



TOWN COUNCIL MEETING

TOWN OF PALM BEACH

FEBRUARY 11, 2026

9:30 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 HEARINGS

GENERAL BUSINESS

3. Zoning Code Items - Quick Fixes #8-14
 - 3.1 Quick Fix #12: Basements - Amended to Address Flood Vents Openings
 - 3.2 Quick Fix #14: Front / Rear Setbacks
 - 3.3 Tranche 4 Introduction
4. **13-2026** 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 230 Chilean Avenue 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.

5. **15-2026** 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 234 Chilean Avenue 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.
6. **17-2026** 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 410 Seabreeze Avenue 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.
7. **16-2026** 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 345 Seabreeze Avenue 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. ***This Landmark Designation hearing shall be deferred to the March 4, 2026, Town Council meeting, at the request of the homeowner.***

UNFINISHED BUSINESS

8. 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. *[The Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 7-0.] [The Architectural Review Commission approved this project. Carried 7-0.] [Variances 1 and 2 were approved; Variance #3 was deferred to January 14, 2026, Town Council meeting.]*
9. ZON-25-0067 (COA-25-0030) 801 S COUNTY RD (COMBO) - VARIANCE The applicant, LaBerge & Menard Inc., has filed an application requesting Town Council review and approval for one (1) variance to permit an additional guest house containing bedrooms with bath facilities on the landmarked property. The Landmarks Preservation Commission shall perform design review of the application. *[The Landmark Preservation Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 5-2.] [The Landmark Preservation Commission approved this project with the landscape and hardscape to return for further review. Carried 5-2.]*
10. ZON-23-020 (COA-23-003) 139 N COUNTY RD. - THE PARAMOUNT THEATER - Review and Finalize the Draft Declaration of Use Agreement
TIME CERTAIN: 2:00 PM
11. ZON-25-0083 (COA-25-0034) 207 ROYAL POINCIANA WAY AND 208-10 SUNSET AVE - Review and Finalize the Draft Declaration of Use Agreement for the Restaurant 'Elephante'

12. 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 April 15, 2026, Town Council meeting, at the request of the applicant.
13. ZON-25-0049 (ARC-25-0050) 180 ROYAL PALM WAY, 301-309 S COUNTY RD AND 155-7 BRAZILIAN AVE (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES. The applicant, FG Palm Beach Fund LLC and EYE MAN Limited Partnership & TAU Mid Partnership LLP, has filed an application requesting Town Council review and approval for a Special Exception for two-story buildings in the C-TS zoning district, site plan review for the construction of new mixed use buildings with ground floor parking and second floor residences and the conversion of two floors of office use into residential use, and three (3) variances, (1) to reduce the required minimum drive aisle width, (2) to exceed the maximum building length and (3) to exceed the maximum allowable floor area of 15,000 SF. The Architectural Commission will perform design review of the application. ***This project shall be deferred to the March 4, 2026, Town Council meeting, at the applicant's request.***
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 April 15, 2026, Town Council meeting, pending architectural design review.***
15. ZON-25-0066 (ARC-25-0076) 3031 S OCEAN BLVD (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES The applicant, PB3031 LLC, has filed an application requesting town council approval of sixteen (16) variances including 1) For reduced lot width on a nonconforming parcel of land, 2) to exceed the maximum lot coverage for a five-story building, 3-6) to reduce the required front, both sides and rear setback, 7-8) to exceed the maximum height and overall height for a five-story building, 9) to reduce the amount of landscape open space, 10) to reduce the required setbacks for swimming pools, 11) to exceed the amount of mechanical equipment permitted within required yards, 12) to exceed the maximum building length, 13) to reduce the amount of common recreational open space, 14) to reduce the required bulkhead setback, 15) to exceed the maximum amount of fill, and 16) to reduce the required drive aisle width. And a Special Exception request for the construction of a five-story residential redevelopment of an existing nonconforming parcel of land to replace an existing two-story building in the R-D-(1) zoning district. Town Council shall review the application as it pertains to zoning relief/approval. The Architectural Commission shall perform design review of the application. ***This project shall be deferred to the March 4, 2026, Town Council meeting, pending architectural review.***
16. ZON-25-0068 (ARC-25-0075) 160 BARTON AVE (COMBO) – VARIANCE The applicant, Madeleine Parker (HCA Architecture, Representative), has filed an application requesting Town Council review and approval for one (1) variance to construction a second-floor addition within the two-story west side-yard setback. The Architectural Commission shall perform design review of the application. ***This project has been withdrawn by the applicant.***
17. ZON-25-0076 1768 S OCEAN BLVD—SITE PLAN REVIEW AND VARIANCES The property owners, Four Winds Estates LLC (Maura Ziska, Representative), have filed an application requesting Town Council review and approval to replace an existing 125KW generator with a new 125KW generator requiring Site Plan Review and three (3) Variances to 1) reduce the minimum side (north) yard setback, 2) allow the generator to not be housed in an enclosed building, and 3) allow the generator to not be fully screened from the neighboring property by a concrete block wall for the landmarked property. ***This project shall be deferred to the March 4, 2026, Town Council meeting, at the applicant's***

request.

