



# TOWN OF PALM BEACH

## Minutes of the Town Council Meeting Held on May 9, 2018

1  
2 I. CALL TO ORDER AND ROLL CALL  
3

4 The Development Review Town Council Meeting was called to order on Wednesday,  
5 May 9, 2018, at 9:30 a.m. in the Town Council Chambers. On roll call, all of the elected  
6 officials were found to be present.  
7

8 II. INVOCATION AND PLEDGE OF ALLEGIANCE  
9

10 Deputy Clerk Ruderman gave the invocation. Council President Moore led the Pledge of  
11 Allegiance.  
12

13 III. COMMENTS OF MAYOR GAIL L. CONIGLIO  
14

15 Mayor Coniglio noted the passing of Town resident, Lory Volk.  
16 She then reported on the West Palm Beach Master Plan with regard to proposed  
17 changes for the Okeechobee Boulevard corridor. She expressed concern for the Town  
18 of Palm Beach and asked that those who are interested to attend the West Palm Beach  
19 Commission meeting on May 21, 2018.  
20

21 IV. COMMENTS OF TOWN COUNCIL MEMBERS AND TOWN MANAGER  
22

23 Council Member Araskog shared sentiments about Lory Volk and her passion for the  
24 Town.  
25

26 V. COMMUNICATIONS FROM CITIZENS  
27

28 Bill Metzger, 277 Esplanade Way, provided a brief update of the Performing Arts Center  
29 volunteer task force and his desire to engage Web Management Services to perform a  
30 feasibility study of the center. The cost of the study is \$100,000. The volunteer task  
31 force will provide independent donations for approximately 25% of the cost. He  
32 suggested that Up Markets fund the remaining 75% of the \$100,000. He asked the Town  
33 to insist that this study be completed.  
34

35 Discussion took place on what the collaborative efforts between the task force and Up  
36 Markets would be. Mr. Metzger described the timeframe and stages of the study, the  
37 information that the study would provide, and other studies that Web Management  
38 Services has performed.  
39

VI. APPROVAL OF AGENDA

The following changes were

DEFERRALS: The following items were deferred to the June 13, 2018 Town Council meeting:

- Item No. VIII.A.1., ARCOM Appeal; 446 North Lake Way

- Item No. VIII.B.1.c., Z-17-00058 Special Exception with Site Plan Review

- Item No. VIII.B.1.d., Z-17-00066 Modified Site Plan Review

- Item No. VIII.B.1.f., Z-18-00084 Variances

- Item No. VIII.B.2.d., Z-18-00090 Variances was taken out of order and heard after Item VIII.A.1.

- Item No. VIII.B.2.g., Z-18-00094 Special Exception with Site Plan Review

The following item was deferred to the July 11, 2018 Town Council meeting:

- Item No. VIII.B.1.e., Z-17-00073 Site Plan Site Plan Review

WITHDRAWN

- Item No. VIII.B.1.b., Z-17-00047 Variances

ITEMS ADDED TO *ANY OTHER MATTERS*

A. Approval For Signage at Bradley Park

B. Review and Approval of Extended Construction Hours

C. CRTO Items Approved : Item 23 - To Increase General Ocean Rescue Employees DB Contributions, and Item 24 -To provide a DC only plan for new hire general employees in Ocean Rescue (refer to tax and finance)

D. ARCOM Minutes

**Motion was made by Council Member Lindsay, and seconded by President Pro Tem Zeidman, to approve the agenda, as amended above. On roll call, the motion carried unanimously.**

VII. RESOLUTIONS

A. RESOLUTION NO. 49-2018 A Resolution Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Revoking Ad Valorem Tax Exemptions For 330 Island Road Hereinafter Described And Stating That The Subject Property No Longer Meets The Criteria Set Forth In Chapter 54, Article V Of The Code Of Ordinances Of The Town Of Palm Beach, Relating To Landmarks Preservation And Titled "Tax Exemptions"

Ex-parte communications were declared by Council Member Crampton and Council President Moore. Council Member Crampton recused himself.

