another 2 feet above the minimum flood elevation. The house was already approved to be 2 feet above the minimum flood elevation and there appears to be no hardship.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: August 11, 2021

Section of Agenda

Ordinances - Second Reading

Agenda Title

ORDINANCE 16-2021 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, Creating A Definition For Outdoor Café Seating; At Article VI, District Regulations, Sections 134-791, 134-841, 134-891, 134-946, 134-1001 And 134-1053, Accessory Structures, In The R-AA, R-A, R-B, R-C, R-D(1) And R-D(2) Residential Districts By Allowing Only One Dock On A Property And Cross Referencing The Setback And Other Dimensional Requirements For A Dock In Sections 62-74, 62-75 And 134-1697 Of The Code; At Section 134-1053, Accessory Uses, By Eliminating As An Accessory Use Administrative Approval Of Outdoor Seating In The R-D(2) Residential District; Section 134-1055, Special Exception Uses, By Changing From Outdoor Seating To Outdoor Cafe Seating Related To Hotels, Condo Hotels And Dining Rooms And Cross Referencing Sections 134-2104 Through 134-2108 Related To Requirements And Conditions Allowing Said Seating; Section 134-1056, Stands, Seated Dining Areas And Open Counters For Eating And Drinking, By Eliminating Said Section In The R-D(2) District And Renumbering Subsequent Sections Of The Code; Section 134-1057, Accessory Structures, And 134-1057, Accessory Structures, In The R-D(2) Residential Districts By Allowing Only One Dock On A Property And Cross Referencing The Setback And Other Dimensional Requirements For A Dock In Sections 62-74, 62-75 And 134-1697 Of The Code; Sections 134-1108, 134-1158, 134-1208 And 134-1303, Accessory Uses, By Eliminating As An Accessory Use Administrative Approval Of Outdoor Seating In The C-TS, C-WA, C-OPI And C-B Commercial Zoning Districts; Sections 134-1109, 134-1159 And 134-1259 Special Exception Uses In The C-TS, C-WA And C-PC Commercial Zoning Districts, By Changing Outdoor Seating To Outdoor Café Seating Only For Restaurants, Retail Specialty Food Including The Sale Of Prepared Food For Takeout Only And Private, Social, Swimming, Golf, Tennis And Yacht Clubs And Cross Referencing Sections 134-2104 Through 134-2108 Related To Requirements And Conditions Allowing Said Seating; Sections 134-1111, 134-1161, 134-1210, 134-1260 And 134-1305, Stands, Seated Dining Areas And Open Counters For

Eating And Drinking, By Eliminating Those Sections In The C-TS, C-WA, C-OPI, C-Pc And C-B Commercial Zoning Districts And Renumbering Subsequent Sections Of The Code; Section 134-1304, Special Exception Uses, In The C-B Commercial Zoning District By Changing Outdoor Seating To Outdoor Café Seating For Only Hotels, Condo-Hotels And Dining Rooms And Cross Referencing Sections 134-2104 Through 134-2108 Related To Requirements And Conditions Allowing Said Seating; Section 134-1209, Special Exception Uses In The C-OPI Commercial District By Changing Outdoor Seating To Outdoor Café Seating For Only Restaurants, Excluding Formula Restaurants As Defined In Section 134-2 And Dining Rooms And Cross Referencing Sections 124-2104 Through 134-2108 Related To Requirements And Conditions Allowing Said Seating; At Article VIII, Supplementary District Regulations, Section 134-1697, Buildings And Structures Over Lake Worth, By Clarifying That There Is An Exception For Town-Owned Landing Docks And Piers On Municipal Property, Providing For Only One Pier Or Landing Dock And Cross Referencing The Requirements For A Pier Of Landing Dock In Sections 62-74 And 62-75 Of The Code; By Eliminating Division 14, Administrative Approval Of Outdoor Seating In Its Entirety And Creating A New Division 14, Section 134-2104 Through 134-2109, Conditional Approval Of A Special Exception For Sidewalk And/OR Private Property Outdoor Café Seating Only For Restaurants, Excluding Formula Restaurants As Defined In Section 134-2, Dining Rooms, Retail Specialty Food Including The Sale Of Prepared Food For Takeout Only, And Private, Social, Swimming, Tennis, And Yacht Clubs, Providing Conditions And Requirements; Fees And Security Deposit; Application Requirements; Standards And Criteria For Special Exception And Outdoor Café Permit And Review; Requirements For Liability And Insurance, Providing That Retail Specialty Food Uses Including The Sale Of Prepared Food For Takeout Only That Is Under 2,000 Square Feet Gross Leasable Area Can Request An Additional Eight Seats Over The Inside Capacity; Provisions For Denial, Revocation And/OR Suspension Of Approval Of An Outdoor Café Seating Permit And Appeal Procedure For Denial, Suspension Or Revocation; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.

Presenter

ATTACHMENTS:

- **Memorandum Dated June 21, 2021 from Wayne Bergman, Director of Planning, Zoning and Building**

- ▢ **Ordinance 16-2021**
- ▢ **EXHIBIT A**
- ▢ **EXHIBIT B**

TOWN OF PALM BEACH

Information for Local Planning Agency and Town Council meeting on:
July 14, 2021

To: Town Council

From: Wayne Bergman, Planning, Zoning and Building Director

Re: Consideration of Proposed Zoning Text Amendments for Outdoor Café Seating, and Landing Docks and Piers in Chapter 62, MARINE STRUCTURES, and Chapter 134, ZONING, in the Code of Ordinances
Ordinance Nos. 16-2021 and 17-2021

Date: June 21, 2021

STAFF RECOMMENDATION

Staff recommends the Local Planning Agency and Town Council consider the Planning and Zoning Commission Record and Report related to proposed outdoor café seating, and landing docks and piers. In addition, staff recommends that the Local Planning Agency recommend, and the Town Council approve, attached Ordinance Nos. 16-2021 and 17-2021 on first reading.

RECORD AND REPORT OF THE PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission, at its March 16, 2021, April 20, 2021 and May 21, 2021 meetings, considered staff proposed zoning text amendments in Chapter 134, Zoning, related to outdoor café seating (EXHIBIT A) and landing docks and piers in Chapter 134, ZONING, and Chapter 62, MARINE STRUCTURES (EXHIBIT B).

At the May 21, 2021 meeting, the Planning and Zoning Commission by a 7-0 vote, made a recommendation to the Town Council to approve the proposed zoning text amendments, as modified by the Commission, to create new zoning regulations for outdoor café seating, as identified in EXHIBIT A (attached). The Commission made consistency changes throughout the proposal text amendments, changing outdoor seating terms to be consistent with “outdoor café seating.” In addition, the Commission added a condition to both sidewalk and private property outdoor café seating that requires the applicant keep the seating area clean, neat and in an orderly appearance at all times and clear of any trash or refuse.

At the May 21, 2021 meeting, the Planning and Zoning Commission by a 7-0 vote, made a recommendation, to the Town Council to approve the proposed zoning text and other code text changes, as modified by the Commission to change the existing regulations for the construction of landing docks and piers, as identified in EXHIBIT B (attached). The Commission change did make one change is staff’s recommendation that staff supports. The Commission changed the maximum

width of a landing dock or pier that within six feet from the mean high water line from 25% to 30% of the lot width. Although discussed at great length, the Commission did not recommend any changes related to the use of sod on a dock. The Florida Department of Regulation and Army Corps. of Engineers is the authority for oversight on that issue.

BACKGROUND

OUTDOOR CAFÉ SEATING

The Town Council, at its February 10, 2021 meeting, discussed the Town's outdoor seating regulations and the temporary Covid seating that is currently being allowed. That temporary outdoor seating has been embraced by the restaurant owners and so far has been well received by the community. As such, the Town has seen the requests for outdoor seating grow over the last year and does not see that trend changing once we get past the pandemic. As such, staff expects to see more requests for permanent outdoor seating for restaurants in the future. Staff requested, and the Council agreed, to allow staff to work with the Planning and Zoning Commission to re-evaluate the existing regulations and recommend modifications that might allow for a more controlled outdoor seating concept with more definitive conditions. The intent of code changes is to allow more restaurant outdoor seating so long as it fits into the surrounding residential areas and the businesses continue to be good neighbors.

The Planning and Zoning Commission discussed this topic at its March 16, 2021 meeting. Staff also received further input from the Town Council at its April 14, 2021 meeting. Based on those discussions, staff drafted proposed Code changes that the Commission considered at its May 21, 2021 meeting and made the recommendation as identified in the above Planning and Zoning Commission Record and Report in this memorandum.

The staff and Commission recommendations are incorporated in add/delete format in the attached Ordinance No. 16-2021. The proposed Ordinance eliminates the existing outdoor seating regulations, including administrative approval of outdoor seating, and replaces those regulation with new outdoor café seating provisions that conditionally allow the seating by Town Council special exception approval. The proposed outdoor café seating would be allowed on sidewalks, and private vias and courtyards in the R-D(2) residential and the C-TS, C-WA, C-B, C-OPI and C-PC Commercial zoning districts provided all special exception criteria and outdoor café seating conditions are met. The conditions include, but are not limited to, the type of outdoor furniture; pedestrian walkway clearances; lighting and outdoor music; and the requirement for insurance and indemnification if the seating is within the public rights-of-way. The proposed Ordinance also includes creating an outdoor café seating permitting process with an annual permit review and fee. As directed by the Council at its June 9, 2021 meeting, staff eliminated the defined hours of operation; separation requirements between outdoor café seating and residential uses; and buffering and screening from the Ordinance. Council determined that as part of the special exception approval process, and on a case by case basis, specific conditions related to hours and residential neighbor protection could be approved as part of the zoning application. Staff also added a provision in the proposed Ordinance to allow a limited amount of seating (8 seats) over the inside capacity for smaller take-out food establishments.

The only other item in the ordinance that may need further discussion is related to the condition that allows for outdoor background music. It was unclear to staff whether this should also be approved similar to the hours of operation on a case by case basis.

LANDING DOCKS AND PIERS

The Town Council, at its March 3, 2021 meeting, considered a zoning application for site plan review and variances in which a dock was being proposed that went from setback line to setback line on the property. The proposed dock, which met the Code requirements, extended the property owner's backyard over the water. Since the dock met Code, staff or Council could not modify the proposed dock. Staff advised the Town Council at that time that this type of development trend over the Lake will continue, and possibly increase, unless changes are made to provide more control over piers and docks. This loophole in the Code has provided an opportunity that more and more developers and property owners are taking advantage of. Staff recommended, and the Town Council agreed, to allow staff to work with the Planning and Zoning Commission on a solution to this problem.

On March 16, 2021 and May 21, 2021, the Planning and Zoning Commission considered proposed zoning and code text amendments that are intended to control overdevelopment of landing docks and piers. Staff looked at the existing regulations and development trends in the town to identify possible changes that might need to be made to control the development or redevelopment of piers and docks on a property. Staff proposed changes to the existing pier and landing dock regulations are in Chapter 134, Zoning, and Chapter 62, Marine Structures. The staff recommended changes, as modified by the Commission, and incorporated in add/delete format in the attached Ordinance No. 16-2021 and 17-2021. The intent of these proposed changes continue to allow a property owner to have a pier or dock for mooring of water vessels, and a marginal pier or dock along the bulkhead for lounging, but to further limit its construction so that structure does not extend across the entire back of the lot. The Ordinance limits it's width of a landing dock or pier within six feet of the mean high water line of a property to a maximum of 30% of the lot width and limits the dock width past six feet to a maximum of 10 feet.

If you have any questions please contact me at your convenience at 227-6406.

TOWN ATTORNEY REVIEW

Ordinance Nos. 16-2021 and 17-2021 have been approved by Town Attorney John C. Randolph for legal form and sufficiency.

cc: Kirk Blouin, Town Manager
Jay Boodheshwar, Deputy Town Manager
John C. Randolph, Town Attorney
Planning and Zoning Commission
Paul Castro, Zoning Manager
Craig Hauschild, Civil Engineer

ORDINANCE NO. 16-2021

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, CREATING A DEFINITION FOR OUTDOOR CAFÉ SEATING; AT ARTICLE VI, DISTRICT REGULATIONS, SECTIONS 134-791, 134-841, 134-891, 134-946, 134-1001 AND 134-1053, ACCESSORY STRUCTURES, IN THE R-AA, R-A, R-B, R-C, R-D(1) AND R-D(2) RESIDENTIAL DISTRICTS BY ALLOWING ONLY ONE DOCK ON A PROPERTY AND CROSS REFERENCING THE SETBACK AND OTHER DIMENSIONAL REQUIREMENTS FOR A DOCK IN SECTIONS 62-74, 62-75 AND 134-1697 OF THE CODE; AT SECTION 134-1053, ACCESSORY USES, BY ELIMINATING AS AN ACCESSORY USE ADMINISTRATIVE APPROVAL OF OUTDOOR SEATING IN THE R-D(2) RESIDENTIAL DISTRICT; SECTION 134-1055, SPECIAL EXCEPTION USES, BY CHANGING FROM OUTDOOR SEATING TO OUTDOOR CAFE SEATING RELATED TO HOTELS, CONDO HOTELS AND DINING ROOMS AND CROSS REFERENCING SECTIONS 134-2104 THROUGH 134-2108 RELATED TO REQUIREMENTS AND CONDITIONS ALLOWING SAID SEATING; SECTION 134-1056, STANDS, SEATED DINING AREAS AND OPEN COUNTERS FOR EATING AND DRINKING, BY ELIMINATING SAID SECTION IN THE R-D(2) DISTRICT AND RENUMBERING SUBSEQUENT SECTIONS OF THE CODE; SECTION 134-1057, ACCESSORY STRUCTURES, AND 134-1057, ACCESSORY STRUCTURES, IN THE R-D(2) RESIDENTIAL DISTRICTS BY ALLOWING ONLY ONE DOCK ON A PROPERTY AND CROSS REFERENCING THE SETBACK AND OTHER DIMENSIONAL REQUIREMENTS FOR A DOCK IN SECTIONS 62-74, 62-75 AND 134-1697 OF THE CODE; SECTIONS 134-1108, 134-1158, 134-1208 AND 134-1303, ACCESSORY USES, BY ELIMINATING AS AN ACCESSORY USE ADMINISTRATIVE APPROVAL OF OUTDOOR SEATING IN THE C-TS, C-WA, C-OPI AND C-B COMMERCIAL ZONING DISTRICTS; SECTIONS 134-1109, 134-1159 AND 134-1259 SPECIAL EXCEPTION USES IN THE C-TS, C-WA AND C-PC COMMERCIAL ZONING DISTRICTS, BY CHANGING OUTDOOR SEATING TO OUTDOOR CAFÉ SEATING ONLY FOR RESTAURANTS, RETAIL SPECIALTY FOOD INCLUDING THE SALE OF PREPARED FOOD FOR TAKEOUT ONLY AND PRIVATE, SOCIAL, SWIMMING, GOLF, TENNIS AND YACHT CLUBS AND CROSS REFERENCING SECTIONS 134-2104 THROUGH 134-2108 RELATED TO REQUIREMENTS AND CONDITIONS ALLOWING SAID SEATING; SECTIONS 134-1111, 134-1161, 134-1210, 134-1260 AND 134-1305, STANDS, SEATED DINING AREAS AND OPEN COUNTERS FOR EATING AND DRINKING, BY ELIMINATING THOSE SECTIONS IN THE C-TS, C-WA, C-OPI, C-PC AND C-B COMMERCIAL ZONING DISTRICTS AND RENUMBERING SUBSEQUENT SECTIONS OF THE CODE; SECTION 134-1304, SPECIAL EXCEPTION USES, IN THE C-B COMMERCIAL ZONING DISTRICT BY CHANGING OUTDOOR SEATING TO OUTDOOR CAFÉ SEATING FOR ONLY HOTELS, CONDO-HOTELS AND DINING ROOMS AND CROSS REFERENCING SECTIONS 134-2104 THROUGH 134-2108 RELATED TO REQUIREMENTS AND CONDITIONS ALLOWING SAID SEATING; SECTION 134-1209, SPECIAL EXCEPTION USES IN THE C-OPI COMMERCIAL DISTRICT BY

CHANGING OUTDOOR SEATING TO OUTDOOR CAFÉ SEATING FOR ONLY RESTAURANTS, EXCLUDING FORMULA RESTAURANTS AS DEFINED IN SECTION 134-2 AND DINING ROOMS AND CROSS REFERENCING SECTIONS 124-2104 THROUGH 134-2108 RELATED TO REQUIREMENTS AND CONDITIONS ALLOWING SAID SEATING; AT ARTICLE VIII, SUPPLEMENTARY DISTRICT REGULATIONS, SECTION 134-1697, BUILDINGS AND STRUCTURES OVER LAKE WORTH, BY CLARIFYING THAT THERE IS AN EXCEPTION FOR TOWN-OWNED LANDING DOCKS AND PIERS ON MUNICIPAL PROPERTY, PROVIDING FOR ONLY ONE PIER OR LANDING DOCK AND CROSS REFERENCING THE REQUIREMENTS FOR A PIER OF LANDING DOCK IN SECTIONS 62-74 AND 62-75 OF THE CODE; BY ELIMINATING DIVISION 14, ADMINISTRATIVE APPROVAL OF OUTDOOR SEATING IN ITS ENTIRETY AND CREATING A NEW DIVISION 14, SECTION 134-2104 THROUGH 134-2109, CONDITIONAL APPROVAL OF A SPECIAL EXCEPTION FOR SIDEWALK AND/OR PRIVATE PROPERTY OUTDOOR CAFÉ SEATING ONLY FOR RESTAURANTS, DINING ROOMS, RETAIL SPECIALTY FOOD INCLUDING THE SALE OF PREPARED FOOD FOR TAKEOUT ONLY, AND PRIVATE, SOCIAL, SWIMMING, TENNIS, AND YACHT CLUBS, PROVIDING CONDITIONS AND REQUIREMENTS; FEES AND SECURITY DEPOSIT; APPLICATION REQUIREMENTS; STANDARDS AND CRITERIA FOR SPECIAL EXCEPTION AND OUTDOOR CAFÉ PERMIT AND REVIEW; REQUIREMENTS FOR LIABILITY AND INSURANCE, PROVIDING THAT RETAIL SPECIALTY FOOD USES INCLUDING THE SALE OF PREPARED FOOD FOR TAKEOUT ONLY THAT IS UNDER 2,000 SQUARE FEET GROSS LEASABLE AREA CAN REQUEST AN ADDITIONAL EIGHT SEATS OVER THE INSIDE CAPACITY; PROVISIONS FOR DENIAL, REVOCATION AND/OR SUSPENSION OF APPROVAL OF AN OUTDOOR CAFÉ SEATING PERMIT AND APPEAL PROCEDURE FOR DENIAL, SUSPENSION OR REVOCATION; 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, Sec. 134-2. Definitions and rules of construction is hereby amended to include a new definition to read as follows:

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

Outdoor café seating is the placing or locating of furniture outdoors, including tables, chairs, and umbrellas, adjacent to a business licensed as a restaurant dining room, retail specialty food including the sale prepared foods for takeout only, or private, social, swimming, golf, tennis or yacht club, with the purpose of providing outdoor seating.

Section 2. Article VI, DISTRICT REGULATIONS, Sections 134-791, accessory uses, in the R-AA, district is hereby amended as follows:

Sec. 134-791.- Accessory structures.

- (a) ...
- (b) Unattached accessory structures in R-AA district. Accessory structures without kitchen facilities may be erected in accordance with the following requirements:
 - (1) ...
 - ...
 - (8) One Ddocks, as defined in section 134-2 and as regulated in sections 62-74, 62-75 and 134-1697, shall be unenclosed accessory structures as defined in this section.

Section 3. Article VI, DISTRICT REGULATIONS, Sections, 134-841, accessory uses, in the R-A district are hereby amended as follows:

Sec. 134-841. - Accessory structures.

- (a) ...
- (b) Unattached accessory structures in R-A district. Accessory structures without kitchen facilities may be erected in accordance with the following requirements:
 - (1) ...
 - ...
 - (8) One Ddocks, as defined in section 134-2 and as regulated in sections 62-74, 62-75 and 134-1697, shall be unenclosed accessory structures as defined in this section.

Section 4. Article VI, DISTRICT REGULATIONS, Sections 134-891, accessory uses, in the R-B district is hereby amended as follows:

Sec. 134-891. - Accessory structures.

- (a) ...
- (b) Unattached accessory structures in R-B district. Accessory structures without kitchen facilities may be erected in accordance with the following requirements:
 - (1) ...

...

- (8) One Dock, as defined in section 134-2 and as regulated in sections 62-74, 62-57 and 134-1697, shall be unenclosed accessory structures as defined in this section.

Section 5. Article VI, DISTRICT REGULATIONS, Sections 134-946, accessory uses, in the R-C district is hereby amended as follows:

Sec. 134-946. - Accessory structures.

(a) ...

- (b) Unattached accessory structures in R-C district. Accessory structures without kitchen facilities may be erected in accordance with the following requirements:
- (1) ...

...

- (8) One Dock, as defined in section 134-2 and as regulated in sections 62-74, 62-75 and 134-1697, shall be unenclosed accessory structures as defined in this section.

Section 6. Article VI, DISTRICT REGULATIONS, Section 134-1001, accessory uses, in the R-D(1) district is hereby amended as follows:

Sec. 134-1001. - Accessory structures.

(a) ...

- (b) Unattached accessory structures in R-D(1) district. Accessory structures without kitchen facilities may be erected in accordance with the following requirements:
- (1) ...

...

- (8) One Dock, as defined in section 134-2 and as regulated in sections 62-74, 62-75 and 134-1697, shall be unenclosed accessory structures as defined in this section.

Section 7. Article VI, DISTRICT REGULATIONS, Section 134-1053, accessory uses, in the R-D(2) district is hereby amended and subsequent subsections renumbered as follows:

Sec. 134-1053. - Accessory uses.

The accessory uses in the R-D(2) high density residential district are as follows:

- (1) Private nurseries and greenhouses.
- (2) Private garages.
- (3) Private swimming pools and/or cabanas.
- (4) Newsstands, dining rooms, bars, beauty shops and similar personal service uses for the convenience of tenants and their bona fide guests in a multifamily dwelling.
- (5) Charitable events specifically approved by the town manager.
- (6) Other accessory uses, customarily incident to permitted or approved special exception uses, not involving the conduct of business.

~~(7) Administrative approval of outdoor seating for dining purposes related to hotels, subject to the standards and criteria contained in sections 134-2104 through 134-2108, supplemental district regulations.~~

~~(87)...~~

Section 8. Article VI, DISTRICT REGULATIONS, Section 134-1055, Special exception uses, in the R-D(2) district is hereby amended as follows:

Sec. 134-1055. - Special exception uses.

The special exception uses require a site plan review as provided in article III of this chapter. The special exception uses in the R-D(2) high density residential district are as follows:

- (1) Planned unit development, PUD-2, PUD-3.
- (2) Public structures/uses.
- (3) Essential services related to town-owned municipal buildings and structures.
- (4) Public or private academic schools.
- (5) Churches, synagogues and other houses of worship.
- (6) Supplemental parking.
- (7) Accessory commercial uses to hotel uses.
- (8) Municipally owned or operated parking areas.
- (9) Beach houses intended for the use of family and guests only.
- (10) Hotels.
- (11) Timesharing uses.
- (12) Roof-deck automobile parking.
- (13) Group home.
- (14) Foster care facility.
- (15) Pedestrian access tunnel to the beach as an accessory use provided that the applicant owns the land on both sides of the roadway, provides unity of title, and provides prior written approval from all governmental agencies having jurisdiction.
- (16) ~~Outdoor seating for dining purposes related to hotels where administrative approval is not being requested. See section 134-1056 for additional conditions.~~ Outdoor café seating for dining purposes related to hotels, condo-hotels and dining rooms provided that all requirements and conditions contained in Sections 134-2104 and 134-2108 are met.
- (17) Condo-hotels in accordance with section 134-2110.
- (18) Municipally owned and operated parks and recreation areas.

Section 9. Article VI, DISTRICT REGULATIONS, Section 134-1056, Stands, seated dining areas and open counters for eating and drinking, in the R-D(2) district is hereby amended to eliminate this section and renumber subsequent sections as follows:

~~Sec. 134-1056. — Stands, seated dining areas and open counters for eating and drinking.~~
~~No stands or open counters and no open seating arrangement (except as otherwise provided for in article VIII, division 14), whether or not at tables, intended for feeding or the dispensing of food or drink whether or not for profit or for any other similar purposes for the sale of commodities to the public shall be erected or permitted anywhere in the town unless contained within a building. However, in the RD-2 zoning district, the town council may permit, as a special exception, the serving~~

~~of food and beverages to seated patrons in outdoor open air areas which are operated as a part of a hotel dining room contained within a building, provided approval of such special exception does not increase the allowable capacity. The following are conditions to the approval of any such special exception:~~

Section 10. Article VI, DISTRICT REGULATIONS, Section 134-1057, accessory structures, in the R-D(2) district is hereby amended as follows

Sec. 134-1057. - Accessory structures.

- (a) ...
- (b) Unattached accessory structures in R-D(2) district. Accessory structures without kitchen facilities may be erected in accordance with the following requirements:
 - (1) ...
 - ...
 - (8) One Ddocks, as defined in section 134-2 and as regulated in sections 62-74, 62-75 and 134-1697, shall be unenclosed accessory structures as defined in this section.

Section 11. Article VI, DISTRICT REGULATIONS, Sections 134-1108, 134-1158, 134-1208 and 134-1303, Accessory uses, in the C-TS, C-WA, C-OPI and C-PC districts are hereby amended as follows

Sec. 134-1108. - Accessory uses.

The accessory uses in the C-TS town-serving commercial district are as follows:

- (1)Off-street parking and loading.
- (2)Signs.
- (3)Accessory uses customarily incident to the permitted or approved special exception uses.
- ~~(4)Administrative approval of outdoor seating for dining purposes, subject to the standards and criteria contained in sections 134-2104 through 134-2108, supplemental district regulations.~~

Sec. 134-1158. - Accessory uses.

The accessory uses in the C-WA Worth Avenue district are as follows:

- (1)Off-street parking and loading.
- (2)Signs.
- (3)Accessory uses customarily incident to the permitted or approved special exception uses.
- ~~(4)Administrative approval of outdoor seating for dining purposes, subject to the standards and criteria contained in sections 134-2104 through 134-2108, supplemental district regulations.~~

Sec. 134-1208. - Accessory uses.

The accessory uses in the C-OPI office, professional and institutional district are as follows:

- (1) Off-street parking and loading.
- (2) Signs.
- (3) Accessory uses customarily incident to the permitted or approved special exception uses.
- ~~(4) Administrative approval of outdoor seating for dining purposes, subject to the standards and criteria contained in sections 134-2104 through 134-2108, supplemental district regulations.~~

Sec. 134-1303. - Accessory uses.

- (a) The accessory uses in the C-B commercial district require a site plan and review as provided in article III of this chapter.
- (b) The accessory uses in the C-B commercial district are as follows:
 - (1) Off-street parking and loading.
 - (2) Signs.
 - (3) Accessory uses customarily incident to the permitted or approved special exception uses.
 - ~~(4) Administrative approval of outdoor seating for dining purposes, subject to the standards and criteria contained in sections 134-2104 through 134-2108, supplemental district regulations.~~

Section 12. Article VI, DISTRICT REGULATIONS, Section 134-1109, 134-1159 and 134-1259, Special exception uses, in the C-TS, C-WA and district is hereby amended as follows

Sec. 134-1109. - Special exception uses.

