

MINUTES
JOINT MEETING
of the
Planning & Zoning Commission
Architectural Commission
Landmarks Preservation Commission

Wednesday, June 18, 2008
1:30 p.m.
St. Edwards Parish Hall

Commission Members Present:

Planning & Zoning Commission

William M. Guttman
Alan S. Golboro
Leslie A. Shaw
Walter Anthony Dowell
Eugene Lawrence
Martin I. Klein
E. James Ryan

Architectural Commission

Morgan Dix Wheelock
William P. Feldkamp
William J. Strawbridge
Leslie C. Diver
Thomas M. Youchak
Jeffery W. Smith
Samuel M. Boykin

Landmarks Preservation Commission

Eugene Pandula
William Lee Hanley Jr.
Patrick Segraves
Robert T. Eigelberger
Eileen L. Bresnan
Hazel Rubin
Charles S. Roberts
D. Imogene Willis
Dudley L. Moore Jr.
Wallace Rogers

Town Staff Members Present:

John S. Page, Director of Planning Zoning & Building
Timothy M. Frank, Planning Administrator
Jane S. Day, Historic Preservation Consultant
Cynthia M. Delp, Recording Secretary
Christopher Cartrett, Audio/Visual Technician

Let the record show that Morgan Wheelock, Chairman of the Architectural Commission, served as the Chairman of this meeting. Let the record also show that this meeting was well attended by the public who filled the remaining seats in the St. Edward's Social Hall.

I. Welcome (ARCOM Chairman Morgan Wheelock)

- A. Purpose of Meeting: Mr. Wheelock stated that the purpose of the meeting is clear. The Town Council asked all three commissions to come together for the purpose of reviewing two presentations, one from the Treasure Coast Regional Planning Council (TCRPC) and the other from the University of Miami's School of Architecture, and then provide feedback to the Town Council. Mr. Wheelock encouraged members of each commission to listen to the presentations and then, perhaps, formulate a response to the Town Council with each commission's recommendations.
- B. Introduction of Guests: Mr. Wheelock introduced Dana Little of TCRPC, John Ripley of the Preservation Foundation and Joanna Lombard, Professor of Architecture at the University of Miami.

II. Meeting Format and Procedures:

Mr. Wheelock indicated that the meeting would be conducted like a regular board/commission meeting, though somewhat more relaxed. Speakers were asked to wait to speak until recognized by the Chairman, to speak into the microphone, and to identify themselves for the record. At the end of the meeting, a discussion will reveal if any consensus of ideas has been reached.

III Treasure Coast Regional Planning Council Presentation:

- A. Background (Charrette process & professional team)
- B. Citizens' Master Plan

Mr. Little explained that the TCRPC was brought in to review the Royal Poinciana district. He outlined the specific geographic areas for study and stated that the area had actually been expanded to include the Breakers PUD. He called the February 23, 2008 charrette process a great success since 200 persons attended the event to contribute their ideas. He praised the students of the University of Miami's School of Architecture for their efforts during the charrette process. Some of the key issues which were identified through the charrette process were:

- Creating a dignified entrance on Royal Poinciana Way
- Improve traffic congestion on Cocoanut Row, Bradley Place, and Royal Poinciana Way
- Look at how to revitalize, preserve, and address redevelopment pressures for the Royal Poinciana Plaza and within the Royal Poinciana district
- Address zoning conflicts
- Address parking

