

TOWN OF PALM BEACH

Town Manager's Office PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING HELD ON DECEMBER 3, 2024

I. CALL TO ORDER AND ROLL CALL

Chair Coniglio called the meeting to order at 9:30 a.m.

Gail Coniglio, Chair	PRESENT
Eric Christu, Vice Chair	EXCUSED
Marilyn N. Beuttenmuller	PRESENT
Michael Vincent John Spaziani	PRESENT
Jorge Sanchez	PRESENT
John J. Tatooles	PRESENT
William Gilbane	PRESENT
Nicki McDonald, Alternate	PRESENT
Victoria Donaldson, Alternate	PRESENT
Matthew Ailey, Alternate	PRESENT

II. INVOCATION AND PLEDGE OF ALLEGIANCE

Deputy Town Clerk Gayle-Gordon gave the Invocation and Chair Coniglio led the Pledge of Allegiance.

Clerk's Note: Alternate Member McDonald will be a voting member in the absence of Vice Chair Christu.

Chair Coniglio introduced Mayor Danielle H. Moore who thanked the Commission members for their service to the Town and presented each member with a Town of Palm Beach lapel pin.

III. APPROVAL OF THE MINUTES

A. Minutes of the November 5, 2024, Planning & Zoning Commission Meeting

Ms. Beuttenmuller stated that there were several scrivener's errors and Mr. Spaziani made a change to wording regarding his comments about density in the residential district. The Commission agreed to approve the Minutes subject to the revisions.

Motion was made by Mr. Sanchez and seconded by Mr. Gilbane to approve the minutes of the November 5, 2024 meeting as amended. On roll call, the Motion passed unanimously.

IV. APPROVAL OF AGENDA

Motion was made by Mr. Tatoes and seconded by Ms. Beuttenmuller to approve the agenda as presented. On roll call, the Motion passed unanimously.

V. COMMENTS FROM THE PLANNING AND ZONING COMMISSIONERS

Ms. McDonald spoke regarding traffic congestion during rush hours and urged immediate action. She believed strategies and solutions should be identified and used to make immediate improvements without waiting for final results from the traffic analyses and studies.

Mr. Gilbane addressed the closure of South Ocean Boulevard, calling it a significant change for the town. He noted the challenges of not being informed about closure schedules and highlighted the impact on traffic congestion and quality of life over the next four years. He urged Planning and Zoning to plan for the worst-case scenario of the roadway being closed most of the time. Mr. Gilbane cautioned against allowing increased density and intensification of use on the island and emphasized the need for measures to mitigate traffic impacts. He also advocated for the Zoning Code Review to proceed methodically, without overreacting to the road closure.

Mr. Sanchez commented on the traffic congestion, noting that much of it is caused by residents hiring on-site service personnel.

Chair Coniglio stated that this discussion would resume after receiving The Corradino Report. In the meantime, she acknowledged the need to identify strategies to improve traffic on the island.

VI. COMMENTS FROM THE PLANNING AND ZONING BUILDING DIRECTOR

Director Bergman stated that at next Tuesday's Town Council meeting, there would be a robust, comprehensive discussion on Traffic issues. He noted that the Town Manager's Office had tasked all departments with developing mitigation strategies for traffic congestion. Strategies and ideas, such as moratoriums and zoning in

progress, would be presented to the Town Council for consideration.

VII. COMMUNICATIONS FROM CITIZENS - 3 MINUTE LIMIT

Liza Pulitzer, 263 El Pueblo Way, expressed concern about traffic congestion and suggested restricting barge operations to prevent bridge openings during rush hours.

Brittain Damgard, 117 Wells Road, agreed with the comments by Ms. McDonald, Mr. Gilbane, and Ms. Pulitzer. She noted that large projects in Town, such as the Synagogue and Four Arts, would worsen traffic congestion and suggested that a moratorium on new projects might help alleviate the issue.

Kate Gubelmann, 265 Tradewinds Drive, agreed with the previous comments made except those of Mr. Sanchez regarding north-end traffic being caused by service workers hired by the residents. She remarked that the inability to navigate the Town was unacceptable and negatively impacted residents' quality of life. She also noted that landscaping trucks, often resembling trains with multiple attached trailers, significantly worsened congestion, especially on narrow streets.

Chair Coniglio commented that the high volume of vehicles was the primary cause of traffic issues in the north end.

