



**PLANNING AND ZONING COMMISSION
RECORD AND REPORT - DRAFT
TOWN HALL – COUNCIL CHAMBERS – SECOND FLOOR
360 S COUNTY ROAD, PALM BEACH
TUESDAY, MARCH 22, 2016, 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 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

Chair Markin called the meeting to order at 9:30 a.m. Ms. Markin introduced Kelly Churney as the new board secretary.

Susan Markin, Chair	PRESENT
Michael Jay Scharf, Vice Chair	PRESENT
Lewis Crampton, Member	PRESENT
Carol Mack, Member	ABSENT (excused)
Martin I. Klein, Member	PRESENT
Michael L. Ainslie, Member	PRESENT
Alan S. Golboro, Member	PRESENT
Michael Vincent John Spaziani, Alternate Member	PRESENT
Susan Watts, Alternate Member	PRESENT
Rick Pollock, Alternate Member	ABSENT (excused)

Staff Members present were:

Veronica Close, Assistant Director of Planning, Zoning & Building
Paul Castro, Zoning Administrator
Debby Morakis, Secretary to the Planning and Zoning Commission
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.

III. APPROVAL OF THE AGENDA

**Motion made by Mr. Klein and seconded by Mr. Scharf to approve the agenda.
Motion carried with all in favor without benefit of a roll call.**

IV. ELECTION OF OFFICERS

It was noted that Mr. Spaziani would be voting in the absence of Ms. Mack.

Motion made by Mr. Ainslie to nominate Mr. Klein for Chairman. Mr. Scharf made a motion to nominate Ms. Markin for Chairman. Ballots were used for voting. Mr. Klein was elected as Chairman by a vote of 5-2.

Motion made by Mr. Spaziani to nominate Ms. Markin for Vice Chairman. Motion made by Mr. Klein to nominate Mr. Crampton for Vice Chairman. Ballots were used for voting. Mr. Crampton was elected Vice Chairman by a vote of 4-3.

Chairman Klein thanked Ms. Markin and Mr. Scharf for their time and service as Chairman and Vice Chairman.

V. APPROVAL OF FEBRUARY 16, 2016 PLANNING AND ZONING COMMISSION MINUTES

Motion made by Mr. Crampton and seconded by Mr. Ainslie to approve the minutes. Motion carried with all in favor without benefit of a roll call.

VI. COMMUNICATIONS FROM CITIZENS - 3 MINUTE LIMIT PLEASE

No comments were heard from citizens at this time.

VII. OLD BUSINESS

Note: Study items under Old and New Business are numbered in accordance with the 15 ongoing Code review assignments directed by the Town Council.

7. Review varying side yard setback requirements and possible related Zoning Code requirements on smaller lots on Seaview Avenue, Seaspray Avenue and Seabreeze Avenue (Sea Streets) in the R-B zoning district for consistency and appropriateness, including a possible change limiting the maximum lot size for residential development on the Sea Streets.

Paul Castro, Zoning Administrator, talked about the directive which he received from the Commission at the last meeting. This directive was to create regulations for demolition and reconstruction specifically relating to the Sea Streets in the R-B district that would allow an owner to rebuild their home on the same footprint without needing the variances that are currently needed, provided they meet three criteria – the new home must be of the architectural style of their previous home, it must be no taller than the previous home (after raising it to minimum flood elevation by FEMA standards) and if there are any additions, they must meet current code in terms of setbacks, lot coverage, cubic content ratio and landscaped open space requirements. In writing the report for the Commission, staff discovered that the homeowner would not be able to build in the same footprint if only exempted from the side yard setback requirements because many of the current homes are larger than the current code would allow for the lot size. There are also many

homes that are currently in the front yard and rear yard setbacks. Another directive that Mr. Castro received from the Commission was to create a provision that would eliminate the ability to be able to combine lots to allow bigger homes to be built on the larger lot on the Sea Streets in the R-B district.

Mr. Castro provided to the Commissioners, a modified draft of the new language for Sec. 134-893 for the R-B Zoning District in regards to the Sea Streets (See Exhibit 1). A discussion between the Commission Members ensued. Throughout the discussions, several residents spoke.

