



TOWN OF PALM BEACH

Minutes of the Development Review

Town Council Meeting

Held on March 09, 2022

I. CALL TO ORDER AND ROLL CALL

The Development Review Town Council Meeting was called to order March 9, 2022 at 9:34 a.m. On roll call, all elected officials were found to be present.

II. INVOCATION AND PLEDGE OF ALLEGIANCE

Deputy Town Clerk Churney gave the invocation. Council President Zeidman led the Pledge of Allegiance.

III. COMMENTS OF MAYOR DANIELLE H. MOORE

Mayor Moore spoke regarding the long meeting the day before and commended the Town Council on their preparation, deliberation, and discussions of each item.

Mayor Moore spoke regarding Paul Castro's retirement after 27 years and thanked him for his service to the Town.

IV. COMMENTS OF TOWN COUNCIL MEMBERS

Council President Zeidman discussed the difficult job that Paul Castro has had over the years and thanked him for safeguarding the community.

Council Member Lindsay stated that it has been a pleasure to work with Paul Castro.

Council Member Crampton spoke about how much Paul Castro has influenced the Town.

Council Member Araskog thanked Paul Castro and said she would miss him and his assistance.

Council Member Cooney thanked Paul Castro for his service.

At this time, the Town Council completed the following item that had been deferred from the previous day's meeting:

Presentations by the Applicants and Appointments to the Landmarks Preservation Commission

Pat Gayle-Gordon, Acting Town Clerk

The following applicants had made presentations to the Town Council at the March 8, 2022, meeting:

Jacqueline Albarran

Julie Herzig Desnick

Paula Isacoff

Alexander Ives

Anne Metzger

Bridget Moran

J. David Seay (*remarks read into the record by Council Member Cooney*)

Fernando Wong

Sue Patterson (*remarks read into the record by President Zeidman*)

Motion was made by Council Member Cooney and seconded by Council Member Crampton to reappoint Sue Patterson as a regular member of the Landmarks Preservation Commission. On roll call, the Motion passed unanimously.

Motion was made by Council Member Cooney and seconded by Council Member Crampton to appoint Jacqueline Albarran and Bridget Moran as regular members of the Landmarks Preservation Commission. On roll call, the Motion passed unanimously.

Motion was made by Council Member Araskog and seconded by Council President Pro Tem Lindsay to appoint Anne Metzger and Julie Herzig Desnick, as alternate members of the Landmarks Preservation Commission. On roll call, the Motion passed unanimously.

V. COMMUNICATIONS FROM CITIZENS - 3 MINUTE LIMIT PLEASE

No one indicated a desire to speak.

VI. APPROVAL OF AGENDA

Director of Planning, Zoning and Building Bergman read the following requested modifications:

Deferral of Item X.A.2 to the April 13, 2022 meeting

Deferral of Item X.C.1b to the April 13, 2022 meeting

Deferral of Item X.C.1e to the April 13, 2022 meeting

Withdrawal of Item X.C.1f

Deferral of Item X.C.1h to the April 13, 2022 meeting

Deferral of Item X.C.2a to the April 13, 2022 meeting

Deferral of Item X.C.2b to the May 11, 2022 meeting

Deferral of Item X.C.2d to the April 13, 2022 meeting

Deferral of Item X.C.2f to the April 13, 2022 meeting

Deferral of Item X.C.2g to the April 13, 2022 meeting

Deferral of Item X.C.2h to the April 13, 2022 meeting

Motion made by Council Member Cooney and seconded by Council Member Crampton to approve the agenda as amended. Motion carried unanimously, 5-0.

VII. NEW BUSINESS

None.

VIII. DISCUSSION ITEMS

1. Consider New and Updated PZB Brochures for Prospective Home Buyers, Architects, Realtors and Contractors
Julie Araskog, Town Council Member

Director of Planning, Zoning and Building, Wayne Bergman, provided background information and presented the updated brochures.

Council Member Cooney thanked Council Member Araskog and staff for their work on the brochures. He requested that staff make sure that the images are high quality.

Council Member Araskog expressed her appreciation to Mr. Bergman and staff for their diligence on the brochures. She stated that she thought this would greatly assist the community.

2. Outdoor Furniture Approval and ARCOM's Role in this Review

Director Bergman provided background information on the item.

Council Member Cooney spoke regarding staff being able to identify appropriate furniture, and if they have questions on a specific project, they can refer it to ARCOM.

Council Member Crampton agreed that this type of decision doesn't need to go to ARCOM immediately, and that staff could make this type of decision.

Council Member Araskog spoke in support of having one member of ARCOM, specifically a designer, do the review. In response to a question by Council Member Araskog, Town Attorney Randolph addressed the issue of having a member of ARCOM being delegated with this authority.

Council President Pro Tem Lindsay spoke in support of staff conducting these types of reviews.

Council President Zeidman expressed her support to staff in their ability to conduct these reviews.

Council Member Cooney spoke regarding the Special Exception process that would occur if there were issues with this process.

3. Discussion on Landscaped Open Space

Council Member Araskog expressed concern for a lack of landscaping that she has seen in certain areas of Town. She requested an explanation on what was required and to be possibly shown pictures at the next meeting.

Zoning Manager Castro provided an explanation on the requirement and answered Council Members' questions.

IX. RESOLUTIONS

- A. RESOLUTION NO. 031-2022 A Resolution Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Ratifying And Confirming The Determination Of The Landmarks Preservation Commission That The Property Known As 4 Ocean Lane Meets The Criteria Set Forth In Ordinance No. 2-84, Also Known As Chapter 54, Article IV Of The Code Of Ordinances Of The Town Of Palm Beach; And Designating Said Property As A Town Of Palm Beach Landmark Pursuant To Ordinance No. 2-84, Also Known As Chapter 54, Article IV Of The Code Of Ordinances Of The Town Of Palm Beach.

Ex parte communications were declared by Council Members Cooney, Crampton, Araskog, President Pro Tem Lindsay, President Zeidman and Mayor Moore.

Janet Murphy, Murphy Stillings, presented background information on the project and historical information on the property. She outlined how the property meets Criteria 1, 3 and 4 for Landmark Designation.

Motion made by Council Member Cooney and seconded by Council Member Araskog that the designation report be made part of the record. Motion carried unanimously, 5-0.

Council President Zeidman requested confirmation of proof of publication. Deputy Town Clerk Churney provided confirmation.

Council President Zeidman called for public comment. There were no comments heard at this time.

