



TOWN COUNCIL MEETING

TOWN OF PALM BEACH

MARCH 4, 2026

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 HEARINGS

GENERAL BUSINESS

3. Chris Storkerson Absence Petition
4. Annual Report of the Investment Advisory Committee
5. **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.
6. **20-2026** 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 130 Cocoanut Row 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. **21-2026** 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 400 Seaspray 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.
8. **22-2026** 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 Seaspray 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.
9. **23-2026** 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 140 Seaview 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.

UNFINISHED BUSINESS

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-24-0043 (COA-24-0018) 100, 101, 102, & 103 FOUR ARTS PLZ –The Society of the Four Arts - Big Picture Update on Project Requested by Town Council
12. ZON-25-0091 (ARC-25-0102) 151 WORTH AVE - Review of Draft Declaration of Use Agreement
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.
TIME CERTAIN: 11:30 AM
14. 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.

15. 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.
16. 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.
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. ***The applicant will be in person to request a deferral to the April 15, 2026, Town Council meeting.***
18. 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.***

NEW BUSINESS

19. ZON-25-0070 (ARC-25-0078) 937 N LAKE WAY (COMBO) – VARIANCE. The applicant, 8SEASIV LLC (Pamela Cline), has filed an application requesting Town Council review and approval for a (1) variance to retain existing nonconforming landscape open space related to a garage addition and landscape & hardscape renovations. The Architectural Commission shall perform design review of the application.
20. ZON-25-0087 (ARC-25-0095) 333 SUNSET AVE (COMBO) - VARIANCES. The applicant, Royal Poinciana South (Maura Ziska), has filed an application requesting Town Council review and approval of two variances 1) to exceed maximum sign area 2) installation of a sign within a setback. The Architectural Commission shall perform design review of the application.

21. ZON-25-0096 (ARC-25-0104) 315 CHAPEL HILL RD (COMBO) – VARIANCE(S). The applicant, Ocean Breezes 2 LLC (James Crowley, Representative), has filed an application requesting Town Council review and approval of three (3) variances related to the reconfiguration of the mechanical equipment and site plan for a new residence, including; (1) a variance to exceed maximum wall height in front yard area, (2) variance for a generator with reduced north side-yard setback, and (3) a variance for cooling tower and screening wall encroachment into required front yard area. The Architectural Commission shall perform design review of the application.
22. ZON-26-0001 (ARC-25-0098) 1519 N OCEAN WAY (COMBO) – VARIANCE. The applicant, The Duane and Kelly Roberts Community Property Trust U/A/D May 11, 2012 (Kelly Roberts, Trustee), has filed an application requesting town council review and approval of a variance to permit four pieces of A/C equipment in a side-yard setback where a maximum of two pieces of equipment are permitted, as part of renovation and additions including hardscape and landscape changes at an existing residence. The Architectural Commission shall perform design review of the application.
23. ZON-26-0003 (ARC-26-0001) 216-218 WORTH AVE—SPECIAL EXCEPTION WITH SITE PLAN REVIEW & VARIANCE. The applicant, Brunello Cucinelli Boutique, has filed an application requesting Town Council review and approval for a Special Exception with a Site Plan Review for a permitted use greater than 4,000 SF in the C-WA zoning district for the expansion of the existing Brunello Cucinelli Boutique to include the second floor, necessitating a parking variance located at 216 and 218 Worth Avenue. The Architectural Commission shall perform design review of the application.
24. ZON-26-0004 95 N COUNTY RD—SPECIAL EXCEPTION WITH SITE PLAN REVIEW. The applicant, Flagler System Management Inc and ARHAUS, has filed an application requesting Town Council review and approval for a Special Exception request (1) for a retail use in the C-TS district with square footage > 3,000 SF in order to allow a change of use from a 14,495 SF office in a landmarked building to a 10,196 SF retail space to accommodate a single commercial tenant.
25. ZON-26-0005 (ARC-25-0094) 1300 N OCEAN BLVD (COMBO) – VARIANCE. The applicants, Laurence & Molly Austin, have filed an application requesting Town Council review and approval for a variance to revest the existing landscape open space deficit on a parcel over 20K square feet in the R-B zoning district. The Architectural Commission shall perform design review of the application.
26. ZON-26-0006 (COA-26-0002) 1100 SOUTH OCEAN BLVD – MAR-A-LAGO – SPECIAL EXCEPTION AND SITE PLAN REVIEW. The applicant, Mar-a-Lago Club, LLC. (Harvey E. Oyer, III, Authorized Representative), has filed an application requesting Town Council review and approval for Site Plan Review to install two new 400KW generators enclosed in a new building, and a modification to an existing Special Exception for a private club use. The Landmarks Preservation Commission shall perform design review of the application.

ORDINANCES

27. FIRST READING

27.1 6-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, Article XI, Signs, Division 1, Generally, At Section 134-2373, General Regulations And Definitions Applicable To Permitted Signs, Related To The Prohibition Of Signage On Awnings To Allow Signage On The Valance Of Awnings Subject To Certain Conditions; Division 3, Commercial Districts, Adding Section 134-2451, Signs On The Valance Of An Awning, Creating Standards For Signage On Awnings; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

- 27.2 7-2026** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning At Article IX, Off-Street Parking And Loading, Division 2. Off-Street Parking, By Amending Section 134-2175 To Remove The Exemption Of Landmarked Commercially Zoned Buildings From Providing Additional Required Off-Street Parking If Increased Occupancy Or Use Is Created By Interior Building Improvements Which Create More Gross Leasable Area By Deleting In Its Entirety 134-2175(E); Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.
- 27.3 8-2026** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, By Amending Article IX, -- Off-Street Parking And Loading, Division 2, -- Off-Street Parking, By Creating A New Section To Provide Regulations For Tandem (Stacked) Parking In A Valet Operated And Maintained Parking Lot Or Parking Garage; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.
- 27.4 9-2026** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, By Amending Article VIII, -- Supplementary District Regulations, Division 6, -- Structures, Subdivision I, -- In General At Section 134-1703, --Reserved, To Provide Regulations For Pedestrian Access Stairs And Ramps To The Oceanfront Beach; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.
- 27.5 10-2026** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 62, - Marine Structures, Article II, - Bulkheads, Seawalls And Groins On Atlantic Ocean At Section 62-37, - Bulkheads Groins To Accord With Plat; Variances., And Amending Chapter 134, Zoning, By Amending Article VIII, - Supplementary District Regulations, Division 6, - Structures, Subdivision I, - In General At Section 134-1701, - Structures East Of Ocean Bulkhead Line To Update The Permitted Location Of New And Reconstructed Ocean Seawalls; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

28. SECOND READING

- 28.1 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.
- 28.2 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.

ANY OTHER BUSINESS

- 29.** Request for Waiver of Town Code Section 18-237, For Building Permit Extension at 320 Chilean Ave.
- 30.** Request for Waiver of Town Code Section 18-237, For Building Permit Extension at 134 Seabreeze Ave.

31. Request for Waiver of Town Code Section 18-237, For Building Permit Extension at 218 Barton Ave.

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.