



# TOWN OF PALM BEACH

Joint Meeting of the  
Planning and Zoning Commission  
With the Mayor and Town Council  
Held on October 12, 2022

## I. CALL TO ORDER AND ROLL CALL

The Joint Meeting of the Planning and Zoning Commission with the Mayor and Town Council was called to order on October 12, 2022 at 9:00 a.m. On roll call, all elected officials and Commission members were found to be present.

## II. INVOCATION AND PLEDGE OF ALLEGIANCE

Acting Town Clerk Gayle-Gordon gave the invocation. Council President Council President Zeidman led the Pledge of Allegiance.

## III. COMMENTS OF MAYOR DANIELLE H. MOORE

Mayor Moore expressed her appreciation for this meeting occurring.

## IV. COMMENTS OF TOWN COUNCIL MEMBERS

In response to a question from Council President Zeidman, Town Attorney Randolph clarified that the joint meeting is informational only and that no actions will be taken.

Council President Pro Tem Lindsay expressed appreciation for the work that has been done on the report and expressed appreciation for the joint meeting.

Council Member Crampton spoke regarding the necessity for the Code to be revised and

expressed appreciation for the joint meeting.

Council Member Araskog spoke regarding this meeting only being the first step in this process and that there will be much resident involvement going forward.

Council President Zeidman announced that letters received on this item are part of the record.

V. COMMUNICATIONS FROM CITIZENS - 3 MINUTE LIMIT PLEASE

Katherine Catlin, Palm Beach, spoke regarding issues that the out-of-date zoning code has on the Town and its residents, as is evidenced by the amount of variance requests. She expressed concern over the size of new homes that are being built on smaller lots and spoke in support of changes to the zoning code that address these issues.

Susan Gary, Palm Beach, spoke regarding the long process for changing the zoning code. She spoke in support of some of the proposed changes, such as raising foundations of homes, and setbacks. She expressed concern over combining of lots, the overall massing of new homes and new homes being built on the north end that are closer to the ocean. Additionally, she pointed out that combining of lots and building homes closer to the ocean are not included in the report from the consultants. She also expressed concern over combining of lots in the “estate” section. She spoke in support of a more interactive dialogue with the residents on the proposed changes.

Reinhard Brandner, Palm Beach, spoke in support of this process moving forward and expressed the importance for zoning changes and resident participation in the process. He spoke regarding issues with certain resident’s projects that are not consistent with the neighborhood in which they are being built.

Pat Wilson, Palm Beach, expressed concern over the amount of construction that is occurring in Town and expressed concern over new homes being built that are not compatible with the neighborhood. She spoke in support of a moratorium on new construction until the new zoning code is in place.

Susan Furman, Palm Beach, expressed concern over the amount of construction in Town and spoke in support of a moratorium on new construction.

Anne Pepper, Palm Beach, spoke regarding the importance of addressing the water retention of older homes on the Sea Streets and stated that the issue needs to be addressed in the new zoning code. She spoke in support of more greenspace being required for new homes being built.

VI. APPROVAL OF AGENDA

**Motion made by Council Member Araskog and seconded by Council Member Cooney to approve the agenda as amended. Motion carried unanimously, 5-0.**

1. Old Business

- a. Code Review Presentation
  - 1. Zoning Diagnostic Report
  - 2. R-B District Mock-up
  - 3. TC & PZC Discussion
- b. Discussion Regarding Other Zoning Items
- c. Discussion Regarding the Public Engagement Piece of Code Review
- d. Next Steps

Sean Suder, ZoneCo provided background information on the project and the work and meetings that have occurred by the consultants up to this point.

Mr. Suder provided highlights of the Zoning Diagnostic Report. He provided information on the major issues with the current code, such as the type of district zoning that was used in the current code and that the current code does not reflect the needs and desires of the Town's residents. He spoke regarding the benchmarks used in the report. He addressed the positive parts of the Code that are working on new projects in Town. He explained some of the proposed administrative changes to the Code and spoke regarding removing the Planned Unit Development section. He stated that it is unusual for the Town Council to hear all variances but stated that if the Code is changed to reflect the needs of the community, there may be fewer variances requested. He addressed the R-B Zoning District and the differences of the neighborhoods in that district and suggested a redistricting that would be more consistent with location and lot size. He spoke regarding the items that need to be considered and studied, such as lot coverage.

He spoke regarding potential changes to the R-C District and stated that the RD-1 and RD-2 Districts don't have too many issues. He spoke regarding issues with the Commercial District section. He addressed the sign code and stated that not much needs to be done in that section. He spoke regarding the C-OPI, Office-Professional Use District, and spoke regarding potentially rebranding it as a "gateway" to the Town. He spoke regarding the Commercial Center District and spoke regarding the potential of creating a new district that encompasses this one and the C-OPI District. He discussed consolidating height calculations. He spoke regarding how to handle addressing raising lots. He discussed parking requirements and spoke in support of doing a parking demand study. He stated that parking should be discussed at its own meeting. He spoke regarding addressing walls and hedges.