Landmark Consultant, Emily Stillings of Murphy Stillings, LLC, provided the details of tax abatement removal.

Acting Director Castro provided Staff comments.

Discussion took place on new property owners and their desire for interior renovations.

Rene Silvin, 422 Australian Avenue, commented on the project.

**Motion was made by Council Member Lindsay, and seconded by Council Member Araskog, to adopt Resolution No. 49-2018 requiring the reimbursement of previous property taxes that were abated in the exemption. On roll call, the motion carried unanimously with Council Member Crampton recusing himself.**

#### VIII. DEVELOPMENT REVIEWS

##### A. Appeals

###### 1. ARCOM Appeal

446 North Lake Way  
Case # 054-2017

*Item deferred to the June 13, 2018 Town council meeting.*

##### B. Variances, Special Exceptions, and Site Plan Reviews

###### 2. Old Business

*(Clerk's Note: Item .B.2.d. was taken out of order and heard after item VIII.A.1.)*

- a. SITE PLAN REVIEW #1-2017 The application of 235 Via V PB LLC (Stuart Kapp, Manager); relative to property commonly known as **235 Via Vizcaya**., described as lengthy legal description on file; located in the R-A Zoning District. The applicant is requesting a site plan review to allow the construction of a 7,444 square foot two-story, single family residence on a non-conforming platted lot which is 15,344 square feet in area in lieu of the 20,000 square foot minimum area required; 47.25 in width in lieu of the 125 foot minimum required; and 97.58 feet in depth in lieu of the 150 foot minimum required. [Attorney: Frank Lynch, Esq.] [The Architectural Commission approved the project at the April 25, 2018 meeting. Carried 7-0]

No ex-parte communications were declared.

Attorney Lynch provided details of the project.

Acting Director Castro provided Staff comments.

1 Motion was made by Council Member Araskog, and seconded by President Pro Tem  
2 Zeidman, that that Site Plan No. 1-2017 be approved, with the caveat that the owner will  
3 provide a utility easement or equivalent easement agreement, satisfactory to the Town of  
4 Palm Beach, prior to building permit issuance, based upon the finding that the approval  
5 of the site plan will not adversely affect the public interest and that the Council certifies  
6 that the specific zoning requirements governing the individual use have been met and  
7 that satisfactory provision and arrangement has been made concerning Section 134-329,  
8 items 1 through 11. On roll call, the motion carried unanimously.

9  
10 b. Z-17-00047 VARIANCE(S) Zoning District: R-B Low Density Residential.  
11 The application of MANOOGIAN ARMEN A TRUST, Owner, relative to property  
12 located at **224 S OCEAN BLVD**, legal description on file, is described below.  
13 Construction of three dormers on existing third story. 1. Sec. 134-893 (b)(10)b  
14 To allow a building height of +37'-7 1/2" in lieu of the 22'-0" maximum allowable.  
15 2. Sec. 134-893 (b)(10)c 134-2: To allow an overall building height of 42'-1 3/4"  
16 in lieu of the 30'-0" maximum allowable. 3. Sec. 134-2 Definitions Building,  
17 height of (applicable only in the R-B districts) To allow dormer windows in a non-  
18 habitable third story space which is not permitted by Code. [Applicant's  
19 Representative: Jose Gonzalez, Architect] [The Architectural Commission  
20 denied this project at the January 24, 2017 meeting. Carried 7-0.]

