



TOWN OF PALM BEACH

Planning & Zoning Commission

MEETING MINUTES OF THE PLANNING & ZONING COMMISSION HELD ON WEDNESDAY, DECEMBER 6, 2023

Please be advised that in keeping with a directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting may access the audio of that item via the Town's website at www.townofpalmbeach.com or may obtain an audio recording of the meeting by contacting Kelly Churney, Acting Town Clerk, at (561) 227-6340.

I. CALL TO ORDER AND ROLL CALL

Chair Coniglio called the meeting to order at 9:30 a.m.

Gail Coniglio, Chair	PRESENT
Eric Christu, Vice Chair	PRESENT
Michael Spaziani, Member	PRESENT
Richard Kleid, Member	ABSENT (Excused)
Marilyn Beuttenmuller, Member	PRESENT
Jorge Sanchez, Member	PRESENT
John Tatoes, Member	PRESENT
William Gilbane, Alternate Member	PRESENT
Nicki McDonald, Alternate Member	PRESENT

Clerk's note: Mr. Gilbane voted in Mr. Kleid's absence.

Also present: Bob Garrison, Architect and Consultant to the Commission.

Staff Members present were:

Wayne Bergman, Director of Planning, Zoning and Building
Jennifer Hofmeister-Drew, Planner III
Kelly Churney, Acting Town Clerk
John C. Randolph, Town Attorney

II. PLEDGE OF ALLEGIANCE

Ms. Churney led the meeting with an invocation. Chair Coniglio led the Pledge of Allegiance.

III. APPROVAL OF AGENDA

A motion was made by Mr. Christu and was seconded by Mr. Spaziani to approve the agenda as presented. The motion was carried unanimously, 7-0.

IV. APPROVAL OF THE MINUTES

- A. Approval of the November 8, 2023, Planning and Zoning Commission Meeting Minutes

A motion was made by Mr. Christu and was seconded by Mr. Spaziani to approve the minutes of the November 8, 2023, Planning & Zoning Commission meeting as presented. The motion was carried unanimously, 7-0.

V. COMMUNICATIONS FROM CITIZENS – 3-MINUTE LIMIT, PLEASE

No one indicated a desire to speak.

VI. OLD BUSINESS

- A. Draft 2024 Town of Palm Beach Comprehensive Plan Update

Strike Through and Underline Version of Introduction and the Data and Analysis and Goals, Objectives, and Policies of the following Elements:

- Future Land Use
- Housing
- Historic Preservation
- Public Safety
- Recreation and Open Space
- Property Rights

Jennifer Hofmeister-Drew, Planner III, presented the draft 2024 Town of Palm Beach Comprehensive Plan Update. She explained the next steps and reviewed the schedule of elements that would be reviewed over the next few meetings. She summarized what had changed in each element since the last time the plan had been presented to the Commission. Ms. Hofmeister-Drew stated that all comments received to date had been addressed and incorporated into the document as appropriate.

Mr. Tatoes asked about the timeline for adoption. Ms. Hofmeister-Drew said staff would be presenting the plan to the Town Council in March 2024, and the anticipated adoption of the plan would be in August 2024.

The commissioners reviewed the document, page by page. They identified and discussed changes they thought would strengthen the verbiage throughout the document.

Ms. Coniglio asked why the Plan had so much information about West Palm Beach. Ms. Hofmeister-Drew responded it was due to the impacts West Palm currently had on the Town and the additional impacts that would occur as the population continued to change in West Palm Beach. Ms. Coniglio said she would like to see the language further clarified as related to the town-serving component of the plan. She wanted to ensure that every page reflected specifically the Town and the protection for residents.

Anita Seltzer, 44 Cocoanut Row, asked for referenced pages to be displayed on the screens for the public. She also made some suggestions for future review of the comprehensive plan.

Ms. Coniglio asked if criteria had been developed for low-, medium-, and high-density PUDs. She said that only percentages for each had been listed in the document. She thought this would be an opportunity to define criteria for PUD density levels. Ms. Hofmeister-Drew said the future land uses were already on the future land use map. She added that if changes were requested, the criteria would be more of a comprehensive planning review process and entail concurrency, consistency, and compatibility with surrounding land uses. She noted that no future land use map changes had been proposed.

Mr. Bergman encouraged the Planning and Zoning Commission (PZC) members to look at uses. He said if there were no appetite for a particular use, the Commission would need to determine why such use would be allowed by special exception.

Ms. Coniglio noted that the language in the document pertaining to future land development needed to be stronger.

Ms. Hofmeister-Drew explained with the moderate density future land use category, the corresponding zoning districts with that density maximum were the R-C, which allowed up to 6 units per acre, and the R-D (1), which allowed up to 10 units per acre. She said a new future land use category would have to be established, with a limit of up to 6 units, corresponding with the R-C zoning district. She noted that this change would cure any conflict in the existing comprehensive plan and indicated this was being studied in Code Review.