- (a) The special exception uses require a site plan review as provided in article III of this chapter. The special exception uses in the C-TS town-serving commercial district are as follows:
 - (1) Public or private parking lots or storage garages.
 - (2) Auto rental lots.
 - (3) Private social, swimming, tennis and yacht clubs.
 - (4) Service stations.
 - (5) Public structures/uses.
 - (6) Essential services related to town-owned municipal buildings and structures.
 - (7) Supplemental parking.
 - (8) Public or private academic schools.
 - (9) Drive-in business service facilities.
 - (10) Churches, synagogues or other houses of worship.
 - (11) Permitted uses, or uses not specifically enumerated under permitted uses in section 134-1107 but having traffic, patronage and intensity of use characteristics similar to those uses cited therein, which are greater than 3,000 square feet gross leasable area.
 - (12) Banks and financial institutions, excluding securities or financial brokerage and trust companies.
 - (13) Roof-deck automobile parking.
 - (14) Outdoor seating in conjunction with permitted restaurants where administrative approval is not being requested. See section 134-1111 for additional conditions. Outdoor café seating is permitted only for restaurants, retail specialty food including the sale of prepared food for

takeout only, and private, social, swimming, golf, tennis and yacht clubs, provided that all requirements and conditions in sections 134-2104 through 134-2108 are met.

(15) Veterinarian offices above the first floor.

(16) Museums occupying building of unique value as designated historical landmarks, as determined by the landmarks preservation commission and the town council.

(17) Nightclubs.

(18) Except as provided for in subsection 134-1107(3), offices (excluding executive office suites), professional services, business services and securities or financial brokerage and trust companies on the first floor provided that there are at least 50 percent existing office uses on all floors of the building in which the office use is proposed and more than 50 percent existing office uses on the first floor within 300 feet of the proposed office use within the same zoning district.

(19) Private parks.

(20) Medical marijuana treatment centers and medical marijuana dispensaries are prohibited, however, should state law preempt said prohibition, said uses shall be permitted subject to the requirements in sections 134-2113 through 134-2114 of this chapter.

(21) Outdoor promotional events. See section 134-2115 for additional conditions and criteria.

(22) Restaurants, retail specialty foods, retail specialty food including the sale of prepared food for takeout only including the sale of prepared foods for takeout and bars/lounges, excluding formula restaurants as defined in section 134-2.

(b) An owner or tenant of a property, located within the C-TS district, which property has received approval of a special exception after March 31, 1980, shall be required to obtain approval by the town council under the provisions of section 134-229 prior to being granted a new business tax receipt. This subsection shall not apply to renewal of an existing business tax receipt.

Sec. 134-1159. - Special exception uses.

(a) The special exception uses require a site plan review as provided in article III of this chapter. The special exception uses in the C-WA Worth Avenue district are as follows:

(1) Pay parking.

(2) Public or private parking or storage garages.

(3) Private social, swimming, tennis or yacht clubs.

(4) Public structures/uses.

(5) Essential services related to town-owned municipal buildings and structures.

(6) Supplemental parking.

(7) Restaurants, retail specialty foods, including the sale of prepared foods for takeout only, nightclubs and lounges/bars, excluding formula restaurants as defined in section 134-2.

(8) Museums and nonprofit cultural centers.

(9) Permitted uses cited under permitted uses in section 134-1157 which contain greater than 4,000 square feet GLA gross leasable area.

(10) Uses not specifically enumerated under permitted uses in section 134-1157 but having traffic, patronage and intensity of use characteristics similar to those uses cited therein.

(11) Outdoor promotional events. See section 134-2115 for additional conditions and criteria.

(12) Roof deck automobile parking.

(13) ~~Outdoor seating in conjunction with permitted restaurants where administrative approval is not being requested. See section 134-1161 for additional conditions.~~ Outdoor café seating is permitted

only for restaurants, retail specialty food including the sale of prepared food for takeout only, and private, social, swimming, golf, tennis and yacht clubs, provided that all requirements and conditions in sections 134-2104 through 134-2108 are met.

(b) An owner or tenant of a property, located within the C-WA district, which property has received approval of a special exception after March 31, 1980, shall be required to obtain approval by the town council under the provisions of section 134-229 prior to being granted a new business tax receipt. This subsection shall not apply to renewal of an existing business tax receipt.

Sec. 134-1259. - Special exception uses.

(a) The special exception uses require a site plan review as provided in article III of this chapter. The special exception uses in the C-PC planned center district are as follows:

- (1) Public or private parking or storage garages.
- (2) Private, social, swimming, tennis and yacht clubs.
- (3) Public structures/uses.
- (4) Essential services related to town-owned municipal buildings and structures.
- (5) Supplemental parking.
- (6) Restaurants, retail specialty foods, including the sale of prepared foods for takeout only, nightclubs and lounges/bars, excluding formula restaurants as defined in section 134-2, theaters, nightclubs, lounges/bars.
- (7) Theaters
- (8) Museums.
- (9) Veterinarian/animal clinic.
- (10) Auto rental.
- (11) Banks and financial institutions.
- (12) All retail and personal service activities exceeding 3,000 square feet gross leasable area not specifically cited under the permitted uses in subsection 134-1257(a)(2).
- (13) Timesharing uses at a maximum of nine units per acre and hotels at a maximum of 26 units per acre.
- (14) Roof-deck automobile parking.
- (15) Nonprofit cultural centers.
- (16) Veterinarian offices.
- (17) ~~Outdoor seating in conjunction to permitted restaurants. See section 134-1260 for additional conditions.~~ Outdoor café seating is permitted only for restaurants, retail specialty food including the sale of prepared food for takeout only, and private, social, swimming, golf, tennis and yacht clubs, provided that all requirements and conditions in sections 134-2104 through 134-2108 are met.
- (18) Outdoor promotional events. See section 134-2115 for additional conditions and criteria.

(b) An owner or tenant of a property, located within the C-PC district, which property has received approval of a special exception after March 31, 1980, shall be required to obtain approval by the town council under the provisions of section 134-229 prior to being granted a new business tax receipt. This subsection shall not apply to renewal of an existing business tax receipt.

Section 13. Article VI, DISTRICT REGULATIONS, Sections 134-1111, 134-1161, 134-1210, 134-1260 and 134-1305special exception for stands, seated dining areas and open counters for

eating and drinking, in the C-TS district is hereby eliminated and renumber subsequent sections as follows:

~~Sec. 134 1111. Special exception for stands, seated dining areas and open counters for eating and drinking.~~

~~(a) No stands or open counters and no open seating arrangement (except as otherwise provided in article VIII, division 14), whether or not at tables, intended for feeding or the dispensing of food or drink whether or not for profit or for any other similar purposes for the sale of commodities to the public shall be erected or permitted anywhere in the town unless they are contained within a building. However, in the C-TS town-serving commercial district, the town council may permit, as a special exception, the serving of food and beverages to seated patrons in outdoor open air areas which are operated as a part of a restaurant contained within a building, provided approval of such special exception does not increase the allowable capacity. The following are conditions to the approval of any such special exception:~~

- ~~(1) Open air dining areas must be properly buffered to avoid noise, litter, light and odor impacts upon neighboring properties, especially nearby residential uses.~~
- ~~(2) Area associated with the outdoor portion of the restaurant will not count toward any maximum square footage limitations associated with the town-serving aspects of this chapter.~~

~~(b) In the C-TS town-serving commercial district, the town council may permit, as a special exception, extra outdoor patron seating, over and above the inside seating capacity, as part of a take-out food business contained within a building provided the following conditions are met:~~

- ~~(1) The take-out food business inside tenant space does not exceed 2,000 square feet.~~
- ~~(2) Open air dining areas are properly buffered to avoid noise, litter, light and odor impacts upon neighboring properties, especially nearby residential uses.~~
- ~~(3) The area associated with the outdoor seating of the take-out food business will not count toward any maximum square footage limitations associated with the town-serving aspects of this chapter.~~
- ~~(4) Area associated with the outdoor seating cannot encroach into the required ten-foot unobstructed, pedestrian sidewalk.~~
- ~~(5) The amount of outdoor seating can not exceed eight seats, nor can it extend beyond any property line of the take-out business tenant space.~~

~~Sec. 134 1161. Stands, seated dining areas and open counters for eating and drinking.~~

~~(a) No stands or open counters and no open seating arrangement (except as provided for in article VIII, division 14), whether or not at tables, intended for feeding or the dispensing of food or drink whether or not for profit or for any other similar purposes for the sale of commodities to the public shall be erected or permitted anywhere in the town unless they are contained within a building. However, in the C-WA Worth Avenue zoning district, the town council may permit, as a special exception, the serving of food and beverages to seated patrons in outdoor open air areas which are operated as a part of a restaurant contained within a building, provided approval of such special exception shall not increase the allowable capacity. The following are conditions to the approval of any such special exception:~~

(1) Open air dining areas must be properly buffered to avoid noise, litter, light and odor impacts upon neighboring properties, especially nearby residential uses.

(2) Area associated with the outdoor portion of the restaurant shall not count toward any maximum square footage limitations associated with the town serving aspects of this chapter.

Sec. 134-1210. — Stands, seated dining areas and open counters for eating and drinking.

~~No stands or open counters and no open seating arrangement (except as otherwise provided in article VIII, division 14) whether or not at tables, intended for feeding or the dispensing of food or drink whether or not for profit or for any other similar purposes for the sale of commodities to the public shall be erected or permitted anywhere in the town unless they are contained within a building. However, in the C-OPI zoning district, the town council may permit, as a special exception, the serving of food and beverages to seated patrons in outdoor open air areas which are operated as a part of a dining room or restaurant contained within a building, provided approval of such special exception shall not increase the allowable capacity. The following are conditions to the approval of any such special exception:~~

~~(1) Open air dining areas must be properly buffered to avoid noise, litter, light and odor impacts upon neighboring properties, especially nearby residential uses.~~

~~(2) Area associated with the outdoor portion of the dining room or restaurant shall not count toward any maximum square footage limitations associated with the town serving aspect of this chapter.~~

Sec. 134-1260. — Stands, seated dining areas and open counters for eating and drinking.

~~(a) No stands or open counters and no open seating arrangement, whether or not at tables, intended for feeding or the dispensing of food or drink whether or not for profit or for any other similar purposes for the sale of commodities to the public shall be erected or permitted anywhere in the town unless they are contained within a building. However, in the C-PC, Planned Center zoning district, the town council may permit, as a special exception, the serving of food and beverages to seated patrons in outdoor open air areas which are operated as a part of a restaurant contained within a building, provided approval of such special exception shall not increase the allowable capacity. The following are conditions to the approval of any such special exception:~~

~~(1) Open air dining areas must be properly buffered to avoid noise, litter, light and odor impacts upon neighboring properties, especially nearby residential uses.~~

~~(2) The area associated with the outdoor portion of the restaurant shall not count toward any maximum square footage limitations associated with the town serving aspects of this chapter.~~

Sec. 134-1305. — Stands, seated dining areas and open counters for eating and drinking.

~~No stands or open counters and no open seating arrangement (except as otherwise provided in article VIII, division 14), whether or not at tables, intended for feeding or the dispensing of food or drink whether or not for profit or for any other similar purposes for the sale of commodities to the public shall be erected or permitted anywhere in the town unless they are contained within a building. However, in the C-B zoning district, the town council may permit, as a special exception, the serving of food and beverages to seated patrons in outdoor open air areas which are operated as a part of a hotel dining room contained within a building, provided the additional special exception shall not~~

~~increase the allowable capacity. The following are conditions to the approval of any such special exception:~~

~~(1) Open air dining areas must be properly buffered to avoid noise, litter, light and odor impacts upon neighboring properties, especially nearby residential uses.~~

~~(2) Area associated with the outdoor portion of the hotel dining room shall not count toward any maximum square footage limitations associated with the town-serving aspects of this chapter.~~

Section 14. Article VI, DISTRICT REGULATIONS, Section 134-1304, special exception uses, in the C-B district is hereby amended as follows

Sec. 134-1304. - Special exception uses.

(a) The special exception uses require a site plan review as provided in article III of this chapter. The special exception uses in the C-B commercial district are as follows:

(1) Public or private parking lots or storage garages.

(2) Auto rental lot.

(3) Supplemental parking.

(4) Public or private academic schools.

(5) Hotels at a maximum of 26 units per acre.

(6) Timesharing uses at a maximum of nine units per acre.

(7) Roof-deck automobile parking.

(8) Permitted uses, or uses not specifically enumerated under permitted uses in section 134-1302 but having traffic, patronage and intensity of use characteristics similar to those uses cited therein, which are greater than 3,000 square feet gross leasable area.

(9) Nonprofit cultural centers.

~~(10) Outdoor seating for dining purposes related to hotels where administrative approval is not being requested. See section 134-1005 for additional conditions.~~ Outdoor café seating for only hotels, condo-hotels, dining rooms, provided that all requirements and conditions in sections 134-2104 through 134-2108 are met.

(11) Condo-hotels at a maximum of 17 units per acre, in accordance with section 134-2110.

(12) Essential services related to town-owned municipal buildings and structures.

(13) Dining rooms when not more than 15 percent of the gross floor area of the structure; no exterior or external advertising to be permitted.

(b) An owner or tenant of a property, located within the C-B district, which property has received approval of a special exception after March 31, 1980, shall be required to obtain approval by the town council under the provisions of section 134-229 prior to being granted a new business tax receipt. This subsection shall not apply to renewal of an existing business tax receipt.

Section 15. Article VI, DISTRICT REGULATIONS, Section 134-1209, special exception uses, in the C-OPI district is hereby amended as follows

Sec. 134-1209. - Special exception uses.

The special exception uses require a site plan review as provided in article III of this chapter. The special exception uses in the C-OPI office, professional and institutional district are as follows:

(1) Public or private parking lot or storage garages.

- (2) Auto rental lot.
- (3) Public structures/uses.
- (4) Essential services related to town-owned municipal buildings and structures.
- (5) Supplemental parking.
- (6) Restaurants, excluding formula restaurants as defined in section 134-2.
- (7) Lounges/bars when associated with full-service restaurants.
- (8) Banks and financial institutions, excluding brokerage and trust companies.
- (9) Institutions.
- (10) Roof-deck automobile parking.
- (11) ~~Outdoor seating in conjunction with permitted restaurants where administrative approval is not being requested. See section 134-1210 for additional conditions.~~ Outdoor café seating for only restaurants, and dining rooms, provided that all requirements and conditions in sections 134-2104 through 134-2108 are met.
- (12) Dining rooms when not more than 15 percent of the gross floor area of the structure; no exterior or external advertising to be permitted.

Section 16. Article VIII, SUPPLEMENTARY DISTRICT REGULATIONS, section 134-1697, Buildings and structures over Lake Worth, is hereby amended as follows:

Sec. 134-1697. - Buildings and structures over Lake Worth.

With the exception of essential services, landing docks and piers related to town-owned municipal property, buildings, and structures, no buildings or structures shall be erected or constructed west of the established bulkhead or bulkhead line or over the water of Lake Worth except one pier or land docks on a lot, which shall meet the requirements in Chapter 62, Article III, sections 62-74, and 62-75, construction specifications of the code. No cooking, sleeping, or business activity shall be permitted or conducted on a dock except as associated with the town's operation of its municipal docks.

Section 17. Article VIII, SUPPLEMENTARY DISTRICT REGULATIONS, Division 14, ADMINISTRATIVE APPROVAL OF OUTDOOR SEATING, is eliminated in its entirety and is replaced with a new Division 14 to read as follows:

DIVISION 14. - CONDITIONAL APPROVAL OF A SPECIAL EXCEPTION FOR SIDEWALK AND/OR PRIVATE PROPERTY OUTDOOR CAFÉ SEATING ONLY FOR RESTAURANTS, DINING ROOMS, RETAIL SPECIALTY FOOD INCLUDING THE SALE OF PREPARED FOOD FOR TAKEOUT ONLY, AND PRIVATE SOCIAL, SWIMMING, TENNIS AND YACHT CLUBS.

Sec. 134-2104. - Requirements fees and security deposit.

(a) It shall be unlawful for any person to provide outdoor café seating without an outdoor café seating permit from the town. Outdoor café seating shall only be permitted in the R-D(2), C-TS, C-WA, C-OPI, and C-B zoning districts if conditions of approval set forth in sections 134-2105 through 134-2108 are met and an outdoor café seating permit is issued by the town.

(b) There is an annual outdoor café seating permit fee established in the town's master fee schedule and included in the annual business tax receipt.

(c) Prior to the issuance of an outdoor café permit, the permittee shall provide a security deposit to the Town in the amount as identified in the Town's Master Fee Schedule if any portion of the outdoor café seating is located within a Town right of way or on Town property.

Sec. 134-2105. - Application.

After town council approval of a special exception zoning application, the applicant shall file for an outdoor café seating permit application to the director of the planning, zoning and building department or his or her designee (individually or collectively referred to in this chapter as "director"). The permit application shall be provided by the planning, zoning and building department.

Sec. 134-2106. - Standards and criteria for special exception and outdoor café permit application review.

The standards and conditions required to be met as part of the special exception application and outdoor café seating permit approval are those provisions provided for in Section 123-229 and the following criteria and conditions:

(a) Criteria and conditions required to be met for approval of outdoor café seating on a street sidewalk.

(1) Outdoor café seating is not allowed to increase the capacity of a restaurant, dining room, retail specialty food including the sale prepared foods for takeout only, or private, social, swimming, golf, tennis or yacht club. The exception is that a specialty food use, including the sale of prepared foods for takeout only that is under 2,000 square feet in gross leasable area may request up to 8 addition outdoor café seats over the inside capacity provided that the seating meets the conditions herein.

(2) Bars/lounges and nightclubs are not permitted to have outdoor café seating.

(3) An outdoor café seating area is restricted to the area abutting the boundary lines of the property on which the business owned by the applicant is located.

(4) Outdoor café seating shall not be allowed where the outdoor seating furniture would be placed within five (5) feet of bus stops, loading zones, valet parking stands, sight triangles or other structures or areas determined by the director to require clearance for the public. For the purpose of this chapter outdoor cafe seating furniture is defined as tables, chairs, umbrellas, portable heaters, mist sprayers and any other customarily usual objects used in the outside café seating area.

(5) No outdoor café seating furniture shall be allowed within five (5) feet of a pedestrian crosswalk.

(6) All outdoor café seating furniture shall be located in such a manner that a minimum five foot-wide unobstructed pedestrian path is maintained at all times.

(7) No outdoor café seating furniture shall be permitted around the perimeter of an outdoor seating area that would have the effect of forming a physical or visual barrier discouraging the use of the pedestrian sidewalk.

(8) An outdoor café seating area is prohibited from having music.

(9) No wait stations shall be allowed outside on the sidewalk. All wait stations on private property shall not be visible from a sidewalk or street.

(10) All kitchen equipment used to service the outdoor café seating shall be located within a building.

(11) All outdoor café seating furniture and associated lighting shall be aesthetically and architecturally pleasing and approved by either the Architectural Commission or Landmark Preservation Commission, whichever is applicable.

(12) An outdoor café seating area shall not count toward any maximum square footage limitations.

(13) All outdoor café seating furniture, including all accessory appurtenances including but not limited to approved space heaters, misters and portable umbrellas that are located within the outdoor seating area shall be stored inside a building after close of business.

(14) No outdoor café seating furniture located within the public right-of-way shall be attached, chained or in any manner affixed to any tree, post, sign or other fixtures, curb or sidewalk within or near the permitted area.

(15) The area covered by an outdoor café seating permit, and the sidewalk and street immediately adjacent to it, shall be maintained in a clean, neat and orderly appearance at all times and clear of any trash or refuse by the permittee. The area of the sidewalk, curb and gutter immediately adjacent to the sidewalk cafe shall be cleared of all debris during hours of operation and again at the close of each business day, or as may otherwise be determined by the director.

(b) Criteria and conditions required to be met for approval of outdoor café seating on private property not within a street sidewalk:

(1) Outdoor café seating is not allowed to increase the capacity of a restaurant, dining room, retail specialty food including the sale of prepared food for takeout only, or private, social, swimming, tennis or yacht club. The exception is that a specialty foods use, including sale of prepared foods for takeout only that is under 2,000 square feet in gross leasable area may request up to 8 addition outdoor café seats over the inside capacity provided that the seating meets the conditions herein.

(2) Bars/lounges and nightclubs are not permitted to have outdoor café seating.

(3) Outdoor cafe seating is restricted to boundary lines of the property on which the business owned by the applicant is located.

(4) All tables, chairs, umbrellas, mist sprayer, space heaters or other customarily usual outdoor café seating furniture shall be located in such a manner that a minimum four foot-wide unobstructed pedestrian path is maintained at all times.

(5) No objects shall be permitted around the perimeter of an outdoor cafe seating area occupied by tables and chairs that would have the effect of forming a physical or visual barrier discouraging the use of the pedestrian path.

(6) An outdoor café seating area on private property shall only be allowed to have low-level, background music that does not exceed the maximum noise decibel requirements in sections 42-226 through 42-228 if approved by the Town Council as part of the special exception application approval.

(7) No wait stations shall be allowed outside on a street sidewalk. All wait stations on private property shall not be visible from a sidewalk or street.

(8) All kitchen equipment used to service the outdoor café seating shall be located within a building.

(9) All outdoor café seating furniture, including all accessory appurtenances including but not limited to approved space heaters, misters and portable umbrellas that are located within the outdoor seating area shall be stored inside a building after close of business.

(10) All outdoor café seating furniture, including the tables, chairs, awnings and space heater equipment shall be aesthetically and architecturally pleasing and approved by either the Architectural Commission or Landmark Preservation Commission, whichever is applicable.

(11) The area covered by an outdoor café seating permit, and the sidewalk and street immediately adjacent to it, shall be maintained in a clean, neat and orderly appearance at all times and clear of any trash or refuse by the permittee. The area of the sidewalk, curb and gutter immediately adjacent to the sidewalk cafe shall be cleared of all debris during hours of operation and again at the close of each business day, or as may otherwise be determined by the director.

(12) Areas associated with the outdoor café seating shall not count toward any maximum square footage limitations.

Sec. 134-2107. Liability and insurance.

(a) Prior to the issuance of a business tax receipt the applicant shall furnish the town with a signed statement that the permit shall hold harmless the town, its officers, employees, Palm Beach County or the Florida Department of Transportation (FDOT) (if within or abutting either governmental entities rights-of-way) for claims of damages to property or injury to person which may be occasioned by any activity carried out under the terms of the business tax receipt and approved outdoor sidewalk café permit. The statement shall include that the permittee shall be responsible, shall indemnify and shall hold the Town, Palm Beach County and/or FDOT harmless for performance of and payment for any environmental remediation that may be necessary, as determined by the FDOT, as a result of permittee's use of the area of the outdoor sidewalk café.

(b) Permittee shall furnish and maintain public liability, food products liability, liquor liability, and property damage insurance for the benefit of the Town and/or Palm Beach County or FDOT (if within or abutting either governmental entities rights-of-way) from all claims and damage to property or bodily injury, including death, which may arise from operations under the business tax receipt or in connection therewith. Such insurance shall provide coverage of not less than one million dollars (\$1,000,000.00) for bodily injury or death to any one (1) person or any number of persons in any one (1) occurrence and property damage, respectively, per occurrence, or a combined coverage of not less than two million dollars (\$2,000,000.00). Such insurance shall be without prejudice to coverage otherwise existing therein and shall name as additional insureds the Town, Palm Beach County and/or FDOT, their officers and employees, if within or abutting either's rights-of-way and shall further provide that the policy shall not terminate or be canceled prior to the completion of the business tax receipt period without forty-five (45) days written notice to the risk manager at the address shown on the business tax receipt.

(c) Damage to the public sidewalk or any public structure as a result of the outdoor café seating operation shall be the responsibility of the property owner to repair to the satisfaction of the town.

(d) The town and its officers and employees shall not be responsible for sidewalk seating components relocated or damaged during emergencies.

Sec. 134-2108. - Denial, revocation or suspension of approval.

(a) An outdoor café seating permit shall be denied if all of the requirement and/or conditions in sections 134-2106 and 134-2107 are not met. An outdoor café seating permit may be modified, suspended or revoked by the planning, zoning and building director if it is determined that the business is violating the requirement and/or conditions in sections 134-2106 and 134-2107 or if it is determined by the town that the outdoor café seating is negatively impacting neighboring property owners or tenants.

(b) The director may require the temporary removal of sidewalk café outdoor seating when street, sidewalk or utility repairs necessitate such action.

(c) If found to be necessary for the protection of the health, safety and welfare of the public, the departments of public works, police and fire-rescue or other emergency service providers may require the applicant to immediately remove or relocate all or parts of the sidewalk outdoor cafe seating and, if necessary, the town may remove or relocate same in emergency situations.

Sec. 134-2109. - Appeal of denial, suspension or revocation by the director of planning, zoning and building department.

The town council shall hear any appeal of a denial, suspension or revocation of an outdoor café seating permit by the planning, zoning and building director or designee pursuant to sections 134-141 through 134-145 of the code.

Section 18. 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 19. 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 20. Codification.

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

Section 21. 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 ____ day of _____, 2021, second reading and final adoption on this ____ day of _____, 2021.

Danielle H. Moore, Mayor

Margret A. Zeidman, Town Council President

Bobbie Lindsay, Council President Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Edward A Cooney, Town Council Member

Queenester Nieves, CMC, Town Clerk

Lewis S. W. Crampton, Town Council Member

EXHIBIT A

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

a.....

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

...

Outdoor café seating is the placing or locating of furniture outdoors, including tables, chairs, and umbrellas, adjacent to a business licensed as a restaurant or bar, with the purpose of providing outdoor seating.

R-D(2), High Density Residential

Sec. 134-1053. - Accessory uses.

The accessory uses in the R-D(2) high density residential district are as follows:

- (1) Private nurseries and greenhouses.
- (2) Private garages.
- (3) Private swimming pools and/or cabanas.
- (4) Newsstands, dining rooms, bars, beauty shops and similar personal service uses for the convenience of tenants and their bona fide guests in a multifamily dwelling.
- (5) Charitable events specifically approved by the town manager.
- (6) Other accessory uses, customarily incident to permitted or approved special exception uses, not involving the conduct of business.
- ~~(7) Administrative approval of outdoor seating for dining purposes related to hotels, subject to the standards and criteria contained in sections 134-2104 through 134-2108, supplemental district regulations.~~

...

Sec. 134-1055. - Special exception uses.

The special exception uses require a site plan review as provided in article III of this chapter. The special exception uses in the R-D(2) high density residential district are as follows:

- (1) Planned unit development, PUD-2, PUD-3.
- (2) Public structures/uses.
- (3) Essential services related to town-owned municipal buildings and structures.
- (4) Public or private academic schools.
- (5) Churches, synagogues and other houses of worship.
- (6) Supplemental parking.
- (7) Accessory commercial uses to hotel uses.
- (8) Municipally owned or operated parking areas.
- (9) Beach houses intended for the use of family and guests only.
- (10) Hotels.
- (11) Timesharing uses.
- (12) Roof-deck automobile parking.
- (13) Group home.
- (14) Foster care facility.
- (15) Pedestrian access tunnel to the beach as an accessory use provided that the applicant owns the land on both sides of the roadway, provides unity of title, and provides prior written approval from all governmental agencies having jurisdiction.
- (16) Outdoor café seating for dining purposes related to hotels, condo hotels and dining rooms provided that all requirements and conditions contained in: Sections 134-2104 and 134-2108 are met.
- (17) Condo-hotels in accordance with section 134-2110.
- (18) Municipally owned and operated parks and recreation areas.

