



TOWN COUNCIL MEETING

TOWN OF PALM BEACH

APRIL 15, 2026

9:30 AM

TOWN HALL COUNCIL CHAMBERS, 2ND FLOOR | 360 SOUTH COUNTY RD | PALM BEACH, FL 33480

Danielle H. Moore, Mayor
Bobbie D. Lindsay, President
Lew Crampton, President Pro Tem
Julie Araskog
Ted Cooney
Bridget Moran

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

COMMENTS

1. MAYOR AND TOWN COUNCIL MEMBERS
2. PUBLIC - 3 MINUTE LIMIT

For those unable to attend in person: [Submit a written comment](#) [Register to comment virtually](#)

PUBLIC HEARINGS

ORDINANCES

3. FIRST READING

- 3.1 **6-2026** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, Article XI, Signs, Division 1, Generally, At Section 134-2373, General Regulations And Definitions Applicable To Permitted Signs, Related To The Prohibition Of Signage On Awnings To Allow Signage On The Valance Of Awnings Subject To Certain Conditions; Division 3, Commercial Districts, Adding Section 134-2451, Signs On The Valance Of An Awning, Creating Standards For Signage On Awnings; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.
- 3.2 **8-2026** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, By Amending Article IX, -- Off-Street Parking And Loading, Division 2, -- Off-Street Parking, By Creating A New Section To Provide

Regulations For Tandem (Stacked) Parking In A Valet Operated And Maintained Parking Lot Or Parking Garage; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

- 3.3 12-2026** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Adopted 2024 Town Of Palm Beach Comprehensive Plan, Pursuant To Chapter 163, Florida Statutes; Amending The Data & Analysis And The Goals, Objectives And Policies Of The Future Land Use Element To Create A New Policy 1.1 To Acknowledge The Comprehensive Plan As The Blueprint To Guide Growth, Development, Resource Protection And Public Services And Facilities; To Create Policies 1.3 And 1.4 To Replace Policy 1.12 With A New Definition Of Town Resident; To Delete Policies 1.7 And 1.8 As They Are Duplicates Of Policies 2.1 And 2.2; To Amend Policy 1.13 To Change The Designation Names For Residential Categories And To Adjust The Density To Whole Numbers Based Upon An Acre; To Amend Policy 1.14 To Incorporate The Definitions Of Town Serving Commercial Establishments, To Adjust The Density To Whole Numbers Based Upon An Acre, To Update The Uses Permitted In Non-residential Uses, And To Create A New Beach Area Future Land Use Category; To Amend Policy 1.15 To Establish Floor Area Ratio (Far) As The Intensity Standard For Non-residential Uses; To Delete Policy 6.4, 6.5 And 6.6 As The Policies Are Directives That Have Now Been Addressed With The Proposed Amendment; To Amend Policy 8.1 To Replace Standards For New Planned Unit Developments (PUDs) With A List Of The Three Approved Puds; To Amend Policy 2.3 To Change The Language To Read From Zoning Ordinances To Zoning Code; Amending The Data & Analysis And The Goals, Objectives And Policies Of The Historic Preservation Element To Amend Policy 1.4 To Reflect The Continuous Monitoring Of Archaeologically Sensitive Sites And Zones In Coordination With Appropriate State And County Agencies Needed In Their Protection; Amending The Data & Analysis And The Goals, Objectives And Policies Of The Infrastructure Element To Amend Policy 3.1 To Update The Potable Water Level Of Service Standard In Accordance With The City Of West Palm Beach As The Town's Potable Water Provider; To Amend Policy 5.2 To Address The Updated 20-year Water Supply Facilities Work Plan That Is Adopted By Reference; To Amend The Adopted 2024 Comprehensive Plan Map Series To Replace The Future Land Use Map To Identify The Beach Area, To Include The Lake Worth Lagoon In The Conservation Future Land Use Designation, To Amend The Designations Of Public Buildings To Have A Public Future Land Use Designation, To Amend The Future Land Use Designations Of Park Sites Owned By Local Governmental Agencies And The Preservation Foundation Of Palm Beach To The Recreation Future Land Use Designation, To Amend The Future Land Use Of The Former U.S. Post Office Located At 95 North County Road That Is Now Privately Owned To The Commercial Future Land Use Designation, And To Establish Associated Acronyms For Each Future Land Use Designation And To Update The Archaeological Sites Map; Providing For Incorporation Of Recitals; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Here Within; Providing For Codification; Providing An Effective Date.
- 3.4 13-2026** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Official Zoning Map By Replacing The Existing 1974 Official Zoning Map Of The Town Of Palm Beach Last Updated September 2024 With A New 2026 Official Zoning Map; Providing For Incorporation Of Recitals; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Here Within; Providing For Codification; Providing An Effective Date.
- 3.5 14-2026** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, Article Vi, District Regulations, Division 2, R-Aa Large Estate Residential District, At Section 134-791, Accessory Structures, To Allow An Additional Accessory Structure Containing Bedrooms With Bath Facilities, Division 3, R-A Estate Residential District, At Section 134-841, Accessory Structures, To Allow An Additional

Accessory Structure Containing Bedrooms With Bath Facilities, Division 4, R-B Low Density Residential District, At Section 134-891, Accessory Structures, To Allow An Additional Accessory Structure Containing Bedrooms With Bath Facilities; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

4. SECOND READING

- 4.1 7-2026** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning At Article IX, Off-Street Parking And Loading, Division 2. Off-Street Parking, By Amending Section 134-2175 To Remove The Exemption Of Landmarked Commercially Zoned Buildings From Providing Additional Required Off-Street Parking If Increased Occupancy Or Use Is Created By Interior Building Improvements Which Create More Gross Leasable Area By Deleting In Its Entirety 134-2175(E); Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.
- 4.2 9-2026** 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 6, -- Structures, Subdivision I, -- In General At Section 134-1703, --Reserved, To Provide Regulations For Pedestrian Access Stairs And Ramps To The Oceanfront Beach; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.
- 4.3 10-2026** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 62, - Marine Structures, Article II, - Bulkheads, Seawalls And Groins On Atlantic Ocean At Section 62-37, - Bulkheads Groins To Accord With Plat; Variances., And Amending Chapter 134, Zoning, By Amending Article VIII, - Supplementary District Regulations, Division 6, - Structures, Subdivision I, - In General At Section 134-1701, - Structures East Of Ocean Bulkhead Line To Update The Permitted Location Of New And Reconstructed Ocean Seawalls; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.

ANY OTHER BUSINESS

ADJOURNMENT

Access this meeting video on the 'Public Meetings' page at www.townofpalmbeach.com.

If a person decides to appeal any decision made with respect to any matter considered at this meeting, 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.

Disabled persons needing accommodations to participate in this meeting should contact the Town Clerk's Office at (561) 838-5416 at least one day prior to the meeting.

TOWN OF PALM BEACH

Information for Town Council Meeting on: April 15, 2026

To: Town Council

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building Staff

Re: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, Article XI, Signs, Division 1, Generally, At Section 134-2373, General Regulations And Definitions Applicable To Permitted Signs, Related To The Prohibition Of Signage On Awnings To Allow Signage On The Valance Of Awnings Subject To Certain Conditions; Division 3, Commercial Districts, Adding Section 134-2451, Signs On The Valance Of An Awning, Creating Standards For Signage On Awnings; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.
6-2026

Date: 4/6/2026

ATTACHMENTS

Staff Report

Draft Ordinance No. 006-2026

Business Impact Statement

STRATEGIC PLAN

Strategic Priorities:

Community Culture and Character

Strategic Focus Areas:

Community Preservation

Quality of Life

FUNDING

No Fiscal Impact



STAFF DIRECTIVE:

The Town's zoning code (Chapter 134) currently prohibits signage on awnings. At the January 14, 2026, Town Council Development Review meeting, staff was directed to amend the zoning code to create provisions for signage on the valance of awnings.

At the March 4, 2026, Town Council Development Review meeting, staff was directed to present the draft ordinance to ARCOM and LPC for review and recommendations.

Despite initial hesitancy regarding sign density and the over saturation of signage along commercial corridors, and the significant vista on Worth Avenue, both design commercial corridors, both bodies determined that the matter is one of design appropriateness and contextual fit. Consequently, the discussion centered on architectural standards rather than the criteria for a variance. Based on the feedback received at the March ARCOM and LPC meetings, staff revised the draft ordinance to allow signage on the valance of awnings through a waiver process.

DISCUSSION:

The proposed amendments are summarized below:

- All valance signs on awnings shall be subject to a waiver process reviewed by ARCOM or LPC (as applicable).
 - Which may impose conditions necessary to ensure compliance with the new standards.
- Decisions by ARCOM or LPC (as applicable) will be placed on the Town Council Consent Agenda.
- New approval standards:
 - The signage is visually compatible with the buildings and environment with which it is visually related.
 - The signage is painted or sewn directly on the awning and does not utilize disparate lettering that conflicts with the established visual hierarchy of the immediate area.
 - The signage does not contribute to a cumulative concentration of signage.
 - The signage length does not exceed 25 percent of the length of a single awning and complies with the allowable total sign area for an individual business identification sign in a building, as calculated under section 134-2438.

Ordinance No. 006-2026 is ready for discussion.

WRB/JGM/ALF

WRB

ORDINANCE NO. 006-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 134, ZONING, ARTICLE XI, SIGNS, DIVISION 1, GENERALLY, AT SECTION 134-2373, GENERAL REGULATIONS AND DEFINITIONS APPLICABLE TO PERMITTED SIGNS, RELATED TO THE PROHIBITION OF SIGNAGE ON AWNINGS TO ALLOW SIGNAGE ON THE VALANCE OF AWNINGS SUBJECT TO A WAIVER; DIVISION 3, COMMERCIAL DISTRICTS, ADDING SECTION 134-2451, SIGNS ON THE VALANCE OF AN AWNING, CREATING A WAIVER FOR SIGNAGE ON AWNINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Palm Beach, Florida ("Town") is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town Council of the Town of Palm Beach, pursuant to the authority granted to it in Chapters 163 and 166, Florida Statutes, is authorized and empowered to consider changes to its land development regulations; and

WHEREAS, the Town's Planning and Zoning Commission considered the Quick Fixes Tranche 4 at its meeting of March 2, 2026, and recommended adoption of Quick Fix No. 20 to Town Council.

NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1. The recitations set forth above are true and correct and incorporated herein as legislative findings of the Town Council.

Section 2. Chapter 134, Zoning, Article XI, Signs, Division 1, Generally, Section 134-2373, is hereby amended as follows:

Sec. 134-2373. General regulations and definitions applicable to permitted signs.

Under this article, the following shall apply to all signs:

- (10) No sign, including numerals, lettering, illustrations, logos or characters, shall be painted or installed on any awning visible from public or private streets unless a waiver is granted for signs on the valance as provided in Sec. 134-2451.

Section 3. Chapter 134, Zoning, Article XI, Signs, Division 3, Commercial Districts, adding Section 134-2451, as follows:

Sec. 134-2451. Waiver for signs on the valance of an awning.

- (a) *Definition.* For purposes of this section, a valance means the vertical portion of the awning that extends down from the front edge of the awning and hangs down past the structural brace.
- (b) *Applicability.* A sign located on the valance of an awning shall require approval of a waiver by the architectural commission or landmarks preservation commission, as applicable.
- (c) *Approval standards.* A waiver may be approved only upon a determination that the proposed sign complies with all of the following:
- (1) The signage is visually compatible with the buildings and environment with which it is visually related.
 - (2) The signage is painted or sewn directly on the awning and does not utilize disparate lettering that conflicts with the established visual hierarchy of the immediate area.
 - (3) The signage does not contribute to a cumulative concentration of signage.
 - (4) The signage length does not exceed 25 percent of the length of a single awning and complies with the allowable total sign area for an individual business identification sign in a building, as calculated under section 134-2438.
- (d) *Conditions of approval.* The architectural commission or landmarks preservation commission, as applicable, may impose conditions necessary to ensure compliance with the standards of this section.
- (e) *Architectural commission or landmarks preservation commission action; town council ratification of commission action on applications involving waivers for signs on the valance of an awning.*
- (1) Decisions to be placed on town council consent agenda. Decisions of the architectural commission or landmarks preservation commission, as applicable, to approve, approve with conditions, or deny applications for development approval involving waivers for signs on the valance of an awning shall be placed on the consent agenda of the first available meeting of the town council after the decision.

