



TOWN COUNCIL MEETING

TOWN OF PALM BEACH

NOVEMBER 13, 2025

9:45 AM

TOWN HALL COUNCIL CHAMBERS, 2ND FLOOR | 360 SOUTH COUNTY RD | PALM BEACH, FL 33480

Danielle H. Moore, Mayor
Bobbie D. Lindsay, President
Lew Crampton, President Pro Tem
Julie Araskog
Ted Cooney
Bridget Moran

AGENDA

CALL TO ORDER AND ROLL CALL

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

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

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

PUBLIC HEARING

GENERAL BUSINESS

3. Presentation: Brief Overview of Landmark GIS Map from PZB Staff
4. Discussion Regarding Construction Screening Fences 25ft or Higher
5. Zoning Code Items - Quick Fixes #1-7
 - 5.1 Quick Fix #1B Mechanical Equipment - Screening Wall
6. Zoning Code Items – Quick Fix #15
 - 6.1 2025 Comprehensive Plan EAR polices that require placement into Chapter 134, Zoning. (Per Florida Statute)
This item shall be deferred to the December 10, 2025, Town Council meeting, pending Planning

and Zoning Commission review.

7. **53-2025** 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 480 S Ocean Blvd. 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. ***The property owner is neutral to this designation. The Landmarks Preservation Commission voted 7-0 for landmarking.***
8. **14-2025** 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 163 Seminole Ave. 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. ***The property owner is supportive of this designation. The Landmarks Preservation Commission voted 7-0 for landmarking.***

UNFINISHED BUSINESS

9. ZON-22-132 (ARC-22-200) 165 BRADLEY PLACE - Alef School - Declaration of Use - Progress Update
10. ZON-25-0045 (ARC-25-0044) 766 HI MOUNT RD (COMBO). The applicant, Christina Baker, owner (Maura Ziska and SKA Architects, representatives), has filed an application requesting Town Council review and approval of one (1) variance for a reduced side yard setback to reconstruct a glass enclosure on the west side of the cabana. The Architectural Commission shall perform design review of the application. *[The Architectural Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 7-0.] [The Architectural Commission approved this project with conditions. Carried 6-1.]*
11. ZON-24-0055 (COA-24-0022) 120-132 N County Road - Palm Beach Synagogue - Review of Draft Declaration of Use Agreement
This item shall be deferred to the December 10, 2025, Town Council meeting.
12. ZON-25-0046 120-132 N COUNTY RD. – PALM BEACH SYNAGOGUE—SPECIAL EXCEPTION WITH SITE PLAN REVIEW The applicant, Palm Beach Orthodox Synagogue INC (Rabbi Moshe Scheiner), has filed an application requesting Town Council review and approval for a modification to the previously approved Special Exception for an existing synagogue located at 120 N County Road into an abutting existing building previously occupied by the Chez Jean Pierre restaurant at 132 N County Road. The application also consists of a modification to the existing Declaration of Use Agreement dated May 12, 2008. ***This item shall be deferred to the December 10, 2025, Town Council meeting.***
13. ZON-25-0030 (ARC-25-0024) 124 BRAZILIAN AVE. (COMBO) – VARIANCES The applicant, Gulf Stream Trust (Maura Ziska Representative, Kirchoff & Associates Architect), has filed an application requesting Town Council review and approval of four (4) variances to (1) reduce required number of garage spaces, (2&3) retain reduced west side yard setbacks at both first and second floors and (4) to reduce the required east side yard first floor setbacks for various additions and alterations. The Architectural Commission (ARCOM) shall perform design review of the application. ***This project shall be deferred to the March 18, 2026, Town Council meeting, pending architectural review.***
14. ZON-25-0054 (ARC-25-0058) 1960 S OCEAN BLVD. (COMBO) – SPECIAL EXCEPTION &

VARIANCE(S) The application, Stephen A. Wynn Florida Revocable Trust (Stephen A. Wynn, Trustee), has filed an application requesting Town Council review and approval for a special exception and two (2) setback variances as they relate to the construction of a new beach cabana structure on the oceanside parcel of an existing residential estate. The Architectural Commission shall perform design review of the application. ***This project shall be deferred to the December 10, 2025, Town Council meeting, pending architectural review.***

