

**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 11, 2023 at 9:30 a.m.** in the Town Council Chambers, Town Hall, 360 S County Road, 2nd Floor, Palm Beach, Florida 33480. At this meeting, the Town Council will review the following project:

ZON-23-072 (ARC-23-094) 247-251 WORTH AVE (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES. The applicant, Holbrook Real Estate LLC, has filed an application requesting Town Council review and approval for three (3) Special Exception requests, (1) for permitted use (retail) over 4,000 SF of leasable area in the C-WA zoning district, (2) for a second floor in the C-WA zoning district, and (3) for a third story as a Special Allowance in accordance with the Worth Avenue Design Guidelines. Additionally, the applicant is requesting Site Plan Review for a building with additions greater than 2,000 SF. The applicant is also requesting six (6) Variance requests, (1) to exceed the maximum lot coverage of 69% in lieu of the 35% maximum allowed for the second floor using the Worth Avenue Design Guidelines for a 2nd story addition, (2) to not provide the required 27 parking spaces for new commercial and residential additions, (3) to not provide the required 25% landscape open space to have 5% open space for a three-story building, (4) to not provide the required on-site loading space, (5) to allow residential uses above the second floor mercantile/office space, and (6) to exceed the maximum floor area of 15,000 SF to allow a structure with +/- 18,250 SF, in conjunction with a new two-story addition to an existing one-story commercial building on a site with two existing one and two story buildings. The Architectural Commission will perform design review of the application.

ZON-23-074 755 N COUNTY RD-BEACH CLUB—SPECIAL EXCEPTION WITH SITE PLAN REVIEW. The applicant, Beach Club, Inc. (Robert Morris, General Manager), has filed an application requesting Town Council review and approval for a Special Exception w/ Site Plan Review for alterations and additions to an existing special exception use (Club) in the R-B Zoning District, in order to install a secondary means of beach access to match the existing beach access ramp along the bulkhead to the east of the property.

ZON-23-088 (ARC-23-120) 1600 S OCEAN BLVD (COMBO)—SITE PLAN REVIEW AND VARIANCES. The applicant, PB Pavilion Trust (Michael Vineberg, Robert G. Simses and Peter Flanagan, Trustees), has filed an application requesting Town Council review and approval for site plan review for an addition to house a generator over 150kW, and (3) variances for (1) additional parapet height in the required north side yard setback and (2 – 3) to reduce the required north and south side yard setback in order to construct one-story additions to a previously approved two-story residence. The Architectural Commission shall perform design review of the application.

ZON-23-090 235 SUNRISE AVE—VARIANCES. The applicant, Palm Beach Hotel Condominium Association, Inc. (Anthony Sawaya, Board President), has filed an application requesting Town Council review and approval for variances to permit two (2) emergency fire escape stairs to encroach into the required north rear yard setback.

ZON-23-091 (ARC-23-117) 341 PERUVIAN AVE (COMBO)—VARIANCES. The applicant, Villa Giardino Land Trust (Jeff and Elizabeth Louis), has filed an application requesting Town Council review and approval for (2) variances, (1) for front setback relief for the construction of a new fabric tent and package receptacle, and (1) for the construction of a new masonry site wall on the west property line that exceeds permitted wall height for the screening of a new generator and air conditioning equipment. The Architectural Commission shall perform design review of the

application.

ZON-23-093 (ARC-23-122) 241 JUNGLE RD (COMBO)—VARIANCE. The applicant, 241 Jungle Rd Trust, has filed an application requesting Town Council review and approval for a Variance to exceed the maximum screening wall height for a generator in order to screen the equipment. The Architectural Commission shall perform design review of the application.

ZON-23-094 (ARC-23-121) 428 SEABREEZE AVE. (COMBO) - SPECIAL EXCEPTION W/ SITE PLAN REVIEW & VARIANCES: The applicants, Dr. Chauncey Crandall and Deborah Crandall, have filed an application requesting Town Council review and approval for a Special Exception and Site Plan Review for the construction of a new two-story single-family residence on an R-B zoned lot deficient in area and width requirements, and (2) variances; (1) to reduce the east side yard setback for the construction of exterior stairs and a chimney, and (1) to not provide garage parking. The Architectural Commission will perform the design review component of the application.

ZON-23-096 446 N LAKE WAY—VARIANCE. The applicant, Robert Johnson, has filed an application requesting Town Council review and approval for a Variance to exceed by 10' the maximum dock landing width of 10' in order to install a 20' wide landing dock.

ZON-23-098 (ARC-23-130) 380 S COUNTY RD (COMBO)—VARIANCE. The applicant, 380 South County, LLC (Philip Norcross, Manager), has filed an application requesting Town Council review and approval for a Variance to provide vehicle queuing space deficient in depth between the driveway gate and edge of roadway (Peruvian Ave) in order to install two vehicular access gates (one swing, one rolling) at the curb cut entrances along Peruvian Ave and South County Road. The Architectural Commission shall perform design review of the application.

ZON-23-099 230 WORTH AVE—SPECIAL EXCEPTION. The applicant, Palm V Associates, has filed an application requesting Town Council review and approval for a Special Exception for a permitted use (retail) over 4,000 SF of leasable area in the C-WA zoning district.

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.