



TOWN OF PALM BEACH

APPLICATION FOR SERVICE ON

PLANNING AND ZONING COMMISSION

RECEIVED

SEP 01 2021

Town Clerk's Office

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: Nicki McDonald Residence Address: 234 Merrain Rd, PB.
Mailing Address: 234 Merrain Rd. cell
Palm Beach, FL. 33480 Home Telephone: 917-880-4030
E-mail Address: NickiMcD@msn.com Work Telephone: "

I am a registered voter of the Town of Palm Beach AA (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)

see attached.

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

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.

Planning and Zoning Commissioner (alternate) March '21 - present
Underground Utility Task Force - 2 terms - ended March '21
PB Civic Association Director - Health and Community Committees (3 yrs)
President of The Board - LAKE TOWERS CONDOMINIUM (5 yrs)

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.

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)

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. _____ No. of years. _____

Employer. _____

9. Past occupation(s). *Interior Design - Nicki McDonald Interiors - 25 yrs*
Director of Admissions - St. Thomas More Nursery School - 6 yrs
Employer(s). *Director of Mens Merchandising - Ralph Lauren - 6 yrs*
Gold Trading Operations - J.P. Morgan - 1 yr.

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:

PARSONS School of Design - A.I.D. '87

CORNELL UNIVERSITY - B.S. Urban Planning and Economics '82

HARVARD UNIVERSITY - Summer Program in Urban Planning '80

London School of Economics - Fall '80

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

See attached.

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 |
|--------------------|--------------|----------------------------------|------------|----------|
| DAVID McDonald | husband | 234 McMain RD | | |
| | | on Investment Advisory Committee | | |
| | | | | |

14. Have you ever been convicted of a crime or pled guilty or nolo contendere to a crime other than minor traffic violations?

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 pr2 (alternate) 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:

Nicki McDonald

DATE:

8/31/21

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.

Initial Application - March 2021 - Elected as Alternate Commissioner

Why are you interested in serving on Planning and Zoning?

I find many of the current issues being discussed, such as the implementation of conservation districts to try and preserve some of the single story houses, the ground elevation issues that arise with new builds and FEMA requirements, sea level rise, outdoor seating during and post Covid, and the upcoming retail study, all fascinating and important to the town.

If the Retail Study gets underway, it sounds like it would be hugely beneficial to have much more community input pre-study. I enjoy being “boots on the ground” and if needed, talking to community members/retailers.....or whatever else is helpful in gathering/sharing our community’s long term vision.

I know the Planning and Zoning Codes need updating, with less technical language, and the the end goal of streamlining the process for contractors etc. Having renovated a house ourselves, and hearing our contractor joyously say that things that took months, were now taking a week, (when Josh Martin had joined) made me understand the roadblocks and time delays that could be more efficient.

Why do you feel you are qualified to serve on the Town's Planning and Zoning Commission?

As President of Lake Towers Condominium for four years, I helped implement the first private underground utilities project in Palm Beach for our building. I then went on to serve on the town’s Underground Utilities Task Force (UUTF) for the past four years, with my term limit now coming to an end.

When I became President of Lake Towers, I inherited an already initiated underground utilities project, but one that was only on paper. I had to do a deep and quick dive to understand all that was related to the project. I became very interested in the process, had worked with town staff and Burkhardt Construction, and applied for an open seat on the UUTF, which I was elected to. Upon joining the UUTF, there was much more to learn. It was certainly a listen, learn, and ask a million questions at first, but then I feel that I became a valuable member of the Task Force. I was the only member that was consistently working in the field (on the North end) with Town Staff on problem areas for easement acquisition (pre-Covid). Working together, Steve Stern and I were able to secure the easements and eliminate all the the chicanes we set out to. I also attended almost all of the Coffee with the Crew meetings, and felt very much “on the ground” working with town staff and Burkhardt Construction. I like being “hands on” and hope their might be an opportunity for this as part of Planning and Zoning Commission.

While I have listened to many of the past “audio” meetings, and am up to date on the current issues, if elected, I will go back further in time on the audio meetings for more history. I know I have a lot to learn, but will put in the time and effort to do so.

Interestingly, my major at Cornell University was Urban Planning, with a minor in Economics. Although I went to work for JP Morgan, and then my career took many paths that were not Urban Planning related, it has always been interesting to me and I would love the opportunity to put it to use and serve as an alternate, (and then hopefully as a full voting member) on Planning and Zoning.

Application for “Regular Member” Planning and Zoning Commission 9/1/21

I was appointed in March 2021 as an alternate commissioner on the Planning and Zoning Commission. I am applying now for the regular member commissioner's seat. Unfortunately I can not be on Zoom, or at council in person if the opportunity arises, as I will be in NYC for some long scheduled Dr's appts.

Over the last five months I have taken a deep dive into researching the current issues that P&Z is looking at. Although I still have a learning curve ahead of me, I know the questions to ask, have good perspective, and add important feedback to issues at hand.

I had been content with my alternate seat, able to discuss issues, and in agreement with recent votes (for the most part unanimous). Recently however, there was a 4-3 vote in favor of delaying the Retail Study. It was at this point that I wanted to step up and have my vote count.

The Retail Study is so much more than a “Retail” Study. After listening to the Retail Study Audio presentation again, there is an emphasis on a “refresh” for the town. How are we looking ahead and identifying a range of retail mixes and alternate uses, while considering the impact of parking, traffic and mobility?

We have a few very large empty spaces like Neiman's with a 200 car garage. How might those be reimaged while keeping our town's Comprehensive Plan at the forefront ? We have West Palm growing rapidly, and internet shopping booming....what do we look like going forward? We are not necessarily looking to add more volume, or retail per se, but possibly reimagine with less.

I think the study which is being referred to as the “Retail Study” is misleading, and it is really a town commercial and retail district planning tool that is vital now. We could change the Yard & Co RFP to reflect this, rather than focus on recruitment and retention. When voted to be deferred by the P&Z Commission, I believe it was viewed more from a Retail perspective than a planning tool by experts in the field.

Our Comprehensive Plan highlights “town serving” and Yard's proposal includes a working committee of townspeople as well as town staff. This is important, and might not be something a company that strictly does code reform would engage in.

We are moving ahead with overall code reform, of which the commercial/retail areas are part of. At this point more discussion is required as to whom the company hired will be, and will “reimagining” and planning of Retail/Commercial districts be a specialty or part of a broader offering? Forward thinking and learning what we don't know is vital. I would hate to have the new code reform company start to change code, and we later hire Yard & Co, who may bring new concepts to the table. While we want to avoid duplication of staff hours, and would have to carefully reword and reposition our RFP for Yard, both companies might be able to learn about the town, needs, codes

etc if working on the project at the same time. Much of the debate about hiring Yard & Co depends on who the company is that we hire for overall reform. Yard proposes to start in November, so before we push them off, it would seem beneficial to investigate some of these questions. It might also be interesting to learn more about Yard's Beverly Hills/Rodeo Drive study if they are able to share it at this point.

I would very much like the regular member commissioner's seat and to be a voting voice as this and other issues move forward.

Thank you.

Nicki McDonald