He displayed and explained the new Code Table of Contents.

Mr. Suder provided an overview of the considerations for the R-B District. He

spoke regarding upcoming portions of the project process. He spoke regarding public input and engagement.

Council President Zeidman spoke regarding the importance of the public being able to explain their concerns and she spoke in support of commencing the public engagement process as soon as possible. Mr. Suder responded.

Council Member Araskog expressed support for this report being posted on the Town's front page. In response to a question by Ms. Araskog regarding property rights and landscape vs. impervious surfaces, Mr. Suder responded. She expressed concern over potential changes to the ARCOM ordinance. She spoke regarding looking at variances and why so many variances are requested.

Council President Pro Tem Lindsay requested confirmation from the Town Council that the R-B District is still the highest priority for review. She expressed concern over certain uses that are in the R-B District. She inquired if there are ways for the Town to slow down the development that is occurring in the Town, to which Mr. Randolph and Mr. Suder and Mr. Corradino responded. He discussed items that need input from the public and Town Council. She inquired about using "zoning in progress."

In response to the inquiry about "zoning in progress", Council President Zeidman cautioned about moving too quickly through this process. She said we are moving in a positive direction and expressed concern that "zoning in process" would move the entire effort in a negative direction. She also stated that ARCOM was doing a good job of using their expertise and the ARCOM ordinance to address the issues of concern. She requested Mr. Suder address "zoning in progress."

Council Member Crampton spoke in support of moving carefully through the process. He spoke regarding the report and the amount of detail included and encouraged interested parties to read it. He spoke in support of the public engagement process being broad, meaningful, and real. He spoke regarding the issues that are being considered pertaining to the R-B District. He spoke in support of carving out new districts as was mentioned in the report. He spoke regarding looking closely at the Apollo lot and what can be done with that lot. He spoke regarding looking into the differences between the nature of the various Commercial Districts.

Council President Zeidman stated that the Town Council and Planning and Zoning Commission can reach out to the consultants individually.

Mayor Moore requested consideration of a separate district for Island Drive in addition to Lake Trail. She spoke regarding the importance of also considering the south end of Town.

Council Member Cooney spoke in support of looking at south end of Town, as well. He emphasized the importance of moving forward the right way and not

moving too quickly on this process.

Planning & Zoning Commission Chair Gail Coniglio requested guidance from the Town Council on the priorities for the Commission to review for the zoning in progress process. Mr. Suder responded at Ms. Coniglio's request. He spoke regarding the first focus being reviewing the draft R-B District, as well as the proposed map. Discussion ensued on what will be reviewed and the timeline.

Nicki McDonald, Planning & Zoning Commissioner, spoke regarding the CCR vs. FAR issue and expressed support for making the change at this point. Council President Zeidman spoke regarding the necessity to look at this issue as part of the entire process. Council Member Araskog and Council Member Crampton provided additional background on the previous discussion of this issue.

Dick Kleid, Planning & Zoning Commissioner, emphasized the importance of looking at the development and zoning of the south end.

John Tatoes, Planning & Zoning Commissioner, requested that visual examples are provided during the review. He spoke regarding the importance of looking at the impact of what is being considered on traffic, especially in the commercial districts.

William Gilbane, Planning & Zoning Commissioner, spoke in support of having a detailed schedule for the Commission on the items that will be reviewed.

Chair Coniglio asked if the P&Z meeting should be rescheduled to occur before the next Town Council meeting. Council President Zeidman recommended that the Planning & Zoning Commission meeting be held prior to the Town Council meeting in November.

Michael Spaziani, Palm Beach, requested clarification to the zoning-in-progress study, to which Town Attorney Randolph responded. He spoke in support of moving the Planning & Zoning Commission meeting.

Council Member Araskog spoke in support of changing the some of the zoning along the ocean in the north end to R-A or R-AA and spoke regarding the importance of looking at the south end. She spoke in support of having focus group type of meetings to include in the public engagement.

Town Attorney Randolph emphasized that any public engagement meetings must be done in public.

## VII. ANY OTHER MATTERS

None.

VIII. ADJOURNMENT

**The meeting adjourned at 11:16 a.m. on October 12, 2022 without the benefit of a roll call.**

APPROVED:

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Margaret A. Zeidman, Town Council President

ATTEST:

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Kelly Churney, Deputy Town Clerk  
Date: \_\_\_\_\_