

TOWN COUNCIL MINUTES OF MEETING HELD ON FEBRUARY 3, 1992

5:01 PM

I. CALL TO ORDER AND ROLL CALL: Meeting called to order by President Heeke at 5:01 PM on Feb. 3, 1992 in the Town Hall Council Chambers. On roll call, the following elected officials were found to be in attendance: Mayor Marix, President Heeke, President Pro Tem Weinberg, Councilwomen Douthitt and Wiener and Councilman Ilyinsky. Also in attendance were Town Manager Doney, Town Attorney Randolph, Mr. Jakubick, Mr. Elwell, Mr. Zimmerman, Mr. Frank, Mrs. Peters and Mr. Brisson from Adley, Brisson and Engman.

Roll Call

II. INVOCATION AND PLEDGE OF ALLEGIANCE: Invocation was given by Mrs. Peters and Pledge of Allegiance was led by President Pro Tem Weinberg.

Invocation

III. APPROVAL OF AGENDA: Agenda was approved on motion of Mr. Ilyinsky, seconded by Mr. Weinberg. On roll call, the motion carried unanimously.

IV. PROOF OF PUBLICATION: Mrs. Peters advised the advertisement was published.

V. SECOND READING OF ZONING ORDINANCE NO. 1-92. Mr. Heeke called on Mr. Randolph to read the title of the Ordinance. Mr. Randolph advised the Ordinance to be read tonight has the deletion of the language relating to R-BB and the other items.

Zoning Ord.
1-92 (2nd
Reading)

Mayor Marix asked if they were eliminating the R-BB to which Mr. Heeke responded affirmatively. She indicated she has received many calls about this and would like to talk about it later in the meeting.

Attorney Randolph read the title: "AN ORDINANCE OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING ORDINANCE NO. 2-74, AS AMENDED, THE OFFICIAL ZONING ORDINANCE OF THE TOWN OF PALM BEACH; PROVIDING AMENDMENTS TO ARTICLE 2, SECTION 2.10 ENTITLED "DEFINITIONS", BY REVISING DEFINITION (14) "DOCK"; TO PROVIDE AMENDMENTS TO ARTICLE 4 ENTITLED, "DISTRICT REGULATIONS"; BY AMENDING SECTION 4.10 SCHEDULE A, SCHEDULE OF LOT, YARD AND BULK REGULATIONS, BY REPEALING FOOTNOTE #22 RELATING TO BUILDING HEIGHT; MODIFYING FOOTNOTE #23 TO EXCLUDE LOTS FRONTING ON CUL-DE-SACS AND INCREASING ANGLE OF VISION ON LOTS EXCEEDING MINIMUM WIDTHS; MODIFYING FOOTNOTE #3 TO ALLOW PLANTERS ON LANDSCAPING IN PEDESTRIAN WALKWAY; PROVIDING AMENDMENTS TO SECTION 4.10, SCHEDULE B, "SCHEDULE OF USE REGULATIONS", BY ADDING "OUTDOOR SEATING IN CONJUNCTION WITH PERMITTED RESTAURANTS" AS A SPECIAL EXCEPTION USE IN THE C-WA DISTRICT; BY REMOVING HOTELS AND TIME SHARING USES FROM SPECIAL EXCEPTION USES IN THE C-OPI DISTRICT; BY CHANGING THE CHARITABLE EVENT EXPIRATION DATE IN THE RESIDENTIAL DISTRICTS; BY ALLOWING OFFICE AND PROFESSIONAL SERVICES AND BUSINESS SERVICES ON FIRST FLOOR IN C-TS DISTRICT AS SPECIAL EXCEPTION USES; PROVIDING AMENDMENTS TO ARTICLE 5 ENTITLED, "SUPPLEMENTARY LOT REGULATIONS", BY AMENDING SECTION 5.17, "EXISTING SINGLE FAMILY DWELLING DEVELOPMENT", BY PROVIDING DEFINITIVE REGULATIONS RELATING TO DEMOLITION OF NONCONFORMING DWELLINGS; BY ELIMINATING SECTION 5.18, "ALTERATION OF NATURAL GRADE" AND BY ELIMINATING SECTION 5.19, "LOT DRAINAGE, GRADE AND TOPOGRAPHY" AND INSERTING A NEW SECTION 5.18, "LOT GRADE, TOPOGRAPHY AND DRAINAGE"; BY AMENDING SECTION 5.47(b), "NUMBER OF BEACH HOUSE BUILDINGS AND SETBACK"; BY INCREASING MINIMUM LOT FRONTAGE; AMENDING SECTION 5.48 "SPECIAL EXCEPTION TO HEIGHT REGULATIONS; SPECIAL EXCEPTION STRUCTURES", BY ESTABLISHING NEW REGULATIONS APPLICABLE TO THE R-B DISTRICT; AMENDING SECTION 5.51(b) TO ALLOW TWO STORY ACCESSORY BUILDINGS IN THE R-A AND R-AA DISTRICTS; PROVIDING AMENDMENTS TO ARTICLE 6, ENTITLED "SUPPLEMENTARY USE REGULATIONS," BY AMENDING SECTION 6.21 "SCHEDULE OF OFF-STREET PARKING REQUIREMENTS", BY INCREASING PARKING REQUIREMENTS FOR HOTELS, MOTELS, MOTOR INNS AND TIME SHARING USES; PROVIDING AMENDMENTS TO ARTICLE 7 ENTITLED, "PLANNED UNIT DEVELOPMENT", BY AMENDING SECTION 7.10, "PURPOSE" BY REDUCING ALLOWABLE AREA UPON WHICH DENSITY IS CALCULATED; AMENDING SECTION 7.436, "PERMITTED LAND USE" BY ELIMINATING REFERENCE TO TOWNHOUSES AND HISTORICALLY OR ARCHITECTURALLY SIGNIFICANT MULTI-FAMILY STRUCTURES; PROVIDING FOR REZONING OF CERTAIN PROPERTIES IDENTIFIED HEREIN TO R-BB; MODIFYING THE TOWN'S ZONING MAP ACCORDINGLY BY THE PROPER TOWN OFFICIAL TO REFLECT CHANGES IN ZONING DISTRICT CLASSIFICATION TO THE R-BB ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY FOR A VIOLATION HEREOF; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE."

Mr. Heeke called for public comments.

