



TOWN OF PALM BEACH

Minutes of the Local Planning Agency
Held on April 15, 2026

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:35 AM in the Town Council Chambers.

Members Present: Bridget Moran, Ted Cooney, Lewis Crampton, Danielle Moore, Julie Araskog, Nicki McDonald

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

PLEDGE OF ALLEGIANCE

Council President Cooney led the Pledge of Allegiance.

APPROVAL OF AGENDA

Council President Cooney asked to move one item, Recognition of Alexander Griswold, from the Town Council Development Review agenda so that it could be heard under the Mayor's and Town Council Members' comments. The Town Council members agreed.

A motion was made by Council Member Araskog and seconded by Council President Pro Tem Crampton to approve the agenda as amended. The motion was carried unanimously, 5-0.

COMMENTS

1. MAYOR AND TOWN COUNCIL MEMBERS

Mayor Moore recognized Alexander Griswold for his service on the Landmarks Preservation Commission from March 2023 to March 2026.

Council President Pro Tem Crampton reminded the members that the Citizens' Association Richard M. Kleid Citizen of the Year Award Ceremony would take place at Glazer Hall at 5 p.m.

2. PUBLIC - 3 MINUTE LIMIT

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

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.

Architectural Review & Historic Preservation Manager Friederike Mittner presented the item regarding signage on awnings. Upon review by the Architectural Commission (ARCOM) and the Landmarks Preservation Commission (LPC), it was determined that the matter concerns design appropriateness and contextual fit. Ms. Mittner stated that a draft ordinance was prepared for discussion to create a waiver process.

Council President Cooney clarified the process for granting a waiver, similar to how the newly adopted Landmarks incentives have been incorporated into the process. Ms. Mittner provided confirmation.

Council Member Moran supported the ordinance.

Council Member Araskog asked for confirmation that the awning signage would come to the Town Council on consent. She asked whether any standards had been discussed regarding color. Ms. Mittner responded that color and font would be considered for each request. Council Member Araskog wondered whether language about uniformity should be included. Mr. Murphy said that the specific waiver criteria would address such concerns.

Council President Pro Tem Crampton favored a case-by-case determination. He clarified that the requests would go to either ARCOM or LPC, as appropriate, subsequently to the Town Council. Mr. Bergman mentioned that the ordinance includes substantial criteria for each item, which will soon include color and font.

Council Member McDonald thought this ordinance made a lot of sense.

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

A motion was made by Council Member Araskog and seconded by Council President Pro Tem Crampton to recommend Ordinance 006-2026, with additional language that addresses color

and font style, to the Town Council. The motion was carried unanimously, 5-0.

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.

Assistant Director Murphy reported that an audit of issued variances had been conducted and noted the need to reevaluate the approach to future requests. He discussed proposed changes to tandem parking regulations, including replacing the variance requirement with a special exception use subject to site plan review, limited to commercial garages operating exclusively with valet service. He emphasized that the change would not increase allowable intensity or square footage but would permit additional parking spaces and outlined the associated review and approval process. Mr. Murphy noted that the ordinance cited the maximum capacity. He noted that recent parking garage approvals, including the Neiman Marcus project, utilized approximately 20% tandem parking. While the ordinance initially proposed a 15% cap, the Planning and Zoning Commission supported increasing it to 20% based on the provided data, allowing approximately 36 tandem spaces in a 103-space garage.

Council Member McDonald asked about the tandem parking at Royal Poinciana Plaza. Council President Cooney stated that Royal Poinciana Plaza received a variance for that parking. Mr. Murphy stated that this ordinance applied only to garages.

Council President Pro Tem Crampton thought this was a good solution.

Council Member Moran liked 20%, which would provide one additional parking space. She thought paragraph 8 needed to be amended.

Council Member Araskog wondered if it could be removed if there were any issues. Mr. Murphy said this would have the same safeguards as any other special exception and could be called back for review on a case-by-case basis. Ms. Araskog wondered if such language could be added, and Mr. Murphy said it could be added for the second reading.

Council President Cooney called for public comment.

