



TOWN OF PALM BEACH

Actions of the Town Council Meeting
Held on May 13, 2026

CALL TO ORDER AND ROLL CALL

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

ACTION: Approved as presented (4-0, JA absent)

ADMINISTRATION OF THE OATH

COMMENTS

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

PUBLIC HEARINGS

GENERAL BUSINESS

3. Presentation by Rhonda Giger, General Counsel, Palm Beach County Commission on Ethics
4. **59-2026** 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 141 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.

ACTION: The designation report was made part of the record (4-0, JA absent), and Resolution 059-2026 was approved (3-2, JA absent and DM voted to break the tie)

5. **60-2026** 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 333 Pendleton 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. *[This item shall be deferred to the December 9, 2026, Town Council meeting]*

ACTION: Deferred to December 9, 2026

UNFINISHED BUSINESS

6. ZON-24-0055 (COA-24-0022) 120-132 N County Road - Palm Beach Synagogue - Review of Draft Declaration of Use Agreement
[Applicant to verbally request a deferral to a certain date in the Fall.]

ACTION: Deferred to October 14, 2026 (4-0, JA absent)

7. ZON-25-0091 (ARC-25-0102) 151 WORTH AVE - Clarification Hearing - Use of Vacant Lot on Peruvian Avenue

ACTION: Vacant lot approved for staging until October 1, 2026, with the following conditions: no exterior work shall be allowed on Saturdays, the screening shall be increased, the construction manager shall provide his phone number to the neighbors, and Construction Manager Gage Batten shall return in June to clarify the construction schedule moving forward (4-0, JA absent)

8. ZON-25-0091 (ARC-25-0102) 151 WORTH AVE - Review of Draft Declaration of Use Agreement
[Applicant to verbally request a deferral to a certain date in the Fall.]

ACTION: Deferred to November 10, 2026 (4-0, JA absent)

9. ZON-26-0010 331 S COUNTY RD CAFE L'EUROPE - Review of Draft Declaration of Use Agreement

ACTION: Approve the Declaration of Use Agreement, as amended, to permit lunch service on Saturdays and Sundays only, with revised operating hours from 11:30 a.m. through dinner service, with modifications to Article 4 to limit maximum seating to 62 seats, including 12 outdoor seats consistent with the approved seating plan; removal conditions #5 and #9 under Article 4, and an amendment to allow employees to park on site (4-0, JA absent)

10. 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. *[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.]

ACTION: Approved (4-0, JA absent)

11. 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. *[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.]*

ACTION: Approved (4-0, JA absent)

12. 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. *[This item shall be deferred to the June 10, 2026, Town Council meeting, pending architectural design review.]*

ACTION: Deferred to June 10, 2026

NEW BUSINESS

13. ZON-26-0018 320 TANGIER AVE. - VARIANCE The applicant, Trust U/A II.E of the William Pitt 1993 Living Trust u/a/d 8/19/93 (Pauline B. Pitt, Trustee), has filed an application requesting Town Council review and approval for a variance to exceed the maximum gangway width of a marine dock at a single-family residence. *[This item shall be deferred to the June 10, 2026, Town Council meeting]*

ACTION: Deferred to June 10, 2026

14. ZON-26-0019 (ARC-26-0016) 401 BRAZILIAN AVE. (COMBO) – VARIANCE The applicant, Marlene Perlmutter (Nievera Williams Design), has filed an application requesting Town Council review and approval of one (1) variance exceeding the allowable height of a site wall in the street side-yard setback. 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.]*

ACTION: Approved (4-0, JA absent)

15. ZON-26-0020 (COA-26-0010) 241 SEAVIEW AVE. (COMBO)—VARIANCE The applicant, Palm Beach Day School (Michael Murphy, Representative), has filed an application requesting Town Council review and approval of one (1) variance to exceed the maximum permitted height for rooftop air conditioning units and screening for the landmarked property. The Landmarks Preservation Commission shall perform design review of the application.

ACTION: Approved (4-0, JA absent)

16. ZON-26-0015 (COA-26-0004) 151 ROOT TRAIL (COMBO)—VARIANCES The applicant, Julie Phillips (Brian Brady with Brady Design, Representative), has filed an application requesting Town Council review and approval of two (2) variances to reduce the east side yard and west side yard setbacks for a new second-story addition to the existing one-story residence for property under consideration to be landmarked. The Landmarks Preservation Commission shall perform design review of the application impacting the property under consideration to be landmarked. *[This project will be deferred to the June 10th, Town Council meeting, at the applicant's request.]*

ACTION: Deferred to June 10, 2026

17. ZON-26-0008 (ARC-26-0004) 108 EL MIRASOL (COMBO) – SPECIAL EXCEPTION, SITE PLAN REVIEW, AND VARIANCES The applicant, 108 El Mirasol LLC (Tara B. Mulrooney, Authorized Representative), has filed an application requesting Town Council review and approval for (4) variances to exceed maximum permitted lot fill permitted within front, north side-yard, south side-yard, and east rear-yard setback areas, a special exception request for a reduced vehicle queuing space between driveway gate and edge of cul-de-sac, and site plan review for a generator over 100kW; as part of an application for construction of a new residence over 10,000 square feet. The Architectural Commission shall perform design review of the application. *[This item shall be deferred to the August 12, 2026, Town Council meeting, pending architectural design review.]*

ACTION: Deferred to August 12, 2026

ORDINANCES

18. SECOND READING

- 18.16-2026** 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.