Mr. Robert M. Grace, Chairman of the Zoning Commission, addressed the Council and made the following comments:

"I would like to speak to you about two matters, the first is a rather broad philosophical issue; and the second is a quite narrow topic, which derives from the broader one.

Your Zoning Commission is your servant. We can do nothing without your approval. For that reason, we need to know what it is that you want done. At this point, you have me quite confused. I'm afraid I don't really know where you stand. And I'd like to explain where I stand, perhaps that would help to clear up some of this confusion. I don't know if the Town still uses it, but when I was on the Council, the Town used the logo 'There's Only One' on all of its metered mail. That meant that this was a unique Town. And the uniqueness of our Town and its preservation is what I believe in. Some work for architectural preservation, some for historic preservation but preservation for me means preservation of the unique quality of life of our whole Town. Most of that great quality comes from our single family districts, although our multi-family and commercial districts are superb. The single family district have what might be called in characteristic understatement 'A touch of class'.

What many people, including myself, see happening in recent years is the destruction of the understated excellence of portions of the single family district in a quite understandable way - that homes which are too large - are being built on lots which are too small. These houses relate to their confines in a manner that is inappropriate to this unique Town. Unfortunately, this tendency is accelerating for good economic reasons. The world has plenty of very rich people. They've all heard of Palm Beach and they want to use their money to go where the class is. But our borders are not expandable and there's very little land here. So Mr. Gottrocks pays a million for a postage stamp size lot and builds a huge house on it. The tax assessor then has what is called 'a comparable' and he jacks up everyone else's land value and tax bill putting temptation and pressure on them to sell their postage stamp lots also.

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(cont'd)

I would not bother to fight this understandable phenomenon if I happened to live anywhere else, but because I believe Palm Beach is unique, I have tried to preserve the uniqueness that is being destroyed by this process. That uniqueness is more than just a sense of proper proportions between the house and the lot. It is a sense of dignity and respect for the small as well as the large. Palm Beach is a finer example if it keeps a place for young doctors, dentists, lawyers, architects, small businessmen, engineers, etc. to live and raise a family and perhaps become wealthy; and for others, who may never become really wealthy, than if the whole Town is wall-to-wall robber barons showing off their wealth.

Comments of
Mr. Grace

Your Zoning Commission had felt that you, the Town Council, while perhaps not agreeing with this personal philosophy of mine, did feel that the Zoning Code needed to place further restrictions on the size of a house apropos or as a percentage of the lot upon which it stood. So we worked with the Building Department and the Town's Planning Consultant to develop such restrictions and we presented them to you, who approved them, but now have turned them down, so we are confused.

Surely you must have known that whenever you take away some private property rights, some people will complain. Don't you think that a while back when we reduced apartment and commercial building heights from eight and six stories down to three and two - there were loud complaints. What about when we reduced density from 75 units per acre to 15? Don't you think there was screaming and yelling at the Council meeting at that time? Perhaps you think that this Town always had half acre and one and a half acre requirements for a single family home, i. e., the Estate Residential District. You're wrong if you think that. Up until the mid-seventies, it was all just 10,000 square feet for a home, anywhere in Town.

Can you imagine the scene if Mr. Nemec had lived on two acres - which he figured one day he will develop with six or seven building lots and suddenly all he could build was one house? You could have put that on television. But we passed that Ordinance along with the others mentioned above and if we had to go to court, we'd win. Because the case history is that a municipality can preserve its existing character.

Now to the specific topic - the Floor Area Ratio Concept about which you have a memo in front of you dated January 22, 1992 from Tim Frank. The Floor Area Ratio concept is a zoning tool - which it took me several years to get the Town Administration to embrace as a simple straightforward effective mechanism. I believe they know wholeheartedly accept it. When it was first put into the Zoning Code, I specifically requested that a very liberal ratio .45 and let me say for those of you who are not mathematically geniuses, that the higher the number in the ratio - it means that the larger number square feet you can build on a particular lot. It does not mean per se - it doesn't regulate per se in any way how large a home you can build. It only refers to the percentage comparison between the lot and the house. Anyway, I specifically recommended a .45 ratio be used in the R-B District to be sure that no-one was treated unfairly while we collected data. We now have that data and on the basis of that data, the Zoning Commission recommended to you a reduction in the R-B District to .35 FAR.

That report from Tim Frank shows that 99% of the homes in the 10% sample of the R-B District are within that recommended .35%, but perhaps even more important and more significant is the fact that 88% of the new homes - all of the new homes built since 1986 are within that recommended Floor Area Ratio.

Sometimes a few specific examples help to explain numbers. For example, the new home of Jay Maddock on North Ocean Boulevard, has a FAR of .28. I believe the Maddock name is known to you and our whole Town as the pioneer family in our Town. The home of Mr. James Nemec, who is certainly the kind of man I hope continues to make his lifetime home and raise a family in Palm Beach, has a FAR of .21. It is interesting to note that a good deal of discussion by those opposed to this FAR control, stated that after all it was the fault of the Building Official for not stopping the construction of the house that was 'out of order' by being too large or overwhelming to the neighborhood. You know that that is absolutely illegal. But isn't it strange that these people would be willing to accept some kind of Gestapo control by an individual or department but are fighting against carefully worked out and debated controls adopted through an Ordinance? Obviously, they have been aroused by a tactic of misinformation.

I noted that a lady said she hoped the two small homes on the lots next to her would be demolished by someone, who would combine the lots and build one big beautiful home. That might happen if you reduce the FAR number but if you don't that big house will just be built on one lot. It is really useless to continue with a FAR of .45 in the Code. I already explained to you why it was there in the first place.

I ask you now at this meeting to either reaffirm your earlier acceptance of the FAR of .35 or modify it slightly to .375 or at the worst, .40. At the .40 level, ninety per cent of new construction would meet that number, but remember, eighty-eight per cent of new construction is already met or is met by the .35 number.

If you are unwilling to take action at this time, then I am submitting to the Town Council my immediate resignation from the Zoning Commission. You may ask is that a threat or a promise? I am in no position to make threats, but I assure you it is a promise. Thank you."