- Implementation of a plan

Mr. Little stated that TCRPC spent time with the Florida Department of Transportation relative to their plans to reconstruct the Flagler Memorial Bridge, which is planned within the next several years. TCRPC representatives relayed the community's expressed concerns regarding the bridge to DOT representatives. He noted that during the charrette, one point of consensus which was achieved was that most people were in favor of extending the Lake Trail through Bradley Park, along the water's edge, and underneath the bridge. The historic pylons of the Flagler Memorial Bridge will be preserved, but will be relocated. Charrette attendees felt the north gateway to Palm Beach was "not all that it could be" with large parking areas, a Bradley Park in need of improvement, the need for the continuation of the bike trail, and access for the public out to the water. Suggestions from the charrette were to give the buildings along Royal Poinciana Way a new, more appropriate "skin"; the creation of a linear park on the south side of Royal Poinciana Way to create a pedestrian link back to the retail street; to create a "launching point" or small plaza anchoring the southwest corner of Royal Poinciana Way and Cocoanut Row, through architecture, to get from one retail center to the other; to architecturally clad the existing pump house at Bradley Park to create a better piece of garden architecture; extending the land area behind the Royal Poinciana Playhouse out toward the water for more public access and passage; the possibility of creating a water taxi stop; and, reconfiguring the dressing room/loading area at the Playhouse to possibly allow for waterfront dining.

Regarding traffic congestion, it is worse during season, of course, than off season. It was suggested, by DOT representatives, that changes to the roadways could be integrated into the bridge construction. One idea was to bump the curbs out (into the area on the street which is currently painted) to allow for sidewalks, i.e., the establishment of a "hard edge between where the cars should be and where they should not be". During the charrette process, it had been discussed that the block on Royal Poinciana Way is very long. TCRPC suggested cutting the 200 block of Royal Poinciana Way in half by creating a new road cutting through the block to Sunset Avenue. This would increase permeability into the area for pedestrians and vehicular traffic. Mr. Little proposed the idea of creating a 3-4 level municipal parking garage to alleviate the parking congestion on the street. The parking garage would be lined with habitable uses (retail, office or residential). TCRPC met with Publix representatives who indicated their desire to re-build the Publix creating a much larger store with underground parking. Other businesses along Sunset Avenue have similar loading issues. These are services which must continue, but could be better screened. Mr. Little showed a computer animated view of the area from the bridge to the proposed north/south cut-through roadway (two drive lanes with wide sidewalks), and terminating at the proposed municipal parking garage with two and three story buildings lining it. Rearranging traffic lanes on South County Road to allow for dedicated parking and wider sidewalks was also recommended.

Regarding Royal Poinciana Plaza, the TCRPC representatives were in agreement that the

building should remain because of its architectural merit. At the Playhouse, as stated earlier, the loading/dressing room areas should be screened with landscaping or the creation of a waterfront restaurant. Currently, parking at the Plaza is insufficient. TCRPC assessed that the Plaza is not currently functioning as the “premier retail center that it was originally intended to be.” If the Town wishes to bring the Plaza back to its former grandeur, TCRPC recommended opening up the middle of the Plaza building by creating a street with two lanes of travel and on-street parking. TCRPC also recommended a several story parking structure to be located behind the view of the Palm Beach Towers, where the Slat House is located, and that it be lined with two and three story habitable uses. This would reduce the surface parking tremendously, and allow the creation of a park around the existing large Banyan tree.

Regarding the Playhouse, TCRPC would not want to see the playhouse be preserved if it will not be used to its full potential, and be allowed to decay over time. Mr. Little, having heard from those on both sides of the “save the Playhouse” argument, stated that the Playhouse needs a benefactor prior to racing toward landmarking or demolition. He felt that time should be allowed to search for that benefactor and to arrive at a suitable lease or purchase arrangement so the Playhouse could become viable.

TCRPC looked at the Breakers PUD, and noted the community’s concern about how the 251 units desired by the Breakers can be achieved in way that is acceptable to the community.

TCRPC feels that existing zoning needs to be addressed to allow for changes in the Royal Poinciana area, and rewards need to be established for those who develop in a manner which is desired by the Town. TCRPC closely reviewed the Janus report as to contributing and non-contributing structures. The only contributing structure that TCRPC chose a development plan for was the Testa’s property, because they had already submitted one. He showed a proposal for a “new Testa’s” with interior vias and courtyards.