21 *Item withdrawn.*

22  
23 c. Z-17-00058 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND  
24 VARIANCE(S) Zoning District: R-C Medium Density Residential The  
25 application of GILBERT MARK D &, Owner, relative to property located at **323**  
26 **CHILEAN AVE**, legal description on file, is described below. 1) A variance  
27 request to allow construction of a new 5,393.45 square foot, two story single  
28 family residence on a parcel that is 9,375 square feet in area in lieu of the  
29 10,000 square foot minimum required in the R-C Zoning District. The proposal  
30 is to replicate the previously approved renovation of the landmarked residence.  
31 The Town Council and Landmarks Preservation Commission approved the  
32 project in January 2017. 2) A variance request to allow a 7.28 foot west side  
33 yard setback in lieu of the 10 foot minimum required in the R-C Zoning District  
34 for the new two (2) car garage. [Applicant's Representative: Maura Ziska Esq]  
35 [Landmark Preservation Commission Recommendation: Implementation of the  
36 proposed special exception, site plan review and variances will not cause  
37 negative architectural impact to the subject landmarked property. Carried 4-3.  
38 The Landmarks Commission deferred this project to the May 16, 2018 meeting  
39 at the request of the attorney. Carried 7-0.]

40  
41 *Item deferred to the June 13, 2018 Town council meeting.*

42  
43 d. Z-17-00066 MODIFIED SITE PLAN REVIEW  
44 Zoning District: C-TS Town-Serving Commercial The application of VIA 313  
45 1/2 WORTH AVENUE LTD, Owner, relative to property located at **313 1/2**  
46 **WORTH AVE SUITE: SITE**, legal description on file, is described below. 1.  
47 Request for special exception approval to allow a two (2) story trellis. 2.  
48 Request site plan review to modify the Via Bice as follows: a. new mosaic  
49 pavers in the Via; b. New 2,240 square foot 2 story trellis with retractable  
50 awning above; c. New landscaping and lighting; d. New stone entry with  
51 awning on Peruvian Avenue; e. Removal of existing canvas awnings f. New  
52

37.5 square foot addition to existing bay window. [Applicant's Representative: Maura Ziska Esq] [The Architectural Commission generally thought the redesign was a positive step forward in the right direction. Some of the topics debated by the Commissioners were the following:

- 1) Whether the front façade was too modern and fit into the area,
- 2) Whether the pergolas took away from the Via, 3) Whether the tile pattern on the floor was the correct design. They all agreed that accessibility at the entrance was necessary. The Architectural Commission deferred the project for one month to the May 23, 2018 meeting. Carried 6-1.]

*Item deferred to the June 13, 2018 Town council meeting.*

e. Z-18-00073 SITE PLAN REVIEW Zoning District: R B Low Density Residential The application of PALAMAD LLC, Owner, relative to property located at **305 MADDOCK WAY**, legal description on file, is described below. Section 134 843(b) An application for a Site Plan Review to construct new two story 9,141 s.f. residence, swimming pool and pool cabana on a platted non conforming lot with a lot width of 25 feet in lieu of the 100 foot minimum required in the R-B Zoning District. [Applicant's Representative: Peter Broberg] [The Landmark Commission deferred this project to the June 20, 2018 meeting at the request of the attorney. Carried 7-0.]

*Item deferred to the July 11, 2018 Town council meeting.*

f. Z-18-00084 VARIANCE(S) The application of FRIEDMAN LORRAINE L TRUST &, Owner, relative to property located at **901 N OCEAN BLVD**, legal description on file, is described below. 1) Variances to allow the construction of a new 16,087 square foot two story main residence with a point of measurement of 22.5 foot North American Vertical Datum ("NAVD") in lieu of the 15.9 foot NAVD maximum allowed for the following: a. Overall building height; b. Building height; c. Building height plane 2) A variance to allow a 6 foot tall wall along the edge of the site triangle easement and within the front yard setback that would not have a 36 inch continuous hedge as required for a wall exceeding 4 feet in height. [Applicant's Representative Maura Ziska Esq] [Architectural Review Commission Recommendation: Implementation of the proposed variances will not cause negative architectural impact to the subject property. Carried 4-3. The Architectural Commission deferred the project for one month to the May 23, 2018 meeting. Carried 7-0.]