NEW BUSINESS

15. ZON-25-0053 (ARC-25-0059) 124 SEABREEZE AVE (COMBO) – SPECIAL EXCEPTION AND VARIANCE(S) The applicants, Matthew & Kristin Lipton, have filed an application requesting Town Council review and approval for (1) special exception to revest an existing nonconforming “Sea Street” parcel in the R-B zoning district as well as six (6) variances related to renovations and additions to the existing nonconforming residence and accessory structure, including: (1) a variance for partial demolition and reconstruction of an existing nonconforming accessory structure that will be deficient in minimum required building separation; (2, 3, 4) variances for reduced west side yard setback, increased nonconforming lot coverage and increased nonconforming cubic content related to the addition of an unenclosed porte cochere; and (5, 6) variances for reduced east side and south rear yard swimming pool setbacks. The Architectural Commission shall perform design review of the application. *[The Architectural Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 7-0.] [The Architectural Commission approved this project. Carried 7-0.]*
16. ZON-24-0046 (ARC-24-0090) 2720 – 2730 S OCEAN BLVD—EDGEWATER / AMBASSADOR SITE (COMBO)—SPECIAL EXCEPTION(S), SITE PLAN REVIEW AND VARIANCES The applicant, Palm Beach Edgewater Fee Borrower LLC and Palm Beach Ambassador Fee Borrower LLC, has filed an application requesting Town Council review and approval for one (1) Special Exceptions for 1) five-stories in the R-D(2) zoning district, and Site Plan Review for multifamily dwelling(s), for the construction of a new multi-story residential building with five residential levels and a subterranean parking level and rooftop penthouse mechanical equipment to replace an existing three-story building on the lakefront parcel (west site) and for the construction of a new multi-story residential building with five residential levels and a subterranean parking level and rooftop penthouse mechanical equipment to replace one existing five- and one existing eight-story buildings on the oceanfront parcel (east site). Additionally, the project includes the following twenty (20) variance requests: nine (9) for the west lakefront (Edgewater) parcel for 1) to exceed the maximum lot coverage, 2) to exceed the maximum building length, 3) to exceed the maximum amount of fill in a required yard, 4) to reduce the required minimum side (north) yard setbacks, 5) to exceed the maximum height for rooftop mechanical equipment, 6) to permit generators on roofs that are not enclosed by a building, 7) to exceed the maximum area for mechanical equipment located on a rooftop, 8) to exceed the maximum overall building height for mechanical screening and 9) to increase the maximum height of walls in required side and front yards; and eleven (11) for the east oceanfront (Ambassador) parcel for 10) to exceed the maximum lot coverage, 11) to exceed the maximum building length, 12) to exceed the maximum amount of fill in a required yard, 13) and 14) to reduce the required minimum side (north and south) yard setbacks, 15) to exceed the maximum height for rooftop mechanical equipment, 16) to permit generators on roofs, 17) to exceed the maximum area for mechanical equipment located on a rooftop, 18) to exceed the maximum overall building height for mechanical screening, 19) to exceed the maximum building height for building 2 for the portion of the building located east of the CCCL, and 20) to increase the maximum height of walls in required side and front yards. The Architectural Commission shall perform design review of the application. *[The Architectural Review Commission Recommendation: Implementation of the proposed variances #1, and #10 (lot coverage) for above-ground structures will negatively affect the architecture. Carried 5-2; The remaining variances, #2-#9 & #11-#20, will not negatively affect the architecture. Carried 4-3. [The Architectural Commission approved demolition of the existing structures. Carried 7-0.] [The Architectural Commission approved the application with five items to return to for*

further refinement and detailing at the February 25, 2025, ARCOM meeting. Carried 5-2.]

TIME CERTAIN: 2:00 PM

17. ZON-23-020 (COA-23-003) 139 N COUNTY RD. - THE PARAMOUNT THEATER (COMBO) – SPECIAL EXCEPTIONS WITH SITE PLAN REVIEW AND VARIANCES The applicant, WEG Paramount LLC, has revised its previously filed application requesting Town Council review and approval for a Special Exception with Site Plan Review for the renovation and adaptive re-use of an existing Landmarked theater structure, now including Special Exception requests (1) to permit Private Club use in the C-TS district, (2) for a café use in the C-TS district, (3) for Outdoor café seating use associated with a café and a private club in the C-TS district, (4) for on-site shared parking between a private social club use and church use in the C-TS district, and (5) for a modification/ratification to a previously approved Special Exception for Churches, synagogues, or houses of worship. The applicant is also seeking Site Plan Review for site plan changes on properties not zoned single-family residential. Additionally, the applicant is seeking the review and approval for Variances to: (1) allow a generator on a roof, and (2) exceed the maximum height of a screening wall for mechanical equipment on a roof. The application also consists of a proposed Declaration of Use Agreement. The Landmarks Preservation Commission will perform the design review. This matter is being heard in connection with related agenda items arising out of a Special Magistrate Report and Recommendation entered pursuant to Florida’s Land Use and Environmental Dispute Resolution Act (Fla. Stat. 70.51).