~~Sec. 134-1056.— Stands, seated dining areas and open counters for eating and drinking.~~

~~No stands or open counters and no open seating arrangement (except as otherwise provided for in article VIII, division 14), whether or not at tables, intended for feeding or the dispensing of food or drink whether or not for profit or for any other similar purposes for the sale of commodities to the public shall be erected or permitted anywhere in the town unless contained within a building. However, in the RD 2 zoning district, the town council may permit, as a special exception, the serving of food and beverages to seated patrons in outdoor open air areas which are operated as a part of a hotel dining room contained within a building, provided approval of such special exception does not increase the allowable capacity. The following are conditions to the approval of any such special exception:~~

~~(1) Open air dining areas must be properly buffered to avoid noise, litter, light and odor impacts upon neighboring properties, especially nearby residential uses.~~

~~(2) Area associated with the outdoor portion of the dining room shall not count toward any maximum square footage limitations associated with the town-serving aspects of this chapter.~~

C-TS, COMMERCIAL TOWN-SERVING

Sec. 134-1108. - Accessory uses.

The accessory uses in the C-TS town-serving commercial district are as follows:

(1) Off-street parking and loading.

(2) Signs.

(3) Accessory uses customarily incident to the permitted or approved special exception uses.

~~(4) Administrative approval of outdoor seating for dining purposes, subject to the standards and criteria contained in sections 134-2104 through 134-2108, supplemental district regulations.~~

Sec. 134-1109. - Special exception uses.

(a) The special exception uses require a site plan review as provided in article III of this chapter. The special exception uses in the C-TS town-serving commercial district are as follows:

(1) Public or private parking lots or storage garages.

(2) Auto rental lots.

(3) Private social, swimming, tennis and yacht clubs.

(4) Service stations.

(5) Public structures/uses.

(6) Essential services related to town-owned municipal buildings and structures.

(7) Supplemental parking.

(8) Public or private academic schools.

(9) Drive-in business service facilities.

(10) Churches, synagogues or other houses of worship.

(11) Permitted uses, or uses not specifically enumerated under permitted uses in section 134-1107 but having traffic, patronage and intensity of use characteristics similar to those uses cited therein, which are greater than 3,000 square feet gross leasable area.

(12) Banks and financial institutions, excluding securities or financial brokerage and trust companies.

(13) Roof-deck automobile parking.

(14) ~~Outdoor seating in conjunction with permitted restaurants where administrative approval is not being requested. See section 134-1111 for additional conditions.~~ Outdoor café seating for only restaurants, retail specialty food including the sale of prepared food for takeout only, and private, social, swimming, golf, tennis and yacht clubs provided that all requirements and conditions in sections 134-2104 through 134-2108 are met.

(15) Veterinarian offices above the first floor.

(16) Museums occupying building of unique value as designated historical landmarks, as determined by the landmarks preservation commission and the town council.

(17) Nightclubs.

(18) Except as provided for in subsection 134-1107(3), offices (excluding executive office suites), professional services, business services and securities or financial brokerage and trust companies on the first floor provided that there are at least 50 percent existing office uses on all floors of the building in which the office use is proposed and more than 50 percent existing office uses on the first floor within 300 feet of the proposed office use within the same zoning district.

(19) Private parks.

(20) Medical marijuana treatment centers and medical marijuana dispensaries are prohibited, however, should state law preempt said prohibition, said uses shall be permitted subject to the requirements in sections 134-2113 through 134-2114 of this chapter.

(21) Outdoor promotional events. See section 134-2115 for additional conditions and criteria.

(22) Restaurants, retail specialty foods,, retail specialty food including the sale of prepared food for takeout only including the sale of prepared foods for takeout and bars/lounges, excluding formula restaurants as defined in section 134-2.

(b) An owner or tenant of a property, located within the C-TS district, which property has received approval of a special exception after March 31, 1980, shall be required to obtain approval by the town council under the provisions of section 134-229 prior to being granted a new business tax receipt. This subsection shall not apply to renewal of an existing business tax receipt.

~~Sec. 134-1111. -- Special exception for stands, seated dining areas and open counters for eating and drinking.~~

~~(a) No stands or open counters and no open seating arrangement (except as otherwise provided in article VIII, division 14), whether or not at tables, intended for feeding or the dispensing of food or drink whether or not for profit or for any other similar purposes for the sale of commodities to the public shall be erected or permitted anywhere in the town unless they are contained within a building. However, in the C-TS town serving commercial district, the town council may permit, as a special exception, the serving of food and beverages to seated patrons in~~

~~outdoor open air areas which are operated as a part of a restaurant contained within a building, provided approval of such special exception does not increase the allowable capacity. The following are conditions to the approval of any such special exception:~~

~~(1) Open air dining areas must be properly buffered to avoid noise, litter, light and odor impacts upon neighboring properties, especially nearby residential uses.~~

~~(2) Area associated with the outdoor portion of the restaurant will not count toward any maximum square footage limitations associated with the town-serving aspects of this chapter.~~

~~(b) In the C-TS town-serving commercial district, the town council may permit, as a special exception, extra outdoor patron seating, over and above the inside seating capacity, as part of a take-out food business contained within a building provided the following conditions are met:~~

~~(1) The take-out food business inside tenant space does not exceed 2,000 square feet.~~

~~(2) Open air dining areas are properly buffered to avoid noise, litter, light and odor impacts upon neighboring properties, especially nearby residential uses.~~

~~(3) The area associated with the outdoor seating of the take-out food business will not count toward any maximum square footage limitations associated with the town-serving aspects of this chapter.~~

~~(4) Area associated with the outdoor seating cannot encroach into the required ten-foot unobstructed, pedestrian sidewalk.~~

~~(5) The amount of outdoor seating can not exceed eight seats, nor can it extend beyond any property line of the take-out business tenant space.~~

C-WA, COMMERCIAL WORTH AVENUE

Sec. 134-1158. - Accessory uses.

The accessory uses in the C-WA Worth Avenue district are as follows:

(1) Off-street parking and loading.

(2) Signs.

(3) Accessory uses customarily incident to the permitted or approved special exception uses.

~~(4) Administrative approval of outdoor seating for dining purposes, subject to the standards and criteria contained in sections 134-2104 through 134-2108, supplemental district regulations.~~

Sec. 134-1159. - Special exception uses.

(a) The special exception uses require a site plan review as provided in article III of this chapter. The special exception uses in the C-WA Worth Avenue district are as follows:

(1) Pay parking.

- (2) Public or private parking or storage garages.
 - (3) Private social, swimming, tennis or yacht clubs.
 - (4) Public structures/uses.
 - (5) Essential services related to town-owned municipal buildings and structures.
 - (6) Supplemental parking.
 - (7) Restaurants, retail specialty foods, including the sale of prepared foods for takeout only, nightclubs and lounges/bars, excluding formula restaurants as defined in section 134-2.
 - (8) Museums and nonprofit cultural centers.
 - (9) Permitted uses cited under permitted uses in section 134-1157 which contain greater than 4,000 square feet GLA gross leasable area.
 - (10) Uses not specifically enumerated under permitted uses in section 134-1157 but having traffic, patronage and intensity of use characteristics similar to those uses cited therein.
 - (11) Outdoor promotional events. See section 134-2115 for additional conditions and criteria.
 - (12) Roof deck automobile parking.
 - (13) Outdoor seating in conjunction with permitted restaurants where administrative approval is not being requested. See section 134-1161 for additional conditions. Outdoor café seating only for restaurants, retail, specialty foods, including the sale of prepared foods for takeout, and private social, swimming, tennis or yacht clubs, provided that all requirements and conditions in sections 134-2104 through 134-2108 are met.
- (b) An owner or tenant of a property, located within the C-WA district, which property has received approval of a special exception after March 31, 1980, shall be required to obtain approval by the town council under the provisions of section 134-229 prior to being granted a new business tax receipt. This subsection shall not apply to renewal of an existing business tax receipt.

~~Sec. 134-1161. — Stands, seated dining areas and open counters for eating and drinking.~~

~~(a) No stands or open counters and no open seating arrangement (except as provided for in article VIII, division 14), whether or not at tables, intended for feeding or the dispensing of food or drink whether or not for profit or for any other similar purposes for the sale of commodities to the public shall be erected or permitted anywhere in the town unless they are contained within a building. However, in the C-WA Worth Avenue zoning district, the town council may permit, as a special exception, the serving of food and beverages to seated patrons in outdoor open air areas which are operated as a part of a restaurant contained within a building, provided approval of such special exception shall not increase the allowable capacity. The following are conditions to the approval of any such special exception:~~

~~(1) Open air dining areas must be properly buffered to avoid noise, litter, light and odor impacts upon neighboring properties, especially nearby residential uses.~~

~~(2) Area associated with the outdoor portion of the restaurant shall not count toward any maximum square footage limitations associated with the town serving aspects of this chapter.~~

C-OPI, COMMERCIAL OFFICE, PROFESSIONAL & INSTITUTIONAL

Sec. 134-1208. - Accessory uses.

The accessory uses in the C-OPI office, professional and institutional district are as follows:

(1) Off-street parking and loading.

(2) Signs.

(3) Accessory uses customarily incident to the permitted or approved special exception uses.

~~(4) Administrative approval of outdoor seating for dining purposes, subject to the standards and criteria contained in sections 134-2104 through 134-2108, supplemental district regulations.~~

Sec. 134-1209. - Special exception uses.

The special exception uses require a site plan review as provided in article III of this chapter. The special exception uses in the C-OPI office, professional and institutional district are as follows:

(1) Public or private parking lot or storage garages.

(2) Auto rental lot.

(3) Public structures/uses.

(4) Essential services related to town-owned municipal buildings and structures.

(5) Supplemental parking.

(6) Restaurants, excluding formula restaurants as defined in section 134-2.

(7) Lounges/bars when associated with full-service restaurants.

(8) Banks and financial institutions, excluding brokerage and trust companies.

(9) Institutions.

(10) Roof-deck automobile parking.

~~(11) Outdoor seating in conjunction with permitted restaurants where administrative approval is not being requested. See section 134-1210 for additional conditions.~~ Outdoor café seating for only restaurants and dining rooms provided that all requirements and conditions in sections 134-2104 through 134-2108 are met.

(12) Dining rooms when not more than 15 percent of the gross floor area of the structure; no exterior or external advertising to be permitted.

~~Sec. 134-1210. - Stands, seated dining areas and open counters for eating and drinking.~~

~~No stands or open counters and no open seating arrangement (except as otherwise provided in article VIII, division 14) whether or not at tables, intended for feeding or the dispensing of food or drink whether or not for profit or for any other similar purposes for the sale of commodities to the public shall be erected or permitted anywhere in the town unless they are contained within a building. However, in the C-OPI zoning district, the town council may permit, as a special exception, the serving of food and beverages to seated patrons in outdoor open air areas which are operated as a part of a dining room or restaurant contained within a building, provided approval of such special exception shall not increase the allowable capacity. The following are conditions to the approval of any such special exception:~~

~~(1) Open air dining areas must be properly buffered to avoid noise, litter, light and odor impacts upon neighboring properties, especially nearby residential uses.~~

~~(2) Area associated with the outdoor portion of the dining room or restaurant shall not count toward any maximum square footage limitations associated with the town-serving aspects of this chapter.~~

Sec. 134-1259. - Special exception uses.

(a) The special exception uses require a site plan review as provided in article III of this chapter. The special exception uses in the C-PC planned center district are as follows:

- (1) Public or private parking or storage garages.
- (2) Private, social, swimming, tennis and yacht clubs.
- (3) Public structures/uses.
- (4) Essential services related to town-owned municipal buildings and structures.
- (5) Supplemental parking.
- (6) Restaurants, retail specialty foods, including the sale of prepared foods for takeout only, nightclubs and lounges/bars excluding formula restaurants as defined in section 134-2.
- (7) Theaters
- (8) Museums.
- (9) Veterinarian/animal clinic.
- (10) Auto rental.
- (11) Banks and financial institutions.

(12) All retail and personal service activities exceeding 3,000 square feet gross leasable area not specifically cited under the permitted uses in subsection 134-1257(a)(2).

(13) Timesharing uses at a maximum of nine units per acre and hotels at a maximum of 26 units per acre.

(14) Roof-deck automobile parking.

(15) Nonprofit cultural centers.

(16) Veterinarian offices.

(17) ~~Outdoor seating in conjunction to permitted restaurants. See section 134-1260 for additional conditions. Outdoor café seating for only restaurants, retail specialty food uses including the sale prepared foods for only takeout only, and private, social, swimming, tennis and yacht clubs provided that all requirements and conditions in sections 134-2104 through 134-2108 are met.~~

(18) Outdoor promotional events. See section 134-2115 for additional conditions and criteria.

(b) An owner or tenant of a property, located within the C-PC district, which property has received approval of a special exception after March 31, 1980, shall be required to obtain approval by the town council under the provisions of section 134-229 prior to being granted a new business tax receipt. This subsection shall not apply to renewal of an existing business tax receipt.

~~Sec. 134-1260. -- Stands, seated dining areas and open counters for eating and drinking.~~

~~(a) No stands or open counters and no open seating arrangement, whether or not at tables, intended for feeding or the dispensing of food or drink whether or not for profit or for any other similar purposes for the sale of commodities to the public shall be erected or permitted anywhere in the town unless they are contained within a building. However, in the C-PC, Planned Center zoning district, the town council may permit, as a special exception, the serving of food and beverages to seated patrons in outdoor open air areas which are operated as a part of a restaurant contained within a building, provided approval of such special exception shall not increase the allowable capacity. The following are conditions to the approval of any such special exception:~~

~~(1) Open air dining areas must be properly buffered to avoid noise, litter, light and odor impacts upon neighboring properties, especially nearby residential uses.~~

~~(2) The area associated with the outdoor portion of the restaurant shall not count toward any maximum square footage limitations associated with the town-serving aspects of this chapter.~~

C-B, COMMERCIAL BUSINESS

Sec. 134-1303. - Accessory uses.

(a) The accessory uses in the C-B commercial district require a site plan and review as provided in article III of this chapter.

- (b) The accessory uses in the C-B commercial district are as follows:
- (1) Off-street parking and loading.
 - (2) Signs.
 - (3) Accessory uses customarily incident to the permitted or approved special exception uses.
 - ~~(4) Administrative approval of outdoor seating for dining purposes, subject to the standards and criteria contained in sections 134-2104 through 134-2108, supplemental district regulations.~~

Sec. 134-1304. - Special exception uses.

(a) The special exception uses require a site plan review as provided in article III of this chapter. The special exception uses in the C-B commercial district are as follows:

- (1) Public or private parking lots or storage garages.
 - (2) Auto rental lot.
 - (3) Supplemental parking.
 - (4) Public or private academic schools.
 - (5) Hotels at a maximum of 26 units per acre.
 - (6) Timesharing uses at a maximum of nine units per acre.
 - (7) Roof-deck automobile parking.
 - (8) Permitted uses, or uses not specifically enumerated under permitted uses in section 134-1302 but having traffic, patronage and intensity of use characteristics similar to those uses cited therein, which are greater than 3,000 square feet gross leasable area.
 - (9) Nonprofit cultural centers.
 - ~~(10) Outdoor seating for dining purposes related to hotels where administrative approval is not being requested. See section 134-1005 for additional conditions.~~ Outdoor café seating for only hotels, condo-hotels, dining rooms provided that all requirements and conditions in sections 134-2104 through 134-2108 are met.
 - (11) Condo-hotels at a maximum of 17 units per acre, in accordance with section 134-2110.
 - (12) Essential services related to town-owned municipal buildings and structures.
 - (13) Dining rooms when not more than 15 percent of the gross floor area of the structure; no exterior or external advertising to be permitted.
- (b) An owner or tenant of a property, located within the C-B district, which property has received approval of a special exception after March 31, 1980, shall be required to obtain approval by the

town council under the provisions of section 134-229 prior to being granted a new business tax receipt. This subsection shall not apply to renewal of an existing business tax receipt.

~~Sec. 134-1305. -- Stands, seated dining areas and open counters for eating and drinking.~~

~~No stands or open counters and no open seating arrangement (except as otherwise provided in article VIII, division 14), whether or not at tables, intended for feeding or the dispensing of food or drink whether or not for profit or for any other similar purposes for the sale of commodities to the public shall be erected or permitted anywhere in the town unless they are contained within a building. However, in the C-B zoning district, the town council may permit, as a special exception, the serving of food and beverages to seated patrons in outdoor open air areas which are operated as a part of a hotel dining room contained within a building, provided the additional special exception shall not increase the allowable capacity. The following are conditions to the approval of any such special exception:~~

~~(1) Open air dining areas must be properly buffered to avoid noise, litter, light and odor impacts upon neighboring properties, especially nearby residential uses.~~

~~(2) Area associated with the outdoor portion of the hotel dining room shall not count toward any maximum square footage limitations associated with the town-serving aspects of this chapter.~~

Delete **Division 14, ADMINISTRATIVE APPROVAL OF OUTDOOR SEATING**, in its entirety and replace with the following new Division:

DIVISION 14. - CONDITIONAL APPROVAL OF A SPECIAL EXCEPTION FOR SIDEWALK AND/OR PRIVATE PROPERTY OUTDOOR CAFÉ SEATING ONLY FOR RESTAURANTS, DINING ROOMS, RETAIL SPECIALTY FOOD INCLUDIGN THE SALE OF PREPARED FOOD FOR TAKEOUT ONLY, AND PRIVATE SOCIAL, SWIMMING, TENNIS AND YACHT CLUBS .

Sec. 134-2104. - Requirements fees and security deposit.

(a) It shall be unlawful for any person to provide outdoor café seating without an outdoor café seating permit from the town. Outdoor café seating shall be only be permitted in the R-D(2), C-TS, C-WA, C-OPI, and C-B zoning districts if conditions of approval set forth in sections 134-2105 through 134-2108 are met and an outdoor café seating permit is issued by the town.

(b) There is an annual outdoor café seating permit fee established in the town's master fee schedule and included in the annual business tax receipt.

(c) Prior to the issuance of an Outdoor Café Permit, the permittee shall provide a security deposit to the Town in the amount as identified in the Town's Master Fee Schedule if any portion of the outdoor café seating is located within a Town right of way or on Town property.

Sec. 134-2105. - Application.

After town council approval of a special exception zoning application, the applicant shall file for an outdoor café seating permit application to the director of the planning, zoning and building department or his or her designee (individually or collectively referred to in this chapter as "director". The permit application shall be on a form provided by the director.

Sec. 134-2106. - Standards and criteria for special exception and outdoor café permit application review.

The standards and conditions required to be met as part of the special exception application and outdoor café seating permit approval are those provisions provided for in Section 123-229 and the following criteria and conditions:

(a) Criteria and conditions required to be met for approval of outdoor café seating on a street sidewalk.

(1) Outdoor café seating is not allowed to increase the capacity of a restaurant, dining room, retail specialty food use or private social swimming, golf, tennis and yacht club. The exception is that a specialty foods use, including sale of prepared foods for takeout only and is under 2,000 square feet in gross leasable area may request up to 8 addition outdoor café seats over the inside capacity provided that the seating meets the condition herein.

(2) Bars/lounges and nightclubs are not allowed outdoor café seating.

(3) An outdoor café seating area is restricted to the area abutting the boundary lines of the property on which the business owned by the applicant is located.

(4) Outdoor café seating shall not be allowed where the outdoor seating furniture would be placed within five (5) feet of bus stops, loading zones, valet parking stands, sight triangles or other structures or areas determined by the director to require clearance for the public. For the purpose of this chapter outdoor cafe seating furniture is defined as tables, chairs, umbrellas, portable heaters, mist sprayers and any other customarily usual objects used in the outside café seating area.

(5) No outdoor café seating furniture shall be allowed within five (5) feet of a pedestrian crosswalk.

(6) No outdoor café seating furniture shall be located in such a manner that a minimum five foot-wide unobstructed pedestrian path is maintained at all times.

(7) No outdoor café seating furniture shall be permitted around the perimeter of an outdoor seating area that would have the effect of forming a physical or visual barrier discouraging the use of the pedestrian sidewalk.

(10) An outdoor café seating area shall only be allowed to have low-level background music does not exceed the maximum noise decibel requirements in sections 42-226 through 42-228.

(11) No wait stations shall be allowed outside on the sidewalk. All wait stations on private property shall not be visible from a sidewalk or street.

(12) All kitchen equipment used to service the outdoor café seating shall be located within a building.

(13) All outdoor café seating furniture and associated lighting shall be aesthetically and architecturally pleasing and approved by either the Architectural Commission or Landmark Preservation Commission, whichever is applicable.

(14) An outdoor café seating area shall not count toward any maximum square footage limitations.

(15) All outdoor café seating furniture on a sidewalk shall be taken inside an abutting building after close of business.

(16) No outdoor café seating furniture located within the public right-of-way shall be attached, chained or in any manner affixed to any tree, post, sign or other fixtures, curb or sidewalk within or near the permitted area.

(17) The area covered by an outdoor café seating permit, and the sidewalk and street immediately adjacent to it, shall be maintained in a clean, neat and orderly appearance at all times and clear of any trash or refuse by the permittee. The area of the sidewalk, curb and gutter immediately adjacent to the sidewalk cafe shall be cleared of all debris during hours of operation, and again at the close of each business day, or as may otherwise be determined by the director.

(18) Special exception uses 2,000 square feet or less in gross leasable area are allowed outdoor café seating

(b) Criteria and conditions required to be met for approval of outdoor café seating on private property not within a street sidewalk.

(1) Outdoor café seating is not allowed to increase the capacity of a restaurant, dining room, retail specialty food use or private social swimming, tennis and yacht club. The exception is that a specialty foods use, including sale of prepared foods for takeout only and that is under 2,000 square feet in gross leasable area may request up to 8 addition outdoor café seats over the inside capacity provided that the seating meets the condition herein.

(2) Bars/lounges and nightclubs are not allowed outdoor café seating.

(3) Outdoor cafe seating is restricted to boundary lines of the property on which the business owned by the applicant is located.

(4) No tables, chairs, umbrellas, mist sprayer, space heaters or other customarily usual outdoor café seating furniture shall be located in such a manner that a minimum four foot-wide unobstructed pedestrian path is maintained at all times.

(5) No objects shall be permitted around the perimeter of an outdoor cafe seating area occupied by tables and chairs that would have the effect of forming a physical or visual barrier discouraging the use of the pedestrian path.

(6) Establishments with outdoor café seating adjacent to or abutting a residential use shall close outdoor seating service at 12:00 a.m.

(7) An outdoor café seating area within 30 feet of a neighboring residential use's property line shall be properly buffered and screened by a building or six-foot-high wall between the outdoor café seating area and an abutting residential use to avoid noise, litter, light and odor impacts. When there is a street between the residential use and the outdoor café seating area, said screening shall not be required.

(8) An outdoor café seating area on private property shall only be allowed to have low-level, background live or recorded music that does not exceed the maximum noise decibel requirements in sections 42-226 through 42-228.

(9) No wait stations shall be allowed outside on a street sidewalk. All wait stations on private property shall not be visible from a sidewalk or street.

(10) All kitchen equipment used to service the outdoor café seating shall be located within a building.

(11) All outdoor café seating furniture, including the tables, chairs, awnings and space heater equipment shall be aesthetically and architecturally pleasing and approved by either the Architectural Commission or Landmark Preservation Commission, whichever is applicable.

(12) The area covered by an outdoor café seating permit, and the sidewalk and street immediately adjacent to it, shall be maintained in a clean, neat and orderly appearance at all times and clear of any trash or refuse by the permittee. The area of the sidewalk, curb and gutter immediately adjacent to the sidewalk cafe shall be cleared of all debris during hours of operation, and again at the close of each business day, or as may otherwise be determined by the director.

(13) Areas associated with the outdoor café seating shall not count toward any maximum square footage limitations.

Sec. 134-2107. Liability and insurance.

(a) Prior to the issuance of a business tax receipt the applicant shall furnish the town with a signed statement that the permit shall hold harmless the town, its officers, employees, Palm Beach County or the Florida Department of Transportation (FDOT) (if within or abutting either governmental entities rights-of-way) for claims of damages to property or injury to person which may be occasioned by any activity carried out under the terms of the business tax receipt and approved outdoor sidewalk café permit. The statement shall include that the permittee shall be responsible, shall indemnify and shall hold the Town, Palm Beach County and/or FDOT harmless for performance of and payment for any environmental remediation that may be

necessary, as determined by the FDOT, as a result of permittee's use of the area of the outdoor sidewalk café.

(b) Permittee shall furnish and maintain public liability, food products liability, liquor liability, and property damage insurance for the benefit of the Town and/or Palm Beach County or FDOT (if within or abutting either governmental entities rights-of-way) from all claims and damage to property or bodily injury, including death, which may arise from operations under the business tax receipt or in connection therewith. Such insurance shall provide coverage of not less than one million dollars (\$1,000,000.00) for bodily injury or death to any one (1) person or any number of persons in any one (1) occurrence and property damage, respectively, per occurrence, or a combined coverage of not less than two million dollars (\$2,000,000.00). Such insurance shall be without prejudice to coverage otherwise existing therein and shall name as additional insureds the Town, Palm Beach County and/or FDOT, their officers and employees, if within or abutting either's rights-of-way and shall further provide that the policy shall not terminate or be canceled prior to the completion of the business tax receipt period without forty-five (45) days written notice to the risk manager at the address shown on the business tax receipt.

(c) Damage to the public sidewalk or any public structure as a result of the outdoor café seating operation shall be the responsibility of the property owner to repair to the satisfaction of the town.

(d) The town and its officers and employees shall not be responsible for sidewalk seating components relocated or damaged during emergencies.

Sec. 134-2108. - Denial, revocation or suspension of approval.

(a) An outdoor café seating permit shall be denied if all of the requirement and/or conditions in sections 134-2106 and 134-2107 are not met. An outdoor café seating permit may be modified, suspended or revoked by the Planning, Zoning and Building Director if it is determined that the business is violating the requirement and/or conditions in sections 134-2106 and 134-2107 or if it is determined by the town that the outdoor café seating is negatively impacting neighboring property owners or tenants.

(b) The director may require the temporary removal of sidewalk café outdoor seating when street, sidewalk or utility repairs necessitate such action.

(c) If found to be necessary for the protection of the health, safety and welfare of the public, the departments of public works, police and fire-rescue or other emergency service providers may require the applicant to immediately remove or relocate all or parts of the sidewalk outdoor cafe seating and, if necessary, the town may remove or relocate same in emergency situations.

Sec. 134-2109. - Appeal of denial, suspension or revocation by the director of planning, zoning and building department.

The town council shall hear any appeal of a denial, suspension or revocation of an outdoor café seating permit by the planning, zoning and building director or designee pursuant to sections 134-141 through 134-145 of the code.

EXHIBIT B

Sec. 134-791. - Accessory structures.

- (a) ...
- (b) Unattached accessory structures in R-AA district. Accessory structures without kitchen facilities may be erected in accordance with the following requirements:
 - (1) ...
 - ...
 - (8) One-Ddocks, as defined in section 134-2 and as regulated in sections 62-74, 62-75 and 134-1697, shall be unenclosed accessory structures as defined in this section.

Sec. 134-841. - Accessory structures.

- (a) ...
- (b) Unattached accessory structures in R-A district. Accessory structures without kitchen facilities may be erected in accordance with the following requirements:
 - (1) ...
 - ...
 - (8) One Ddocks, as defined in section 134-2 and as regulated in sections 62-74, 62-75 and 134-1697, shall be unenclosed accessory structures as defined in this section.

Sec. 134-891. - Accessory structures.

- (a) ...
- (b) Unattached accessory structures in R-B district. Accessory structures without kitchen facilities may be erected in accordance with the following requirements:
 - (1) ...
 - ...

- (8) One Dock, as defined in section 134-2 and as regulated in sections 62-74, 62-57 and 134-1697, shall be unenclosed accessory structures as defined in this section.

Sec. 134-946. - Accessory structures.