TCRPC recommendations: Adopt or approve all or part of the plan; continue to work with DOT with regard to the bridge, the Trail, and the roadways; enact a zoning in progress ordinance so those who want to develop in a manner that is recommended and approved by the Town can do so without having to wait a long period of time; look at the Royal Poinciana Plaza, find a benefactor for the Playhouse, and effect an agreement with the owners to retain the Playhouse provided it is functioning; work on district-wide parking because “on site parking requirements will kill urbanism, particularly in small blocks like this.”

C. Questions from the Commissioners for Clarification

Mr. Wheelock pointed out that a master plan is merely a guideline for future development,

not a specific design or development plan which is specific to each detail.

Mr. Wheelock asked whether, in the charrette process, any family affordable hotel space was contemplated because this is problematic for younger people coming to Palm Beach. Mr. Little stated he heard no mention of this.

Wallace Rogers, Landmarks Preservation Commission, questioned whether public transportation has been considered, since much attention has been paid to cars, traffic, and parking. Mr. Little stated that this concept had been given consideration in the form of trolley loops to take shoppers from shopping district to shopping district; or distant shuttle parking for employees.

Eileen Bresnan, Landmarks Preservation Commission, inquired about the history and success of liner buildings in Florida. Mr. Little responded that they are becoming more popular and successful in Florida. He cited the Macy's parking garage as an example as it is not exposed to the street, and is surrounded by housing. Cities are realizing that parking, while essential, can negatively impact aesthetics of a community, so screening them provides a suitable solution.

Robert Eigelberger, Landmarks Preservation Commission, asked about how long it would take to effect the changes contemplated in the suggested vision for the area. Mr. Little responded that the new bridge will be constructed in 3 to 5 years, but the other parts of the project are a group of projects, not one large project. He recommended that the Town begin to tweak the zoning code to allow for the development it wants to see occur in this area. The Town could also begin to think about changes to medians, roadways and long-term parking strategies. Also, the Town must "get to the root of what's going on with the Playhouse and the Plaza."

William Guttman, Planning and Zoning Commission Chairman, inquired whether retail trends into the 20th century were studied and how shopping via the Internet might affect some of the TCRPC proposals. Mr. Little answered that these factors were not considered.

Leslie Shaw, Planning and Zoning Commission, asked whether TCRPC evaluated if there was a need for more retail and dining in the Royal Poinciana area. Mr. Little replied that no market overview was done as part of the process, but the only restaurant proposed by TCRPC is a waterfront restaurant, and redevelopment is suggested to meet the expectations of the community.

Leslie Diver, Architectural Commission, noted that ARCOM strives for homes not too similar or dissimilar from others on the street. She questioned if persons at the charrette elected to propose a design which is in the Mediterranean Revival style, in similar color, and appearing to have been built at the same time. She remarked that this may not be the time to consider such issues, but she would be concerned with it moving forward in this manner. Mr. Little responded that the design qualities, as described by Ms. Diver, were

not the objective.

Samuel Boykin, Architectural Commission, expressed concern about moving forward with the TCRPC proposal or any other proposal that might replace the “bedroom type town” with something more commercial, which might draw more people from other places into the town.

Martin Klein, Planning and Zoning Commission, asked what type of zoning in progress ordinance the TCRPC would recommend. Mr. Little stated that while they have not worked with the Town on any specific ordinance language, if the TCRPC proposal is desirable, the first step is to consider on-site parking requirements, setback requirements, and Town-serving requirements to enable persons to effect changes. “If the form is considered desirable, and it is not allowed today, it would be a measure to allow the form to be built, prior to all the necessary amendments.”

E. James Ryan, Planning and Zoning Commission, inquired how much additional commercial and residential space would be built, and whether it is possible to build any of it without building the suggested parking garages. Mr. Little did not have that number, but stated the number exists within the Comp Plan, and TCRPC has not proposed anything that exceeds the Comp Plan, except for a fourth story as a tower element. He noted that the Comp Plan already allows for up to three (3) stories and up to 6 units/acre in this district, with the exception of the Royal Poinciana Plaza where no residential is currently allowed, but where the TCRPC has proposed approximately 120-140 residential units.