18. ZON-25-0082 (ARCS-25-0937) 241 EL DORADO LN (COMBO) – VARIANCE(S) The applicant, Desmond & Cristina Keogh (Paradelo Burgess Design Studio), has filed an application requesting Town Council review and approval of two (2) variances related to installation of artificial turf, including 1) a variance for deficient landscape open space and 2) deficient required front yard landscape open space. The Architectural Commission shall perform design review of the application. ***This project shall be deferred to the March 4, Town Council meeting, pending architectural design review.***
19. ZON-25-0084 548 N COUNTY RD – SPECIAL EXCEPTION The applicants, Nelson and Claudia Peltz (Maura Ziska Representative), have filed an application requesting Town Council review and approval for a Special Exception for the construction of a padel court in the R-AA zoning district.

NEW BUSINESS

20. ZON-25-0086 (COA-25-0035) 860 S OCEAN BLVD (COMBO) – SPECIAL EXCEPTION AND VARIANCE. The applicant, Janet S. Cafaro Trust (M. Timothy Hanlon, Representative), has filed an application requesting Town Council review and approval for a special exception for the construction of a new one-story beach cabana on the beach parcel and a variance to exceed the maximum permitted retaining wall height on the beach parcel of the landmarked property. The Landmarks Preservation Commission shall perform design review of the application. *[The Landmark Preservation Commission Recommendation: Implementation of the proposed variances will not cause a negative impact on the subject property. Carried 6-0.] [The Landmark Preservation Commission approved this project as presented. Carried 5-2.]*
21. ZON-25-0088 (ARC-25-0092) 140 BRAZILIAN AVE (COMBO) -VARIANCE. The applicant, Thomas O McCarthy (Smith and Moore Architects Inc.), has filed an application requesting Town Council review and approval of modifications to an existing residence with new roof and (1) variance to exceed allowable Cubic Content Ratio. The Architectural Commission shall perform design review of the application. *[The Architectural Review 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 7-0.]*
22. ZON-25-0091 (ARC-25-0102) 151 WORTH AVE (COMBO)—SPECIAL EXCEPTIONS WITH SITE PLAN REVIEW AND VARIANCES. The applicant, 151 Worth Avenue Owner LLC, has filed an application requesting Town Council review and approval for (1) a Special Exception for a restaurant use, (2) a Special Exception for outdoor café seating in association with a restaurant use and (3) a Special Exception for shared parking between the restaurant and retail uses, site plan review and two (2) Variances (1) to permit tandem (stacked) parking in the valet-only parking garage, and (2) to eliminate an existing on-site loading space, in association with alterations to existing the former Neiman Marcus three-story building in the C-WA zoning district. The Architectural Commission shall perform design review of the application.

ORDINANCES

23. FIRST READING

23.1 3-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, Section 134-2, Definitions And Rules Of Construction; Section 134-1608 To Amend Basement Regulations To Recognize Flood Vents And Other Basement Wall Penetrations; Providing for Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

23.2 4-2026 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 4 – R-B Low Density Residential District, Section 134-893, Lot, Yard And Area Requirements – Generally, Subsections (B)(5) Front Yard And (B)(9) Rear Yard, Thereby Adding Criteria For The Granting Of Reduced Front Yard Setbacks In The R-B Low Density Residential District; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

24. SECOND READING

24.1 34-2025 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning By Amending Article VIII, Division 16. – Reasonable Accommodation Procedures At Sections 134-2112 Reasonable Accommodation Procedures To Update The Town’s Reasonable Accommodation Procedures And Certified Recovery Residences Regulations; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