- (a) ...
- (b) Unattached accessory structures in R-C district. Accessory structures without kitchen facilities may be erected in accordance with the following requirements:
 - (1) ...
 - ...
 - (8) One Dock, as defined in section 134-2 and as regulated in sections 62-74, 62-75 and 134-1697, shall be unenclosed accessory structures as defined in this section.

Sec. 134-1001. - Accessory structures.

- (a) ...
- (b) Unattached accessory structures in R-D(1) district. Accessory structures without kitchen facilities may be erected in accordance with the following requirements:
 - (1) ...
 - ...
 - (8) One Dock, as defined in section 134-2 and as regulated in sections 62-74, 62-75 and 134-1697, shall be unenclosed accessory structures as defined in this section.

Sec. 134-1057. - Accessory structures.

- (a) ...
- (b) Unattached accessory structures in R-D(2) district. Accessory structures without kitchen facilities may be erected in accordance with the following requirements:
 - (1) ...
 - ...
 - (8) One Dock, as defined in section 134-2 and as regulated in sections 62-74, 62-75 and 134-1697, shall be unenclosed accessory structures as defined in this section.

Sec. 134-1697. - Buildings and structures over Lake Worth.

With the exception of essential services, landing docks and piers related to town-owned municipal property, buildings, and structures, no buildings or structures shall be erected or constructed west of the established bulkhead or bulkhead line or over the water of Lake Worth except one pier or land docks on a lot, which shall meet the requirements in Chapter 62, Article III, sections 62-74, and 62-75, ~~construction specifications of the code~~. No cooking, sleeping, or business activity shall be permitted or conducted on a dock except as associated with the town's operation of its municipal docks.

CHAPTER 62. MARINE STRUCTURES.

Sec. 62-74. - Bulkheads, landing docks and piers to accord with plat; waivers and variances.

All bulkheads erected in Lake Worth within the limits of the town shall be erected within the lines as shown on the plats described in section 62-71 except as follows. In addition, piers, landing docks and/or all associated appurtenances thereto erected in Lake Worth within the limits of the town shall be erected within six feet of the pierhead line as shown on the plats described in section 62-71 except as follows:

- (1) The director of public works may grant an administrative waiver for batter (style) piles located west of the official bulkhead line provided that the applicant demonstrates why the bulkhead cannot be constructed without batter piles on or behind said line. A hardship shall be deemed a situation where said batter piles could not be built because existing structure(s) or soil conditions prohibit compliance with the provisions of this chapter.
- (2) One pier or landing dock and its associated appurtenance shall be allowed on a lot as an accessory structure. A pier or landing dock shall not exceed 30% of the lot width. Any portion of said pier or dock extending more than 6 feet west of the mean high water line, Bulkhead Line or existing bulkhead, whichever is most landward, shall not exceed a pier or dock width of 10 feet. A pier, landing dock and/or all associated appurtenances thereto shall not be permitted more than six feet west of the official pierhead line or more than 150 [feet] west of the official bulkhead line. However, in no case shall a pier, landing dock and/or all associated appurtenances thereto extend more than 150 feet from land. The town council may approve a variance to this provision pursuant to sections 134-171, 134-172, 134-173 and 134-201 if the town council finds that the criteria in section 134-201 have been met. In addition to meeting the variance criteria, an applicant for a piers, landing docks and/or all associated appurtenances thereto more than six feet west of the pierhead line and more than 150 from the bulkhead line or land shall meet the following criteria:

- a. Prior permit approval by the Corps of Engineers and Department of Environmental Protection is required;
- b. Piers, landing docks and/or all associated appurtenances thereto shall not be within 100 feet of a designated federal channel or within 62.5 feet of said channel if previously approved by the Corps of Engineers;
- c. Where an official pierhead line or bulkhead line does not exist on the official bulkhead and groin plat of the town, a pier, landing dock and/or all associated appurtenances thereto shall not be permitted more than six feet west of the existing bulkhead. The town council may approve a variance to this provision pursuant to sections 134-171, 134-172, 134-173 and 134-201 if the town council finds that the criteria in section 134-201 have been met. In addition to meeting the variance criteria, an applicant for a piers, landing docks and/or all associated appurtenances thereto more than six feet west of the existing bulkhead shall have prior permit approval by the Corps of Engineers and Department of Environmental Protection.

Sec. 62-75. - Construction specifications.

- (a) *Generally.* All construction of bulkheads, piers and landing docks covered in this article shall comply with the specifications of this section.
- (b) *Location and alignment.* The west face of bulkheads are to be on the designated bulkhead line.
- (c) *Projections.* The west face of bulkheads shall be without projections, except at the top, where a cap or coping may be used. The transition from the face of the bulkhead to the outer face of the cap or coping shall not be abrupt. An administrative waiver by the director of public works for batter (style) piles may be granted from this provision as identified in section 62-74(a).
- (d) *Elevation of top.* The top of bulkheads or cutoff walls shall be governed by sound engineering recommendations, and the same shall be approved by the town engineer.
- (e) *Elevation of bottom.* The bottom of bulkheads or cutoff walls shall be governed by sound engineering recommendations, and the same shall be approved by the town engineer.
- (f) *Elevation of filled land lying west of the present A1A right-of-way.* The elevation of such fill will be such that drainage of any filled area will be routed away from the right-of-way ditches of State Road A1A.
- (g) *Tightness.* Bulkheads and cutoff walls shall be impervious to the passage of sand.

- (h) *Location and alignment.* ~~One Pier or landing docks, and/or~~ all associated appurtenances thereto may be built on a lot westward from the Official Bulkhead Line a maximum of 150 feet. A pier or landing dock shall not exceed 30% of the lot width. Any portion of said pier or dock extending more than 6 feet west of the mean high water line, Bulkhead Line or existing bulkhead, whichever is most landward, shall not exceed a pier or dock width of 10 feet. In addition, ~~a piers,~~ landing docks and ~~all~~ associated appurtenances may not be built further than 150 feet from land nor more than six feet west of the U.S. Pierhead Line in Lake Worth. ~~A P~~ piers and landing docks and ~~all~~ associated appurtenances shall also be setback a minimum of 25 feet from the side property line. (For the purposes of this section, associated appurtenances shall be considered part of a pier or landing dock as it relates to renovation or replacement of a nonconforming pier or landing dock.) No vessel that is docked at said pier or landing dock shall be allowed to extend past a continuous line extending from the side property line out into Lake Worth or the Palm Beach Inlet. These provisions may not be varied from unless a variance pursuant to sections 134-171, 134-172, 134-173 and 134-201 has been granted by the town council.
- (i) *Elevations of top.* The elevations indicated for piers and docks may be in conformance to good engineering practice.
- (j) *Presence of rock.* If in the construction of bulkheads, piers or landing docks, rock too hard for penetration is encountered, before required penetration has been attained, the applicant will be required to give the department of public works satisfactory proof of its ability to penetrate the rock sufficiently to provide a structure equally as stable as though no rock had been encountered, and the structure had been built with the prescribed penetration in sand.
- (k) *Profiles with application.* If in the construction of any structure covered in this section is made, such application must be accompanied by a profile taken along the line of the proposed structure, such profile to show the character of materials encountered to elevations of required penetrations.
- (l) *Plans.* All plans accompanying applications for structures covered in this section must be prepared by, or in collaboration with, a civil engineer licensed to practice in the state.
- (m) *Datum plane.* The datum plane to which above elevations are referred is based upon National Geodetic Vertical Datum, 1929.
- (n) *Inspection.* The town or authorized agent has the right at all times to inspect work being done under this section.
- (o) *Approval of town engineer.* Penetration and elevations of piles being used in these structures shall be in accordance to good engineering practice. The plan of the work shall have the approval of the town engineer.

Sec. 62-74.2. - Exemptions.

Piers, landing docks and/or all associated appurtenances thereto owned and operated by the town are exempt from this ~~section~~chapter.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: August 11, 2021

Section of Agenda

Ordinances - Second Reading

Agenda Title

ORDINANCE 17-2021 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 62, Marine Structures As Follows: At Article III, Bulkheads, And Pierheads On Lake Worth, Section 62-74, Bulkheads, Landing Docks And Piers To Accord With Plat; Waivers And Variances, To Allow One Pier Or Landing Dock And To Provide A Maximum Width Of A Pier Or Landing Dock; At Section 62-75, Construction Specification To Identify That One Pier Or Landing Dock Is Permitted And That The Maximum Width Of A Pier Or Landing Dock Is 30% Of The Lot Width, Six Feet From The Mean High Water Line Or Bulkhead Line, Whichever Is Furthest East, And Not More Than 10 Feet In Width When Past Said Six Feet; At Section 62-74.2, Exemptions By Correcting The Exemption For Town Owned And Operated Docks Is Exempt From The Chapter And Not The Section Of The Code; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.

Presenter

ATTACHMENTS:

- ▣ **Memorandum Dated June 21, 2021 from Wayne Bergman, Director of Planning, Zoning and Building**
- ▣ **Ordinance 17-2021**
- ▣ **EXHIBIT A**
- ▣ **EXHIBIT B**
- ▣ **Pier and Dock Aerial Photographs**

TOWN OF PALM BEACH

Information for Local Planning Agency and Town Council meeting on:
July 14, 2021

To: Town Council

From: Wayne Bergman, Planning, Zoning and Building Director

Re: Consideration of Proposed Zoning Text Amendments for Outdoor Café Seating, and Landing Docks and Piers in Chapter 62, MARINE STRUCTURES, and Chapter 134, ZONING, in the Code of Ordinances
Ordinance Nos. 16-2021 and 17-2021

Date: June 21, 2021

STAFF RECOMMENDATION

Staff recommends the Local Planning Agency and Town Council consider the Planning and Zoning Commission Record and Report related to proposed outdoor café seating, and landing docks and piers. In addition, staff recommends that the Local Planning Agency recommend, and the Town Council approve, attached Ordinance Nos. 16-2021 and 17-2021 on first reading.

RECORD AND REPORT OF THE PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission, at its March 16, 2021, April 20, 2021 and May 21, 2021 meetings, considered staff proposed zoning text amendments in Chapter 134, Zoning, related to outdoor café seating (EXHIBIT A) and landing docks and piers in Chapter 134, ZONING, and Chapter 62, MARINE STRUCTURES (EXHIBIT B).

At the May 21, 2021 meeting, the Planning and Zoning Commission by a 7-0 vote, made a recommendation to the Town Council to approve the proposed zoning text amendments, as modified by the Commission, to create new zoning regulations for outdoor café seating, as identified in EXHIBIT A (attached). The Commission made consistency changes throughout the proposal text amendments, changing outdoor seating terms to be consistent with “outdoor café seating.” In addition, the Commission added a condition to both sidewalk and private property outdoor café seating that requires the applicant keep the seating area clean, neat and in an orderly appearance at all times and clear of any trash or refuse.

At the May 21, 2021 meeting, the Planning and Zoning Commission by a 7-0 vote, made a recommendation, to the Town Council to approve the proposed zoning text and other code text changes, as modified by the Commission to change the existing regulations for the construction of landing docks and piers, as identified in EXHIBIT B (attached). The Commission change did make one change is staff’s recommendation that staff supports. The Commission changed the maximum

width of a landing dock or pier that within six feet from the mean high water line from 25% to 30% of the lot width. Although discussed at great length, the Commission did not recommend any changes related to the use of sod on a dock. The Florida Department of Regulation and Army Corps. of Engineers is the authority for oversight on that issue.

BACKGROUND

OUTDOOR CAFÉ SEATING

The Town Council, at its February 10, 2021 meeting, discussed the Town's outdoor seating regulations and the temporary Covid seating that is currently being allowed. That temporary outdoor seating has been embraced by the restaurant owners and so far has been well received by the community. As such, the Town has seen the requests for outdoor seating grow over the last year and does not see that trend changing once we get past the pandemic. As such, staff expects to see more requests for permanent outdoor seating for restaurants in the future. Staff requested, and the Council agreed, to allow staff to work with the Planning and Zoning Commission to re-evaluate the existing regulations and recommend modifications that might allow for a more controlled outdoor seating concept with more definitive conditions. The intent of code changes is to allow more restaurant outdoor seating so long as it fits into the surrounding residential areas and the businesses continue to be good neighbors.

The Planning and Zoning Commission discussed this topic at its March 16, 2021 meeting. Staff also received further input from the Town Council at its April 14, 2021 meeting. Based on those discussions, staff drafted proposed Code changes that the Commission considered at its May 21, 2021 meeting and made the recommendation as identified in the above Planning and Zoning Commission Record and Report in this memorandum.

The staff and Commission recommendations are incorporated in add/delete format in the attached Ordinance No. 16-2021. The proposed Ordinance eliminates the existing outdoor seating regulations, including administrative approval of outdoor seating, and replaces those regulation with new outdoor café seating provisions that conditionally allow the seating by Town Council special exception approval. The proposed outdoor café seating would be allowed on sidewalks, and private vias and courtyards in the R-D(2) residential and the C-TS, C-WA, C-B, C-OPI and C-PC Commercial zoning districts provided all special exception criteria and outdoor café seating conditions are met. The conditions include, but are not limited to, the type of outdoor furniture; pedestrian walkway clearances; lighting and outdoor music; and the requirement for insurance and indemnification if the seating is within the public rights-of-way. The proposed Ordinance also includes creating an outdoor café seating permitting process with an annual permit review and fee. As directed by the Council at its June 9, 2021 meeting, staff eliminated the defined hours of operation; separation requirements between outdoor café seating and residential uses; and buffering and screening from the Ordinance. Council determined that as part of the special exception approval process, and on a case by case basis, specific conditions related to hours and residential neighbor protection could be approved as part of the zoning application. Staff also added a provision in the proposed Ordinance to allow a limited amount of seating (8 seats) over the inside capacity for smaller take-out food establishments.

The only other item in the ordinance that may need further discussion is related to the condition that allows for outdoor background music. It was unclear to staff whether this should also be approved similar to the hours of operation on a case by case basis.

LANDING DOCKS AND PIERS

The Town Council, at its March 3, 2021 meeting, considered a zoning application for site plan review and variances in which a dock was being proposed that went from setback line to setback line on the property. The proposed dock, which met the Code requirements, extended the property owner's backyard over the water. Since the dock met Code, staff or Council could not modify the proposed dock. Staff advised the Town Council at that time that this type of development trend over the Lake will continue, and possibly increase, unless changes are made to provide more control over piers and docks. This loophole in the Code has provided an opportunity that more and more developers and property owners are taking advantage of. Staff recommended, and the Town Council agreed, to allow staff to work with the Planning and Zoning Commission on a solution to this problem.

On March 16, 2021 and May 21, 2021, the Planning and Zoning Commission considered proposed zoning and code text amendments that are intended to control overdevelopment of landing docks and piers. Staff looked at the existing regulations and development trends in the town to identify possible changes that might need to be made to control the development or redevelopment of piers and docks on a property. Staff proposed changes to the existing pier and landing dock regulations are in Chapter 134, Zoning, and Chapter 62, Marine Structures. The staff recommended changes, as modified by the Commission, and incorporated in add/delete format in the attached Ordinance No. 16-2021 and 17-2021. The intent of these proposed changes continue to allow a property owner to have a pier or dock for mooring of water vessels, and a marginal pier or dock along the bulkhead for lounging, but to further limit its construction so that structure does not extend across the entire back of the lot. The Ordinance limits it's width of a landing dock or pier within six feet of the mean high water line of a property to a maximum of 30% of the lot width and limits the dock width past six feet to a maximum of 10 feet.

If you have any questions please contact me at your convenience at 227-6406.

TOWN ATTORNEY REVIEW

Ordinance Nos. 16-2021 and 17-2021 have been approved by Town Attorney John C. Randolph for legal form and sufficiency.

cc: Kirk Blouin, Town Manager
Jay Boodheshwar, Deputy Town Manager
John C. Randolph, Town Attorney
Planning and Zoning Commission
Paul Castro, Zoning Manager
Craig Hauschild, Civil Engineer

ORDINANCE NO. 17-2021

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE TOWN CODE OF ORDINANCES AT CHAPTER 62, MARINE STRUCTURES AS FOLLOWS: AT ARTICLE III, BULKHEADS, AND PIERHEADS ON LAKE WORTH, SECTION 62-74, BULKHEADS, LANDING DOCKS AND PIERS TO ACCORD WITH PLAT; WAIVERS AND VARIANCES, TO ALLOW ONE PIER OR LANDING DOCK AND TO PROVIDE A MAXIMUM WIDTH OF A PIER OR LANDING DOCK; AT SECTION 62-75, CONSTRUCTION SPECIFICATION TO IDENTIFY THAT ONE PIER OR LANDING DOCK IS PERMITTED AND THAT THE MAXIMUM WIDTH OF A PIER OR LANDING DOCK IS 30% OF THE LOT WIDTH, SIX FEET FROM THE MEAN HIGH WATER LINE OR BULKHEAD LINE AND NOT MORE THAN 10 FEET IN WIDTH WHEN PAST SAID SIX FEET; AT SECTION 62-74.2, EXEMPTIONS BY CORRECTING THE EXEMPTION FOR TOWN OWNED AND OPERATED DOCKS IS EXEMPT FROM THE CHAPTER AND NOT THE SECTION OF THE CODE; 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 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 62, MARINE STRUCTURES,, 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 III, , Section 62-74, Bulkheads, landing docks and piers to accord with plat; waivers and variances is hereby amended to read as follows:

Sec. 62-74. - Bulkheads, landing docks and piers to accord with plat; waivers and variances.

All bulkheads erected in Lake Worth within the limits of the town shall be erected within the lines as shown on the plats described in section 62-71 except as follows. In addition, piers, landing docks and/or all associated appurtenances thereto erected in Lake Worth within the limits of the town shall

be erected within six feet of the pierhead line as shown on the plats described in section 62-71 except as follows:

- (1) The director of public works may grant an administrative waiver for batter (style) piles located west of the official bulkhead line provided that the applicant demonstrates why the bulkhead cannot be constructed without batter piles on or behind said line. A hardship shall be deemed a situation where said batter piles could not be built because existing structure(s) or soil conditions prohibit compliance with the provisions of this chapter.
- (2) One pier or landing dock and its associated appurtenance shall be allowed on a lot as an accessory structure. A pier or landing dock shall not exceed 30% of the lot width. Any portion of said pier or landing dock extending more than 6 feet from the mean high water line or Bulkhead Line, whichever is most landward, shall not exceed a pier or landing dock width of 10 feet. A pier, landing dock and/or all associated appurtenances thereto shall not be permitted more than six feet west of the official pierhead line or more than 150 [feet] west of the official bulkhead line. However, in no case shall a pier, landing dock and/or all associated appurtenances thereto extend more than 150 feet from land. The town council may approve a variance to this provision pursuant to sections 134-171, 134-172, 134-173 and 134-201 if the town council finds that the criteria in section 134-201 have been met. In addition to meeting the variance criteria, an applicant for a piers, landing docks and/or all associated appurtenances thereto more than six feet west of the pierhead line and more than 150 from the bulkhead line or land shall meet the following criteria:
 - a. Prior permit approval by the Corps of Engineers and Department of Environmental Protection is required;
 - b. A Piers, landing docks and/or all associated appurtenances thereto shall not be within 100 feet of a designated federal channel or within 62.5 feet of said channel if previously approved by the Corps of Engineers;
 - c. Where an official pierhead line or bulkhead line does not exist on the official bulkhead and groin plat of the town, a pier, landing dock and/or all associated appurtenances thereto shall not be permitted more than six feet west of the existing bulkhead. The town council may approve a variance to this provision pursuant to sections 134-171, 134-172, 134-173 and 134-201 if the town council finds that the criteria in section 134-201 have been met. In addition to meeting the variance criteria, an applicant for a piers, landing docks and/or all associated appurtenances thereto more than six feet west of the existing bulkhead shall have prior permit approval by the Corps of Engineers and Department of Environmental Protection.

Section 2. Article III, Section 62-75, Construction specifications, is hereby amended to read as follows:

Sec. 62-75. - Construction specifications.

- (a) *Generally.* All construction of bulkheads, piers and landing docks covered in this article shall comply with the specifications of this section.
- (b) *Location and alignment.* The west face of bulkheads are to be on the designated bulkhead line.
- (c) *Projections.* The west face of bulkheads shall be without projections, except at the top, where a cap or coping may be used. The transition from the face of the bulkhead to the outer face of the cap or coping shall not be abrupt. An administrative waiver by the director of public works for batter (style) piles may be granted from this provision as identified in section 62-74(a).
- (d) *Elevation of top.* The top of bulkheads or cutoff walls shall be governed by sound engineering recommendations, and the same shall be approved by the town engineer.
- (e) *Elevation of bottom.* The bottom of bulkheads or cutoff walls shall be governed by sound engineering recommendations, and the same shall be approved by the town engineer.
- (f) *Elevation of filled land lying west of the present A1A right-of-way.* The elevation of such fill will be such that drainage of any filled area will be routed away from the right-of-way ditches of State Road A1A.
- (g) *Tightness.* Bulkheads and cutoff walls shall be impervious to the passage of sand.
- (h) *Location and alignment.* One Piers or landing docks, and/or all associated appurtenances thereto may be built on a lot westward from the Official Bulkhead Line-a maximum of 150 feet. A pier or landing dock shall not exceed 30% of the lot width. Any portion of said pier or landing dock extending more than 6 feet from the mean high water line or Bulkhead Line, whichever is most landward, shall not exceed a pier or dock width of 10 feet. In addition, a piers, landing docks and /or all associated appurtenances may not be built further than 150 feet from land nor more than six feet west of the U.S. Pierhead Line in Lake Worth. A Piers and/or landing docks and/or all associated appurtenances shall also be setback a minimum of 25 feet from the side property line. (For the purposes of this section, associated appurtenances shall be considered part of a pier or landing dock as it relates to renovation or replacement of a nonconforming pier or landing dock.) No vessel that is docked at said pier or landing dock shall be allowed to extend past a continuous line extending from the side property line out into Lake Worth or the Palm Beach Inlet. These provisions may not be varied from unless a variance pursuant to sections 134-171, 134-172, 134-173 and 134-201 has been granted by the town council.
- (i) *Elevations of top.* The elevations indicated for piers and docks may be in conformance to good engineering practice.
- (j) *Presence of rock.* If in the construction of bulkheads, piers or landing docks, rock too hard for penetration is encountered, before required penetration has been attained, the applicant will be required to give the department of public works

satisfactory proof of its ability to penetrate the rock sufficiently to provide a structure equally as stable as though no rock had been encountered, and the structure had been built with the prescribed penetration in sand.

- (k) *Profiles with application.* If in the construction of any structure covered in this section is made, such application must be accompanied by a profile taken along the line of the proposed structure, such profile to show the character of materials encountered to elevations of required penetrations.
- (l) *Plans.* All plans accompanying applications for structures covered in this section must be prepared by, or in collaboration with, a civil engineer licensed to practice in the state.
- (m) *Datum plane.* The datum plane to which above elevations are referred is based upon National Geodetic Vertical Datum, 1929.
- (n) *Inspection.* The town or authorized agent has the right at all times to inspect work being done under this section.
- (o) *Approval of town engineer.* Penetration and elevations of piles being used in these structures shall be in accordance to good engineering practice. The plan of the work shall have the approval of the town engineer.

Section 3. Article III, Sec. 62-74.2, Exemptions, is hereby amended to read as follows:

Sec. 62-74.2. - Exemptions.

Piers, landing docks and/or all associated appurtenances thereto owned and operated by the town are exempt from this ~~section~~ chapter.

Section 4. 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 5. 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 6. Codification.

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

Section 7. 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 ____ day of _____, 2021, second reading and final adoption on this ____ day of _____, 2021.

Danielle H. Moore, Mayor

Margret A. Zeidman, Town Council President

Bobbie Lindsay, Council President Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Edward A Cooney, Town Council Member

Queenester Nieves, CMC, Town Clerk

Lewis S. W. Crampton, Town Council Member

EXHIBIT A

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

a.....

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

...

Outdoor café seating is the placing or locating of furniture outdoors, including tables, chairs, and umbrellas, adjacent to a business licensed as a restaurant or bar, with the purpose of providing outdoor seating.

R-D(2), High Density Residential

Sec. 134-1053. - Accessory uses.

The accessory uses in the R-D(2) high density residential district are as follows:

- (1) Private nurseries and greenhouses.
- (2) Private garages.
- (3) Private swimming pools and/or cabanas.
- (4) Newsstands, dining rooms, bars, beauty shops and similar personal service uses for the convenience of tenants and their bona fide guests in a multifamily dwelling.
- (5) Charitable events specifically approved by the town manager.
- (6) Other accessory uses, customarily incident to permitted or approved special exception uses, not involving the conduct of business.
- ~~(7) Administrative approval of outdoor seating for dining purposes related to hotels, subject to the standards and criteria contained in sections 134-2104 through 134-2108, supplemental district regulations.~~

...

Sec. 134-1055. - Special exception uses.

The special exception uses require a site plan review as provided in article III of this chapter. The special exception uses in the R-D(2) high density residential district are as follows:

- (1) Planned unit development, PUD-2, PUD-3.
- (2) Public structures/uses.
- (3) Essential services related to town-owned municipal buildings and structures.
- (4) Public or private academic schools.
- (5) Churches, synagogues and other houses of worship.
- (6) Supplemental parking.
- (7) Accessory commercial uses to hotel uses.
- (8) Municipally owned or operated parking areas.
- (9) Beach houses intended for the use of family and guests only.
- (10) Hotels.
- (11) Timesharing uses.
- (12) Roof-deck automobile parking.
- (13) Group home.
- (14) Foster care facility.
- (15) Pedestrian access tunnel to the beach as an accessory use provided that the applicant owns the land on both sides of the roadway, provides unity of title, and provides prior written approval from all governmental agencies having jurisdiction.
- (16) Outdoor café seating for dining purposes related to hotels, condo hotels and dining rooms provided that all requirements and conditions contained in: Sections 134-2104 and 134-2108 are met.
- (17) Condo-hotels in accordance with section 134-2110.
- (18) Municipally owned and operated parks and recreation areas.

~~Sec. 134-1056.— Stands, seated dining areas and open counters for eating and drinking.~~

~~No stands or open counters and no open seating arrangement (except as otherwise provided for in article VIII, division 14), whether or not at tables, intended for feeding or the dispensing of food or drink whether or not for profit or for any other similar purposes for the sale of commodities to the public shall be erected or permitted anywhere in the town unless contained within a building. However, in the RD 2 zoning district, the town council may permit, as a special exception, the serving of food and beverages to seated patrons in outdoor open air areas which are operated as a part of a hotel dining room contained within a building, provided approval of such special exception does not increase the allowable capacity. The following are conditions to the approval of any such special exception:~~

~~(1) Open air dining areas must be properly buffered to avoid noise, litter, light and odor impacts upon neighboring properties, especially nearby residential uses.~~

~~(2) Area associated with the outdoor portion of the dining room shall not count toward any maximum square footage limitations associated with the town-serving aspects of this chapter.~~

C-TS, COMMERCIAL TOWN-SERVING

Sec. 134-1108. - Accessory uses.

The accessory uses in the C-TS town-serving commercial district are as follows:

(1) Off-street parking and loading.

(2) Signs.

(3) Accessory uses customarily incident to the permitted or approved special exception uses.

~~(4) Administrative approval of outdoor seating for dining purposes, subject to the standards and criteria contained in sections 134-2104 through 134-2108, supplemental district regulations.~~

Sec. 134-1109. - Special exception uses.

(a) The special exception uses require a site plan review as provided in article III of this chapter. The special exception uses in the C-TS town-serving commercial district are as follows:

(1) Public or private parking lots or storage garages.

(2) Auto rental lots.

(3) Private social, swimming, tennis and yacht clubs.

(4) Service stations.

(5) Public structures/uses.