Eugene Lawrence, Planning and Zoning Commission, inquired whether the TCRPC considered underground parking. Mr. Little responded that underground parking was considered, but due to the need to have multiple levels of parking and the expense of underground parking, TCRPC did not explore it further.

Morgan Wheelock, Architectural Commission Chairman, asked if the TCRPC has calculated how much population growth would be needed to sustain the proposed plan. Mr. Little responded that they did not consider this. Mr. Wheelock felt the plan “implies” a much larger population. Mr. Little stated that they are trying to provide a form that is considered desirable by the community under the guidelines of what is currently allowed to be built, except for the Plaza. The Comp Plan will define what the total build-out is, and then a determination must be made as to whether there is interest in an increase in these numbers, i.e., the 3 stories, the 6 units/acre, or the FAR. New numbers would have to be tested through the TCRPC and DCA.

IV. Preservation Foundation Presentation/University of Miami Presentation

Mr. John Ripley, Director of the Preservation Foundation, recognized Elizabeth Dowdle, former member of the Landmarks Preservation Commission, for her excellent urban

design and planning credentials, and Joanna Lombard, Professor of Architecture at the University of Miami who guided the 12 students in the Design Studio process.

- A. Background (University of Miami Design Studio):
- B. Viewing the Royal Poinciana Area Through a Landmark Preservation Lens

This project was generated in the Spring of 2007 when the Town was considering the Royal Poinciana Visioning Study. The Preservation Foundation felt it imperative that the study include a focus on historic preservation within planning and zoning changes. None of the firms considered for the study, including the TCRPC, included experts in historic preservation. Due to budgetary constraints, the Town could not afford to pay for additional preservation expertise. As such, the Preservation Foundation contacted the University of Miami's (UM) School of Architecture to suggest a Design Studio for Palm Beach. This is a lab for architecture students to apply their design skills on paper and in the computer, and it is under the direction of instructors. UM devoted an entire semester to the Palm Beach cause. The mission of the Studio has been "to study the Royal Poinciana Way area with specific focus on historic preservation under the direction of the Preservation Foundation and three instructors from Miami." The Studio consisted of twelve (12) students, three (3) instructors, (1) Graduate Assistant, Mr. Ripley and Mrs. Dowdle. The students were charged with making recommendations for the Royal Poinciana area while making the best case for preservation. The students' work was to be complimentary to the work of the TCRPC, but to remain separate and distinct in focus. Mr. Ripley remarked that the Preservation Foundation considers the Design Studio as a missing preservation element from the TCRPC plan.

To begin, the students studied prevailing Palm Beach architectural styles. In the end, they produced nine (9) one-page, architectural style sheets which detail the defining features of each architectural style using local buildings as an example. Mr. Ripley showed examples of such style sheets. The Preservation Foundation plans to share these with the Town for future use. The students studied and produced detailed maps of special places within the Town (like Via Mizner, Via Parigi, the Paramount, etc.) which typify the Town's architectural heritage. These maps will likewise be made available to the Town. The students produced streetscape comparisons of Royal Poinciana Way to Phipps Plaza, Worth Avenue and South County Road, as well as other famous streets throughout the world. The students gathered data from the Preservation Foundation, the Town Hall, and the Historical Society, as well as making on site measurements to produce maps detailing zoning, building heights, streetscapes and block form plans of what is allowed by current zoning. Mr. Ripley showed a student-produced map of Royal Poinciana Way as it existed in 1924, a map which did not previously exist. The Design Studio also produced a map showing the historic properties from Everglade

Avenue to El Bravo Way. Mr. Ripley noted that the students began their work on January 17th and completed all of this work on or before the date of the charrette, beginning Saturday, February 23, 2008. The students were added to the TCRPC project team during the charrette process to assist. Following the Charrette, the Design Studio worked on specific locations in the study area with a focus on historic preservation.

