

TOWN OF PALM BEACH

Minutes of the Local Planning Agency
Held on September 10, 2025

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:31 AM in the Town Council Chambers.

Members Present: Bridget Moran, Ted Cooney, Lewis Crampton, Bobbie Lindsay, Julie Araskog, and Danielle Moore

Staff Present: Wayne Bergman, James Murphy, Jennifer Hofmeister, Kelly Churney, and Town Attorney Joanne O'Connor

PLEDGE OF ALLEGIANCE

Council President Lindsay led the Pledge of Allegiance.

APPROVAL OF AGENDA

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

COMMENTS

1. PUBLIC - 3 MINUTE LIMIT

Council President Lindsay called for public comment. No one indicated a desire to speak.

PUBLIC HEARINGS

ORDINANCES

Wayne Bergman, Director of Planning, Zoning, and Building, reviewed seven ordinances before the Council, noting they had been vetted by the Planning and Zoning Commission and previously presented. He outlined key updates, mechanical equipment, which included pool equipment setbacks, equipment on the roofs of commercial buildings, allowing nonconforming single-family parcels in R-A, R-AA, and R-B districts to proceed by right (still subject to

Landmarks or Architectural Commission review); eliminating the angle of vision requirement for one-story homes; cleaning up residential setback and lot coverage language that default to the R-C district; standardizing appeal periods at 30 days; aligning approval durations to 24 months across boards; and streamlining floodplain variance notice. He asked if there were any questions and recommended that the ordinances move forward for first reading.

Council Member Araskog provided a minor grammatical fix for Ordinance 11-2025. Mr. Murphy acknowledged that the preposition needed to be stricken.

Council President Pro Tem Crampton questioned the screening wall side yard setback situation. Mr. Bergman stated that the section had been removed and was being worked on by the Planning and Zoning Commission (PZC). Council President Pro Tem Crampton wondered if the neighbor could be included in the approval. Mr. Murphy responded and stated that the PZC would be considering this option.

Council Member Araskog provided more grammatical fixes for Ordinance 12-2025 and Ordinance 10-2025. Town Attorney O'Connor stated she could make the changes suggested by Council Member Araskog.

Council President Lindsay called for public comment. No one indicated a desire to speak.

A motion was made by Council Member Cooney and seconded by Council Member Araskog to recommend approval of Ordinance 9-2025, Ordinance 10, 2025, Ordinance 11-2025, Ordinance 12, 2025, Ordinance 13-2025, and Ordinance 14-2025 to the Town Council on first reading, incorporating the recommended grammatical fixes. The motion was carried unanimously, 5-0.

2. **9-2025** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning By Amending, Article VIII, Supplementary District Regulations, Division 3. – Height And Other Exceptions At Section 134-1607.-Permitted Exceptions; And Amending, Article VIII, Supplementary District Regulations, Division 6. – Structures, Subdivision II. – Accessory Buildings And Other Structures At Sections 134-1728.-Air Conditioning And Swimming Pool, And Fountain Equipment And 134-1729.-Generators To Update The Town's Mechanical Equipment Regulations; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.
3. **10-2025** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, Article IV, Nonconformities, Division 4. – Land At Section 134-446; Article VI, District Regulations, Division 2. - RAA, Division 3.- R-A And Division 4.-R-B At Sections 134-793, 134-843 And 134-893, Respectively, To Simplify The Process For Development Of Single-Family Dwellings On Certain Nonconforming Lots; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

4. **11-2025** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning At Article I, -In General, By Amending Section 134-2 Definitions; At Article VI, District Regulations, Division 2.- R-AA Large Estate Residential District By Amending Section 134-793; At Article VI, District Regulations, Division 3.- R-A Estate Residential District By Amending Section 134-843; And At Article VI, District Regulations, Division 4.- R-B Low Density Residential District By Amending Section 134-893 To Define Building Angle Of Vision And To Remove The Building Angle Of Vision Requirement For One-Story Buildings And Buildings On Lots Fronting On Cul-De-Sacs In The R-AA, R-A And R-B Residential Districts; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date
5. **12-2025** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, Article II, Administration, Division 4. – Special Exceptions, Variances, And Dimensional Waivers, Subdivision III. - Special Exceptions By Repealing Section 134-231.-Residential Use In C-TS, C-WA Or C-OPI District; One-Family Use Above First Floor In C-TS, C-WA Or C-PC District And By Renumbering Section 134-232.-Preferred Location Of Group Homes And Foster Care Facilities And Section 134-233.-Applicability Of Worth Avenue Design Guidelines In C-WA District And Adding A New Section 134-233-Reserved; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.
6. **13-2025** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Improving The Uniformity Of The Appeals Processes For Development Review Matters By Amending Chapter 18, Buildings And Building Regulations, Article III, Architectural Review, Division 2, Architectural Commission, Section 18-177, Appeals And Review; By Amending Chapter 54, Historical Preservation, Article II, Landmarks Preservation Commission, Section 54-41; And By Amending Chapter 134, Zoning, Article II, Administration, Division 3, Appeals, Sections 134-141 Through 134-145 And Section 134-174; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.
7. **14-2025** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 18, Buildings And Building Regulations, Article III, -Architectural Review, At Section 18-203 Duration Of Approval; Time Extension; Denial Of Application; Determination; Clarification; Deferral; Amending Chapter 54, Historical Preservation, Article III – Certificate Of Appropriateness, Division 2-Procedures And Effect, At Section 54-94 – Duration Of Approval; Time Extension; Denial Of Application; Determination; Clarification; Deferral; And At Chapter 134- Zoning, Division 4-Special Exceptions, Variances, And Dimensional Waivers, Subdivision 1 – In General, At Section 134-173 – Deferral Request; Denial Of Application; Duration Of Approval; Time Extension; Clarification To Conform All Development Review Approval Timeframes At 24 Months From Date Of Rendered Development Order Or Written Decision; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

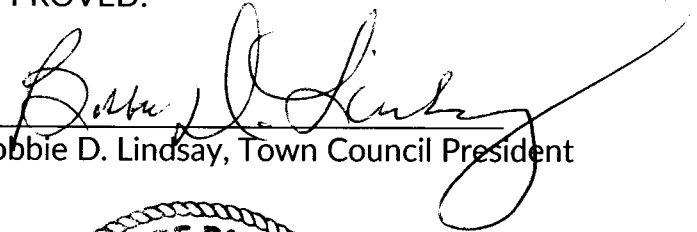
ANY OTHER BUSINESS

There was no other business discussed.

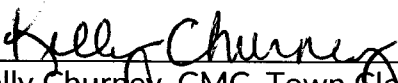
ADJOURNMENT

A motion was made by Council Member Cooney and seconded by Council Member Araskog to adjourn at 9:48 a.m. The motion was carried unanimously, 5-0.

APPROVED:


Bobbie D. Lindsay, Town Council President

APPROVED:


Kelly Churney, CMC, Town Clerk
Date: 10/14/25