(6) Essential services related to town-owned municipal buildings and structures.

(7) Supplemental parking.

(8) Public or private academic schools.

(9) Drive-in business service facilities.

(10) Churches, synagogues or other houses of worship.

(11) Permitted uses, or uses not specifically enumerated under permitted uses in section 134-1107 but having traffic, patronage and intensity of use characteristics similar to those uses cited therein, which are greater than 3,000 square feet gross leasable area.

(12) Banks and financial institutions, excluding securities or financial brokerage and trust companies.

(13) Roof-deck automobile parking.

(14) ~~Outdoor seating in conjunction with permitted restaurants where administrative approval is not being requested. See section 134-1111 for additional conditions.~~ Outdoor café seating for only restaurants, retail specialty food including the sale of prepared food for takeout only, and private, social, swimming, golf, tennis and yacht clubs provided that all requirements and conditions in sections 134-2104 through 134-2108 are met.

(15) Veterinarian offices above the first floor.

(16) Museums occupying building of unique value as designated historical landmarks, as determined by the landmarks preservation commission and the town council.

(17) Nightclubs.

(18) Except as provided for in subsection 134-1107(3), offices (excluding executive office suites), professional services, business services and securities or financial brokerage and trust companies on the first floor provided that there are at least 50 percent existing office uses on all floors of the building in which the office use is proposed and more than 50 percent existing office uses on the first floor within 300 feet of the proposed office use within the same zoning district.

(19) Private parks.

(20) Medical marijuana treatment centers and medical marijuana dispensaries are prohibited, however, should state law preempt said prohibition, said uses shall be permitted subject to the requirements in sections 134-2113 through 134-2114 of this chapter.

(21) Outdoor promotional events. See section 134-2115 for additional conditions and criteria.

(22) Restaurants, retail specialty foods,, retail specialty food including the sale of prepared food for takeout only including the sale of prepared foods for takeout and bars/lounges, excluding formula restaurants as defined in section 134-2.

(b) An owner or tenant of a property, located within the C-TS district, which property has received approval of a special exception after March 31, 1980, shall be required to obtain approval by the town council under the provisions of section 134-229 prior to being granted a new business tax receipt. This subsection shall not apply to renewal of an existing business tax receipt.

~~Sec. 134-1111. -- Special exception for stands, seated dining areas and open counters for eating and drinking.~~

~~(a) No stands or open counters and no open seating arrangement (except as otherwise provided in article VIII, division 14), whether or not at tables, intended for feeding or the dispensing of food or drink whether or not for profit or for any other similar purposes for the sale of commodities to the public shall be erected or permitted anywhere in the town unless they are contained within a building. However, in the C-TS town serving commercial district, the town council may permit, as a special exception, the serving of food and beverages to seated patrons in~~

~~outdoor open air areas which are operated as a part of a restaurant contained within a building, provided approval of such special exception does not increase the allowable capacity. The following are conditions to the approval of any such special exception:~~

~~(1) Open air dining areas must be properly buffered to avoid noise, litter, light and odor impacts upon neighboring properties, especially nearby residential uses.~~

~~(2) Area associated with the outdoor portion of the restaurant will not count toward any maximum square footage limitations associated with the town-serving aspects of this chapter.~~

~~(b) In the C-TS town-serving commercial district, the town council may permit, as a special exception, extra outdoor patron seating, over and above the inside seating capacity, as part of a take-out food business contained within a building provided the following conditions are met:~~

~~(1) The take-out food business inside tenant space does not exceed 2,000 square feet.~~

~~(2) Open air dining areas are properly buffered to avoid noise, litter, light and odor impacts upon neighboring properties, especially nearby residential uses.~~

~~(3) The area associated with the outdoor seating of the take-out food business will not count toward any maximum square footage limitations associated with the town-serving aspects of this chapter.~~

~~(4) Area associated with the outdoor seating cannot encroach into the required ten-foot unobstructed, pedestrian sidewalk.~~

~~(5) The amount of outdoor seating can not exceed eight seats, nor can it extend beyond any property line of the take-out business tenant space.~~

C-WA, COMMERCIAL WORTH AVENUE

Sec. 134-1158. - Accessory uses.

The accessory uses in the C-WA Worth Avenue district are as follows:

(1) Off-street parking and loading.

(2) Signs.

(3) Accessory uses customarily incident to the permitted or approved special exception uses.

~~(4) Administrative approval of outdoor seating for dining purposes, subject to the standards and criteria contained in sections 134-2104 through 134-2108, supplemental district regulations.~~

Sec. 134-1159. - Special exception uses.

(a) The special exception uses require a site plan review as provided in article III of this chapter. The special exception uses in the C-WA Worth Avenue district are as follows:

(1) Pay parking.

- (2) Public or private parking or storage garages.
 - (3) Private social, swimming, tennis or yacht clubs.
 - (4) Public structures/uses.
 - (5) Essential services related to town-owned municipal buildings and structures.
 - (6) Supplemental parking.
 - (7) Restaurants, retail specialty foods, including the sale of prepared foods for takeout only, nightclubs and lounges/bars, excluding formula restaurants as defined in section 134-2.
 - (8) Museums and nonprofit cultural centers.
 - (9) Permitted uses cited under permitted uses in section 134-1157 which contain greater than 4,000 square feet GLA gross leasable area.
 - (10) Uses not specifically enumerated under permitted uses in section 134-1157 but having traffic, patronage and intensity of use characteristics similar to those uses cited therein.
 - (11) Outdoor promotional events. See section 134-2115 for additional conditions and criteria.
 - (12) Roof deck automobile parking.
 - (13) Outdoor seating in conjunction with permitted restaurants where administrative approval is not being requested. See section 134-1161 for additional conditions. Outdoor café seating only for restaurants, retail, specialty foods, including the sale of prepared foods for takeout, and private social, swimming, tennis or yacht clubs, provided that all requirements and conditions in sections 134-2104 through 134-2108 are met.
- (b) An owner or tenant of a property, located within the C-WA district, which property has received approval of a special exception after March 31, 1980, shall be required to obtain approval by the town council under the provisions of section 134-229 prior to being granted a new business tax receipt. This subsection shall not apply to renewal of an existing business tax receipt.

~~Sec. 134-1161. — Stands, seated dining areas and open counters for eating and drinking.~~

~~(a) No stands or open counters and no open seating arrangement (except as provided for in article VIII, division 14), whether or not at tables, intended for feeding or the dispensing of food or drink whether or not for profit or for any other similar purposes for the sale of commodities to the public shall be erected or permitted anywhere in the town unless they are contained within a building. However, in the C-WA Worth Avenue zoning district, the town council may permit, as a special exception, the serving of food and beverages to seated patrons in outdoor open air areas which are operated as a part of a restaurant contained within a building, provided approval of such special exception shall not increase the allowable capacity. The following are conditions to the approval of any such special exception:~~

~~(1) Open air dining areas must be properly buffered to avoid noise, litter, light and odor impacts upon neighboring properties, especially nearby residential uses.~~

~~(2) Area associated with the outdoor portion of the restaurant shall not count toward any maximum square footage limitations associated with the town serving aspects of this chapter.~~

C-OPI, COMMERCIAL OFFICE, PROFESSIONAL & INSTITUTIONAL

Sec. 134-1208. - Accessory uses.

The accessory uses in the C-OPI office, professional and institutional district are as follows:

(1) Off-street parking and loading.

(2) Signs.

(3) Accessory uses customarily incident to the permitted or approved special exception uses.

~~(4) Administrative approval of outdoor seating for dining purposes, subject to the standards and criteria contained in sections 134-2104 through 134-2108, supplemental district regulations.~~

Sec. 134-1209. - Special exception uses.

The special exception uses require a site plan review as provided in article III of this chapter. The special exception uses in the C-OPI office, professional and institutional district are as follows:

(1) Public or private parking lot or storage garages.

(2) Auto rental lot.

(3) Public structures/uses.

(4) Essential services related to town-owned municipal buildings and structures.

(5) Supplemental parking.

(6) Restaurants, excluding formula restaurants as defined in section 134-2.

(7) Lounges/bars when associated with full-service restaurants.

(8) Banks and financial institutions, excluding brokerage and trust companies.

(9) Institutions.

(10) Roof-deck automobile parking.

~~(11) Outdoor seating in conjunction with permitted restaurants where administrative approval is not being requested. See section 134-1210 for additional conditions.~~ Outdoor café seating for only restaurants and dining rooms provided that all requirements and conditions in sections 134-2104 through 134-2108 are met.

(12) Dining rooms when not more than 15 percent of the gross floor area of the structure; no exterior or external advertising to be permitted.

~~Sec. 134-1210. - Stands, seated dining areas and open counters for eating and drinking.~~

~~No stands or open counters and no open seating arrangement (except as otherwise provided in article VIII, division 14) whether or not at tables, intended for feeding or the dispensing of food or drink whether or not for profit or for any other similar purposes for the sale of commodities to the public shall be erected or permitted anywhere in the town unless they are contained within a building. However, in the C-OPI zoning district, the town council may permit, as a special exception, the serving of food and beverages to seated patrons in outdoor open air areas which are operated as a part of a dining room or restaurant contained within a building, provided approval of such special exception shall not increase the allowable capacity. The following are conditions to the approval of any such special exception:~~

~~(1) Open air dining areas must be properly buffered to avoid noise, litter, light and odor impacts upon neighboring properties, especially nearby residential uses.~~

~~(2) Area associated with the outdoor portion of the dining room or restaurant shall not count toward any maximum square footage limitations associated with the town-serving aspects of this chapter.~~

Sec. 134-1259. - Special exception uses.

(a) The special exception uses require a site plan review as provided in article III of this chapter. The special exception uses in the C-PC planned center district are as follows:

- (1) Public or private parking or storage garages.
- (2) Private, social, swimming, tennis and yacht clubs.
- (3) Public structures/uses.
- (4) Essential services related to town-owned municipal buildings and structures.
- (5) Supplemental parking.
- (6) Restaurants, retail specialty foods, including the sale of prepared foods for takeout only, nightclubs and lounges/bars excluding formula restaurants as defined in section 134-2.
- (7) Theaters
- (8) Museums.
- (9) Veterinarian/animal clinic.
- (10) Auto rental.
- (11) Banks and financial institutions.

(12) All retail and personal service activities exceeding 3,000 square feet gross leasable area not specifically cited under the permitted uses in subsection 134-1257(a)(2).

(13) Timesharing uses at a maximum of nine units per acre and hotels at a maximum of 26 units per acre.

(14) Roof-deck automobile parking.

(15) Nonprofit cultural centers.

(16) Veterinarian offices.

(17) ~~Outdoor seating in conjunction to permitted restaurants. See section 134-1260 for additional conditions. Outdoor café seating for only restaurants, retail specialty food uses including the sale prepared foods for only takeout only, and private, social, swimming, tennis and yacht clubs provided that all requirements and conditions in sections 134-2104 through 134-2108 are met.~~

(18) Outdoor promotional events. See section 134-2115 for additional conditions and criteria.

(b) An owner or tenant of a property, located within the C-PC district, which property has received approval of a special exception after March 31, 1980, shall be required to obtain approval by the town council under the provisions of section 134-229 prior to being granted a new business tax receipt. This subsection shall not apply to renewal of an existing business tax receipt.

~~Sec. 134-1260. -- Stands, seated dining areas and open counters for eating and drinking.~~

~~(a) No stands or open counters and no open seating arrangement, whether or not at tables, intended for feeding or the dispensing of food or drink whether or not for profit or for any other similar purposes for the sale of commodities to the public shall be erected or permitted anywhere in the town unless they are contained within a building. However, in the C-PC, Planned Center zoning district, the town council may permit, as a special exception, the serving of food and beverages to seated patrons in outdoor open air areas which are operated as a part of a restaurant contained within a building, provided approval of such special exception shall not increase the allowable capacity. The following are conditions to the approval of any such special exception:~~

~~(1) Open air dining areas must be properly buffered to avoid noise, litter, light and odor impacts upon neighboring properties, especially nearby residential uses.~~

~~(2) The area associated with the outdoor portion of the restaurant shall not count toward any maximum square footage limitations associated with the town serving aspects of this chapter.~~

C-B, COMMERCIAL BUSINESS

Sec. 134-1303. - Accessory uses.

(a) The accessory uses in the C-B commercial district require a site plan and review as provided in article III of this chapter.

- (b) The accessory uses in the C-B commercial district are as follows:
 - (1) Off-street parking and loading.
 - (2) Signs.
 - (3) Accessory uses customarily incident to the permitted or approved special exception uses.
 - ~~(4) Administrative approval of outdoor seating for dining purposes, subject to the standards and criteria contained in sections 134-2104 through 134-2108, supplemental district regulations.~~

Sec. 134-1304. - Special exception uses.

(a) The special exception uses require a site plan review as provided in article III of this chapter. The special exception uses in the C-B commercial district are as follows:

- (1) Public or private parking lots or storage garages.
 - (2) Auto rental lot.
 - (3) Supplemental parking.
 - (4) Public or private academic schools.
 - (5) Hotels at a maximum of 26 units per acre.
 - (6) Timesharing uses at a maximum of nine units per acre.
 - (7) Roof-deck automobile parking.
 - (8) Permitted uses, or uses not specifically enumerated under permitted uses in section 134-1302 but having traffic, patronage and intensity of use characteristics similar to those uses cited therein, which are greater than 3,000 square feet gross leasable area.
 - (9) Nonprofit cultural centers.
 - ~~(10) Outdoor seating for dining purposes related to hotels where administrative approval is not being requested. See section 134-1005 for additional conditions.~~ Outdoor café seating for only hotels, condo-hotels, dining rooms provided that all requirements and conditions in sections 134-2104 through 134-2108 are met.
 - (11) Condo-hotels at a maximum of 17 units per acre, in accordance with section 134-2110.
 - (12) Essential services related to town-owned municipal buildings and structures.
 - (13) Dining rooms when not more than 15 percent of the gross floor area of the structure; no exterior or external advertising to be permitted.
- (b) An owner or tenant of a property, located within the C-B district, which property has received approval of a special exception after March 31, 1980, shall be required to obtain approval by the

town council under the provisions of section 134-229 prior to being granted a new business tax receipt. This subsection shall not apply to renewal of an existing business tax receipt.

~~Sec. 134-1305. -- Stands, seated dining areas and open counters for eating and drinking.~~

~~No stands or open counters and no open seating arrangement (except as otherwise provided in article VIII, division 14), whether or not at tables, intended for feeding or the dispensing of food or drink whether or not for profit or for any other similar purposes for the sale of commodities to the public shall be erected or permitted anywhere in the town unless they are contained within a building. However, in the C-B zoning district, the town council may permit, as a special exception, the serving of food and beverages to seated patrons in outdoor open air areas which are operated as a part of a hotel dining room contained within a building, provided the additional special exception shall not increase the allowable capacity. The following are conditions to the approval of any such special exception:~~

~~(1) Open air dining areas must be properly buffered to avoid noise, litter, light and odor impacts upon neighboring properties, especially nearby residential uses.~~

~~(2) Area associated with the outdoor portion of the hotel dining room shall not count toward any maximum square footage limitations associated with the town-serving aspects of this chapter.~~

Delete **Division 14, ADMINISTRATIVE APPROVAL OF OUTDOOR SEATING**, in its entirety and replace with the following new Division:

DIVISION 14. - CONDITIONAL APPROVAL OF A SPECIAL EXCEPTION FOR SIDEWALK AND/OR PRIVATE PROPERTY OUTDOOR CAFÉ SEATING ONLY FOR RESTAURANTS, DINING ROOMS, RETAIL SPECIALTY FOOD INCLUDIGN THE SALE OF PREPARED FOOD FOR TAKEOUT ONLY, AND PRIVATE SOCIAL, SWIMMING, TENNIS AND YACHT CLUBS .

Sec. 134-2104. - Requirements fees and security deposit.

(a) It shall be unlawful for any person to provide outdoor café seating without an outdoor café seating permit from the town. Outdoor café seating shall be only be permitted in the R-D(2), C-TS, C-WA, C-OPI, and C-B zoning districts if conditions of approval set forth in sections 134-2105 through 134-2108 are met and an outdoor café seating permit is issued by the town.

(b) There is an annual outdoor café seating permit fee established in the town's master fee schedule and included in the annual business tax receipt.

(c) Prior to the issuance of an Outdoor Café Permit, the permittee shall provide a security deposit to the Town in the amount as identified in the Town's Master Fee Schedule if any portion of the outdoor café seating is located within a Town right of way or on Town property.

Sec. 134-2105. - Application.

After town council approval of a special exception zoning application, the applicant shall file for an outdoor café seating permit application to the director of the planning, zoning and building department or his or her designee (individually or collectively referred to in this chapter as "director". The permit application shall be on a form provided by the director.

Sec. 134-2106. - Standards and criteria for special exception and outdoor café permit application review.

The standards and conditions required to be met as part of the special exception application and outdoor café seating permit approval are those provisions provided for in Section 123-229 and the following criteria and conditions:

(a) Criteria and conditions required to be met for approval of outdoor café seating on a street sidewalk.

(1) Outdoor café seating is not allowed to increase the capacity of a restaurant, dining room, retail specialty food use or private social swimming, golf, tennis and yacht club. The exception is that a specialty foods use, including sale of prepared foods for takeout only and is under 2,000 square feet in gross leasable area may request up to 8 addition outdoor café seats over the inside capacity provided that the seating meets the condition herein.

(2) Bars/lounges and nightclubs are not allowed outdoor café seating.

(3) An outdoor café seating area is restricted to the area abutting the boundary lines of the property on which the business owned by the applicant is located.

(4) Outdoor café seating shall not be allowed where the outdoor seating furniture would be placed within five (5) feet of bus stops, loading zones, valet parking stands, sight triangles or other structures or areas determined by the director to require clearance for the public. For the purpose of this chapter outdoor cafe seating furniture is defined as tables, chairs, umbrellas, portable heaters, mist sprayers and any other customarily usual objects used in the outside café seating area.

(5) No outdoor café seating furniture shall be allowed within five (5) feet of a pedestrian crosswalk.

(6) No outdoor café seating furniture shall be located in such a manner that a minimum five foot-wide unobstructed pedestrian path is maintained at all times.

(7) No outdoor café seating furniture shall be permitted around the perimeter of an outdoor seating area that would have the effect of forming a physical or visual barrier discouraging the use of the pedestrian sidewalk.

(10) An outdoor café seating area shall only be allowed to have low-level background music does not exceed the maximum noise decibel requirements in sections 42-226 through 42-228.

(11) No wait stations shall be allowed outside on the sidewalk. All wait stations on private property shall not be visible from a sidewalk or street.

(12) All kitchen equipment used to service the outdoor café seating shall be located within a building.

(13) All outdoor café seating furniture and associated lighting shall be aesthetically and architecturally pleasing and approved by either the Architectural Commission or Landmark Preservation Commission, whichever is applicable.

(14) An outdoor café seating area shall not count toward any maximum square footage limitations.

(15) All outdoor café seating furniture on a sidewalk shall be taken inside an abutting building after close of business.

(16) No outdoor café seating furniture located within the public right-of-way shall be attached, chained or in any manner affixed to any tree, post, sign or other fixtures, curb or sidewalk within or near the permitted area.

(17) The area covered by an outdoor café seating permit, and the sidewalk and street immediately adjacent to it, shall be maintained in a clean, neat and orderly appearance at all times and clear of any trash or refuse by the permittee. The area of the sidewalk, curb and gutter immediately adjacent to the sidewalk cafe shall be cleared of all debris during hours of operation, and again at the close of each business day, or as may otherwise be determined by the director.

(18) Special exception uses 2,000 square feet or less in gross leasable area are allowed outdoor café seating

(b) Criteria and conditions required to be met for approval of outdoor café seating on private property not within a street sidewalk.

(1) Outdoor café seating is not allowed to increase the capacity of a restaurant, dining room, retail specialty food use or private social swimming, tennis and yacht club. The exception is that a specialty foods use, including sale of prepared foods for takeout only and that is under 2,000 square feet in gross leasable area may request up to 8 addition outdoor café seats over the inside capacity provided that the seating meets the condition herein.

(2) Bars/lounges and nightclubs are not allowed outdoor café seating.

(3) Outdoor cafe seating is restricted to boundary lines of the property on which the business owned by the applicant is located.

(4) No tables, chairs, umbrellas, mist sprayer, space heaters or other customarily usual outdoor café seating furniture shall be located in such a manner that a minimum four foot-wide unobstructed pedestrian path is maintained at all times.

(5) No objects shall be permitted around the perimeter of an outdoor cafe seating area occupied by tables and chairs that would have the effect of forming a physical or visual barrier discouraging the use of the pedestrian path.

(6) Establishments with outdoor café seating adjacent to or abutting a residential use shall close outdoor seating service at 12:00 a.m.

(7) An outdoor café seating area within 30 feet of a neighboring residential use's property line shall be properly buffered and screened by a building or six-foot-high wall between the outdoor café seating area and an abutting residential use to avoid noise, litter, light and odor impacts. When there is a street between the residential use and the outdoor café seating area, said screening shall not be required.

(8) An outdoor café seating area on private property shall only be allowed to have low-level, background live or recorded music that does not exceed the maximum noise decibel requirements in sections 42-226 through 42-228.

(9) No wait stations shall be allowed outside on a street sidewalk. All wait stations on private property shall not be visible from a sidewalk or street.

(10) All kitchen equipment used to service the outdoor café seating shall be located within a building.

(11) All outdoor café seating furniture, including the tables, chairs, awnings and space heater equipment shall be aesthetically and architecturally pleasing and approved by either the Architectural Commission or Landmark Preservation Commission, whichever is applicable.

(12) The area covered by an outdoor café seating permit, and the sidewalk and street immediately adjacent to it, shall be maintained in a clean, neat and orderly appearance at all times and clear of any trash or refuse by the permittee. The area of the sidewalk, curb and gutter immediately adjacent to the sidewalk cafe shall be cleared of all debris during hours of operation, and again at the close of each business day, or as may otherwise be determined by the director.

(13) Areas associated with the outdoor café seating shall not count toward any maximum square footage limitations.

Sec. 134-2107. Liability and insurance.

(a) Prior to the issuance of a business tax receipt the applicant shall furnish the town with a signed statement that the permit shall hold harmless the town, its officers, employees, Palm Beach County or the Florida Department of Transportation (FDOT) (if within or abutting either governmental entities rights-of-way) for claims of damages to property or injury to person which may be occasioned by any activity carried out under the terms of the business tax receipt and approved outdoor sidewalk café permit. The statement shall include that the permittee shall be responsible, shall indemnify and shall hold the Town, Palm Beach County and/or FDOT harmless for performance of and payment for any environmental remediation that may be

necessary, as determined by the FDOT, as a result of permittee's use of the area of the outdoor sidewalk café.

(b) Permittee shall furnish and maintain public liability, food products liability, liquor liability, and property damage insurance for the benefit of the Town and/or Palm Beach County or FDOT (if within or abutting either governmental entities rights-of-way) from all claims and damage to property or bodily injury, including death, which may arise from operations under the business tax receipt or in connection therewith. Such insurance shall provide coverage of not less than one million dollars (\$1,000,000.00) for bodily injury or death to any one (1) person or any number of persons in any one (1) occurrence and property damage, respectively, per occurrence, or a combined coverage of not less than two million dollars (\$2,000,000.00). Such insurance shall be without prejudice to coverage otherwise existing therein and shall name as additional insureds the Town, Palm Beach County and/or FDOT, their officers and employees, if within or abutting either's rights-of-way and shall further provide that the policy shall not terminate or be canceled prior to the completion of the business tax receipt period without forty-five (45) days written notice to the risk manager at the address shown on the business tax receipt.

(c) Damage to the public sidewalk or any public structure as a result of the outdoor café seating operation shall be the responsibility of the property owner to repair to the satisfaction of the town.

(d) The town and its officers and employees shall not be responsible for sidewalk seating components relocated or damaged during emergencies.

Sec. 134-2108. - Denial, revocation or suspension of approval.

(a) An outdoor café seating permit shall be denied if all of the requirement and/or conditions in sections 134-2106 and 134-2107 are not met. An outdoor café seating permit may be modified, suspended or revoked by the Planning, Zoning and Building Director if it is determined that the business is violating the requirement and/or conditions in sections 134-2106 and 134-2107 or if it is determined by the town that the outdoor café seating is negatively impacting neighboring property owners or tenants.

(b) The director may require the temporary removal of sidewalk café outdoor seating when street, sidewalk or utility repairs necessitate such action.

(c) If found to be necessary for the protection of the health, safety and welfare of the public, the departments of public works, police and fire-rescue or other emergency service providers may require the applicant to immediately remove or relocate all or parts of the sidewalk outdoor cafe seating and, if necessary, the town may remove or relocate same in emergency situations.

Sec. 134-2109. - Appeal of denial, suspension or revocation by the director of planning, zoning and building department.

The town council shall hear any appeal of a denial, suspension or revocation of an outdoor café seating permit by the planning, zoning and building director or designee pursuant to sections 134-141 through 134-145 of the code.

EXHIBIT B

Sec. 134-791. - Accessory structures.

- (a) ...
- (b) Unattached accessory structures in R-AA district. Accessory structures without kitchen facilities may be erected in accordance with the following requirements:
 - (1) ...
 - ...
 - (8) One-Ddocks, as defined in section 134-2 and as regulated in sections 62-74, 62-75 and 134-1697, shall be unenclosed accessory structures as defined in this section.

Sec. 134-841. - Accessory structures.

- (a) ...
- (b) Unattached accessory structures in R-A district. Accessory structures without kitchen facilities may be erected in accordance with the following requirements:
 - (1) ...
 - ...
 - (8) One Ddocks, as defined in section 134-2 and as regulated in sections 62-74, 62-75 and 134-1697, shall be unenclosed accessory structures as defined in this section.

Sec. 134-891. - Accessory structures.

- (a) ...
- (b) Unattached accessory structures in R-B district. Accessory structures without kitchen facilities may be erected in accordance with the following requirements:
 - (1) ...
 - ...

- (8) One Dock, as defined in section 134-2 and as regulated in sections 62-74, 62-57 and 134-1697, shall be unenclosed accessory structures as defined in this section.

Sec. 134-946. - Accessory structures.

- (a) ...
- (b) Unattached accessory structures in R-C district. Accessory structures without kitchen facilities may be erected in accordance with the following requirements:
 - (1) ...
 - ...
 - (8) One Dock, as defined in section 134-2 and as regulated in sections 62-74, 62-75 and 134-1697, shall be unenclosed accessory structures as defined in this section.

Sec. 134-1001. - Accessory structures.

- (a) ...
- (b) Unattached accessory structures in R-D(1) district. Accessory structures without kitchen facilities may be erected in accordance with the following requirements:
 - (1) ...
 - ...
 - (8) One Dock, as defined in section 134-2 and as regulated in sections 62-74, 62-75 and 134-1697, shall be unenclosed accessory structures as defined in this section.

Sec. 134-1057. - Accessory structures.

- (a) ...
- (b) Unattached accessory structures in R-D(2) district. Accessory structures without kitchen facilities may be erected in accordance with the following requirements:
 - (1) ...
 - ...
 - (8) One Dock, as defined in section 134-2 and as regulated in sections 62-74, 62-75 and 134-1697, shall be unenclosed accessory structures as defined in this section.

Sec. 134-1697. - Buildings and structures over Lake Worth.

With the exception of essential services, landing docks and piers related to town-owned municipal property, buildings, and structures, no buildings or structures shall be erected or constructed west of the established bulkhead or bulkhead line or over the water of Lake Worth except one pier or land docks on a lot, which shall meet the requirements in Chapter 62, Article III, sections 62-74, and 62-75, construction specifications of the code. No cooking, sleeping, or business activity shall be permitted or conducted on a dock except as associated with the town's operation of its municipal docks.