Armed with feedback from the community and the knowledge of accepted practices of historic preservation, the Design Studio produced a number of good ideas for the district which should be given consideration by the Town. The Design Studio identified and preserved the “contributing” structures identified in the Janus Report, and re-designed the “non-contributing” buildings. Buildings were pushed to the street to create better urban form. Like the TCRPC, the Design Studio embraced the need for zoning changes for the area to encourage vias and tower elements. The studio chose to retain the Playhouse in its current form; to introduce the new north/south street through the 200 block of Royal Poinciana Way to Sunset Avenue; to expand land to the west of the Playhouse to create a public area; design ideas for Bradley Park; redevelopment of the Testa’s site retaining the historic restaurant; restore the original form of the Royal Poinciana Plaza by removal of the Gucci addition; restoration of the Royal Poinciana Plaza gardens between the buildings; removing the existing automobile entrance on the north edge of the Plaza to allow for more green space; a new pergola of ironwork for the north parking area; retention of surface parking; no large parking garage; no new structure on the corner to attempt to connect the shopping areas; renovate the Playhouse with a new west facade on the water; exterior color change to Flagler Yellow for the Playhouse; the addition of a trellised area on the north side of the Playhouse to hide utility functions; re-design of the Town’s Pump Station in the shingle style; changes to Bradley Park including creation of a “green carpet”; creation of two public garden spaces along Lake Trail in combination with the extension of Lake Trail under the bridge; design of multi-unit shingle style cottages for a portion of the allowable units for the Breakers PUD located on the corner of Cocoanut Row and Royal Poinciana Way; the creation of an open air market in the center of a new north/south street in the center of the 200 block of Royal Poinciana Way mimicking the market in Charleston (open air market on the south end and ballroom sized room on the north end facing the Palm Beach Hotel); re-design of Publix for a larger store with parking to the east; and, “using our past to inspire our future.”

Mr. Ripley praised the importance of the Design Studio in this process, and the efforts of all persons involved in the Design Studio. It is the intention of the Design Studio to be complementary to the TCRPC plan, but not to agree on all points. “The studio produced a wealth of resources including maps, architectural style sheets, and design recommendations that explore and promote our history, not

a desire to build or increase density.”

C. Questions from the Commissioners for Clarification

Mr. Wheelock referred to the Design Studio as “inspiring” and stated that it “enriches the approach that we all are taking to looking toward our future.”

Martin Klein, Planning and Zoning Commission, inquired how Mr. Ripley would respond to those who wish to leave things the way they are as the best preservation. Mr. Ripley responded that the Preservation Foundation supports the study of this area because doing nothing is the incorrect approach to take. There must be a plan for the area in place. Mr. Klein asked whether Mr. Ripley thought that taking the best pieces of several plans for redevelopment would be advisable. Mr. Ripley cautioned that many of the aspects of the proposals do not function independently. Instead, one aspect directly relates to another, co-dependently.

Leslie Shaw, Planning and Zoning Commission, asked whether the plan encourages four-story structures. Mr. Ripley replied that a three story maximum is preferred. Mr. Shaw asked, in consideration of discussions to revitalize the Playhouse with 300+ seats rather than the former 800+ seats, how the Design Studio dealt with the reduced size. Mr. Ripley stated that the students were concerned with the facade of the Playhouse and how it fits into the Plaza as a whole, not number of seats or use of the building. Mr. Shaw mentioned that it had been stated earlier that the Nieman Marcus parking structure is quite under-used, however, he noted that it is not a municipal garage with municipal prices.

William Guttman, Planning and Zoning Commission Chairman, asked what the Design Studio felt was missing from the TCRPC plan. Mr. Ripley responded that expertise in historic preservation was missing, and the Design Studio would supply that element. Mr. Guttman also asked if the students were asked to do a financial feasibility study, but Mr. Ripley replied they were not. It was primarily a preservation exercise. Mr. Guttman asked Mr. Ripley to clarify which buildings were “contributing” vs. “non-contributing” along Royal Poinciana Way.

V. Commissioner Discussion

Eugene Pandula, Landmarks Preservation Commission Chairman, thanked Mr. Ripley for the nice presentation. He suggested that high quality broader or more modern architectural concepts be explored rather than trying to mimic Mediterranean Revival or the Charleston marketplace, as was shown in the graphics.

