

TOWN OF PALM BEACH

Information for Town Council Meeting on: November 13, 2024

To: Mayor and Town Council

From: Wayne Bergman, Director of Planning, Zoning & Building

Cc: Kirk Blouin, Town Manager & James Murphy, Asst. Director of PZB

Re: Zoning In Progress Extension Request – Res. No. 069-2024

Date: October 28, 2024, Updated November 6, 2024

DISCUSSION:

The Town Council adopted Resolution No. 069-2024 on June 12, 2024, which declared a Zoning In Progress (“ZIP”) on all food & beverage uses in all commercial districts. The duration of this declaration was six months and is scheduled to expire on December 10, 2024. Section 3 of the Resolution allows the Town Council to provide an extension of the ZIP.

The Planning & Zoning Commission has been reviewing the food & beverage uses in the commercial areas as well as traffic and parking issues related to the said uses. The Corradino Group and ZoneCo, along with Town staff, have been working with the Planning & Zoning Commission since August 6, 2024.

Several key pieces of data are still needed to begin resolving the ZIP. The data needed include peak season traffic and parking counts. Certain areas of the Town commercial areas have been identified for study. December 2024 and January 2025 would be the best months to obtain the data.

At the Planning & Zoning Commission meeting of November 5, 2024, the Commission made a motion to recommend to the Town Council that the ZIP be extended; that the ZIP should cover ALL Town zoning districts (not just the Commercial districts); and that the ZIP should include ALL private clubs (not just the for-profit clubs).

Therefore, any action on the ZIP will not be completed by December 10, 2024. Staff recommends that the Town Council extend the ZIP for at least another 4 to 6 months, ending on April 8, 2025, or later.