Comments of
James Nemec
re: Zoning
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Attorney James Nemec addressed the Council indicating he enjoys the eloquence of Mr. Grace. He noted Mr. Grace stated he owned two acres of land and that is not so as he only has one half acre. Mr. Heeke asked Mr. Nemec to address the Council. Mr. Nemec continued noted it was mentioned they wished to preserve single family homes throughout Palm Beach, but they are picking out the ones along the oceanfront on the Ridge, so he didn't think the statement that he wanted to protect all of Palm Beach was a fair one as they were singling out the Ridge only.

Mr. Nemec announced if this new ordinance went into effect it would deprive the people of 1125 square feet. He felt to take over one thousand feet away from their living quarters was beyond reason. He stated they are stating a garage can be built and used for storage but then you would be without a garage which you need along the ocean.

He believed the proper notice question on advertising has still not been resolved.

Comments of
Joel Martino
Re: Zoning
Ord. 1-92

Mr. Joel Martino of 109 Ocean Terrace addressed the Council, indicating his home has suffered some deterioration due to some rusting problems in the beams and in the columns. He hired an

architect to draw up plans for a renovation or a new home and the architect has told him with the new ruling of the 35%, he would lose over one thousand square feet which means that to either renovate or build a new home would not be feasible. He indicated he was not a robber baron but he was opposed to the 35% rule and he did not believe there were a lot of people behind this.

Comments of
Joel Martino
re: Zoning
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(cont'd)

Mr. Philip Englehart addressed the Council, noting the one answer that doesn't seem to have been addressed in past hearings is with respect to the erroneous information in the report from which the Zoning Commission and the Town Council ultimately made their decision. He heard Mr. Grace refer to it tonight and pointed out that 88 to 90 percent of the homes surveyed, which represented a ten percent sampling, seemed to fall within the guidelines of the proposed zoning change. He understood from comments made at the Town Council meeting earlier that the survey did contain erroneous information as a citizen had gone to the tax records and verified the square foot calculations used in making that evaluation neglected to include the accessory buildings. He believed if that was the case, it would distort the percentage of buildable areas currently on the properties surveyed and that was an issue they should address. He asked Mr. Randolph if whether or not in these proceedings a potential discrepancy on an issue of fact wouldn't obligate a re-evaluation of the entire matter, just as it would in a court of law. He felt if the decision is made on a report that contains errors and the Council has reason to believe it contains errors, they are setting up the entire Town for a very serious problem in the future.

Comments of
Philip
Englehart
re: Zoning
Ord. 1-92

Mr. Englehart referred to Mr. Grace's comments when he stated he was a proponent to the status quo and the status quo would be, the .45 FAR and he believed the problem of Mr. Martino is one of the concerns this Council must take into consideration as the quantity of property potentially taken from the citizens in the R-B Zone if this regulation is adopted, is measured in the tens of millions of dollars and as a class, that is a very large taking. He thought if the class decided to object, there would be a large problem as he views this as a taking of personal property and that is not right. He felt the comment that a very small group is trying to push through this change and the issue has not been publicly aired to its fullest extent are negative reflections on the public notification in this very important matter and he thought the Council should take into consideration what the majority of the Town really want to have happen on this issue.

Mr. Doug Rozelle addressed the Council stating it was his feeling the Ordinance is a lesson in over-regulation and the status quo is fine. He recalled speaking on this at the previous meeting telling the Council he has spoken with a number of people in his neighborhood and not a single person that he has spoken to, is in favor of this regulation and he objected specifically to the FAR reduction.

Comments of
Doug Rozelle
re: Ord. 1-92

Mrs. Joanna Frost-Golino addressed the Council indicating she was a registered architect; an Architectural Commissioner and a resident of the north end for eleven years. She appreciated Mr. Grace's work as basically what he is proposing will make her work with the Architectural Commission very easy. She stated they are constantly being reminded when reviewing projects, they are not allowed to get into zoning issues, and some of these projects are monstrously big and even at the .45, this happens and they have to look at them next to a house that happens to be much smaller. She has attended the previous meetings and heard people get up and say they don't need this FAR reduction as the Architectural Commission looks at this and the point is they should not be looking at that, as that should be looked at by the zoning laws.

Comments of
Joanna Frost-
Golino re:
Ord. 1-92

She was surprised to see Mr. Martino here as he was a beneficiary of ARCOM going out on a limb when they looked at the height and FAR of what was going next to Mr. Martino and it was within the zoning limits but it was monstrously high, and Mr. Martino was the first to agree. She thought perhaps he had a change of heart now that he has to build something. She thought they were confused about exactly what they were talking about as the R-BB District could perhaps be construed for the rich, but the R-B District and the changing of the FAR covers a lot more than the houses on the oceanfront.

Mrs. Frost-Golino asked the Council to be very careful as they are now seeing vociferous residents of the Town who are trying to implicate the Council and some others in the room on a conspiracy to reduce the size and lower everything, but she believed the truth of the matter actually was that Mr. Grace and others were trying to do their job of making sure the Town does not change to a point where it is not recognizable.

Gerald Goldsmith, a member of the Zoning Commission, addressed the Council stating he had appeared at the previous meeting telling them of his difference of opinion, even though he had voted for the changes at the Zoning Commission hearings. He believed there was nothing that Mr. Grace has said that he disagreed with, but he did believe that the reduction to .35 would change the character of the way all of the houses in the north end look, and he was worried about the change of the character of the community as much as Mr. Grace was and believed it would change it even more so, not by the reduction which he had no objection to, but by the fact they are not allowing the same houses that are already there to use their old footprint. He stated if they want to take a lot and rebuild a house and want to use the same footprint, he felt under the old zoning, that was fine; however, if they wanted to tear down a house, then they needed to have a reconsideration as at that point an architect needed to be consulted to see that on a 10,000 square foot lot, if a 3500' house is built and they would have to go to a second floor, because of the setbacks, they should see what it looks like from an architectural point of view.

Comments of
Gerald
Goldsmith re:
Ord. 1-92

Mr. Goldsmith stated he has done a minimum study of that with an architect and he didn't believe the Architectural Commission would approve any of those houses from an aesthetic point of view, and that will be another case for study.

He advised he was not worried about the reduction of the FAR, but about changing the entire character of the north end by making all of the new houses fall within a two story level, whereas the entire north end is primarily a one story character.

Eleanor Udell addressed the Council, indicating they are all here because of the love of the Town and she appreciated the Town Council and the efforts of Mr. Grace who is trying to preserve its character and she objected to anything that would weaken it.