VIII. REGULAR BUSINESS

A. Review of the Corradino Group Recommendations to Traffic and Parking Management

Jennifer Hoffmeister-Drew, Planner III, presented a list of recommendations developed by the Corradino Group to assist with traffic and parking management.

Eric Czerniejewski, P.E., Corradino Group, discussed the recommendations related to the intersection capacity analysis and noted that some of them were already in process.

Chair Coniglio asked Mr. Czerniejewski for ideas on how to improve residents' ability to leave the island. She suggested implementing a temporary right-turn-only designation at Royal Poinciana Way and South County Road from 2:30 p.m. to 5:30 p.m., to evaluate its effectiveness. She also proposed using a sticker system on Bradley Place, which the town owns, to restrict access to residents only. She emphasized the need to find a way to expedite traffic flow on the island.

Ms. McDonald indicated she was unaware that the adaptive traffic control system would not work during peak traffic periods. She noted that when traveling down Sunrise Avenue and making a left turn onto Bradley Place during peak period, that light does not let enough cars

through at one time. She thought that if staff resources were available, perhaps someone could be available to direct traffic in those locations to lessen delays.

Mr. Czerniejewski responded that when traffic is at full capacity, it is impossible to force traffic through two lanes. The congestion is due to so many people trying to travel in the same direction simultaneously.

Mr. Sanchez asked if the PZC would consider recommending to the Town Council that hours be made more flexible for construction and landscaping workers. He felt that would help with traffic congestion.

Chair Coniglio noted that landscape companies were trying to help with traffic issues, and a pilot program is in progress that allows companies to start earlier and leave the island earlier.

Mr. Gilbane inquired about capacity concerning large-scale construction and development in the midtown area. He expressed concern about upcoming major redevelopments and questioned whether the PZC should even consider additional development. He noted that the roads north of Royal Poinciana Way were owned by the Town and suggested measures to mitigate traffic there. However, he also highlighted the impact of West Palm Beach traffic on the Town and advocated for coordination with West Palm Beach to manage capacity and ongoing development.

Ms. Beuttenmuller said traffic issues were not the same before COVID and the real estate boom. She noted the one difference since that time is the construction.

Mr. Tatooles agreed with Ms. McDonald about the traffic control system and the need for coordination with West Palm Beach. He also thought a police officer should be assigned to every major intersection to help with traffic direction and flow. In addition, Mr. Tatooles thought that enforcement should be more intentional.

Ms. Donaldson discussed mobility options and how shared-use vehicles may be an option to help with traffic congestion. She also thought there was an optics problem, particularly with the nightly parties at Mar-a-Lago, which made it difficult for residents to traverse the island. She noted a lot of frustration in the community.

Mr. Tatooles agreed with Ms. Donaldson and also thought that the Town being shut down by private security was a problem. He stated there was a problem that needed to be acknowledged.

Mr. Gilbane stated that Mar-a-Lago is in a residential neighborhood but was not being used as such.

Mr. Ailey noted a potential communication issue with residents and suggested that the Town create a way for residents to directly communicate with organizations like the Coast Guard that impact them.

He emphasized that traffic congestion could eventually pose a public safety issue. To make a meaningful difference, he stated that a reduction in the number of vehicles crossing the bridges at any given time would be necessary.

Mr. Spaziani asked if the stickers issued to residents could be used to help residents pass through security.

Mayor Moore explained that the resident parking stickers could not be used for that purpose due to safety considerations.

Council President Pro Tem Crampton, 2335 S. Ocean Boulevard, noted that there is a central hub in Town where ideas are being discussed, processed, and would eventually be presented to the Town Council. He added that the Town is also collaborating with regional organizations to address the situation.

Mr. Sanchez was pleased that the Town was focusing more on construction and building activities. However, he believed that the idea of a moratorium had never been effective and would not work.

Chair Coniglio was in favor of a commercial development moratorium.

Mr. Czerniejewski mentioned that periodic reports could be generated from the adaptive traffic control system. He stated that all committed trips, including those from food and beverage establishments, would be studied during the evaluation of traffic generation. He also discussed the potential use of shuttling. Chair Coniglio added that heavy traffic primarily comes from clubs rather than restaurants.

