

# TOWN OF PALM BEACH

Information for Town Council Meeting on: December 11, 2024

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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: PZB Staff Assuming the Lead on Code Review and Reform

Date: November 22, 2024

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## **BACKGROUND**

At the November 5, 2024, Planning & Zoning Commission (“PZC”) meeting, the first draft of ZoneCo’s new Zoning Code was presented. A high-level discussion followed, and the consensus showed that Commissioners were concerned in the direction of zoning reform. Moreover, the draft did not include a red-lined version of the code showing what was retained, eliminated, and what was new. Also, the draft code did not consolidate all sections into one area. The Commissioners questioned whether any of their concerns discussed over the past years were resolved in the draft. They directed staff to take the lead going forward and advance the revised code, with ZoneCo to possibly serve in a supporting role.

The switch to Town staff as lead on this project was based on a few issues. With the completion of the updated Comprehensive Plan, senior staff are now available to focus on the code review and reform project. Staff demonstrated their ability to work closely with PZC and residents during the Comp Plan update. Since staff experiences the daily challenges on the Island and reviews all development projects, they could more effectively resolve the inconsistencies and confusion found within the code. Some PZC members believed that with staff readily available, we could better address and solve the pressing issues of single-family building size, changes to the commercial districts, and the south end area.

## **VISION AND POSSIBLE PROCESS FORWARD**

The Town staff could proceed as the lead on Zoning Code reform. Our suggested steps include:

1. Assign specific staff to begin revising various articles of the current Zoning Code, producing an on-going, red-lined document, with assistance from The Corradino Group regarding resiliency matters and parking regulations.
2. Present revised articles monthly to the PZC.
3. Determine and incorporate any use or other revisions based upon the conclusion of the Zoning in Progress.
4. Determine and incorporate new Comp Plan policies into the Zoning Code by January 2026.

5. Seek out local design professionals to prepare illustrations to help explain zoning concepts.
6. Present to the Town Council revised articles found acceptable by the PZC.
7. Complete the above steps until the code review and reform is finished.
8. Adopt the new Zoning Code.

#### **STAFF QUESTIONS FOR TOWN COUNCIL**

1. Does the Town Council support the consensus of the PZC to have staff take the lead in Zoning Code Review and Reform?
2. Does the Town Council support the possible process forward (eight steps) listed above?
3. Should steps be removed or other steps be added?
4. What is the role of ZoneCo in the future?