



**PLANNING AND ZONING COMMISSION AND LOCAL PLANNING AGENCY
RECORD AND REPORT
TOWN HALL – COUNCIL CHAMBERS – SECOND FLOOR
360 S COUNTY ROAD, PALM BEACH
TUESDAY, OCTOBER 16, 2012, 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 (tape or CD) of the meeting by contacting Debby Morakis, Secretary to the Planning & Zoning Commission at (561) 227-6411. As a point of reference, you will find the recording times listed on these minutes at the beginning of each item.

I. CALL TO ORDER AND ROLL CALL (9:53:16 a.m.)

Chairman Rose called the meeting to order at 9:30 a.m. On roll call, Commission Members present were:

C Tanner Rose, Chair
Leslie Shaw, Vice Chair
Floyd Wideman, Member
Eugene Lawrence, Member
Martin Klein, Member
Lewis Crampton, Member
Bobbie Lindsay Buck, Member
Jeffrey Cloninger, Alternate Member
Bruce Langmaid, Alternate Member
Thomas Greenbaum, Alternate Member

Commission Members absent were: None

Staff Members present were:

John Page, Director of Planning, Zoning, Building
Paul Castro, Zoning Administrator
Debby Morakis, Secretary to the Planning & Zoning Commission

II. INVOCATION AND PLEDGE OF ALLEGIANCE (8:54:45 a.m.)

Ms. Morakis led the Commission with the invocation and Pledge of Allegiance.

III. APPROVAL OF THE AGENDA (8:57:01 a.m.)

MOTION BY MR. KLEIN FOR APPROVAL OF THE AGENDA.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED 7-0 AFTER ROLL CALL VOTE.

IV. OATH OF OFFICE FOR NEW PLANNING AND ZONING COMMISSION APPOINTMENTS (8:57:33 a.m.)

Ms. Morakis administered the Oath of Office to the newest members of the Commission, Mrs. Buck and Messrs. Langmaid and Greenbaum.

V. COMMENTS FROM THE PUBLIC ON ANY ITEM NOT ON THE AGENDA (8:59:15 a.m.)

There were no comments from the public at this time.

VI. APPROVAL OF SEPTEMBER 14, 2012 PLANNING AND ZONING COMMISSION/LOCAL PLANNING AGENCY MINUTES (9:04:12 a.m.)

MOTION BY MR. KLEIN FOR APPROVAL OF THE MINUTES OF THE SEPTEMBER 14, 2012 MEETING.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED 5-0 WITH MR. LAWRENCE AND MRS. BUCK ABSTAINING.

VII. ORDINANCE NO. 16-2012 (9:05:33 a.m.)

Mr. Castro explained the proposed ordinance requiring that new parks be approved by Council as Special Exception uses.

MOTION BY MR. WIDEMAN FOR APPROVAL OF ORDINANCE NO. 16-2012.

MOTION SECONDED BY MR. KLEIN.

Mr. Castro answered questions and a brief discussion ensued.

MOTION CARRIED 7-0 AFTER ROLL CALL VOTE.

VIII. STAFF UPDATE: TOWN COUNCIL ACTION PERTAINING TO COMMISSION PARKING RECOMMENDATION IN SEPTEMBER (9:09:02 a.m.)

Mr. Page provided an update to the Commission regarding vacant store fronts on South County Road recapping recent meetings of this Commission and Town Council. Mr. Page stated that the Commission had determined a recommendation be made to Council directing staff together with the Commission to continue looking at possibilities for augmenting parking in the area. Mr. Page noted that he and Chair Rose recently provided an update to Council. Mr. Page explained that a proposed idea to bus Town employees was rebuffed by the Council.

Deputy Town Manager Tom Bradford addressed the Commission and stated that he was working on two projects regarding parking. One project involves working with staff from

the Police Department, Public Works and Pattie Sands of the Greater South County Road Association to determine the maximum inventory of on-street parking on South County Road from Seaspray Avenue to Peruvian Avenue, including the portions of the side streets that intersect with South County Road. Mr. Bradford added that he was also working with Mr. Castro to determine the amount of parking required by code and an inventory was being done of both on-site and on-street parking. Mr. Bradford noted that on-street parking could potentially be increased by utilizing angled parking, if residents would tolerate it.