ACTION: Adopted (4-0, JA absent)

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18.28-2026 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.

ACTION: Adopted (4-0, JA absent)

18.3 12-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Adopted 2024 Town Of Palm Beach Comprehensive Plan, Pursuant To Chapter 163, Florida Statutes; Amending The Data & Analysis And The Goals, Objectives And Policies Of The Future Land Use Element To Create A New Policy 1.1 To Acknowledge The Comprehensive Plan As The Blueprint To Guide Growth, Development, Resource Protection And Public Services And Facilities; To Create Policies 1.3 And 1.4 To Replace Policy 1.12 With A New Definition Of Town Resident; To Delete Policies 1.7 And 1.8 As They Are Duplicates Of Policies 2.1 And 2.2; To Amend Policy 1.13 To Change The Designation Names For Residential Categories And To Adjust The Density To Whole Numbers Based Upon An Acre; To Amend Policy 1.14 To Incorporate The Definitions Of Town Serving Commercial Establishments, To Adjust The Density To Whole Numbers Based Upon An Acre, To Update The Uses Permitted In Non-residential Uses, And To Create A New Beach Area Future Land Use Category; To Amend Policy 1.15 To Establish Floor Area Ratio (Far) As The Intensity Standard For Non-residential Uses; To Delete Policy 6.4, 6.5 And 6.6 As The Policies Are Directives That Have Now Been Addressed With The Proposed Amendment; To Amend Policy 8.1 To Replace Standards For New Planned Unit Developments (PUDs) With A List Of The Three Approved Puds; To Amend Policy 2.3 To Change The Language To Read From Zoning Ordinances To Zoning Code; Amending The Data & Analysis And The Goals, Objectives And Policies Of The Historic Preservation Element To Amend Policy 1.4 To Reflect The Continuous Monitoring Of Archaeologically Sensitive Sites And Zones In Coordination With Appropriate State And County Agencies Needed In Their Protection; Amending The Data & Analysis And The Goals, Objectives And Policies Of The Infrastructure Element To Amend Policy 3.1 To Update The Potable Water Level Of Service Standard In Accordance With The City Of West Palm Beach As The Town's Potable Water Provider; To Amend Policy 5.2 To Address The Updated 20-year Water Supply Facilities Work Plan That Is Adopted By Reference; To Amend The Adopted 2024 Comprehensive Plan Map Series To Replace The Future Land Use Map To Identify The Beach Area, To Include The Lake Worth Lagoon In The Conservation Future Land Use Designation, To Amend The Designations Of Public Buildings To Have A Public Future Land Use Designation, To Amend The Future Land Use Designations Of Park Sites Owned By Local Governmental Agencies And The Preservation Foundation Of Palm Beach To The Recreation Future Land Use Designation, To Amend The Future Land Use Of The Former U.S. Post Office Located At 95 North County Road That Is Now Privately Owned To The Commercial Future Land Use Designation, And To Establish Associated Acronyms For Each Future Land Use Designation And To Update The Archaeological Sites Map; Providing For Incorporation Of Recitals;

Providing For Severability; Providing For Repeal Of Ordinances In Conflict Here Within; Providing For Codification; Providing An Effective Date. *[This item shall be deferred to the June 10, 2026, Town Council meeting, pending responses from the state review agencies.]*

ACTION: Deferred to June 10, 2026

18.4 13-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Official Zoning Map By Replacing The Existing 1974 Official Zoning Map Of The Town Of Palm Beach Last Updated September 2024 With A New 2026 Official Zoning Map; Providing For Incorporation Of Recitals; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Here Within; Providing For Codification; Providing An Effective Date. *[This item shall be deferred to the June 10, 2026, Town Council meeting, pending responses from the state review agencies.]*

ACTION: Deferred to June 10, 2026

18.5 14-2026 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 2, R-Aa Large Estate Residential District, At Section 134-791, Accessory Structures, To Allow An Additional Accessory Structure Containing Bedrooms With Bath Facilities, Division 3, R-A Estate Residential District, At Section 134-841, Accessory Structures, To Allow An Additional Accessory Structure Containing Bedrooms With Bath Facilities, Division 4, R-B Low Density Residential District, At Section 134-891, Accessory Structures, To Allow An Additional Accessory Structure Containing Bedrooms With Bath Facilities; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

ACTION: Adopted (3-1, TC and JA absent)

18.6 15-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 18, Buildings And Building Regulations, Article II, Administration Of Planning, Zoning & Building, Division 5, Demolition, To Amend Section 18-112, Prohibition On Demolition By Changing The Start And Stop Dates Of The Demolition Season; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

ACTION: Adopted (4-0, JA absent)

ANY OTHER BUSINESS

ADJOURNMENT