Attorney Jamie Crowley wondered why this was limited to garages only. Mr. Murphy responded with an explanation. Council Member Araskog wondered if a size restriction could be added so that larger parking lots could take advantage of this special exception.

Anita Seltzer, 44 Cocoanut Row, requested clarification on which garages would be affected by the proposed ordinance, including whether it applied to all or only select underground garages, and what above-ground uses would remain. She also inquired about the potential use of tandem spaces for other property owners and raised concerns about valet operations and staffing needs associated with increased tandem parking. While not opposed, she emphasized these considerations for evaluation. Staff noted that, as a special exception use, operational standards could be established, and Mr. Murphy clarified that tandem spaces could not be used to offset

parking deficiencies or increase intensity for other properties.

Council President Pro Tem Crampton asked whether the valet plan would be approved by the Police Department. Mr. Murphy stated that the Police Department is part of the valet review process.

A motion was made by Council Member Moran and seconded by Council President Pro Tem Crampton to recommend Ordinance 008-2026, with the amendment to paragraph 8, to add that if there is a loss of the valet, tandem parking is not permitted, to the Town Council. The motion was carried unanimously, 5-0.

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.

Jennifer Hofmeister, Planner III, discussed amendments to the adopted 2024 comprehensive plan, which was adopted on February 12, 2025. Following that adoption, staff identified a number of amendments, and others followed, most being housekeeping items. She discussed clarifying definitions for town residents who had come forward and had been deliberated on for some time by Planning and Zoning and by the Town Council. She noted that this item would require a recommendation by the Local Planning Agency (LPA) and then to the Town Council before it could be transmitted, since comprehensive plan amendments require review by the state. She presented all proposed changes and noted that the Planning and Zoning Commission had made a unanimous recommendation of approval.

Council Member Araskog asked whether amendments to Policy 1.15 would occur at a later date, noting that it currently differs from the Town Code. Ms. Hofmeister explained that although the Town's Comprehensive Plan is adopted first, state law allows up to 1 year to update the zoning code to ensure consistency. She added that during this one-year period, the floor area ratio will be evaluated and incorporated into the Comprehensive Plan as part of establishing intensity standards for the Town's commercial districts.

Council President Pro Tem Crampton asked for an explanation of the terms CCR and FAR. Ms. Hofmeister responded and provided examples. He noted that while the policy sets a goal of achieving advanced treatment standards, it does not clearly define what those standards entail, leaving open the question of whether technologies such as membrane systems or other methods will ultimately be required. He further explained that the regulatory environment at both the federal and state levels has relaxed, reducing the likelihood of technology-forcing mandates that typically drive higher treatment standards, making the issue still largely unresolved. Additionally, Council President Pro Tem Crampton highlighted significant population growth in the City of West Palm Beach—from approximately 126,000 in 2020 to 138,000 in 2024, with projections reaching 164,000 to 165,000 by 2045, which will have regional impacts on traffic and infrastructure. He emphasized that this level of growth should be carefully considered in local planning and decision-making, cautioning that, despite the document's neutral appearance, it carries important long-term implications if not addressed thoughtfully.

Mr. Bergman stated that State law requires that when the South Florida Water Management District updates its water supply plan, it triggers a timeline for local governments, including the City of West Palm Beach and other suppliers, to update their water supply work plans. Once West Palm Beach adopts its changes, the Town will then have a limited timeframe to adopt corresponding updates. As a result, because the Town currently purchases 100% of its water from West Palm Beach, its water supply plan must remain consistent with the City's plan. However, the amendment preserves the Town's authority to change suppliers in the future if it chooses to do so.

Ms. Hofmeister explained that the Code establishes the 3,000 and 4,000 square-foot thresholds and was updated by Ordinance 35-2025 to replace gross leasable area with gross floor area. Minor revisions were made to improve clarity, reflected in the current draft. She also noted the

transition from “special exception” to “conditional use” approval within a one-year timeframe, and clarified that the State reviews goals, objectives, and policies, not the supporting data.

Council Member Araskog recalled a Town Council discussion in which the 3,000 and 4,000 thresholds may be too high. Ms. Hofmeister noted that the 3,000 and 4,000 square-foot thresholds were currently included in the Comprehensive Plan, but recommended removing them as they are land development regulations. Keeping them in the Plan would require State review for any future changes and could limit the Town’s home rule authority.

