



PLANNING AND ZONING COMMISSION MEETING

TOWN OF PALM BEACH

SEPTEMBER 3, 2025

9:30 AM

TOWN HALL COUNCIL CHAMBERS, 2ND FLOOR | 360 SOUTH COUNTY RD | PALM BEACH, FL 33480

Gail Coniglio, Chair
Eric Christu, Vice Chair
Marilyn N. Beuttenmuller, Member
William J. Gilbane, Member
Nicki McDonald, Member
Jorge Sanchez, Member
Michael Vincent John Spaziani, Member
Matthew Ailey, Alternate Member
Victoria Donaldson, Alternate Member
Anne Fairfax, Alternate Member

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

1. Minutes of the August 5, 2025, Planning & Zoning Commission Meeting

APPROVAL OF AGENDA

COMMENTS

2. OFFICIALS
3. STAFF
4. PUBLIC - 3 MINUTE LIMIT

For those unable to attend in person: [Submit a written comment](#) [Register to comment virtually](#)

GENERAL BUSINESS

UNFINISHED BUSINESS

5. Discussion and Recommendation on Revised Town Resident Definition
6. Presentation and Discussion Regarding Quick Fix #1B Mechanical Equipment - Screening Wall
7. Verbal Code Review Update from the August Town Council Meeting

NEW BUSINESS

8. Zoning Code Items - Quick Fixes #8-14
 - 8.1 Quick Fix #8: Landmark Incentives
 - 8.2 Quick Fix #9: Open Space - Canopy Trees & Perimeter Natives
 - 8.3 Quick Fix #10: Awnings & Canopies
 - 8.4 Quick Fix #11: RD-2 Front Setbacks
 - 8.5 Quick Fix #12: Basements
 - 8.6 Quick Fix #13: Fill
 - 8.7 Quick Fix #14: Front / Rear Setbacks

ANY OTHER BUSINESS

MEETING SCHEDULE

9. The next meeting is scheduled for Tuesday, October 7, 2025, at 9:30 A.M.

ADJOURNMENT

Access this meeting video on the 'Public Meetings' page at www.townofpalmbeach.com.

If a person decides to appeal any decision made with respect to any matter considered at this meeting, they will need to ensure that a verbatim record of the proceedings is made for such purposes, which shall include the testimony and evidence upon which the appeal is to be based.

Disabled persons needing accommodations to participate in this meeting should contact the Town Clerk's Office at (561) 838-5416 at least one day prior to the meeting.