



## VILLAGE OF NORTH PALM BEACH WORKSHOP SESSION AGENDA

VILLAGE HALL COUNCIL CHAMBERS  
501 U.S. HIGHWAY 1

THURSDAY, MAY 13, 2021  
7:00 PM

Darryl C. Aubrey  
Mayor

Deborah Searcy  
Vice Mayor

Mark Mullinix  
President Pro Tem

Susan Bickel  
Councilmember

David B. Norris  
Councilmember

Andrew D. Lukasik  
Village Manager

Leonard G. Rubin  
Village Attorney

Jessica Green  
Village Clerk

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**In accordance with applicable social distancing guidelines issued by the Centers for Disease Control and Prevention ("CDC") to combat the spread of COVID-19, the Village of North Palm Beach shall utilize communications media technology to facilitate and encourage public participation in this meeting electronically, via internet access or telephone.**

**The Village is physically reintroducing the public to its meetings while still adhering to CDC guidelines. A limited number of members of the public will be permitted in the Council Chambers on a first come, first served basis; however, seating capacity in the Council Chambers is limited due to the presence of staff and others scheduled to appear before the Council. In addition to the Council Chambers, approximately 25 people will be able to participate from the Village Library's Obert Room. Access to the Obert Room during the Council meeting will also be on a first come, first served basis.**

### **INSTRUCTIONS TO JOIN MEETING ELECTRONICALLY**

To join meeting by computer (video & audio) click or type the following link in address bar:

<https://us02web.zoom.us/j/88070093672?pwd=ZEIqSGlVbFVURnVoMm52aVNHYk4zZz09>

Meeting ID: 880 7009 3672

Passcode: 204899

To join meeting by phone (voice only):

877 853 5257 US Toll-free

888 475 4499 US Toll-free

Meeting ID: 880 7009 3672

Passcode: 204899

## ROLL CALL

## DISCUSSION

1. Country Club Golf Membership – discuss policy changes to give first priority of golf memberships to Village residents. No formal action will be taken as a result of this discussion.
2. Discuss the establishment of a Zoning in Progress that will address community concerns related to the character of new single-family homes. As proposed, the Zoning in Progress will allow the construction of new single-family homes in the R1 zoning district within certain design parameters while amendments to the existing code are developed and adopted. No formal action will be taken as a result of this discussion.

**ADJOURNMENT – This meeting will adjourn at 7:30 p.m. in order to begin the Regular Council Meeting and may reconvene at the conclusion of the Regular Council Meeting.**

This agenda represents the tentative agenda for the scheduled meeting of the Village Council. Due to the nature of governmental duties and responsibilities, the Village Council reserves the right to make additions to, or deletions from, the items contained in this agenda.



**THE VILLAGE OF**  
**Village of North Palm Beach**  
**Department of Community Development**  
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**DATE:** May 7, 2021  
**TO:** The Honorable Mayor and Members of the Village Council  
**FROM:** Jeremy Hubsch, AICP, Community Development Director  
**RE:** WORKSHOP DISCUSSION: Consideration of a Zoning in Progress for the Residential Code

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During the April 8, 2021 Village Council meeting, staff was directed to develop recommended strategies for the implementation of a code revision related to the character single-family homes. The Council discussed possible strategies to develop and implement a revised code, including a moratorium on tear-downs and rebuilds or an expedited process to develop new code provisions. Staff requested time to evaluate strategies in order to accomplish Council's policy objectives.

The WORKSHOP DISCUSSION is intended to allow staff to share some preliminary observations about the housing trends in the Village with the Council and discuss possible strategies to address Council's policy direction. Specifically, staff will recommend establishing a "Zoning in Progress" (ZIP) that would continue to allow redevelopment of residential properties with certain parameters until a formal amendment to the code can be adopted.

**Background:**

The discussion at the Village Council meeting on April 8<sup>th</sup> was not the first time that the character of North Palm Beach's new housing stock was being questioned. A major concern identified in the Citizens' Master Plan was to "make sure the mass of new houses is compatible with adjacent houses". A high priority task included in the Master Plan is to "establish regulations for infill single-family that ensure compatibility in the neighborhoods". Since adoption of the Master Plan, reviewing the Village's residential zoning code has been listed as a high priority task in the Village Council's Strategic Plan.

Based on feedback from the Village Council and members of the community as well as knowledge of best practices in other municipal zoning codes, staff believes there are a myriad of issues to address during the residential code re-write process. However, much like the commercial code re-write, this a substantial undertaking that may take well over a year to complete. The Village is currently in the midst of a significant residential building boom, where smaller homes are being torn down and replaced with much larger homes. Some residents believe these new homes are permanently altering the character of the community and that the building boom will not only continue, but might even increase.

**Discussion:**

In response to Council's direction to Village Staff, the following topics will be discussed with the Village Council during the WORKSHOP DISCUSSION ITEM:

- Immediately establishing a ZIP for the construction of new single-family homes in the R1 zoning district.

- The ZIP will permit new construction while amendments to the code are proposed, discussed and ultimately adopted.
- Tear-down and rebuilds will continue to be allowed with suggested parameters, including:
  - No changes to the regulations impacting the construction of a single-story home;
  - A limit on the total height of a single-family home to 30’;
  - A limit on the area of a second story to 75% of the ground floor; and
  - A minimum landscaped area in the front yard.
- A public hearing process, which includes conducting two separate public meetings, will be required to establish the ZIP.
- Staff suggests evaluating the massing and compatibility of new homes during the ZIP. A more in-depth review of the entire residential code would be completed following this scope of work.
- To develop policies and language to amend the code, staff is recommending that the Village Council form an ad-hoc committee to evaluate specific changes to the residential code relating to massing, building height, lot coverage, impervious surface coverage, and other factors that may alter the character of the community. Composition of the committee should include residents with a professional background in fields such as land use planning and/or law, architecture, residential construction as well as residents who simply are interested in North Palm Beach’s future.
  - Staff would like the input of the Planning Commission to help staff and the Village Council identify issues for an ad-hoc committee to evaluate relating to massing and compatibility of new single-family homes in North Palm Beach.
  - Recommended changes to the code from the ad hoc committee would be considered by the Planning Commission and Village Council during a series of public hearings.