



TOWN OF PALM BEACH

APPLICATION FOR SERVICE ON

PLANNING AND ZONING COMMISSION

Please complete the application by typing or printing legibly in ink. Applications should be submitted to the Town Clerk (360 South County Road, Palm Beach, FL 33480, via facsimile 561-838-5417, or via e-mail to townclerk@townofpalmbeach.com) no later than 5 p.m., 11 calendar days prior to the Town Council meeting in which the appointment will be considered. Completion of this application requires that applicant has reviewed certain Town documents as noted in this application. To review or obtain a copy of the documents please contact the Town Clerk's Office (561-838-5416). Please feel free to attach any additional background information to this application form. (Please be advised that members of the Planning and Zoning Commission must file an annual financial disclosure form per State law.)

Name: Michael Vincent John Spaziani

Residence Address: 3300 S Ocean Blvd, Palm Beach, FL

Mailing Address: 3300 S Ocean Blvd, 106S, Palm Beach, FL

Home Telephone: 561-655-8009

E-mail Address: spazian@aol.com

Work Telephone: 561-655-8009

I am a registered voter of the Town of Palm Beach MVJS (please initial)

Appointment to Planning and Zoning Commission requires the applicant to be a registered voter in the Town of Palm Beach. Please attach a copy of BOTH SIDES of your Voter Registration card with your application. Failure to provide the copy of the required voter registration card shall be grounds for rejection of the application.

1. Why are you interested in serving on the Planning and Zoning Commission? (Please explain and attach additional pages if necessary)

I have been a voting member of the Planning and Zoning Commission for the last 1.5 years and 6 years as an alternate. I have been

a Commissioner in the Town for nearly 1/3 of my life. I love this town and its people and would be love to serve again as a voting

member. I think we need to review the present zoning codes as some of it is outdated. See addenda

2. How many meetings of the Planning and Zoning Commission have you attended in the last year? All of them.

3. If you have served on any boards/commissions/committees in the Town of Palm Beach or elsewhere, please list them and include details such as length of service, attendance record, etc.

1.5 years- Planning and Zoning Commission-Voting Member

6 years-Planning and Zoning Commission- Alternate Member

9 years-Recreational Advisory Commission- 3 years Chairman; Redeveloped Phipps/Seaview Tennis Complex & Par 3 Golf Course

4. Are you willing and available to attend meetings of the Planning and Zoning Commission as described below?

- A. Meetings which last a full day (9:30 a.m. to 5:00 p.m., or even later)?
- B. Meetings on consecutive dates?
- C. Meetings which might be scheduled for multiple dates within the same month
- D. Meetings scheduled year-round

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

5. Please indicate if there are any periods of time for which you will be unavailable for meetings.

None. Im always available to meet the needs of the Town and its Citizens

6. Do you have any experience in requesting comprehensive plan amendments or zoning approvals from the Town of Palm Beach or other jurisdictions? (Please explain. Attach additional pages if necessary)

I have been involved with the last Comprehensive Plan Approval which occurred last year. As a Commercial & Residential Real Estate Appraiser

I deal with zoning/planning issues on a daily basis with over 15,000 real estate deals and over 2 billion dollars of real estate assets.

7. Are you a member of any of the following organizations? (Check all that apply)

- ☐ Palm Beach Chamber of Commerce
☐ Palm Beach Civic Association
☐ Citizens' Association of Palm Beach

- ☐ Preservation Foundation of Palm Beach
☐ North End Property Owners Association
☒ Other _____

8. Present occupation. Real Estate Appraiser/Broker

No. of years. 35

Employer.

Michael Vincent John Spaziani

9. Past occupation(s). Real Estate Teacher

No. of years. 3

Employer(s).

Boca School of Real Estate-1984-1988

10. Do you have a degree in, or have you taken courses in, any of the following fields of study: (Check as many as are applicable)

- ☐ Architecture
☐ Landscape Architecture/Design
☐ Law

- ☐ Social Sciences
☐ Urban and Regional Planning
☒ Building Construction and/or Development

☐ Geography

11. Please provide details regarding your educational background:

Harvard University-School of Design-Graduate Degree in Real Estate Management & Design

University of Florida- MBA- Real Estate & Urban Analysis

Pennsylvania State University- BS-Education

12. Why do you feel that you are qualified to serve on the Town's Planning and Zoning Commission? (Attach additional page if necessary)

I have over 7.5 years serving on the Planning and Zoning Commission. I am well versed in procedures, ordinance, zoning laws

and the Comprehensive Plan.