- (2) Removal of decisions from consent agenda. Decisions that are placed on the town council consent agenda pursuant to subsection 1, may be removed from the consent agenda and placed on the regular agenda at the request of a member of the town council.
- (f) Notice of commission public hearing. Waivers for signs on the valance of an awning shall be noticed in accordance with section 18-202(d) or 54-93(4), as applicable.
- (g) Duration of approval and time extensions.
- (1) The applicant's approval will expire in accordance with the provisions of section 18-203(1) or 54-94(1), as applicable.
- (2) Time extensions shall be granted in accordance with the provisions of section 18-203(1) or 54-94(2), as applicable.
- (h) Appeals. The applicant or any interested party may file an appeal to the town council on any ruling by the architectural commission or landmarks preservation commission in accordance with section 18-177 or 54-41, as applicable.

Section 5. Severability. If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 6. Repeal of Ordinances in Conflict. All other ordinances of the Town of Palm Beach, Florida, or parts thereof, which conflict with this, or any part of this Ordinance are hereby repealed.

Section 7. Codification. This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach, Florida.

Section 8. Effective Date. This Ordinance shall take effect immediately upon its passage and approval, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach, Florida, on the First Reading this ____ day of ____, 2026; and for the Second and Final Reading on this ____ day of ____, 2026.

Danielle H. Moore, Mayor

Lewis S.W. Crampton, Town Council Member

Julie Araskog, Town Council Member

Bridget Moran, Town Council Member

ATTEST:

Edward Cooney, Town Council Member

Kelly Churney, CMC, Town Clerk

Nicki McDonald, Town Council Member



TOWN OF PALM BEACH

Business Impact Estimate

TITLE OF ORDINANCE:

ORDINANCE NO. 006-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 134, ZONING, ARTICLE XI, SIGNS, DIVISION 1, GENERALLY, AT SECTION 134-2373, GENERAL REGULATIONS AND DEFINITIONS APPLICABLE TO PERMITTED SIGNS, RELATED TO THE PROHIBITION OF SIGNAGE ON AWNINGS TO ALLOW SIGNAGE ON THE VALANCE OF AWNINGS SUBJECT TO A WAIVER; DIVISION 3, COMMERCIAL DISTRICTS, ADDING SECTION 134-2451, SIGNS ON THE VALANCE OF AN AWNING, CREATING A WAIVER FOR SIGNAGE ON AWNINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

The Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. According to Section 166.041(4)(c) of the Florida Statutes, if one or more boxes are checked below, state law **does not** require a business impact estimate for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220 - 163.3243.
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts.
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention

In accordance with the provisions of controlling law, the Town of Palm Beach hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The proposed ordinance amends Chapter 134 (Zoning), Article XI (Signs), to allow signage on the valance portion of awnings in commercial districts, subject to approval through a waiver process. The current code prohibits all signage on awnings; this amendment creates a narrowly tailored exception by establishing new Section 134-2451, which provides design standards and review procedures for such signage.

All proposed valance signage must be reviewed by the Architectural Commission (ARCOM) or the Landmarks Preservation Commission (LPC), as applicable, and must meet specific criteria related to visual compatibility, proportionality, and avoidance of excessive sign concentration. Final decisions are subject to Town Council ratification through the consent agenda process.

The public purpose of this ordinance is to promote high-quality design, maintain the aesthetic character of the Town, and provide limited flexibility for business identification signage in a manner that protects the public health, safety, welfare, and visual environment.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:
 - a) An estimate of direct compliance costs that businesses may reasonably incur;

The proposed ordinance does not impose mandatory compliance requirements on existing businesses. Participation is voluntary, as businesses may choose whether to pursue signage on awning valances.

Businesses electing to install such signage may incur typical costs associated with design, fabrication, and installation of signage, as well as application preparation costs (e.g., drawings or renderings). These costs are expected to be minimal to moderate and consistent with existing signage review processes.

- b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

No new fees are created by this ordinance. Any applications for waivers will be subject to existing application and review fees already established in the Town's fee schedule.

- c) An estimate of the Town of Palm Beach's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The ordinance is not expected to materially increase regulatory costs to the Town. Reviews will be conducted by existing boards (ARCOM or LPC) as part of their normal meeting schedules. Any minor administrative impacts are anticipated to be absorbed within existing staffing and operational budgets. No new revenue sources are created.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The ordinance primarily affects businesses located in commercial zoning districts that utilize awnings. While the total number of such businesses is limited, only a subset is expected to pursue variance signage through the waiver process. Accordingly, the number of businesses directly impacted is anticipated to be low to moderate.

4. Additional information the governing body deems useful (if any):

The ordinance introduces additional flexibility in the Town's sign regulations while maintaining strict design oversight to ensure compatibility with the Town's architectural character. The waiver-based approach ensures that signage is evaluated on a case-by-case basis, preventing adverse visual impacts or excessive signage proliferation.

The proposed changes were developed following direction from the Town Council and review by ARCOM and LPC, both of which emphasized the importance of contextual design appropriateness. The ordinance reflects that guidance by focusing on architectural integration rather than variance-based hardship criteria.

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Town of Palm Beach's website by the time notice of the proposed enactment of the ordinance is published.

TOWN OF PALM BEACH

Information for Town Council Meeting on: April 15, 2026

To: Town Council

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building Staff

Re: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, By Amending Article IX, -- Off-Street Parking And Loading, Division 2, -- Off-Street Parking, By Creating A New Section To Provide Regulations For Tandem (Stacked) Parking In A Valet Operated And Maintained Parking Lot Or Parking Garage; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.
8-2026

Date: 4/6/2026

ATTACHMENTS

Staff Report

Draft Ordinance No. 008-2026

Business Impact Statement

STRATEGIC PLAN

Strategic Priorities:

Community Culture and Character, Mobility and Transportation

Strategic Focus Areas:

Community Preservation

Quality of Life

On-island Mobility

FUNDING

No Fiscal Impact



STAFF DIRECTIVE:

At the Town Council meeting on January 14, 2026, Town Council Development Review meeting, staff was directed to amend the zoning code to create provisions for active consideration. These items are affectionately referred to as "Quick Fixes Tranche 04." The presentation was well received with a consensus of the Council to have the "items" to be drafted into a working draft ordinance for review at the Planning & Zoning Commission. This is Quick Fix item number 23.

DISCUSSION:

The proposed amendment introduces flexibility into the parking regulations by allowing tandem spaces to be reviewed on a case-by-case basis through a **special exception** rather than requiring a variance. This approach enables the Town to approve necessary parking solutions for sites with unique constraints while maintaining strict oversight over site design, safety, and operational efficiency.

Utilizing a special exception rather than a variance offers several advantages:

- **Case-by-Case Analysis:** Allows the Council to review the suitability of tandem parking based on the specific layout and building and neighborhood context of the site.
- **Conditioning Power:** Enables the imposition of strict conditions (e.g., screening, restrictive covenants, valet service) to mitigate potential impacts, unlike variances which are usually granted as-is.
- **Reduced Burden on Applicants:** Provides a more efficient legal pathway for applicants to meet parking demands on constrained lots without proving the stringent "unique physical hardship" required for a variance.

Ordinance No. 008-2026 is ready for approval on First Reading.

WRB:JGM

ORDINANCE NO. 008-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 134, ZONING, BY AMENDING ARTICLE IX, -- OFF-STREET PARKING AND LOADING, DIVISION 2, -- OFF-STREET PARKING, BY CREATING A NEW SECTION TO PROVIDE REGULATIONS FOR TANDEM (STACKED) PARKING IN A VALET OPERATED AND MAINTAINED PARKING GARAGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Palm Beach, Florida ("Town") is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town Council of the Town of Palm Beach, pursuant to the authority granted to it in Chapters 163 and 166, Florida Statutes, is authorized and empowered to consider changes to its land development regulations; and

WHEREAS, at the January 14, 2026, Town Council Development Review meeting, staff was directed to amend the zoning code to create provisions to promote efficient use of land and parking resources within its zoning districts to support economic vitality and orderly development;

WHEREAS, tandem (stacked) parking arrangements, when properly managed, can increase parking capacity without requiring additional impervious surface or structural expansion;

WHEREAS, valet-operated and maintained parking systems ensure that tandem parking spaces are accessed and managed exclusively by trained personnel, thereby mitigating potential operational and safety concerns;

WHEREAS, the adoption of tandem parking provisions aligns with the Town's goals to encourage innovative parking solutions that reduce congestion and improve accessibility for residents, businesses, and visitors;

WHEREAS, the Town has determined that allowing tandem parking in valet-operated and maintained garages will not adversely affect traffic circulation, pedestrian safety, or emergency access when implemented in accordance with established standards;

WHEREAS, the Planning, Zoning, and Building Department has reviewed best practices and recommends incorporating tandem parking provisions into the zoning ordinance to provide flexibility for property owners while maintaining compliance with overall parking requirements;

WHEREAS, public input and professional analysis support the conclusion that tandem parking, under valet control, is a practical and beneficial option for certain commercial and mixed-use developments;

WHEREAS, the Town's Planning and Zoning Commission considered the Quick Fixes Tranche 4 at its meeting of April 7, 2026, and recommended adoption of Quick Fix No. 23 to Town Council.

NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1. The recitations set forth above are true and correct and incorporated herein as legislative findings of the Town Council.

Section 2. Chapter 134, Zoning Article IX, OFF-STREET PARKING AND LOADING, DIVISION 2, SEC. 134-134-2172 Size of spaces and access is hereby amended as follows:

Sec. 134-2172. - Size of spaces and access.

An off-street automobile parking space shall consist of a parking space having minimum dimensions of nine feet in width and 18 feet in length for the parking of each automobile, exclusive of access drives or aisles thereto. Minimum width of an access drive shall be ten feet for one-way traffic. Minimum width of an aisle designed and intended for the maneuvering into a 90 degree parking space shall be 25 feet; 20 feet into a 60 degree parking space; and 15 feet into a 45 degree parking space. Minimum width of an aisle

designed and intended for the maneuvering of an automobile into a parking space shall be in conformance with the illustration set forth in section 134-2171. ~~The parking plan must be so arranged that each automobile may be placed and removed from the parking space assigned thereto and taken to and from the property without the necessity of moving any other automobile to complete the maneuver. The parking plan shall be designed to ensure that each automobile can be placed in and removed from its assigned parking space and maneuvered to and from the property without requiring the movement of another vehicle, except as permitted for tandem (stacked) parking in compliance with Sec. 134-2183.~~

Sec. 134 -2183. Tandem (Stacked) Parking – Valet Operations

A. Purpose.

~~The purpose of this section is to allow tandem (stacked) parking configurations in limited circumstances where continuous valet services are provided in a valet operated and maintained parking garage, in order to increase operational efficiency while ensuring safe circulation, fire access, and functional site design.~~

B. Special Exception Required.

~~Tandem (stacked) parking shall be permitted only upon approval by the Town Council as a Special Exception with Site Plan review in accordance with Sec. 134-328 and Sec.134-329 of this Code.~~

C. Applicability.

~~Tandem parking shall be allowed within a parking garage that is operated exclusively by a full-time valet service and only in compliance with the conditions set forth herein.~~

D. Definition.

~~For purposes of this section, *tandem (stacked) parking* shall mean two (2) or more parking spaces arranged end-to-end such that one vehicle must be moved to allow another vehicle to exit.~~

E. Conditions of Approval.

In addition to meeting all the requirements for granting a special exception use under Sec. 134-229, the following additional criteria must also be met:

1. Valet Operation Required.

The parking facility shall be operated by a continuous, on-site valet service during all hours the principal use is open to the public.

2. Operational Plan.

A valet management plan shall be submitted and reviewed and approved, including staffing levels, vehicle stacking procedures, peak-hour operations, queuing analysis, internal circulation diagrams, and emergency access provisions.

3. Dimensional Compliance.

Each individual space within a tandem configuration meets the minimum dimensional standards for parking spaces established by this Code.

4. Accessible Parking.

Accessible parking spaces required by the Americans with Disabilities Act (ADA) and applicable state law shall not be configured in tandem.

5. Maximum Percentage.

The total number of tandem spaces provided shall not exceed 15% of the total parking structure capacity.

6. Use of Tandem Spaces

Tandem parking spaces shall be permitted exclusively for the approved uses on the subject property.

