

Profile

Joel

First Name

M

Middle Initial

Zylstra

Last Name

1438 North Ocean Blvd

Home Address

Suite or Apt

Palm Beach

City

FL

State

33480

Postal Code

jzylstra@grangernet.com

Email Address

Mobile: (517) 896-9728

Primary Phone

Alternate Phone

Which Boards would you like to apply for?

Planning and Zoning Commission: Submitted

Question applies to multiple boards

Appointment to the Architectural Commission (ARCOM), Landmarks Preservation Commission, Planning and Zoning Commission, Recreation Advisory Commission, & Underground Utilities Task Force (UUTF) 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 required copy of the voter registration card shall be grounds for rejection of the application.

Question applies to multiple boards

I am a registered voter in the Town of Palm Beach (Initial below)

JMZ

Question applies to multiple boards

Verified KMC 8-6-24

Upload a Voter Registration Card in one of the accepted formats (Front)

Question applies to multiple boards

Upload a Voter Registration Card in one of the accepted formats (Back)

Civil Engineer/Business Owner

Occupation

In what area of town do you live?

☒ North

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## Interests/Experience

Question applies to Planning and Zoning Commission

### Why are you interested in serving on the Planning and Zoning Commission?

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I have a desire to continue serving my home community in a meaningful way and my experience in development coupled with my educational background in engineering and law provides the qualifications necessary to serve on the Planning and Zoning Commission.

Question applies to Planning and Zoning Commission

### How many meetings of the Planning and Zoning Committee have you attended in the last year?

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Virtually attended the August 6, 2024 meeting

Question applies to Planning and Zoning Commission

### Are you willing and available to attend meetings of the Planning and Zoning Commission as described below? Please select all that apply. \*

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

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

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I will make myself available for meetings year round.

Question applies to multiple boards

### 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.

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I currently serve on the Shore Protection Board and have served for the last two years. My attendance record is 100%. I greatly enjoy serving on this board but desire to serve in a capacity where I can commit more of my time.

Question applies to Planning and Zoning Commission

**Do you have any experience in requesting comprehensive plan amendments or zoning approvals from the Town of Palm Beach or other jurisdictions? (Please explain.)**

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As a business owner and developer it was necessary for me to request amendments, variances, and zoning approvals from multiple municipalities and jurisdictions around the country.

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

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☒ Preservation Foundation of Palm Beach

**Present Occupation**

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Civil Engineer/Business Owner

**No. of years**

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36

**Past occupation(s)**

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See Resume.

**No. of years**

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**Please provide details regarding your educational background:**

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See attached Resume.

Question applies to Planning and Zoning Commission

**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) \***

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☒ Law

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Upload a Resume

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

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☐ Yes ☒ No

If you are currently serving on a Town board, commission, or committee, please identify in the space below and check the "I Agree" box indicating that you will resign from that position if you are appointed to the position you are seeking in this application.

I agree that I will resign from the board, commission, or committee if I am appointed to the position I am seeking in this application.

☒ I Agree

Question applies to Planning and Zoning Commission

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

My current experience on the Shore Protection Board has given me a greater understanding of the dynamics of local governance in Palm Beach and my educational and work experience would lend itself nicely to the required work on the Town's Planning and Zoning Commission. I have a "hands on" philosophy as it relates to service and am prepared to dedicate the necessary time to make a meaningful contribution to the Commission.

Question applies to multiple boards

In the event you are applying to be a Regular Member and you are not successful, will you accept appointment as an Alternate Member should the Town Council wish to appoint you as an Alternate Member?

☐ Yes ☒ No

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

Spouse: Linda Louise Zylstra (married 37 years)

Demographics

Some boards and commissions require membership to be racially, politically or geographically proportionate to the general public. The following information helps track our recruitment and diversity efforts.

