



TOWN OF PALM BEACH

Minutes of the
Local Planning Agency Meeting
Held on November 13, 2024

I. [CALL TO ORDER AND ROLL CALL \(01:07\)](#)

The Local Planning Agency Meeting was called to order on November 13, 2024, at 9:30 a.m. On roll call, all elected officials were found to be present.

II. [PLEDGE OF ALLEGIANCE \(01:32\)](#)

Council President Lindsay led the Pledge of Allegiance.

III. [COMMENTS OF MAYOR DANIELLE H. MOORE \(01:53\)](#)

No comments were heard at this time.

IV. [COMMENTS OF TOWN COUNCIL MEMBERS AND DIRECTOR OF PLANNING, ZONING AND BUILDING \(02:24\)](#)

No comments were heard at this time.

V. [COMMUNICATIONS FROM CITIZENS - 3-MINUTE LIMIT, PLEASE \(03:09\)](#)

No comments were heard at this time.

VI. [APPROVAL OF AGENDA \(02:50\)](#)

A motion was made by Council Member Cooney and seconded by Council President Pro Tem Crampton to approve the agenda as presented. The motion was carried unanimously, 5-0.

VII. [ORDINANCES \(03:11\)](#)

A. First Reading

1. [Proposed ordinance to amend the Town's Comprehensive Plan \(03:16\)](#)

ORDINANCENO.015-2024An Ordinance Of The Town Council Of

The Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Of Palm Beach's Comprehensive Plan By Amending The Data & Analysis, As Well As The Goals, Objectives, And Policies Within The Plan Based On The Town's Recent Evaluation And Appraisal Of The Comprehensive Plan; Providing For Incorporation Of Recitals; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Herewithin; Providing For Codification; Providing An Effective Date.

Director Bergman read Ordinance No. 015-2024 by title only.

Council Member Araskog spoke about comments she received from Carol LeCates in a recent email. She reviewed some of Ms. LeCates's suggestions.

Jennifer Hofmeister-Drew stated that she did receive a few late comments. She said she worked to make the changes and showed the Town Council members the written changes.

Mayor Moore was glad that the changes were made; she thought they were minor. She asked about the document's lateness and thought it should be transmitted to the State.

Council President Pro Tem Crampton questioned if lot coverage was included in the document. Ms. Hofmeister-Drew stated that it was stricken from the document but was in the zoning code.

Council Member Moran agreed with the mayor. She thought the lot coverage should be removed and the noise factor should not be added. She conceded with the Town Council on the noise issue and thought the plan should be transmitted to the State.

Council Member Araskog stated that the Plan should be transmitted as soon as possible. She asked about the quality-of-life recommendations. Ms. Hofmeister-Drew placed the recommendations on the overhead projector. Council Member Araskog liked Ms. LeCates's recommendations on quality of life.

Council President Lindsay confirmed with Director Bergman that changes could be made when the document was returned to the town.

Town Attorney Joanne O'Connor warned against making substantial changes to the document without first reviewing it with the Planning and Zoning Commission.

Council Member Cooney thought the changes were acceptable.

Council Member Araskog thought the word "charm" should be added. Ms. Hofmeister-Drew stated that she could add it.

Ms. Hofmeister-Drew spoke about parks and recreational spaces and stated that there was no corresponding zoning district. She said there would be small-scale map changes in the future to show the current zoning districts.

Town Attorney Joanne O'Connor warned against making paragraph changes. She thought they should be vetted in the proper process.

Council President Pro Tem Crampton liked Ms. LeCates's definition but thought the current definition of quality of life was better.

Mayor Moore agreed and indicated that she was uncomfortable making substantive changes.

Council Member Moran was comfortable sending the current document to the State.

For clarity, Director Bergman stated that the Comprehensive Plan would be amended in future years. He suggested not starting any amendments until January 2025.

A motion was made by Council Member Moran and seconded by Council President Pro Tem Crampton to recommend approval of Ordinance No. 015-2024 to the Town Council on the first reading. The motion was carried unanimously, 5-0.

2. [Proposed ordinance amending code sections related to medical marijuana and related treatment centers and dispensaries.](#)
[\(22:54\)](#)

ORDINANCE NO. 034-2024 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 134, Zoning, At Article I, In General By Amending Section 134-2, Definitions And Rules Of Construction, To Add A Definition Of "Marijuana"; At Article VI, District Regulations, By Repealing Subsection 134-1109(A)(20) To Remove The Reference To Medical Marijuana Treatment Centers And Dispensaries As Special Exception Uses In The C-TS Town Serving Commercial District If Not Prohibited; At Article VIII, Supplementary District Regulations, At Division 17. Medical Marijuana Treatment Centers And Medical Marijuana Dispensaries To Amend The Title Of Division 17 To Reference Marijuana Generally And Outdoor Events; To Amend Section 134-2113, Prohibition To Detail The Uses Prohibited; And To Repeal Section 134-2114, Development Standards; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

Town Attorney Joanne O'Connor read Ordinance No. 034-2024 by title only. She explained that recreational and medical marijuana dispensaries and treatment centers were prohibited in all zoning districts of the Town. She stated that the Town was uncertain how the State would proceed regarding these dispensaries and treatment centers, so certain preemptions were included. These were no longer necessary and have been removed in order to simplify the ordinance.

Mayor Moore requested confirmation that both treatment centers and dispensaries were restricted in the Town. Town Attorney O'Connor provided confirmation.

A motion was made by Council Member Araskog and seconded by Council Member Moran to recommend approval of Ordinance No. 034-2024 to the Town Council on the first reading. The motion was carried unanimously, 5-0.

VIII. [ANY OTHER MATTERS \(26:17\)](#)

There were no other matters discussed.

IX. [ADJOURNMENT \(26:06\)](#)

The Local Planning Agency adjourned the meeting at 9:56 a.m. without the benefit of a motion.

APPROVED:

Bobbie D. Lindsay, Town Council President

ATTEST:

Kelly Churney, Acting Town Clerk
Date: _____