Bob Garrison - 156 Seabreeze Avenue, disclosed he is a member of the Architectural Review Commission, and stated he is in favor of the new provisions and keeping the current footprint for reconstruction.

Jarrett Kling - 146 Seaspray Avenue, expressed concern about building above flood plain, as well as restricting someone from building a better home than what was previously on the lot. He also stated he is not concerned about owners having a home on a double lot.

Barbara Meaney - 335 Seabreeze Avenue, is in favor of allowing owners to combine lots and building in a different architectural style than what was previously built.

Anne Pepper - 333 Seaspray Avenue, spoke to preserving the characteristics of neighborhood by incentivizing to renovate and restore the existing home.

Alexander Ives – Preservation Foundation of Palm Beach, stated existing code would remain and new provision would only incentivize homeowners to preserve their home.

Jane Myers - 246 Seaspray Avenue, spoke in favor of the new provisions and not in favor of minimizing setbacks.

Discussion continued and it was felt by the Commission that the new drafted provision should state same or similar architecture (rather than same) to the neighborhood to be rebuilt as one of the criteria for reconstruction.

Jane Myers - 246 Seaspray Ave, spoke in favor of allowing for the same or similar architecture to the neighborhood.

Bob Garrison - 156 Seabreeze Avenue, stated he was in favor of using the language for reconstruction, in general conformance to the surrounding area.

Ken Walker – 130 Sunrise Avenue, stated he chairs the planning board on Shelter Island and recommended a booklet they have prepared for their island that is a guideline for homes to be built. He also stated he would be happy to share his booklet with the Commission.

Town Attorney John Randolph, felt the need for more descriptive language since the current language of similar or dissimilar is only for properties within 200 feet. He suggested defining neighborhood more specifically.

Jarrett Kling - 146 Seaspray Avenue, likes variety of different architectures on the streets and is in favor of combining lots.

Anne Pepper - 333 Seaspray Avenue, stated she felt the Commission is going too far with the discussion and incentivizing demolition rather than preservation.

Mr. Ainslie suggested an amendment to the proposal to read "The proposed single-family dwelling is of an architectural style consistent with the architecture of the homes on the block where the dwelling sits."

Rebecca Williams - 232 Seabreeze Avenue, likes the variety in her neighborhood and is in favor of Mr. Ainslie's suggestion.

More discussion continued with the Commission and Paul Castro regarding the size of lot needed to use the new provisions. Mr. Castro suggested 75 feet.

Motion made by Mr. Ainslie and seconded by Mr. Scharf to substitute 75 feet where the three questions marks are in [Exhibit 1] Sec. 134.893(a) and in (a)(1) substituting the language "The proposed single-family dwelling of an architectural style consistent with the architecture of the homes on the block where the dwelling sits, as determined by the Architectural Commission, and meets the requirements in Sec. 134.893(b)."

Discussion continued and it was noted by Mr. Castro that the number and letter for the second part of the motion should read 134.893(c).

Motion amended by Mr. Ainslie and seconded by Mr. Scharf to approve the change of adding (c) rather than (b) in their previously stated motion. Motion approved 7-0 after a roll call.

Chairman Klein indicated he had two letters in support of this agenda item.

Mr. Castro stated there needed to be a motion on the combining of two lots. He described the present code for combining lots. Discussion continued.

Motion by Mr. Golboro and seconded by Ms. Markin for staff to return to the Commission with language prohibiting the combination of lots for the purpose of building a bigger home in the Sea Streets. Motion carried with all in favor without benefit of a roll call.

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).**

Mr. Castro presented the proposed modifications to the Code that the Commission asked him to draft at the February meeting. A lengthy discussion ensued.

Mr. Castro restated the Commission's directive at the February meeting was to draft language to segregate residential from commercial in terms of sub-basement lot coverage and landscaped open space and the other directive was to combine them. He then presented the Commission with the proposed modifications to the Code for both provisions.

A lengthy discussion between the Commission and Paul Castro ensued. At this time it was decided to continue discussion on the next agenda item without any motions made on the current agenda item.

