



TOWN OF PALM BEACH

Planning, Zoning & Building Department

SUMMARY OF ACTIONS TAKEN AT THE
DEVELOPMENT REVIEW TOWN COUNCIL MEETING
HELD ON
WEDNESDAY, MAY 13, 2020

- I. CALL TO ORDER AND ROLL CALL
- II. INVOCATION AND PLEDGE OF ALLEGIANCE
- III. BOARD AND COMMISSION PRESENTATIONS AND APPOINTMENTS
- IV. COMMENTS OF MAYOR GAIL L. CONIGLIO
- V. COMMENTS OF TOWN COUNCIL MEMBERS
- VI. COMMUNICATIONS FROM CITIZENS - 3 MINUTE LIMIT PLEASE
- VII. APPROVAL OF AGENDA

ACTION: APPROVED AS AMENDED

- VIII. DEVELOPMENT REVIEWS
 - A. **Variances, Special Exceptions, and Site Plan Reviews**
 1. **Old Business**

- a. **Z-20-00244 VARIANCE(S)** Zoning District: R-AA Large Estate Residential The application of Cedric Dupont, as Trustee of the Cedric Dupont Revocable Trust dated December 12, 2019, Applicant, relative to property located at **125 SE AGRAPE CIR**, legal description on file, is described below. Section 134-844(b). Request for a variance to reconstruct a pool cabana by

demolishing more than 50 percent of its cubic volume and allowing the existing non-conforming setback of 4.7 feet to 8.3 feet in lieu of the 15 foot minimum required in the R-A Zoning District. [Applicant's Representative: Maura Ziska Esq] Request for Withdrawal per Letter Dated May 1, 2020 from Maura Ziska.

ACTION: WITHDRAWN FROM THE AGENDA.

2. **New Business**

- a. **Z-20-00248 SPECIAL EXCEPTION WITH SITE PLAN REVIEW** Zoning District: R-A Estate Residential The application of Mar-a Lago Club, Inc. (Harvey E. Oyer, III Esq), Applicant, relative to property located at **1100 S OCEAN BLVD**, legal description on file, is described below. The Applicant seeks approval to add an accessory dock for private family use only. It is to be located at the southwest corner of the site and projects 29 feet from the existing seawall into the Lake Worth Lagoon. The proposed dock will not be visible from the historic home, does not violate the preservation easement granted to the National Trust for Historic Preservation, and is purposefully located south of where the property's prior historic dock was previously located in order to keep the dock as far away from the Applicant's neighbor to the north as possible. [Applicant's Representative: Harvey E Oyer III Esq] Staff request a deferral to the June 10, 2020 meeting to allow the project to be first heard by the Landmarks Preservation Commission.

ACTION: WITHDRAWN FROM THE AGENDA.

- b. **Z-20-00249 VARIANCE(S)** Zoning District: R-B Low Density Residential The application of Roger A. and Melanie K. Lawson, relative to property located at **114 CLARKE AVE**, legal description on file, is described below. Section 134-843(11): Applicant is removing a 379 square foot carport awning and replacing it with a 376 square foot one story garage addition which will increase the lot coverage to 34.9% in lieu of the 32.8 % existing and the 30% maximum allowed in the R-B Zoning District. [Applicant's Representative: Maura Ziska Esq]

ACTION: APPROVED WITH CONDITION RELATED TO UTILITY EASEMENT

- c. **Z-20-00250 VARIANCE(S)** Zoning District: R-B Low Density Residential The application of Dr. Dennis and Rosanne T. Vollman, Applicant, relative to property located at **202 OSCEOLA WAY**, legal description on file, is described below. The applicant is proposing to convert the existing garage into living space and add 56 square foot to the rear of the house and construct a new 427 square foot one story garage addition to the existing one-story residence. Both additions total 483

square feet. The following variances are being requested: 1) Section 134-894(6): The applicant is requesting a variance for an angle of vision of 126.2 degrees in lieu of the 116.7 degrees existing and the 112 degrees maximum allowed for the one-story garage addition. 2) Section 134-894(7): The applicant is requesting a variance for a west side yard setback of 9.9 feet in lieu of the 12.5 feet required in the R-B Zoning District for the 427 square foot one-story garage addition. 3) Section 134-894(7): The applicant is requesting a variance for a west side yard setback of 9.9 feet in lieu of the 12.5 feet required in the R-B Zoning District for the 56 square foot bedroom addition. [Applicant's Representative: Maura Ziska Esq] Staff request a deferral to the June 10, 2020 meeting to allow the project to be first heard by the Architectural Review Commission.