7. Recorded Restriction.

A declaration or restrictive covenant, in a form approved by the Town Attorney, shall be submitted and recorded in the public records of the County, requiring

the continued operation of valet service as a condition for utilizing tandem (stacked) parking spaces toward satisfaction of required off-street parking. Failure to maintain valet operations in accordance with the approved Special Exception shall render such tandem spaces ineligible to count toward required parking minimums.

8. Loss of Valet Service.

If valet service ceases for more than thirty (30) consecutive days, tandem spaces shall no longer count toward required parking minimums, and the property owner shall remedy the deficiency within a timeframe established by the Town.

9. Public Safety and Circulation. The tandem arrangement will not adversely impact traffic circulation, emergency access, fire lanes, or public rights-of-way. The Director of Planning, Zoning and Building or designee may require additional maneuvering space, internal circulation modifications, or traffic management measures to ensure safe ingress and egress.

10. Requirement for Future Review. The applicant, or subsequent owner/operator, shall submit a written report to the Planning Department and Town Council on an annual basis to review the operations of the approved use. The first review shall occur twelve (12) months from the date of the issuance of the Certificate of Occupancy or commencement of operations, and annually thereafter.

Secs. 134-21834—134-2210. - Reserved.

Section 3. Severability. If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 4. Repeal of Ordinances in Conflict. All other ordinances of the Town of Palm Beach, Florida, or parts thereof, which conflict with this, or any part of this Ordinance are hereby repealed.

Section 5. Codification. This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach, Florida.

Section 6. Effective Date. This Ordinance shall take effect immediately upon its passage and approval, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach, Florida, on the First Reading this ____ day of ____, 2026; and for the Second and Final Reading on this ____ day of ____, 2026.

Danielle H. Moore, Mayor

Bobbie Lindsay, Town Council President

Lewis S.W. Crampton, President Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Bridget Moran, Town Council Member

Kelly Churney, CMC, Town Clerk

Edward Cooney, Town Council Member



TOWN OF PALM BEACH

Business Impact Estimate

TITLE OF ORDINANCE:

ORDINANCE NO. 008-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 134, ZONING, BY AMENDING ARTICLE IX, -- OFF-STREET PARKING AND LOADING, DIVISION 2, -- OFF-STREET PARKING, BY CREATING A NEW SECTION TO PROVIDE REGULATIONS FOR TANDEM (STACKED) PARKING IN A VALET OPERATED AND MAINTAINED PARKING GARAGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

The Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. According to Section 166.041(4)(c) of the Florida Statutes, if one or more boxes are checked below, state law **does not** require a business impact estimate for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220 - 163.3243.
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts.
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention

In accordance with the provisions of controlling law, the Town of Palm Beach hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The proposed ordinance amends Chapter 134 (Zoning), Article IX (Off-Street Parking and Loading), to create new provisions allowing tandem (stacked) parking within valet-operated and maintained parking garages, subject to approval through a Special Exception with Site Plan review.

Currently, the Town's code requires that each vehicle be able to enter and exit a parking space independently. This amendment introduces a narrowly tailored exception to allow tandem parking arrangements when managed by a continuous valet service and when specific operational, safety, and design standards are satisfied. The ordinance establishes criteria including valet operation requirements, submission of a valet management plan, limitations on the percentage of tandem spaces, prohibition on tandem accessible parking, and ongoing operational oversight.

The public purpose of this ordinance is to promote efficient land use, enhance parking capacity in constrained areas, support economic vitality, and maintain safe and orderly traffic circulation, while protecting the public health, safety, and welfare through strict regulatory controls

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:
 - a) An estimate of direct compliance costs that businesses may reasonably incur;

The proposed ordinance does not impose mandatory requirements on existing businesses or developments. Participation is voluntary and applies only to applicants seeking to utilize tandem parking configurations.

Businesses electing to pursue tandem parking may incur costs associated with:

- Preparation of a valet management and operational plan
- Design and engineering modifications to parking layouts
- Implementation and ongoing operation of valet services
- Legal costs associated with recording restrictive covenants

These costs are expected to vary depending on the size and complexity of the project but are offset by the potential benefit of increased parking capacity and improved site efficiency.

- b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

The ordinance does not establish any new fees. Applications for Special Exception and Site Plan review will be subject to existing fees already adopted in the Town's fee schedule.

- c) An estimate of the Town of Palm Beach's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The ordinance is not anticipated to result in a significant increase in regulatory costs. Reviews will occur through existing development review processes, including Planning & Zoning, and Town Council consideration. Any additional administrative or review efforts are expected to be minimal and absorbed within existing staffing and operational resources. No new revenue sources are created.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The ordinance applies to properties with structured parking garages and is most relevant to commercial and mixed-use developments with valet operations. The number of businesses or property owners likely to utilize tandem parking is expected to be limited. Accordingly, the number of directly impacted businesses is anticipated to be low.

4. Additional information the governing body deems useful (if any):

The ordinance provides an alternative regulatory pathway (Special Exception) in place of a variance, reducing the burden on applicants by eliminating the need to demonstrate a “unique physical hardship,” while still maintaining a high level of scrutiny and public oversight.

The inclusion of operational safeguards—such as mandatory valet service, annual reporting, recorded restrictions, and limitations on tandem parking percentages—ensures that the flexibility provided does not result in adverse impacts to traffic circulation, emergency access, or surrounding properties.

The proposed amendment reflects best practices in urban parking management and was developed following Town Council direction and professional planning analysis to support efficient and context-sensitive development within the Town.

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Town of Palm Beach’s website by the time notice of the proposed enactment of the ordinance is published.

TOWN OF PALM BEACH

Information for Town Council Meeting on: April 15, 2026

To: Town Council

Via: Wayne Bergman, Director of Planning, Zoning, & Building

From: Planning, Zoning, & Building Staff

Re: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Adopted 2024 Town Of Palm Beach Comprehensive Plan, Pursuant To Chapter 163, Florida Statutes; Amending The Data & Analysis And The Goals, Objectives And Policies Of The Future Land Use Element To Create A New Policy 1.1 To Acknowledge The Comprehensive Plan As The Blueprint To Guide Growth, Development, Resource Protection And Public Services And Facilities; To Create Policies 1.3 And 1.4 To Replace Policy 1.12 With A New Definition Of Town Resident; To Delete Policies 1.7 And 1.8 As They Are Duplicates Of Policies 2.1 And 2.2; To Amend Policy 1.13 To Change The Designation Names For Residential Categories And To Adjust The Density To Whole Numbers Based Upon An Acre; To Amend Policy 1.14 To Incorporate The Definitions Of Town Serving Commercial Establishments, To Adjust The Density To Whole Numbers Based Upon An Acre, To Update The Uses Permitted In Non-residential Uses, And To Create A New Beach Area Future Land Use Category; To Amend Policy 1.15 To Establish Floor Area Ratio (Far) As The Intensity Standard For Non-residential Uses; To Delete Policy 6.4, 6.5 And 6.6 As The Policies Are Directives That Have Now Been Addressed With The Proposed Amendment; To Amend Policy 8.1 To Replace Standards For New Planned Unit Developments (PUDs) With A List Of The Three Approved Puds; To Amend Policy 2.3 To Change The Language To Read From Zoning Ordinances To Zoning Code; Amending The Data & Analysis And The Goals, Objectives And Policies Of The Historic Preservation Element To Amend Policy 1.4 To Reflect The Continuous Monitoring Of Archaeologically Sensitive Sites And Zones In Coordination With Appropriate State And County Agencies Needed In Their Protection; Amending The Data & Analysis And The Goals, Objectives And Policies Of The Infrastructure Element To Amend Policy 3.1 To Update The Potable Water Level Of Service Standard In Accordance With The City Of West Palm Beach As The Town's Potable Water Provider; To Amend Policy 5.2 To Address The Updated 20-year Water Supply Facilities Work Plan That Is Adopted By Reference; To Amend The Adopted 2024 Comprehensive Plan Map Series To Replace The Future Land Use Map To Identify The Beach Area, To Include The Lake Worth Lagoon In The Conservation Future Land Use Designation, To Amend The Designations Of Public Buildings To Have A Public Future Land Use Designation, To Amend The Future Land Use Designations Of Park Sites Owned By Local Governmental Agencies And The Preservation

Foundation Of Palm Beach To The Recreation Future Land Use Designation, To Amend The Future Land Use Of The Former U.S. Post Office Located At 95 North County Road That Is Now Privately Owned To The Commercial Future Land Use Designation, And To Establish Associated Acronyms For Each Future Land Use Designation And To Update The Archaeological Sites Map; Providing For Incorporation Of Recitals; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Here Within; Providing For Codification; Providing An Effective Date.
12-2026

Date: 3/27/2026

ATTACHMENT

Draft Ordinance. No. 012-2026
Business Impact Statement

STRATEGIC PLAN

Strategic Priorities:

Governmental Leadership and Innovation, Safe and Resilient Community, Community Culture and Character, Mobility and Transportation, Environmental Stewardship

Strategic Focus Areas:

Sound Fiscal Management
Cooperative Relationships
Water Resources
Emergency Management
Quality of Life
Community Preservation
On-island Mobility
Management of Environmental Threats
Sustainable Management of Town Assets
Collaborative Town Government

FUNDING

No Fiscal Impact

ORDINANCE NO. 012-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE ADOPTED 2024 TOWN OF PALM BEACH COMPREHENSIVE PLAN, PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AMENDING THE DATA & ANALYSIS AND THE GOALS, OBJECTIVES AND POLICIES OF THE FUTURE LAND USE ELEMENT TO CREATE A NEW POLICY 1.1 TO ACKNOWLEDGE THE COMPREHENSIVE PLAN AS THE BLUEPRINT TO GUIDE GROWTH, DEVELOPMENT, RESOURCE PROTECTION AND PUBLIC SERVICES AND FACILITIES; TO CREATE POLICIES 1.3 AND 1.4 TO REPLACE POLICY 1.12 WITH A NEW DEFINITION OF TOWN RESIDENT; TO DELETE POLICIES 1.7 AND 1.8 AS THEY ARE DUPLICATES OF POLICIES 2.1 AND 2.2; TO AMEND POLICY 1.13 TO CHANGE THE DESIGNATION NAMES FOR RESIDENTIAL CATEGORIES AND TO ADJUST THE DENSITY TO WHOLE NUMBERS BASED UPON AN ACRE; TO AMEND POLICY 1.14 TO INCORPORATE THE DEFINITIONS OF TOWN SERVING COMMERCIAL ESTABLISHMENTS, TO ADJUST THE DENSITY TO WHOLE NUMBERS BASED UPON AN ACRE, TO UPDATE THE USES PERMITTED IN NON-RESIDENTIAL USES, AND TO CREATE A NEW BEACH AREA FUTURE LAND USE CATEGORY; TO AMEND POLICY 1.15 TO ESTABLISH FLOOR AREA RATIO (FAR) AS THE INTENSITY STANDARD FOR NON-RESIDENTIAL USES; TO DELETE POLICY 6.4, 6.5 AND 6.6 AS THE POLICIES ARE DIRECTIVES THAT HAVE NOW BEEN ADDRESSED WITH THE PROPOSED AMENDMENT; TO AMEND POLICY 8.1 TO REPLACE STANDARDS FOR NEW PLANNED UNIT DEVELOPMENTS (PUDS) WITH A LIST OF THE THREE APPROVED PUDS; TO AMEND POLICY 2.3 TO CHANGE THE LANGUAGE TO READ FROM ZONING ORDINANCES TO ZONING CODE; AMENDING THE DATA & ANALYSIS AND THE GOALS, OBJECTIVES AND POLICIES OF THE HISTORIC PRESERVATION ELEMENT TO AMEND POLICY 1.4 TO REFLECT THE CONTINUOUS MONITORING OF ARCHAEOLOGICALLY SENSITIVE SITES AND ZONES IN COORDINATION WITH APPROPRIATE STATE AND COUNTY AGENCIES NEEDED IN THEIR PROTECTION; AMENDING THE DATA & ANALYSIS AND THE GOALS, OBJECTIVES AND POLICIES OF THE INFRASTRUCTURE ELEMENT TO AMEND POLICY 3.1 TO UPDATE THE POTABLE WATER LEVEL OF SERVICE STANDARD IN ACCORDANCE WITH THE CITY OF WEST PALM BEACH AS THE TOWN'S POTABLE WATER PROVIDER; TO AMEND POLICY 5.2 TO ADDRESS THE UPDATED 20-YEAR WATER SUPPLY FACILITIES WORK PLAN THAT IS ADOPTED BY REFERENCE; TO AMEND THE ADOPTED 2024 COMPREHENSIVE PLAN MAP SERIES TO REPLACE THE FUTURE LAND USE MAP TO IDENTIFY THE BEACH AREA, TO INCLUDE THE LAKE WORTH LAGOON IN THE CONSERVATION FUTURE LAND USE DESIGNATION, TO AMEND THE DESIGNATIONS OF PUBLIC BUILDINGS TO HAVE A PUBLIC FUTURE LAND USE DESIGNATION, TO AMEND THE FUTURE LAND USE DESIGNATIONS OF PARK SITES OWNED BY LOCAL GOVERNMENTAL AGENCIES AND THE PRESERVATION FOUNDATION OF PALM BEACH TO THE RECREATION FUTURE LAND USE DESIGNATION, TO AMEND THE FUTURE LAND USE OF THE FORMER U.S. POST OFFICE LOCATED AT 95 NORTH COUNTY ROAD THAT IS NOW PRIVATELY OWNED TO THE COMMERCIAL FUTURE LAND USE DESIGNATION, AND TO ESTABLISH ASSOCIATED ACRONYMS FOR EACH FUTURE LAND USE DESIGNATION AND TO UPDATE THE ARCHAEOLOGICAL SITES MAP; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL

OF ORDINANCES IN CONFLICT HERE WITHIN; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Palm Beach has adopted a Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes, known as the Community Planning Act (the "Act");

WHEREAS, pursuant to §163.3191 of the Act, the Town of Palm Beach, Florida, is required to periodically and comprehensively evaluate its Comprehensive Plan to determine if plan amendments are necessary and to notify the state land planning agency as to its determination;

WHEREAS, on October 23, 1989, the Town of Palm Beach amended the Town of Palm Beach Comprehensive Plan with the adoption of Ordinance No. 11-89 to be consistent with the Act, as amended from time to time thereafter;

WHEREAS, on February 12, 2025, in accordance with §163.3191 of the Act, The Town of Palm Beach amended the Town of Palm Beach Comprehensive Plan based upon an Evaluation and Appraisal Report (EAR) with the adoption of Ordinance No. 015-2024;

WHEREAS, on April 7, 2026, the Town of Palm Beach's Planning and Zoning Commission issued a Record and Report recommending proposed amendments to the Town of Palm Beach Comprehensive Plan;

WHEREAS, pursuant to §163.3174(11) of the Act after notice required by law, the Town Council, acting as the Local Planning Agency (LPA), conducted a public hearing on April 15, 2026 wherein it considered the Planning and Zoning Commission's Record and Report and all evidence and testimony regarding the proposed amendments;

WHEREAS, the LPA recommended that the Town Council amend the Town of Palm Beach's Comprehensive Plan and transmit the Amendments to the Florida Department of Commerce; and

WHEREAS, pursuant to §163.3184(11) of the Act and after notice required by law, the Town Council conducted a public hearing on April 15, 2026 to consider the LPA's recommendations regarding the Amendments wherein it determined that the adoption of the Amendments would be in compliance with the Act and voted to transmit the Amendments to the Florida Department of Commerce, appropriate reviewing agencies, and any other local government or governmental agency that has made a written request of the Town pertaining to the proposed amendments.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Incorporation of Recital

The above recitals are incorporated as fully set forth herein.

Section 2. Findings

The Comprehensive Plan Amendments, as more particularly described in Exhibit A attached hereto, have been determined by the Town Council to promote the public health, safety and welfare and are consistent with the requirements in Florida Statutes, and all elements of the adopted Comprehensive Plan. Further, the Town Council has determined that the Comprehensive Plan Amendments are not more restrictive or burdensome.

Section 3. Amendment of the Comprehensive Plan

The Town of Palm Beach Comprehensive Plan is hereby amended to incorporate those amendments set forth in Exhibit A and incorporated herein by reference.

Section 4. Severability

If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 5. Repeal of Ordinances in Conflict

All other ordinances of the Town of Palm Beach, Florida, or parts thereof which conflict with this or any part of this Ordinance are hereby repealed.

Section 6. Codification

This Ordinance shall be codified and made a part of the official Comprehensive Plan of the Town of Palm Beach.

Section 7. Effective Date

This Ordinance shall take effect pursuant to §163.3184(4)(e)5, Florida Statutes.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach on first reading on the 15th day of April 2026, and for second and final reading on the ____day of _____ 2026.

Danielle H. Moore, Mayor

_____, Town Council President

Lewis S.W. Crampton, President Pro Tem

Julie Araskog, Town Council Member

Bridget Moran, Town Council Member

Edward Cooney, Town Council Member

ATTEST:

Kelly Churney, CMC, Town Clerk

Nicki McDonald, Town Council Member



TOWN OF PALM BEACH

Business Impact Estimate

TITLE OF ORDINANCES:

ORDINANCE NO. 012-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE ADOPTED 2024 TOWN OF PALM BEACH COMPREHENSIVE PLAN, PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AMENDING THE DATA & ANALYSIS AND THE GOALS, OBJECTIVES AND POLICIES OF THE FUTURE LAND USE ELEMENT TO CREATE A NEW POLICY 1.1 TO ACKNOWLEDGE THE COMPREHENSIVE PLAN AS THE BLUEPRINT TO GUIDE GROWTH, DEVELOPMENT, RESOURCE PROTECTION AND PUBLIC SERVICES AND FACILITIES; TO CREATE POLICIES 1.3 AND 1.4; TO REPLACE POLICY 1.12 WITH A NEW DEFINITION OF TOWN RESIDENT; TO DELETE POLICIES 1.7 AND 1.8 AS THEY ARE DUPLICATES OF POLICIES 2.1 AND 2.2; TO AMEND POLICY 1.13 TO CHANGE THE DESIGNATION NAMES FOR RESIDENTIAL CATEGORIES AND TO ADJUST THE DENSITY TO WHOLE NUMBERS BASED UPON AN ACRE; TO AMEND POLICY 1.14 TO INCORPORATE THE DEFINITIONS OF TOWN SERVING COMMERCIAL ESTABLISHMENTS, TO ADJUST THE DENSITY TO WHOLE NUMBERS BASED UPON AN ACRE, TO UPDATE THE USES PERMITTED IN NON-RESIDENTIAL USES, AND TO CREATE A NEW BEACH AREA FUTURE LAND USE CATEGORY; TO AMEND POLICY 1.15 TO ESTABLISH FLOOR AREA RATIO (FAR) AS THE INTENSITY STANDARD FOR NON-RESIDENTIAL USES; TO DELETE POLICY 6.4, 6.5 AND 6.6 AS THE POLICIES ARE DIRECTIVES THAT HAVE NOW BEEN ADDRESSED WITH THE PROPOSED AMENDMENT; TO AMEND POLICY 8.1 TO REPLACE STANDARDS FOR NEW PLANNED UNIT DEVELOPMENTS (PUDS) WITH A LIST OF THE THREE APPROVED PUDS; TO AMEND POLICY 2.3 TO CHANGE THE LANGUAGE TO READ FROM ZONING ORDINANCES TO ZONING CODE; AMENDING THE DATA & ANALYSIS AND THE GOALS, OBJECTIVES AND POLICIES OF THE HISTORIC PRESERVATION ELEMENT TO AMEND POLICY 1.4 TO REFLECT THE CONTINUOUS MONITORING OF ARCHAEOLOGICALLY SENSITIVE SITES AND ZONES IN COORDINATION WITH APPROPRIATE STATE AND COUNTY AGENCIES NEEDED IN THEIR PROTECTION; AMENDING THE DATA & ANALYSIS AND THE GOALS, OBJECTIVES AND POLICIES OF THE INFRASTRUCTURE ELEMENT TO AMEND POLICY 3.1 TO UPDATE THE POTABLE WATER LEVEL OF SERVICE STANDARD IN ACCORDANCE WITH THE CITY OF WEST PALM BEACH AS THE TOWN'S POTABLE WATER PROVIDER; TO AMEND POLICY 5.2 TO ADDRESS THE UPDATED 20-YEAR WATER SUPPLY FACILITY WORK PLAN THAT IS ADOPTED BY REFERENCE; TO AMEND THE ADOPTED 2024 COMPREHENSIVE PLAN MAP SERIES TO REPLACE THE FUTURE LAND USE MAP TO IDENTIFY THE BEACH AREA, TO INCLUDE THE LAKE WORTH LAGOON IN THE CONSERVATION DESIGNATION, TO AMEND THE DESIGNATIONS OF PUBLIC BUILDINGS TO HAVE A PUBLIC FUTURE LAND USE DESIGNATION, TO AMEND THE FUTURE LAND USE DESIGNATIONS OF PARK SITES OWNED BY LOCAL GOVERNMENTAL AGENCIES AND THE PRESERVATION FOUNDATION OF PALM BEACH TO A RECREATION FUTURE LAND USE CATEGORY, TO AMEND THE

FUTURE LAND USE OF THE FORMER U.S. POST OFFICE LOCATED AT 95 NORTH COUNTY ROAD THAT IS NOW PRIVATELY OWNED TO COMMERCIAL FUTURE LAND USE, AND TO ESTABLISH ASSOCIATED ACRONYMS FOR EACH FUTURE LAND USE CATEGORY AND TO UPDATE THE ARCHAEOLOGICAL SITES MAP; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HERE WITHIN; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO. 013-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY REPLACING THE EXISTING 1974 OFFICIAL ZONING MAP OF THE TOWN OF PALM BEACH LAST UPDATED SEPTEMBER 2024 WITH A NEW 2026 OFFICIAL ZONING MAP; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HERE WITHIN; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

The Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. According to Section 166.041(4)(c) of the Florida Statutes, if one or more boxes are checked below, state law **does not** require a business impact estimate for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220 - 163.3243.
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts.
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention

In accordance with the provisions of controlling law, the Town of Palm Beach hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The proposed ordinances implement coordinated updates to the Town's long-range planning and regulatory framework.

Ordinance No. 012-2026 amends the adopted 2024 Comprehensive Plan pursuant to Chapter 163, Florida Statutes. The amendments include updates to the Future Land Use Element, Historic Preservation Element, and Infrastructure Element; revisions to policies, definitions, and land use categories; incorporation of updated level of service standards; and updates to the Future Land Use Map and supporting map series. These changes reflect the Town's Evaluation and Appraisal Report (EAR)-based review and ensure internal consistency, modernization of terminology, and alignment with current planning objectives.

Ordinance No. 013-2026 updates the Town's Official Zoning Map to correspond with the amended Future Land Use Map, ensuring consistency between the Comprehensive Plan and land development regulations as required by state law.

The public purpose of these ordinances is to maintain a legally compliant, internally consistent, and up-to-date Comprehensive Plan and Zoning Map that guide growth, development, resource protection, and infrastructure planning, while promoting the public health, safety, and welfare.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:
 - a) An estimate of direct compliance costs that businesses may reasonably incur;

The proposed ordinances do not impose direct or immediate compliance costs on private, for-profit businesses. The amendments are primarily policy-level updates and map adjustments that guide future development and regulatory decisions.

To the extent that future development, redevelopment, or land use changes are proposed, property owners and businesses may incur typical costs associated with zoning, permitting, or site plan review processes. However, such costs are not created by these ordinances and are consistent with existing regulatory practices.

- b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

The ordinances do not establish any new fees or charges. All existing application, permitting, and development review fees remain unchanged.

- c) An estimate of the Town of Palm Beach's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The adoption of these ordinances is not expected to result in a material increase in regulatory costs. The updates are administrative and policy-oriented and will be implemented through existing planning and development review processes. No new revenues are generated as a result of these ordinances.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The ordinances applied Town-wide as part of the Comprehensive Plan and Zoning Map; however, they do not directly regulate or require action by businesses. Any impact will occur indirectly over time as properties undergo redevelopment or land use changes.

4. Additional information the governing body deems useful (if any):

These ordinances are required as part of the Town's ongoing statutory obligations under Chapter 163, Florida Statutes, including periodic evaluation and update of the Comprehensive Plan and maintenance of consistency between the Comprehensive Plan and land development regulations.

The amendments are largely clarifying, administrative, and policy-oriented in nature, and are not intended to increase regulatory burdens. Instead, they enhance clarity, improve internal consistency, and ensure that the Town's planning framework reflects current conditions, best practices, and adopted policy direction.