10. **Review minimum landscaped open space requirements, clarifying how same is to be calculated when "greenspace" exists above underground structures.**

Mr. Castro presented the proposed amendment to the Code regarding sub-basements, lot coverage and landscaped open space for both commercial and residential properties with the exception of the C-PC District. This amendment allowed for the Commission to indicate what percentage of sub-basement they would mandate to be within the confines of the outer walls of the main portion of the building that is located above the sub-basement. The second proposal presented was for commercial properties (with the exception of the C-PC District) only.

Mr. Castro also stated to the Commission, if they were to exempt lot coverage and landscaped open space for sub-basements, it would significantly increase the development opportunity above grade. A lengthy discussion ensued.

Motion made by Mr. Crampton and seconded by Mr. Golboro to approve the language for commercial districts only with the exception of the C-PC District with the addition of the 70% to replace the question marks.

Maisie Grace – 247 Seaspray Ave, asked how this would affect the traffic in town if more sub-basement parking became available.

Mr. Castro suggested that the Commission amend the language to read "The sub-basement shall count as lot coverage as part of the overall site. The overall lot coverage cannot exceed 70% for the entire site, whether it is sub-basement or the building above."

Motion amended by Mr. Crampton and seconded by Mr. Golboro to have staff bring back the language as discussed. Discussion continued.

Motion carried 7-0 after a roll call.

Mr. Castro presented the amended language to the Code regarding landscaped open-space above sub-basements.

A lengthy discussion between the Commission and Paul Castro ensued.

Ken Walker – 130 Sunrise Avenue, told the Commissioners about a private park over a parking structure where he resides. The drainage is good. It would be a good example to study.

Anne Pepper – 323 Seaspray Avenue, asked if Testa's has cisterns and if it is impervious to the water table, how does that relate to the 30% landscaped open space?

A lengthy discussion ensued.

Motion made by Mr. Crampton and seconded by Mr. Ainslie to approve the language regarding landscaped open space. Motion carried 4-3 after a roll call with Ms. Markin and Messrs. Scharf and Spaziani in opposition.

A short break was taken at 12:10 p.m. The meeting resumed at 12:17 p.m.

15. **Change the Chapter 134 related to on-street parking fee to cross reference the schedule of fees for on-street parking rather than have the specific fee in the Zoning Regulations.**

Mr. Castro provided the corrected language regarding on-street parking fee that was previously approved.

Motion made by Mr. Ainslie and seconded by Ms. Markin to accept the revised language in Section 134-2327, section 2, second paragraph. Motion carried unanimously without the benefit of a roll call.

14. **Study Potential revisions to the Zoning Code to require transformers for underground electric utilities to be screened.**

Mr. Castro presented new language to the Commission regarding screening essential services.

A discussion between the Commission and Paul Castro ensued regarding the Town planting landscape to screen transformers and the owners maintaining the landscaping.

After some discussion, Mr. Castro and the Commission decided to defer this issue to next month so that the Town Manager could be consulted.

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.

Chairman Klein asked to defer this item to next month.

VIII. NEW BUSINESS

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

Mr. Castro informed the Commissioners that the Breakers would be presenting an amendment to their PUD probably next month.

Ms. Close stated she would send an email as to how to retrieve meeting back up.

Mr. Golboro requested a list of the Commission Members. Mr. Castro stated he would send the list to him but discouraged conversations about agenda items between the Commissioners for Sunshine Law purposes.

X. ADJOURNMENT

The meeting was adjourned at 12:31 p.m. without the benefit of a motion.

Respectfully Submitted,



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



Lewis Crampton, Vice Chair
Town of Palm Beach
Planning & Zoning Commission

Sec. 134-893. - Lot, yard and area requirements—Generally.

(a) In order to protect the unique, residential character of Seaview Avenue, Seaspray Avenue and Seabreeze Avenue (Sea Streets), partial or complete demolition and reconstruction of a single-family dwelling on a lot ??? feet or less in width on those streets is exempt from the lot, yard and area requirements for reconstruction on the same footprint as existed prior to demolition if the following conditions are met:

1. The proposed single-family dwelling is the same or similar architectural style as was demolished, as determined by the Architectural Commission, and meets the requirements in Sec. 134-893(b).