13. To enable Town Council to consider potential conflicts of interest, please provide the following information regarding family members who live and/or work in the Town of Palm Beach, including your spouse, parents, siblings or children.

Family Member Name	Relationship	Address	Occupation	Employer
Michael Jr	Son	3300 S Ocean	Student	None

14. Have you ever been convicted of a crime or pled guilty or nolo contendere to a crime other than minor traffic violations?
No _____

15. If you are currently serving on a Town board, commission, or committee, please identify it in the space below and check the box that indicates you will resign from that position if you are appointed to the position you are seeking in this application.
☐ I will resign from the Im already serving on P&Z if I am appointed to the position I am seeking in this application.
board/committee/commission

16. In the event you are applying to be a Regular Member of Planning and Zoning Commission and you are not successful, will you accept appointment as an Alternate Member of the Commission should the Town Council wish to appoint you as an Alternate Member? ☐ Yes ☒ No

The following information is needed to facilitate Town reporting requirements in Florida Statute 760.80. Please check one in each category.

RACE

- ☐ African American ☐ Native American
☐ Asian American ☒ Caucasian
☐ Hispanic American ☐ Not known

GENDER

- ☒ Male ☐ Female

PHYSICALLY DISABLED

- ☐ Yes ☐ No

I hereby certify that I have read the sections of the Town Code of Ordinances for the particular board/commission/committee that I have selected above and have noted the description of the board/commission/committee and its members' duties, and further I have read the regulations concerning absences and conflicts of interests. I certify the information given by me is true and complete to the best of my knowledge and belief. I understand that any falsification of material facts will be grounds for rejection of this application or dismissal after appointment.

SIGNATURE: _____

DATE: _____

Please provide a copy of BOTH SIDES of your Palm Beach County Voter Registration card, which shows your Town of Palm Beach address, with your application.

Please note that Commission applications will expire on December 15 of each year.

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission acts in an advisory capacity to the Town Council in all matters relating to municipal planning and development. The Commission is required to follow the concepts and contents of the Town's comprehensive land use plan in all planning, zoning and development related deliberations and decisions. The Commission shall also have such powers and duties as may be prescribed by Ordinance. The members of the Commission must be registered voters in the Town of Palm Beach. The seven regular members serve for terms of three years. Three alternate members of the Zoning Commission may be appointed by the Town Council who serve when called upon by the Chair of the Commission in the absence of any regular member.

Town Council

Town Council
Town of Palm Beach
Palm Beach, Florida
33480

Michael Vincent John Spaziani
3300 S Ocean Blvd
106S
Palm Beach, Florida

Dear Council Members:

I am applying for the Planning and Zoning Commission position as my term is up on September 30, 2019. I have served the Town of Palm Beach for over 16.5 years or nearly 1/3 of my life; 9 years on the Recreational Advisory Commission (3 years as Chairman) and 7.5 years on the Planning and Zoning Commission.

Albeit we have the finest Towns in the United States, there is still a lot of work to be done regarding Planning and Zoning. I believe we need to revisit the present zoning codes as some of the text is outdated. Other issues which have been problems in the town are as follows and I believe there are solutions to these problems.

- 1) There appears to be an excess of commercial development to service the needs of the town.
- 2) Due to this over development of commercial development, there are problems with parking and traffic congestion.
- 3) Now that the residential lots are selling for more than the commercial lots, I believe it is time to allow some redistricting of some of the commercial zoning to allow residential use as an allowable use; this would lessen the amount of parking and traffic issues and will this change will NOT be hampered by the Bert Harris Law. This will allow the developers to obtain their Highest and Best Use for the commercial lots.
- 4) I have proposed for parking garages in the past with much reluctance from the Council; as most towns and cities have parking facilities; this would take a lot of the autos off the streets.
- 5) The zoning code is outdated and a good portion of the homes (ie The Street Streets) do not conform to today's Codes. I would like to revisit the idea of Historic Districts. I helped write the new Sea Streets Ordinance regarding development which I believe will help some developers. There has been major concerns about the demolition of some the homes on these streets and it breaks my heart to see these streets being changed; especially to see new homes on Sea Spray which are out of character and raised so high above the other homes.

I want you to know that I love this town and its citizens and I would appreciate all of your support in allowing me to serve you and the people. I must commend you for your time and dedication as you have made this town "Paradise". But, I think there is plenty of work left to do.

Thank you for your support in the past and praying you will vote for me.
Wishing you a wonderful summer
God bless

Michael Vincent John Spaziani