Comments were heard from Mr. Shaw who stated that he felt lack of parking was not the cause of vacancies in the area. Mr. Shaw added that he felt there was adequate parking available but not within the proximity of the area and that the Town should not be spending much time devising a plan. Mr. Shaw suggested the Town consider back in angled parking as a safer alternative to front-in angled parking. Mr. Shaw also wondered how much revenue parking tickets had generated and if the Town felt it was worth the alienation created.

Mr. Crampton stated that he felt what was being done was appropriate and asked for a map showing the results of the study.

Mr. Wideman stated the he did not feel the parking problem was solvable and added that he felt the Town may already have too many retail stores. Mr. Wideman suggested the Town look at other possible problems and not just the parking.

Mr. Greenbaum asked what percentage of increase might be obtained if only ten parking spaces were changed to diagonal parking and if diagonal parking was more or less dangerous. Mr. Bradford answered that the increase might be approximately 10-15 percent. Mr. Bradford added that some drivers perceive diagonal parking to be more dangerous but studies have shown it to not be more dangerous. Mr. Bradford noted that there was a trend in Seattle and Portland to use back-in angled parking.

Comments were heard from Alan Golboro, former Chair of the Planning and Zoning Commission, who addressed the Commission and stated he felt planning was an important part of the Commission's task.

Mrs. Buck stated that she agreed with Mr. Shaw and was interested in hearing how much revenue was made from parking tickets. Mrs. Buck noted that on a recent trip to Town Hall she had to park near the beach since nearby parking was filled with police and meter maid vehicles. Mrs. Buck stated that she felt the Town was one of the largest employers and should consider options for employee parking, but, added that she agreed with Council that it was not practical to shuttle employees and that it was important that employees be able to park near where they work.

Mr. Klein stated that he agreed in partial with Mr. Shaw and felt that Council had no desire for public participation in a parking structure, and, that parking was not a significant problem during at least six or seven months of the year.

Mr. Shaw asked about the potential impact of the beach bathroom on parking in the area and stated that he felt it was the responsibility of a landlord or shopkeeper to deal with the parking issues and did not want to see Town funds expended on a solution. Mr. Shaw then suggested that the Town consider making a parking structure a special exception permitted use thereby making it more favorable for a property owner to convert a piece of property to a parking structure and asked if the Town had considered at any vacant lots for long term or short term facilities.

Paul Castro, Zoning Administrator, stated that the Town had looked at that in 1994-96 and that the big issue for residents was impact to the neighborhood. People did not want to have a parking garage in their back yard.

Comments were heard from Mr. Crampton who reminded everyone that parking was only one of several issues being discussed. Mr. Crampton asked Council to rethink their position on whether or not there was a problem.

Chair Rose noted that this agenda item was really intended to be a report to the Commission on what Council wanted the Commission to do and not do and summarized that Council wanted the Commission to go slowly, not spend money or a lot of time, but, get in behind the work being done by the Legacy Committee and Tom Bradford.

Mr. Greenbaum stated that he felt the Commission's goal should be to do what the Council wanted done to evaluate the parking situation and make the most of spaces available.

Mr. Wideman asked if the Town was discouraging new businesses from opening and Mr. Page assured him that the Town was not turning new businesses away.

IX. DISCUSSION OF PLANNING AND ZONING COMMISSION SCHEDULE FOR THE HOLIDAYS (9:53:57 a.m.)

After a brief discussion regarding upcoming meetings of the Commission, it was proposed that the November meeting be cancelled.

MOTION BY MR. KLEIN TO CANCEL THE NOVEMBER MEETING OF THE PLANNING & ZONING COMMISSION.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED 7-0 AFTER A ROLL CALL VOTE.

It was noted for the record that the next meeting of the Commission would be on Tuesday, December 18, 2012.

X. COMMENTS OF THE PLANNING AND ZONING COMMISSION AND PLANNING, ZONING AND BUILDING DIRECTOR (9:56:16 a.m.)

Mr. Page stated that he would provide an update to the Commission on the work being done by Mr. Bradford. Mr. Page also stated that the Royal Poinciana Way Committee was continuing to meet and that if Council endorsed their PUD-5 concept, that body of work

would eventually come to the Planning and Zoning Commission for their review and recommendation.

XI. **ADJOURNMENT** (9:57:26 a.m.)

A motion was made and seconded unanimously to adjourn at 10:36 a.m.

Respectfully Submitted,



C. Tanner Rose, Chair
Town of Palm Beach
Planning & Zoning Commission



Leslie A. Shaw, Vice Chair
Town of Palm Beach
Planning & Zoning Commission