2. The height and overall height from the point of measurement of the proposed single-family dwelling is no higher than the house being demolished.

3. Additional square footage added onto the proposed single-family dwelling shall meet all lot, yard and bulk requirements in the code.

(ab) Schedule of regulations. In the R-B low density residential district, the schedule of lot, yard and area requirements is as given in this section:

(1) Lot area. The minimum lot area is 10,000 square feet. Residential lots on Seaview Avenue, Seaspray Avenue and Seabreeze Avenue cannot be combined to create larger lots than exist on those streets.

For lots of 20,000 or more square feet in the R-B district, except for those lots between Dunbar Road and Reef Road which are adjacent to the waters of Lake Worth, the following shall apply:

a. When the width of a lot in the R-B district is equal to or greater than the minimum required for a lot in the R-A district, development of the lot shall be subject to the minimum side yard setback and angle of vision provisions of the R-A district.

b. When the width of the lot is equal to or greater than the minimum required for a lot in the R-AA district, development of the lot shall be subject to the angle of vision provisions of the R-AA district, and lots of 150 feet or more in width shall have the following side yard setbacks: Lots of 150-154 feet in width are required to have a 17.5 foot setback; lots of 155-159 feet in width are required to have a 20-foot setback; and for lots of 160 feet or more in width the setback shall be 22 feet plus two feet for each additional ten feet in width in excess of 169 feet, to a maximum side yard setback of 30 feet.

c. When the depth of a lot in the R-B district is equal to or greater than the minimum required for a lot in the R-A district, development of the lot shall be subject to the minimum front and rear yard setbacks and building height plane provisions of the R-A district.

d. When the depth of the lot is equal to or greater than the minimum required for a lot in the R-AA district, development of the lot shall be subject to the minimum front and rear yard setbacks and building height plane provisions of the R-AA district.

e. When the area of a lot in the R-B district is equal to or greater than 20,000 square feet, development of the lot shall be subject to the maximum coverage and minimum open space provisions of the R-A district, except that the maximum allowable lot coverage for single-story development shall be 30 percent.

f. When the area of the lot is equal to or greater than 60,000 square feet, development of the lot shall be subject to the maximum coverage and minimum open space provisions of the R-AA district, except the minimum allowable lot coverage for single-story development shall be 30 percent.

g. The provisions in subsections (1) a through f above do not apply to lots 20,000 square feet or greater in area between Dunbar Road and Reef Road which are adjacent to the waters of Lake Worth.

(2) *Lot width.* The minimum lot width is 100 feet.

(3) *Lot depth.* The minimum lot depth is 100 feet.

(4) *Density.* The maximum density is four dwelling units per acre.

(5) *Front yard.*

a. The minimum front yard setback for the first story is 25 feet, however the front yard setback may be reduced to a minimum of 20 feet, or portion thereof, provided the required rear yard setback for the first story is increased by the amount of reduction in the front yard.

b. The minimum front yard setback for the second story is 30 feet, however the front yard setback may be reduced to a minimum of 25 feet, or portion thereof, provided the required rear yard setback for the first and second story is increased by the amount of reduction in the front yard.

(6) *Angle of vision.*

a. The building angle of vision (front setback) for one-story buildings is 100 degrees.

b. The building angle of vision (front setback) for two-story buildings is 100 degrees.

c. Building angle of vision is not applicable to lots fronting on cul-de-sacs.

d. No portion of any individual building shall extend beyond a line drawn from the front property line 50 degrees either side of a line drawn perpendicular or radial to the front yard property line.

For lots exceeding the minimum required width, the base angle of vision (50 degrees on either side of the line) shall be increased by two degrees for each ten feet of increased lot width over the minimum up to a maximum additional width of 40 feet in the R-B district.

e. In the case of corner lots or through lots with frontage on the following primary north-south roadways, the building angle of vision shall be applied only to the frontage along the designated primary north-south roadway: North Ocean Boulevard; South Ocean Boulevard; North County Road; South County Road; and North Lake Way.

f. In the case of other corner or through lots, the building angle of vision shall be applied only to the front yard as determined by the orientation of the building.

g. For exceptions to these regulations, see section 134-895.

h. For the purposes of determining application of the building angle of vision, an accessory structure shall be considered part of the principal structure when it is separated from the principal structure by a distance of less than 25 feet. When an accessory structure is separated by a distance of 25 feet or more from the principal structure, it shall be treated as separate structure and individually subject to the building angle of vision.

