

TOWN OF PALM BEACH

Minutes of the Local Planning Agency Meeting Held on January 14, 2026

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, Danielle Moore, Julie Araskog

Staff Present: Wayne Bergman, James Murphy, Jennifer Hofmeister, Kelly Churney, and Town Attorney Tom Baird

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. MAYOR AND TOWN COUNCIL MEMBERS

No comments were heard at this time.

2. PUBLIC - 3 MINUTE LIMIT

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

PUBLIC HEARINGS

ORDINANCES

Director of Planning, Zoning, and Building Wayne Bergman provided an overview of the two ordinances that were on the agenda. One related to certified recovery residences, and the other to the 11 comprehensive plan policies. He indicated that Town Attorney Tom Baird would discuss the recovery residences, and Jennifer Hofmeister would discuss the changes relating to the comprehensive plan.

Town Attorney Tom Baird explained that the Town already has reasonable accommodation procedures in its code applicable to individuals with various disabilities, including those related to substance abuse. He provided background on the State's response to unregulated "rogue" sober homes, noting that legislative action now requires certification through the Florida Association of Recovery Residences. He stated that the proposed ordinance amendments are mandated by state law, implement requirements imposed by the Legislature, and allow no local discretion, as the Town is required to adopt the prescribed language.

Jennifer Hofmeister, Planner III, explained that the proposed ordinance implements state-mandated zoning code updates required to align with the Town's 2024 Comprehensive Plan and consists primarily of clarifications and technical corrections. She outlined key changes, including linking zoning districts to corresponding future land use categories, updating district titles for consistency, using floor area ratio (FAR) as the intensity standard without establishing a universal maximum at this time, and correcting density classifications for certain residential districts. She noted that the ordinance removes the planned unit development zoning district, creates new Parks and Recreation and Public Facilities zoning districts, and converts certain measurement standards, all as required for state compliance.

Council President Pro Tem Crampton wondered when the Town Council would begin reviewing the changes that accounted for the many variances they had seen. Ms. Hofmeister stated they would see those changes within the next month or two. She indicated that the proposed changes are necessary to bring the Town into compliance with state statute by implementing Comprehensive Plan directives, including the creation of zoning districts that correspond to the recreation and public future land use categories.

Council Member Araskog expressed concern about a portion of the proposed language and asked whether it would allow increased activity in a passive park. Ms. Hofmeister explained that the Comprehensive Plan distinguishes between active and passive parks, and that the proposed zoning changes establish a new zoning district to further define and regulate those park types. She noted that active park uses would be subject to review by the Design Review Board and Town Council. Council Member Araskog took issue with the way the paragraph was written, specifically the use of the word 'and'. Town Attorney Baird recommended that in the section that Council Member Araskog referenced, the words 'and' be removed and substituted with commas. Ms. Hofmeister agreed with the proposed changes. She also indicated that the staff would be adding a glossary of terms to differentiate between a passive and an active park.

3. FIRST READING

3.1 34-2025 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 16. – Reasonable Accommodation Procedures At Sections 134-2112 Reasonable Accommodation Procedures To Update The Town's Reasonable

Accommodation Procedures And Certified Recovery Residences Regulations;
Providing For Severability; Providing For The Repeal Of Ordinances In Conflict;
Providing For Codification; And Providing An Effective Date.

A motion was made by Council Member Moran and seconded by Council President Pro Tem Crampton to recommend Ordinance 34-2025 to the Town Council. The motion was carried unanimously, 5-0.

- 3.2 35-2025** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning At Article Vi, District Regulations, Division 1. Generally, By Amending Section 134-751 To Change R-D(1) From Moderate Residential To High-Density Residential, To Change C-B From Commercial Office To Commercial Business, To Add The Common Names To Pud-A, Pud-B, And Pud-C, To Add A New Pr Parks And Recreation District, And To Add A New Pf Public Facilities District; At Article Vi, District Regulations, Division 1. Generally, By Amending Section 134-752, Zoning Map, To Change From The 1974 Official Zoning Map To The 2024 Official Zoning Map; At Article Vi, District Regulations, Division 1. Generally, By Amending Section 134-755 To Change The Acreage Definition From 40,000 Square Feet To 43,560 Square Feet; At Article Vi, District Regulations, Division 2. R-Aa Large Estate Residential District By Amending Section 134-786, Division 3. R-A Estate Residential District By Amending Section 134-836, At Division 4. R-B Low Density Residential District By Amending Section 134-886, At Division 5. R-C Medium Density Residential District By Amending Section 134-941, At Division 6. R-D(1) High Density Residential District By Amending Section 134-996, At Division 7. R-D(2) High Density Residential District By Amending Section 134-1051, At Division 8. C-Ts Town-Serving Commercial District By Amending Section 134-1106, At Division 9. C-Wa Worth Avenue District, By Amending Section 134-1156, At Division 10. C-Opi Office, Professional And Institutional, By Amending Section 134-1206, At Division 11. C-Pc Planned Center District, By Amending Section 134-1256, At Division 12. C-B Commercial Business, By Amending Section 134-1301, At Division 13. Conservation District, By Amending Section 134-1351, At Division 15. Beach Area, By Amending Section 134-1471, And At Division 16.- Ci Cultural Institution District By Amending Section 134-1482 To Add To The Purpose Of The District Regulations For Each Zoning District The Implementation Of The Corresponding Town Of Palm Beach Comprehensive Plan Future Land Use Designations; At Article VI, District Regulations, Division 1 Generally, At Division 2. R-Aa Large Estate Residential District By Amending Section 134-790, At Article Vi, District Regulations, Division 3. R-A Estate Residential District By Amending Section 134-840, At Article Vi, District Regulations, Division 4. R-B Low Density Residential District By Amending Section 134-890, At Article Vi, District Regulations, Division 5. R-C Medium Density Residential District By Amending Section 134-945, At Article Vi, District Regulations, Division 6. R-D(1) High-Density Residential District By Amending Section 134-1000, And At Article Vi, District Regulations, Division 7. R-D(2) High-Density Residential District By Amending Section 134-1055 To Add Approved To Planned Unit Development And Add Cabana To Beach Houses; At Article VI, District Regulations, Division 6. R-D(1) To Moderate Density Residential District By Amending The Division Title

