



TOWN OF PALM BEACH

Town Manager's Office

TOWN COUNCIL MEETING DEVELOPMENT REVIEW

TOWN HALL
COUNCIL CHAMBERS-SECOND FLOOR
360 SOUTH COUNTY ROAD

AGENDA

JUNE 11, 2014

9:30 AM

For information regarding procedures for public participation at Town Council Meetings, please refer to the end of this agenda.

I. CALL TO ORDER AND ROLL CALL

Mayor Gail L. Coniglio
Robert N. Wildrick, President
William J. Diamond, President Pro Tem
Richard M. Kleid
Michael J. Pucillo
Penelope D. Townsend

II. INVOCATION AND PLEDGE OF ALLEGIANCE

III. COMMENTS OF MAYOR GAIL L. CONIGLIO

IV. COMMENTS OF TOWN COUNCIL MEMBERS AND TOWN MANAGER

V. COMMUNICATIONS FROM CITIZENS - 3 MINUTE LIMIT PLEASE

VI. APPROVAL OF AGENDA

VII. DEVELOPMENT REVIEWS

A. Variances, Special Exceptions, and Site Plan Reviews

1. Old Business

- a. **SPECIAL EXCEPTION #6-2014 WITH VARIANCES** The application of Suntrust Bank; relative to property commonly known as **440 Royal Palm Way, Suite 102**; described as Lots

52, 53 and 61, together with the North 100 feet of Lot 54, Block C, REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA according to the Plat thereof recorded in Plat Book 4, Page 1, of the Public Records of Palm Beach County, Florida; located in the C-OPI Zoning District. A Special Exception is requested to open a new bank for "Suntrust Bank" which will be 5,964 sq. ft. gross leasable area in the previous location of Northern Trust Bank. Two variances being requested for signage are as follows: to allow a business identification sign on the west side of the building with no street frontage which is not permitted; and, to allow said sign at a height above the first floor at 27 feet in lieu of the 15 foot maximum allowed.

[Attorney: Maura Ziska]

Deferred from the May 14, 2014, Town Council Meeting

John S. Page, Director of Planning, Zoning and Building

2. New Business

- a. **SITE PLAN REVIEW #5-2014 WITH VARIANCES** The application of Palm Beach Towers Condominium Association, Inc.; relative to property commonly known as **44 Cocoanut Row**; described as Lengthy legal description on file; located in the R-D(2) Zoning District. The applicant is requesting a site plan review modification to upgrade paving, drainage and lighting of the parking lot and entrance to the Palm Beach Towers as follows: To bring the parking lot and vehicular drop off at the main building entry into compliance with the American with Disabilities Act (ADA), and change the material of a portion of the entry drive aisles from asphalt to pavers. The improvements include ramps and the required number of properly sized handicapped parking spaces; to redesign the parking lot lighting with fewer and shorter poles using energy efficient lighting, improving the photometric distribution of lighting on the property; to remove the top one inch (1") of existing asphalt paving, repair subsurface issues, repave and restripe the existing parking lot, replacing same with the same size drive isles and number of parking spaces as currently exist; modify the existing storm water drainage in four areas of the parking lot to meet the 2 inch storm water retention for drainage to Cocoanut Row, improving the quality of water flowing from the subject property into the Town's storm water system; to reduce the area of asphalt paving and add 2,757 square feet landscape areas in four interior island to the parking lot as part of the scope of the project; to replace an existing water feature and identification sign with a new feature and sign. Variances are requested to allow drive aisle widths of a minimum of 18 feet in lieu of 25 foot minimum required for maneuvering into a 90 degree off-street parking space as required by code; to allow a drive aisle width of a minimum of 12 feet in lieu of the 20 foot minimum required for maneuvering into a 60 degree off-street parking space as required by code; and, to allow a new

identification sign with an area of 15.5 square feet in lieu of the 6 sq. ft. maximum allowed by code and 44.4 sq. ft. existing. This proposed sign would replace an existing 44.4 square foot identification sign. [Attorney: Francis X. J. Lynch]

John S. Page, Director of Planning, Zoning and Building

- b. **SPECIAL EXCEPTION #8-2014** The application of Symphony Workplaces, LLC (Nick Logothetis, Managing Member); relative to property commonly known as **2875 South Ocean Boulevard**; described as Lengthy legal description on file; located in the C-TS Zoning District. The applicant is requesting special exception approval to expand a previously approved executive office suite (Suite 200) from 9,536 gross leasable square feet (GLA) to 16,164 GLA and an increase from 40 to 53 executive suite offices on the second floor. [Attorney: Maura Ziska]

John S. Page, Director of Planning, Zoning and Building

- c. **SPECIAL EXCEPTION #9-2014 WITH SITE PLAN REVIEW AND VARIANCE** The application of Ocean Terrace Beach Club, Inc. (Sean Heyniger, President); relative to property commonly known as **1331 North Ocean Boulevard**; described as Unnumbered tract of land lying South of Lot 9-A, and unnumbered Tract lying North of Lot 24-A, in OCEAN TERRACE, according to the Plat thereof recorded in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida in Plat Book 20, Page 64. Together with that part of Albee Avenue (now Ocean Terrace) lying East of the East line of Ocean Boulevard, according to the Plat of OCEAN TERRACE, as recorded in Plat Book 20, Page 64, of the Public Records of Palm Beach County, Florida; located in the R-B/B-A Zoning Districts. A Special Exception with site plan review is requested to construct a 330 square foot beach cabana on an ocean parcel with 159 feet of frontage across from Ocean Terrace which is used in common by the homeowners in the Ocean Terrace Beach Club, Inc. A variance is requested to allow the beach cabana to have a west setback of one inch (1") from the front property line in lieu of the 10 foot minimum required. [Attorney: Maura Ziska]