TIME CERTAIN: 11:00 AM

18. ZON-25-0061 (ARC-25-0067) 410 N LAKE WAY (COMBO) - VARIANCE The applicant, North Lake Trust (Val Hawkins Architect, LLC), has filed an application requesting Town Council review and approval for a side yard setback variance for the installation of an exterior staircase and second story deck. The Architectural Commission shall perform design review of the application. ***This project shall be deferred to the December 10, 2025, Town Council meeting, pending architectural review.***
19. ZON-25-0044 (ARC-25-0041) 337 BRAZILIAN AVE (COMBO) – VARIANCES The applicant, FRIESE FAMILY TRUST (Paul Friese, Trustee), has filed an application requesting Town Council review and approval of three (3) variances related to redevelopment of an existing nonconforming residential parcel including (1) a variance for existing nonconforming lot width, (2) a variance for existing nonconforming lot area, and (3) a variance to exceed the maximum amount of grade fill permitted within setback areas. The Architectural Commission shall perform design review of the application. ***This project shall be deferred to the December 10, 2025, Town Council meeting, pending architectural review.***
20. ZON-25-0059 (ARC-25-0062) 222 CHERRY LN (COMBO) – SITE PLAN REVIEW The applicant, Nancy Clifford, has filed an application requesting Town Council review and approval for Site Plan Review as it relates to the redevelopment of an existing nonconforming platted parcel of land which is deficient in lot depth. The Architectural Commission shall perform design review of the application. ***This project shall be deferred to the December 10, 2025, Town Council meeting, pending architectural review.***

ORDINANCES

21. FIRST READING

- 21.1 **29-2025** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 54, Historical Preservation, Article I, In General, At Section 54-2, Definitions, To Remove The Definition Of Minor Exterior Change And Add A Definition For The LPC Approval Guide; Article III, Certificate Of Appropriateness, Division 1, Generally, At Section 54-71, To Remove The Expenditure Limit For Exterior Changes And Refer To The LPC Approval Guide; Article III, Certificate Of Appropriateness, Division 2, Procedures And

Effect, At Section 54-93 To Reference The LPC Approval Guide; And Article III, Certificate Of Appropriateness, Division 3, Criteria For Issuance, At Section 54-121 To Reference The LPC Approval Guide; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

21.2 30-2025 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, Article I, In General, At Section 134-2, Definitions And Rules Of Construction Related To Building Height Point Of Measurement For Additions To Landmarked Structures; Article II, Administration, Division 4, Special Exceptions, Variances, And Dimensional Waivers, Subdivision IV, Dimensional Waivers, By Renaming Section 134-234, Dimensional Waiver And Landmark Adjustment Described And Amending To Describe Adjustments Available For Landmarked Properties And Structures; By Renaming Section 134-235, General Conditions Applicable To All Dimensional Waivers And Landmark Adjustments And Amending The General Conditions; By Renaming Section 134-237, Dimensional Adjustments For Single-Family Landmarked Properties And Amending And Adding Relief For Landmarked Properties And Structures; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

21.3 31-2025 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning Article VIII.- Supplementary District Regulations, Division 2. - Lot, Yard And Area Requirements, Subdivision III. Lot Fill By Modifying The Equation Of How Fill Is Calculated And Specifying That The Maximum Amount Of Fill Pertains Only To The Required Yard Elevations; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

21.4 32-2025 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 18 – Building And Building Regulations, Article Iv – Florida Building Code, By Amending Section 18-237, Agreed Maximum Time Schedule For Completion Of Major Construction, Table 1, To Extend The Administrative Permit Extension Time To 90 Days; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.

22. SECOND READING

22.1 23-2025 An Ordinance of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134 Zoning, Article Vi.- District Regulations, Division 7. - R-D(2) High Density Residential District by Modifying Front Yard Setbacks in Sec. 134-1060(5); Providing for Severability; Providing for the Repeal Of Ordinances in Conflict; Providing for Codification; and Providing an Effective Date.

ANY OTHER BUSINESS

- 23.** Request for Waiver of Town Code Section 18-237, For Building Permit Extension at 768 Hi Mount Rd.
- 24.** Request for Waiver of Town Code Section 18-237, For Building Permit Extension at 11 Via Vizcaya.
- 25.** Request for Waiver of Town Code Section 18-237, For Building Permit Extension at 12 Via Vizcaya.
- 26.** Request for Waiver of Town Code Section 18-237, For Building Permit Extension at 225 Mockingbird Trail.
- 27.** Request for Waiver of Town Code Section 18-237, For Building Permit Extension at 1040 N Lake

Way

ADJOURNMENT

Access this meeting video on the 'Public Meetings' page at www.townofpalmbeach.com.

If a person decides to appeal any decision made with respect to any matter considered at this meeting, they will need to ensure that a verbatim record of the proceedings is made for such purposes, which shall include the testimony and evidence upon which the appeal is to be based.

Disabled persons needing accommodations to participate in this meeting should contact the Town Clerk's Office at (561) 838-5416 at least one day prior to the meeting.