From Moderate Density Residential District To R-D(1) High-Density Residential District, By Amending Section 134-996, Section 134-997, Section 134-998, Section 134-999, Section 134-1000, Section 134-1001, Section 134-1002, Section 134-1003, Section 134-1004, Section 134-1005, Section 134-1006, Section 134-1007, Section 134-1008, Section 134-1009, Section 134-1010, Section 134-1011, Section 134-1012, And Section 134-1014 Amending The Division Title From R-D(1) Moderate Density Residential District To R-D(1) High Density Residential District; At Article Vi, District Regulations, Division 12. C-B Commercial District By Amending The Division Title To Read C-B Commercial Business District, By Amending Section 134-1301, Section 134-1302, Section 134-1303, Section 134-1304, Section 134-1306, Section 134-1307, Section 134-1308, Section 134-1309, Section 134-1310, Section 134-1311, Section 134-1312, Section 134-1313, Section 134-1315, And Section 134-1316 To Change From C-B Commercial District To C-B Commercial Business District; At Article Vi, District Regulations, At Article Vi, District Regulations, Division 8. C-Ts Town-Serving Commercial District By Amending Section 134-1106, And Section 134-1107, Section 134-1109, At Article Vi, District Regulations, Division 9. C-Wa Worth Avenue Commercial District By Amending Section 134-1156 And Section 134-1157, At Article VI, District Regulations, Division 11. C-Pc Planned Center District By Amending Section 134-1256, Section 134-1257 And Section 134-1259 To Convert From Gross Leasable Area (Gla) To Gross Floor Area (Gfa); At Article Vi, District Regulations, Division 8. C-Ts Town Serving Commercial District, Section 134-1107, Division 9. C-Wa Worth Avenue District, Section 134-1157 And Division 10. C-Opi Office, Professional And Institutional District, Section 134-1207 To Remove The Clause Related To Supplemental Off-Site Shared Parking That Sunsetted On March 13, 2024; At Article VI, District Regulations, Division 14. Pud Planned Unit Development District To Remove It In Its Entirety And Replace With A New Section 134-1391; At Article VI, District Regulations, Division 15. Beach Area By Replacing Structure Or Beach Building, Beach Houses, And Beach House Buildings With Beach Cabana House In Section 134-1473, Section 134-1474, Section 134-1475, And Section 134-1476; At Article VI, District Regulations To Add A New Division 17. Pr Parks And Recreation District, Including New Sections 1501 Through 1505 And To Add A New Division 18. Pf Public Facilities District Sections 1511 Through 1513; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

A motion was made by Council Member Araskog and seconded by Council President Pro Tem Crampton to recommend Ordinance 35-2025 to the Town Council. The motion was carried unanimously, 5-0.

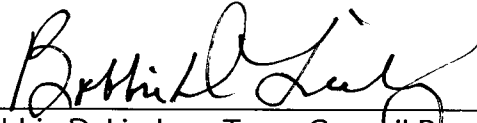
ANY OTHER BUSINESS

No other business was discussed at this time.

ADJOURNMENT

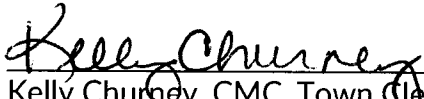
A motion was made by Council Member Cooney and seconded by Council Member Moran to adjourn the meeting at 09:55 AM. The motion was carried unanimously, 5-0.

APPROVED:



Bobbie D. Lindsay, Town Council President

APPROVED:



Kelly Churney, CMC, Town Clerk

Date: 2-10-26