Charles Roberts, Landmarks Preservation Commission, complimented both studies in bringing about significant progress and the sharing of ideas in this process. He believed that all agreed that

Bradley Park should be upgraded to be more usable; that the new bridge and the extension of the Lake Trail is very important; that Publix needs to be re-developed; that public parking is a concern; and that the proposed new north/south road is a great idea. As a developer, he was very much in favor of creating a plan for the area, rather than piecemeal development. He noted that zoning codes can often inhibit positive improvements, and that is so on this street. He encouraged both groups to continue in the planning process for a very positive outcome for all.

Morgan Wheelock, Architectural Commission Chairman, congratulated the UM Design Studio for their mix of architectural styles with a reference to the past. He was very much in favor of the open design suggested for Bradley Park with a concentration of landscape amenities on the path and lakefront. He liked the Treasure Coast's aggressive approach to parking and retail spaces in the Plaza, their plan for the gateway and traffic engineering. Mr. Wheelock felt the "brilliance" of the students' ideas should be merged into the Treasure Coast plan, and that the planning process move forward for further improvement. He encouraged the Town Council not to look at either of the studies as development plans, but as guidelines for future development.

William Guttman, Planning and Zoning Commission Chairman, while reluctant to comment on design concepts, commented that Palm Beach needs a safe residential realm and a healthy and successful business environment. The Treasure Coast's report notes that many of the Royal Poinciana area businesses are experiencing a gradual decline in sales within "tattered and under-utilized" buildings. Some buildings are becoming uninhabitable, according to the same report, and the ability to renovate is "stifled by zoning regulations". "Zoning in the Poinciana area encourages suburban sprawl" instead of the small town character desired by Palm Beachers. It appeared to Mr. Guttman that the block sketches supplied by the Design Studio equate to "form based zoning, an approach that provides detailed prescriptions of physical form and allowable building types, but doesn't leave much room for individual creative expression." He likened this to the Pattern Book zoning which had been proposed for North End residents and failed. In 2007, the Town Council endorsed land use based zoning over form based zoning for the Royal Poinciana area. "The Council rejected form based zoning because Palm Beachers value their private property rights enshrined in the Fifth Amendment and in Florida's Burt Harris Act, and prized the diversity of exceptional architecture in our community." Both studies envision two and three story structures, vias and "a small town commercial ambience" along Royal Poinciana Way, "but much of TCRPC's chapter on Royal Poinciana Way's commercial district can be expressed in traditional land use zoning terms, thereby inspiring distinctive architectural imagination subject to ARCOM approval which has been the hallmark of our town's character. ARCOM and the Landmarks Preservation Commission are our gatekeepers when it comes to preserving our architectural heritage." Mr. Guttman commented that the retention of the nine (9) contributing buildings identified in the Janus Report is equivalent to "indirect landmarking". "If the Landmarks Preservation Commission thinks Royal Poinciana merits inclusion as a historic Royal Poinciana Way district, as the Janus Report suggests, whether the eligible historic buildings listed on pages 59 and 60 of the Janus Report are to be landmarked, then Palm Beach should be straightforward about it, and let the Landmarks Preservation Commission do its job."

Alan Golboro, Planning and Zoning Commission, disagreed with Mr. Guttman. He felt that land based zoning changes are appropriate for this area of the town, as agreed in both studies. He encouraged that new zoning be written for these two blocks, including Publix.

Eugene Lawrence, Planning and Zoning Commission, agreed with both of his fellow commissioners believing that zoning should be land based, not form based as it precludes originality.

William Strawbridge, Architectural Commission, asked Mr. Wheelock what consensus was being sought. Mr. Wheelock replied that he was not necessarily looking for consensus, however, it had been expressed with regard to extending the bike trail under the bridge, and having open space and park land on the Lake. He asked for a show of hands on these two issues, and the result was unanimous for both.

Hazel Rubin, Landmarks Preservation Commission, cautioned against attempts to “freeze everything.” She recognized the need for preservation, while still allowing for maintenance and improvement.