*Item deferred to the June 13, 2018 Town council meeting.*

## 2. New Business

a. Z-18-00087 VARIANCE(S) The application of KRAMER TONI H., Applicant, relative to property located at **211 TANGIER AVE**, legal description on file, is described below. A request to enclose the existing 211 sq. foot loggia (that was constructed to remain unenclosed when originally built in 2007) that would require the following variance: 1) A cubic content ratio of 4.25 in lieu of the 4.12 existing and the 3.93 maximum allowed in the R-B Zoning District. [Applicant's Representative: Maura Ziska Esq]

1 [Architectural Review Commission Recommendation: Implementation of the  
2 proposed variance will not cause negative architectural impact to the  
3 subject property. Carried 7-0. The Architectural Commission approved the  
4 project at the April 25, 2018 meeting. Carried 7-0.]

5  
6 No ex-parte communications were declared.

7  
8 Attorney Ziska provided details of the project.

9  
10 Mr. Castro provided Staff comments.

11  
12 Discussion took place on hardship and increase in cubic content ratio.

13  
14 **Motion was made by Council Member Araskog, and seconded by Council Member**  
15 **Lindsay, that Variance Z-18-00087 be denied, for reasons that the application does not**  
16 **meet the criteria set forth in Section 134-201(a), items 1 through 7. On roll call, the**  
17 **motion carried 4-1 with Council President Moore dissenting.**

- 18  
19 b. Z-18-00088 VARIANCE(S) The application of SBP HOMES, LLC (JAMES  
20 HOFFMAN), Applicant, relative to property located at **202 PHIPPS PLZ**,  
21 legal description on file, is described below. Request for a variance to allow  
22 a 1,108 square foot office for a general contractor ("SBP Homes LLC") on  
23 the first floor of a building located in the C-TS zoning district where office  
24 use is only allowed on the second floor if it doesn't meet the special  
25 exception criteria that would allow an office on the first floor. [Applicant's  
26 Representative: Maura Ziska Esq]

27  
28 No ex-parte communications were declared.

29  
30 Attorney Ziska provided details of the project.

31  
32 Mr. Castro provided Staff comments.

33  
34 **Motion was made by President Pro Tem Zeidman, and seconded by Council Member**  
35 **Lindsay, that Variance Z-18-00088 shall be granted, and find, in support thereof, that all**  
36 **of the criteria applicable to this application as set forth in Section 134-201(a), items 1**  
37 **through 7 have been met with the caveat that this is for the current applicant only. On**  
38 **roll call, the motion carried unanimously.**

- 39  
40 c. Z-18-00089 SPECIAL EXCEPTION WITH SITE PLAN REVIEW The  
41 application of PALM BEACH COUNTRY CLUB INC. (STEVEN BIELSKY,  
42 MANAGER), Applicant, relative to property located at **760 N OCEAN**  
43 **BLVD SUITE: GOLF COURSE**, legal description on file, is described  
44 below. A request for Special Exception Approval with Site Plan Review to  
45 allow construction of two (2) golf course bunker complexes using existing  
46 drainage systems at Fairways 1 and 3 of the Palm Beach County Country  
47 Club golf course. [Applicant's Representative: Maura Ziska Esq]

48  
49 No ex-parte communications were declared.

50  
51 Attorney Ziska provided details of the project.

1 Mr. Castro provided Staff comments.

2  
3 **Motion was made by Council Member Araskog, and seconded by Council Member**  
4 **Crampton, Special Exception No. Z-18-00089 shall be granted, based upon the finding**  
5 **that such grant will not adversely affect the public interest and that the applicable criteria**  
6 **set forth in Section 134-229 of the Town Code have been met. On roll call, the motion**  
7 **carried unanimously.**

8 **Motion was made by Council Member Araskog, and seconded by Council Member**  
9 **Crampton, that Site Plan No. Z-18-00089 be approved, based upon the finding that the**  
10 **approval of the site plan will not adversely affect the public interest and that the Council**  
11 **certifies that the specific zoning requirements governing the individual use have been**  
12 **met and that satisfactory provision and arrangement has been made concerning Section**  
13 **134-329, items 1 through 11. On roll call, the motion carried unanimously.**

14  
15 (Clerk's note: This item was taken out of order and heard after VIII.A.1.)