The coordinated adoption of the Comprehensive Plan amendments and the updated Zoning Map ensures compliance with state law and supports predictable, orderly development and redevelopment within the Town.

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Town of Palm Beach's website by the time notice of the proposed enactment of the ordinance is published.

TOWN OF PALM BEACH

Information for Town Council Meeting on: April 15, 2026

To: Town Council

Via: Wayne Bergman, Director of Planning, Zoning, & Building

From: Planning, Zoning, & Building Staff

Re: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Official Zoning Map By Replacing The Existing 1974 Official Zoning Map Of The Town Of Palm Beach Last Updated September 2024 With A New 2026 Official Zoning Map; Providing For Incorporation Of Recitals; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Here Within; Providing For Codification; Providing An Effective Date. 13-2026

Date: 3/26/2026

ATTACHMENTS:

Draft Ordinance No. 013-2026
Business Impact Statement

STRATEGIC PLAN

Strategic Priorities:

Governmental Leadership and Innovation, Safe and Resilient Community, Community Culture and Character, Mobility and Transportation, Environmental Stewardship

Strategic Focus Areas:

Water Resources
Cooperative Relationships
Emergency Management
Quality of Life
Community Preservation
On-island Mobility
Management of Environmental Threats
Sustainable Management of Town Assets
Collaborative Town Government

FUNDING

No Fiscal Impact

ORDINANCE NO. 013-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY REPLACING THE EXISTING 1974 OFFICIAL ZONING MAP OF THE TOWN OF PALM BEACH LAST UPDATED SEPTEMBER 2024 WITH A NEW 2026 OFFICIAL ZONING MAP; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HEREWITHIN; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Palm Beach has adopted a Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes, known as the Community Planning Act (the "Act");

WHEREAS, by Ordinance No. 012-2026, the Town Council amended the Future Land Use Map of the adopted 2024 Comprehensive Plan, as amended in 2026;

WHEREAS, pursuant to §163.3201 of the Act the adopted 2024 Comprehensive Plan requires the adoption and enforcement of appropriate local regulations on the development of lands and waters within an area as shown on the Town of Palm Beach Zoning Map;

WHEREAS, pursuant to Code Section 134-261, the Town Council of the Town of Palm Beach may from time to time on its own motion or on petition amend, supplement, change, modify or repeal the regulations, restrictions or district boundaries; and

WHEREAS, by Ordinance No. 013-2026, the Town Council hereby desires to amend 1974 Official Zoning Map to include a revised 2026 Official Zoning Map that corresponds to the 2026 Official Future Land Use Map adopted by the Town of Palm Beach and attached as Exhibit A attached hereto.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Incorporation of Recital

The above recitals are incorporated as fully set forth herein.

Section 2. Findings

The proposed 2026 Official Zoning Map, as more particularly described in Exhibit A, has been determined by the Town Council to promote the public health, safety and welfare and are consistent with the requirements in Florida Statutes, and all elements of the adopted Comprehensive Plan. Further, the Town Council has determined that the Zoning Map is not more restrictive or burdensome.

Section 3. Amendment to the Official Zoning Map

The Town of Palm Beach Official Zoning Map hereby amended from the 1974 Official Zoning Map to the 2026 Official Zoning Map to incorporate those amendments set forth in Exhibit A.

Section 4. Severability

If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 5. Repeal of Ordinances in Conflict

All other ordinances of the Town of Palm Beach, Florida, or parts thereof which conflict with this or any part of this Ordinance are hereby repealed.

Section 6. Codification

This Ordinance shall be codified and made a part of the official Zoning Code of the Town of Palm Beach.

Section 7. Effective Date

This Ordinance shall take effect immediately following the adoption of the 2024 Comprehensive Plan, as amended in 2026.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach on first reading on the 15th day of April 2026, and for second and final reading on the ____ day of _____ 2026.

Danielle H. Moore, Mayor

_____, Town Council President

Lewis S.W. Crampton, President Pro Tem

Julie Araskog, Town Council Member

Bridget Moran, Town Council Member

Edward Cooney, Town Council Member

ATTEST:

Kelly Churney, CMC, Town Clerk

Nicki McDonald, Town Council Member



TOWN OF PALM BEACH

Business Impact Estimate

TITLE OF ORDINANCES:

ORDINANCE NO. 012-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE ADOPTED 2024 TOWN OF PALM BEACH COMPREHENSIVE PLAN, PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AMENDING THE DATA & ANALYSIS AND THE GOALS, OBJECTIVES AND POLICIES OF THE FUTURE LAND USE ELEMENT TO CREATE A NEW POLICY 1.1 TO ACKNOWLEDGE THE COMPREHENSIVE PLAN AS THE BLUEPRINT TO GUIDE GROWTH, DEVELOPMENT, RESOURCE PROTECTION AND PUBLIC SERVICES AND FACILITIES; TO CREATE POLICIES 1.3 AND 1.4; TO REPLACE POLICY 1.12 WITH A NEW DEFINITION OF TOWN RESIDENT; TO DELETE POLICIES 1.7 AND 1.8 AS THEY ARE DUPLICATES OF POLICIES 2.1 AND 2.2; TO AMEND POLICY 1.13 TO CHANGE THE DESIGNATION NAMES FOR RESIDENTIAL CATEGORIES AND TO ADJUST THE DENSITY TO WHOLE NUMBERS BASED UPON AN ACRE; TO AMEND POLICY 1.14 TO INCORPORATE THE DEFINITIONS OF TOWN SERVING COMMERCIAL ESTABLISHMENTS, TO ADJUST THE DENSITY TO WHOLE NUMBERS BASED UPON AN ACRE, TO UPDATE THE USES PERMITTED IN NON-RESIDENTIAL USES, AND TO CREATE A NEW BEACH AREA FUTURE LAND USE CATEGORY; TO AMEND POLICY 1.15 TO ESTABLISH FLOOR AREA RATIO (FAR) AS THE INTENSITY STANDARD FOR NON-RESIDENTIAL USES; TO DELETE POLICY 6.4, 6.5 AND 6.6 AS THE POLICIES ARE DIRECTIVES THAT HAVE NOW BEEN ADDRESSED WITH THE PROPOSED AMENDMENT; TO AMEND POLICY 8.1 TO REPLACE STANDARDS FOR NEW PLANNED UNIT DEVELOPMENTS (PUDS) WITH A LIST OF THE THREE APPROVED PUDS; TO AMEND POLICY 2.3 TO CHANGE THE LANGUAGE TO READ FROM ZONING ORDINANCES TO ZONING CODE; AMENDING THE DATA & ANALYSIS AND THE GOALS, OBJECTIVES AND POLICIES OF THE HISTORIC PRESERVATION ELEMENT TO AMEND POLICY 1.4 TO REFLECT THE CONTINUOUS MONITORING OF ARCHAEOLOGICALLY SENSITIVE SITES AND ZONES IN COORDINATION WITH APPROPRIATE STATE AND COUNTY AGENCIES NEEDED IN THEIR PROTECTION; AMENDING THE DATA & ANALYSIS AND THE GOALS, OBJECTIVES AND POLICIES OF THE INFRASTRUCTURE ELEMENT TO AMEND POLICY 3.1 TO UPDATE THE POTABLE WATER LEVEL OF SERVICE STANDARD IN ACCORDANCE WITH THE CITY OF WEST PALM BEACH AS THE TOWN'S POTABLE WATER PROVIDER; TO AMEND POLICY 5.2 TO ADDRESS THE UPDATED 20-YEAR WATER SUPPLY FACILITY WORK PLAN THAT IS ADOPTED BY REFERENCE; TO AMEND THE ADOPTED 2024 COMPREHENSIVE PLAN MAP SERIES TO REPLACE THE FUTURE LAND USE MAP TO IDENTIFY THE BEACH AREA, TO INCLUDE THE LAKE WORTH LAGOON IN THE CONSERVATION DESIGNATION, TO AMEND THE DESIGNATIONS OF PUBLIC BUILDINGS TO HAVE A PUBLIC FUTURE LAND USE DESIGNATION, TO AMEND THE FUTURE LAND USE DESIGNATIONS OF PARK SITES OWNED BY LOCAL GOVERNMENTAL AGENCIES AND THE PRESERVATION FOUNDATION OF PALM BEACH TO A RECREATION FUTURE LAND USE CATEGORY, TO AMEND THE

FUTURE LAND USE OF THE FORMER U.S. POST OFFICE LOCATED AT 95 NORTH COUNTY ROAD THAT IS NOW PRIVATELY OWNED TO COMMERCIAL FUTURE LAND USE, AND TO ESTABLISH ASSOCIATED ACRONYMS FOR EACH FUTURE LAND USE CATEGORY AND TO UPDATE THE ARCHAEOLOGICAL SITES MAP; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HERE WITHIN; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO. 013-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY REPLACING THE EXISTING 1974 OFFICIAL ZONING MAP OF THE TOWN OF PALM BEACH LAST UPDATED SEPTEMBER 2024 WITH A NEW 2026 OFFICIAL ZONING MAP; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HERE WITHIN; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

The Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. According to Section 166.041(4)(c) of the Florida Statutes, if one or more boxes are checked below, state law **does not** require a business impact estimate for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220 - 163.3243.
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts.
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention

In accordance with the provisions of controlling law, the Town of Palm Beach hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The proposed ordinances implement coordinated updates to the Town's long-range planning and regulatory framework.

Ordinance No. 012-2026 amends the adopted 2024 Comprehensive Plan pursuant to Chapter 163, Florida Statutes. The amendments include updates to the Future Land Use Element, Historic Preservation Element, and Infrastructure Element; revisions to policies, definitions, and land use categories; incorporation of updated level of service standards; and updates to the Future Land Use Map and supporting map series. These changes reflect the Town's Evaluation and Appraisal Report (EAR)-based review and ensure internal consistency, modernization of terminology, and alignment with current planning objectives.

Ordinance No. 013-2026 updates the Town's Official Zoning Map to correspond with the amended Future Land Use Map, ensuring consistency between the Comprehensive Plan and land development regulations as required by state law.

The public purpose of these ordinances is to maintain a legally compliant, internally consistent, and up-to-date Comprehensive Plan and Zoning Map that guide growth, development, resource protection, and infrastructure planning, while promoting the public health, safety, and welfare.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:
 - a) An estimate of direct compliance costs that businesses may reasonably incur;

The proposed ordinances do not impose direct or immediate compliance costs on private, for-profit businesses. The amendments are primarily policy-level updates and map adjustments that guide future development and regulatory decisions.

To the extent that future development, redevelopment, or land use changes are proposed, property owners and businesses may incur typical costs associated with zoning, permitting, or site plan review processes. However, such costs are not created by these ordinances and are consistent with existing regulatory practices.

- b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

The ordinances do not establish any new fees or charges. All existing application, permitting, and development review fees remain unchanged.

- c) An estimate of the Town of Palm Beach's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The adoption of these ordinances is not expected to result in a material increase in regulatory costs. The updates are administrative and policy-oriented and will be implemented through existing planning and development review processes. No new revenues are generated as a result of these ordinances.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The ordinances applied Town-wide as part of the Comprehensive Plan and Zoning Map; however, they do not directly regulate or require action by businesses. Any impact will occur indirectly over time as properties undergo redevelopment or land use changes.

4. Additional information the governing body deems useful (if any):

These ordinances are required as part of the Town's ongoing statutory obligations under Chapter 163, Florida Statutes, including periodic evaluation and update of the Comprehensive Plan and maintenance of consistency between the Comprehensive Plan and land development regulations.

The amendments are largely clarifying, administrative, and policy-oriented in nature, and are not intended to increase regulatory burdens. Instead, they enhance clarity, improve internal consistency, and ensure that the Town's planning framework reflects current conditions, best practices, and adopted policy direction.

The coordinated adoption of the Comprehensive Plan amendments and the updated Zoning Map ensures compliance with state law and supports predictable, orderly development and redevelopment within the Town.

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Town of Palm Beach's website by the time notice of the proposed enactment of the ordinance is published.