Motion made by Council Member Cooney and seconded by Council Member Araskog to adopt Resolution 031-2022, designating the property at 4 Ocean Lane as a landmark of the Town of Palm Beach, on the basis that it meets criteria Number 1, 3 and 4 of Section 54-161 of the Town of Palm Beach Code and in the Landmarks Preservation Ordinance No. 2-84. Motion carried unanimously, 5-0.

- B. RESOLUTION NO. 032-2022 A Resolution Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Ratifying And Confirming The Determination Of The Landmarks Preservation Commission That The Property Known As 357 Crescent Drive Meets The Criteria Set Forth In Ordinance No. 2-84, Also Known As Chapter 54, Article IV Of The Code Of Ordinances Of The Town Of Palm Beach; And Designating Said Property As A Town Of Palm Beach Landmark Pursuant To Ordinance No. 2-84, Also Known As Chapter 54, Article IV Of The Code Of Ordinances Of The Town Of Palm Beach.

Council Members Cooney, Crampton, Araskog, President Pro Tem Lindsay, President Zeidman and Mayor Moore declared ex parte communications.

Council President Zeidman requested confirmation of proof of publication. Deputy Town Clerk Churney provided confirmation.

Janet Murphy, Murphy Stillings, presented background information on the project and historical information on the property. She outlined how the property meets Criteria 1 and 3 for Landmark Designation.

Motion made by Council Member Cooney and seconded by Council President Pro Tem Lindsay that the designation report be made part of the record. Motion carried unanimously, 5-0.

Council President Zeidman called for public comment.

Frank Lynch, attorney representing Juliette De Marcellus, asked that his letter of objection be made part of the record.

Motion made by Council Member Cooney and seconded by Council Member Crampton that the letter by Frank Lynch be accepted into the record. Motion carried unanimously, 5-0.

Mr. Lynch stated his objections to the landmark designation of his client's home. He answered Council Member Araskog's questions.

Council Member Crampton stated that he did not believe this particular property was worthy of landmarking and expressed concern over the condition of the home. He spoke in support of considering the owner's hardship.

Council Member Cooney asked for confirmation that the value of the structure was the low dollar amount as indicated by Mr. Lynch, to which Mr. Lynch provided confirmation. Council Member Cooney discussed the disparity between the value of the structure and the land and requested clarification on the survey, to which Ms. Murphy replied. Discussion ensued regarding the structural engineering report.

Council President Pro Tem Lindsay spoke in support of this home being designated but expressed concern over future owners being required to abide by the designation with regards to improvements. She expressed concern over the home not being designated and questioned if there could be a designation request in the future, to which Town Attorney Randolph responded.

Mayor Moore stated that the Town created a program to deal with homes that are not being kept up to Palm Beach standards. She believed that PZB should request Code Enforcement to assess this home and determine if it needs to be brought up to Palm Beach standards.

Council Member Cooney cautioned against discussing Code Enforcement on this property when it is being considered for landmark designation. He also spoke regarding what would occur if this designation was denied.

In response to Council Member Araskog, Council Member Cooney stated that he understood the challenging economics of the home and recognized that the family is long standing in the community. Council Member Cooney acknowledged that structures could be rehabilitated with a cost and a willingness to do so.

Mayor Moore spoke regarding the issue of flooding and wondered if the Town's improvements with undergrounding could help to remediate it.

Council President Pro Tem Lindsay stated that she felt that the home was a good candidate for landmarking and spoke regarding a similar property that had been in similar condition but was renovated after a new owner purchased the property.

Council Member Araskog expressed concern that if the home is not landmarked, it could be demolished. Ms. Murphy stated that if not landmarked, any changes would be reviewed by ARCOM.

Discussion ensued regarding whether the home could be demolished if it was not landmarked.

Elizabeth Ailes, 4 Ocean Lane, discussed her recent renovation of the home and acknowledged that the Town Council would have thought the home prior to the renovation was a tear down.

Mr. Lynch indicated that his client was not prepared to undertake the major renovation at this stage of her life.

Anne Pepper, 333 Seaspray Avenue, stated that landmarking the home would be the only way to save the home.

Aimee Sunny, The Preservation Foundation of Palm Beach, stated that her professional opinion was that the home meets criteria 1 and 3, and is worthy to be landmarked. She urged the Town Council to designate the property.

Amanda Skier, The Preservation Foundation of Palm Beach, advocated for the Town Council to designate the property.

Anne Metzger and Elizabeth Ailes, spoke in support of the landmark designation and offered to meet with the property owner to assist, if possible.

Mr. Lynch stated that there was not an application to demolish the home and indicated that his client wanted to stay in the home for the rest of her life.

Town Attorney Randolph provided potential actions to be taken by Council on this property and discussed how to ensure that the home is not demolished.

Motion made by Council Member Araskog and seconded by Council Member Cooney to adopt Resolution 032-2022, designating the property at 357 Crescent Drive as a landmark of the Town of Palm Beach, on the basis that it meets criteria Number 1 and 3 of Section 54-161 of the Town of Palm Beach Code and in the Landmarks Preservation Ordinance No. 2-84. Motion carried 3-2, with Council Member Crampton and Council President Zeidman dissenting.

The meeting recessed at 11:36 a.m. and resumed at 11:51 a.m.

The following item was heard out of order of the agenda:

X. DEVELOPMENT REVIEWS

C. Variances, Special Exceptions, and Site Plan Reviews

1. Old Business

- a. **ZON-21-013 (ARC-21-044) 1800 SOUTH OCEAN BLVD (COMBO) - SPECIAL EXCEPTION WITH SITE PLAN REVIEW** The applicant, 1800 South Ocean LLC (Maura Ziska, Manager), has filed an application requesting Town Council review and approval for a Special Exception Request with Site Plan Review to install a padel court and generator over 100kW in power, in association with a new two-story residence. [Architectural Review Commission approved the project with conditions relating to the architecture. Carried 6-1.]

Ex parte communications were declared by Council Members Cooney and Araskog.

Maura Ziska, Attorney on behalf of the applicant, explained the zoning requests for the project.

James Hall, Madison Worth Architecture, presented the architectural plans for the proposed generator for the new home.

Zoning Manager Castro provided staff comments and answered Council Members' questions.

Motion made by Council Member Cooney and seconded by Council Member Crampton that Special Exception ZON-21-013 shall be granted based upon the finding that such grant will not adversely affect the public interest and that the applicable criteria set forth in Section 134-229 of the Town Code have been met. Motion carried unanimously, 5-0.