Ms. Hofmeister discussed the parks and recreation and the public facilities zoning districts.

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

A motion was made by Council Member Moran and seconded by Council President Pro Tem Crampton to recommend Ordinance 012-2026 to the Town Council. The motion was carried unanimously, 5-0.

- 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.

A motion was made by Council Member Moran and seconded by Council President Pro Tem Crampton to recommend Ordinance 013-2026 to the Town Council. The motion was carried unanimously, 5-0.

- 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.

Ms. Mittner presented an item regarding guest houses on large estates, noting that following discussion at the February 11, 2026, Town Council meeting, particularly related to 801 S. County Road, the Council amended zoning and land development regulations to allow one additional enclosed accessory structure on lots exceeding 60,000 square feet.

Council Member Araskog thought this needed further study of the size and setbacks, or that it be brought as a waiver.

Mr. Bergman stated that the Town Council directed the staff to address signage on the valance of an awning, the tandem parking, and this item regarding guest houses on large estates. These items were not quick fixes created by staff. To further address Council Member Araskog's concerns, Mr. Bergman said it could be returned to Planning and Zoning, though he did not know whether they would make any different recommendations.

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

A motion was made by Council President Pro Tem Crampton and seconded by Council Member Moran to recommend Ordinance 014-2026 to the Town Council. The motion was carried 4-1, with Council Member Araskog dissenting.

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.

Mr. Murphy explained that prior interpretations allowed landmarked commercial properties to increase occupancy through internal improvements tied to gross leasable square footage. However, due to concerns over intensification and the Town's shift away from that standard, the provision is now obsolete. Staff is recommending its removal from the zoning code, noting that all properties would still be subject to the underlying principal equivalency and standard parking requirements.

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

Council Member Araskog asked if the principle of equivalency was being more carefully reviewed. Ms. Hofmeister responded that the traffic consultant, Kimley Horn, is thoroughly reviewing the codes regarding parking and loading. She said the revision to the scheduled parking will be presented to the Planning and Zoning Commission and then to the Town Council for consideration. Council Member Araskog wondered whether zoning in progress should be put in place to prohibit anything that would be allowed to have the principle of equivalency. Mr. Murphy responded.

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

A motion was made by Council Member Araskog and seconded by Council Member Moran to recommend Ordinance 007-2026 to the Town Council. The motion was carried unanimously, 5-0.

- 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.

Mr. Murphy stated that this item is basically addressing a silent provision in the Town Code, which means no provision, and identifying allowable design requirements and parameters for beach stairs for oceanfront properties.

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

A motion was made by Council President Pro Tem Crampton and seconded by Council Member Moran to recommend Ordinance 009-2026 to the Town Council for approval. The motion was carried unanimously, 5-0.

- 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.

Mr. Murphy stated that this item aligns the Town's Zoning Code regulation of 12 inches with the Department of Environmental Protection standard of 18 inches.

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

A motion was made by Council President Pro Tem Crampton and seconded by Council Member Moran to recommend Ordinance 010-2026 to the Town Council for approval. The motion was carried unanimously, 5-0.

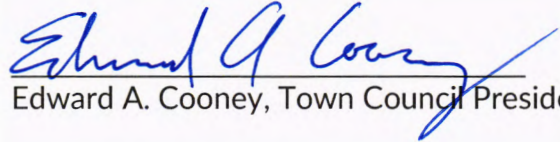
ANY OTHER BUSINESS

There was no other business discussed.

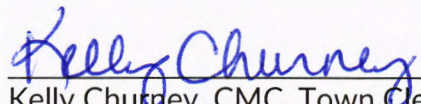
ADJOURNMENT

A motion was made by Council Member Araskog and seconded by Council Member Moran to adjourn the meeting at 10:53 AM. The motion was carried unanimously, 5-0.

APPROVED:


Edward A. Cooney, Town Council President

APPROVED:


Kelly Churney, CMC, Town Clerk
Date: 5/11/26