

**TOWN OF PALM BEACH  
TOWN COUNCIL MEETING DEVELOPMENT REVIEW  
NOTICE TO THE PUBLIC**

NOTICE IS HEREBY GIVEN that the TOWN COUNCIL DEVELOPMENT REVIEW of the Town of Palm Beach will hold a public meeting on **Wednesday, October 12, 2022 at 9:30 a.m.** in the Town Council Chambers, Town Hall, 360 South County Road, 2nd Floor, Palm Beach, Florida 33480. At this meeting, the Town Council will review the following project:

**ZON-22-078 (ARC-22-123) 231 BRADLEY PL (COMBO) – SPECIAL EXCEPTION AND SITE PLAN REVIEW AND VARIANCES** The applicant, Bradley Palm LLC, has filed an application requesting Town Council review and approval for a Special Exception with Site Plan Review allow a single-tenant occupied office containing approximately 5800SF GLA on the second floor of an existing two story office building, and Variances (1) to eliminate 3 of the required 22, 18 of which are existing parking spaces, (2 and 3) to reduce the required rear (east) and side (north) setback to accommodate exterior design modifications and (4) to reduce the drive aisle width, in order to accommodate additions to the two-story office structure. The Architectural Commission will perform design review of the application.

**ZON-22-088 (ARC-22-126) 240 OLEANDER AVE (COMBO)—VARIANCES.** The applicant, PTMJM Florida Investment Properties, LLC (Patricia Lambrecht), has filed an application requesting Town Council review and approval for variances (1) for development on a lot which is deficient in minimum lot area and (2) deficient in lot depth in the RC zoning district and (3) to eliminate the two-car garage enclosure requirement by only providing a one-car garage, in conjunction with the construction of a new two-story single-family residence. The Architectural Commission will perform design review of the application.

**ZON-22-109 264-270 S COUNTY RD—SPECIAL EXCEPTION REQUEST WITH SITE PLAN REVIEW.** The applicant, Carriage House Properties Partners, LLC (Joshua Levy, Director) has filed an application requesting Town Council review and approval for Special Exception Request With Site Plan Review to allow for outdoor café seating (62 seats) within a private courtyard in conjunction to an existing private club/restaurant. Additionally, the applicant is seeking special consideration to amend the Declaration of Use prematurely before the allocated restrictive 2-year time frame in order to activate outdoor seating.

**ZON-22-113 (ARC-22-182) 380 S COUNTY RD (COMBO)—SPECIAL EXCEPTION W/ SITE PLAN REVIEW AND VARIANCES.** The applicant, Le bar a vin (Ann DesRuisseaux), has filed an application requesting Town Council review and approval for a Special Exception Request with Site Plan Review and including variances (1) to reduce required parking (by 2 spaces), (2) to reduce the street side (south) setback for the proposed ground floor terrace addition, (3) to reduce the required sidewalk clearance width, (4) to reduce the required drive aisle width, (5) to reduce required landscape open space, and (6) to exceed the maximum allowable height for mechanical equipment on a rooftop of an existing two-story building. The applicant is also seeking a Special Exception Request for a restaurant use from an existing bar/lounge. Additionally, the applicant is seeking approval for Special Exception Request with Site Plan Review for outdoor café seating (22 seats + 8 outdoor seats previously approved) on private property and a Special Exception for a restaurant use in conjunction to an existing bar/lounge. The Architectural Commission will perform design review of the application.

**ZON-22-124 (ACR-22-163) 357 N LAKE WAY (COMBO)—VARIANCES.** The applicant, Scott Hesse and Whitney Hesse, has filed an application requesting Town Council review and approval for variances (1-2) to reduce the front and rear setbacks, and (3) to eliminate the two-car garage enclosure requirement by only providing a one-car garage, and (4) to reduce the street side yard 2-story setback, in conjunction with the renovation of an existing two-story single-family residence and new one- and two-story additions. The Architectural Commission will perform design review of the application.

**ZON-22-131 163-165 SEMINOLE AVE—VARIANCES.** The applicant, 2012 Steven H. Rose Irrevocable Trust (Dale Coudert), has filed an application requesting Town Council review and approval for variances (1) to create a new nonconforming east side-yard setback and (2) to create non-conforming landscaped openspace at 165 Seminole Ave. Variance (3) is to create a non-conforming west side-yard setback, (4) a variance for non-conforming lot coverage, (5) a variance to create non-conforming landscaped openspace, and (6) a variance to create nonconforming angle of vision at 163 Seminole Ave. The variances are required as part of the subdivision of the existing unified property at 163-165 Seminole Avenue into 2 separate lots while maintaining all existing

structures and hardscape.