John S. Page, Director of Planning, Zoning and Building

- d. **SPECIAL EXCEPTION #10-2014 WITH SITE PLAN REVIEW** The application of Everglades Club, Inc.; relative to property commonly known as **500 South County Road**; described as Lengthy legal description on file; located in the R-A Zoning District. A Special Exception with Site Plan Review is being requested to allow the construction of a 2,631 square foot one story golf administration building for a break room, small equipment storage area and office located on the north side of the 17th hole green (located on the south side of the golf course;

and, to construct a 308 square foot accessory building to house a 400 kw generator on the Everglades property adjacent to Golfview Road on the east side of the golf club building.
[Attorney: Maura Ziska]

John S. Page, Director of Planning, Zoning and Building

- e. **VARIANCE #25-2014** The application of John David Corey; relative to property commonly known as **426 Australian Avenue**; described as Lots 43 and 44, Block 5 of ROYAL PARK ADDITION, according to the Plat thereof as recorded in Plat Book 4, Page 1, of the Public Records of Palm Beach County, Florida; located in the R-C Zoning District. The applicant is requesting to modify a previously approved variance (VAR #11-2014) to construct a new 3,750 square foot two story residence on a lot with a width of 50 feet in lieu of the 75 foot minimum required and a lot area of 6,250 sq.ft. in lieu of the 10,000 sq.ft. minimum required in the R-C Zoning District. The request is to change the proposed roof of the house from a flat roof to a pitched roof. [Attorney: Maura Ziska]

John S. Page, Director of Planning, Zoning and Building

- f. **VARIANCE #27-2014** The application of Charles and Deborah Royce; relative to property commonly known as **10 S. Lake Trail**; described as Lot 2 of LAKE TRAIL ESTATES, according to the plat thereof as recorded in Plat Book 62, Page 86, OF THE Public Records of Palm Beach County, Florida; located in the R-A Zoning District. The applicant is requesting modifications to an existing landmark residence by expanding a one story garage by 374.39 square feet with a side yard setback ranging from 5 feet to 10.4 feet in lieu of the 15 foot minimum required in the R-A Zoning District. [Attorney: Maura Ziska]
[Landmark Preservation Commission Recommendation: Implementation of the variance will not cause negative architectural impacts to the subject landmark property. Carried 7-0.]

John S. Page, Director of Planning, Zoning and Building

B. Other

1. BrickTop's Restaurant Operations: Six Month Review, Special Exception #21-2012, 375 South County Road

John S. Page, Director, Planning, Zoning and Building

VIII. ORDINANCES

IX. ANY OTHER MATTERS

X. ADJOURNMENT

PLEASE TAKE NOTE:

Note 1: No written materials received after 5:00 p.m. on the Thursday immediately prior to a monthly Town Council meeting will be included in the back-up binders

distributed to the Mayor and Town Council in preparation for that meeting. Written materials received after 5:00 p.m. on Thursday will be separately distributed to the Mayor and Town Council; however, depending upon the length of the materials, the time of submittal, and other circumstances, the Mayor and Town Council may not be able to read and consider such late submittals prior to acting upon the policy matter(s) which they address.

Note 2: The progress of this meeting may be monitored by visiting the Town's website (townofpalmbeach.com) and clicking on "Meeting Audio" in the left column. If you have questions regarding that feature, please contact the Office of Information Systems (561) 227-6315. The audio recording of the meeting will appear within 24 hours after the conclusion of the meeting.

Note 3: If a person decides to appeal any decision made by this Council with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings. For such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Note 4: Disabled persons who need an accommodation in order to participate in the Town Council Meeting are requested to contact the Town Manager's Office at 838-5410 or through the Florida Relay Service by dialing 1-800-955-8770 for voice callers or 1-800-955-8771 for TDD callers, at least two (2) working days before this meeting.

Note 5: Items listed on the Consent Agenda will be approved by one motion of the Town Council, unless the Mayor or an individual Council Member requests that any item (s) be moved to the Regular Agenda and individually considered.

Note 6: A summary of the actions taken at Town Council meetings can be viewed on the Town's website after 5 p.m. on the Friday following the Town Council meeting.

PROCEDURES FOR PUBLIC PARTICIPATION

Citizens desiring to address the Town Council should proceed toward the public microphones when the applicable agenda item is being considered to enable the Town Council President to acknowledge you.

PUBLIC HEARINGS:

Any citizen is entitled to be heard on an official agenda item under the section entitled "Public Hearings," subject to the three minute limitation.

COMMUNICATIONS FROM CITIZENS:

Any citizen is entitled to be heard concerning any matter under the section entitled "Communications from Citizens," subject to the three minute limitation. The public also has the opportunity to speak to any item listed on the agenda, including the consent agenda, at the time the agenda item comes up for discussion.

OTHER AGENDA ITEMS:

Any citizen is entitled to be heard on any official agenda item when the Town Council calls for public comments, subject to the three minute limitation.

Town Council Meetings are public business meetings and, as such, the Town Council retains the right to limit discussion on any issue.