



TOWN COUNCIL MEETING

TOWN OF PALM BEACH

JUNE 11, 2025

9:45 AM

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

AGENDA

CALL TO ORDER AND ROLL CALL

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF CONSENT AGENDA

1. ZON-25-0019 333 PERUVIAN AVE-VARIANCE. The applicant, Nigel Burgess Inc. dba Burgess, has filed an application requesting Town Council review and approval for one (1) variance to allow an approximately 1,250 SF office for a yacht brokerage use on the first floor of an existing building located in the C-TS zoning district where office use is only allowed on the second floor if it doesn't meet the special exception criteria that would allow an office on the first floor.

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

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

For those unable to attend in person: [Submit a written comment](#) [Register to comment virtually](#)

UNFINISHED BUSINESS

4. ZON-24-0093 (ARC-24-0128) 203 VIA VIZCAYA (COMBO)—SPECIAL EXCEPTION & VARIANCE. The applicant, PAUL Z. OKEAN (Trustee, under Trust Agreement dated 5/21/91 as the Paul Z. Okean Revocable Living Trust), has filed an application requesting Town Council approval for a special exception for redevelopment of a nonconforming parcel and one (1) variance for deficient landscape open space as it relates to development of a new residence. The Architectural Commission shall perform design review of the application. *[The Architectural Commission Recommendation: Implementation of the proposed variances will not cause negative impact to the subject property. Carried 7-0.] [The Architectural Commission approved this project with conditions to return for further approvals. Carried 6-1.] [The Architectural Commission heard and approved the remainder of the application at the May 28, 2025, meeting. Carried 7-0.]*

NEW BUSINESS

5. ZON-24-0067 (ARC-24-0111) 175 BRADLEY PL (COMBO)—SPECIAL EXCEPTIONS AND SITE PLAN REVIEW AND VARIANCES. The applicant, DOCPALMBEACH PPLC, has filed an application

requesting Town Council review and approval for a Special Exception for a second floor in the C-TS zoning district and five (5) variances including (1) to not provide the required parking for a new residential unit, (2) to reduce the required open space for two-story buildings, (3) to reduce the required front (west) setback, and (4) to reduce the required rear (east) setback, and (5) to reduce the required side street (south) setback, for the construction of a new second floor addition for a residential unit to the existing one-story commercial building with existing nonconforming setbacks and landscape open space. *[This item has been re-noticed and was previously noticed for the March Town Council meeting.] [This project was deferred at the May 14th, Town Council Meeting, at the request of the applicant.]*

6. ZON-25-0014 (COA-25-0008) 1047 S OCEAN BLVD (COMBO)-VARIANCES. The applicant, Maura Ziska, Trustee of 1047 South Ocean Boulevard Trust, has filed an application requesting Town Council review and approval for three (3) variances to (1) reduce the north side yard setback, (2) reduce the south side yard setback, and (3) increase lot coverage associated with two (2) second-floor additions, staircase reconstruction, and a second-floor balcony for 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 negative architectural impacts to the subject property. Carried 6-1.] [The Landmark Preservation Commission approved this project with conditions. Carried 6-1.]*
7. ZON-25-0020 304 MADDOCK WAY-VARIANCE. The applicant, 304 Maddock Way LLC (Maura Ziska, Representative), has filed an application requesting town council review an approval of one (1) variance for increased marine dock gangway width, as it relates to construction of a new marine dock and related appurtenances.
8. ZON-25-0023 854 S COUNTY RD-VARIANCES. The applicant, Dustin Mizell with Environment Design Group, has filed an application requesting Town Council review and approval for three (3) variances to (1) decrease the east front yard setback for pool equipment, (2) increase the distance between the pool water's edge and the pool equipment, and (3) decrease the east front yard setback for air conditioning equipment for the property containing a Historically Significant Building.

ORDINANCES

9. First Reading
 1. **6-2025** 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, AT ARTICLE VI, DISTRICT REGULATIONS, AT DIVISION 4, TO AMEND SECTION 134-890 TO REMOVE PUBLIC AND PRIVATE ACADEMIC SCHOOLS AS SPECIAL EXCEPTIONS IN THE R-B LOW DENSITY RESIDENTIAL DISTRICT; AT DIVISION 5, TO AMEND SECTION 134-945, TO REMOVE PUBLIC OR PRIVATE ACADEMIC SCHOOLS AS SPECIAL EXCEPTIONS IN THE R-C MEDIUM DENSITY RESIDENTIAL DISTRICT; AT DIVISION 6, TO AMEND SECTION 134-1000, TO REMOVE PUBLIC OR PRIVATE ACADEMIC SCHOOLS AS SPECIAL EXCEPTIONS IN THE R-D(1) MODERATE DENSITY RESIDENTIAL DISTRICT; AT DIVISION 7, TO AMEND SECTION 134-1055, TO REMOVE PUBLIC OR PRIVATE ACADEMIC SCHOOLS AS SPECIAL EXCEPTIONS IN THE R-D(2) HIGH DENSITY RESIDENTIAL DISTRICT; AT DIVISION 8, TO AMEND SECTION 134-1109, TO REMOVE PUBLIC OR PRIVATE ACADEMIC SCHOOLS AS SPECIAL EXCEPTIONS IN THE C-TS TOWN-SERVING COMMERCIAL DISTRICT; AT DISTRICT 12, TO AMEND SECTION 134-1304, TO REMOVE PUBLIC OR PRIVATE ACADEMIC SCHOOLS AS A SPECIAL EXCEPTION IN THE C-B COMMERCIAL DISTRICT; PROVIDING FOR EXHIBIT A, MAP OF AFFECTED AREA; PROVIDING FOR EXHIBIT B, MAP OF UNAFFECTED AREA; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING

AN EFFECTIVE DATE.

2. **7-2025** AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE TOWN CODE OF ORDINANCES AT CHAPTER 42 - ENVIRONMENT, ARTICLE V – NOISE, BY AMENDING SECTION 42-199(b) TO PROHIBIT CONSTRUCTION WORK FROM DECEMBER 24 THROUGH JANUARY 1; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.
3. **8-2025** AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE TOWN CODE OF ORDINANCES AT CHAPTER 18 – BUILDINGS AND BUILDING REGULATIONS, ARTICLE VII. – CONSTRUCTION SITE MANAGEMENT, BY ADDING SECTION 18-355 TO MANDATE THE USE OF A CONSTRUCTION MANAGEMENT AGREEMENT ON ALL CONSTRUCTION PROJECTS THAT RECEIVE ONE “STRIKE” UNDER THE “3-STRIKE RULE,” A CODE ENFORCEMENT NOTICE OF VIOLATION, OR A STOP WORK ORDER; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

ANY OTHER BUSINESS

10. Requesting a Waiver of Town Code Section 18-237, For Building Permit Extension at 1015 S. Ocean Blvd.

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.