Jeffrey Smith, addressed the Council stating he was talking as a resident of the Town and an architect. He stated making zoning changes is never a popular one as they are taking away property rights, and he thought this would not be before them but for the problems that have already crept up all over the Town. He believed the Town's zoning has always changed by a reaction to something that has been built which brings the residents out and in an uproar. He constantly is being asked

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(cont'd)

how could they have allowed something to be built so large in the north end on a small lot and it is something that needs to be looked at very carefully and he would hate to see another year go by in which these large homes could be built.

Ann Lilja, 110 Ocean Terrace addressed the Council, indicating she has appeared before ARCOM and the Town Council because of her concern and she wishes to protect this Town for her generation because what the Town is now, they want to keep and the north end means something to her, and it is a place where people can live and bring up their kids and that is what they are fighting for, to keep the Town the way it is and not make the changes when it is too late and she thanked Mr. Grace for all of the work he has done for this Town and for the Council's consideration of this matter.

Mr. Wolf Falkenberg addressed the Council indicating he is representing Ann McBride, a resident of the North end, who objects to the zoning change as she wants to keep the Town the way it is.

Mary Ratliff of the Palm Beach Civic Association addressed the Council and encouraged them to accept the recommendations of the Zoning Commission and look at the change of character and the density changes and the disfigurement as a result of what might occur if the recommendations are not accepted.

Attorney John Wilbur addressed the Council stating when he first came here tonight he thought he was in favor of the changes, but now the lawyer-half of him recognizes that the course that it steers recognizes it may be fraught with some dangers and has heard tonight innuendoes that if it is steered this way, there may be some "taking" suits, etc. He stated notwithstanding that, however, he would recommend what has been proposed and he realizes his ox may be gored as well and this is something he has to examine as it puts the Council on the fence as how they will vote on this subject. He stated his ox can afford to be gored, as long as he can honestly say there is a palpable betterment in the community environment in which he lives. He advised he would be happy to sacrifice his one thousand square feet, provided there was a communal interest in that kind of self-discipline that all residents may share and he doesn't know whether that is the case. He does know that his aesthetics have been outraged by some of the selfishness that the large house has for the small house and he doesn't know how that can be translated into effective law that can survive the allegations or assertions that people bring against positions which are not in their favor. He hoped that the Town Attorney's opinion will be relied on to fashion a matter which will withstand legal assault, and that should be in favor of retaining the ambience of the north end and especially saves the threat of diminution of value and diminution of quality of life, which the small house next to the huge house suffers.

Dr. Sten Lilja addressed the Council, indicating he has been before the Council as well as ARCOM and talked about facts. He recalled Mr. Englehart's remark about what happens here if the facts are wrong. He heard Mr. Martino explain his problem and he believes perhaps he has not been well advised as he had a report before him from Adley, Brisson and Engman which on page 16, lists the FAR for two story structures, and 109 Ocean Terrace is listed at .23 and he did not understand how that could be increased to probably twice that figure. He didn't think it should be said but wanted to add that he was very much in favor of the work of the Zoning Commission, which he viewed as being in the best interest of the Town.

Attorney Robert Deziel, 117 Everglade Avenue addressed the Council requesting they reconsider the R-BB zoning. He doesn't live in the north end but drives by there quite frequently. He wished to address some of the comments made with respect to the area which would be affected by the R-BB District, as he has heard people talking about keeping the status-quo and retaining the character of that neighborhood. He felt the character of that neighborhood recently are different than the homes that were built there ten or twenty-five years and the trend appears to be to maximize the floor plan foot-print and multiply that by two so there is a big square box along North Ocean Way. He says this to them as an attorney who has appeared before them in the past and will be before them on other occasions, but he doesn't mind coming before them with more stringent rules if he thinks they are better for the Town. He believed what would happen if the R-BB District was allowed, they will go through a period of having homes that are a compromise between what historically has been in the north end and what people have done in the last five years. He believed there were a few homes built there which he thought the whole idea was to maximize the square footage and he thought if that trend was continued, that stretch of land would look like the Town located twenty-five miles south of here than the Old Palm Beach.

He stated his firm recently rewrote the entire zoning code for the Town of Jupiter Island and as an example, the people there knew if things were made more stringent and the rules were made to retain the beauty, the property will not only retain its value but increase in value. He thinks something needs to be done and the Zoning Commission has made a recommendation, which may not be the absolute best answer, however he thought the Zoning Commission was obviously qualified and Council trusted them because they were appointed by the Council.

He advised from a planning standpoint, it makes sense what the Zoning Commission wants to do as if the homes on North Ocean Blvd. are big, two story boxes, one gets the feeling they are driving on one side of a canyon and on the west side, you get a shaded feeling because they have the big homes on top of them, and what has been done is they have created a mass on North Ocean Blvd. with a built-in transition to the homes which are to the west. He thought it made sense to adopt the Zoning Commission's recommendation as something needs to be done now and if it is not done, there will be more of what has occurred in the north end over the last few years.

Adrian Winterfield of 445 Brazilian Avenue addressed the Council stating on the point of the authority of the Architectural Commission, he believed that the Ordinance gives that Commission ample authority to make decisions and why they have been told that they didn't have the authority to rule on the size of buildings in relation to the neighborhood is something he didn't understand. He thought perhaps it may simply be the elected officials are jealous of the Architectural Commission's authority and if that is the case, the answer is simple - they should abolish it and the Town Council can sit as an Architectural Commission if it feels it is the only body which can answer these questions.

He indicated the Ridge problem is an extremely serious one but he believed the mechanism is in the Town's Code of Ordinances and it is far better for something like that to be handled on an ad hoc basis, than to attempt to write incredibly complicated rules which could not be applied strictly.

He referred to another subject, the question of the FAR which is a concept which is new and on paper it could have drastic effects, his interpretation is if when they are confronted with individual cases, there will be some latitude. He recalled Council uses the device of the Variance with extraordinary creativity and the question of hardship has become a subjective one, and he would wager that in matters of FAR, it would again be a subjective one, rather than become involved in the sort of question where they could technically say, they couldn't build a house if the FAR was over the .35; or they could say there is a hardship and they will be granted the variance. He suggested another solution to say that respective houses in excess of a certain FAR shall be considered as Special Exceptions on an ad hoc basis but eliminate the concept of hardship which has done great service for the applicant, but has weakened the Zoning Ordinance as a whole.