Eileen Bresnan, Landmarks Preservation Commission, asked for clarification on land based vs. form based zoning. Mr. Little provided that explanation.

Charles Roberts, Landmarks Preservation Commission, remarked that whether it is land based or form based zoning, the real question is about people and cars, about how persons feel about their shopping experience, and about quality of life.

VI. Public Comment

Mr. Wheelock invited the public to make any positive and constructive comments, and to keep comments to three minutes.

Bill Diamond asked Mr. Little to define what is trying to be achieved through urbanization as it relates to these proposals. Mr. Little responded that urbanization tries to strike a balance between business issues and quality of life on the island.

Adam Munder stated that he is a partner in the new ownership group at the Royal Poinciana Plaza. He appreciated both presentations delivered today, and announced a new website...www.royalpoincianaplaza.com...which allows for and encourages citizen feedback and commentary.

Patrick Flynn, President of the Palm Beach Theater Guild, stated they are working on an adaptive re-use of the 850 seat Playhouse. They are in the midst of a capital campaign and are seeking additional major gifts and pledges to that pursuit. He explained that relations with the Munder group and Mr. Kosoy have been cordial and productive, and he hoped they would continue

similarly.

John Eubanks of Moyle Flanigan stated that his firm represents the Testa family in their desire to redevelop their property. He looked forward to working with the Town and with Treasure Coast to arrive at a solution which is not only in keeping with Palm Beach, but is also economically feasible for the family.

John Ripley of the Preservation Foundation stated that some of the buildings on Royal Poinciana Way are contributing to the district, and some contribute individually. "If a district is eligible for listing on the national register and losing certain buildings would make it ineligible, I think it's a point worth bringing up in a discussion such as this..."

Rick Gonzalez of REG Architects stated that he is working with the Testa family in trying to help the next generations of the family continue to live and work in the Town of Palm Beach. He stated that his firm's work is, like Mr. Ripley said, "based on the past to inspire the future." He encouraged the enactment of zoning in progress for the area as this would greatly help his client, and likewise encouraged the continuation of the studies.

Fernando Villa, General Manager of the Bradley Park Hotel, encouraged the Town to compile a strategy to encourage tourism on the island.

Anita Seltzer questioned Mr. Little's comment regarding 120 residential units at the Royal Poinciana Plaza, stating that this is the first time residential units at the Plaza were mentioned in public forum. Mr. Little responded that the residential units, within the TCRPC plan, would serve to wrap the parking garage. She asked Mr. Little to explain why no person from the performing arts was included in the study when the Playhouse is so important to the Plaza. Mr. Little responded that he did not feel that "spending the time or the resources to get into a dueling consultant scenario relative to the Playhouse was the best use of our time." Instead, their focus was on zoning, what is there today, traffic congestion, the PUD, etc.

Mr. Wheelock commented that people should not worry, at this point, about numbers of residential units because they were only used to wrap the garages. Housing unit numbers will become important when there is a developer and a feasibility study and a presentation before the Town to be reviewed.

Rachel Lorentzen commented that residents pay a premium to live in Palm Beach as it exists, without trying to draw more business or be an urban center. She hoped, as the studies move forward, that it is remembered that residents want to continue to live in a small town atmosphere. William Strawbridge asked about what comes next. Mr. Wheelock replied that this is a question for the Town Council. The commissions have provided their comments today.

Mr. Little was asked what he recommended at this point. He replied that the Town Council should decide how much of the plan to move forward at this time. Mr. Ripley commented that he

thought the purpose of hearing both presentations today was to decide how much, if any, of the UM presentation would be incorporated into the Treasure Coast presentation. He asked if each commission would make a recommendation to the Town Council. Mr. Wheelock urged each of the commissions to develop a response to the Town Council on these matters. Mr. Wheelock, directing this remark to Mr. Ripley, stated that he could not imagine moving forward without some of the UM Design Studio being incorporated into the TCRPC plan since it was so well received.

The joint meeting concluded at 3:44 p.m.

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