CHAPTER 62. MARINE STRUCTURES.

Sec. 62-74. - Bulkheads, landing docks and piers to accord with plat; waivers and variances.

All bulkheads erected in Lake Worth within the limits of the town shall be erected within the lines as shown on the plats described in section 62-71 except as follows. In addition, piers, landing docks and/or all associated appurtenances thereto erected in Lake Worth within the limits of the town shall be erected within six feet of the pierhead line as shown on the plats described in section 62-71 except as follows:

- (1) The director of public works may grant an administrative waiver for batter (style) piles located west of the official bulkhead line provided that the applicant demonstrates why the bulkhead cannot be constructed without batter piles on or behind said line. A hardship shall be deemed a situation where said batter piles could not be built because existing structure(s) or soil conditions prohibit compliance with the provisions of this chapter.
- (2) One pier or landing dock and its associated appurtenance shall be allowed on a lot as an accessory structure. A pier or landing dock shall not exceed 30% of the lot width. Any portion of said pier or dock extending more than 6 feet west of the mean high water line, Bulkhead Line or existing bulkhead, whichever is most landward, shall not exceed a pier or dock width of 10 feet. A pier, landing dock and/or all associated appurtenances thereto shall not be permitted more than six feet west of the official pierhead line or more than 150 [feet] west of the official bulkhead line. However, in no case shall a pier, landing dock and/or all associated appurtenances thereto extend more than 150 feet from land. The town council may approve a variance to this provision pursuant to sections 134-171, 134-172, 134-173 and 134-201 if the town council finds that the criteria in section 134-201 have been met. In addition to meeting the variance criteria, an applicant for a piers, landing docks and/or all associated appurtenances thereto more than six feet west of the pierhead line and more than 150 from the bulkhead line or land shall meet the following criteria:

- a. Prior permit approval by the Corps of Engineers and Department of Environmental Protection is required;
- b. Piers, landing docks and/or all associated appurtenances thereto shall not be within 100 feet of a designated federal channel or within 62.5 feet of said channel if previously approved by the Corps of Engineers;
- c. Where an official pierhead line or bulkhead line does not exist on the official bulkhead and groin plat of the town, a pier, landing dock and/or all associated appurtenances thereto shall not be permitted more than six feet west of the existing bulkhead. The town council may approve a variance to this provision pursuant to sections 134-171, 134-172, 134-173 and 134-201 if the town council finds that the criteria in section 134-201 have been met. In addition to meeting the variance criteria, an applicant for a piers, landing docks and/or all associated appurtenances thereto more than six feet west of the existing bulkhead shall have prior permit approval by the Corps of Engineers and Department of Environmental Protection.

Sec. 62-75. - Construction specifications.

- (a) *Generally.* All construction of bulkheads, piers and landing docks covered in this article shall comply with the specifications of this section.
- (b) *Location and alignment.* The west face of bulkheads are to be on the designated bulkhead line.
- (c) *Projections.* The west face of bulkheads shall be without projections, except at the top, where a cap or coping may be used. The transition from the face of the bulkhead to the outer face of the cap or coping shall not be abrupt. An administrative waiver by the director of public works for batter (style) piles may be granted from this provision as identified in section 62-74(a).
- (d) *Elevation of top.* The top of bulkheads or cutoff walls shall be governed by sound engineering recommendations, and the same shall be approved by the town engineer.
- (e) *Elevation of bottom.* The bottom of bulkheads or cutoff walls shall be governed by sound engineering recommendations, and the same shall be approved by the town engineer.
- (f) *Elevation of filled land lying west of the present A1A right-of-way.* The elevation of such fill will be such that drainage of any filled area will be routed away from the right-of-way ditches of State Road A1A.
- (g) *Tightness.* Bulkheads and cutoff walls shall be impervious to the passage of sand.

- (h) *Location and alignment.* ~~One Pier or landing docks, and/or~~ all associated appurtenances thereto may be built on a lot westward from the Official Bulkhead Lines a maximum of 150 feet. A pier or landing dock shall not exceed 30% of the lot width. Any portion of said pier or dock extending more than 6 feet west of the mean high water line, Bulkhead Line or existing bulkhead, whichever is most landward, shall not exceed a pier or dock width of 10 feet. In addition, ~~a piers,~~ landing docks and ~~all~~ associated appurtenances may not be built further than 150 feet from land nor more than six feet west of the U.S. Pierhead Line in Lake Worth. ~~A P~~ piers and landing docks and ~~all~~ associated appurtenances shall also be setback a minimum of 25 feet from the side property line. (For the purposes of this section, associated appurtenances shall be considered part of a pier or landing dock as it relates to renovation or replacement of a nonconforming pier or landing dock.) No vessel that is docked at said pier or landing dock shall be allowed to extend past a continuous line extending from the side property line out into Lake Worth or the Palm Beach Inlet. These provisions may not be varied from unless a variance pursuant to sections 134-171, 134-172, 134-173 and 134-201 has been granted by the town council.
- (i) *Elevations of top.* The elevations indicated for piers and docks may be in conformance to good engineering practice.
- (j) *Presence of rock.* If in the construction of bulkheads, piers or landing docks, rock too hard for penetration is encountered, before required penetration has been attained, the applicant will be required to give the department of public works satisfactory proof of its ability to penetrate the rock sufficiently to provide a structure equally as stable as though no rock had been encountered, and the structure had been built with the prescribed penetration in sand.
- (k) *Profiles with application.* If in the construction of any structure covered in this section is made, such application must be accompanied by a profile taken along the line of the proposed structure, such profile to show the character of materials encountered to elevations of required penetrations.
- (l) *Plans.* All plans accompanying applications for structures covered in this section must be prepared by, or in collaboration with, a civil engineer licensed to practice in the state.
- (m) *Datum plane.* The datum plane to which above elevations are referred is based upon National Geodetic Vertical Datum, 1929.
- (n) *Inspection.* The town or authorized agent has the right at all times to inspect work being done under this section.
- (o) *Approval of town engineer.* Penetration and elevations of piles being used in these structures shall be in accordance to good engineering practice. The plan of the work shall have the approval of the town engineer.

Sec. 62-74.2. - Exemptions.

Piers, landing docks and/or all associated appurtenances thereto owned and operated by the town are exempt from this ~~section~~chapter.

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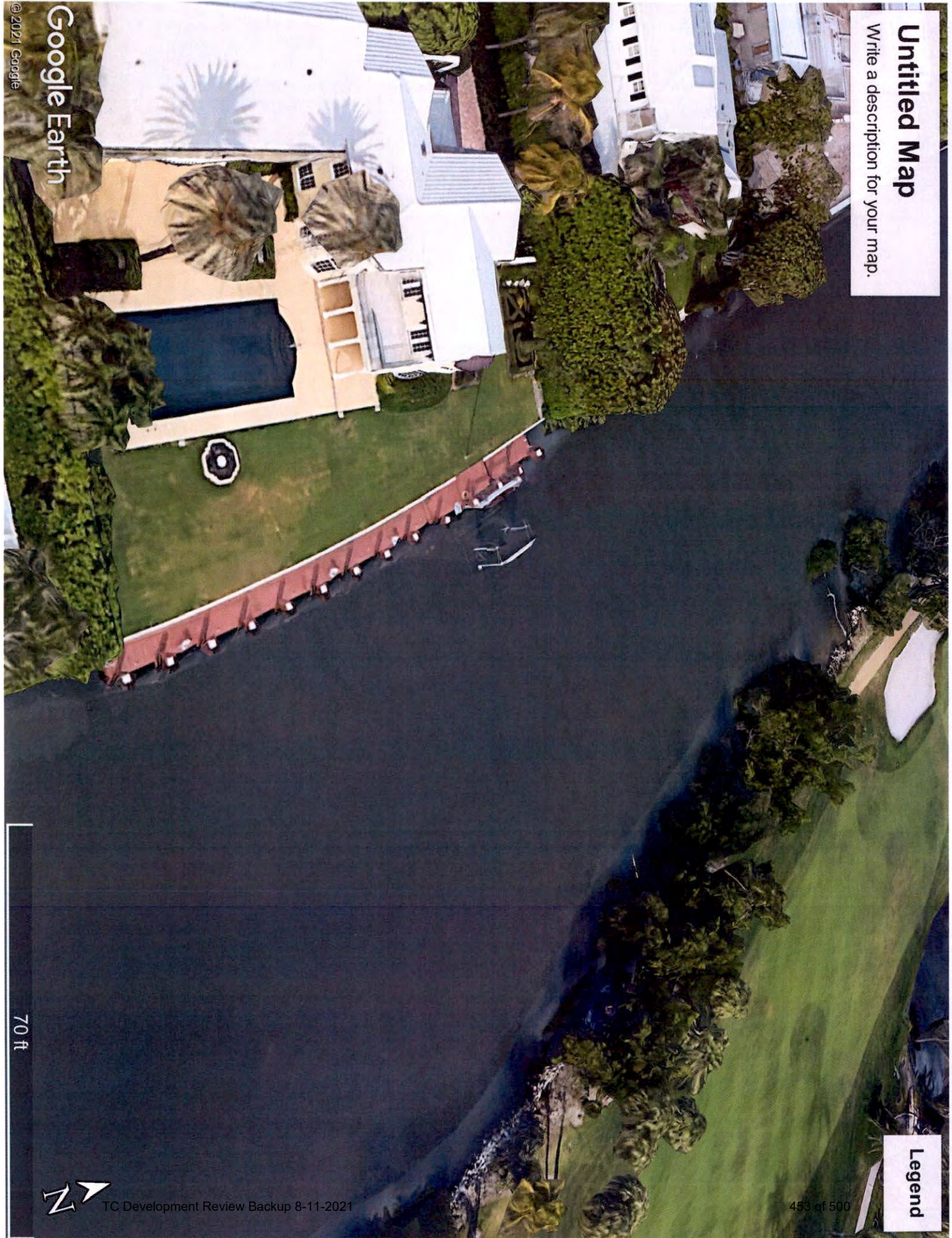
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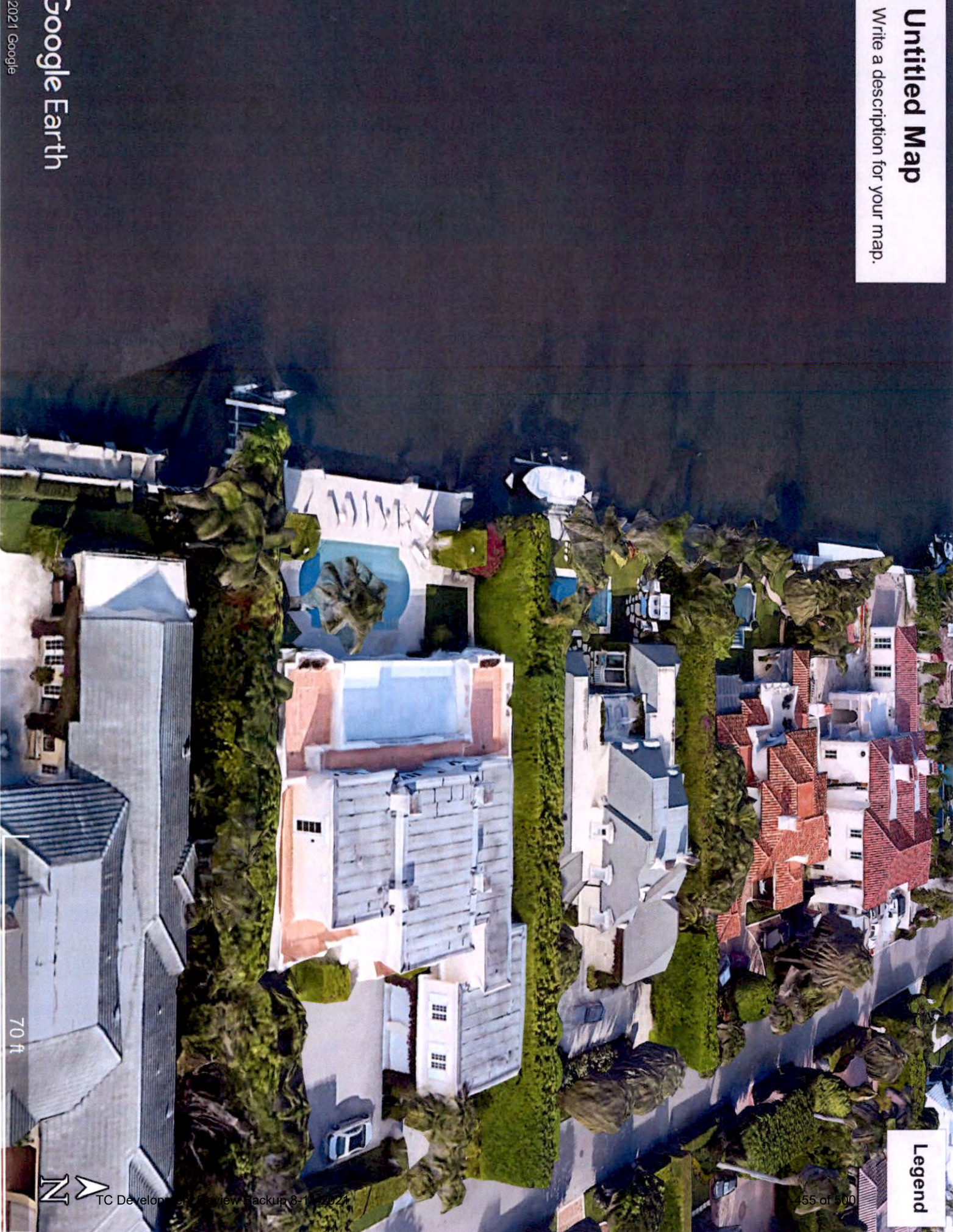
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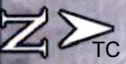


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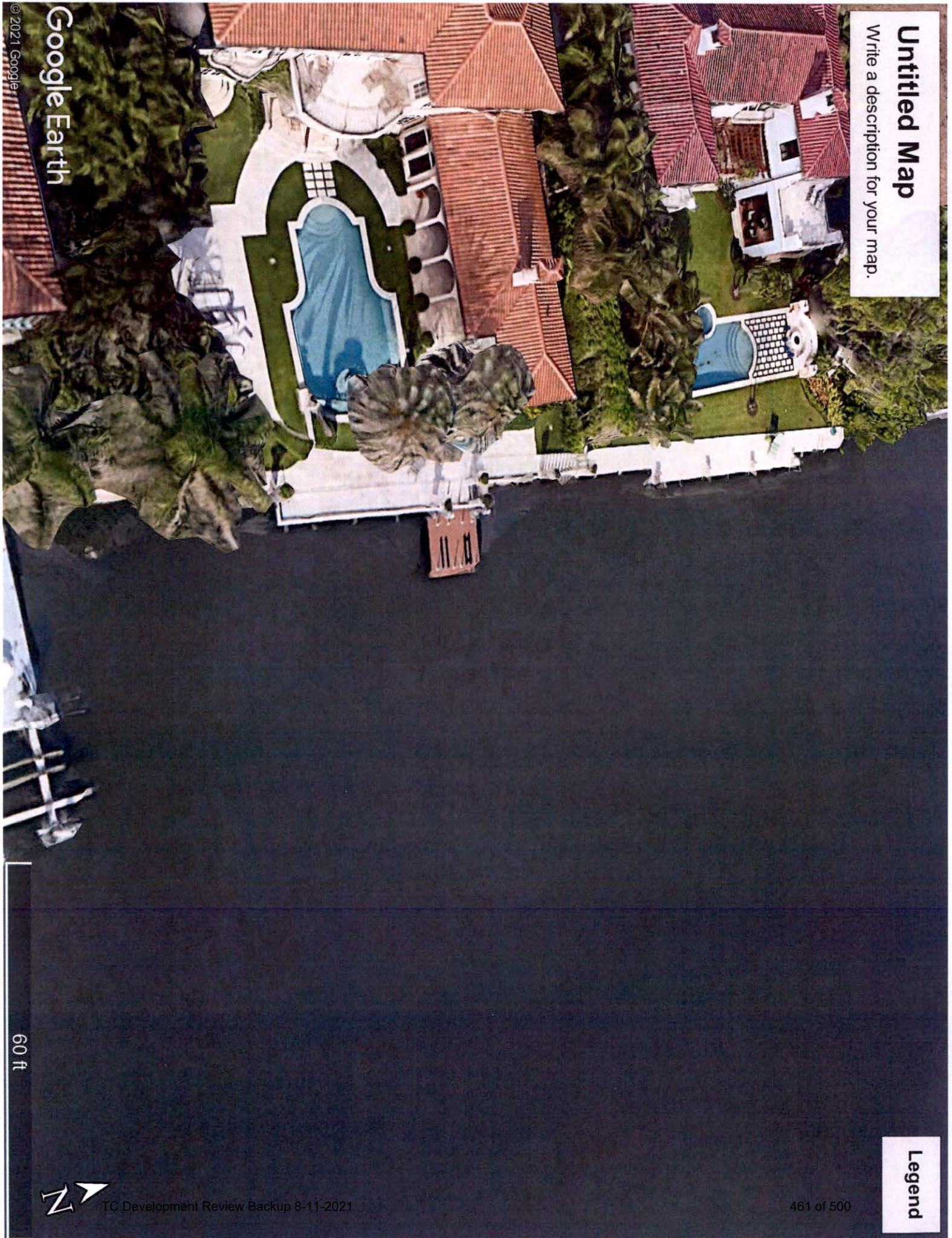
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TC Development Review Board 8-11-2024

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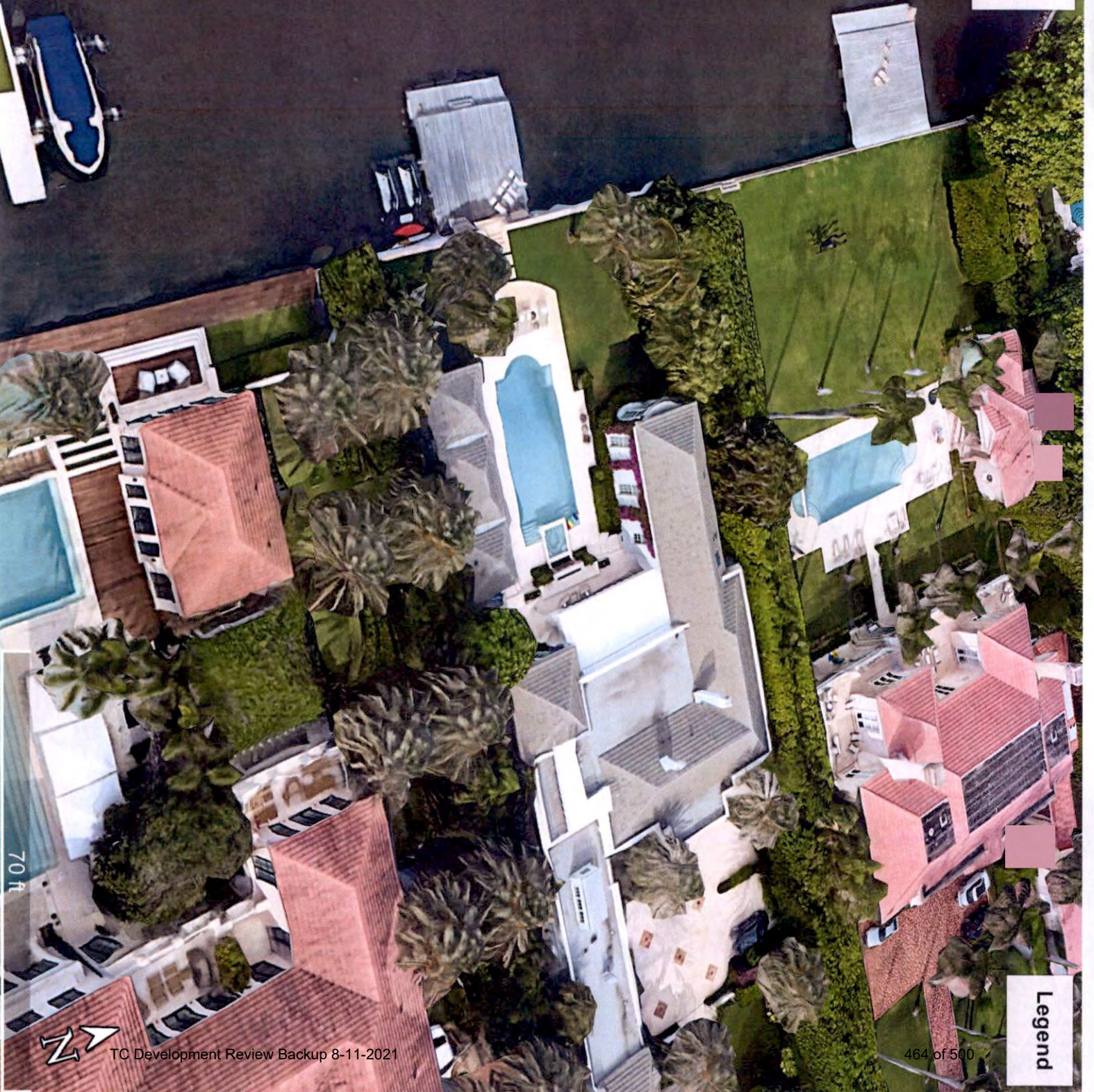


EXHIBIT C

Sec. 134-791. - Accessory structures.

- (a) ...
- (b) Unattached accessory structures in R-AA district. Accessory structures without kitchen facilities may be erected in accordance with the following requirements:
 - (1) ...
 - ...
 - (8) One Ddocks, as defined in section 134-2 and as regulated in sections 62-74, 62-75 and 134-1697, shall be unenclosed accessory structures as defined in this section.

Sec. 134-841. - Accessory structures.

- (a) ...
- (b) Unattached accessory structures in R-A district. Accessory structures without kitchen facilities may be erected in accordance with the following requirements:
 - (1) ...
 - ...
 - (8) One Ddocks, as defined in section 134-2 and as regulated in sections 62-74, 62-75 and 134-1697, shall be unenclosed accessory structures as defined in this section.

Sec. 134-891. - Accessory structures.

- (a) ...
- (b) Unattached accessory structures in R-B district. Accessory structures without kitchen facilities may be erected in accordance with the following requirements:
 - (1) ...
 - ...

- (8) One Docks, as defined in section 134-2 and as regulated in sections 62-74, 62-57 and 134-1697, shall be unenclosed accessory structures as defined in this section.

Sec. 134-946. - Accessory structures.

- (a) ...
- (b) Unattached accessory structures in R-C district. Accessory structures without kitchen facilities may be erected in accordance with the following requirements:
 - (1) ...
 - ...
 - (8) One Docks, as defined in section 134-2 and as regulated in sections 62-74, 62-75 and 134-1697, shall be unenclosed accessory structures as defined in this section.

Sec. 134-1001. - Accessory structures.

- (a) ...
- (b) Unattached accessory structures in R-D(1) district. Accessory structures without kitchen facilities may be erected in accordance with the following requirements:
 - (1) ...
 - ...
 - (8) One Docks, as defined in section 134-2 and as regulated in sections 62-74, 62-75 and 134-1697, shall be unenclosed accessory structures as defined in this section.

Sec. 134-1057. - Accessory structures.

- (a) ...
- (b) Unattached accessory structures in R-D(2) district. Accessory structures without kitchen facilities may be erected in accordance with the following requirements:
 - (1) ...
 - ...
 - (8) One Docks, as defined in section 134-2 and as regulated in sections 62-74, 62-75 and 134-1697, shall be unenclosed accessory structures as defined in this section.

Sec. 134-1697. - Buildings and structures over Lake Worth.

With the exception of essential services, landing docks and piers related to town-owned municipal property, buildings, and structures, no buildings or structures shall be erected or constructed west of the established bulkhead or bulkhead line or over the water of Lake Worth except one pier or land docks on a lot, which shall meet the requirements in Chapter 62, Article III, sections 62-74, and 62-75, construction specifications of the code. No cooking, sleeping, or business activity shall be permitted or conducted on a dock except as associated with the town's operation of its municipal docks.

Sec. 62-74. - Bulkheads, landing docks and piers to accord with plat; waivers and variances.

All bulkheads erected in Lake Worth within the limits of the town shall be erected within the lines as shown on the plats described in section 62-71 except as follows. In addition, piers, landing docks and/or all associated appurtenances thereto erected in Lake Worth within the limits of the town shall be erected within six feet of the pierhead line as shown on the plats described in section 62-71 except as follows:

- (1) The director of public works may grant an administrative waiver for batter (style) piles located west of the official bulkhead line provided that the applicant demonstrates why the bulkhead cannot be constructed without batter piles on or behind said line. A hardship shall be deemed a situation where said batter piles could not be built because existing structure(s) or soil conditions prohibit compliance with the provisions of this chapter.
- (2) One pier or landing dock and its associated appurtenance shall be allowed on a lot as an accessory structure. A pier or landing dock shall not exceed 25% of the lot width. Any portion of said pier or dock extending more than 6 feet west of the mean high water line, Bulkhead Line or existing bulkhead, whichever is most landward, shall not exceed a pier or dock width of 10 feet. A pier, landing dock and/or all associated appurtenances thereto shall not be permitted more than six feet west of the official pierhead line or more than 150 [feet] west of the official bulkhead line. However, in no case shall a pier, landing dock and/or all associated appurtenances thereto extend more than 150 feet from land. The town council may approve a variance to this provision pursuant to sections 134-171, 134-172, 134-173 and 134-201 if the town council finds that the criteria in section 134-201 have been met. In addition to meeting the variance criteria, an applicant for piers, landing docks and/or all associated appurtenances thereto more than six feet west of the pierhead line and more than 150 from the bulkhead line or land shall meet the following criteria:
 - a. Prior permit approval by the Corps of Engineers and Department of Environmental Protection is required;

- b. Piers, landing docks and/or all associated appurtenances thereto shall not be within 100 feet of a designated federal channel or within 62.5 feet of said channel if previously approved by the Corps of Engineers;
- c. Where an official pierhead line or bulkhead line does not exist on the official bulkhead and groin plat of the town, a pier, landing dock and/or all associated appurtenances thereto shall not be permitted more than six feet west of the existing bulkhead. The town council may approve a variance to this provision pursuant to sections 134-171, 134-172, 134-173 and 134-201 if the town council finds that the criteria in section 134-201 have been met. In addition to meeting the variance criteria, an applicant for piers, landing docks and/or all associated appurtenances thereto more than six feet west of the existing bulkhead shall have prior permit approval by the Corps of Engineers and Department of Environmental Protection.

Sec. 62-75. - Construction specifications.

- (a) *Generally.* All construction of bulkheads, piers and landing docks covered in this article shall comply with the specifications of this section.
- (b) *Location and alignment.* The west face of bulkheads are to be on the designated bulkhead line.
- (c) *Projections.* The west face of bulkheads shall be without projections, except at the top, where a cap or coping may be used. The transition from the face of the bulkhead to the outer face of the cap or coping shall not be abrupt. An administrative waiver by the director of public works for batter (style) piles may be granted from this provision as identified in section 62-74(a).
- (d) *Elevation of top.* The top of bulkheads or cutoff walls shall be governed by sound engineering recommendations, and the same shall be approved by the town engineer.
- (e) *Elevation of bottom.* The bottom of bulkheads or cutoff walls shall be governed by sound engineering recommendations, and the same shall be approved by the town engineer.
- (f) *Elevation of filled land lying west of the present A1A right-of-way.* The elevation of such fill will be such that drainage of any filled area will be routed away from the right-of-way ditches of State Road A1A.
- (g) *Tightness.* Bulkheads and cutoff walls shall be impervious to the passage of sand.
- (h) *Location and alignment.* One Pier or landing docks, and/or all associated appurtenances thereto may be built on a lot westward from the Official Bulkhead Lines a maximum of 150 feet. A pier or landing dock shall not exceed 25% of the

lot width. Any portion of said pier or dock extending more than 6 feet west of the mean high water line, Bulkhead Line or existing bulkhead, whichever is most landward, shall not exceed a pier or dock width of 10 feet. In addition, a piers, landing docks and ~~and~~ all associated appurtenances may not be built further than 150 feet from land nor more than six feet west of the U.S. Pierhead Line in Lake Worth. ~~A P~~ piers and landing docks and ~~and~~ all associated appurtenances shall also be setback a minimum of 25 feet from the side property line. (For the purposes of this section, associated appurtenances shall be considered part of a pier or landing dock as it relates to renovation or replacement of a nonconforming pier or landing dock.) No vessel that is docked at said pier or landing dock shall be allowed to extend past a continuous line extending from the side property line out into Lake Worth or the Palm Beach Inlet. These provisions may not be varied from unless a variance pursuant to sections 134-171, 134-172, 134-173 and 134-201 has been granted by the town council.

