

TOWN OF PALM BEACH

Information for Town Council Meeting on:

May 13, 2025

To: Mayor and Town Council

From: Wayne Bergman, MCP, LEED® AP, Director of Planning, Zoning & Building

Re: Annual Report - Planning and Zoning Commission

Date: April 15, 2025

STAFF RECOMMENDATION

Staff recommends that the Town Council receive and accept the Planning and Zoning Commission's Annual Report from April 2024 through April 2025.

This past year, the Planning and Zoning Commission (PZC) completed their review of the Town's EAR-Based 2024 Comprehensive Plan and forwarded their recommendation of approval to the Town Council in August 2024. The public hearing process began with a kickoff in May 2023 and the public meetings began in October 2023. The PZC held a total of 10 public meetings and staff hosted many private meetings with Commissioners and members of the public through this past year. The outcome of the comprehensive plan review led to several agenda items that either the Town Council gave directives or the PZC introduced. As traffic and parking have risen to the leading complaint among town residents, the PZC focused on traffic and parking management strategies from a number of angles. Those included the following:

- Upgrading the Level of Service Standard (LOS) for state and local roads
- Strengthening Comprehensive Plan language that discourages the Town as a regional destination
- Examining restaurants, bars, lounges, nightclubs, and private clubs during the Zoning in Progress
- Redefining town serving and creating a new definition of town resident
- Adding policy language to the Transportation Element from the Corradino Group Traffic and Parking Study

Additionally, the PZC reviewed and forwarded recommendations for the following amendments:

- Comprehensive Plan text and Zoning Code amendments related to the Private Group Use Future Land Use designation and establishing a new CI Cultural Institution District, respectively (Ordinance Nos. 005-2024 and 006-2024)
- Comprehensive Plan Future Land Use Map and the Zoning Map amendments to Private Group Use and the new CI Cultural Institutional District, respectively, for the Four Arts (Ordinance Nos. 020-2024 and 021-2024)

- The Breakers PUD amendment to add two new padel courts (Resolution No. 073-2024)
- The Breakers PUD amendment to Demolition of an existing 2-story structure and the construction of a new 3-story building with a basement and overhead pedestrian walkway and the construction of a new parking structure with 1 level of subterranean parking and surface parking
- Zoning Code Supplemental Regulations to remove the reference to medical marijuana treatment centers and dispensaries in the C-TS Commercial Zoning District (Ordinance No. 034-2024)

The end of this year in review has begun with staff lead Code Review, which is anticipated to take at least a year to complete.

A brief summary of the meeting agendas is provided in the attached Exhibit A, which Gail Coniglio, the Chair of the PZC, will present at the May 13, 2025 Town Council meeting.

WRB:JHD

cc: Kirk Blouin, Town Manager
Planning and Zoning Chair and Commission
James Murphy, AICP, Assistant Director of Planning, Zoning and Building
Jennifer Hofmeister-Drew, AICP, Planner III

EXHIBIT A

PLANNING AND ZONING COMMISSION ACTIVITIES

April 2, 2024

Discussed the following study items:

- Presentation by ZoneCo. regarding the following:
 - Recap of the Residential Districts Study
 - Mid-Town Commercial Districts Study
 - South End Zoning Study

May 7, 2024

Discussed the following study items:

- Zoning Review Update by Sean Suder, ZoneCo.
- Third Review of Strike Thru and Underline Version of the Transportation Element Data and Analysis and Goals, Objectives and Policies

June 4, 2024

Discussed the following study items:

- Fourth Review of Strike Thru and Underline Version of the Transportation Element Data and Analysis and Goals, Objectives and Policies
- Discussion of Traffic Circulation Management and Mitigation Strategies that included the following:
 - Modify townwide level of service for local roadways from LOS “D” to LOS “C”
 - Review of existing Comprehensive Plan language that discourages the Town as a regional destination
 - Redefine Town Serving (understanding the history)
 - Private Group Uses (differentiating between not-for-profit tax exempt and for-profit corporations) and creating a new for-profit category to control regional destination events
 - Address the number, size and operations of service trucks

August 6, 2024

Discussed the following study items:

- The Four Arts property map and text amendments that included the following:
 - Ordinance No. 005-2024 to amend the Private Group Use Future Land Use category
 - Ordinance No. 006-2024 to create a new CI Cultural Institution District

- Ordinance No. 020-2024 to amend the Comprehensive Plan Future Land Use Map from Public, Recreation, and Single Family to Private Group Use
- Ordinance No. 021-2024 amending the Zoning Map from R-B Low Density Residential to CI Cultural Institution District
- The Breakers Padel Courts application that included the following:
 - Resolution No. 073-2024 to add two padel courts
- The complete draft 2024 Comprehensive Plan that added the following based on the previous month's discussion:
 - Change from Town Person to Town Resident
 - Changes to the Transportation Element per the Corradino Group Traffic and Parking Study

September 3, 2024

Discussed the following study items:

- Code Review Update by Sean Suder, ZoneCo.
- Resolution No. 069-2024 Zoning in Progress (ZIP)
- Review of the PZC suggestions to traffic circulation and mitigation strategies

October 1, 2024

Discussed the following study items:

- Zoning in Progress:
 - Review of Updated backup of restaurants, bars, lounges, nightclubs, and private clubs
 - Zoning Map and list of restaurants
 - Business Tax Receipts for Private Clubs
 - Five districts and restaurant seat count
- Ordinance No. 034-2024 to change the Zoning Code Supplemental Regulations related to marijuana centers and dispensaries

November 5, 2024

Discussed the following study items:

- Code Review update:
 - Sean Suder, ZoneCo. first draft of the Zoning Code
 - Staff comments on the ZoneCo. first draft
- Update on ZIP
 - Private Club definition as it relates to traffic and parking issues
- Town acre as defined in the comprehensive plan

December 5, 2024

Discussed the following study items:

- The Corradino Group Recommendations to the Traffic and Parking Management Study
- Update on For-Profit and Non-For-Profit Clubs Definition

January 7, 2025

Discussed the following study items:

- Results of Email Responses to Private Clubs Regarding Membership
- Draft Schedule for Code Review by staff

February 4, 2025

Discussed the following study items:

- Resolution No. 006-2025 amending Resolution No. 6-71, the Breakers PUD
 - Demolition of an existing 2-story structure and the construction of a new 3-story building with a basement and overhead pedestrian walkway
 - Construction of a new parking structure with 1 level of subterranean parking and surface parking

March 6, 2025

Discussed the following study items:

- Planned Unit Development Standards for the Breakers PUD – Code Sections 134-686 through 134-691
 - Demolition of an existing two-story structure and the construction of a new three-story building with a basement and overhead pedestrian walkway
 - Construction of a new parking structure with one level of subterranean parking and surface parking
- Permitted and Special Exception Uses in the Commercial Districts

April 1, 2024

Discussed the following study items:

- Updated Table on Permitted and Special Exception Uses in the C-TS Commercial District
- Review of the status of the ZIP