Motion made by Council Member Cooney and seconded by Council Member Crampton that Site Plan Review ZON-21-013 shall be granted based upon the finding that the approval of the site plan will not adversely affect the public interest; and that the Council certifies that the specific zoning requirements governing the individual use have been met and that satisfactory provision and arrangement has been made concerning Section 134-329 items 1 through 11. Motion carried unanimously, 5-0.

X. DEVELOPMENT REVIEWS

A. Appeals

1. ARCOM APPEAL OF B-065-2021 7 OCEAN LANE

Ex parte communications were declared by Council President Zeidman, Council President Pro Tem Lindsay, Council Members Araskog, Cooney and Crampton and Mayor Moore.

Jamie Crowley, attorney for the owner at 7 Ocean Lane, presented the appeal of the ARCOM decision to deny the plans for 7 Ocean Lane. He requested that the project be remanded back to ARCOM with instructions as to the siting, massing, and footprint of the house.

Council Member Cooney stated that he was sympathetic to Mr. Crowley's request and added that he could support the project being remanded back to ARCOM. However, he added that he could not support Mr. Crowley's request to limit the scope in which ARCOM could review the home.

Council Member Araskog acknowledged the comments by ARCOM that discussed the massing of the home. She agreed with Mr. Cooney and would support remanding the project back to ARCOM but would not limit their review of the project.

Mr. Crowley responded to the comments by Council Members Cooney and Araskog.

Council President Zeidman, Council President Pro Tem Lindsay and Council Member Cooney agreed with both Council Members Cooney and Araskog.

Council President Zeidman called for public comments.

Elizabeth Ailes, 6 Ocean Lane, stated that she supported the deferral for the property and hoped the Town Council would send the home back to ARCOM.

Motion made by Council Member Cooney and seconded by Council Member Araskog to remand the project back to ARCOM, at their April 27, 2022 meeting for further consideration. Motion carried unanimously, 5-0.

2. ARCOM APPEAL OF ARC-22-035 726 HI MOUNT ROAD Request for Deferral to the April 13, 2022 Meeting Per Email From Craig Distel, Esq.
This item was deferred to the April 13, 2022 meeting at the approval of the agenda.

3. LPC APPEAL OF 340 ROYAL POINCIANA WAY

Ex parte communications declared by Council President Zeidman, Council President Pro Tem Lindsay, Council Members Araskog, Cooney and Crampton and Mayor Moore.

Simon Taylor, President of the Palm Beach Theater Guild, presented the appeal of the LPC decision to approve the Royal Poinciana Playhouse at 340 Royal Poinciana Way.

Jamie Crowley, attorney on behalf of RPP Property, presented background information into the record. He presented background information on the project's certificate of appropriateness approval.

Mr. Taylor provided rebuttal to Mr. Crowley's statements.

Council Member Cooney stated that he was not able to see the misstep of review by the Landmarks Preservation Commission. He addressed how the Commission had approached the project and that he felt that their review was appropriate. He addressed that the 1979 agreement would not be relevant to the LPC appeal and addressed the other items that had been raised by Mr. Taylor.

Town Attorney Randolph answered a question by Council Member Araskog regarding the 1979 Agreement. Mr. Taylor and Mr. Crowley addressed questions by Council Member Araskog.

Assistant Director, James Murphy, answered questions by Council Member Crampton regarding the LPC proceedings. Mr. Crampton spoke regarding staff and the Commission performing appropriately with this project and spoke in opposition to the appeal.

Council President Pro Tem Lindsay spoke in opposition to the appeal.

Discussion ensued regarding the Landscape Preservation Commission meetings no longer being available on Zoom.

Council President Zeidman stated that she feels that the Commission followed the law and spoke in opposition to the appeal.

Motion made by Council Member Crampton and seconded by Council Member Cooney to deny to the appeal based upon the record and the arguments made by the parties; and based upon the finding that the Landmark Preservation Commission followed the appropriate criteria set forth in the code, and that the competence substantial evidence contained within the record supported the decision of the Landmark Preservation Commission. Motion carried unanimously, 5-0.

Please note: The meeting recessed at 1:45 p.m. and reconvened at 2:30 p.m.

The following item was heard out of order of the agenda:

C. Variances, Special Exceptions, and Site Plan Reviews

2. New Business

c. ZON-22-018 (COA-22-003) 340 ROYAL POINCIANA WAY (COMBO)

- VARIANCES AND SPECIAL EXCEPTION WITH SITE PLAN

REVIEW The applicant, RPP Palm Beach Property LP (Samantha Perry David, President), has filed an application requesting Town Council review and approval for a Special Exception Request with Site Plan Review and including variances (1) to reduce the required landscape open space, (2) and (3) to exceed the maximum building height for rooftop mechanical equipment and exhausts, (4) to exceed the maximum overall building height for additions to a building, (5) to exceed the maximum length of a building, (6) a variance from Chapter 50 for the required floor elevation for the new ground floor additions on a landmarked building in order to renovate and expand with additions a landmarked playhouse structure, (7) to reduce the required drive aisle width, (8) to eliminate the required loading berth for new construction over 4,000 SF, (9) to eliminate 39 of the existing required parking spaces, and (10) and (11) to allow new parking spaces in the required side street setback and front setback, (12) to allow new and existing tandem parking, and (13) to exceed the maximum overall building height to retain the existing building when demolition of an elevation or roof for more than 50% occurs. Additionally, the applicant is requesting to amend the 1979 Development Agreement for the site. [Landmarks Preservation Commission Recommendation: Implementation of the proposed variances will not cause negative architectural impact to the subject landmark property. Carried 7- 0.] [The Landmarks Preservation Commission approved the project as presented. Carried 7-0.]

Council Members Cooney, Crampton, Araskog, President Pro Tem Lindsay, President Zeidman and Mayor Moore declared ex parte communications.

Alexandra Clark, UpMarkets and WS Development, provided an overview of the renovation of the playhouse.

Avie Glazer, Chairman of Innovate, spoke about his initiative to renovate, and revitalize the Royal Poinciana Playhouse.

Melissa Ceria, Innovate, discussed the upcoming programming that the Town can expect to see at the theater.

Jamie Crowley, attorney for the applicant, reviewed the zoning history of the playhouse. He also reviewed the legal hardship for the zoning requests, particularly the variances. Mr. Crowley also reviewed the 1979 Agreement for the Royal Poinciana Plaza and the proposed revisions.

