



TOWN OF PALM BEACH

Town Manager's Office
PLANNING AND ZONING COMMISSION

**TOWN HALL
COUNCIL CHAMBERS-SECOND FLOOR
360 SOUTH COUNTY ROAD**

AGENDA

NOVEMBER 8, 2023

9:30 AM

Welcome!

For information regarding this agenda and the procedures for public participation at Planning and Zoning Commission, please refer to the end of this agenda.

I. CALL TO ORDER AND ROLL CALL

Gail Coniglio, Chair
Marilyn N. Beuttenmuller
Eric Christu
Richard M. Kleid
Jorge Sanchez
Michael Vincent John Spaziani
William J. Gilbane, Alternate
Nicki McDonald, Alternate
John J. Tatooles, Alternate

II. PLEDGE OF ALLEGIANCE

III. ELECTION OF VICE CHAIR

A. Election of Vice Chair

IV. APPROVAL OF AGENDA

V. APPROVAL OF THE MINUTES

- A.** Approval of the October 17, 2023, Planning and Zoning Commission Meeting Minutes

VI. COMMUNICATIONS FROM CITIZENS - 3 MINUTE LIMIT PLEASE

VII. OLD BUSINESS

- A.** ZoneCo Update from Sean Suder – Residential Districts Study Draft Report
- B.** Draft 2024 Town of Palm Beach Comprehensive Plan Update
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 - a. Future Land Use Element Data and Analysis and Goals, Objectives & Policies
 - b. Comments Received by Residents
- C.** Recommendation to Consider Draft Ordinance for Review and Recommendation for a Proposed Text Amendment to Chapter 134, Zoning, Article VI, District Regulations, Division 8.-C-TS Town-Serving Commercial District, Section 134-1114, to Allow Arcades and Colonnades within Public Rights-of-Way
James M. Crowley, Esq., Gunster
- D.** Recommendation To Consider Draft Ordinance For Review and Recommendation For Proposed Text Amendments to Chapter 134, Article I., Section 134-2 Definitions and Rules of Construction, to Create A Definition For Valet Only Garage; to Division 5.-R-C Medium Density Residential District, Section 134-945, the Special Exception Uses; Section 134-955, Off-Street Parking and Loading; Section 134-948 Pertaining to Lot, Yard and Area Requirements, to Allow Valet Only Parking Structures Ancillary to an Existing Hotel in the R-C Medium Density Residential District
Maura Ziska, Esq., Kochman & Ziska PLC

VIII. NEW BUSINESS - NONE

IX. COMMENTS FROM THE PLANNING AND ZONING COMMISSIONERS

X. COMMENTS FROM THE PLANNING, ZONING & BUILDING DIRECTOR

XI. ADJOURNMENT

PLEASE TAKE NOTE:

Note 1: Live meeting audio is available on the Town's website at www.townofpalmbeach.com. To listen to the live stream, please visit the Meeting Audio page and select the "In Progress" or "Click Here to Listen" button.

Note 2: In-person or virtual Public Comment is limited to three minutes and must be preceded by your name and address for the record. Alternative public comment is also welcome for Town Council Meetings via four methods:

- To make a public comment virtually (for Town Council Meetings Only), email request to publiccomment@townofpalmbeach.com, and identify desired agenda item(s) to be addressed.
- Written public comment submittals should be sent to publiccomment@townofpalmbeach.com,
- Direct written entry into the public meeting record through the eComment portal, or
- Mail or In-person submittal of written document to the Town Clerk's Office at Town Hall no later than the Friday prior to the meeting.

Note 3: As a public business meeting, the chair retains the right to limit discussion on any issue.

Note 4: If a person decides to appeal any decision made with respect to any matter considered at this meeting, he/she/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.

Note 5: Disabled persons needing accommodations to participate in this meeting are requested to call the Clerk's Office at (561) 838-5416 at least one day prior to the meeting.

PROCEDURES FOR PUBLIC PARTICIPATION

Citizens desiring to address the Town Council should proceed toward the public microphones when the applicable agenda item is being considered to enable the Town Council President to acknowledge you.

PUBLIC HEARINGS: Any citizen is entitled to be heard on an official agenda item under the section entitled "Public Hearings," subject to the three minute limitation.

COMMUNICATIONS FROM CITIZENS: Any citizen is entitled to be heard concerning any matter under the section entitled "Communications from Citizens," subject to the three minute limitation. The public also has the opportunity to speak to any item listed on the agenda, including the consent agenda, at the time the agenda item comes up for discussion.

OTHER AGENDA ITEMS: Any citizen is entitled to be heard on any official agenda item when the Town Council calls for public comments, subject to the three minute limitation.

Planning and Zoning Commission Meetings are public business meetings and, as such, the Planning and Zoning Commission retains the right to limit discussion on any issue.