



TOWN COUNCIL DEVELOPMENT REVIEW MEETING

TOWN OF PALM BEACH

SEPTEMBER 9, 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

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](#)

APPROVAL OF CONSENT AGENDA

3. Approval of the Major Matters from the August 26, 2026, Architectural Commission Meeting
4. Approval of Landmarks Preservation Commission Action Regarding a Landmark Adjustment for 222 Phipps Plaza.
5. Approval of Landmarks Preservation Commission Action Regarding a Landmark Adjustment for 210 Dunbar Rd.

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

PUBLIC HEARINGS

GENERAL BUSINESS

6. Anne Fairfax Absence Petition

7. ZON-26-0061 -150 Worth Ave.,110 - Starbucks Coffee Company - Amendment to Special Exception Relating to Annual Reporting
8. Tranche 5 - Ordinance No. 022-2026 Commercial District Regulations
9. **MATTERS PULLED FROM CONSENT AGENDA**

UNFINISHED BUSINESS

10. 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 October 14, 2026, Town Council meeting, pending architectural design review.***
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 October 14, 2026, Town Council meeting, pending architectural design review.***

NEW BUSINESS

12. ZON-26-0044 (ARC-26-0055) 151 WORTH AVE (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE. The applicant, 151 Worth Avenue Owner LLC and TZ Capital, has filed an application requesting Town Council review and approval for several Special Exception requests, specifically, (1) a Special Exception for a restaurant use (Stephen Starr), (2) a Special Exception for outdoor café seating in association with a restaurant use, and (3) a Special Exception for shared parking between the restaurant and retail uses, for modifications to a previously approved site plan review including to relocate the previously approved location of the second floor restaurant and a variance to not supply the required on-site required parking, in association with a third floor addition to an existing three-story building (the former Neiman Marcus) in the C-WA zoning district. This project was initially reviewed and approved under ZON-25-0091 on 2-11-2026. The Architectural Commission shall perform design review of the application.
13. ZON-26-0034 (ARC-26-0043) 223 SUNSET AVE, TREVINI RISTORANTE—SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE (COMBO). The applicant, 223 Sunset Holdings LLC, has filed an application requesting Town Council review and approval for two (2) Special Exceptions, including (1) Special Exception to expand an existing restaurant use in order (2) to increase the number of outdoor seating (second special exception) by 24 additional seats in the C-TS zoning district and a variance to not supply the required off-street parking. Site plan Review is also required. The Architectural Commission shall perform design review of the application.
14. ZON-26-0042 247 (245-A) WORTH AVE—LE BILBOQUET—SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE. The applicant, Holbrook Real Estate LLC and Le Bilboquet Palm Beach LLC, has filed an application requesting Town Council review and approval for a Special Exception with Site Plan Review to modify the existing restaurant use to increase the number of dining seats by 12 additional seats on the second floor and a variance to not provide the required off-street parking.