Ethnicity

☒ Caucasian/Non-Hispanic

Gender

☒ Male

Physically Disabled

☐ Yes ☒ No

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**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 of dismissal after appointment.**

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☒ I Agree

Question applies to Planning and Zoning Commission

***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.

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# JOEL M. ZYLSTRA

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1438 North Ocean Blvd., Palm Beach, Florida 33480 ♦ (517) 896-9728 ♦ [jzylstra@jmzdevelopment.com](mailto:jzylstra@jmzdevelopment.com)

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## EDUCATION

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**Juris Doctor:** Business Law Concentration, Active Law Student for two years/Currently on hold

*Central Michigan University Cooley Law School*- Lansing, MI

**Bachelor of Science:** Civil/Environmental Engineering, August 1987

*Calvin University* - Grand Rapids, MI

Negotiation Strategies Clinic:

*Northwestern University* - Evanston, IL

Organic Chemistry Class:

*Michigan State University* - East Lansing, MI

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## PROFESSIONAL SUMMARY

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Entrepreneurial business executive with over 30 years of engineering, development, and leadership experience across the United States.

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## SKILLS

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|----------------------------------------|---------------------------------|
| • Relationship building and networking | • Financial accounting analysis |
| • Negotiation and conflict resolution  | • Business agreement formation  |
| • Group facilitation and presentations | • Business development          |
| • Team building and management         | • Engineering/Problem solving   |

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## WORK HISTORY

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**Business Owner/Operator**, 08/2017 to Current

*JMZ Development* – Northport, MI

*Southside High Btu LLC*- Formed a new partnership to develop, own, and operate a state-of-the-art renewable energy gas processing plant in Indianapolis, Indiana.

*Delamar Traverse City LLC*- Entered into a partnership to develop, own, and operate a boutique style hotel property in Traverse City, Michigan

*1438 N Ocean LLC*- Formed a new company to own and operate a high-end lease property in Palm Beach, Florida.

**President/Chief Operating Officer, 01/2001 to 08/2017**

*Granger Energy Services* – Lansing, MI

Successfully grew an innovative renewable energy company from one local project to a national company consisting of 17 operating projects with annual revenue exceeding \$44 million. Position involved forming and leading a team of professionals to manage all aspects of the company. Direct development responsibilities included strategic planning, marketing, and negotiations with municipalities, corporations, and private landowners. Legal responsibilities included interfacing with licensed attorneys to create, negotiate, and execute all types of agreements necessary for successful project development.

Managed directly all aspects of the successful sale of the Energy Services company including marketing, solicitation of qualified bidders, evaluation of offers, and all due diligence prior to closing. Negotiated directly with acquiring company leadership team to ensure that every associate was able to make the transition from Seller to Buyer under equal or better terms.

**Project Manager/Vice President of Operations, 01/1991 to 12/2000**

*Granger Energy Services* – Lansing, MI

Formed and managed a team of technicians to safely operate multiple gas processing facilities. Responsibilities included: supervision of all field associates, plant performance monitoring, safety programs, and financial accounting for the division.

**Project Engineer, 06/1987 to 12/1990**

*Granger Waste Services* – Lansing, MI

Designed and managed construction projects for two distinct landfills in Lansing, Michigan. Responsibilities included creation of drawings and specifications necessary for the design, permitting, and construction of landfill cells.

**Engineering Intern, 1987**

*Prein & Newhof Engineers* – Grand Rapids, MI

Assisted with the creation of plans and specification. Reviewed legal descriptions.

**Waste Acceptance Technician, 06/1986 to 08/1986**

*Waste Management* – Fort Lauderdale, FL

Interfaced with incoming waste customers and inspected incoming waste loads. Operated heavy equipment for use in waste management activities and maintained an active gas collection system.

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## LICENSES

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Licensed Professional Engineer -State of Michigan

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## COMMUNITY INVOLVEMENT (CURRENT OR PRIOR)

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Granger Executive Board of Directors

Elder -Omena Presbyterian Church

Capital Area United Way Board of Directors

Clerk of Session -Omena Presbyterian Church

Lansing Christian School Board of Directors

Capital Angel Group Member

Lansing Christian Foundation Board of Directors

Calvin University Engineering Mentor