



**PLANNING AND ZONING COMMISSION
MEETING MINUTES
MONDAY, NOVEMBER 18, 2019 9:30 a.m.**

Please be advised that in keeping with a recent directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town's website at www.townofpalmbeach.com or may obtain an audio recording of the meeting by contacting Kelly Churney, Secretary to the Planning & Zoning Commission at (561) 227-6408.

I. CALL TO ORDER AND ROLL CALL

Chair Klein called the meeting to order at 9:31 a.m.

Martin I. Klein, Chair	PRESENT
Michael Ainslie, Vice Chair	PRESENT
Rick Pollock, Member	ABSENT
Michael Spaziani, Member	PRESENT
Carol LeCates, Member	PRESENT
Richard Kleid, Member	PRESENT
Richard Sammons, Member	PRESENT (arrived at 9:46 a.m.)
Eric Christu, Alternate Member	PRESENT
Ronald Berk, Alternate Member	PRESENT
Marilyn Beuttenmuller, Alternate Member	PRESENT

Staff Members present were:

Josh Martin, Director of Planning, Zoning and Building

Wayne Bergman, Assistant Director of Planning, Zoning and Building

Kelly Churney, Secretary to the Planning and Zoning Commission

II. INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Churney led the Commission with the Invocation and the Pledge of Allegiance.

Mr. Klein welcomed all in attendance. He expressed appreciation for Kenneth Walker's service on the Planning and Zoning Commission.

Mr. Klein welcomed Richard Sammons to the Commission.

III. Presentation on Approach, Scope and Schedule for Code Reform

Mr. Martin presented the approach, scope and schedule for overall code reform for Palm Beach.

Mr. Klein called for Public Comment:

Simon Taylor, 234 Oleander Ave., expressed concerns for the urgency and suggested path forward for the proposed code reform.

Susan Gary, 229 Onondaga Ave., was in favor of the approach and welcomed the path forward.

Anita Seltzer, 44 Cocoanut Row, asked to be heard after the discussion by the Commission.

Ms. Beuttenmuller stated she was impressed with Mr. Martin and had confidence in him. She added that she would support his plan.

Mr. Christu thought Mr. Martin's approach was balanced and was pleased to have many opportunities for resident input.

Mr. Spaziani asked Mr. Martin to explain the costs for the proposed reform. Mr. Martin discussed the proposed costs. Mr. Spaziani asked for clarification on a comment made by Lynn Richards regarding single family zoning. Mr. Martin responded.

Mr. Ainslie thought his views were similar to Susan Gary's comments. He announced the ribbon cutting ceremony for the new Town Recreation Center on December 6, 2019. He thought the changes were critical for the Town.

Ms. LeCates congratulated Mr. Martin on the process changes he has completed in the department. Ms. LeCates had concerns about CNU regarding the elimination of parking and density requirements and asked Mr. Martin to address the concerns made by Mr. Taylor. She asked Mr. Martin to explain how CNU is suited for Palm Beach. Mr. Martin responded.

Mr. Kleid stated he trusted Mr. Martin to select the correct people to lead the Code Reform effort. He thought the education and symposiums were crucial for this path. He suggested reporting the final report should be presented in season.

Mr. Sammons stated he had never worked in a place where the zoning code was incongruent with what the residents liked. He spoke about the experience that would come with CNU.

Ms. LeCates inquired about parking and whether any change would come with parking management. Mr. Klein stated the objective was whether the Commission would approve an overall change and questioned whether it was fair to ask Mr. Martin to address a specific change. Mr. Martin responded and addressed parking.

Anita Seltzer, 44 Cocoanut Row, expressed concern for the lack of input that the Planning and Zoning Commission has had in the planning of Code Reform. She also expressed concern for CNU and the lack of planning that had been completed by staff and the Commission. She thought that the planning of Code Reform should have taken place before the Town Council approved Code Reform.

Simon Taylor, 234 Oleander Ave., thought Mr. Martin should perform the changes of the Code. He questioned the agenda of CNU.

Mr. Martin stated that if the community did not want to use CNU and DPZ, it could be done in-house, line by line. He asked the Commission to take him out of it and do what they thought was right for their town, and to recommend to the Town Council what they felt was the best route forward.

Mr. Ainslie stated he strongly supported using both firms.

Motion was made by Mr. Ainslie and seconded by Mr. Kleid to endorse the two firms, CNU and DPZ.

During discussion of the motion, Mr. Klein stated he was in favor of the direction suggested. Julie Araskog, Town Council, corrected a statement made earlier in the meeting that Code Reform had been approved, by stating Town Council had not yet voted on Code Reform.

Mr. Klein asked Mr. Ainslie to modify his motion to reaffirm the action of this Commission taken February 19, 2019 recommending that the Town Council proceed expeditiously with Code Reform as outlined by Mr. Martin.

Mr. Ainslie accepted the modification to his motion but stressed he wanted the motion to state explicitly to move forward as Mr. Martin had recommended, utilizing these two firms; and commending Mr. Martin for getting their fee to below market. Mr. Kleid seconded the amended motion. Motion carried by 6-1 vote, with Ms. LeCates opposed.

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

Mr. Klein thanked Mr. Bergman for his work on the Code Reform issue.

Mr. Martin announced symposium dates December 4 and 5, 2019.

David Leavitt thanked the board for their service and expressed appreciation for the way Mr. Klein ran the meeting. He invited the Town Council to attend ARCOM and Shore Protection Board meetings to observe how citizens were treated.

V. ADJOURNMENT

The meeting adjourned at 11:02 a.m. without the benefit of a motion.

Respectfully Submitted,



Martin Klein, Chair
Town of Palm Beach
Planning & Zoning Commission

kmc