- (i) *Elevations of top.* The elevations indicated for piers and docks may be in conformance to good engineering practice.
- (j) *Presence of rock.* If in the construction of bulkheads, piers or landing docks, rock too hard for penetration is encountered, before required penetration has been attained, the applicant will be required to give the department of public works satisfactory proof of its ability to penetrate the rock sufficiently to provide a structure equally as stable as though no rock had been encountered, and the structure had been built with the prescribed penetration in sand.
- (k) *Profiles with application.* If in the construction of any structure covered in this section is made, such application must be accompanied by a profile taken along the line of the proposed structure, such profile to show the character of materials encountered to elevations of required penetrations.
- (l) *Plans.* All plans accompanying applications for structures covered in this section must be prepared by, or in collaboration with, a civil engineer licensed to practice in the state.
- (m) *Datum plane.* The datum plane to which above elevations are referred is based upon National Geodetic Vertical Datum, 1929.
- (n) *Inspection.* The town or authorized agent has the right at all times to inspect work being done under this section.
- (o) *Approval of town engineer.* Penetration and elevations of piles being used in these structures shall be in accordance to good engineering practice. The plan of the work shall have the approval of the town engineer.

Sec. 62-74.2. - Exemptions.

Piers, landing docks and/or all associated appurtenances thereto owned and operated by the town are exempt from this ~~section~~chapter.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: August 11, 2021

Section of Agenda

Ordinances - First Reading

Agenda Title

ORDINANCE 19-2021 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, Modifying The Definitions For Building, Height Of (Applicable Only In The R-B Districts), Building Height Of (Applicable To All Districts Except The R-B Districts, Building, Height Of, (Applicable To Lots Or Portions Of Lots East Of The State Of Florida Coastal Construction Control Line (CCCL), Building, Height Of, (Applicable To R-B Lots Abutting Lake Trail) To Eliminate The References To Raising The Grade Of A Property And Eliminating Redundant Language; At Article VI, District Regulations, At Sections 134-795, 134-845 And 134-895, Same-Exceptions To Yard Regulations, By Allowing First Floor Entry Ramps, Landings, Associated Steps And Ramps Within Required Setbacks In The R-AA, R-A And R-B Residential Zoning Districts; Sections 134-950, 134-1006 And 134-1062 Same-Exceptions, By Allowing First Floor Entry Ramps, Landings, Open Terraces And/Or Steps Within Required Setbacks In The R-C, R-D(1) And R-D(2) Residential Zoning Districts; Sections 134-797, 134-848, 134-898, 134-953, 134-1009 And 134-1065, Lot Grade Topography And Drainage, By Providing That The Grade Of A Property Cannot Be Raised To Meet Base Flood Elevation Requirements Except As Provided For In A New Section 134-1600 Of The Code And Elimination The Requirement That The Habitable Finished Floor Of A Building Shall Not Exceed Eight Inches Above The Permitted Grade On A Property In The R-AA, R-A, R-B, R-C, R-D(1) And R-D(2) Residential Zoning Districts; Creating Sections 134-1121, 134-1171, 134-1221, 134-1269, 134-1316 And 134-1402, Lot Grade Topography And Grading In The C-TS, C-WA, C-OPI, C-PC, And C-B Commercial Zoning Districts And The PUD District To Provide That The Grade Of A Property In Those Districts Cannot Be Raised To Meet Base Flood Elevation Requirements Except As Provided For In A New Section 134-1600 Of The Code; Section 134-1309, Same-Exceptions, To Allow First Floor Entry Ramps, Landings And Associated Steps To Extend Into A Required Setback In The C-B Commercial District; At Article Viii, Supplementary District Regulations, Section 134-1548, Yard Regulations, To Allow First Floor Entry

Ramps, Landings, Open Terraces, Porches And Associated Steps As Ordinary Projections Into A Required Yard And Cross Referencing The Specific Sections Of The Code That Apply; Creating A New Subdivision III Within Article VIII, Supplementary District Regulations, Section 134-1600, Lot Fill, Providing For A Calculation For The Maximum Amount Of Fill That Can Be Placed On A Lot; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.

Presenter

ATTACHMENTS:

- ▣ **Memorandum Dated July 29, 2021 from Wayne Bergman, Director of Planning, Zoning and Building**
- ▣ **Ordinance No. 19-2021**

TOWN OF PALM BEACH

Information for Local Planning Agency and Town Council Meeting on:
August 11, 2021

To: Local Planning Agency and Mayor and Town Council

From: Wayne Bergman, Director of Planning, Zoning & Building

Re: Proposed Ordinance Limiting Fill on the Development of Property.
Ordinance No. 19-2021

Date: July 29, 2021

STAFF RECOMMENDATION

Staff recommends that the Local Planning Agency recommend and Town Council approve attached Ordinance No. 19-2021 on first reading.

BACKGROUND

As previously stated, the issues of filling a lot, meeting FEMA regulations, the Florida Building Code minimum floor elevations, and site drainage regulations are complex and interconnected items. To summarize some of the issues, we have an antiquated zoning code that over the last few decades has been modified with a patchwork of text amendments, each one generally adopted to deal with a specific problem. The existing zoning code and Town drainage regulations require lot grades to be raised when a building floor elevation is raised. Once a new building is constructed, it must comply with FEMA and the Florida Building Code (FBC). The same compliance requirements are triggered when an existing home is renovated and the value of the renovation exceeds 50% of the building's appraised / assessed value. Therefore, all new construction and substantial renovations, for the most part, must comply with the FEMA minimum floor elevations and with the FBC.

Staff believes that the existing mandatory requirement to add fill to a lot when new construction occurs can be a problem. The additional fill many times adversely affects storm water drainage, especially to lower lying properties. The visibility of newer homes being elevated much higher than the existing, older homes on the street, coupled with the requirement to also raise the grade of the lots creates a "jigsaw" "hodge podge" streetscape that can damage the character of neighborhoods.

One of the major reasons for the use of large amounts of fill on residential projects stems from the Town Zoning Code that mandates the placement of fill to be within 8" of the finished floor elevation. This code requirement should be amended to allow an owner to elevate a house without forcing them to fill the lot or even raise the grade. These codes can be found in the Lot Grade

Topography & Drainage sections 134-797 (R-A district); 134-847 (R-AA district); and 134-898 (R-B district).

The Town Council reviewed this issue and requested PZB staff review this matter with expert assistance and provide possible solutions to the FEMA / fill / drainage problems. The Planning & Zoning Commission (PZC) reviewed this matter at three of its 2020 monthly meetings. Staff presented the PZC recommendations to the Town Council at their October 14, 2020 meeting. Staff also presented the issues and possible solutions to the development community during two of their department workshops held in November of 2020 and February of 2021. These two workshops reached over 100 area land use attorneys, architects, landscape designers, civil engineers, contractors and realtors.

The matter and options were presented to the Town Council on May 12, 2021. Direction was provided for staff to draft the required code changes necessary to implement Option B (FEMA floor elevation minus Crown of Road elevation, divided by 2). The Town Council also provided direction on a number of questions relating to the fill matter and how the zoning code was to be amended.

The proposed Ordinance (Ordinance No. 19-2021) was provided to the Woods Hole Group to review to ensure that there were no inconsistencies related to their recommendations as part of the new “Level-Up Palm Beach – A Coastal Resilience Implementation Plan”. Proposed Ordinance No. 19-2021 reflects changes that were made as a direct result of their input, including referencing Chapter 18 in the recommended changes to height definitions; using the lowest “habitable” floor rather than the lowest finished floor in the fill calculations; and eliminating the requirement of a maximum of 3 feet of fill that would hinder the average fill calculation on the much lower streets. The proposed Ordinance also provides for flexibility related to the minimum landings, ramps, terraces, steps and porches necessary to enter the buildings when limiting fill on properties. Lastly, the proposed Ordinance provides for the Option B formula for limiting fill base on the average of the distance between the highest crown of road in front of the lot and the lowest habitable floor of the building. The proposed Ordinance is attached in add/delete format for your consideration.

TOWN ATTORNEY REVIEW

Ordinance No. 19-2021 has been approved by Town Attorney John C. Randolph for legal form and sufficiency.

cc: Kirk Blouin, Town Manager
Jay Boodheshwar, Deputy Town Manager
James Murphy, Asst. Director of Planning, Zoning and Building
John C. Randolph, Town Attorney
Paul Castro, Zoning Manager

ORDINANCE NO. 19-2021

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, MODIFYING THE DEFINITIONS FOR BUILDING, HEIGHT OF (APPLICABLE ONLY IN THE R-B DISTRICTS), BUILDING HEIGHT OF (APPLICABLE TO ALL DISTRICTS EXCEPT THE R-B DISTRICTS, BUILDING, HEIGHT OF, (APPLICABLE TO LOTS OR PORTIONS OF LOTS EAST OF THE STATE OF FLORIDA COASTAL CONSTRUCTION CONTROL LINE (CCCL)), BUILDING, HEIGHT OF, (APPLICABLE TO R-B LOTS ABUTTING LAKE TRAIL) TO ELIMINATE THE REFERENCES TO RAISING THE GRADE OF A PROPERTY AND ELIMINATING REDUNDANT LANGUAGE; AT ARTICLE VI, DISTRICT REGULATIONS, AT SECTIONS 134-795, 134-845 AND 134-895, SAME-EXCEPTIONS TO YARD REGULATIONS, BY ALLOWING FIRST FLOOR ENTRY RAMPS, LANDINGS, ASSOCIATED STEPS AND RAMPS WITHIN REQUIRED SETBACKS IN THE R-AA, R-A AND R-B RESIDENTIAL ZONING DISTRICTS; SECTIONS 134-950, 134-1006 AND 134-1062 SAME-EXCEPTIONS, BY ALLOWING FIRST FLOOR ENTRY RAMPS, LANDINGS, OPEN TERRACES AND/OR STEPS WITHIN REQUIRED SETBACKS IN THE R-C, R-D(1) AND R-D(2) RESIDENTIAL ZONING DISTRICTS; SECTIONS 134-797, 134-848, 134-898, 134-953, 134-1009 AND 134-1065, LOT GRADE TOPOGRAPHY AND DRAINAGE, BY PROVIDING THAT THE GRADE OF A PROPERTY CANNOT BE RAISED TO MEET BASE FLOOD ELEVATION REQUIREMENTS EXCEPT AS PROVIDED FOR IN A NEW SECTION 134-1600 OF THE CODE AND ELIMINATION THE REQUIREMENT THAT THE HABITABLE FINISHED FLOOR OF A BUILDING SHALL NOT EXCEED EIGHT INCHES ABOVE THE PERMITTED GRADE ON A PROPERTY IN THE R-AA, R-A, R-B, R-C, R-D(1) AND R-D(2) RESIDENTIAL ZONING DISTRICTS; CREATING SECTIONS 134-1121, 134-1171, 134-1221, 134-1269, 134-1316 AND 134-1402, LOT GRADE TOPOGRAPHY AND GRADING IN THE C-TS, C-WA, C-OPI, C-PC, AND C-B COMMERCIAL ZONING DISTRICTS AND THE PUD DISTRICT TO PROVIDE THAT THE GRADE OF A PROPERTY IN THOSE DISTRICTS CANNOT BE RAISED TO MEET BASE FLOOD ELEVATION REQUIREMENTS EXCEPT AS PROVIDED FOR IN A NEW SECTION 134-1600 OF THE CODE; SECTION 134-1309, SAME-EXCEPTIONS, TO ALLOW FIRST FLOOR ENTRY RAMPS, LANDINGS AND ASSOCIATED STEPS TO EXTEND INTO A REQUIRED SETBACK IN THE C-B COMMERCIAL DISTRICT; AT ARTICLE VIII, SUPPLEMENTARY DISTRICT REGULATIONS, SECTION 134-1548, YARD REGULATIONS, TO ALLOW FIRST FLOOR ENTRY RAMPS, LANDINGS, OPEN TERRACES, PORCHES AND ASSOCIATED STEPS AS ORDINARY PROJECTIONS INTO A REQUIRED YARD AND CROSS REFERENCING THE SPECIFIC SECTIONS OF THE CODE THAT APPLY; CREATING A NEW SUBDIVISION III WITHIN ARTICLE VIII, SUPPLEMENTARY DISTRICT REGULATIONS, SECTION 134-1600, LOT FILL, PROVIDING FOR A CALCULATION FOR THE MAXIMUM AMOUNT OF FILL THAT CAN BE PLACED ON A LOT; 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, Sec. 134-2. Definitions and rules of construction is hereby amended to modify certain height definitions to read as follows:

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

a...

b. Definitions. The following words, terms and phrases, 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,~~
t. The building height zero datum shall be a maximum of from a point 18 inches above the crown of the public or private street or road at its highest street elevation or the minimum flood elevation as established in chapters 18 and 50 of this code, whichever is 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 (applicable to all districts except the R-B districts) means the vertical distance from zero datum (excluding garage), which is the crown of the public or private street or road at its highest elevation abutting the lot or the minimum flood elevation as established in chapters 18

and 50 of the code, whichever is higher, 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. 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 structure.

...

Building, height of, (applicable to lots or portions of lots east of the State of Florida Coastal Construction Control Line (CCCL)) means the vertical distance from the point of measurement for height zero datum 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 from the point of measurement for height shall be measured from zero datum to the point where the ceiling meets the exterior wall. The point of measurement zero datum for height in all zoning districts for buildings either east or partially east of the CCCL shall be the minimum bottom of grade beam elevation as established by the Florida Building Code plus two feet, the highest crown of road in front of the lot, or the highest first floor elevation of an abutting principal building, whichever is highest, provided all of the following conditions are met:

- (1) The proposed principal building can be no closer to the bulkhead line than the average setback of the closest principal buildings on the north and south side of the subject lot, provided the required rear setback is met;
 - (2) The proposed principal building can be no closer to the front property line than the average front setback of the closest principal buildings on the north and south side of the subject lot, provided the required front setback is met; and
 - (3) The proposed building can be no taller than five feet above the average height of the principal buildings on the north and south side of the subject property provided the overall height does not exceed the maximum overall height allowed. For the purpose of constructing additions that do not exceed 800 square feet onto an existing structure on a lot, the point of measurement for height shall be the top of the lowest floor slab on the existing structure provided that said addition(s) meet the minimum requirements as established in the Florida Building Code for construction east or partially east of the CCCL.
- ~~(1) The proposed principal building can be no closer to the bulkhead line than the average setback of the closest principal buildings on the north and south side of the subject lot, provided the required rear setback is met;~~
- ~~(2) The proposed principal building can be no closer to the front property line than the average front setback of the closest principal buildings on the north and south side of the subject lot, provided the required front setback is met; and~~
- ~~(3) The proposed building can be no taller than five feet above the average height of the principal buildings on the north and south side of the subject property provided the overall height does not exceed the maximum overall height allowed. For the purpose of~~

~~constructing additions that do not exceed 800 square feet onto an existing structure on a lot, the point of measurement for height shall be the top of the lowest floor slab on the existing structure provided that said addition(s) meet the minimum requirements as established in the Florida Building Code for construction east or partially east of the CCCL.~~

...

Building, height of, (applicable to R-B lots abutting Lake Trail), 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. The top of the floor slab for buildings may be raised to either 18 inches above the crown of the public street at its highest elevation abutting the lot, the minimum flood elevation, or to the existing grade elevation of the lot at its midpoint, whichever is higher, provided that the top of the floor slab is at a minimum elevation of the crown of the public street at its highest elevation abutting the lot and the minimum flood elevation. ~~To raise the floor more than the typical 18 inches above the highest street elevation pursuant to section 134-898, building height zero datum shall be measured from a point 18 inches above the street.~~ For the purpose of constructing additions that do not exceed 800 square feet onto an existing structure on a lot, the zero datum shall be the top of the lowest first floor on the existing building.

Section 2. Article VI, DISTRICT REGULATIONS, 134-795, 134-845 AND 134-895, Same-exceptions to yard regulations, in the R-AA, R-A, R-B districts are hereby amended as follows:

Sec. 134-795. - Same—Exceptions to yard regulations.

In the R-AA large estate residential district, exceptions to the yard regulations in section 134-1548 are as follows:

(1) Chimneys, cornices, eaves, bay windows and balconies may extend 24 inches from the main and/or accessory building into the yard area. Chimneys and bay windows shall not exceed ten feet in the horizontal, measured parallel to the building wall, and the total linear dimension for such projection shall not exceed 25 percent of the total dimension along the building wall from which such chimney and/or bay window may project.

(2) ~~A First floor unenclosed front entry ramps, landings door entrance platforms, open terraces, and/or steps may extend six feet into the required front street side and street rear yard setbacks. In addition, unenclosed first floor entry ramps, landings and associated steps not exceeding the minimum reequired for access may extend four feet into a required side or rear yard setback. provided no closed part shall exceed four feet in height above the average lot level.~~

(3) In this district an awning and/or open trellises located in a side or rear yard which meet applicable minimum yard requirements may be erected, provided the area of the principal structure

and all awnings and open trellises combined does not exceed allowable lot coverage by more than three percent. Awnings and/or trellises so erected may not be converted to permanent additions to the principal structure if such conversion ~~would~~ will increase lot coverage of the principal structure above the allowed percentage.

(4) One open, one story pergola may extend five feet into a setback provided said structure does not exceed a height of nine feet.

(5) One arbor shall be allowed in a required setback on a property provided said arbor does not exceed a height of eight feet nor cover more than 15 square feet in area.

Sec. 134-845. - Same—Exceptions to yard regulations.

In the R-A estate residential district, exceptions to the yard regulations in section 134-1548 are as follows:

(1) Chimneys, cornices, eaves, bay windows and balconies may extend 24 inches from the main and/or accessory building into the yard area. Chimneys and bay windows shall not exceed ten feet in the horizontal, measured parallel to the building wall, and the total linear dimension for such projection shall not exceed 25 percent of the total dimension along the building wall from which such chimney and/or bay window may project.

(2) ~~A First floor unenclosed front entry ramps, landings door entrance platforms, open terraces, and/or steps may extend six feet into the required front street side and street rear yard setbacks. In addition, unenclosed first floor entry ramps, landings and associated steps not exceeding the minimum required for access may extend four feet into a required side or rear yard setback. provided no closed part shall exceed four feet in height above the average lot level.~~

(3) In this district an awning and/or open trellises located in a side or rear yard which meet applicable minimum yard requirements may be erected, provided the area of the principal structure and all awnings and open trellises combined does not exceed allowable lot coverage by more than three percent. Awnings and/or trellises so erected may not be converted to permanent additions to the principal structure if such conversion ~~would~~ will increase lot coverage of the principal structure above the allowed percentage.

(4) One open, one story pergola may extend five feet into a setback provided said structure does not exceed a height of nine feet.

(5) One arbor shall be allowed in a required setback on a property provided said arbor does not exceed a height of eight feet nor cover more than 15 square feet in area.

Sec. 134-895. - Same—Exceptions to yard regulations.

In the R-B low density residential district, exceptions to the yard regulations in section 134-1548 are as follows:

(1) Chimneys, cornices, eaves, bay windows and balconies may extend 24 inches from the main and/or accessory building into the yard area. Chimneys and bay windows shall not exceed ten feet in the horizontal, measured parallel to the building wall, and the total linear dimension for such

projection shall not exceed 25 percent of the total dimension along the building wall from which such chimney and/or bay window may project.

(2) ~~A First floor unenclosed front entry ramps, landings door entrance platforms, open terraces, and/or steps may extend six feet into the required front street side and street rear yard setbacks. In addition, unenclosed first floor entry ramps, landings and associated steps not exceeding the minimum required for access may extend four feet into a required side or rear yard setback; provided no closed part shall exceed four feet in height above the average lot level.~~

(2) ~~A First floor main entrance covered ramps porches platforms, open terraces, and/or steps may extend six feet into the required front yard setback. In addition, entry ramps, landings and associated steps not exceeding the minimum required for access may extend four feet into a required setback; provided no closed part shall exceed four feet in height above the average lot level.~~

(3) In this district an awning and/or open trellises located in a side or rear yard which meet applicable minimum yard requirements may be erected, provided the area of the principal structure and all awnings and open trellises combined does not exceed allowable lot coverage by more than three percent. Said awnings and/or trellises so erected shall not count in the cubic content ratio calculations and shall not be converted to permanent additions to the principal structure if such conversion would increase lot coverage of the principal structure above the allowed percentage.

(4) One open, one story pergola may extend five feet into a setback provided said structure does not exceed a height of nine feet.

(5) One arbor shall be allowed in a required setback on a property provided said arbor does not exceed a height of eight feet nor cover more than 15 square feet in area.

Section 3. Article VI, DISTRICT REGULATIONS, 134-797, 134-848, 134-898, 134-953, 134-1009 and 134-1065, Lot grade topography and drainage in the R-AA, R-A, R-B, R-C, R-D(1) and R-D(2) districts are hereby amended as follows:

Sec. 134-797. Lot grade topography and drainage.

In the R-AA, large estate residential district, the natural grade and topography of a lot ~~may~~ shall ~~not~~ be altered to raise and the grade the lot to meet base flood elevation requirements except as provided for in Sec. 134-1600 which meets the paving and drainage requirements of the town. The grade ~~may~~ shall not be raised on a vacant or occupied piece of property unless a building permit is issued which addresses the paving and drainage requirements of the town. ~~As part of that approved paving and drainage plan, the grade shall not be raised more than 18 inches above the crown of the abutting street unless the approved plan meets the town's containment and percolation requirements for rainwater on the lot. The top of the finished floor (habitable) may~~ shall not exceed ~~eight inches above the permitted grade.~~

Sec. 134-848. Lot grade topography and drainage.

In the R-A, estate residential district, the natural grade and topography of a lot ~~may~~ shall not be altered to raise and the grade the lot to meet base flood elevation requirements except as provided

for in Sec. 134-1600 which meets the paving and drainage requirements of the town. The grade ~~may shall~~ not be raised on a vacant or occupied piece of property unless a building permit is issued which addresses the paving and drainage requirements of the town. ~~As part of that approved paving and drainage plan, the grade shall not be raised more than 18 inches above the crown of the abutting street unless the approved plan meets the town's containment and percolation requirements for rainwater on the lot. The top of the finished floor (habitable) shall not exceed eight inches above the permitted grade.~~

Sec. 134-898. Lot grade topography and drainage

In the R-B, low density residential district, the natural grade and topography of a lot ~~may shall~~ not be altered to raise and the grade the lot to meet base flood elevation requirements except as provided for in Sec. 134-1600 ~~which meets the paving and drainage requirements of the town.~~ The grade ~~may shall~~ not be raised on a vacant or occupied piece of property unless a building permit is issued which addresses the paving and drainage requirements of the town. ~~As part of that approved paving and drainage plan, the grade shall not be raised more than 18 inches above the crown of the abutting street unless the approved plan meets the town's containment and percolation requirements for rainwater on the lot. The top of the finished floor (habitable) shall not exceed eight inches above the permitted grade.~~

Sec. 134-953. Lot grade topography and drainage.

In the R-C, medium density residential district, the natural grade and topography of a lot ~~may shall~~ not be altered to raise and the grade the lot to meet base flood elevation requirements except as provided for in Sec. 134-1600 ~~which meets the paving and drainage requirements of the town.~~ The grade ~~may shall~~ not be raised on a vacant or occupied piece of property unless a building permit is issued which addresses the paving and drainage requirements of the town. ~~As part of that approved paving and drainage plan, the grade shall not be raised more than 18 inches above the crown of the abutting street unless the approved plan meets the town's containment and percolation requirements for rainwater on the lot. The top of the finished floor (habitable) shall not exceed eight inches above the permitted grade.~~

Sec. 134-1009. Lot grade topography and drainage.

In the R-D(1), moderate density residential district, the natural grade and topography of a lot ~~may shall~~ not be altered to raise and the grade the lot to meet base flood elevation requirements except as provided for in Sec. 134-1600 ~~which meets the paving and drainage requirements of the town.~~ The grade ~~may shall~~ not be raised on a vacant or occupied piece of property unless a building permit is issued which addresses the paving and drainage requirements of the town. ~~As part of that approved paving and drainage plan, the grade shall not be raised more than 18 inches above the crown of the abutting street unless the approved plan meets the town's containment and percolation requirements for rainwater on the lot. The top of the finished floor (habitable) shall not exceed eight inches above the permitted grade.~~

Sec. 134-1065. Lot grade topography and drainage.

In the R-D(2), high density residential district, the natural grade and topography of a lot ~~may~~ shall not be altered to raise and the grade the lot to meet base flood elevation requirements except as provided for in Sec. 134-1600 which meets the paving and drainage requirements of the town. The grade ~~may~~ shall not be raised on a vacant or occupied piece of property unless a building permit is issued which addresses the paving and drainage requirements of the town. ~~As part of that approved paving and drainage plan, the grade shall not be raised more than 18 inches above the crown of the abutting street unless the approved plan meets the town's containment and percolation requirements for rainwater on the lot. The top of the finished floor (habitable) shall not exceed eight inches above the permitted grade.~~

Section 4. Article VI, DISTRICT REGULATIONS, 134-950, 134-1006, 134-1062 and 134-1309 Same-Exceptions in the R-C, R-D(1), R-D(2) and C-B districts are hereby amended as follows:

Sec. 134-950. - Same—Exceptions.

In the R-C medium density residential district, exceptions to the yard regulations in section 134-1548 are as follows:

- (1) Cornices, roof eave overhangs, architectural features, not including balconies or habitable floors, and chimneys may extend 48 inches from the main and/or accessory building into any yard areas.
- (2) Areaways, ramps, or steps to the basement may extend into the side or rear yard area within 24 inches from the adjacent property line, provided no part is over 36 inches above the grade.
- (3) Decorative screens and other architectural features projecting into the rear, side or front yard areas as provided in subsection (1) of this section shall be perforated in a manner so that any vertical projection is at least 50 percent open in area in a vertical plane at any given point.
- (4) There shall be no weather enclosures or other solid enclosures of any nature constructed or installed on or in conjunction with the permitted building projections as provided in subsection (1) of this section. Such prohibited installations shall include, but not be limited to, windows; storm shutters, including fixed or moveable type, roll-down curtains of metal, plastic, fabric or other material; insect screening; or any other temporary or permanent enclosures of any nature. Such prohibited enclosures as described in this subsection shall also not be installed or constructed on any existing open balcony.
- (5) One open, one story pergola may extend five feet into a setback provided said structure does not exceed a height of nine feet.
- (6) One arbor shall be allowed in a required setback on a property provided said arbor does not exceed a height of eight feet nor cover more than 15 square feet in area.

