



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

**PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS, TOWN HALL
360 SOUTH COUNTY ROAD, PALM BEACH**

**NOVEMBER 17, 2015
09:30 A.M.
WELCOME!**

The progress of this meeting maybe monitored by visiting townofpalmbeach.com and click on "Meeting Audio" in the left hand column. If you have questions regarding that feature, please contact the Office of Information Systems (561) 227-6315. The audio recording of the meeting will appear within 24 hours after the conclusion of the meeting.

I. CALL TO ORDER AND ROLL CALL

Susan Markin, Chair
Michael Scharf, Vice Chair
Lewis Crampton, Member
Carol Mack, Member
Martin I. Klein, Member
Alan Golboro, Member
Michael Ainslie, Member
Michael Spaziani, Alternate Member
Susan Watts, Alternate Member
Rick Pollock, Alternate Member

II. INVOCATION AND PLEDGE OF ALLEGIANCE

III. APPROVAL OF THE AGENDA

**IV. APPROVAL OF OCTOBER 20, 2015 PLANNING AND ZONING COMMISSION
MINUTES**

V. **STUDY ITEMS** (Staff intends to explain the significance and intent of each item, and to solicit feedback from the Commission. Discussion will continue to subsequent meeting(s) if necessary in order to devote necessary time to each item)

1. Eliminate site plan review, special exception and variance approval requirements for building new single-family homes on nonconforming lots (make this an administrative task). Note: The intent is to eliminate the requirement for Council approval of new homes on nonconforming lots unless there are variances required (setbacks, lot coverage, landscape open space, height).
2. Provide more coverage for solar panels on roofs if panels cannot be seen.
3. Clarify that "masonry" walls are required around generators in required setbacks and review generator "siting" requirements.
4. Modify the nonconforming building/structure provisions, and related code sections, to clarify that vacant property cannot be divided from abutting land in the same ownership when a property split would create or increase nonconformities to a building or structure.
5. Modify the 50% cubic footage demolition provision to include clarifying language that demolition which cumulatively exceeds 50% has to meet all Code provisions.
6. Review sign lighting requirements to specify when lighting may be allowed and when prohibited, including necessary approval process (Town Council, ARCOM, and/or administrative).
7. Review varying side yard setback requirements on smaller lots (especially in mid-town and R-C District neighborhoods) for consistency and appropriateness.
8. Study the point of measurement requirements to determine if the measurement of height, overall height, building height plane, and cubic content ratio (R-B District) should be measured from the natural grade of a lot rather than the highest street elevation in front of a lot.
9. Review language governing maximum linear building dimensions and lot coverage to prevent same from applying to underground structures (in sub-basements not visible aboveground).
10. Review minimum landscaped open space requirements, clarifying how same is to be calculated when "greenspace" exists above underground structures.
11. Review swimming pool setbacks to determine if changes should be recommended.

12. Review possible changes that would allow parapets as architectural features on homes with pitched roofs, and related building height calculations.
13. Review the existing schedule of off-street parking spaces for various land use types to determine if adjustments should be made to the minimum number of required spaces.

VI. COMMENTS FROM PLANNING AND ZONING COMMISSIONERS AND THE PLANNING, ZONING AND BUILDING DIRECTOR

VII. ADJOURNMENT

Note: Disabled persons who need an accommodation in order to participate in the Town Council meeting are requested to contact the Town Manager's Office at 838-5410 or through the Florida Relay Service by dialing 1-800-955-8770 for voice callers or 1-800-955-8771 for TDD callers, at least two (2) working days before this meeting.