(7) Side yard.

a. The minimum side yard setback for the first story shall be 12½ feet.

b. The minimum side yard setback for the second story shall be 15 feet.

(8) Rear height plane setback. 25 feet.

(9) Rear yard.

a. The minimum rear yard setback for the first story is ten feet except as provided for in subsection (5)a.

b. The minimum rear yard setback for the second story is 15 feet except as provided for in subsection (5)b.

(10) Height and overall height.

a. For one-story buildings, the maximum building height is 14 feet.

b. For two-story buildings, the maximum building height is 22 feet.

c. Maximum overall height of a building in the R-B district shall be the maximum allowable building height plus three feet for a flat roof and eight feet for all other roof styles. When a parapet is used above the maximum building height, as defined in section 134-2, the building

overall height will be calculated based on the flat roof style identified above. Parapet walls extending above the maximum allowable building height shall have appropriate architectural treatment.

d. The vertical distance to the top of the beam or plate as described in the building height definition in section 134-2 shall not be more than 18 feet (one story) or 26 feet (two stories) above the crown of street at its highest elevation abutting the lot or the average elevation (taken at the crown of the street) of each of the two streets abutting the lot in the case of corner or through lots.

(11) *Lot coverage.*

a. The maximum lot coverage for one-story buildings is 40 percent.

b. The maximum lot coverage for two-story buildings is 30 percent.

(12) *Landscape open space.*

a. The minimum landscaped open space is 45 percent, of which 50 percent of that percentage is required to be perimeter landscaping within ten feet of the property line. The perimeter landscaped open space requirement shall not apply to lots 20,000 square feet or more in area.

b. Additionally, not less than 40 percent of the required front yard must be landscaped open space in the R-B district.

(13) *Cubic content ratio.*

a. The maximum cubic content ratio shall be as follows:

1. For lots of less than 10,000 square feet, the maximum allowable CCR shall be calculated as follows: $4.00 + [(10,000 - \text{the lot size}) \div 10,000]$.

2. For lots between 10,000 and 60,000 square feet which are not identified in subsection 4 of this section, the maximum allowable CCR shall be calculated as follows: $3.50 + [(60,000 - \text{the lot size}) \div 50,000] \times 0.5$.

3. For lots of greater than 60,000 square feet which are not identified in subsection 4 of this section, the maximum allowable CCR shall be 3.50.

4. For lots of 20,000 square feet or greater which are adjacent to the waters of Lake Worth from Dunbar Road to Reef Road, the maximum allowable CCR shall be 4.50. For purposes of determining whether a lot is adjacent to the waters of Lake Worth, the traversing of all or a portion of the lot by Lake Trail shall not be considered when determining that adjacency.

5. Exceptions. One architectural tower feature involving no habitable space, as otherwise

permitted under subsection 134-896(b), shall not be counted in calculating the cubic content of the structure. Unenclosed covered patios, loggias, balconies, porches or terraces located on the first floor of the structure shall not be counted in calculating the cubic content of a structure, provided the aggregate cubic content of such appurtenances does not exceed five percent of the total cubic content of the structure. Such appurtenances so erected may not in the future be enclosed or converted to permanent additions to the structure if such conversion would increase the cubic content of the structure beyond that allowed by the applicable CCR.

b. For purposes of calculating the cubic content ratio, lot size shall be rounded to the nearest 100 square feet. For purposes of computing the resultant cubic content, the cubic content ratio shall be rounded to two decimal places. A table illustrating the cubic content ratio and associated cubic content for varying lots sizes resulting from the application of the above formulas is provided as Attachment A to this chapter. This table also provides approximations of the likely floor areas achievable at varying average building heights.