Mr. Gilbane had heard comments about a village center. He asked if there was a way to weave in information, making a village-type development correlate with Palm Beach. He thought such a designation would be helpful. Ms. Hofmeister-Drew said she would do some research.

Ms. Coniglio called for public comment.

KT Catlin, 265 Fairview Road, thought if the land use were correct, everything else would fall into place. She thought that if there were already vacant commercial spaces in Town, that should prove that additional commercial space was unnecessary.

Mr. Sanchez said that the village, charm, and beauty of the Town of Palm Beach were paramount. He said charm would be lost if the taller buildings were reduced in height. The charm existed due to good architecture, which should be required to maintain the charm. He thought much of the charm was visual and physical.

Ms. Hofmeister-Drew suggested a model that could consider commercial districts without height restrictions incorporated into the comprehensive plan, such as requiring each commercial district to have a design guideline policy. She said the limitation of heights in a comprehensive plan would be a policy decision.

In the Housing Element, the private sector and housing supply listed a statistic relative to the private sector and residential values; the Commission did not feel such statistics needed to be in the comprehensive plan. Mr. Bergman said that statement would be removed.

Aimee Sunny, Palm Beach Preservation Foundation, spoke regarding the Historic Preservation Element. She thought there might be some information in the element that could be stricken. She also recommended that hazard mitigation be incorporated and integrated with historic preservation.

Ms. Beuttenmuller thought the mission and value statement for the Public Safety Element could be removed from the document. There was also a discussion about removing organizational charts from the document.

KT Catlin, 265 Fairview Road, raised concerns about the Public Safety Element.

Bridget Moran, 257 Dunbar Road, suggested that as much detail as possible be omitted from the comprehensive plan. She said that the document needed to be more goal and strategy-oriented.

Mr. Tatoes said what he thought belonged in the comprehensive plan was strategies related to keeping the streets safe. In terms of public safety, it was paramount that public vehicles were able to get to emergencies. He felt the comprehensive plan should indicate that public safety was the priority over everything else.

Mr. Bergman advised that the review of infrastructure and transportation elements would be

time-consuming. He thought the number of elements for review at the next meeting should be limited.

Mr. Sanchez mentioned some topics of importance. He thought one of the goals was to encourage development and redevelopment at a lower density than what existing zoning allowed. He thought that was negated by not allowing a resident to purchase adjacent or combining lots. He advocated for property owners to be able to purchase and combine multiple lots with the caveat of reduced square footage.

VII. NEW BUSINESS

A. Planned Unit Development Discussion

Ms. Hoffmeister-Drew presented the comprehensive plan's policies and code regulations related to PUDs. She explained the purpose of PUD districts.

Ms. Coniglio asked Mr. Garrison where he had seen PUDs used effectively. He said his experience with PUDs was large parcels of property that could be used for mixed-use developments. He felt there were no open spaces in the town that were large enough for a PUD.

KT Catlin, 265 Fairview Road, commented on defining a PUD.

Mr. Spaziani agreed with Mr. Garrison. He was not supportive of allowing PUDs in the Town of Palm Beach. He stated he had designed and developed many PUDs, and he said there was not enough land on the island to add more PUDs.

Ms. Hoffmeister-Drew presented the Adopted Comprehensive Plan Policies related to PUDs. Mr. Bergman said the point was this was the opportunity to remove, keep or modify PUDs.

A motion was made by Mr. Spaziani and was seconded by Ms. Beuttenmuller to eliminate PUDs from the Town of Palm Beach Comprehensive Plan.

Rob Frisbie, 4 Via Flagler, agreed with concerns raised about PUDs. He spoke about how the PUD could be a useful tool in creating a vision for the Wells Fargo site. He provided examples of how he thought a PUD could help with the redevelopment of the Wells Fargo site.

KT Catlin, 265 Fairview Road, thought Palm Beach was a PUD. She thought that the Town's Architectural and Landmark Preservation Commissions would be able to help the Frisbie Group redevelop the Wells Fargo site.

Josh Martin, with the Frisbie Group, spoke in support of PUDs. He talked about how PUDs had provided the ability to redevelop properties, such as the Wells Fargo site. He also discussed how the PZC had the ability to approve changes to a PUD without setting a precedent.

Anne Pepper, 333 Seaspray Avenue, stated that she did not believe PUDs had a place in Palm Beach. She strongly urged the PZC to move toward eliminating PUDs in the town.

The motion was carried by a vote of 5–2, with Messrs. Christu and Sanchez dissenting.

VIII. COMMENTS FROM THE PLANNING AND ZONING COMMISSIONERS

No one indicated a desire to speak at this time.

IX. COMMENTS FROM THE PLANNING, ZONING AND BUILDING DIRECTOR

No comments were heard at this time.

X. ADJOURNMENT

A motion was made by Mr. Spaziani to adjourn the meeting at 12:09 p.m. The meeting adjourned without a second to the motion or a roll call.

Respectfully Submitted,

Gail Coniglio, Chair
Town of Palm Beach
Planning & Zoning Commission

kmc