TOWN OF PALM BEACH

Information for Town Council Meeting on: April 15, 2026

To: Town Council

Via: Wayne Bergman, Director of Planning, Zoning, & Building

From: Planning, Zoning, & Building Staff

Re: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, Article Vi, District Regulations, Division 2, R-Aa Large Estate Residential District, At Section 134-791, Accessory Structures, To Allow An Additional Accessory Structure Containing Bedrooms With Bath Facilities, Division 3, R-A Estate Residential District, At Section 134-841, Accessory Structures, To Allow An Additional Accessory Structure Containing Bedrooms With Bath Facilities, Division 4, R-B Low Density Residential District, At Section 134-891, Accessory Structures, To Allow An Additional Accessory Structure Containing Bedrooms With Bath Facilities; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.
14-2026

Date: 4/3/2026

ATTACHMENTS

Staff Report

Draft Ordinance No. 014-2026

Business Impact Statement

STRATEGIC PLAN

Strategic Priorities:

Community Culture and Character

Strategic Focus Areas:

Quality of Life

FUNDING

No Fiscal Impact



STAFF DIRECTIVE:

The Town's zoning code (Chapter 134) currently allows one (1) guest house with kitchen and bathroom facilities per property. At the February 11, 2026, Town Council Development Review meeting, staff was directed to amend the zoning code to establish provisions allowing additional guest houses based on lot area.

DISCUSSION:

The proposed amendment would allow one (1) additional guest house with kitchen and bathroom facilities for properties located in the R-AA, R-A, and R-B districts that have a lot area equal to or greater than the minimum required in the R-AA district (60,000 square feet). Zoning relief would not be permitted in conjunction with a request for an additional guest house.

Ordinance No. 014-2026 is ready for approval on First Reading.

WRB/JGM/AF/FHM

ORDINANCE NO. 014-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 134, ZONING, ARTICLE VI, DISTRICT REGULATIONS, DIVISION 2, R-AA LARGE ESTATE RESIDENTIAL DISTRICT, AT SECTION 134-791, ACCESSORY STRUCTURES, DIVISION 3, R-A ESTATE RESIDENTIAL DISTRICT, AT SECTION 134-841, ACCESSORY STRUCTURES, AND DIVISION 4, R-B LOW DENSITY RESIDENTIAL DISTRICT, AT SECTION 134-891, ACCESSORY STRUCTURES, TO ALLOW ONE (1) ADDITIONAL ACCESSORY STRUCTURE CONTAINING BEDROOMS WITH BATH FACILITIES UNDER CERTAIN CIRCUMSTANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Palm Beach, Florida ("Town") is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town Council of the Town of Palm Beach, pursuant to the authority granted to it in Chapters 163 and 166, Florida Statutes, is authorized and empowered to consider changes to its land development regulations; and

WHEREAS, at the February 11, 2026, Town Council Development Review meeting, staff was directed to amend the zoning code to allow additional guest houses based on lot area.

NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1. The recitations set forth above are true and correct and incorporated herein as legislative findings of the Town Council.

Section 2. Chapter 134, Zoning, Article VI, District Regulations, Division 2, R-AA Large Estate Residential District, Section 134-791, is hereby amended as follows:

Sec. 134-791. Accessory structures.

- (5) Nothing contained in this section shall prohibit the construction of ~~one (1) an~~ enclosed accessory building containing bedrooms with bath facilities to be used in connection with and as a part of the main residence within the building lines as provided in this chapter. **One (1) additional enclosed accessory building is permitted when the lot area has a minimum of 60,000 square feet, and a variance is not needed to accommodate such additional enclosed building.** Such enclosed accessory building(s) shall be used only for occupancy of nonpaying guests of the owners of the main residence or bona fide members of the family or ~~servants~~ **household staff**, and no kitchen or cooking facilities shall be constructed or used therein except by submission of a written agreement with the town stating that such accessory structure(s) will be used only by family members, **nonpaying guests**, or household staff and approval of the planning, zoning and building director or his designee.

Section 3. Chapter 134, Zoning, Article VI, District Regulations, Division 3, R-A Estate Residential District, Section 134-841, is hereby amended as follows:

Sec. 134-841. Accessory structures.

- (5) Nothing contained in this section shall prohibit the construction of ~~one (1) an~~ enclosed accessory building containing bedrooms with bath facilities to be used in connection with and as a part of the main residence within the building lines as provided in this chapter. **One (1) additional enclosed accessory building is permitted when the lot area has a minimum of 60,000 square feet, and a variance is not needed to accommodate such additional enclosed building.** Such enclosed accessory building(s) shall be used only for occupancy of nonpaying guests of the owners of the main residence or bona fide members of the family or ~~servants~~ **household staff**, and no kitchen or cooking facilities shall be constructed or used therein except by submission of a written agreement with the town stating that such accessory structure(s) will be used only by family members, **nonpaying guests**, or household staff and approval of the planning, zoning and building director or his designee.

Section 4. Chapter 134, Zoning, Article VI, District Regulations, Division 4, R-B Low Density Residential District, Section 134-891, is hereby amended as follows:

Sec. 134-891. Accessory structures.

- (5) In the R-B district, nothing contained in this section shall prohibit the construction of ~~anone (1)~~ enclosed accessory building containing bedrooms with bath facilities to be used in connection with and as a part of the main residence within the building lines as provided in this chapter. One (1) additional enclosed accessory building is permitted when the lot area has a minimum of 60,000 square feet, and a variance is not needed to accommodate such additional enclosed building. Such enclosed accessory building(s) shall be used only for the occupancy of nonpaying guests of the owners of the main residence or bona fide members of the family or ~~servantshousehold staff~~, and no kitchen or cooking facilities shall be constructed or used therein except by submission of a written agreement with the town stating that such accessory structure(s) will be used only by family members, nonpaying guests, or household staff and approval of the planning, zoning and building director or his designee.

Section 5. Severability. If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 6. Repeal of Ordinances in Conflict. All other ordinances of the Town of Palm Beach, Florida, or parts thereof, which conflict with this, or any part of this Ordinance are hereby repealed.

Section 7. Codification. This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach, Florida.

Section 8. Effective Date. This Ordinance shall take effect immediately upon its passage and approval, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach, Florida, on the First Reading this ____ day of ____, 2026; and for the Second and Final Reading on this ____ day of ____, 2026.

Danielle H. Moore, Mayor

Bobbie Lindsay, Town Council President

Lewis S.W. Crampton, President Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Bridget Moran, Town Council Member

Kelly Churney, Town Clerk

Edward Cooney, Town



TOWN OF PALM BEACH

Business Impact Estimate

TITLE OF ORDINANCE:

ORDINANCE NO. 014-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 134, ZONING, ARTICLE VI, DISTRICT REGULATIONS, DIVISION 2, R-AA LARGE ESTATE RESIDENTIAL DISTRICT, AT SECTION 134-791, ACCESSORY STRUCTURES, DIVISION 3, R-A ESTATE RESIDENTIAL DISTRICT, AT SECTION 134-841, ACCESSORY STRUCTURES, AND DIVISION 4, R-B LOW DENSITY RESIDENTIAL DISTRICT, AT SECTION 134-891, ACCESSORY STRUCTURES, TO ALLOW ONE (1) ADDITIONAL ACCESSORY STRUCTURE CONTAINING BEDROOMS WITH BATH FACILITIES UNDER CERTAIN CIRCUMSTANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

The Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. According to Section 166.041(4)(c) of the Florida Statutes, if one or more boxes are checked below, state law **does not** require a business impact estimate for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220 - 163.3243.
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts.
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention

In accordance with the provisions of controlling law, the Town of Palm Beach hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The proposed ordinance amends Chapter 134 (Zoning), Article VI (District Regulations), to allow one (1) additional accessory structure containing bedrooms and bathroom facilities (guest house) for properties located in the R-AA, R-A, and R-B residential zoning districts, provided the lot area is equal to or greater than the minimum required in the R-AA district (60,000 square feet).

The ordinance establishes that such additional accessory structures are permitted only when no zoning relief is requested and limits their use to nonpaying guests, family members, or household staff. Kitchen facilities may be allowed only upon approval and subject to a recorded agreement restricting use.

The public purpose of the ordinance is to promote the health, safety, and welfare of the community by providing reasonable flexibility in residential property use for large lots, while maintaining appropriate controls to preserve neighborhood character and prevent over-intensification.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:
 - a) An estimate of direct compliance costs that businesses may reasonably incur;

The ordinance is not expected to impose new compliance costs on private, for-profit businesses. The amendment is permissive in nature and allows, but does not require, the construction of an additional accessory structure under specified conditions. Any costs incurred would be voluntary and associated with property owners electing to construct such structures.

- b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

The ordinance does not establish any new fees or charges. Existing application and permitting fees, including those associated with variance requests where applicable, remain unchanged.

- c) An estimate of the Town of Palm Beach's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The ordinance is not expected to materially increase regulatory costs to the Town. Review of accessory structures will continue as part of existing permitting processes. No new revenue is anticipated from this ordinance.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The number of businesses impacted is expected to be minimal. While contractors, architects, and related design professionals may be indirectly affected through potential new construction activity, the ordinance applies only to qualifying large residential properties and does not directly regulate business activity.

4. Additional information the governing body deems useful (if any):

The ordinance provides additional flexibility for certain large residential properties while maintaining regulatory safeguards, including minimum lot size requirements and restrictions on use

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Town of Palm Beach's website by the time notice of the proposed enactment of the ordinance is published.

TOWN OF PALM BEACH

Information for Town Council Meeting on: April 15, 2026

To: Town Council

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building Staff

Re: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning At Article IX, Off-Street Parking And Loading, Division 2. Off-Street Parking, By Amending Section 134-2175 To Remove The Exemption Of Landmarked Commercially Zoned Buildings From Providing Additional Required Off-Street Parking If Increased Occupancy Or Use Is Created By Interior Building Improvements Which Create More Gross Leasable Area By Deleting In Its Entirety 134-2175(E); Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.
7-2026

Date: 4/3/2026

ATTACHMENTS

Ordinance No. 007-2026
Business Impact Statement

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

ORDINANCE NO. 007-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 134, ZONING AT ARTICLE IX, OFF-STREET PARKING AND LOADING, DIVISION 2. OFF-STREET PARKING, BY AMENDING SECTION 134-2175 TO REMOVE THE EXEMPTION OF LANDMARKED COMMERCIAL ZONED BUILDINGS FROM PROVIDING ADDITIONAL REQUIRED OFF-STREET PARKING IF INCREASED OCCUPANCY OR USE IS CREATED BY INTERIOR BUILDING IMPROVEMENTS WHICH CREATE MORE GROSS LEASABLE AREA BY DELETING IN ITS ENTIRETY 134-2175(E); PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Palm Beach, Florida (“Town”) is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town Council of the Town of Palm Beach, pursuant to the authority granted to it in Chapters 163 and 166, Fla. Stat., is authorized and empowered to consider changes to its land development regulations; and

WHEREAS, pursuant to §163.3191, Florida Statutes, on February 12, 2025, the Town Council of the Town of Palm Beach adopted the 2024 Comprehensive Plan that contains an Introduction, 12 Elements consisting of Goals, Objectives and Policies that are based upon data and analysis of historical and current statistics and trends, among other items, and a Map Series; and

WHEREAS, the Transportation Element of the adopted 2024 Town of Palm Beach Comprehensive Plan provides policy direction specific of the “Principle of Equivalency”, under POLICY 5.5, which states that the Town shall amend the Zoning Code to update the parking regulations used in the “Principle of Equivalency” when calculating the number of required parking spaces for redevelopment projects; and

WHEREAS, the Town Council on February 11, 2026, directed Planning, Zoning and Building staff to draft “Quick Fix Tranche 4” of the ongoing study of the Town’s Zoning Code that amends Section 134-2175, related to the Principle of Equivalency for evaluating off-street parking requirements for existing [land] uses, among other “Quick Fixes”; and

WHEREAS, the Planning, Zoning and Building Department staff proposed Code language that removes subsection 134-2175(e), the exemption of landmarked commercially zoned buildings from providing additional required off-street parking when increased occupancy or a change in use creates additional parking demand; and

WHEREAS, the Town's Planning and Zoning Commission considered the proposed amendment to Section 134-2175(e), to remove it in its entirety, at its public meeting on March 2, 2026 and recommended adoption to the Town Council.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The recitations set forth above are true and correct and incorporated herein as legislative findings of the Town Council.

Section 2. Chapter 134, Zoning Article IX, OFF-STREET PARKING AND LOADING, Division 2.-OFF-STREET PARKING, Section 134-2175, is hereby amended as follows:

Sec. 134-2175. Number of parking spaces required—Generally.