(bc) *Existing building lots.* A single-family structure may be constructed on any existing nonconforming lot at the time of adoption of the ordinance from which this section derives in the R-B zoning district if the lot is less than the minimum area and/or dimension required for building lots in this district; provided, however, that a special exception with site plan review would be required for an unplatted lot and site plan review would be required for a platted lot. In addition, all new construction must comply with all other provisions of the schedule of lot, yard and bulk requirements in subsection (a) of this section and provided, further, the owner of such lot shall not own any adjacent vacant land which would create a conforming lot if the vacant land were combined with the lot deficient in area.



Fw: transformers and landscaping- how they do it in Texas and Delray
 SUSAN WATTS
 to:
 Paul Castro
 03/21/2016 10:37 AM
 Hide Details
 From: SUSAN WATTS <sbwatts@yahoo.com>
 To: Paul Castro <pcastro@townofpalmbeach.com>
 Please respond to SUSAN WATTS <sbwatts@yahoo.com>

EXHIBIT 2

Paul, might these articles be helpful in our discussion tomorrow regarding Item #14 on screening transformers? Perhaps you could distribute? Thank you,
 Susan Watts

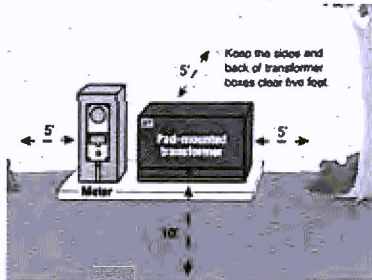
do they know something in Texas and Delray that we don't know?
 is this something you want to use in the mailer ?

Important: Do not allow trees, bushes or plants of any size to grow directly under electric lines. This foliage could interfere with PEC crews performing maintenance or repair.

Planting Near Pad-Mounted Transformers

In areas with underground electric service, do not plant shrubs or other foliage around pad-mounted transformers. This foliage will make repair or maintenance work difficult for PEC crews. Dense growth around these transformers can also provide a home for undesirable wildlife and insects.

Ten feet of clearance is needed in front of equipment so crews can safely open it. Some larger pad-mounted switchgear will require 10 feet of clearance in the front and back.



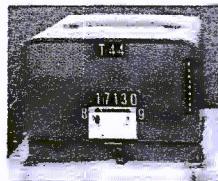
<http://www.pec.coop/Home/LocalInvolvement/PowerandSafety/LandscapingTips.aspx>

Get Local | West Delray Community Blog

A Get Local community blog from the residents of West Delray.

Caridad Chao, Ruth Pardo, Queen of Peace, Natalia from Local Community / Home / From South to South of the Sun / 10/10/16, 10:10 AM / West Delray

What Are Those Large Green Boxes and What Do They Do?



Custom Padmount transformers are essential for the proper and safe distribution of electricity to homes and businesses. They contain equipment that reduces the voltage of electricity to make it usable. Generally they do not present any electrical hazard. However, children, pets, and adults should stay far away from them. Also, shrubs should not be planted around these boxes and fences should not block access.

Other ways to stay safe with electricity:

Stay away from power lines and utility poles.

Look out for power lines before climbing trees or building tree houses.

Never try to remove a line or anything else that gets tangled in a power line.

If you see a downed power line, stay away and call 911 or P&S at 408-4 outages.

Power lines can carry power lines, wires, and gas. Always call 811 before you dig.

For more information and safety tips go to: www.fpl.com/safety

Photo from FPL

Tags: Padmount transformers, safety, with electricity

Posted by LAFI on December 21, 2011 12:22 AM 2011-12-21

<http://blogs.trb.com/news/local/community/westdelray/2011/12/what-are-those-large-green-box.html>

- **Sec. 134-2327. - Issuance.**

Under this division, parking permits may be granted to persons as follows:

- (1) *Resident permits.* To persons who are residents of any particular area in which parking is so restricted, to be limited to that particular area in which parking is so restricted for every vehicle owned by those persons.
- (2) *Visitor/service permits.* Upon application by such owner, up to two visitor/service permits may be issued, which permits may be used by such owner for the sole purpose of providing parking on a temporary basis to service vehicles which are conducting work at such owner's premises or for visitors of such owner's residence. These permits shall be used only for the period of time during which business is to be conducted by the service vehicles or for the duration of stay of a visitor to the residence for which the permit is issued.