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He pointed out a technical point the phrase announcing the effective date of the Ordinance is ambiguous and states: "Upon passage, as provided by Law" as the Zoning Ordinance provides a thirty-one day period before the Ordinance becomes effective.

Attorney Paul Prosperi addressed the Council, noting he has lived in five houses on the north end and he didn't believe any of them had been over the 3500 square feet, some one-story and some two-stories. He has lived in houses which had two-story houses built next to him and other than the irritation that goes on in the construction process, he didn't think it was an unreasonable burden for him to bear and he didn't believe it hurt the Town. He has never seen an architect make a correlation between size and the esthetic quality of a house. He thought most of the beautiful houses in this Town are the largest and the smallest and some of the bigger houses in Town are quite unattractive as are some of the smaller ones. He advised the house he now lives in has 3500 square feet and it is not a large house. He sees there is a problem with some of the houses built recently have been built to the limit and have created a problem for their neighbors, but he wasn't sure this was the correct way to address it. He also owns a home in Jupiter Island, under the 3500 square feet, and he is aware of the changes in the Zoning Code there and a few months ago there was a Town meeting because two of the new houses going up there are among the ugliest houses that have ever been built. He is trying to get the point across that he was not sure this was the appropriate way to handle the problem and perhaps they needed to look at angles of vision and trade-offs against volume and square footage, which may achieve a more workable result. He didn't believe there was a great need to rush into this. He knows Zoning Codes are difficult to change and thought perhaps some self-restraint needed to be exercised on this, particularly because although he hasn't paid as much attention to this as he should have, he truly believes a large number of people don't really understand the import of this zoning change and suggested it be put over for next year and it be studied and aired more fully.

Joel Martino again addressed the Council noting he has been mentioned twice by others tonight and wished to explain. He didn't know if the numbers the Architectural Commission gave him were accurate as he is not an architect, but he was told by his architect that he lost one thousand square feet and his residence which he proposes building would be changed for the worse. He has three children and needs the square footage and he is not a carpet bagger, but he does find himself at the center of a controversy and believes he may be unfairly pitted against the Architectural Commission on what he would want to do in the future before he even gets to that point. He suggested this be reviewed on a case-by-case basis.

Mr. Nemec addressed the Council noting if this is adopted, it should be for the whole Town and not just for the Ridge.

Dr. Lilja addressed the Council suggesting it should be explained to Mr. Nemec that FAR does not apply to the Ridge area only.

Mr. Edward Kendall, 1494 North Ocean Blvd., addressed the Council, noting that he has lived here for 55 years and twice during that period in the five different houses he has lived in, he was victimized by having a two story house or more than two stories, being built very close to his home. He stated more recently there is a boxy two story house built south of him and west of him and he has suffered the loss of his view, sun, air, light and has noisy air conditioners to listen to and is very much opposed to allowing that to happen to anyone else.

Mayor Marx asked to make some comments, noting there is a system here with a Zoning Commission to look at these items; and a consultant, Adley, Brissom and Engman to analyze them, plus the Town staff but as a small Town, there are massive problems and we worked for many weeks on this problem of whether or not we should have a R-BB District. She noted the people the Council has appointed, hired or entrusted have come up with recommendations and the Council listened to all of this and made a decision to go with the recommendation. She cannot understand why suddenly they have flipped to the other side, in spite of people like Mr. Grace, who has served on the Council and now is on the Zoning Commission and has devoted his life to analyzing these problems and she doesn't know why their recommendations have been reversed. She felt if they couldn't agree with those recommendations, which they have already done once, then they should have the Zoning Commission meet again and have it once again analyzed as this has become a highly emotional matter and a great many items have been brought up by both sides and some have been inflamed points of view, but she thought also there was a lack of understanding by some on what the issues really are as a lot of bad information has been given. She suggested they go along with the Zoning Commission's recommendation or send it back to study once again and she didn't mean next year. She stated there has been some misinformation and hard feelings over this and they are dealing with the Town.

President Heeke stated it is an involved and complicated issue and the people who have spoken on this are very sincere on both sides of the issue, and not everyone has the same amount of information. He stated the Council has been looking at this and they have requested the Zoning Commission to look at it over a two year period. He thought there are some misconceptions and also some hard decisions which have to be made and agreed with Mr. Grace's statement that anytime a zoning change is made, there are people who feel they are adversely affected and will object to it, but when the Town is viewed as a whole, they have to make a decision as to what is best for the entire Town and if the recommendation of the Zoning Commission would solve the problem. He stated if it doesn't really solve it, the Council can always make adjustments to it in the future as the Zoning Ordinance is constantly being refined and that is one of the reasons they go through this exercise once a year.

Mrs. Douthit asked Mr. Frank to go over the FAR figures to answer some of the questions which have been raised especially about the Town using misinformation.

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Mr. Frank reported on the question of the accuracy and validity of the figures on which the report was based - with regards to the numbers they have talked about, they are contained on the data sheets which were available to the Zoning Commission and to the Town Council and except for some preliminary figures that were published in Mr. Brisson's report, the Town staff has been basing their samples on the information contained on these data sheets. He stated as a point of interest they were developed by the Fuelhardt, Ross & Co. who derived the data from Palm Beach County assessment records and all of the data received was verified by the Staff who calculated the FAR statistics by taking the dimensional data from the microfilmed files. He stated the actual plans were removed from the file and were dimensioned and they ran their own FAR data and compared it to the data compiled. He has heard the statements about the validity of these particular numbers and was concerned about this as the data sheet has been on his desk since August and no-one has asked to see it.

Mr. Frank stated the samples were derived only from the north-end and mid-Town areas and if the data was skewed to any area, it was to the problem area being studied. He evaluated recent construction from 1986 through 1991 and that particular category was 100%. He stated the second page of his memorandum refers to the single family area, including housing units in the R-B Zone were evaluated to determine the average Floor Area Ratio and this was done because the figure they were working with for last year was known to be inaccurate and they wanted to have something that would get them right in on what the numbers should be. He indicated the sample was selected from various random sub-divisions which were deliberately selected to include the following factors:

1. Subdivisions were selected from the R-B zoned areas only.
2. Data was compiled from each developed lot in each Sub-Division.
3. Data was produced by Fuelhardt, Ross Co. and was verified by staff.
4. A total of 287 properties were evaluated from the north end and mid-Town areas of the Town.
5. The sample of 287 units slightly exceeds ten per cent total of all of the R-B housing units in Town.
6. Some of the sample areas were deliberately cut across Sub-divisions to include the Ridge area so the average data would reflect the existing conditions would reflect the Ridge Area.

