



TOWN COUNCIL MEETING

TOWN OF PALM BEACH

JUNE 10, 2026

9:45 AM

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

Danielle H. Moore, Mayor
Ted Cooney, President
Lew Crampton, President Pro Tem
Julie Araskog
Nicki McDonald
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

UNFINISHED BUSINESS

3. ZON-23-019 (COA-23-002) 363 Cocoanut Row (The Vineta) To Review the Compliance Conditions within the Declaration of Use Agreement
4. 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. *[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 with conditions. Carried 6-1.]*
5. 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.

6. 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 queueing 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.]***
7. 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 July 15, 2026, Town Council meeting, pending architectural review.]***

NEW BUSINESS

8. ZON-26-0002 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 and an increased sanctuary worship capacity for additional patrons in the existing sanctuary space in a combination of fixed and folding seating and standing room areas. The application also consists of a modification to the existing Declaration of Use Agreement dated May 12, 2008.
9. ZON-26-0021 (ARC-26-0023) 141 SEAVIEW AVE (COMBO) – VARIANCES. The applicant, Gozlan Property Partnership (Bartholemew & Partners – Design Representative), has filed an application requesting Town Council review and approval for eight (8) variances to facilitate a one-story addition to an existing single-story residence, including (1) reduced west side yard setback, (2) reduced north rear yard setback, (3) deficient landscape open space, (4) increased lot coverage, (5) elimination of garage, (6) reduced mechanical equipment setback, (7) reduced mechanical equipment screening, and (8) reduced pool equipment screening. *[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 as presented. Carried 7-0.]*
10. ZON-26-0022 (ARC-26-0022) 329 SEABREEZE AVE (COMBO) – VARIANCE(S). The applicant, 5Q Seabreeze LLC (Paul Queally, Manager), has filed an application requesting Town Council review and approval for two (2) variances including the reduction of the required east side yard setback and the rear yard setback as they relate to enclosing an existing carport structure. The Architectural Commission (ARCOM) 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 as presented. Carried 6-1.]*

11. ZON-26-0025 (ARC-26-0029) 418 SEASPRAY AVE (COMBO) – VARIANCES. The applicants, Mark Finerman & Anne Elizabeth Torrell, have filed an application requesting Town Council review and approval for a variance to exceed maximum mechanical equipment screening wall height permitted, as part of an application for a new single-family 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 as presented. Carried 7-0.]*
12. ZON-26-0016 (COA-26-0005) 1047 S OCEAN BLVD. (COMBO) – VARIANCE The applicant, Maura Ziska (Trustee of 1047 South Ocean Boulevard Trust), has filed an application requesting Town Council review and approval for one (1) variance to increase lot coverage associated with a two-story addition for the Landmarked property. The Landmarks Preservation Commission shall perform design review of the application. ***[This project will be deferred to the July 15, 2026, Town Council meeting, pending architectural review.]***
13. ZON-26-0023 (ARC-26-0012) 150 DUNBAR RD & 151 ATLANTIC AVE. (COMBO) – VARIANCES The applicants, Heavenly Partners LLC & Happy Isles Dreams LLC (Maura Ziska, Authorized Representative), have filed an application requesting Town Council review and approval for two (2) variances to increase lot coverage and cubic content ratio beyond the maximums permitted, to accommodate proposed renovations and additions at the to-be unified 20,000+ sq ft parcel of land in the R-B zoning district. 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.]***

ORDINANCES

14. FIRST READING

14.1 17-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 134, Zoning, Article V, District Regulations, At Division 4. - R-B Low Density Residential District, Section 134-890(13); At Division 5.- R-C Medium Density Residential District, Section 134-945; At Division 6. - R-D(1) High Density Residential District, Section 134-1000; And At Division 7. - R-D(2) High Density Residential District, Section 134-1055 To Reinstate The Changes Made By Ordinance 06-2025 Removing Private And Public Academic School As Special Exception Uses In Certain Residential Zoning Districts And Geographic Areas Of Same And To Clarify The Prior Governmental Approval Condition On A Special Exception Use For Pedestrian Access Tunnels To The Beach In Section 134-890; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.

15. SECOND READING

15.1 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 July 15, 2026, Town Council meeting, pending responses from the state review agencies.]***

- 15.2 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 July 15, 2026, Town Council meeting, pending responses from the state review agencies.]***

ANY OTHER BUSINESS

16. Waiver of Town Code Section 42-199, For Waiver of Town Working Hours at 100/102 Four Arts Plaza
17. Waiver of Town Code Section 18-237, For Building Permit Extension at 225 Wells Rd.
18. Waiver of Town Code Section 18-237, For Building Permit Extension at 302 Seabreeze Ave.
19. Waiver of Town Code Section 42-199, For Waiver of Town Working Hours at 1 S. County Rd – NO PERMIT AT THIS TIME

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.