24.2 35-2025 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning At Article VI, District Regulations, Division 1. Generally, By Amending Section 134-751 To Change R-D(1) From Moderate Residential To High-Density Residential, To Change C-B From Commercial Office To Commercial Business, To Add The Common Names To Pud-A, Pud-B, And Pud-C, To Add A New Pr Parks And Recreation District, And To Add A New PF Public Facilities District; At Article VI, District Regulations, Division 1. Generally, By Amending Section 134-752, Zoning Map, To Change From The 1974 Official Zoning Map To The 2024 Official Zoning Map; At Article VI, District Regulations, Division 1. Generally, By Amending Section 134-755 To Change The Acreage Definition From 40,000 Square Feet To 43,560 Square Feet; At Article VI, District Regulations, Division 2. R-Aa Large Estate Residential District By Amending Section 134-786, Division 3. R-A Estate Residential District By Amending Section 134-836, At Division 4. R-B Low Density Residential District By Amending Section 134-886, At Division 5. R-C Medium Density Residential District By Amending Section 134-941, At Division 6. R-D(1) High Density Residential District By Amending Section 134-996, At Division 7. R-D(2) High Density Residential District By Amending Section 134-1051, At Division 8. C-TS Town-Serving Commercial District By Amending Section 134-1106, At Division 9. C-WA Worth Avenue District, By Amending Section 134-1156, At Division 10. C-OPI Office, Professional And Institutional, By Amending Section 134-1206, At Division 11. C-PC Planned Center District, By Amending Section 134-1256, At Division 12. C-B Commercial Business, By Amending Section 134-1301, At Division 13. Conservation District, By Amending Section 134-1351, At Division 15. Beach Area, By Amending Section 134-1471, And At Division 16.- CI Cultural Institution District By Amending Section 134-1482 To Add To The Purpose Of The District Regulations For Each Zoning District The Implementation Of The Corresponding Town Of Palm Beach Comprehensive Plan Future Land Use Designations; At Article VI, District Regulations, Division 1 Generally, At Division 2. R-AA Large Estate Residential District By Amending Section 134-790, At Article VI, District Regulations, Division 3. R-A Estate Residential District By Amending Section 134-840, At Article VI, District Regulations, Division 4. R-B Low Density Residential District By Amending Section 134-890, At Article VI, District Regulations, Division 5. R-C Medium Density Residential District By Amending Section 134-945, At Article VI, District Regulations, Division 6. R-D(1) High-Density Residential District By Amending Section 134-1000, And At Article VI, District Regulations, Division 7. R-D(2) High-Density Residential District By Amending Section 134-1055 To Add Approved To Planned Unit Development And Add Cabana To Beach Houses; At Article VI, District Regulations, Division 6. R-D(1) To Moderate Density Residential District By Amending The Division Title From Moderate Density Residential District To R-D(1) High-Density Residential District, By Amending Section 134-996, Section 134-997, Section 134-998, Section 134-999, Section 134-1000, Section 134-1001, Section 134-1002, Section 134-1003, Section 134-1004,

Section 134-1005, Section 134-1006, Section 134-1007, Section 134-1008, Section 134-1009, Section 134-1010, Section 134-1011, Section 134-1012, And Section 134-1014 Amending The Division Title From R-D(1) Moderate Density Residential District To R-D(1) High Density Residential District; At Article VI, District Regulations, Division 12. C-B Commercial District By Amending The Division Title To Read C-B Commercial Business District, By Amending Section 134-1301, Section 134-1302, Section 134-1303, Section 134-1304, Section 134-1306, Section 134-1307, Section 134-1308, Section 134-1309, Section 134-1310, Section 134-1311, Section 134-1312, Section 134-1313, Section 134-1315, And Section 134-1316 To Change From C-B Commercial District To C-B Commercial Business District; At Article VI, District Regulations, At Article VI, District Regulations, Division 8. C-TS Town-Serving Commercial District By Amending Section 134-1106, And Section 134-1107, Section 134-1109, At Article VI, District Regulations, Division 9. C-WA Worth Avenue Commercial District By Amending Section 134-1156 And Section 134-1157, At Article VI, District Regulations, Division 11. C-PC Planned Center District By Amending Section 134-1256, Section 134-1257 And Section 134-1259 To Convert From Gross Leasable Area (GLA) To Gross Floor Area (GFA); At Article VI, District Regulations, Division 8. C-TS Town Serving Commercial District, Section 134-1107, Division 9. C-WA Worth Avenue District, Section 134-1157 And Division 10. C-OPO Office, Professional And Institutional District, Section 134-1207 To Remove The Clause Related To Supplemental Off-Site Shared Parking That Sunsetted On March 13, 2024; At Article VI, District Regulations, Division 14. Pud Planned Unit Development District To Remove It In Its Entirety And Replace With A New Section 134-1391; At Article VI, District Regulations, Division 15. Beach Area By Replacing Structure Or Beach Building, Beach Houses, And Beach House Buildings With Beach Cabana House In Section 134-1473, Section 134-1474, Section 134-1475, And Section 134-1476; At Article VI, District Regulations To Add A New Division 17. PR Parks And Recreation District, Including New Sections 1501 Through 1505 And To Add A New Division 18. PF Public Facilities District Sections 1511 Through 1513; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

ANY OTHER BUSINESS

25. Request for Waiver of Town Code Section 18-237, For Building Permit Extension at 980 S Ocean Blvd.
26. Request for Waiver of Town Code Section 18-237, For Building Permit Extension at 428 Seabreeze Ave.
27. Request for Waiver of Town Code Section 18-237, For Building Permit Extension at 336 Australian Ave. W.

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.