He advised he developed a Bell curve from plotting data which shows both the mode and medium values are in the highest frequency area of the sample, which tends to validate the sample. He noted the curve is slightly distorted at the one end and that reflects either the development on the Ridge as it shows an increase in high density; or maybe development which has occurred in a more recent time period than the original construction of the neighborhoods.

Mr. Frank reported the data was analyzed in the R-B zoning District of the new development, which occurred between 1986 and 1991. He advised the results were done in the random study areas and the Floor Area Ratios ranged from .11 to .43. He stated the average mean ratio was .228 and the approved FAR maximum for the proposed zoning Ordinance is .35. He reported that three of the 287 sample units studied exceed the .35 proposed maximum and this value represents one per cent of the sample.

He then reported on recent construction and here he is talking about everything that has been built from 1986 to 1991, shows the FAR range from .205 to .467, and the average mean value is .31 and four of the 33 units evaluated in the recent construction category exceed the .35 proposal, which represents twelve per cent of the category.

Mrs. Wiener asked how the sub-divisions were selected? Mr. Frank responded basically they were selected because they wanted to get subdivisions which were representative and they chose the subdivisions where there was complete microfilmed data, so they could get the FAR by measuring the units.

Mrs. Wiener felt using the ten per cent figure was marginal at best, and included in that ten per cent, pieces of property which happened to be on microfilm was a peculiar way of doing this. Mr. Frank advised this was ten percent of the total housing in the whole Town and the sample was 27 or 28 percent of the study area. Mrs. Wiener pointed out there are R-B Districts all over the Town and they could be larger size R-B's and there could be larger FARs which haven't been considered, so she still contends the figures are quite invalid. Mr. Frank explained the data which the 28% represents was taken only from the study area. Mrs. Wiener stated the data always has to be totally clean and you cannot manipulate because something happens to be on microfilm. She realizes there may have been reasons why that had to be done that way, but she felt there was still a margin of error in there.

Mayor Marix noted all kind of things have been discussed and she wanted to know what they were aiming at this point as we can discuss all of these items, they are all valid and people are misunderstanding both sides and she wanted to know if he was preparing to take vote on something that still has a lot of questions to be answered as she would like to see this matter advanced, and she doesn't mean delayed, since she didn't believe it was incumbent upon the Council to run rampant over what the Zoning Commission has recommended and what Adley has done and the reason it was done this way because they had a 5:01 PM Meeting. Mr. Heeke asked Mr. Randolph if this could be deferred to a daytime meeting? Mr. Randolph responded they could defer the subject matter but ultimately there would have to be two meetings after five o'clock for the adoption of the Ordinance.

Mr. Randolph stated there are only two issues up for consideration and they are separate and independent from each other. He noted one dealt with the question of FAR and that was addressed by Mr. Grace and that has nothing to do with the creation of the R-BB District. He stated there was some overlapping of the two issues but it wasn't until Mr. Dezil made his comments about retaining the R-BB District that they began their discussion with regard to that. He believed they needed to clarify that these are two distinct issues with no overlapping.

He stated the change in the FAR is something that could go forward tonight on first reading as if any change to it is made, he didn't think they should do it on second reading as people do rely on what was done at the meeting earlier and it probably should have a first and second reading again if anything is done to change what was done at the last meeting.

Mayor Marix believed the R-BB issue is a complicated one and many people do not understand exactly what it is and wondered if it would be appropriate to not vote on the R-BB at this point but make a motion that it be carried forward to another meeting so there is more input from the people who care about it. Mr. Ilyinsky stated he would be willing to put that in the form of a motion. Mr. Randolph stated if they wished to discuss this at another time, they certainly could do that at a regular meeting but when they ultimately come to the point of wanting to adopt an Ordinance, there will have to be a first and second reading after 5:01 PM.

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Mayor Marix commented she does consider this one of the most important zoning matters which the Town has faced for a long time and with all the confusion and misunderstanding so far, she believed they should send it back to the Zoning Commission and go through it all once again.

Mrs. Wiener asked if the remainder of the Ordinance could be taken to second reading at this meeting as she felt those matters should be disposed of first and then they could go on with the rest. Mr. Randolph stated that could be done but a possible complication may be if the change in the Zoning District is incorporated in a different Ordinance, they would be under a different advertising requirement which would require thirty days notice of the public hearing to people within a Zoning District when less than five percent of that District is being zoned, so by taking that out and putting it in a new Ordinance, they would have to do that, however, he didn't see that as an obstacle, but it will be a separate Ordinance and separate advertising.

Mr. Heeke felt that was the most practical way of handling this as Mr. Grace has pointed out that under the .35 FAR regulation, eighty-eight percent of the new homes since 1986 would qualify and if we go up to .40, ninety per cent qualified and someplace in the middle may be the solution. Mr. Randolph stated they could do that but it would be his advice if they decided they wished to compromise on the FAR figure, but when they get to the point where they are going to study alternative ways of doing this, by providing Special Exceptions, then that goes back to the Zoning Commission to have it studied as those kinds of amendments should not be taken up at meetings like this.

Mayor Marix asked if the calendar would allow a second hearing for the Zoning Commission for this Zoning Season? Mr. Randolph stated they are getting very close on time to being able to finish by the end of the Zoning Season and meet all the advertising requirements, particularly if they take out the R-BB District, then they would have to give a 30 day notice for a public hearing for those people within that District.

Mrs. Douthitt stated she thought the FAR regulation was terribly important and she moved that the Floor Area Ratio be at .375 in all of the R-B District. Mr. Heeke stated the motion is to modify the FAR in the R-B District to .375. Seconded by Mr. Ilyinsky. Mr. Weinberg didn't like the piece-mealing of the situation as he believed they are back where they were several weeks ago. He knows they are concerned about the preservation of the characteristic of the Town however, it has been alleged tonight that the zoning decision is erroneous based on the use of statistical errors. He stated this should be re-examined by the Zoning Commission and come back to the Council with their findings and a decision can be made. He indicated he didn't like piece-mealing it and a study was needed and he didn't like to see it taken in dribs and drabs. He thought this study should be received at a Special Town Council meeting.