(7) First floor ramps, landings, open terraces, and/or steps may extend six feet into the required front, street side and street rear yard setbacks. In addition, unenclosed entry ramps, landings and associated steps not exceeding the minimum required for access may extend four feet into a required side or rear yard setback.

Sec. 134-1006. - Same—Exceptions.

In the R-D(1) moderate density residential district, exceptions to the yard regulations in section 134-1548 are as follows:

(1) Cornices, roof eave overhangs, architectural features, not including balconies or habitable floors, and chimneys may extend 48 inches from the main and/or accessory building into any yard areas.

(2) Areaways, ramps, or steps to the basement may extend into the side or rear yard area within 24 inches from the adjacent property line, provided no part is over 36 inches above the grade.

(3) Decorative screens and other architectural features projecting into the rear, side or front yard areas as provided in subsection (1) of this section shall be perforated in a manner so that any vertical projection is at least 50 percent open in area in a vertical plane at any given point.

(4) There shall be no weather enclosures or other solid enclosures of any nature constructed or installed on or in conjunction with the permitted building projections as provided in subsection (1) of this section. Such prohibited installations shall include, but not be limited to, windows; storm shutters, including fixed or moveable type, roll-down curtains of metal, plastic, fabric or other material; insect screening; or any other temporary or permanent enclosures of any nature. Such prohibited enclosures as described in this subsection shall also not be installed or constructed on any existing open balcony.

(5) One open, one story pergola may extend five feet into a setback provided said structure does not exceed a height of nine feet.

(6) One arbor shall be allowed in a required setback on a property provided said arbor does not exceed a height of eight feet nor cover more than 15 square feet in area.

(7) First floor ramps, landings, open terraces, and/or steps may extend six feet into the required front street side and street rear yard setbacks. In addition, unenclosed entry ramps, landings and associated steps not exceeding the minimum required for access may extend four feet into a required side or rear yard setback.

Sec. 134-1062. - Same—Exceptions.

In the R-D(2) high density residential district, exceptions to the yard regulations in section 134-1548 are as follows:

(1) Cornices, roof eave overhangs, architectural features, not including balconies or habitable floors, and chimneys may extend 48 inches from the main and/or accessory building into any yard areas.

(2) Areaways, ramps, or steps to the basement may extend into the side or rear yard area within 24 inches from the adjacent property line, provided no part is over 36 inches above the grade.

(3) Decorative screens and other architectural features projecting into the rear, side or front yard areas as provided in subsection (1) of this section shall be perforated in a manner so that any vertical projection is at least 50 percent open in area in a vertical plane at any given point.

(4) There shall be no weather enclosures or other solid enclosures of any nature constructed or installed on or in conjunction with the permitted building projections as provided in subsection (1) of this section. Such prohibited installations shall include, but not be limited to, windows; storm shutters, including fixed or moveable type, roll-down curtains of metal, plastic, fabric or other material; insect screening; or any other temporary or permanent enclosures of any nature. Such prohibited enclosures as described in this subsection shall also not be installed or constructed on any existing open balcony.

(5) One open, one story pergola may extend five feet into a setback provided said structure does not exceed a height of nine feet.

(6) One arbor shall be allowed in a required setback on a property provided said arbor does not exceed a height of eight feet nor cover more than 15 square feet in area.

(7) First floor ramps, landings, open terraces, and/or steps may extend six feet into the required front street side and street rear yard setbacks. In addition, unenclosed entry ramps, landings and associated steps not exceeding the minimum required for access may extend four feet into a required side or rear yard setback.

Sec. 134-1309. - Same—Exceptions.

(a) In the C-B commercial district, cornices, solid canopies, or architectural features may extend 48 inches over the sidewalk or required yard area, provided they shall have nine feet of vertical clearance between any solid construction and the sidewalk or yard.

(b) Marquees or canvas-covered fireproof canopies, no wider than entranceways, may be constructed over main entrances to hotels, theaters and places of public assembly and may extend to the face of the curb, provided that no support shall be nearer than 18 inches to the face of the curb, and the installation shall have a minimum of nine feet of vertical clearance between any solid construction and the sidewalk.

(c) No projections shall be allowed in the required rear yard except open-type fire escapes, and these must be provided with a counter-balanced bottom section to provide for nine feet of clearance when up.

(d) Awnings may be suspended over sidewalks or ways, provided that they shall not project nearer than 18 inches to the face of the street curblin or more than eight feet from the exterior wall of the building, and the installation shall have at least seven feet six inches of vertical clearance between any solid construction and the sidewalk or way. Cloth front and side drops shall measure not less than six feet six inches from their lowest point to the sidewalk or way.

(e) One open, one story pergola may extend five feet into a setback provided said structure does not exceed a height of nine feet; the supporting beams do not obstruct a sidewalk or walkway.

(f) One arbor shall be allowed in a required setback on a property provided said arbor does not exceed a height of eight feet nor cover more than 15 square feet in area; and, does not block a sidewalk or walkway.

(g) First floor ramps, landings, open terraces, and/or steps may extend six feet into the required front street side and street rear yard setbacks. In addition, unenclosed entry ramps, landings and associated steps not exceeding the minimum required for access may extend four feet into a required side or rear yard setback.

Section 5. Article VI, DISTRICT REGULATIONS, 134-1121, 134-1171, 134-1221, 134-1269, 134-1316 and 134-1402, Lot grade topography and drainage in the C-TS, C-WA, C-OPI, C-PC, C-B and PUD districts are hereby created to read as follows:

Sec. 134-1121. Lot grade topography and drainage.

In the C-TS, commercial town serving district, the natural grade and topography of a lot shall not be altered to raise and the grade the lot to meet base flood elevation requirements except as provided for in Sec. 134-1600. The grade shall not be raised on a vacant or occupied piece of property unless a building permit is issued which addresses the paving and drainage requirements of the town.

Sec. 134-1171. Lot grade topography and drainage.

In the C-WA, commercial worth avenue district, the natural grade and topography of a lot shall not be altered to raise and the grade the lot to meet base flood elevation requirements except as provided for in Sec. 134-1600. The grade shall not be raised on a vacant or occupied piece of property unless a building permit is issued which addresses the paving and drainage requirements of the town.

Sec. 134-1221. Lot grade topography and drainage.

In the C-OPI, office, professional and institutional district, the natural grade and topography of a lot shall not be altered to raise and the grade the lot to meet base flood elevation requirements except as provided for in Sec. 134-1600. The grade shall not be raised on a vacant or occupied piece of property unless a building permit is issued which addresses the paving and drainage requirements of the town.

Sec. 134-1269. Lot grade topography and drainage.

In the C-PC, planned center district, the natural grade and topography of a lot shall not be altered to raise and the grade the lot to meet base flood elevation requirements except as provided for in

Sec. 134-1600. The grade shall not be raised on a vacant or occupied piece of property unless a building permit is issued which addresses the paving and drainage requirements of the town.

Sec. 134-1316. Lot grade topography and drainage.

In the C-B commercial district, the natural grade and topography of a lot shall not be altered to raise and the grade the lot to meet base flood elevation requirements except as provided for in Sec. 134-1600. The grade shall not be raised on a vacant or occupied piece of property unless a building permit is issued which addresses the paving and drainage requirements of the town.

Sec. 134-1402. Lot grade topography and drainage.

In the PUD, planned unit development district, the natural grade and topography of a lot shall not be altered to raise and the grade the lot to meet base flood elevation requirements except as provided for in Sec. 134-1600. The grade shall not be raised on a vacant or occupied piece of property unless a building permit is issued which addresses the paving and drainage requirements of the town.

Section 6. Article VIII, SUPPLEMENTARY DISTRICT REGULATIONS, Section 134-1548, is hereby amended as follows:

...

DIVISION II. –LOT, YARD AND AREA REQUIREMENTS

Subdivision I. IN GENERAL

...

Sec. 134-1548. Yard regulations.

Every part of a required front, side and rear yard must be open to the sky, unobstructed, except for accessory buildings in a rear or side yard, garden walls and fences, as permitted, and except for the ordinary projections of ~~open~~ first floor first floor entry ramps, landings, open terraces, unenclosed porches, balconies, steps, sills, belt courses, cornices and for ornamental features as ~~defined~~ identified in sections 134-795, 134-845, 134-895, 134-950, 134-951, 134-1006, 134-1007, 134-1061, 134-1062, 134-1114, 134-1164, 134-1213, 134-1263, 134-1308, 134-1576, 134-1577 and division 5 of article VIII of this chapter.

...

...

Section 7. Article VIII, SUPPLEMENTARY DISTRICT REGULATIONS, Subdivision III, Lot fill, Section 134-1600m Maximum lot fill allowed, is hereby created to read as follows:

Subdivision III. Lot fill.

Sec. 134-1600. Maximum lot fill allowed.

- (a) The lot grade of any property shall not exceed a grade elevation height of half the difference between the lowest habitable finished floor of the principal structure and the highest crown of the road in front of the lot. In case of a through or corner lot, the highest crown of road from the street determined to be on the front property line. The equation is as follows:

COR: highest crown of road where the principal structure fronts onto

FFE: Lowest habitable finished floor elevation of the principal structure

$COR - FFE \div 2 = \text{Maximum amount of fill allowed on a lot.}$

Section 8. 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 9. 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 10. Codification.

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

Section 11. 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 ____ day of _____, 2021, second reading and final adoption on this ____ day of _____, 2021.

Danielle H. Moore, Mayor

Margret A. Zeidman, Town Council President

Bobbie Lindsay, Council President Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Edward A Cooney, Town Council Member

Queenester Nieves, CMC, Town Clerk

Lewis S. W. Crampton, Town Council Member

TOWN OF PALM BEACH

Town Council Meeting Development Review on: August 11, 2021

Section of Agenda

Ordinances - First Reading

Agenda Title

ORDINANCE 20-2021 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, Amending The Definition Of Supplemental Parking To Provide That Supplemental Off-Site Parking In An Underground Garage Or Surface, Enclosed, Partially Enclosed Or Rooftop Parking Facility Shall Not Be Required To Be In Addition To The Required Parking; Sunsetting The Definition On March 13, 2024, Unless Extended Or Modified By The Town Council; At Article VI, District Regulations, Sections 134-1107, 134-1157 And 134-1207, Permitted Uses, In The C-TS, C-WA And C-OPI Commercial Zoning Districts To Allow Supplemental Off-Site Shared Parking In A Surface, Enclosed, Partially Enclosed Or Rooftop Parking Facility As A Permitted Use; Cross Referencing The Requirement For Said Parking In Sections 134-2177 And 134-2182; And Providing A Sunsetting Provision For Said Parking Facilities In Those Districts On March 13, 2024, Unless Extended Or Modified By The Town Council; Section 134-2177 Location Of Parking Spaces, And Section 134-2182, Location Of Parking Spaces, By Allowing Supplemental Off-Site Shared Parking In A Surface, Enclosed, Partially Enclosed Or Rooftop Parking Facility As A Permitted Use In The C-TS, C-WA And C-OPI Zoning Districts Provided That Said Parking Does Not Exceed 50 Percent Of The Parking Inventory Of The Parking Facility And Providing That If Said Parking Facility Abuts A Residential Use That Said Parking Shall Only Be Allowed Between The Hours Of 8:00 A.M. And 6:00 P.M.; At Section 134-2182 By Relocating The Existing Sunsetting Provision Into A New Subsection (E) And Including Surface, Enclosed, Partially Enclosed And Rooftop Off-Site Supplemental Shared Parking As Part Of The Existing Sunsetting Provision; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.

Presenter

ATTACHMENTS:

- ▣ **Memorandum Dated July 29. 2021 from Wayne Bergman, Director of Planning, Zoning and Building**
- ▣ **Ordinance 20- 2021**

TOWN OF PALM BEACH

Information for Local Planning Agency and Town Council meeting on:
August 11, 2021

To: Local Planning Agency and Mayor and Town Council

From: Wayne Bergman, Planning, Zoning and Building Director

Re: Consideration of Proposed Zoning Text Amendments regarding Off-Site Supplemental Shared Parking in the C-TS, C-WA, C-OPI and C-PC Commercial Zoning Districts of the Code of Ordinances.
Ordinance No. 20-2021

Date: July 29, 2021

STAFF RECOMMENDATION

Staff recommends that the Local Planning Agency recommend and Town Council approve attached Ordinance No. 20-2021 on first reading.

BACKGROUND

The Town Council authorized the Business and Administrative Committee to re-review existing zoning requirements related to supplemental off-site shared parking to provide even more flexibility to utilize existing parking lots than was approved in Ordinance No. 1-2021.

The Town Council adopted Ordinance No. 1-2021 that continued to allow off-site shared parking by special exception and also off-site shared parking in underground garages as a permitted use in the C-TS, C-WA, C-OPI zoning districts provided that not more than 50 of the parking inventory is used for said parking. That Ordinance sunsets in three years.

On July 8, 2021, the Business and Administrative Committee considered a draft ordinance modifying supplemental off-site shared parking. That draft ordinance provided more flexibility to allow off-site shared parking by allowing the use of commercial surface lots, enclosed and partially enclosed lots and commercial roof top lots for supplemental off-site shared parking as a permitted use in the C-TS, C-WA, C-OPI and C-PC zoning districts. The condition of the use of commercial lots when they residential uses is that said parking would only be allowed between the hours of 8:00 a.m. to 6:00 p.m. This ordinance would also sunset at the same time as Ordinance No. 1-2021. The Committee recommended that the Town Council approve the proposed ordinance. As part of that approval, the Town Council may want to decide to direct staff to annually bring the adopted regulations back to the Town Council to reevaluate the effectiveness of the changes. The specific Code changes recommended by the Business and Administrative Committee and staff are identified in add/delete format in attached Ordinance No. 20-2021.

TOWN ATTORNEY REVIEW

Ordinance No. 20-2021 has been approved by Town Attorney John C. Randolph for legal form and sufficiency.

cc: Kirk Blouin, Town Manager
 Jay Boodheshwar, Deputy Town Manager
 James Murphy, Asst. Director of Planning, Zoning and Building
 John C. Randolph, Town Attorney
 Paul Castro, Zoning Manager

ORDINANCE NO. 20-2021

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, AMENDING THE DEFINITION OF SUPPLEMENTAL PARKING TO PROVIDE THAT SUPPLEMENTAL OFF-SITE PARKING IN AN UNDERGROUND GARAGE OR SURFACE, ENCLOSED, PARTIALLY ENCLOSED OR ROOFTOP PARKING FACILITY SHALL NOT BE REQUIRED TO BE IN ADDITION TO THE REQUIRED PARKING; SUNSETTING THE DEFINITION ON MARCH 13, 2024, UNLESS EXTENDED OR MODIFIED BY THE TOWN COUNCIL; AT ARTICLE VI, DISTRICT REGULATIONS, SECTIONS 134-1107, 134-1157 AND 134-1207, PERMITTED USES, IN THE C-TS, C-WA AND C-OPI COMMERCIAL ZONING DISTRICTS TO ALLOW SUPPLEMENTAL OFF-SITE SHARED PARKING IN A SURFACE, ENCLOSED, PARTIALLY ENCLOSED OR ROOFTOP PARKING FACILITY AS A PERMITTED USE; CROSS REFERENCING THE REQUIREMENT FOR SAID PARKING IN SECTIONS 134-2177 AND 134-2182; AND PROVIDING A SUNSETTING PROVISION FOR SAID PARKING FACILITIES IN THOSE DISTRICTS ON MARCH 13, 2024, UNLESS EXTENDED OR MODIFIED BY THE TOWN COUNCIL; SECTION 134-2177 LOCATION OF PARKING SPACES, AND SECTION 134-2182, LOCATION OF PARKING SPACES, BY ALLOWING SUPPLEMENTAL OFF-SITE SHARED PARKING IN A SURFACE, ENCLOSED, PARTIALLY ENCLOSED OR ROOFTOP PARKING FACILITY AS A PERMITTED USE IN THE C-TS, C-WA AND C-OPI ZONING DISTRICTS PROVIDED THAT SAID PARKING DOES NOT EXCEED 50 PERCENT OF THE PARKING INVENTORY OF THE PARKING FACILITY AND PROVIDING THAT IF SAID PARKING FACILITY ABUTS A RESIDENTIAL USE THAT SAID PARKING SHALL ONLY BE ALLOWED BETWEEN THE HOURS OF 8:00 A.M. AND 6:00 P.M.; AT SECTION 134-2182 BY RELOCATING THE EXISTING SUNSETTING PROVISION INTO A NEW SUBSECTION (E) AND INCLUDING SURFACE, ENCLOSED, PARTIALLY ENCLOSED AND ROOFTOP OFF-SITE SUPPLEMENTAL SHARED PARKING AS PART OF THE EXISTING SUNSETTING PROVISION; 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 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, Sec. 134-2. Definitions and rules of construction is hereby amended to read as follows:

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

...
Parking, supplemental means those parking facilities provided as a permitted or special exception and which are in addition to existing required parking as set forth in the schedule of off-street parking requirements. Supplemental off-site parking in an underground garage or surface, enclosed, partially enclosed, or a rooftop parking facility that is a permitted use in the C-TS, C-WA and C-OPI zoning districts is not required to be parking that is in addition to what is required in the schedule of off-street parking requirements in the Code. This definition will sunset on March 13, 2024 and revert back to the definition prior to the adoption of Ordinance Nos. 1-2021 and 20-2021 unless extended or modified by the town council

Section 2. Article VI, DISTRICT REGULATIONS, Section 134-1107, Permitted uses, in the C-TS zoning district is hereby amended to read as follows:

Sec. 134-1107. - Permitted uses.

- (a) Enumeration; maximum gross leasable area. The permitted uses in the C-TS town-serving commercial district, with a maximum of 3,000 square feet gross leasable area (GLA), are as follows:

(1) ...

...

- (10) Supplemental off-site shared parking as provided for in Sections 134-2177 and 134-2182. ~~within an underground parking garage to not exceeding 50 percent of the garage parking inventory.~~ This use will sunset on March 13, 2024, unless extended or modified by town council.

Section 3. Article VI, DISTRICT REGULATIONS, Section 134-1157, Permitted uses, in the C-WA zoning district is hereby amended to read as follows:

Sec. 134-1157. - Permitted uses.

- (a) Enumeration; maximum gross leasable area. The permitted uses in the C-WA Worth Avenue commercial district, with a maximum of 4,000 square feet gross leasable area (GLA), are as follows:

(1) ...

...

(32) Supplemental off-site shared parking as provided for in Sections 134-2177 and 134-2182 ~~within an underground parking garage to not exceed 50 percent of the garage inventory.~~ This use will sunset on March 13, 2024, unless extended or modified by town council.

Section 4. Article VI, DISTRICT REGULATIONS, Section 134-1207 Permitted uses., in the C-OPI, Office, Professional and Institutional district is hereby amended to read as follows:

Sec. 134-1207 Permitted uses.

The permitted uses in the C-OPI office, professional and institutional district are as follows:

(1) ...

...

(8) Supplemental off-site shared parking as provided for in Sections 134-2177 and 134-2182 ~~within an underground parking garage to not exceed 50 percent of the garage parking inventory.~~ This use will sunset on March 13, 2024, unless extended or modified by town council.

Section 5. Article IX, OFF-STREET PARKING AND LOADING [14], Sec. 134-2177, Location of parking spaces is hereby amended to read as follows:

Sec. 134-2177. Location of parking spaces.

Parking spaces for all uses or structures which are provided as required parking in conformance with the schedule of off-street parking and other applicable sections shall be located on the same lot and shall have the same district classification as the principal use or structure they are intended to serve, except as specifically excepted as follows:

- (1) The town council may permit, as a special exception, the establishment of such required off-street parking facilities for commercial uses within 500 feet of the premises, as measured along the nearest public or permanent private pedestrian walkway they are intended to serve when:
- a. Practical difficulties prevent the placing of the facilities on the same lot as the premises they are designed to serve;
 - b. The proposed location is located within the same zoning district as the principal use it is designated to serve;
 - c. The owner of the parking area shall enter into a written agreement with the town, with enforcement running to the town, providing that the land comprising the parking area shall never be disposed of

except in conjunction with the sale of the building which the parking area serves so long as the facilities are required; and

d. The owner agrees to bear the expense of recording the agreement and agrees that the agreement shall bind his heirs, successors and assigns. The written agreement shall be voided by the town if other off-street facilities are provided in accordance with this chapter.

(2) The town council may permit, as a special exception, the establishment of supplemental off-street facilities which are in addition to those facilities required in accordance with the schedule of off-street parking for a permitted or approved special exception use. Such supplemental off-street parking facilities may be permitted only after the required parking for the principal use involved has been provided in full at current standards as contained in the schedule. This additional parking may be supplemental parking located on the same lot or supplemental off-site parking located on a directly adjoining lot or a lot which would be directly adjoining except for the location of a street or public way; provided, however, that all other provisions for special exceptions as set forth in sections 134-227 through 134-233 are complied with and, further, that the granting of such supplemental on-site or supplemental off-site parking is not construed as permission to expand, enlarge, alter, renovate, or modify the use of structure except in accordance with the requirements of this chapter. The exception is that supplemental off-site shared parking within an underground parking garage, or supplemental off-site shared parking within a surface, enclosed, partially enclosed or rooftop parking facility is exempt from this section of the code provided the conditions in section 134-2182(a) are met.

(3) The town council may permit, as a special exception, the establishment of required off-street parking facilities for commercial uses in zoning districts differing from the district of the principal uses of structures they are intended to serve if the following conditions are met:

a. The owner of the parking area shall enter into a written agreement with the town with enforcement running to the town providing that the land comprising the parking area shall never be disposed of except in conjunction with the sale of the buildings with which the parking area serves so long as the facilities are required.

b. The owner of the parking area shall agree to bear the expense of recording the agreement, and agrees that the agreement shall bind his heirs, successors and assigns. The written agreement shall be voided by the town if other off-street facilities are provided in accordance with this chapter.

c. The parking area shall have been used as a parking area for the entirety of each of the five calendar years immediately preceding the application for special exception.

d. The parking area shall abut the property on which is situated the principal structure for which it is to furnish the required off-street parking.

e. The provisions for special exceptions as set forth in sections 134-227 through 134-233 are complied with.

f. The said parking area shall be located at ground level or below ground level and shall not be located within any structure above ground.

Section 6. Article IX, OFF-STREET PARKING AND LOADING [14], Sec. 134-2182, Location of parking spaces, is hereby amended to read as follows:

Sec. 134-2182. - Shared parking in C-TS, C-WA ~~and~~ C-OPI and C-PC commercial zoning districts.

(a) Off-site supplemental shared parking as a permitted use. Off-site supplemental shared parking within an underground garage or within a surface, enclosed, partially enclosed or rooftop parking facility is permitted by right in the C-TS, C-WA and C-OPI zoning districts without the requirement of first providing all required parking. However, said shared parking shall not exceed 50 per cent of the existing parking inventory in said underground garage or parking facility. In addition, if a surface, enclosed, partially enclosed or rooftop parking facility abuts a residential use, said shard parking shall only be allowed between the hours of 8:00 a.m. and 6:00 p.m.

(b) Special exception for shared parking. ~~Although~~ With the exception as provided for in subsection (a) above, there is no entitlement to shared parking, however, arrangements for shared parking may be allowed in the CT-S, C-WA and C-OPI commercial zoning districts, subject to the review and approval of a special exception as set forth under sections 134-227 through 134-233 and under the circumstances provided in this section.

(~~b~~c) Special exception approval for On-site shared parking. When a new use is proposed to occupy existing floor space and the new use would require a greater number of parking spaces than required by the former use, the new use may request sharing of on-site parking to meet the town's off-street parking requirements, ~~provided subject to the review and approval of a special exception as set forth under sections 134-227 through 134-233 and under the circumstances provided as follows:~~

- (1) A traffic planner or traffic engineer clearly establishes to the town council, at the applicant's expense, that:
 - a. All uses utilizing the existing parking facilities will primarily utilize these parking spaces at different times of the day, week, month or year;
 - b. The sharing of such parking spaces will not result in conflicting or overlapping usage of the parking facilities; and
 - c. The available parking will be adequate to serve the needs of the proposed use.
- (2) If the building official determines that professional advice and/or consultation is required to review the applicant's parking findings, the expense of such professional advice shall be borne by the applicant.
- (3) The applicant provides to the town, at the applicant's expense, a recorded three-party agreement, including the town as one of the parties, with enforcement running to the town, guaranteeing the continuing availability of the shared parking spaces during the period of operation of the applicant's use. The term of the agreement shall approximate the life of the building or use for which the shared parking spaces fulfill the town's off-street parking requirement. If the shared parking ever ceases to be available or becomes inadequate due to a change in the uses' respective schedules of operation that results in conflicting or overlapping usage, the proposed use shall be required to obtain a new occupancy permit and provide proof that sufficient parking will be provided or shall be required to immediately reduce the intensity of the use served to the extent that it will be conforming to the town's off-street parking requirements.

(d) *Special exception approval for supplemental off-site shared parking.* With the exception of shared parking that is a permitted use in the C-TS, C-WA and C-OPI zoning district, With the exception as provided for in subsection (a) above, A a conforming use may lease to another existing conforming use the former's required or supplemental parking spaces for use by patrons or employees of the latter, provided subject to the review and approval of a special exception as set forth under sections 134-227 through 134-233 and under the circumstances provided as follows:

:

- (1) The area to be used for off-site shared parking shall be in the C-TS, C-WA, C-PC or C-OPI zoning district, and, except for shared parking within a parking garage or underground/underbuilding parking area, any area used for off-site shared parking shall be accessible only to and used by parking attendants and shall have controlled access in the form of gates or other barriers acceptable to the town that can be accessed and used only by parking attendants.
- (2) Off-site shared parking shall be located no more than 500 feet from the use the off-site shared parking is intended to serve.
- (3) The applicant shall provide evidence which shall prove to the satisfaction of the town council that the off-site shared parking use shall not increase noise, light or traffic impacts upon neighboring residential districts.
- (4) A traffic planner or traffic engineer establishes to the satisfaction of the town council, at the applicant's expense, that all other establishments using the existing parking spaces will primarily utilize these spaces at different times of the day, week, month or year from that of the applicant's use, and that the sharing of such parking spaces will not result in conflicting or overlapping usage of the parking facilities.
- (5) If the director of planning, zoning and building department should determine that professional advice and/or consultant is required to review the applicant's parking findings, the expense of such professional advice shall be borne by the applicant pursuant to sections 134-171 and 134-172.
- (6) Off-site shared parking shall only be supplemental, and such parking shall not be used to meet required parking for new construction or expansion or addition to existing floor area.
- (7) The town may impose such additional conditions that it deems necessary to minimize noise, light and traffic impacts upon neighboring residential districts.
- (8) The approval shall initially be limited to a period of six months, whereupon a subsequent review shall be made at a public hearing of the town council at which the interim approval may be renewed, modified or revoked.

- (9) ~~The provisions in Sec. 134-2177 and 134-2182 related to supplemental off-site shared parking in an underground garage as a permitted use in the C-WA, C-TS and C-OPI zoning district will sunset on March 13, 2024 unless extended or modified by the town council.~~

(e) Sunset provision. The provisions in Sec. 134-2177 and 134-2182 related to supplemental off-site shared parking within an underground garage or within a surface, enclosed, partially enclosed or rooftop parking facility abutting a residential use as a permitted use in the C-WA, C-TS and C-OPI zoning district will sunset on March 13, 2024 unless extended or modified by the town council.

Section 7. 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 8. 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 9. Codification.

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

Section 10. 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 ____ day of _____, 2021, second reading and final adoption on this ____ day of _____, 2021.

Danielle H. Moore, Mayor

Margret A. Zeidman, Town Council President

Bobbie Lindsay, Council President Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Lewis S. W. Crampton, Town Council Member

Queenester Nieves, Town Clerk

Ted Cooney, Town Council Member