



TOWN COUNCIL MEETING

TOWN OF PALM BEACH

AUGUST 12, 2026

9:30 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 CONSENT AGENDA

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. Presentation by Palm Beach County Property Appraiser Dorothy Jacks
4. MATTERS PULLED FROM CONSENT AGENDA

UNFINISHED BUSINESS

NEW BUSINESS

5. ZON-26-0024 (ARC-26-0031) 2 S COUNTY RD. BREAKERS TENNIS CENTER (COMBO) – SPECIAL EXCEPTION W/ SITE PLAN REVIEW The applicant, The Breakers Palm Beach, Inc. (Darren

Hirsowitz, Chief Financial Officer), has filed an application requesting Town Council review and approval for (1) a Special Exception with Site Plan Review for a new garden terrace area with bar & refreshment service cart and a corresponding (2) Special Exception for the outdoor café seating; for exclusive use of hotel members and guests utilizing the Breakers Tennis Center resort amenity. The Architectural Commission will perform design review for the application.

6. ZON-26-0026 (HSB-26-0004) 335 COCOANUT ROW (COMBO) - VARIANCE The applicant, 335 Cocoanut Row Trust (Dustin Mizell, Environment Design Group, Representative), has filed an application requesting Town Council review and approval for one (1) variance to reduce the side (north) yard setback for a new pool for the property containing two (2) historically significant buildings. The overall scope of work includes landscape and hardscape modifications. The Landmarks Preservation Commission shall perform design review of the application.
7. ZON-26-0028 (ARC-26-0035) 1740 S OCEAN BLVD (COMBO) -VARIANCES The applicant, 149 BRAZILIAN LLC (SKA Architect & Planner), has filed an application requesting Town Council review and approval for three (3) variances for 1.) reduced south street yard setback, 2.) increased parapet height and 3.) reduction in landscape open space in conjunction with the request for a second-floor addition and remodeling. The Architectural Commission (ARCOM) shall perform design review of the application.
8. ZON-26-0029 (ARC-26-0033) 173 E INLET DR (COMBO) – VARIANCES The applicant, 173 E Inlet Land Trust (Daniel P. Tighe, Trustee), has filed an application requesting Town Council review and approval of two (2) variances to achieve a second story addition to an existing single-story structure including (1) a variance to exceed maximum lot coverage for a two-story structure and (2) a variance to exceed maximum permitted cubic content ratio. The Architectural Commission shall perform design review of the application.
9. ZON-26-0032 283 ROYAL POINCIANA WAY—SPECIAL EXCEPTION AND VARIANCE The applicant, the Flagler System Management Inc., has filed an application requesting Town Council review and approval for a Special Exception for a permitted use greater than 3,000 SF in the C-TS zoning district to allow a single tenant to occupy a 5,433 SF office on the second floor of an existing two story landmarked building and a variance to not supply the required off-street parking.
10. ZON-26-0033 313 ½ WORTH AVE / 313 PERUVIAN AVE - BiCE RISTORANTE—SPECIAL EXCEPTION WITH SITE PLAN REVIEW The applicant, VIA BiCE Worth Avenue LLC, has filed an application requesting Town Council review and approval to modify an existing Special Exception to allow an expansion of an existing restaurant into an adjacent 339 SF retail space with no change or increase in licensed seats in the C-TS zoning district
11. ZON-26-0040 (ARC-26-0039) 1236 S OCEAN BLVD (COMBO) - VARIANCE The applicant, John & Margaret Thornton (Kyle Fant, Bartholemew & Partners, architect), has filed an application requesting Town Council review and approval of a variance to expand the non-conforming third floor for an office expansion on an existing roof terrace. The Architectural Commission shall perform design review of the application.
12. ZON-26-0041 (ARC-26-0052) 375 S OCEAN BLVD - MID TOWN SEAWALL (COMBO) SITE PLAN REVIEW AND VARIANCE The applicant, the Town of Palm Beach (Public Works Department), has filed an application requesting Town Council review and approval for Site Plan Review for construction of a new linear Mid-Town seawall along South Ocean Boulevard from approximately south of Gulfstream Road to approximately north of Royal Palm Way necessitating a variance (1) to construct the seawall adjacent to but varying approximately 42” to 78” eastward of the existing beach wall and east of the Town of Palm Beach’s Bulkhead Line. The Architectural Commission will perform design review of the application.

ORDINANCES

13. FIRST READING

14. SECOND READING

ANY OTHER BUSINESS

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.