Nelo Freijomel, Spina O'Rourke, spoke regarding the existing and proposed site plan.

Brian Kelly, Senior Traffic Engineer with Simmons and White, reviewed the traffic study performed in coordination with the application, specifically relating to circulation, valet, and parking.

Nelo Freijomel, Spina O'Rourke, presented the architectural modification proposed for the existing playhouse and provided the approach to the landscaping.

Samantha David, President of UpMarkets and WS Development, spoke about the Glazers and her company's dedication to the Town, to the playhouse, and to make the appropriate changes in the plaza.

Zoning Manager Castro provided staff comments.

Brian Mirson, American Consulting Engineers, addressed the traffic circulation valet plan.

Council President Zeidman called for public comments.

Simon Taylor, Palm Beach Theatre Guild, spoke in opposition to the proposed changes, as well as modifying the 1979 agreement, and provided background information on the grounds for his opposition.

Anne Pepper, 333 Seaspray Avenue, expressed concern over modifying the 1979 Agreement.

Martin Klein, 1060 N. Ocean Blvd., urged the Town Council to approve the changes to the playhouse.

Aimee Sunny, The Preservation Foundation of Palm Beach, commented on the renovation of the architecture of the John Volk landmarked playhouse.

Blair Corban, store director of a business in the Royal Poinciana Plaza, spoke in support for the proposed project.

John J. McGirk, business owner in the Royal Poinciana Plaza, spoke in support for the proposed project.

Vicki Kellogg, Chamber Music Society of Palm Beach, spoke in support for the proposed project.

Ahmad Mayes, Executive Director from the Chamber Music Society of Palm Beach, provided supportive comments for the Royal Poinciana Playhouse.

Colin Adams, business manager in the Royal Poinciana Plaza, spoke in support for the proposed project.

Anthony DiResta, Partner at Holland and Knight, spoke in support for the proposed project.

Guy Clark, Director of the Citizens Association of Palm Beach, urged the Town Council to approve the proposed project.

Jay Hardington, business owner for Marissa Collections, spoke in his support for the proposed project.

Simon Taylor, resident, spoke regarding a previous speaker's comments.

Ms. Kellogg explained her position of her previous comments.

Anita Seltzer, 44 Cocoanut Row, expressed concern about the historic fig tree in the plaza and the proposed construction around the tree.

Bill Metzger, 277 Esplanade Way, spoke in support of the proposed project.

Mayor Moore read comments by Richard Rene Silvin, who expressed support of for the proposed project.

Mr. Crowley stated his objections to comments made by Mr. Taylor.

Council Member Cooney expressed concern over traffic and parking. He asked specific questions regarding the circulation for different events, to which Mr. White and Ms. Clark responded. Mr. Cooney spoke in support of ensuring that there are minimum staffing levels for parking management included in the declaration of use agreement. Mr. Cooney inquired about the square feet of the additional retail space, to which Mr. Freijomel responded.

Jedidiah Hall, Nievera Williams responded to Council Member Cooney regarding the planters.

Council Member Araskog expressed concern over the parking, specifically for theatre events. She spoke in support of the valet plan coming back to the Town Council if this item is approved. Council Member Araskog inquired what Aimee Sunny's recommendation would be for the side additions, to which Ms. Sunny responded. Mr. Freijomel indicated that a complete massing study had been completed and studied and stated that his team looked at this study and felt that what they were proposing was the best option. Zoning Manager Castro answered questions by Ms. Araskog regarding the proposed demolition that is being requested.

Council President Pro Tem Lindsay spoke regarding everyone understanding that parking and circulation are going to be challenging and stated that she believes that UpMarkets will work to ensure that it's effectively addressed. She spoke regarding being an initial period of stabilization and spoke regarding the importance of having a continued dialogue to ensure that any issues are being addressed. She spoke in support of the UpMarkets team and how well they have revitalized that plaza so far and have kept to their word over the past seven years. She expressed support for this project moving forward.

Council President Zeidman stated that, if there are concerns, then the Council can do a conditional approval and any specific items that are being requested could be included in a declaration of use agreement.

Mayor Moore expressed concern over a scheduling problem with this meeting and requested that the Council hearing the rest of this item and hold the other items on the agenda for discussion at a meeting to be held the next morning. Discussion ensued.

Jamie Crowley addressed the declaration of use agreement.

Maura Ziska indicated that her clients would be available to return tomorrow for their projects to be heard.

There was consensus that the Town Council will reconvene at 10:00 a.m. the next morning, after the conclusion of hearing the current item.

Zoning Manager Castro and Assistant Director Murphy provided staff comments on the variances and answered questions from Council Members.

Jamie Crowley and Nelo Freijomel explained the hardship and the screening in response to questions by Council Member Araskog.

Alexandra Clark, UpMarkets and WS Development, provided assurances regarding the valet parking and traffic circulation plan.

Extensive discussion ensued regarding the valet and traffic circulation plan.

Town Attorney Randolph responded to a question from Council Member Cooney regarding the 1979 agreement.

Council Member Araskog expressed concern over not having enough time to review the changes to the 1979 agreement prior to approving it. Discussion ensued regarding the process for approval and the approval of the variances, conditional upon the approval of the 1979 agreement.

Motion made by Council Member Crampton and seconded by Council President Pro Tem Lindsay that Variances Nos. 1-12 (with the exception of No. 5, which was withdrawn by the applicant) ZON-22-018 shall be granted and find in support thereof, that all criteria applicable to this application as set forth in Town Code Section 134-201(a), items 1-7 have been met; and provided that the property owner did voluntarily commit, prior to the issuance of a building permit, to either provide a recorded utility easement or an easement agreement satisfactory to the Town that ensures a recorded easement will be granted if necessary to underground utilities in the area. This motion is made conditional on the review and approval of the revisions to the 1979 agreement and a declaration of use agreement that will be considered at the April 13, 2022, Town Council Development Review meeting. Motion carried, 4-1 with Council Member Araskog dissenting.

Motion made by Council Member Crampton and seconded by Council President Pro Tem Lindsay that Special Exception ZON-22-018 as a Cultural Arts Center shall be granted based upon the finding that such grant will not adversely affect the public interest and that the applicable criteria set forth in Section 134-229 of the Town Code have been met. Motion carried unanimously, 5-0.