ACTION: DEFERRED TO THE JUNE 10, 2020 MEETING

- d. **Z-20-00251 SPECIALEXCEPTIONWITHSITEPLAN REVIEW** Zoning District: C-WA Worth Avenue The application of Maison (Ashley Wu, Founder), Applicant, relative to property located at **150 WORTHAVESUITE: 235**, legal description on file, is described below. Section 134-1159 (9): A request for special exception approval to operate a 3,315 square foot shared space and a 680 square foot balcony in suite 235 on the second floor of the Esplanade called "Maison". Maison will be a "member's only" club catering to women (although men are not prohibited) that will offer a shared, co-working place for members to work, relax, attend events, meet and build community. Designed with working moms in mind, the founder Ashley Wu found it hard to work from home "As the workforce goes more remote and people travel to meet clients, and catch up with friends all over the city, a base for gathering in any neighborhood is ideal." Ashley Wu Section 134-1164(e) and Section 134-1163(8): A request for special exception approval with site plan review to modify the existing arcade by allowing the use of the existing second story balcony above the arcade. Section 134-1161: A request for special exception approval to allow outdoor seating on the balcony above the arcade to enjoy food and beverages. [Applicant's Representative: Maura Ziska Esq]

ACTION: DEFERRED TO THE JUNE 10, 2020 MEETING

- e. **Z-20-00252 VARIANCE(S)** Zoning District: R-B Low Density Residential The application of Winston D. and Allison K. Wren, Applicant, relative to property located at **228 NIGHTINGALE TRL**, legal description on file, is described below. Section 134-894(7): The applicant is requesting an east side yard setback of 10.66 feet in lieu of the 12.5 foot minimum

side yard setback required in the R-B Zoning District in order to construct a 380 square foot bedroom addition on the front of the residence. The cost of construction for the addition will be less than 50 percent of the market value of the home thus the work will not trigger a FEMA compliance issue. [Applicant's Representative: Maura Ziska Esq] Staff requests a deferral to the June 10, 2020 meeting to allow the project to first be heard by the Architectural Review Commission.

ACTION: DEFERRED TO THE JUNE 10, 2020 MEETING

- f. **Z-20-00253 VARIANCE(S)** Zoning District: R-A Estate Residential The application of Jonathan Deitcher, Applicant, relative to property located at **175 VIAPALMA**, legal description on file, is described below. Section 134-894(0)(8): The applicant is requesting a west side yard setback of 3.83 feet in lieu of the 15 foot minimum required in the R-A Zoning District in order to construct a pergola adjacent to the existing pool house on the west side of the property where there is an existing patio. [Applicant's Representative: Maura Ziska Esq]

ACTION: APPROVED WITH CONDITION RELATED TO UTILITY EASEMENT

- g. **Z-20-00254 SPECIAL EXCEPTION WITH SITE PLAN REVIEW** Zoning District: C-TS Town-Serving Commercial The application of Risotto Realty, LLC (Daniel E. Ponton, Managing Member), Applicant, relative to property located at **215 PERUVIANAVESUITE:SITE**, legal description on file, is described below. 1. Sec. 134-1109(a) (3) - A special exception to allow a one-story 922 sq. ft. addition as a permanent replacement for the existing tent structure which has been in place from October through May each year for 25+ years, with no increase in seating, at a private social club which is permitted as a special exception use in the C-TS zoning district. 2. Sec. 134-229 - A special exception to allow a one-story 922 sq. ft. addition as a permanent replacement for the existing tent structure which has been in place from October through May each year for 25+ years, with no increase in seating, at a private social club which is permitted as a special exception use in the C-TS zoning district. 3. Sec. 134-329 - Site plan review for a one-story 922 sq. ft. addition as a permanent replacement for the existing tent structure which has been in place from October through May each year for 25+ years, with no increase in seating, at a private social club which is permitted as a special exception use in the C-TS zoning district. [Applicant's Representative: Peter Broberg] Staff request a deferral to the June 10, 2020 meeting to allow the project to be first heard by the Architectural Review Commission.

ACTION: DEFERRED TO THE JUNE 10, 2020 MEETING

IX. ORDINANCES

A. **Second Reading**

1. Ordinance No. 09-2020 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 54, Historical Preservation, Article II, Landmarks Preservation Commission, By Amending Section 54-36, Created; Appointment; Qualifications; Terms; Compensation; Filling Vacancies; Reappointment, Subsection (A) Regarding The Term For An Out Of State Architect; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

ACTION: APPROVED

X. ADJOURNMENT