PLANNING AND ZONING COMMISSION AND LOCAL PLANNING AGENCY
RECORD AND REPORT
TOWN HALL – COUNCIL CHAMBERS – SECOND FLOOR
360 S COUNTY ROAD, PALM BEACH
TUESDAY, MAY 15, 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

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

Alan Golboro, Chairman
Leslie Shaw, Vice Chairman
Eugene Lawrence, Member
Floyd Wideman, Member
C Tanner Rose, Member
Lewis Crampton, Alternate Member
Jeffrey Cloninger, Alternate Member
Michael Spaziani, Alternate Member

Commission Members absent were:

John Schuler, Member (unexcused)
Martin Klein, Member (unexcused)

Staff Members present were:

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

For the record, Chairman Golboro noted that due to the absence of Messrs. Schuler and Klein, Alternate Members Crampton and Cloninger would be voting.

II. INVOCATION AND PLEDGE OF ALLEGIANCE(9:31:02 a.m.)

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

III. APPROVAL OF THE AGENDA(9:31:22 a.m.)

MOTION BY MR. WIDEMAN FOR APPROVAL OF THE AGENDA.
MOTION SECONDED BY MR. CRAMPTON.
MOTION CARRIED 7-0 AFTER A ROLL CALL VOTE.

IV. COMMENTS FROM THE PUBLIC ON ANY ITEM NOT ON THE AGENDA(9:33:36 a.m.)

No comments were heard from members of the public.

V. APPROVAL OF MARCH 12, 2012 PLANNING AND ZONING COMMISSION/LOCAL PLANNING AGENCY MINUTES(9:34:48 a.m.)

MOTION BY MR. WIDEMAN FOR APPROVAL OF THE MINUTES OF THE MARCH 12, 2012 MEETING.
MOTION SECONDED BY MR. CRAMPTON.
MOTION CARRIED 7-0 AFTER A ROLL CALL VOTE.

VI. APPROVAL OF MARCH 20, 2012 PLANNING AND ZONING COMMISSION/LOCAL PLANNING AGENCY MINUTES(9:36:09 a.m.)

MOTION BY MR. WIDEMAN FOR APPROVAL OF THE MINUTES OF THE MARCH 20, 2012 MEETING.
MOTION SECONDED BY MR. CRAMPTON.
MOTION CARRIED 7-0 AFTER A ROLL CALL VOTE.

VII. NEW BUSINESS(9:36:22 a.m.)

a. Presentation of Newly Created Digitized Zoning Map and GIS Capabilities.

Veronica Close, Assistant Director, Planning, Zoning, Building introduced Cory Cordero, GIS Coordinator who gave a power point presentation to demonstrate the Town's GIS System and some of its capabilities. Ms. Cordero explained that GIS is a system used to project layers of data collected such as lot dimensions, easements, manhole covers, elevations, information from the Property Appraiser's website, etc. Ms. Cordero stated that video links can also be provided. Paul Castro, Zoning Administrator, noted that while nothing will replace the official plat, zoning and future land use data will be included and will eventually be uploaded into the Town's EDEN software system which will allow some data to be available on the Town's website.

Anita Seltzer, 44 Cocoanut Row, congratulated Ms. Cordero on a wonderful tool and asked staff to clarify what records about properties is available to the residents

on the Town's website. Ms. Close stated that permit information and contractor information is available on the web. It was noted that information such as Unity of Title documents is available on the County's website and would not be duplicated on the Town's website. Ms. Seltzer commented that she felt the work that was done in December 2010 to inventory existing parking on Royal Poinciana Way had been incorrectly referred to as a "study" and asked that the record be corrected and the work be referred to as an "inventory". Mr. Castro stated that it was not just an inventory of parking since it also included an analysis of what the existing parking requirements would be for all the uses.

Tom Greenbaum, 301 Australian Avenue, asked if valuations shown on the GIS demonstration were current and Mr. Castro noted that the values were current and taken from the latest Palm Beach County data.

A brief discussion continued regarding potential applications for the GIS system.

b. Discussion of Summer Meeting Schedule.

The Commission had a brief discussion regarding future meeting dates, and, the following motion was made:

MOTION BY MR. SHAW THAT THE JUNE 19, 2012 MEETING OF THE PLANNING & ZONING COMMISSION BE CANCELLED, THE JULY 17, 2012 MEETING REMAIN SCHEDULED, AND, THE AUGUST 21, 2012 MEETING BE TENTATIVELY CANCELLED.
MOTION SECONDED BY MR. CLONINGER.
MOTION CARRIED 7-0 AFTER A ROLL CALL VOTE.