15. ZON-26-0050 380 S COUNTY RD—SPECIAL EXCEPTION WITH SITE PLAN REVIEW. The applicant, 380 South County LLC and General Liquor LLC, has filed an application requesting Town Council review and approval for one (1) Special Exception request to allow an expansion of an existing nightclub use on the second floor into an adjacent 236 SF office space with no change or increase in licensed seats in the C-TS zoning district. Site plan Review is also required.
16. ZON-26-0045 (COA-26-0025) 280 SUNSET AND 262 SUNSET AVE (COMBO) - VARIANCE. The applicants, BRADLEY PARK OWNER LLC and NED 262 SUNSET LLC (James Crowley, Gunster, Representative), have filed an application requesting Town Council review and approval for a variance to modify the existing nonconforming hotel (White Elephant) use by reducing one (1) hotel key at 280 Sunset Ave and adding (1) one hotel key at 262 Sunset Ave, thereby maintaining the existing 32 hotel keys across the landmarked properties in the C-TS district. The scope of work includes exterior alterations and site improvements at 262 Sunset Ave. The Landmarks Preservation Commission shall perform design review of the application.
17. ZON-26-0046 3140 S OCEAN BLVD (CARLTON PLACE CONDOMINIUM) – SPECIAL EXCEPTION & SITE PLAN REVIEW. The applicant, Carlton Place Condominium Association, Inc. (Evelyn Davis, Property Manager), has filed an application requesting Town Council review and approval (retroactive) for one (1) Special Exception for the as-built conversion a tennis court into two (2) pickleball courts and (1) Site Plan Review for as-built site modification at a multi-family property (Carlton Place Condominium).
18. ZON-26-0039 (COA-26-0022) 1170 S OCEAN BLVD – BATH & TENNIS CLUB (COMBO) SPECIAL EXCEPTION, SITE PLAN REVIEW, VARIANCES. The applicant, Bath & Tennis Club, Inc. (Maura Ziska, Representative), has filed an application requesting Town Council review and approval for one (1) Special Exception with Site Plan Review for the construction of new padel and pickleball courts on the west parcel, requiring two (2) variances to 1. Eliminate portions of the required fence or wall enclosure for the proposed courts and 2. To reduce the side (south) yard setback for the proposed court wall. The Landmarks Preservation Commission shall perform design review of the application.
19. ZON-26-0043 (ARC-26-0047) 235 COCOANUT ROW (COMBO) – VARIANCES. The applicant, Christine Watkins (Maura Ziska, Representative), has filed an application requesting Town Council review and approval for fourteen (14) variances as they relate to construction of a new residence, which include: (#1-2) encroaching into minimum one- & two-story front yard setback; (#3) encroaching into maximum angle-of-vision; (#4-5) encroaching into minimum one- & two-story north side-yard setback; (#6) encroaching into minimum one-story rear yard setback; (#7) exceeding maximum twostory structure lot coverage; (#8) providing overall landscape open space area below the minimum required; (#9) exceeding maximum cubic content ratio (CCR); (#10-11) encroaching into minimum one- & two-story south street-side yard setback; (#12) exceeding the maximum amount of lot fill permitted within setback areas; (#13) exceeding the number of a/c condensing units permitted in the north side-yard setback area; and, (#14) exceeding the maximum equipment screening wall height permitted along the north side property line. ARCOM shall perform design review of the application. ***This project shall be deferred to the November 10, 2026, Town Council meeting, pending architectural review.***
20. ZON-26-0049 (ARC-26-0049) 257 FAIRVIEW RD (COMBO) - VARIANCE. The applicant, 257 FAIRVIEW RD LLC (LaBerge & Menard Inc.- Architect), has filed an application requesting Town Council review and approval of a variance to increase the allowable wall height to screen mechanical equipment associated with the construction of a new two-story residence. The Architectural Commission shall perform design review of the application. ***This project shall be deferred to the November 10, 2026, Town Council meeting, pending architectural design review.***
21. ZON-26-0048 (ARC-26-0037) 203 S LAKE TRL (COMBO) - VARIANCE. The applicant, 203 SOUTH

LAKE LAND TRUST (Maura Ziska, Representative, Nievera Willians/Robert Stern - Design Representatives), has filed an application requesting Town Council review and approval of a variance to replace a historic gazebo necessitating a variance for a reduction in the front yard setback. The Architectural Commission shall perform design review of the application. ***This project shall be deferred to the October 14, 2026, Town Council meeting, pending architectural design review.***

22. ZON-26-0047 (HSB-26-0007) 354 BRAZILIAN AVE (COMBO) – VARIANCE. The applicant, 354 BRAZILIAN AVENUE PROPCO LLC (Michael Perry, MP Design & Architecture, Design Professional), has filed an application requesting Town Council review and approval for one (1) variance to reduce the landscape open space. The scope of work includes exterior alterations, window and door replacement, installation of garage doors, roof replacement, as well as landscape and hardscape improvements for the historically significant building. The Landmarks Preservation Commission shall perform design review of the application. ***This project shall be deferred to the October 14, 2026, Town Council meeting, pending architectural design review.***

ORDINANCES

23. SECOND READING

23.1 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.

23.2 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.

ANY OTHER BUSINESS

24. Waiver of Town Code Section 42-199, For Waiver of Town Working Hours at 235 Worth Ave.
25. Waiver of Town Code Section 42-199, For Waiver of Town Working Hours at 940 N. Lake Way

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.