(a) Under this division, the following shall be provided:

- (1) At the time of the erection of any building or structure, minimum off-street parking facilities shall be required with adequate provisions for ingress and egress, in accordance with sections 134-2172 through 134-2174 and the schedule of off-street parking requirements, as prescribed in section 134-2176.
- (2) At the time any building or structure is enlarged or increased in capacity by adding dwelling units, guestrooms, floor area or seats, minimum off-street parking facilities with adequate provisions for ingress and egress shall be required, in accordance with section 134-2 and sections 134-2172 through 134-2174 and the schedule of off-street parking requirements, as prescribed in section 134-2176.
- (3) Except as provided in subsection (f), at the time any use or occupancy of an existing building is changed to a new use or occupancy having differing off-street parking requirements, the parking requirement for the new use or occupancy shall be computed on the basis of the schedule of off-street parking requirements in the section 134-2176. This requirement shall be compared to the requirements of the existing use or occupancy, and, if the total number of spaces required under the new use or occupancy exceeds that of the existing use or occupancy, the difference shall constitute that number of additional off-street parking spaces to be provided, with adequate provisions for ingress and egress, in accordance with sections 134-2172 and the schedule of off-street parking requirements as prescribed in section 134-2176.

(b) Except as provided in subsection (f), a use, building or structure, lawfully in existence at the effective date of this division, which shall be made nonconforming on the effective date of the ordinance from which this division derives or any applicable amendment thereto, may be continued even though off-street parking may not be

provided in full compliance with this division, but the degree of nonconformity due to a deficiency in providing the required off-street parking spaces may not be increased, either by reducing the number of parking spaces which are provided on the effective date of the ordinance from which this chapter is derived or by changing the use or occupancy of an existing building to a use or occupancy which increases the requirement for off-street parking. For existing buildings or establishments therein which are nonconforming with respect to the current parking requirements, and which involve only those uses requiring one space per 200 or 250 square of gross leasable area, whichever is applicable, and which may be required under this chapter to provide additional parking spaces as a result of a change in use, such establishments shall be required only to provide that number of spaces over and above the number of spaces that would have been required at one space per 200 or 250 square feet of floor area gross leasable area, whichever is applicable.

- (c) Continued availability of required number of off-street parking spaces. After providing for the proper number of required off-street parking spaces so as to permit a principal use of property to be established as set forth in the schedule of off-street parking contained in section 134-2176, such required off-street parking shall continue to be available in undiminished number for sole use as an integral part of the continuance of the principal use(s) unless meeting the shared parking as provided for in sections 134-2177, 134-2178 and 134-2182. If for any reason such required off-street parking is not available at all times in connection with the principal use, such principal use shall be discontinued until such time as the proper number of required off-street parking spaces shall again be made available for use in connection with the principal use.
- (d) The principle of equivalency for evaluating off-street parking in existing uses is as follows:
 - (1) Definition of principle of equivalency as applied to the schedule of off-street parking requirements. The principal of equivalency, as it relates to the schedule of off-street parking requirements, shall be defined as an automobile parking space required by section 134-2176 for establishing an inventory of automobile parking spaces for a conforming or nonconforming use of an existing building, or structure or use, for the purpose of determining the net off-street parking requirement for the establishment of a proposed new use to be permitted in the building, or structure or use.
 - (2) In evaluating off-street parking for existing uses, the principle of equivalency shall be applied when the use or occupancy of an existing building is being changed to a new use or occupancy having a differing off-street parking requirement for the purpose of establishing compliance with this chapter.
 - (3) The following floor area equivalencies may be used as a minimum guide in the application of the schedule of off-street parking requirements:
 - a. One permanent seat equals six square feet of floor area in seating areas of occupancies requiring seating.

- b. One moveable seat equals 15 square feet of floor area in seating areas of occupancies requiring seating.
- c. The remainder of areas external to actual seating areas shall provide required parking according to the schedule of applicable parking requirements.
- d. One school student equals 20 square feet of floor area.
- ~~(e) For the purpose of this section, a landmarked commercially zoned building is exempt from providing additional required off-street parking if increased occupancy or use is created by interior building improvements which create more gross leasable area. However, all other provisions of subsections (a) through (d) apply.~~
- ~~(f)~~ (e) In the 200 Block of Peruvian Avenue and Bradley Place in the C-TS zoning district, existing buildings or establishments therein which are nonconforming with respect to the current parking requirements, and which involve only those uses requiring one space per 200 or 250 square feet of gross leasable area, whichever is applicable, shall not be required to provide additional parking spaces as a result of a change from a use which alters the parking ratio from one space per 250 square feet to a use which requires one space for every 200 square feet of gross leasable area.

Section 3. Severability.

If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 4. Repeal of Ordinances in Conflict.

All other ordinances of the Town of Palm Beach, Florida, or parts thereof, which conflict with this or any part of this Ordinance are hereby repealed.

Section 5. Codification.

This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach, Florida.

Section 6. Effective Date.

This Ordinance shall take effect immediately upon its passage and approval, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach, Florida, on the First Reading this 4th day of March, 2026; and for the Second and Final Reading on this 15th day of April, 2026.

Danielle H. Moore, Mayor

Lewis S.W. Crampton, Town Council Member

Julie Araskog, Town Council Member

Bridget Moran, Town Council Member

ATTEST:

Edward Cooney, Town Council Member

Kelly Churney, CMC, Town Clerk

Nicki McDonald, Town Council Member



TOWN OF PALM BEACH

Business Impact Estimate

TITLE OF ORDINANCE:

ORDINANCE NO. 007-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 134, ZONING AT ARTICLE IX, OFF-STREET PARKING AND LOADING, DIVISION 2. OFF-STREET PARKING, BY AMENDING SECTION 134-2175 TO REMOVE THE EXEMPTION OF LANDMARKED COMMERCIAL ZONED BUILDINGS FROM PROVIDING ADDITIONAL REQUIRED OFF-STREET PARKING IF INCREASED OCCUPANCY OR USE IS CREATED BY INTERIOR BUILDING IMPROVEMENTS WHICH CREATE MORE GROSS LEASABLE AREA BY DELETING IN ITS ENTIRETY 134-2175(E); PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

The Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. According to Section 166.041(4)(c) of the Florida Statutes, if one or more boxes are checked below, state law **does not** require a business impact estimate for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220 - 163.3243.
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts.
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention

In accordance with the provisions of controlling law, the Town of Palm Beach hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The proposed ordinance amends Chapter 134 (Zoning), Article IX (Off-Street Parking and Loading), by revising Section 134-2175 to remove an existing exemption for landmarked commercially zoned buildings. Specifically, the ordinance deletes subsection (e), which previously allowed such buildings to avoid providing additional required off-street parking when increased occupancy or changes in use resulted from interior improvements that created additional gross leasable area.

As amended, landmarked commercial buildings will be subject to the same off-street parking requirements as other properties when redevelopment results in increased parking demand, consistent with the Town's "Principle of Equivalency."

The public purpose of the ordinance is to protect the health, safety, and welfare of the community by addressing increased traffic and parking demand, ensuring adequate off-street parking for redevelopment projects, and implementing Policy 5.5 of the Town's Comprehensive Plan, which directs updates to parking regulations associated with the Principle of Equivalency.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:
 - a) An estimate of direct compliance costs that businesses may reasonably incur;

The ordinance may result in increased compliance costs for property owners and businesses associated with landmarked commercially zoned buildings undergoing redevelopment or changes in use. Such costs may include the provision of additional off-street parking, redesign of site plans, or pursuing alternative compliance mechanisms such as shared parking or variances. These impacts are expected to occur only when redevelopment or changes in use are proposed.

- b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

The ordinance does not establish any new fees or charges. Existing application and permitting fees, including those associated with variance requests where applicable, remain unchanged.

- c) An estimate of the Town of Palm Beach's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The ordinance is not expected to materially increase regulatory costs to the Town. Review of parking requirements will continue as part of existing development review processes. Any additional review associated with compliance or variance requests can be accommodated within current staffing and fee structures. No new revenues are anticipated as a direct result of this ordinance.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The number of businesses impacted is expected to be limited. The proposed ordinance will apply to all landmarked commercial buildings that seek to expand or change the use of the building. Currently, there are over 50 landmarked commercial buildings.

4. Additional information the governing body deems useful (if any):

The ordinance represents an initial step in a broader effort to update the Town's off-street parking regulations and address concerns related to increased traffic and parking demand. By removing the exemption, the ordinance ensures more consistent application of parking requirements across properties, while supporting the Town's long-term planning objectives.

While the amendment may increase parking obligations in certain cases, it also promotes fairness and predictability in the regulatory framework and aligns with ongoing comprehensive updates to the Town's parking standards.

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Town of Palm Beach's website by the time notice of the proposed enactment of the ordinance is published.

TOWN OF PALM BEACH

Information for Town Council Meeting on: April 15, 2026

To: Town Council

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building Staff

Re: 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 6, -- Structures, Subdivision I, -- In General At Section 134-1703, --Reserved, To Provide Regulations For Pedestrian Access Stairs And Ramps To The Oceanfront Beach; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.
9-2026

Date: 4/3/2026

ATTACHMENTS

Ordinance No. 009-2026
Business Impact Statement

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

ORDINANCE NO. 009-2026

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 6, - STRUCTURES, SUBDIVISION I, - IN GENERAL AT SECTION 134-1703, -RESERVED, TO PROVIDE REGULATIONS FOR PEDESTRIAN ACCESS STAIRS AND RAMPS TO THE OCEANFRONT BEACH; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Palm Beach, Florida (“Town”) is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town Council of the Town of Palm Beach, pursuant to the authority granted to it in Chapters 163 and 166, Florida Statutes, is authorized and empowered to consider changes to its land development regulations; and

WHEREAS, the PZB staff recommended, as Quick Fix No. 17, that the Town update the Zoning Code to include language regulating pedestrian beach access from private property; and

WHEREAS, Town Council on February 11, 2026, directed PZB staff to address the lack of pedestrian beach access regulations (Quick Fix No. 17) as an immediate priority; and

WHEREAS, the Town’s Planning and Zoning Commission considered the Quick Fixes in Tranche 4 at its meeting on March 2, 2026, and recommended adoption of Quick Fix No. 17 to Town Council.

NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1. The recitations set forth above are true and correct and incorporated herein as legislative findings of the Town Council.

Section 2. Chapter 134 – Zoning, Article VIII. – Supplementary District Regulations, Division 6. – Structures, Subdivision I. – In General, Sec. 134-1703 – Reserved, is hereby amended as follows:

Sec. 134-1703 – Pedestrian Beach Access Structures

This section establishes regulations for limited, minimally impactful pedestrian access structures connecting properties along the Atlantic Ocean to the abutting beaches immediately seaward of privately owned and maintained bulkheads or seawalls within the municipal limits of the Town.

The following definitions and regulations shall apply to such structures:

- (a) Pedestrian beach access structures are defined as unenclosed and uncovered stairs, ladders, ramps, and similar permanent forms of minimal, manual, non-motorized pedestrian circulation systems located above-grade whose size, configuration and footprint are the minimum necessary to facilitate safe pedestrian navigation, pursuant to requirements of the Florida Building Code.
- (b) Required setbacks from adjacent properties apply to the entire span and all components of the structure. Setbacks are regulated by the length of beach frontage, which shall be measured along the improved ocean bulkhead or seawall between the property lines intersecting the beach frontage. When lands seaward of a bulkhead or seawall are not contiguously owned by the subject parcel or by another private property owner, the setback of pedestrian beach access structures shall be measured from a line extended

seaward along the same trajectory of the property line at the point where the property line intersects the bulkhead or seawall.

(1) Parcels with more than 30 feet of beach frontage shall provide a minimum 5-foot setback.

(2) Parcels with 30 feet or less of beach frontage shall provide a minimum 5-foot setback whenever possible. When the parcel's width and elevation prohibit a design able to meet these setbacks, the setbacks may be reduced provided that the span of the structure is centered on the parcel and provides equal setbacks to both sides.

(3) The structure may be placed directly on the oceanfront bulkhead or seawall and there is no setback requirement measured from the boundary.

(4) In no instance shall the pedestrian beach access encroach beyond a property line or its seaward projection and the structure's configuration shall not require similar trespass for use.

(c) The maximum projection of the structure shall not extend more than 4-feet seaward of the face of the seawall or bulkhead. Whenever possible the running slope shall be oriented parallel to the bulkhead or seawall.