Mayor Marix agreed to a certain extent as they have only been doing it for about a year and their recommendations have been received, and she too has some question but she would like it reviewed in a short time and she didn't mean next year. Mr. Weinberg explained he didn't say next year - he said they should come back to a special meeting. Mayor Marix knew this has been worked on with Adley and the staff and she believed if they needed a couple of days or a week, but she didn't want to wait until next Zoning Season.

Mr. Randolph stated he felt there would be great difficulty in getting anything back to the Zoning Commission for study this year and having it completed by the end of this Zoning Season.

Mr. Ilyinsky called for the vote. Mr. Heeke restated the motion which is to change the Floor Area Ratio to .375. On roll call, the vote was 3-2 with Mrs. Wiener and Mr. Weinberg voting against the motion. Mr. Randolph advised there will have to be another reading of this as the FAR requirement was eliminated at the reading on January 21, 1992 and he will reread the title tonight to include the FAR at the .375 and the reading tonight will be the first reading and have a subsequent second reading of the new title.

Mr. Heeke asked with respect to the R-BB, that would require a 4/5ths vote. Mr. Randolph agreed. Mayor Marix thought this was going to be discussed again as this is a very important matter and she knows it requires a 4/5th vote, but it is serious problem and they can't mash it out quickly, as it is now 6:43 and everybody is running off somewhere, so let's send it back to Zoning Commission and have them report back to us quickly. Mr. Randolph stated they won't get anything done on the FAR this year if they don't have a first reading on it now. Mayor Marix explained she wasn't talking about the FAR. Mr. Randolph stated he needs to sit down with staff with a calendar and see if there is time to have the R-BB matter considered during this current Zoning Season. He knew if there was a first reading tonight on the FAR issue, they can meet the time frame. He noted they don't have to pass the FAR on the second reading, but could have a study in the meantime.

Mr. Heeke asked if the R-BB issue could be brought up again on the second reading or would they have a special meeting on that topic? Mr. Randolph responded if the R-BB is not being incorporated in the Ordinance tonight, it would not be brought up at second reading and he doubts if they would be able to do that during this zoning season, as when that is extracted from this Zoning Ordinance, it would have to be advertised thirty days before a public hearing would be held. Mr. Heeke believed the prior motion would control the R-BB about going back to the Zoning Commission.

Mrs. Wiener felt they should adopt all of which they are now in agreement on, so they at least have that part done. She believed what they are considering now is the FAR on a first reading and a second reading will have to be done on the FAR after 5:01 PM. She didn't know where someone was getting the impression that everyone was running off and asked if anyone was in a hurry to leave? Mayor Marix responded her question was referring to the R-BB which she considered very important and asked how this could be handled as this apparently was voted down last meeting? Mr. Randolph responded if there was a desire to restore the R-BB, he thought they would have to do so this evening on first reading and the whole Ordinance would have to pass by a four-fifths vote if the R-BB is incorporated in the Ordinance. He stated there would have to be a second reading on that

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within this Zoning Season. He stated if there is not a first reading on the R-BB tonight, there may be a possibility of studying it, getting out notices and having a first and second reading of a separate ordinance on that but he believed the time frame may be very tight if that can happen and they may not be looking at the R-BB issue until a subsequent Zoning season. Mr. Heeke agreed there are time constraints and perhaps this can't be accomplished at this time and would have to be put over until next year. Mr. Zimmerman advised he concurred with Mr. Randolph as the R-BB study will take some time and he doubted very much if it could be accomplished this Zoning Season.

Mrs. Douthit noted the FAR is being put back into Ordinance No. 1-92 for first reading. Mr. Randolph stated he would read it by title with that language. Mrs. Wiener noted there is a good part of the Ordinance ready for second reading and the FAR is on first reading. Mr. Randolph agreed stating he didn't have a Ordinance to put on first reading and he would have to come back with a separate Ordinance at another time. Mrs. Wiener asked what would be the requirements from a zoning point of view? Mr. Randolph stated there was a public hearing held which required the quarter page ad for this Ordinance and if we start breaking it down into separate ordinances, there may be a problem. He stated they can pass what has come to them for second reading tonight if they wish, but it may would require the preparation of another ordinance to include the additional FAR language and that would have to be advertised with a first and second reading. He suggested if they wished to salvage the FAR in this Zoning Season, the title be read and that language be put back into the Ordinance which had been taken out and this will be first reading to which all agreed.

Mrs. Wiener stated she objected to that because she approved of everything in the Ordinance that went through first reading last time and she didn't think it was in order to lump in something that has become questionable in a different order as she didn't think that showed the picture as it exists, and asked how that could be clarified? Mr. Randolph responded they are attempting to give that a first reading this evening, however because of the concern that has been expressed, which is also his concern, he is saying they should start over and have a first reading and readvertise. Mr. Heeke requested the attorney to read the Ordinance 1-92 by title.

Mrs. Wiener noted the FAR figure is .375 that has not been advertised. Mr. Randolph advised this figure is less restrictive than what had been advertised, however, when making this a first reading, they will have an opportunity to advertise it at the .375 figure.

Mr. Randolph read the Ordinance 1-92 by title:

AN ORDINANCE OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING ORDINANCE NO. 2-74, AS AMENDED, THE OFFICIAL ZONING ORDINANCE OF THE TOWN OF PALM BEACH; PROVIDING AMENDMENTS TO ARTICLE 2, SECTION 2.10 ENTITLED "DEFINITIONS", BY REVISING DEFINITION (14) "DOCK"; TO PROVIDE AMENDMENTS TO ARTICLE 4 ENTITLED, "DISTRICT REGULATIONS"; BY AMENDING SECTION 4.10 SCHEDULE A, SCHEDULE OF LOT, YARD AND BULK REGULATIONS, REDUCING FLOOR AREA RATIO (FAR) IN THE R-B DISTRICT; MODIFYING FOOTNOTE #23 TO EXCLUDE LOTS FRONTING ON CUL-DE-SACS AND INCREASING ANGLE OF VISION ON LOTS EXCEEDING MINIMUM WIDTHS; MODIFYING FOOTNOTE #3 TO ALLOW PLANTERS ON LANDSCAPING IN PEDESTRIAN WALKWAY; PROVIDING AMENDMENTS TO SECTION 4.10, SCHEDULE B, "SCHEDULE OF USE REGULATIONS", BY ADDING "OUTDOOR SEATING IN CONJUNCTION WITH PERMITTED RESTAURANTS" AS A SPECIAL EXCEPTION USE IN THE C-WA DISTRICT; BY REMOVING HOTELS AND TIME SHARING USES FROM SPECIAL EXCEPTION USES IN THE C-OFI DISTRICT; BY CHANGING THE CHARITABLE EVENT EXPIRATION DATE IN THE RESIDENTIAL DISTRICTS; BY ALLOWING OFFICE AND PROFESSIONAL SERVICES AND BUSINESS SERVICES ON FIRST FLOOR IN C-TS DISTRICT AS SPECIAL EXCEPTION USES; PROVIDING AMENDMENTS TO ARTICLE 5 ENTITLED, "SUPPLEMENTARY LOT REGULATIONS", BY AMENDING SECTION 5.17, "EXISTING SINGLE FAMILY DWELLING DEVELOPMENT", BY PROVIDING DEFINITIVE REGULATIONS RELATING TO DEMOLITION OF NONCONFORMING DWELLINGS; BY ELIMINATING SECTION 5.18, "ALTERATION OF NATURAL GRADE" AND BY ELIMINATING SECTION 5.19, "LOT DRAINAGE, GRADE AND TOPOGRAPHY" AND INSERTING A NEW SECTION 5.18, "LOT GRADE, TOPOGRAPHY AND DRAINAGE"; BY AMENDING SECTION 5.47(b), "NUMBER OF BEACH HOUSE BUILDINGS AND SETBACK"; BY INCREASING MINIMUM LOT FRONTAGE; AMENDING SECTION 5.48 "SPECIAL EXCEPTION TO HEIGHT REGULATIONS; SPECIAL EXCEPTION STRUCTURES", BY ESTABLISHING NEW REGULATIONS APPLICABLE TO THE R-B DISTRICT; AMENDING SECTION 5.51(b) TO ALLOW TWO STORY ACCESSORY BUILDINGS IN THE R-A AND R-AA DISTRICTS; PROVIDING AMENDMENTS TO ARTICLE 6, ENTITLED "SUPPLEMENTARY USE REGULATIONS," BY AMENDING SECTION 6.21 "SCHEDULE OF OFF-STREET PARKING REQUIREMENTS" BY INCREASING PARKING REQUIREMENTS FOR HOTELS, MOTELS, MOTOR INNS AND TIME SHARING USES; PROVIDING AMENDMENTS TO ARTICLE 7 ENTITLED, "PLANNED UNIT DEVELOPMENT", BY AMENDING SECTION 7.10, "PURPOSE", BY REDUCING ALLOWABLE AREA UPON WHICH DENSITY IS CALCULATED; AMENDING SECTION 7.436, "PERMITTED LAND USE", BY ELIMINATING REFERENCE TO TOWNHOUSES AND HISTORICALLY OR ARCHITECTURALLY SIGNIFICANT MULTI-FAMILY STRUCTURES; PROVIDING FOR REZONING OF CERTAIN PROPERTIES IDENTIFIED HEREIN TO R-BB; MODIFYING THE TOWN'S ZONING MAP ACCORDINGLY BY THE PROPER TOWN OFFICIAL TO REFLECT CHANGES IN ZONING DISTRICT CLASSIFICATION TO THE R-BB ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY FOR A VIOLATION HEREOF; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

Mr. Ilyinsky moved the Ordinance No. 1-92 be adopted on first reading and this would be just as the Town Attorney has read. Seconded by Mrs. Douthit.

Mrs. Wiener wished to make it clear that she is very much opposed to the .375 FAR figure as that kind of thinking leads to the problem we have, maximizing, as the more restrictions there are, the more people will go to the maximum figure which will leave us with ugly, non-aesthetic small homes. She thought a lot of this constant reduction and refining in a Town where we are trying to keep it as lovely as it is, we do keep constantly refining and she wondered to what end? She has a problem with the remarks such as carpet-baggers and robber barons because everybody who came here was in the same situation, and it is just a matter of generation and where one did their robber baroning and where one did their carpet bagging. She thought if this kind of thinking could be avoided and if they could really think of what is best for the Town and all the taxpayers and all could have respect for one another and not laugh at the different opinions expressed, then she thought it would be a better Town. She felt there was a lot more to the FAR and the constant diminution of people's property rights than is realized. She wanted to make these remarks so that everyone knows exactly where she stands on this, however, will not throw out the baby with the bathwater.

Mr. Randolph noted the change will be at Section 2, and the language will read: "Article IV of the aforesaid Ordinance titled "DISTRICT REGULATIONS" is hereby amended as follows:

- a. Amend Section 4.10 Schedule A, Schedule of Lot, Yard and Bulk Regulations to

- (1) Reduce maximum Floor Area Ratio FAR in the R-B District from 0.45 to 0.375

including basements."

On roll call, the motion carried unanimously.

Mayor Marix commented it is important for all of us to realize that when we ran for election and were voted for, they were voting to preserve Palm Beach that we were elected to preserve and that there is nothing we can do which is more important than to keep the Town the way it was when they were elected, as much as possible. She felt it was most important as they are here to preserve a jewel and they've got to understand they've got to do that.

Mr. Heeke left the meeting at 6:57 PM and Mr. Weinberg took over the chairmanship of the meeting.

VI. ANY OTHER MATTERS.

1. AQUIFER STORAGE AND RECOVERY SYSTEM. Mr. Doney explained the issue is the AQUIFER STORAGE AND RECOVERY SYSTEM and to clarify the Desk Top Study authorization and it could be discussed tonight or he could add it to the agenda for February 11th. It was the consensus of the Council to add it to the agenda for the next Town Council meeting.

2. ANNUAL REPORT. Mr. Doney indicated there are several pending issues on the Annual Report which need to be discussed. It was the consensus of the Council to add this item to the agenda for the next Town Council meeting.

3. COUNTY WIDE PLANNING COUNCIL. Mr. Doney indicated he will add this to the agenda for the next meeting also.

VII. ADJOURNMENT. Meeting was adjourned at 7:10 PM.

Grace T. Peters
Town Clerk

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Aquifer
Storage &
Recovery
System

Annual Report

County Wide
Planning Council

Adjournment