Motion made by Council Member Crampton and seconded by Council President Pro Tem Lindsay that Site Plan Review ZON-22-018 shall be granted based upon the finding that such grant will not adversely and that the Council affect the public interest; that the Council certifies that the specific zoning requirements governing the individual use have been met and that satisfactory provision and arrangement has been made concerning Section 134-329 items 1 through 11. This motion is made conditional on the review and approval of the revisions to the 1979 agreement and a declaration of use agreement that will be considered at the April 13, 2022, Town Council Development Review meeting. Motion carried, 4-1 with Council Member Araskog dissenting.

Motion made by Council Member Cooney and seconded by Council Member Araskog to adjourn the meeting at 7:08 p.m. to 10:00 a.m. on March 10, 2022, without the benefit of a roll call.

The Development Review Town Council Adjourned Meeting was called to order March 10, 2022 at 10:00 a.m. On roll call, all elected officials were found to be present.

B. Time Extensions and Waivers

1. Time Extension for 1460 N Lake Way

Director of Planning, Zoning & Building Bergman provided background information on the time extension request and stated that staff was comfortable with the request.

Emry Brennan, Brennan Construction at 220 Sunrise Avenue, discussed the issues with the renovations of the property and the reasons the project needed extra time for completion.

Council Member Cooney stated that this project's completion needs to be a priority.

Council President Pro Tem Lindsay stated she has received many calls on the extended construction, however, she acknowledged that the site has been kept clean and expressed appreciation that it is close to completion.

Council Member Araskog stated she has also received multiple complaints for this construction site. She spoke regarding not allowing any work or issuing any permits to continue until the civil engineer matter has been resolved.

Council President Zeidman called for public comment. No one indicated a desire to speak.

Motion made by Council Member Cooney and seconded by Council President Pro Tem Lindsay to grant a waiver of Town Code Section 42-199 for building permit extension at 1460 N. Lake Way, extending an additional 28 days, until April 8, 2022. Motion carried unanimously, 5-0.

2. Time Extension for 231 Southland Road

Director Bergman provided background information on the time extension request and stated that staff was comfortable with the request.

Andre Webster, CEC Civil Engineering Consulting, LLC, provided additional information on the request for a time extension to complete updated driveway drainage.

Mayor Moore confirmed with staff that this was a paperwork issue.

Council Member Cooney requested that the electronic permit system be up to date.

Council President Zeidman called for public comment. No one indicated a desire to speak.

Motion made by Council Member Crampton and seconded by Council Member Cooney to grant a time extension waiver for 231 Southland Road. Motion carried unanimously, 5-0.

3. Waiver of Peak Season Construction Hours for 244 Worth Avenue

This item was withdrawn at request of the applicant.

4. Time Extension for 288 Sandpiper Drive

Mr. Bergman provided background information on the time extension request.

James Hiler, Sciame Homes, discussed the issues with the renovations of the property and the reasons the project needed extra time for completion.

Council President Zeidman called for public comment. No one indicated a desire to speak.

Council Member Cooney spoke regarding frustration from the neighbors on the length of time that this project has taken and requested Director Bergman to provide additional information on the ARCOM approval and timeline. Mr. Bergman responded.

Council Member Crampton inquired about the fire that occurred on the property, as indicated in the letter from a neighboring property, to which Mr. Hiler responded.

Council President Zeidman asked if the owner was present or in Town to address the issues regarding the condition of the pool. Mr. Hiler stated that the owner was not in Town and added that his company was responsible for the condition of the pool and requested that the extension be granted for 16 weeks.

Motion made by Council Member Crampton and seconded by Council Member Cooney to grant a time extension of 16 weeks for 288 Sandpiper Drive. Motion carried unanimously, 5-0.

C. Variances, Special Exceptions, and Site Plan Reviews

1. Old Business

- a. **ZON-21-002 (ARC-21-038) 218 ROYAL PALM WAY (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES** The applicant, 218 Holdings LLC (Susan Hudson, Manager), has filed an application requesting Town Council review and approval for Special Exception Request with Site Plan Review and including variances (1) to reduce the front setback for the third floor addition (2) to reduce the side (east) setback for the third floor addition, (3) to reduce side (east) setback for the new exterior egress stairs, (4) to reduce side (east) setback for a new generator, (5) to reduce the required parking (4 additional spaces required) and (6) to exceed the maximum height of a

generator and screening wall in a required yard, in order to expand a third story of an existing three-story building to accommodate two new residential uses. The Architectural Commission will perform design review of the application. [Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause negative architectural impact to the subject property. Motion carried 4-3.] [The Architectural Review Commission approved the project with several architectural details to return to the March 23, 2022 meeting. Carried 4-3.]

Ex parte communications declared by Council Members Araskog, Cooney, Council President Zeidman and Mayor Moore.

Greg Bracca, owner of the building, spoke regarding the property and proposed project.

Maura Ziska, attorney for the applicant, explained the zoning requests for the property and discussed the hardships for the variances.

Keith Spina, Spina O'Rourke, presented the architectural plans proposed for the modifications for the existing, commercial building.

Council Member Crampton inquired about the vote from the Architectural Review Commission to which Mr. Spina responded.

Council President Pro Tem Lindsay asked about the increase of square footage and expressed concern about losing parking spaces with the increase of square footage, to which Mr. Spina responded.

Council President Zeidman confirmed that the removal of the exterior stairs would still meet the Code; to which Messrs. Spina and Bergman confirmed it would.

Zoning Manager Castro provided staff comments.

Council Member Cooney requested that staff provide additional information on what the Town allows as far as development. Mr. Castro responded. Mr. Cooney asked to see the location of the proposed generator, to which Mr. Spina responded.

Council Member Araskog spoke regarding the ARCOM consideration of this item and requested clarification of what will be returning to ARCOM. Mr. Spina presented the before and after pictures and he and Ms. Ziska responded to Ms. Araskog's questions.

Council President Pro Tem Lindsay questioned the parking variances, to which Mr. Castro and Ms. Ziska responded. Ms. Lindsay expressed concern over the placement of the generator due to the loss of parking space. Assistant Director Murphy spoke regarding a proposed ordinance that staff is working on to allow generators to be placed on a roof.

Council President Zeidman clarified the number of spaces and spoke

regarding the parking requirements not always being clear. She stated that she is not concerned with the loss of a parking space to the generator and expressed support for the proposed project.

Council Member Araskog indicated she was not in favor of generators on the roof. She pointed out that the building's use could change and affect the parking. She expressed concern over the hardship that had been presented.

