



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

1. 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.

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](#)

PUBLIC HEARINGS

GENERAL BUSINESS

4. Presentation by Palm Beach County Property Appraiser Dorothy Jacks
5. Interlocal Agreement for the Issuance of Building Permits for Boat Docks

6. Project Update for COA-26-0016, 70 Middle Road

7. MATTERS PULLED FROM CONSENT AGENDA

UNFINISHED BUSINESS

8. 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. *[The Landmark Preservation Commission Recommendation: Implementation of the proposed variance will not cause a negative impact on the subject property. Carried 7-0.] [The Landmark Preservation Commission approved the Landmark Adjustment. Carried 7-0.] [The Landmark Preservation Commission approved the project with conditions. Carried 7-0.]*

NEW BUSINESS

9. 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.
10. ZON-26-0026 (HSB-26-0004) 335 COCOANUT ROW (COMBO) - VARIANCE The applicant, 335 Cocconut 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. *[The Landmark Preservation Commission Recommendation: Implementation of the proposed variance will not cause a negative impact on the subject property. Carried 7-0.] [The Landmark Preservation Commission approved the project with conditions. Carried 7-0.]*
11. 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. ***This project shall be deferred to the September 9, 2026, Town Council meeting, pending architectural design review.***
12. 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. ***This project shall be deferred to the September 9, 2026, Town Council meeting, pending architectural design review.***
13. 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.

14. 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. *[The Architectural Review Commission Recommendation: Implementation of the proposed variance will not cause a negative impact on the subject property. Carried 5-0.] [The Architectural Review Commission approved the project on consent. Carried 5-0.]*
15. 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

16. SECOND READING

- 16.1 **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 163.3191, Florida Statutes, By Amending The Future Land Use Element, The Historic Preservation Element, And The Infrastructure Element And By Amending The Adopted 2024 Comprehensive Plan Map Series To Replace The Future Land Use Map, The Zoning Map And 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 September 9, 2026, Town Council meeting, pending responses from the state review agencies.***
- 16.2 **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 September 9, 2026, Town Council meeting, pending responses from the state review agencies.***
- 16.3 **20-2026** 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 Vi, District Regulations, 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 Remove Public And Private Academic School As Special Exception Uses In The R-D(1) And R-D(2), Respectively; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.

ANY OTHER BUSINESS

17. Waiver of Town Code Section 18-237, For Building Permit Extension at 228 Seaspray Ave.
18. Waiver of Town Code Section 18-237, For Building Permit Extension at 428 Seabreeze Ave.
19. Waiver of Town Code Section 18-237, For Building Permit Extension at 353 Peruvian 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.