VIII. OLD BUSINESS(10:11:29 a.m.)

The was no old business discussed.

IX. COMMENTS OF THE PLANNING AND ZONING COMMISSION AND PLANNING, ZONING AND BUILDING DIRECTOR(10:11:36 a.m.)

John Page, Director of Planning, Zoning, Building advised the Commission that in observance of Peace Officers Memorial Day, flags were being flown at half-staff. Mr. Page invited members of the Commission to attend an Ethics Workshop/Orientation presented by Attorney Skip Randolph on May 30, 2012 at 2:00 p.m. Information to be covered will include the Sunshine Law and recent changes in State legislation regarding Lobbyists. Mr. Page also reminded the Commission that the first meeting of the Royal Poinciana Way Committee would take place on May 16, 2012 at 3:00 p.m.

Chairman Golboro expressed his concern about vacancies seen along South County Road, noting a conversation he had with an antique dealer acquaintance that recently opened a shop in West Palm Beach after her attorney told her not to open in Palm Beach. Mr. Golboro proposed that staff get the Chamber of Commerce involved to find out what the Town could do, within the code, as a Planning agency.

A discussion ensued and comments were heard from Mr. Wideman who stated that he did not feel the Town needed more retailers. Mr. Cloninger agreed with Mr. Wideman that Royal Poinciana Way was the most heavily occupied commercial area in Town and that he felt vacancies in Town had nothing to do with zoning but rather the economy. Mr. Cloninger added that the property owners do not want to lease for no profit and added that he felt the problem was the property tax issue.

Mr. Crampton stated that he felt as planners, the Commission could look at other tools such as an assessment that might be used to lower taxes in a certain area. Discussion continued regarding the time constraints involved with opening a business in the Town and Mr. Castro explained that an expedited permit process was available when renovations are involved. Discussion continued and comments were heard from the Commission regarding the assessed values of property in the Town.

Mr. Wideman asked whether it was the Commissions' job to look at what can be done to bring business into Palm Beach and Mr. Cloninger stated that he felt there was nothing the Town could do about the economic situation.

Laurel Baker, Palm Beach Chamber of Commerce, stated that she agreed with Mr. Cloninger, adding that she felt the Town needed to be the benchmark of other communities and it was not. Ms. Baker stated that she felt the Town needed to develop a vision and take on a planning and marketing view.

Mr. Shaw stated that he felt it was not the responsibility of the Town to promote itself as commercial friendly and that he felt that was the responsibility of the Chamber of Commerce. Mr. Shaw asked Ms. Baker what ad campaign the Chamber of Commerce had done that met opposition from the Town. Ms. Baker answered that she was constantly being hit with "we don't want more people coming over here." Mr. Shaw suggested the Chamber work with the Planning & Zoning Department to see if and where a problem exists. Ms. Baker noted that the Chamber was not supported or endorsed by the Town and asked if the Chamber should be responsible for marketing the Town and the brand.

Addition comments were heard from the Commission and it was the consensus that the Chamber of Commerce should be responsible for marketing and branding the Town. Mr. Shaw suggested Ms. Baker look at the mission of the Chamber and let the Town know where the Chamber's mission was being blocked by the Town. Comments were heard from Mr. Cloninger who agreed with Mr. Shaw's comments. Mr. Crampton also supported Mr. Shaw's suggestion and added that he felt staff needed to look for other tools, other than zoning, that might be available to support and sustain the marketing plan. Mr. Rose added that he felt the Commission had an obligation to look at available programs to see if something needed to be done and suggested staff speak to other associations so the Commission can know what the perceived issues are. Mr. Cloninger added that he felt the marketing needed to be left to the Chamber. Chairman Golboro noted this would be a planning tool over the summer and suggested that staff meet with

the Chamber of Commerce to see what could be done and bring information back to the Commission for a recommendation to Council.

Mr. Page stated that he would be happy to do what the Commission suggested and meet with Ms. Baker and the other Associations to see what their thoughts were and asked if a motion was appropriate to clarify staff's direction. Chairman Golboro stated that no motion was necessary. Mr. Shaw summarized by saying that if the Chamber of Commerce or other associations feels there is something the Commission can do to try to help them than meet with staff so staff can bring information about any obstacles back to the Commission.

X. ADJOURNMENT(10:58:26 a.m.)

MOTION BY MR. SHAW TO ADJOURN.
MOTION SECONDED BY MR. SHAW.
MEETING ADJOURNED AT 10:58 A.M.

Respectfully Submitted,

Alan S. Golboro, Chairman Town of Palm Beach Planning & Zoning Commission	Leslie A. Shaw, Secretary Town of Palm Beach Planning & Zoning Commission