

**EXHIBIT A**  
**PLANNING AND ZONING COMMISSION ACTIVITIES**

- Studied Code provisions to allow outdoor seating in the C-PC Commercial Zoning District.  
*Adopted Commission recommendation by Ordinance #1-2017.*
- Studied a Comprehensive Plan Text Amendment changing the Town-serving threshold in the Commercial Future Land Use Category for the C-PC Commercial Zoning District from 2,000 to 3,000 square feet gross leasable area.  
*Adopted Commission recommendation by Ordinance #2-2017.*
- Studied Code revisions to increase the Town-serving threshold in the C-PC Commercial Zoning District from 2,000 to 3,000 square feet gross leasable area.  
*Adopted Commission recommendation by Ordinance #3-2017.*
- Studied Zoning Code provisions conditionally allowing storage facilities related to a permitted or special exception use in the C-WA, C-TS, C-OPI and C-B Commercial Zoning Districts.  
*Adopted Commission recommendation by Ordinance #8-2017.*
- Completed the evaluation and appraisal process of the Town’s Comprehensive Plan.  
*Adopted Commission recommendation with modifications by Ordinance #9-2017.*
- Studied the existing schedule of off-street parking requirements for various land use types to determine if adjustments should be made to the minimum number of required spaces  
*Commission recommended not conducting a formal study of this topic.*
- Studied how routine landscape maintenance should be addressed in the Conservation Zoning District, which did not allow any improvements to be made.  
*Adopted Commission recommendation by Ordinance #12-2017.*
- Studied proposed changes to zoning regulations related to the minimum flood elevation requirements for the point of measurement for building height, building overall height, building height plane and maximum building cubic content ratio (where applicable) in all residential and commercial zoning districts in the Town of Palm Beach  
*Adopted Commission recommendation by Ordinance #15-2017.*
- Studied allowing “Outdoor Greenspace Activities” in the commercial Zoning Districts within the Town of Palm Beach  
*Adopted Commission recommendation by Ordinance #30-2017.*
- Studied allowing monument property identification signs in the commercial Zoning Districts within the Town of Palm Beach  
*Adopted Commission recommendation by Ordinance #30-2017.*
- Studied increasing fees for additional variances and/or special exceptions and create fees for other administrative development reviews.  
*Adopted Commission recommendation by Ordinance #04-2018*
- Studied adding initial Town Council review in the submission of privately initiated zoning

text amendments and clarified existing language in the Code relative to such amendments.  
*Adopted Commission recommendation by Ordinance #04-2018*

- Studied changing the administrative appeal process to clarify when the clock starts for the appeal period and to update the required information for an appeal package.  
*Adopted Commission recommendation by Ordinance #04-2018*
- Studied a code change to Section 134-1698 to allow essential services, such as a municipal pump station, to be built on the west side of Lake Trail.  
*Adopted Commission recommendation by Ordinance #04-2018*
- Studied creating a Code provision, which would allow for Island related construction parking at the private clubs located in Residential Zoning Districts in the Town.  
*Adopted Commission recommendation by Ordinance #04-2018*
- Studied implementing provisions in the Zoning Ordinance to regulate tow-away signs on private property  
*Adopted Commission recommendation by Ordinance #04-2018*
- Studied correcting a reference in Section 134-2373(13), to identify the correct Section of the Code.  
*Adopted Commission recommendation by Ordinance #04-2018*
- Studied correcting a hotel density error in Section 134-1304, Special Exception uses, from twenty-six hotel units per acre to twenty-two hotel units per acre.  
*Adopted Commission recommendation by Ordinance #04-2018*
- Studied clarifying Code language in Section 134-1759 related to tennis court regulations.  
*Adopted Commission recommendation by Ordinance #04-2018*
- Studied changing Section 134-893 to allow a 5% cubic content credit for unenclosed patios, loggias, balconies, porches and terraces located on the first floor of a structure rather than allowing an exception for said structures that do not exceed 5% of the maximum cubic content allowed.  
*Adopted Commission recommendation by Ordinance #04-2018*
- Studied a modification to Section 134-1757 to allow a swimming pool structure, or portions thereof, to be built at a height higher than six inches above the finished ground level.  
*Adopted Commission recommendation by Ordinance #04-2018*
- Studied modifying Section 134-895(3) to clarify the existing three percent lot coverage exception for one-story awnings and/or trellises will not count in the calculation for cubic content ratio in the R-B Zoning District  
*Adopted Commission recommendation by Ordinance #04-2018*
- Studied modifying the demolition threshold governing nonconforming buildings and current zoning code provisions  
*Modified Commission recommendation and adopted by Ordinance #04-2018*
- Studied the Special exceptions to height limitations in the R-AA, R-A, and R-B residential Zoning Districts.

*Adopted Commission recommendation by Ordinance #04-2018*