Motion made by Council Member Cooney and seconded by Council Member Crampton that Variance ZON-21-002 shall be granted and find in support thereof, that all the criteria applicable to this application as set forth in Town Code Section 134-201(a), items 1-7 have been met; and providing that the property owner did voluntarily commit, prior to the issuance of a building permit, to either provide a recorded utility easement or an easement agreement satisfactory to the Town that ensures a recorded easement will be granted if necessary to underground utilities in the area. Motion carried, 4-1 with Council Member Araskog dissenting.

Motion made by Council Member Cooney and seconded by Council Member Crampton that Special Exception ZON-21-002 shall be granted, based upon the finding that such grant will not adversely affect the public interest and that the applicable criteria set forth in Section 134-229 of the Town Code have been met. Motion carried unanimously, 5-0.

Motion made by Council Member Cooney and seconded by Council Member Crampton that Site Plan Review ZON-21-002 shall be granted based upon the finding that such grant will not adversely and that the Council affect the public interest; that the Council certifies that the specific zoning requirements governing the individual use have been met and that satisfactory provision and arrangement has been made concerning Section 134-329 items 1 through 11. Motion carried, 4-1 with Council Member Araskog dissenting.

- b. **ZON-21-006 (ARC-21-040) 164 SEASPRAY AVENUE (COMBO) SPECIAL EXCEPTION REQUEST WITH SITE PLAN REVIEW AND VARIANCES** The applicant, Hayati Banastey, has filed an application requesting Town Council review and approval for a Special Exception Request with Site Plan Review for the construction of new two story residence on 2 platted lots deficient in lot width and lot area, including the following variances (1) a variance to reduce the required side (east) yard setback to 10 ft in lieu of 15 feet required for 2 story structure; (2) a variance to reduce the required side (west) yard setback to 10 ft in lieu of 12.5 feet required for the 1 story portion; (3) a variance to reduce the required side (west) yard setback to 10 feet in lieu of 15 feet required for the 2 story portion. [Architectural Review Commission deferred the project to the March 23, 2022 meeting. Carried 6-1.] Staff Recommends a Deferral to the April 13, 2022 Meeting.
This item was deferred to the April 13, 2022 meeting at the approval of the agenda.

- c. **ZON-21-011 (ARC-21-050) 1090 SOUTH OCEAN BOULEVARD**

(COMBO) SPECIAL EXCEPTION REQUEST WITH SITE PLAN REVIEW The applicant, 1090SOCEAN LLC (Brad McPherson), has filed an application requesting Town Council review and approval of a Special Exception Request with Site Plan Review to allow the construction of a new two-story residence on non-conforming portions of platted lots that is 135' in depth where 150' is required and 18,558 SF of lot areas where 20,000 SF is required in the R-A zoning district. [Architectural Review Commission approved the project with conditions relating to the architecture. Carried 7-0.]

Ex parte communications declared by Council Member Cooney.

Maura Ziska, attorney for the applicant, explained the zoning requests for the property.

Harold Smith, Smith and Moore Architects, presented the architectural plans proposed for the new residence.

Council President Zeidman called for public comment. No one indicated a desire to speak.

Motion made by Council Member Cooney and seconded by Council President Pro Tem Lindsay that Special Exception ZON-21-011 shall be granted, based upon the finding that such grant will not adversely affect the public interest and that the applicable criteria set forth in Section 134-229 of the Town Code have been met. Motion carried unanimously, 5-0.

Motion made by Council Member Cooney and seconded by Council President Pro Tem Lindsay that Site Plan Review ZON-21-011 shall be granted based upon the finding that such grant will not adversely and that the Council affect the public interest; that the Council certifies that the specific zoning requirements governing the individual use have been met and that satisfactory provision and arrangement has been made concerning Section 134-329 items 1 through 11. Motion carried unanimously, 5-0.

- d. **ZON-21-013 (ARC-21-044) 1800 SOUTH OCEAN BLVD (COMBO) - SPECIAL EXCEPTION WITH SITE PLAN REVIEW** The applicant, 1800 South Ocean LLC (Maura Ziska, Manager), has filed an application requesting Town Council review and approval for a Special Exception Request with Site Plan Review to install a padel court and generator over 100kW in power, in association with a new two-story residence. [Architectural Review Commission approved the project with conditions relating to the architecture. Carried 6-1.]

This item was heard out of order of the agenda.

- e. **ZON-21-018 (HSB-21-004) 245 BARTON AVE (COMBO)—VARIANCES** The applicant, Elizabeth Sorrel, has filed an application requesting Town Council review and approval for variances (1) to reduce the front (south) setback for a new entry addition, (2) to exceed the maximum allowable cubic content ratio 'CCR', and (3) to exceed the maximum allowable lot coverage, in order to construct a new 35 SF entry addition to a historically significant building. [The Landmarks Preservation Commission

deferred the project to the March 16, 2022 meeting. Carried 7- 0.] Staff Recommends a Deferral to the April 13, 2022 Meeting.

This item was deferred to the April 13, 2022 meeting at the approval of the agenda.

- f. **ZON-22-002 (ARC-21-093) 150 WORTH AVE, STE 234 (COMBO) - SPECIAL EXCEPTION WITH SITE PLAN REVIEW** The applicant, Cojimar Palm Beach (Joseph Hernandez and Charles Masson), has filed an application requesting Town Council review and approval for a Special Exception Request with Site Plan Review requesting outdoor seating (28 total seats) at the first (20 seats) level and second (8 seats) level of the two-story Esplanade retail building in conjunction with a new restaurant (Cojimar) to occupy the second floor space of a prior restaurant. [Architectural Review Commission deferred the project to the February 23, 2022 meeting. Carried 6-1.] Requested Withdrawal per Email from Maura Ziska, Esq.

This item was withdrawn at the approval of the agenda.

- g. **ZON-22-004 977 S OCEAN BLVD—VARIANCES** The applicant, 195 Pheston Associates Palm Beach LLC (Charles Holzer, Manager), has filed an application requesting Town Council review and approval for a variance to construct a new seawall 169'-7" in length directly adjacent but 2'-6" feet eastward of the existing seawall and partially east of the Town of Palm Beach's Bulkhead Line.

Ex parte communications declared by Council Members Cooney, Araskog, Crampton and Mayor Moore.

Maura Ziska, attorney for the applicant, explained the zoning requests for the property.

Raphael Saladrigas, Studio SR, presented the architectural plans proposed for the new seawall.

Council President Zeidman called for public comments.

