PLANNING AND ZONING COMMISSION AND LOCAL PLANNING AGENCY
DRAFT RECORD AND REPORT
TOWN HALL – COUNCIL CHAMBERS – SECOND FLOOR
360 S COUNTY ROAD, PALM BEACH
TUESDAY, MARCH 19, 2013, 9:30 a.m.

Please be advised that in keeping with a 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(9:30:21 a.m.)

Chair 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
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:
Eugene Lawrence, Member

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, Alternate Member Cloninger voted due to the absence of Mr. Lawrence.

II. INVOCATION AND PLEDGE OF ALLEGIANCE(9:36:42 a.m.)

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

III. APPROVAL OF THE AGENDA(9:36:43 a.m.)

Chair Rose requested that the agenda be modified, moving discussion of potential study items to just before adjournment.

MOTION BY MR. KLEIN FOR APPROVAL OF THE AGENDA, AS MODIFIED.
THE MOTION WAS SECONDED.
MOTION CARRIED UNANIMOUSLY WITHOUT BENEFIT OF A ROLL CALL.

Chair Rose acknowledged Mr. Lawrence's recent resignation from the Commission and recognized his contribution to the Town noting that Mr. Lawrence had served the Town for 36 years on the Planning & Zoning Commission, Code Enforcement Board and the Architectural Commission.

Mr. Page noted that until Council appointed a new member to the Commission, Alternate Member Cloninger would vote.

IV. ELECTION OF CHAIR AND VICE-CHAIR (9:37:59 a.m.)

Mr. Klein nominated Mr. Rose as Chair. Ms. Buck seconded the nomination.
Mr. Cloninger nominated Mr. Shaw as Chair. Attorney Randolph took over the meeting to handle the elections, noting that under parliamentary rules, nominations did not have to be seconded.

AFTER A ROLL CALL, MR. ROSE WAS ELECTED AS CHAIR BY A 4-3 VOTE.

Mr. Wideman nominated Mr. Shaw as Vice Chair. Mr. Crampton seconded the nomination. There being no further nominations, Attorney Randolph called for a motion to declare Mr. Shaw Vice Chair.

MOTION BY MR. WIDEMAN TO DECLARE MR. SHAW VICE CHAIR.
MOTION SECONDED BY MR. KLEIN.
MOTION CARRIED UNANIMOUSLY AFTER A ROLL CALL VOTE.

V. COMMENTS FROM THE PUBLIC ON ANY ITEM NOT ON THE AGENDA (9:43:17 a.m.)

No comments were heard at this time.

VI. APPROVAL OF FEBRUARY 19, 2013 PLANNING AND ZONING COMMISSION/LOCAL PLANNING AGENCY MINUTES (9:43:26 a.m.)

MOTION BY MR. KLEIN FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. WIDEMAN.

Ms. Buck requested a clarification to page 6 to include the verbiage "taken from the recent South Florida four county compact meeting".

MOTION AMENDED BY MR. KLEIN TO APPROVE THE MINUTES, AS MODIFIED.
AMENDED MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY WITHOUT BENEFIT OF A ROLL CALL.

VIII. UPDATE ON THE PROPOSED PUD-5 ZONING TEXT AMENDMENTS AND COMPREHENSIVE PLAN AMENDMENTS (9:44:22 a.m.)

Mr. Page provided the Commission with an update of the recommendations of the Royal Poinciana Way Committee regarding the proposed PUD-5 zoning regulations and Comprehensive Plan Amendments, and, briefly explained the Contributing Buildings Report and Design Guidelines. Mr. Page stated that the PUD-5 zoning text amendments were recommended by the Committee by a 6-1 vote with Ms. Markin opposed, and, the Contributing Buildings Report and Design Guidelines were unanimously recommended by the Commission for Council adoption. Mr. Page explained that Council voted 3-1 to remand this combination of work to the Planning & Zoning Commission.

Paul Castro, Zoning Administrator, distributed to the Commission materials regarding the PUD-5 for their consideration at the April Planning & Zoning Commission meeting.

Chair Rose stated that Royal Poinciana Way Committee Chair Michael Pucillo and Dr. Day would be at the April Commission meeting to present their reports.

Commission Member Shaw suggested a workshop be scheduled and comments were heard from Attorney Randolph who noted the strict advertising requirements that needed to be met and cautioned against unadvertised meetings. Chair Rose stated that he preferred not to call the meeting a workshop.

Ms. Buck suggested that Steven Mouzon of Mouzon Design be invited to the April Commission meeting. Mr. Page noted a logistical problem and stated that he would be going back to Council to request additional funding approval. It was suggested and agreed that Mr. Page would check Mr. Mouzon's availability for a conference call during the April meeting.

IX. COMMENTS OF THE PLANNING AND ZONING COMMISSION AN PLANNING, ZONING AND BUILDING DIRECTOR (9:50:43 a.m.)

No further comments were heard at this time.

VII. DISCUSSION BY THE COMMISSION: FURTHER CONSIDERATION OF POTENTIAL STUDY ITEMS (9:51:24 a.m.)

Chair Rose suggested the Commission review the list of potential study items to shorten the list. For the record, Mr. Page noted that Attorney Randolph, Deputy Town Manager Tom Bradford, Code Enforcement Manager Raychel Houston and Public Works Director Paul Brazil were in attendance to answer any questions pertaining to items on the list relative to their areas of expertise. Mr. Page recapped each potential study item on the list which was comprised of suggestions by Commission Members and staff. After a lengthy discussion on each item, Mr. Klein attempted to formulate a motion to create a shortened list. The motion died for lack of a second and discussion continued. It was determined that further consideration would be deferred and each Commission Member would submit a list of their first five choices, via email to staff, in order to arrive at a shorter list. It was suggested by Mr. Shaw that the items on the list that were staff recommendations be approved. Mr. Rose agreed that staff recommendations should be looked at.

MOTION BY MR. KLEIN FOR APPROVAL OF STAFF RECOMMENDATIONS AND THAT EACH COMMISSIONER SUBMIT A LIST OF FIVE POTENTIAL STUDY ITEMS AT THE NEXT COMMISSION MEETING.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.

Further discussion ensued and Attorney Randolph addressed questions regarding the Planning & Zoning Commission's role, advising the Commission that they serve directly under the supervision of the Council, and, once the Commission created a list, it should be sent to Council for Council to determine if it wants the Commission to study an item.

Mr. Page asked if the Commission wished to work on the list at the April meeting or would prefer to focus on the PUD-5. Chair Rose agreed that he preferred to focus only on the PUD-5 in April. Discussion continued and it was determined that each of the Commission members would email Mr. Page their choice of five study items to include on the list.

X. ADJOURNMENT(11:30:59 a.m.)

MOTION BY MR. WIDEMAN TO ADJOURN AT 11:41 A.M.
MOTION SECONDED BY MR. KLEIN.
MOTION CARRIED.

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