- 16  
17 d. Z-18-00090 VARIANCE(S) The application of MIRSKY REALTY  
18 GROUP, LLC (NORMA MIRSKY, MANAGER), Applicant, relative to  
19 property located at **220 SUNRISE AVE SUITE: 101**, legal description on  
20 file, is described below. Section 134-1107(2): A request for a variance to  
21 allow a real estate brokerage office to occupy a 972 square foot space  
22 on the first floor, which is not permitted by Code as it does not meet the  
23 special exception requirement that there are at least 50% existing office  
24 uses on all floors of the building and 50% existing office uses on the first  
25 floor within 300 feet of the proposed use within the same zoning district.  
26 [Applicant's Representative: David E. Klein Esq]

27  
28 Attorney Klein provided details of the project.

29  
30 Mr. Castro provided Staff comments.

31  
32 **Motion was made by Council Member Lindsay, and seconded by President Pro Tem**  
33 **Zeidman, to that Variance Z-18-00090 shall be granted, and find, in support thereof, that**  
34 **all of the criteria applicable to this application as set forth in Section 134-201(a), items 1**  
35 **through 7 have been met with the caveat that this is for the current applicant only. On**  
36 **roll call, the motion carried unanimously.**

- 37  
38 e. Z-18-00091 VARIANCE(S) The application of SEASPRAY COURT  
39 HOLDINGS LLC (JOSEPH MEYER, MANAGER), Applicant, relative to  
40 property located at **137 SEASPRAY AVE**, legal description on file, is  
41 described below. Applicant is proposing to construct 240 square feet of  
42 one and two story additions which the bulk of the square footage  
43 includes a bay window on the north side of the kitchen and extending the  
44 loggia between the main house and guest house. Also proposed is a  
45 swimming pool. The following variances are being requested: 1) a cubic  
46 content ratio ("CCR") of 6.9 in lieu 6.6 existing and the of the 4.2  
47 maximum allowed in the R-B Zoning District for a lot that is 7,962 feet in  
48 area. 2) a lot coverage of 35.3% in lieu of the 34.6% existing and the  
49 30% maximum allowed in the R-B Zoning District for a two story  
50 residence. 3) a west side yard setback of 14 inches in lieu of the 10 foot

1 minimum required for a swimming pool. 4) a rear yard setback of 4.1 feet  
2 in lieu of the 10 foot minimum required for a swimming pool. [Applicant's  
3 Representative: Maura Ziska Esq] [Landmark Preservation Commission  
4 Recommendation: Implementation of the proposed variance will not  
5 cause negative architectural impact to the subject property. Carried 7-0.]  
6

7 Ex-parte communications were declared by Council President Moore  
8 and Council Member Araskog.  
9

10 Attorney Ziska provided details of the project.  
11

12 Architect Sammons provided additional details.  
13

14 Architect Sanchez provided additional details.  
15

16 Mr. Castro provided Staff comments.  
17

18 Discussion took place on improvements including lot, pool size and  
19 location, wall replacement, staircase, loggia, and drainage requirements.  
20

21 Sue Strickland, 145 Seaspray Avenue, who lives on the other side of the  
22 aforementioned wall, shared that she is comfortable with this project.  
23

24 Rene Silvin, 422 Australian Avenue, explained that this property was  
25 unlivable. As the Landmarks Commissioner, he approves of the  
26 proposed improvements. He clarified that the only reason this project is  
27 coming back to Landmarks is for the façade.  
28

29 **Motion was made by Council Member Araskog, that Variance Z-18-00091 shall be**  
30 **granted, and find, in support thereof, that all of the criteria applicable to this application**  
31 **as set forth in Section 134-201(a), items 1 through 7 have been met with the caveat that**  
32 **the pool be made smaller. Without a second, the motion was not considered.**  
33