**ZON-22-132 (ARC-22-200) 165 BRADLEY PL (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE.** The applicant, Biltmore Galleria, LLC., has filed an application requesting Town Council review and approval for a Special Exception with Site Plan Review to allow a 3,038 SF private/public school in the Commercial-Town Serving District (C-TS) zoning district and a Variance from the off-street parking requirements to eliminate required surface parking spaces and convert it into a playground area. The application will require amendments to the existing Unity of Title and Declaration of Use. The Architectural Commission will perform the design review of the application.

**ZON-22-137 (HSB-22-014) 441 SEAVIEW AVE (COMBO)—SITE PLAN REVIEW AND VARIANCES.** The applicant, 441 Seaview LLC (Maura Ziska), has filed an application requesting Town Council review and approval for Site Plan Review for additions and renovations to an existing Historically Significant building involving the demolition of more than 50% of the structure on non-conforming platted lots in the R-B district; and Variances (1-2) to reduce both required side (east and west) yard setbacks, (3) to reduce the required rear (north) yard setback, (4) to reduce the required front (south) yard setback, (5) to exceed the maximum Cubic Content Ratio (CCR) permitted, (6) to exceed the maximum lot coverage permitted, and (7) to reduce the required overall landscape open space, (8) the required perimeter open space, (9) the required front yard open space, (10) native landscaping requirements and (11) from Chapter 50, Floods, for the required floor elevation of the existing structure, for the renovation of existing Historically Significant one-story buildings. The Landmarks Preservation Commission will perform design review of the application.

**ZON-22-138 (ARC-22-184) 1540 S OCEAN BLVD. (COMBO)—SPECIAL EXCEPTION W/ SITE PLAN REVIEW.** The applicant, 1540 S OCEAN LLC (Steven Kirsch), has filed an application requesting Town Council review and approval for Special Exception and Site Plan Review for the construction of a new two-story guest house connected to a previously approved two-story structure with related landscape and hardscape improvements on a parcel deficient in lot depth. The Architectural Commission will perform the design review of the application.

**ZON-22-142 340 ROYAL PALM WAY SUITE 300—SPECIAL EXCEPTION WITH SITE PLAN REVIEW.** The applicant, BDT CAPITAL PARTNERS (Bong Shinn, Partner), has filed an application requesting Town Council review and approval for Special Exception Request with Site Plan Review for a financial institution tenant greater than 2,000 SF of GLA (7,100 SF) of an existing shell of a third floor within an existing multi-story office building zoned C-OPI with an attached parking structure.

**ZON-22-155 155 HAMMON AVE—SPECIAL EXCEPTION W/ SITE PLAN REVIEW.** The applicant, CH Hotel LLC (Sarah & Andrew Wetenhall), has filed an application requesting a Town Council review and approval for Special Exception Request with Site Plan Review to allow ‘accessory commercial uses to hotel uses’ in the R-D(2) district in conjunction to an existing hotel.

**ZON-22-156 (ARC-22-156) 12 SLOANS CURVE DRIVE (COMBO)—SITE PLAN REVIEW AND VARIANCE.** The applicant, Gary L & Joanne Wachman, have filed an application requesting Town Council review and approval for Site Plan Review and a variance to exceed the by 0.5% the maximum allowable lot coverage for an existing townhouse unit in a PUD development in order to expand the second-floor projecting balcony. The Architectural Commission shall perform design review of the application.

All of these applications have been filed with the Planning, Zoning, and Building Department for review by the Town Council, and will be considered pursuant to the Town Council’s authority under Town of Palm Beach Code.

The time listed above indicates the start of the Town Council meeting only, it does not intend to reflect the actual time any item will be heard or the order in which the matter will be arranged with the other items on the agenda. Any of the above items may be deferred and, under such circumstances, additional legal notice would not be provided. Any person may contact the Department at (561)-838-5431 for information as to the status of this item as a result of any action at the meeting.

All interested persons may appear and be heard at said Public Hearing and may likewise submit written statements prior to and at said Public Hearing and such shall be made part of the record of such proceedings. These applications and plans are on file in the Planning, Zoning & Building Department, 360 South County Road, Palm

Beach, and are available for view between 8:30 a.m. and 4:30 p.m. Monday through Friday, or may also be available for viewing digitally at <https://www.townofpalmbeach.com/676/Development-Review-Applications>

Pursuant to Section 286.0105, Fla. Stat., the Town hereby advises the public that: If any person decides to appeal any decision made by the Town Council with respect to any matter considered at its meeting or hearing, such person will 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. This notice does not constitute consent by the Town for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In Accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Town Manager's Office, at (561) 838-5410 for assistance, no later than five (5) days prior to the proceeding. If hearing impaired, telephone the Florida Relay Service Numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice), for assistance.