



TOWN OF PALM BEACH

Minutes of the Local Planning Agency Meeting
Held on December 10, 2025

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:30 AM in the Town Council Chambers.

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

Members Absent: Danielle Moore

Staff Present: Wayne Bergman, James Murphy, 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 Moran to approve the agenda as presented. The motion was carried unanimously, 5-0.

COMMENTS

1. MAYOR AND TOWN COUNCIL MEMBERS

Council Member Araskog wished everyone Happy Holidays.

Council President Pro Tem Crampton stated that he learned the previous evening that a lawsuit had been filed petitioning the Federal Aviation Administration (FAA) to review the flight restrictions it had established. He suggested that the Town consider either joining the County's lawsuit or filing its own similar action, noting that the Town has legal authority and a substantial interest due to being directly affected by the FAA's order. He raised the matter for discussion among Council members and requested that it be placed on a future agenda to consider whether a consensus or formal action is needed.

2. PUBLIC - 3 MINUTE LIMIT

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

PUBLIC HEARINGS

ORDINANCES

3. FIRST READING

- 3.1 33-2025** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning By Amending Article VIII, 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.

Mr. Bergman provided a brief introduction regarding mechanical equipment. He explained that mechanical equipment is required by FEMA to be elevated, and the specific issue under consideration was how to screen ground-level mechanical equipment. The question before the Planning and Zoning Commission and the Council was whether to permit screening walls higher than seven feet or to consider an alternative approach. He stated that the recommended alternative was to permit a maximum wall height of seven feet with additional landscaping above the wall to screen the equipment up to its full height. He noted that the matter had been presented to the Local Planning Agency for recommendation and would be on the regular agenda for first reading before the Council later that day.

Mr. Murphy stated that the proposal had been presented the previous month as a design concept and was now before the Council as an advertised draft ordinance for first reading. Based on feedback from Council members regarding potential noise and visual impacts on neighboring properties, he explained that revisions were made to limit the use of additional landscaping for screening purposes. Under the revised ordinance, landscaping may be used to satisfy screening requirements only for equipment extending up to 12 inches above the wall; equipment exceeding that height would be required to be relocated or obtain a variance. He noted that the 12-inch threshold reflects a de minimis standard consistent with typical variances processed by the Town and was intended to address concerns about potential audible and visual impacts. He added that these changes were incorporated into the ordinance presented at the meeting based on Council feedback.

Council Member Araskog questioned whether the equipment should be reviewed by the design boards, to which Mr. Murphy confirmed that they would, per the project designation matrix. He added that the variances would be approved by the Town Council. Council Member Araskog inquired if the equipment should be screened from above and how that element should be rectified. Mr. Murphy doubted that it could be rectified, as mechanical equipment requires ventilation.

Council President Pro Tem Crampton wondered if the noise standard should be placed in the ordinance. Mr. Murphy thought the code section was referenced, but if it was not, it could be added. Mr. Bergman confirmed it would be referenced.

Council Member Moran wondered if there was an option for staff approval if the requirements were met. Mr. Murphy said that they did try this with the neighbors' approval, and with previous councils, they did not feel comfortable with the approval at the staff level. Council Member Moran was worried about someone who needed approval in the event of a hurricane and could not get in the queue for approval. Mr. Murphy said they approve things on an emergency basis. Council Member Moran wondered why the generators are not tested during construction's noisy hours. Council Member Araskog thought that it should be treated on a case-by-case basis. Mr. Murphy said he would review the language on generators and incorporate revisions in a future update.

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

A motion was made by Council Member Araskog and seconded by Council Member Moran to recommend Ordinance 33-2025 to the Town Council for approval. The motion was carried unanimously, 5-0.

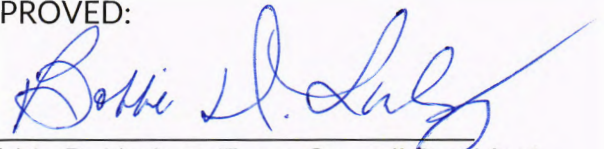
ANY OTHER BUSINESS

There was no other business discussed at this time.

ADJOURNMENT

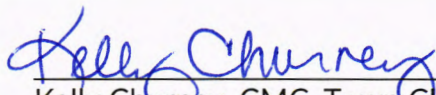
A motion was made by Council Member Cooney and seconded by Council Member Araskog to adjourn the meeting at 09:49 AM. The motion was carried unanimously, 5-0.

APPROVED:



Bobbie D. Lindsay, Town Council President

APPROVED:



Kelly Churney, CMC, Town Clerk
Date: 1-13-26