34 **Motion was made by President Pro Tem Zeidman, and seconded by Council Member**  
35 **Lindsay, that Variance Z-18-00091 shall be granted, and find, in support thereof, that all**  
36 **of the criteria applicable to this application as set forth in Section 134-201(a), items 1**  
37 **through 7 have been met with the caveat that the owner will provide a utility easement,**  
38 **or equivalent easement agreement, satisfactory to the Town of Palm Beach, prior to**  
39 **building permit issuance. On roll call, the motion carried 4-1 with Council Member**  
40 **Araskog dissenting.**  
41

- 42 f. Z-18-00093 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND  
43 VARIANCE(S) The application of PALM V ASSOCIATES LIMITED  
44 PARTNERSHIP(BURT HANDELSMAN), Applicant, relative to property  
45 located at **240 WORTH AVE SUITE: 200**, legal description on file, is  
46 described below. Site Plan Review with Special Exception is being  
47 requested to make modifications and improvements to the southeast  
48 area of the courtyard (Unit 200) by reconstructing an exterior staircase  
49 to access the second floor and roof which will require the following  
50 variances: 1) Lot coverage of 79.1% in lieu of the 78.7% existing and



1 the 35% maximum allowed in the C-WA Zoning District; and 2) Rear  
2 yard setback of 4.9 feet in lieu of the 10 foot minimum required in the  
3 C-WA Zoning District. [Applicant's Representative: Maura Ziska Esq]  
4 [Landmark Preservation Commission Recommendation:  
5 Implementation of the proposed variances will not cause negative  
6 architectural impact to the subject landmarked property with the  
7 condition that extra extension to the roof is removed. Carried 7-0.]

8  
9 No ex-parte communications were declared.

10  
11 Attorney Ziska provided details of the project.

12  
13 Architect Leja provided additional details.

14  
15 Mr. Castro provided Staff comments.

16  
17 Discussion took place on plan submission process.

18  
19 Rene Silvin, 422 Australian Avenue, supports Staff comments.

20  
21 **Motion was made by Council Member Araskog, and seconded by Council President**  
22 **Moore, to defer Z-18-00093 Special Exception with Site Plan Review and Variances be**  
23 **deferred in order to get a recommendation from the Landmarks Commission. On roll**  
24 **call, the motion carried unanimously.**

25 g. Z-18-00094 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND  
26 VARIANCE(S) The application of 916 SOUTH OCEAN BOULEVARD  
27 LLC (BRIAN STOCK, MANAGER), Applicant, relative to property  
28 located at **916 S OCEAN BLVD**, legal description on file, is described  
29 below. 1. 134-227 and 134-1474. Request for site plan approval and  
30 special exception to permit construction of a new 500 square foot  
31 beach cabana on the portion of the property lying east of S. Ocean  
32 Blvd. 2. 134-843(a)(7) and 134-843(a)(10). Request for a zero datum  
33 (point of measurement) for the construction of the proposed two story  
34 house of 21.5 feet National Geodetic Vertical Datum ("NGVD") in lieu  
35 of 17.4 feet NGVD allowed by Code. A building height plane variance  
36 and building height variance is requested in order to permit this new  
37 zero datum. [Applicant's Representative: Tim Hanlon Esq] [The  
38 Architectural Commission deferred the project to the May 23, 2018  
39 meeting. Carried 7-0.]