Motion was made by Mr. Gilbane and seconded by Mr. Spaziani to recommend to the Town Council when considering the Traffic Report to be presented to include Town controlled construction activities be moved to the evening, develop communication with citizens on all of the obvious issues that people are frustrated with that are happening with West Palm Beach and the Coast Guard, identify and look at bridge openings and continue to work with West Palm Beach, add officers for traffic management during peak hours, and look toward improving methods of enforcement.

Director Bergman suggested adding the following list of recommendations to the Town Council:

1. Shuttles
2. Better communication issues with various agencies
3. Right-of-Way work at night
4. No or limited contractor parking on site
5. Flexible working hours for construction/landscape
6. More police officers at major intersections during peak hours
7. Resident-only traffic lanes
8. Commercial project moratorium
9. Prohibit barges during season

10. Enforce current laws
11. Use shared vehicles
12. Too many parties at Mar-A-Lago
13. Limit bridge openings

On roll call, the Motion passed unanimously.

Public Comments

Martin Klein, 1060 North Ocean Blvd., shared his sentiments with regard to development and traffic issues in the Town.

Dragana Connaughton, 267 Merrain Road, spoke about her concerns with people being stopped in the intersections.

Mr. Czerniejewski discussed valet parking, explaining that the first step would involve the development of an operational plan methodology (policy/code update) outlining annual procedures. He noted that a GIS layer is nearly complete, incorporating all existing valet permits and ordinances. Valet parking will remain under review, with modifications made, as necessary. He added that a long-term valet parking circulation master plan would be created for each district, with periodic reviews and updates by Town staff as needed.

B. Update and Discussion Regarding For-Profit and Non-For-Profit Clubs Definitions

Chair Coniglio expressed serious concern with any increase in clubs and asked if there were any clubs that had not yet been identified. Ms. Hofmeister-Drew responded that staff was conducting an evaluation, as not all clubs have a declaration of use.

Mr. Gilbane referenced an IRS guideline applicable to private not for profit social clubs which limits non member commercial events which in turn regulates intensity of use for non members. He suggested that compiling data on club activities, the number of clubs and membership counts, and their town-serving roles would be beneficial. He supported quantifying the current state of clubs and how they are currently regulated in terms of capacity so that we can determine how to better regulate them based on infrastructure capacity and the Town's needs, in alignment with the comprehensive plan.

Mr. Sanchez said there were regulations in place for existing clubs and these should be followed. However, he thought that from Sloane's Curve north, no additional clubs should be allowed.

Mr. Spaziani said that having information about future development was important. He noted that finding out where the cap should be was necessary information. Ms. Donaldson stated her agreement with Mr. Spaziani.

Chair Coniglio thought it would be prudent to cap the clubs as they are today.

Mr. Gilbane stated that certain areas in Town, such as residential areas, should not have clubs. Ms. McDonald pointed out that not only

residential but certain other areas such as Worth Avenue should not have clubs.

Motion was made by Mr. Sanchez and seconded by Chair Coniglio to recommend to the Town Council to disallow any more private clubs in Town. On roll call, the Motion passed 5-2 with Mr. Gilbane and Mr. Tatooles dissenting.

Mr. Gilbane stated that his reason for voting against the Motion was that the code around private clubs needs to be part of a broader look on the current Zoning in Progress for Restaurants and Clubs. There should be a cap on restaurant seats and membership clubs but we need to determine what we have today and what is appropriate moving forward versus skipping to propose ban on future clubs before the data is analyzed and presented.

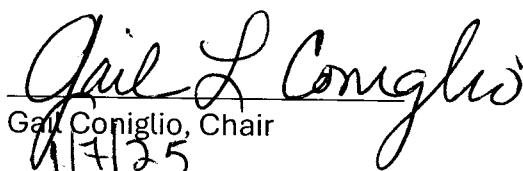
There was a brief discussion about the Palm Beach Acre. Mr. Bergman stated that the comprehensive plan had already been submitted to the state with those numbers, which did not alter density. He said if the PZC wanted to consider changing the density, it could be placed on a future agenda for discussion, and it would be a separate comprehensive plan amendment in the future.

IX. NEXT MEETING: Tuesday, January 7, 2025, at 9:30 a.m.

X. ADJOURNMENT

Motion was made by Mr. Tatooles and seconded by Mr. Spaziani to adjourn the Planning and Zoning Commission Meeting at 11:48 a.m. On roll call, the Motion passed unanimously.

Respectfully submitted,


Gail Coniglio, Chair
1/7/25
Date