John Eubanks, attorney for William Koch, stated with two provisions as stated in his letter, his client would support the variances.

Zoning Manager Castro and Assistant Director Murphy provided staff comments and answered Council Members' questions.

Motion made by Council President Pro Tem Lindsay and seconded by Council Member Cooney that Variance ZON-22-004 shall be granted and find in support thereof, that all the criteria applicable to this application as set forth in Town Code Section 134-201(a), items 1-7 have been met. Motion carried unanimously, 5-0.

- h. **ZON-22-013 (ARC-22-009) 215 SEABREEZE AVE (COMBO) - VARIANCES** The applicant, Edward & Margot Mehm, has filed an application requesting Town Council review and approval for a variance to reduce the required side yard setback in order to construct a pergola in the required yard. The Architectural Commission will perform design review of the application. [Architectural Review Commission deferred the project to

the March 23, 2022 meeting. Carried 7-0.] Staff Recommends a Deferral to the April 13, 2022 Meeting.

This item was deferred to the April 13, 2022 meeting at the approval of the agenda.

- i. **ZON-22-019 (ARC-22-033) 200 OCEAN TERRACE (COMBO)-VARIANCES** The applicant, Mr. & Mrs. Timothy Davidson, has filed an application requesting Town Council review and approval for a variance to reduce the required street rear-yard setback for the construction of a new one-story guest house. The Architectural Commission will perform design review of the application. [Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause negative architectural impact to the subject property. Carried 7-0.] [The Architectural Review Commission approved the project with a condition relating to the landscaping. Carried 7-0.]

Ex parte communications declared by Council Members Cooney, Araskog and Council President Zeidman.

Maura Ziska, attorney for the applicant, explained the zoning requests for the property and discussed the hardship for the variance.

Michael Perry, MP Design & Architecture, presented the architectural plans proposed for the new guest house.

Zoning Manager Castro and Assistant Director Murphy provided staff comments.

Council Member Cooney inquired about the hedge requirement that had been requested by the Architectural Review Commission, to which Mr. Perry responded.

Council President Pro Tem Lindsay stated that she believes the higher hedge took away from the sense of community in the neighborhood. She recommended removing that condition from the approval. Discussion ensued regarding taking this condition away from the approval.

Council Member Araskog expressed appreciation for a project of this scale being presented.

Council President Zeidman called for public comment. No one indicated a desire to speak.

Motion made by Council Member Cooney and seconded by Council Member Crampton that Variance ZON-22-019 shall be granted and find in support thereof, that all the criteria applicable to this application as set forth in Town Code Section 134-201(a), items 1-7 have been met. Motion carried unanimously, 5-0.

- j. **ZON-22-034 (ARC-22-027) 127 EL BRAVO WAY (COMBO) - VARIANCES** The applicant, 127 El Bravo Trust (Guy Rabideau, Trustee),

has filed an application requesting Town Council review and approval for a variance to exceed the maximum building height allowed in relation to new construction of single family residence. The Architectural Commission will perform design review of the application. [Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause negative architectural impact to the subject property. Carried 7-0.] [The Architectural Review Commission approved the project with a condition relating to the architecture. Carried 7-0.]

Ex parte communications were declared by Council Member Cooney.

David Klein, attorney for the applicant, explained the zoning requests for the property and discussed the hardship for the variance.

Zoning Manager Castro provided staff comments.

Council President Zeidman called for public comment. No one indicated a desire to speak.

Council Member Cooney spoke in support of the request and addressed the height being in context with the neighborhood.

Council Member Crampton asked to see the plans and the neighborhood context of the plans.

Roger Janssen, Dailey Janssen Architects, presented the architectural plans proposed for the new residence.

Council Member Araskog spoke in support of the requested variance.

Motion made by Council Member Crampton and seconded by Council Member Araskog that Variance ZON-22-034 shall be granted and find in support thereof, that all the criteria applicable to this application as set forth in Town Code Section 134-201(a), items 1-7 have been met; and providing that the property owner did voluntarily commit, prior to the issuance of a building permit, to either provide a recorded utility easement or an easement agreement satisfactory to the Town that ensures a recorded easement will be granted if necessary to underground utilities in the area. Motion carried unanimously, 5-0.

2. New Business

- a. **ZON-21-003 (ARC-21-039) 380 SOUTH COUNTY ROAD (COMBO) – SPECIAL EXCEPTION W/ SITE PLAN REVIEW & VARIANCES** The applicant, 380 S County LLC (Phillip Norcross, Manager) has filed an application requesting Town Council review and approval for a Special Exception Request with Site Plan Review and including variances (1) to reduce the street side (south) setback for the proposed ground floor terrace addition, (2) to reduce required parking (by 36 number of spaces), and (3) to exceed the maximum height of rooftop mechanical equipment, (4) to forgo required off-street loading; in order to expand a lounge into a restaurant and increase second floor office use in an existing two-story building. The Architectural Commission will perform

design review of the application. [Architectural Review Commission Recommendation: Implementation of the proposed variances will cause negative architectural impact to the subject property. Motion carried 6-1.] [The Architectural Review Commission deferred the project to the March 23, 2022 meeting. Carried 7- 0.]

This item was deferred to the April 13, 2022 meeting at the approval of the agenda.

- b. **ZON-22-017 (ARC-22-032) 1237 N LAKE WAY (COMBO) - VARIANCES&SITEPLANREVIEW** The applicant, Frank H. Pearl and Geryl T. Pearl, has filed an application requesting Town Council review of and approval of Site Plan Review for the construction of a new two-story residence on a lot with less width than required in the RB district, and including variances (1) to allow a two-story accessory structure on a lot less than 20,000SF in lot area, and (2) to exceed the point of measurement. ARCOM will perform design review of the application. [The Architectural Review Commission deferred the project to the April 27, 2022 Meeting. Carried 7-0.] Staff Recommends a Deferral to the May 11, 2022 Meeting.

This item was deferred to the May 11, 2022 meeting at the approval of the agenda.