40  
41 *Item deferred to the June 13, 2018 Town council meeting.*

42  
43 h. Z-18-00095 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND  
44 VARIANCE(S) The application of PARC REGENT CONDOMINIUM  
45 (PAULA GOTTLIEB, MANAGER), Applicant, relative to property  
46 located at **184 BRADLEY PL SUITE: SITE**, legal description on file, is  
47 described below. The Parc Regent Condominium Association is  
48 requesting site plan approval and variances for the following  
49 improvements: 1) Request a variance to reconstruct the existing dock  
50 with a length of 243 feet from land in lieu of the 150 foot maximum

1 allowed; 2) Request variances to enlarge a 36 square foot electrical  
2 building to 112 square feet (additional 76 s.f.) to convert a 2 Phase to  
3 3 Phase service which will result in: (i) a side yard setback of 24.37 in  
4 lieu of the 30 foot minimum required; and ii) a rear yard setback of  
5 17.24 in lieu of the 30 foot minimum required. [Applicant's  
6 Representative: Maura Ziska Esq] [Architectural Review Commission  
7 Recommendation: Implementation of the proposed variances will not  
8 cause negative architectural impact to the subject property. Carried 7-  
9 0. The Architectural Commission approved the project at the April 25,  
10 2018 meeting. Carried 7-0.]

11  
12 No ex-parte communications were declared.

13  
14 Attorney Ziska provided details of the project.

15  
16 Mr. Castro provided Staff comments.

17  
18 **Motion was made by Council Member Lindsay, and seconded by Council Member**  
19 **Araskog, Special Exception No. Z-18-00095 shall be granted, based upon the finding that**  
20 **such grant will not adversely affect the public interest and that the applicable criteria set**  
21 **forth in Section 134-229 of the Town Code have been met with the caveat that the owner**  
22 **will provide a utility easement, or equivalent easement agreement, satisfactory to the**  
23 **Town of Palm Beach, prior to building permit issuance. On roll call, the motion carried**  
24 **unanimously.**

25  
26 **Motion was made by Council Member Lindsay, and seconded by Council Member**  
27 **Lindsay, that Site Plan No. Z-18-00095 be approved, based upon the finding that the**  
28 **approval of the site plan will not adversely affect the public interest and that the Council**  
29 **certifies that the specific zoning requirements governing the individual use have been**  
30 **met and that satisfactory provision and arrangement has been made concerning Section**  
31 **134-329, items 1 through 11. On roll call, the motion carried unanimously.**

32  
33 **Motion was made by Council Member Lindsay and seconded by Council Member**  
34 **Crampton, that Variance Z-18-00095 shall be granted, and find, in support thereof, that all**  
35 **of the criteria applicable to this application as set forth in Section 134-201(a), items 1**  
36 **through 7 have been met. On roll call, the motion carried unanimously.**

37 **The Town Council recessed at 11:24 a.m. and reconvened at 11:34 a.m.**

38 3. Other

- 39  
40 a. Proposed Zoning Text Amendment Application from Maura Ziska to  
41 Consider a Zoning Text Change which would include the C-B Zoning  
42 District to the List of Commercial Districts which are allowed to  
43 Request Supplemental Off-site Shared Parking by Special Exception

44  
45 Ex-parte communications were declared by Mayor Coniglio and  
46 Council Member Crampton. All council members received letters and  
47 E-mails associated with this project that were included in their  
48 backup.

49  
50 Mr. Castro explained the code process.

1 Attorney Ziska provided details of proposed zoning text amendment  
2 and the concept of shared parking.

3  
4 Mr. Castro provided Staff comments.

5  
6 Discussion took place on evolution of zoning districts. Concerns  
7 about, noise, lights, and traffic impacts upon neighboring residential  
8 districts were expressed.

9  
10 Discussion took place on timeframe and meeting schedules with  
11 regard to a special exception application.

12  
13 Sue Strickland, 145 Seaspray Avenue, is opposed this project.

14  
15 Katie Pressly, 133 Seaspray Avenue, spoke on behalf of her  
16 daughter, Barbara Tillman of 136 Seaview. They are opposed to this  
17 project.

18  
19 Laurie Walderal, 256 South Ocean, on behalf of Dr. Akbarian, They  
20 are opposed this project.

21  
22 Tom Barrone, 310 Seabreeze Avenue, is opposed to this project.

23  
24 Bradley Geist, 234 Phipps Plaza, is opposed to this project.

25  
26 Steve Greenwald, 128 Seaspray Avenue, is opposed to this project.