(d) One (1) pedestrian beach access structure may be permitted per contiguous beachfront parcel of land. Additional structures may be permitted through Administrative Site Plan Review processes.

- (e) A pedestrian gate may be incorporated as part of a pedestrian beach access structure; if placed seaward of the bulkhead, such gate shall not be located beyond the lowest riser or ramp terminus and the gate may be no taller than the height of the structure's guard rails.
- (f) Prohibited conditions for pedestrian beach access structure include:
- (1) Facilitating or causing access from a subject parcel to another privately owned parcel.
 - (2) Enclosed areas, cabinets, coverings or wells for storage.
 - (3) Electric wiring for accessory electrical connections.
 - (4) Pipes or plumbing for outdoor rinsing or bathing.
 - (5) Lighting or illumination.

Section 3. Severability. If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 4. Repeal of Ordinances in Conflict. All other ordinances of the Town of Palm Beach, Florida, or parts thereof, which conflict with this, or any part of this Ordinance are hereby repealed.

Section 5. Codification. This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach, Florida.

Section 6. Effective Date. This Ordinance shall take effect immediately upon its passage and approval, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach, Florida, on the First Reading this 4th day of March, 2026; and for the Second and Final Reading on this 15th day of April, 2026.

Danielle H. Moore, Mayor

Lewis S.W. Crampton, Town Council Member

Julie Araskog, Town Council Member

Bridget Moran, Town Council Member

ATTEST:

Edward Cooney, Town Council Member

Kelly Churney, CMC, Town Clerk

Nicki McDonald, Town Council Member



TOWN OF PALM BEACH

Business Impact Estimate

TITLE OF ORDINANCE:

ORDINANCE NO. 009-2026

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 6, - STRUCTURES, SUBDIVISION I, - IN GENERAL AT SECTION 134-1703, -RESERVED, TO PROVIDE REGULATIONS FOR PEDESTRIAN ACCESS STAIRS AND RAMPS TO THE OCEANFRONT BEACH; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

The Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. According to Section 166.041(4)(c) of the Florida Statutes, if one or more boxes are checked below, state law **does not** require a business impact estimate for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220 - 163.3243.
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts.
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention

In accordance with the provisions of controlling law, the Town of Palm Beach hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The proposed ordinance amends Chapter 134 (Zoning) of the Town Code by creating Section 134-1703 to establish regulations for pedestrian beach access structures, including stairs, ramps, and similar features, from private oceanfront properties to the adjacent beach.

The ordinance defines allowable structures and establishes standards related to setbacks, size, placement, projection, and design. It limits structures to minimal, unenclosed, and non-motorized forms, prohibits certain features such as lighting, plumbing, and storage, and ensures that such structures do not encroach onto neighboring properties or facilitate trespass.

The public purpose of the ordinance is to protect the health, safety, and welfare of the community by ensuring safe and orderly beach access, minimizing impacts to neighboring properties, preserving the character of the beachfront, and providing clear and consistent regulatory standards.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:
 - a) An estimate of direct compliance costs that businesses may reasonably incur;

The ordinance is not expected to impose significant new compliance costs on private, for-profit businesses. Any impacts would primarily affect contractors, architects, and engineers involved in the design and construction of pedestrian beach access structures. The establishment of clear standards may reduce uncertainty and design revisions, potentially lowering overall project costs.

- b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

The ordinance does not establish any new fees or charges. Existing application and permitting fees, including those associated with variance requests where applicable, remain unchanged.

- c) An estimate of the Town of Palm Beach's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The ordinance is not expected to materially increase regulatory costs to the Town. Review of pedestrian beach access structures will occur as part of existing permitting and administrative processes. No new revenues are anticipated as a result of this ordinance.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The number of businesses impacted is expected to be limited. Affected businesses may include contractors, design professionals, and related service providers engaged in the construction of pedestrian beach access structures on oceanfront properties within the Town. Impacts will occur only when such structures are proposed.

4. Additional information the governing body deems useful (if any):

The ordinance provides clear and consistent standards for pedestrian beach access structures, which may improve the efficiency and predictability of the permitting and design process. By

establishing objective criteria, the ordinance helps reduce ambiguity for applicants and may streamline project review while maintaining appropriate safeguards for adjacent properties and the coastal environment.

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Town of Palm Beach's website by the time notice of the proposed enactment of the ordinance is published.

TOWN OF PALM BEACH

Information for Town Council Meeting on: April 15, 2026

To: Town Council

Via: Wayne Bergman, Director of Planning, Zoning & Building

From: Planning, Zoning & Building Staff

Re: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 62, - Marine Structures, Article II, - Bulkheads, Seawalls And Groins On Atlantic Ocean At Section 62-37, - Bulkheads Groins To Accord With Plat; Variances., And Amending Chapter 134, Zoning, By Amending Article VIII, - Supplementary District Regulations, Division 6, - Structures, Subdivision I, - In General At Section 134-1701, - Structures East Of Ocean Bulkhead Line To Update The Permitted Location Of New And Reconstructed Ocean Seawalls; Providing For Severability; Providing For The Repeal Of Ordinances In Conflict; Providing For Codification; And Providing An Effective Date.
10-2026

Date: 4/3/2026

ATTACHMENTS

Ordinance No. 10-2026
Business Impact Statement

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

No Fiscal Impact

ORDINANCE NO. 10-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 62, - MARINE STRUCTURES, ARTICLE II, - BULKHEADS, SEAWALLS AND GROINS ON ATLANTIC OCEAN AT SECTION 62-37, - BULKHEADS GROINS TO ACCORD WITH PLAT; VARIANCES., AND AMENDING CHAPTER 134, ZONING, BY AMENDING ARTICLE VIII, - SUPPLEMENTARY DISTRICT REGULATIONS, DIVISION 6, - STRUCTURES, SUBDIVISION I, - IN GENERAL AT SECTION 134-1701, - STRUCTURES EAST OF OCEAN BULKHEAD LINE TO UPDATE THE PERMITTED LOCATION OF NEW AND RECONSTRUCTED OCEAN SEAWALLS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Palm Beach, Florida ("Town") is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town Council of the Town of Palm Beach, pursuant to the authority granted to it in Chapters 163 and 166, Florida Statutes, is authorized and empowered to consider changes to its land development regulations; and

WHEREAS, the PZB staff recommended, as Quick Fix No. 24, that the Town update the Zoning Code to modify language relating to ocean bulkheads and seawalls; and

WHEREAS, Town Council on February 11, 2026, directed PZB staff to address the permitted setbacks of ocean bulkheads and seawalls (Quick Fix No. 24) as an immediate priority; and

WHEREAS, the Town's Planning and Zoning Commission considered the Quick Fixes Tranche 4 at its meeting of March 2, 2026, and recommended adoption of Quick Fix No. 24 to Town Council.

NOW, THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL of the Town of Palm Beach, Palm Beach County, Florida, as follows:

Section 1: The recitations set forth above are true and correct and incorporated herein as legislative findings of the Town Council.

Section 2: Chapter 62 – Marine Structures, Article II. – Bulkheads, Seawalls and Groins on Atlantic Ocean, Sec. 62-37 – Bulkheads, groins to accord with plat; variances, is hereby amended as follows:

Sec. 62-37. Bulkheads, groins to accord with plat; variances.

All bulkheads shall be erected along the Official Ocean Bulkhead and Groin Plat of the Town of Palm Beach, Florida, except where the proposed

bulkhead is to be located landward of the bulkhead line or except where the proposed bulkhead is no further than ~~12-inches~~ 18-inches seaward of the existing bulkhead. In cases where the proposed bulkhead is further than ~~12 inches~~ 18-inches seaward of the existing bulkhead, a variance shall be required pursuant to section 134-201. In such case, application shall be made to the town council setting forth the reason and justification, based on the variance criteria identified in section 134-201, why a variance should be granted; and, in such case, the determination of the town council shall be final.

Section 3: Chapter 134 – Zoning, Article VIII. – Supplementary District Regulations, Division 6 - Structures, Subdivision I. - In General, Sec. 134-1701, Structures East Of Ocean Bulkhead Line:

Sec. 134-1701. - Structures east of ocean bulkhead line.

No structure shall be erected ~~in town~~ east of the ~~town's~~ Town's official bulkhead line, ~~along the ocean front~~ except:

- (a) Erosion control devices, such as jetties or groins.
- (b) Replacement seawalls or bulkheads.
- (c) Pedestrian beach access structures.

Section 4. Severability.

If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 5. Repeal of Ordinances in Conflict.

All other ordinances of the Town of Palm Beach, Florida, or parts thereof which conflict with this or any part of this Ordinance are hereby repealed.

Section 6. Codification.

This Ordinance shall be codified and made a part of the official Code of Ordinances of the Town of Palm Beach.

Section 7. Effective Date.

This Ordinance shall take effect immediately upon its passage and approval, as provided by law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach on first reading this 4th day of March, 2026, and for second and final reading this 15th day of April, 2026.

Danielle H. Moore, Mayor

Bobbie Lindsay, Town Council President

Lewis S.W. Crampton, Council President
Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Edward A. Cooney, Town Council Member

Kelly Churney, CMC, Town Clerk

Bridget Moran, Town Council Member



TOWN OF PALM BEACH

Business Impact Estimate

TITLE OF ORDINANCE:

ORDINANCE NO. 010-2026

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 62, - MARINE STRUCTURES, ARTICLE II, - BULKHEADS, SEAWALLS AND GROINS ON ATLANTIC OCEAN AT SECTION 62-37, - BULKHEADS GROINS TO ACCORD WITH PLAT; VARIANCES., AND AMENDING CHAPTER 134, ZONING, BY AMENDING ARTICLE VIII, - SUPPLEMENTARY DISTRICT REGULATIONS, DIVISION 6, - STRUCTURES, SUBDIVISION I, - IN GENERAL AT SECTION 134-1701, - STRUCTURES EAST OF OCEAN BULKHEAD LINE TO UPDATE THE PERMITTED LOCATION OF NEW AND RECONSTRUCTED OCEAN SEAWALLS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

The Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. According to Section 166.041(4)(c) of the Florida Statutes, if one or more boxes are checked below, state law **does not** require a business impact estimate for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220 - 163.3243.
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts.
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention

In accordance with the provisions of controlling law, the Town of Palm Beach hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The proposed ordinance amends Chapter 62 (Marine Structures) and Chapter 134 (Zoning) of the Town Code to update regulations governing the location and alignment of ocean bulkheads and seawalls. Specifically, the ordinance modifies Section 62-37 to allow new or reconstructed bulkheads to be located up to 18 inches seaward of an existing bulkhead without requiring a variance (increased from 12 inches), and clarifies that any greater deviation requires Town Council approval through the variance process.

The ordinance also amends Section 134-1701 to clarify permitted structures east of the Town's official ocean bulkhead line, including allowing replacement seawalls or bulkheads under specified conditions.

The public purpose of the ordinance is to promote the health, safety, and welfare of the community by improving clarity and flexibility in coastal construction regulations, supporting shoreline stabilization, enhancing storm resilience, and ensuring consistent application of bulkhead alignment standards.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:
 - a) An estimate of direct compliance costs that businesses may reasonably incur;

The ordinance is not expected to impose significant new compliance costs on private, for-profit businesses. To the extent impacts occur, they would primarily affect marine contractors, coastal engineers, and related professionals involved in the design and construction of seawalls or bulkheads. The increase in allowable seaward encroachment (from 12 inches to 18 inches) may reduce the need for variance applications in some cases, potentially lowering design and permitting costs.

- b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

The ordinance does not establish any new fees or charges. Existing application and permitting fees, including those associated with variance requests where applicable, remain unchanged.

- c) An estimate of the Town of Palm Beach's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The ordinance is not expected to materially increase regulatory costs to the Town. In fact, by reducing the number of variance applications for minor encroachments, the amendment may result in a slight decrease in administrative review. No new revenue is anticipated from this ordinance.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The number of businesses impacted by the ordinance is expected to be limited. Affected businesses would primarily include marine construction companies, engineering firms, and related service providers engaged in oceanfront bulkhead or seawall projects within the Town. Impacts would occur only on a project-specific basis when such work is proposed.

4. Additional information the governing body deems useful (if any):

The ordinance is intended to provide greater clarity and flexibility in the Town's coastal construction regulations, which may improve efficiency in the permitting process by aligning the Town's code with FEMA regulations.

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Town of Palm Beach's website by the time notice of the proposed enactment of the ordinance is published.