



TOWN OF PALM BEACH

Town Manager's Office
PLANNING AND ZONING COMMISSION

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

AGENDA

APRIL 27, 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
Rick Pollock, Vice 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. INVOCATION AND PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

IV. APPROVAL OF THE MINUTES

- A. Approval of the Minutes of the Planning and Zoning Commission Meeting of December 5, 2022

V. COMMUNICATIONS FROM CITIZENS - 3 MINUTE LIMIT PLEASE

VI. CODE REVIEW ITEMS FOR STUDY & RECOMMENDATION FROM THE TOWN COUNCIL REGARDING PROPOSED AMENDMENTS TO CHAPTER 134 - ZONING

- A. Article 1. In General. Section 134-2. – Definitions And Rules of Construction, Pertaining to The Following:

- 1. Minimum Flood Elevation (Freeboard)
- 2. Building Height Definition

(Associated Changes to Chapters 18 and 50 Related to Minimum Flood Elevation)

- B. Article VI. District Regulations. Division 8-12. Pertaining to Commercial Zoning Districts Related the Following:

- 1. Business Tax Receipts (BTR) and Permitted Non-Conforming Uses
- 2. Air Conditioning and Generator Equipment

- C. Article IV. Nonconformities. Division 4.-Land. Pertaining To Development and Redevelopment of Nonconforming Lots

VII. DISCUSSION AND POSSIBLE ACTION REGARDING THE FOLLOWING ITEMS:

- A. Recommendation to Amend Resolution No. 3-00, The Breakers Planned Unit Development (PUD-A), Related to Site Modifications at the Tennis Center

- 1. Discussion
- 2. Draft Resolution

- B. Consideration of Draft Ordinance Regarding a Proposed Text Amendment to Division 8, C-TS Town Serving Commercial District, Section 134-1114, Relating to Arcades Constructed within Public Right-Of-Ways

- 1. Discussion
- 2. Draft Ordinance

- C. Review and Recommendation to Town Council on the Zoning In Progress (Zip) Resolution No. 040-2023, Relating to Restaurants, Bars, Lounges, Nightclubs and Private Clubs

- D. Presentation on the Evaluation and Appraisal Review of the Town's Comprehensive Plan

VIII. COMMENTS FROM THE PLANNING AND ZONING COMMISSIONERS

IX. COMMENTS FROM THE PLANNING AND ZONING BUILDING

DIRECTOR

X. ADJOURNMENT

PLEASE TAKE NOTE:

- Note 1:** The progress of this meeting may be monitored by visiting the Town's website (townofpalmbeach.com) and clicking on "Meeting Audio" in the left column. If you have questions regarding that feature, please contact the Office of Information Systems (561) 227-6315. The audio recording of the meeting will appear within 24 hours after the conclusion of the meeting
- Note 2:** If a person decides to appeal any decision made by this Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings. For such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
- Note 3:** Disabled persons who need an accommodation in order to participate in the Planning and Zoning Commission are requested to contact the Town Manager's Office at 838-5410 or through the Florida Relay Service by dialing 1-800-955-8770 for voice callers or 1-800-955-8771 for TDD callers, at least two (2) working days before this meeting.

PROCEDURES FOR PUBLIC PARTICIPATION

Citizens desiring to address the Commission should proceed toward the public microphones when the applicable agenda item is being considered to enable the Chair 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 Commission calls for public comments, subject to the three minute limitation.

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