- d. **ZON-22-018 (COA-22-003) 340 ROYAL POINCIANA WAY (COMBO) - VARIANCES AND SPECIAL EXCEPTION WITH SITE PLAN REVIEW** The applicant, RPP Palm Beach Property LP (Samantha Perry David, President), has filed an application requesting Town Council review and approval for a Special Exception Request with Site Plan Review and including variances (1) to reduce the required landscape open space, (2) and (3) to exceed the maximum building height for rooftop mechanical equipment and exhausts, (4) to exceed the maximum overall building height for additions to a building, (5) to exceed the maximum length of a building, (6) a variance from Chapter 50 for the required floor elevation for the new ground floor additions on a landmarked building in order to renovate and expand with additions a landmarked playhouse structure, (7) to reduce the required drive aisle width, (8) to eliminate the required loading berth for new construction over 4,000 SF, (9) to eliminate 39 of the existing required parking spaces, and (10) and (11) to allow new parking spaces in the required side street setback and front setback, (12) to allow new and existing tandem parking, and (13) to exceed the maximum overall building height to retain the existing building when demolition of an elevation or roof for more than 50% occurs. Additionally, the applicant is requesting to amend the 1979 Development Agreement for the site. [Landmarks Preservation Commission Recommendation: Implementation of the proposed variances will not cause negative architectural impact to the subject landmark property. Carried 7- 0.] [The Landmarks Preservation Commission approved the project as presented. Carried 7-0.]

This item was heard out of order of the agenda.

- e. **ZON-22-024 (ARC-22-028) 1540 S OCEAN BLVD (COMBO)—SPECIAL EXCEPTION W/ SITE PLAN REVIEW & VARIANCES**

The applicant, 1540SOcean LLC (Steven Kirsch, Managing Director), has filed an application requesting Town Council review and approval for Special Exception to modify an existing beach cabana structure and Special Exception with Site Plan Review and including variances for (1) and (2) to reduce required side setbacks for a new beach access tunnel, (3) to reduce the required ocean bulkhead line setback for a new beach access tunnel and (4) to exceed the maximum allowed lot coverage in relation to the construction of a new beach access tunnel. ARCOM will perform design review of the application. [Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause negative architectural impact to the subject property. Carried 7-0.] [The Architectural Review Commission approved the project as presented. Carried 5-2.]

This item was deferred to the April 13, 2022 meeting at the approval of the agenda.

- f. **ZON-22-025 (ARC-22-037) 247 MIRAFLORES DR (COMBO)-VARIANCE(S)** The applicant, Laetitia Oppenheim, has filed an application requesting Town Council review of variances to allow the (1) height of a generator and (2) associated screening wall to exceed the maximum height allowed within a required side-yard area. ARCOM will perform design review of the application. [Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause negative architectural impact to the subject property. Carried 7-0.] [The Architectural Review Commission approved the project as presented. Carried 7-0.]

There were no ex parte communications declared.

Frank Lynch, attorney for the applicant, explained the zoning requests for the property.

Zoning Manager Castro and Assistant Director Murphy provided staff comments.

Council President Zeidman called for public comment. No one indicated a desire to speak.

Council Member Crampton inquired if there was another location on the property that could accommodate the generator and inquired on the support of the neighbors, to which Mr. Lynch and Zoning Manager Castro responded.

Council Member Araskog spoke in support of the professionals restudying the location of the generator to find a different location.

Council Member Cooney indicated that he would support the request. He asked staff to focus on any future projects and the location of generators.

Council Pro Tem Lindsay spoke regarding the historical flooding of this street.

Motion made by Council Member Cooney and seconded by Council Member Crampton that Variance ZON-22-025 shall be granted and find in support thereof, that all the criteria applicable to this application as set forth in Town Code Section 134-201(a), items 1-7 have been met; and providing that the property owner did voluntarily commit, prior to the issuance of a building permit, to either provide a recorded utility easement or an easement agreement satisfactory to the Town that ensures a recorded easement will be granted if necessary to underground utilities in the area. Motion carried unanimously, 5-0.

- g. **ZON-22-027 (ARC-22-038) 225 INDIAN ROAD (COMBO) - VARIANCES** The applicant, White Oak, LLC, a Wyoming LLC, as Trustee for 225 Trust u/a/d 12/13/2019 (Dennis Walsh, Trust Officer), has filed an application requesting Town Council review of a variance for a loggia addition with staircase, to encroach into a required setback. ARCOM will perform design review of the application. [The Architectural Review Commission deferred the project to the March 23, 2022 meeting. Carried 7-0.] Staff Recommends a Deferral to the April 13, 2022 Meeting.
This item was deferred to the April 13, 2022 meeting at the approval of the agenda.
- h. **ZON-22-032 (HSB-22-003) 594 NORTH COUNTY RD (COMBO) - VARIANCES** The applicant, George and Sandra Marucci, has filed an application requesting Town Council review and approval for variances to reduce both side yard setback requirements for one-story additions to a historically significant building and for a variance from Chapter 50 for the required floor elevation for the new ground floor addition on a historically significant building to construct a ground floor addition with a finished floor of 6.49' NAVD in lieu of the required 7' NAVD. [The Landmarks Preservation Commission deferred the project to the March 16, 2022 meeting. Carried 7-0.] Staff Recommends a Deferral to the April 13, 2022 Meeting.
This item was deferred to the April 13, 2022 meeting at the approval of the agenda.
- i. **ZON-22-037 (ARC-22-040) 60-70 BLOSSOM WAY (COMBO) – SITE PLAN REVIEW** The applicant, Blossom Way Holdings LLC and Providencia Partners LLC (Maura Ziska, Authorized Representative), has filed an application requesting Town Council Site Plan Review as required for the installation of a generator with an output capacity over 100kW, in conjunction with the construction of a new single family residence. ARCOM will perform design review of the application. [The Architectural Review Commission deferred this project to the March 23, 2022 meeting. Carried 7-0.] Staff Recommends a Deferral to the April 13, 2022 Meeting.
This item was deferred to the April 13, 2022 meeting at the approval of the agenda.

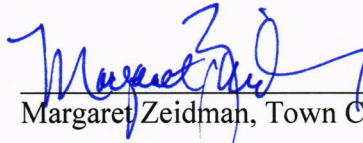
XI. ANY OTHER MATTERS

Council Member Araskog spoke regarding instituting a Zoning Board that could be appealed to the Town Council to reduce the number of variances. *No action was taken on this item.*

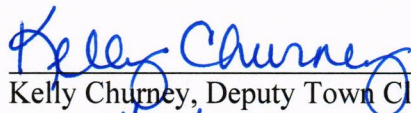
XII. ADJOURNMENT

Motion made by Council Member and seconded by Council Member to adjourn the meeting at 12:11 p.m. on March 10, 2022 without the benefit of a roll call.

APPROVED:


Margaret Zeidman, Town Council President

ATTEST:


Kelly Churney, Deputy Town Clerk
Date: 4/12/22