27  
28 Attorney Randolph stated that those who wish to be contacted with  
29 further information on this item should sign the sheet provided in  
30 Council Chambers with their contact information. He also provided  
31 clarification on deferral process versus hearing items in the summer.

32  
33 **It was the consensus of the Town Council not to take any action on this item.**

34  
35 IX. ANY OTHER MATTERS

36  
37 A. Approval for Signage at Bradley Park

38  
39 Architect Vertech, provided details of the project at the Regular Town Council  
40 Meeting held on Tuesday, May 8, 2018.

41  
42 Mr. Castro provided Staff comments.

43  
44 Amanda Skier, Preservation Foundation of Palm Beach shared research on  
45 historic signage. The Preservation Foundation requested approval of  
46 educational panels.

47  
48 **Motion was made by Council Member Crampton, and seconded by Council Member**  
49 **Araskog, to approve the signage and that the implementation begin. On roll call, the**  
50 **motion carried unanimously.**

51  
52 B. Review and Approval of Extended Construction Hours for Testa Concrete Pours  
53

1 Mr. Castro provided details of this project.

2  
3 Attorney Ziska provided information on notice to neighbors.

4  
5 Cody Crowell of the Frisbie Group, expressed the commitment to revitalize Royal  
6 Poinciana Way. He provided additional details including concrete pour process  
7 and plan, and requested an expedited process.

8  
9 Mr. Castro explained intent of agreement and time line.

10  
11 Discussion took place on notice period and timeframe of project.

12  
13 Attorney Randolph suggested Town Council approval subject to Frisbie Group  
14 giving 20-day notice. If there are no objections during the 20 day time period, the  
15 project could continue moving forward.

16  
17 Public Works Director Brazil, recommend authorization to issue right of way  
18 permits for work presented.

19  
20 Much discussion took place on notice requirements and expediting the concrete  
21 pours.

22  
23 **Motion made by Council Member Lindsay, and seconded by Council Member Araskog to**  
24 **approve the proposed schedule subject to a condition that the required 20 day notice be**  
25 **sent out incorporating the 9 days that has already been provided. In the event there is**  
26 **no objection, the project will go forward. If there is an objection, the project will be heard**  
27 **at the June Town Council meeting. In addition, Public Works is authorized to issue the**  
28 **right of way permits. On roll call, the motion carried unanimously.**

29  
30 C. Comprehensive Review of Town Operations (CROTO) Update  
31 PERSONNEL AND BENEFITS Item #23 and Item #24

32  
33 Council Member Lindsay referred to CROTO meeting of March 5, 2018  
34 Personnel and Benefits Item #23 Increase on General Employee Defined  
35 Contribution and Item #24 DC Plan for new hires.

36  
37 Council Member Lindsay requested that these items should be sent to the Tax  
38 and Finance Committee.

39  
40 Deputy Town Manager Boodheshwar provided staff comments.

41  
42 Draft that will be presented in June structured in sections: pay ranges/ benefits  
43 study/market analysis/ and classification study. Per Town Council direction, a  
44 third party will come in to do this study.

45  
46 Finance Director Le Clainche, explained further. She reported that the  
47 consensus of the Council was to bring all items back together in one package.

48  
49 Discussion took place on the process.

50  
51 D. ARCOM Minutes

52  
53 Council Member Araskog shared her concern with the minutes.

1  
2 Discussion minutes took place brief minutes versus verbatim minutes.

3  
4 Mr. Castro provided Staff comments.

5  
6 Anita Seltzer, 44 Cocoanut Row, commented on the minutes.

7  
8  
9 X. ADJOURNMENT

10  
11 There being no further business, the Development Review Town Council meeting of  
12 May 9, 2018 was adjourned at 12:25 p.m.

APPROVED:

\_\_\_\_\_  
Danielle H. Moore, Town Council President

ATTEST:

\_\_\_\_\_  
Kathleen Ruderman, Deputy Town Clerk