The application for a visitor/service permit or permits shall be filed by such owner. A fee is hereby authorized for issuance of said permit of \$20.00 payable to the finance department shall be charged for each visitor/service permit. The amount of the fee shall be established by resolution of the town council and may be amended from time to time by resolution of the town council. These permits shall not be affixed to the vehicle, but shall be placed in a clearly visible place on the inside of the visitor's or service vehicle observable through the front windshield of the vehicle. The permits shall be valid only for the period of time during which the service vehicle is conducting work at the premises or for the period of time a visitor is at the premises.

- (3) *Temporary group permits.* To residents as provided in section 134-2328.
- (4) *Adjacent resident permits.* To persons who are residential users in a commercially zoned area immediately adjacent and contiguous to the residential area in which parking is restricted, to be limited to that particular area in which parking is so restricted, for not more than two vehicles owned by that person and upon proof shown that on-site parking is not available to that person on the property in which he resides within the commercially zoned area.

**Fw: Proposed zoning change**

Veronica Close to: Paul Castro, Kelly Churney, Debby Morakis

03/21/2016 09:43 AM

I'm not sure to what they refer, but here is a letter related to a zoning issue...

Veronica W. Close, Assistant Director
Planning, Zoning & Building Department
Town of Palm Beach, Florida
office: (561) 227-6401
fax: (561) 835-4638

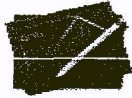
PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Town of Palm Beach officials and employees regarding public business are public records available to the public and media upon request. Under Florida law e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. If you have received this message in error, please notify us immediately by replying to this message, and please delete it from your computer. Thank you.

Please consider the environment before printing this e-mail.

----- Forwarded by Veronica Close/PalmBeach on 03/21/2016 09:42 AM -----

From: cubcassatt@gmail.com
To: vclose@townofpalmbeach.com
Date: 03/19/2016 05:44 PM
Subject: Proposed zoning change

We urge the Town to change zoning for "Sea" streets and other historic neighborhoods in Palm Beach, so there will be something left of the Town we love, thank you, David & Carol Barton, 216 Jamaica Lane
Sent from my iPhone



Fw: proposed zoning changes

Veronica Close to: Paul Castro, Kelly Churney, Debby Morakis

03/21/2016 11:08 AM

Another letter...

Veronica W. Close, Assistant Director
Planning, Zoning & Building Department
Town of Palm Beach, Florida
office: (561) 227-6401
fax: (561) 835-4638

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Town of Palm Beach officials and employees regarding public business are public records available to the public and media upon request. Under Florida law e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. If you have received this message in error, please notify us immediately by replying to this message, and please delete it from your computer. Thank you.

Please consider the environment before printing this e-mail.

----- Forwarded by Veronica Close/PalmBeach on 03/21/2016 11:07 AM -----

From: Michele de Araujo <mdearaujo@comcast.net>
To: vclose@townofpalmbeach.com
Date: 03/21/2016 11:01 AM
Subject: Fwd: proposed zoning changes

The out-of-office message by J. Page provides your email address.

Thank you.

M de Araujo

Begin forwarded message:

From: Michele de Araujo <mdearaujo@comcast.net>

Subject: proposed zoning changes

Date: March 21, 2016 at 10:57:23 AM EDT

To: jpage@townofpalmbeach.com

Dear Sirs:

We have been residents of Palm Beach since 1987 and have shared our love and the beauty of this town with friends and family who have come to visit us over the years. Maintaining the town's appeal for the future goes hand in hand with preserving its character. Our family lived on Seaspray Avenue for twenty years. The developer who purchased our home did not tear it down, but managed to substantially invigorate the dwelling without changing its original structure. I believe the proposed zoning changes will encourage preservation in a very positive and productive way.

I am very much in favor of the proposed zoning changes being discussed tomorrow by the Planning and Zoning Commission at 9:30 at the Town Hall. Unfortunately, I am unable to attend the meeting but would appreciate your bringing my position on this matter to both the P&Z Commission and the Town Council.

Thank you for your attention.

Sincerely,

Michele de Araujo