ROYAL POINCIANA WAY COMMITTEE
RECORD AND REPORT
TOWN HALL – COUNCIL CHAMBERS – SECOND FLOOR
360 S COUNTY ROAD, PALM BEACH
WEDNESDAY, OCTOBER 17, 2012, 2:00 P.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 [redacted] 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. [redacted] **(2:00:06 p.m.)**

Chairman Pucillo called the meeting to order at 2:02 p.m. On roll call, Committee Members present were:

Michael Pucillo, Chair
C. Tanner Rose
Alexander C. Ives
Barbara Lindsay Buck
Susan Markin
Nancy Murray
Alan S. Golboro

Committee Members absent: None

Staff members present were:
John Page, Director of Planning, Zoning, Building
Debby Morakis, Secretary to the Royal Poinciana Way Committee

II. [redacted] **(2:02:41 p.m.)**

Ms. Morakis led the Committee with the Invocation and Pledge of Allegiance.

III. [redacted] **(2:03:30 p.m.)**

Ms. Morakis administered the Oath of Office to Alan Golboro.

IV. [redacted] **(2:05:23 p.m.)**

Chair Pucillo asked that the agenda be amended to include a report from the office of Mark Marsh.

MOTION BY MS. MARKIN FOR APPROVAL OF THE AGENDA, AS AMENDED.
MOTION SECONDED BY MRS. BUCK.
MOTION CARRIED UNANIMOUSLY WITHOUT BENEFIT OF A ROLL CALL.

V. [redacted]

(2:06:18 p.m.)

MOTION BY MR. IVES TO APPROVE THE MINUTES OF THE AUGUST 13, 2012 COMMITTEE MEETING.
MOTION SECONDED BY MS. MARKIN.
MOTION CARRIED UNANIMOUSLY WITHOUT BENEFIT OF A ROLL CALL.

VI. [redacted] **(2:06:40 p.m.)**

Suggestions were made by Ms. Markin and Ms. Murray for changes to the minutes, and, it was determined that Mrs. Buck would email suggested changes to Ms. Morakis. Chair Pucillo called for a motion to approve the minutes, subject to these recommended changes.

MOTION BY MS. MARKIN TO APPROVE THE MINUTES, AS AMENDED, SUBJECT TO FURTHER EDITS BY MRS. BUCK.
MOTION SECONDED BY MR. ROSE.
MOTION CARRIED UNANIMOUSLY WITHOUT BENEFIT OF A ROLL CALL.

VII. [redacted] **(2:09:54 p.m.)**

There were no public comments heard.

VIII. [redacted]

(2:10:09 p.m.)

Hollis Tidwell from the office of Mark Marsh presented the Commission with a diagram and brief video presentation demonstrating potential lot coverage, scale and height. A brief discussion ensued and Mr. Tidwell answered questions from the Committee members. It was noted that a more detailed discussion regarding this material would take place at the next meeting of the Committee.

Dr. Jane Day addressed the Committee, stating that after listening to the end of the last Committee meeting, she noted the Committee's interest in adding buildings to her list of contributing buildings from the list of contributing buildings in the Janis Report. Dr. Day explained the Landmark ordinance criterion she used and explained the tax advantages available in the Landmark program. Dr. Day provided a power point presentation, described the many buildings she added to her report, and, answered questions from the Committee members. Dr. Day described several buildings that she felt could be studied and might qualify for Landmarking including Spa Cara, Evelyn & Arthur, Nick and

Johnnies, Palm Beach Book Store and Testa's, which could qualify only under the first criterion - that it represents the broad cultural history of the Town.

Chair Pucillo noted that at the last meeting the Committee adopted this report for determining contributing buildings, subject to these minor edits. Chair Pucillo questioned whether this report was enough for architectural guidelines or if other guidelines were needed.

Mrs. Buck requested that Dr. Day include in her report the date when the Landmarks Preservation Commission discussed the historic district and Dr. Day agreed. Dr. Day then answered questions from the Committee and a discussion ensued, with comments heard from Chair Pucillo and Ms. Markin.

Les Evans, owner of 249, 251 and 253 Royal Poinciana Way, explained that currently his property, which is 78' wide and 100' deep, consists of 5 efficiency units and 2 cottages. Mr. Evans stated that using the PUD-5, he would be willing to tear those buildings down and rebuild 3 units with a via (with 13 units/acre).

Comments were heard from Alan Golboro, who stated that after listening to the last meeting, he was in agreement with Ms. Markin and stated that he did not know how they could write down what an architect would have to do in five years. Mr. Golboro added that he felt it would be too voluminous to detail existing buildings and what would be wanted on future sites and that the professionals should be allowed to do their jobs with basic guidelines. Dr. Day explained the areas of her expertise and expressed her desire to utilize an architect or planner to assist her in the preparation of additional guidelines.

Alex Ives stated that he would be comfortable with the idea of using a photograph of a building along with a list of several significant characteristics. Mr. Ives asked if a structure were torn down and a new structure built, could the new structure be added to the list of contributing buildings.

Paul Castro, Zoning Administrator, stated that he felt the document would be a fluid document that could be modified by Council with input from the Planning & Zoning Commission or ARCOM. Chair Pucillo noted the sunset provision and stated that he felt there could be an amendment process included.

Tanner Rose stated that he was comfortable with Dr. Day's proposal and felt that a pattern book was not needed.

Additional comments were heard from Mr. Evans who stated that he felt this should be ARCOM's job. Chair Pucillo explained the intent was to come up with revisions to the zoning code to incentivize the preservation of these structures.

Mrs. Buck stated that she was optimistic about the PUD-5 process and read two sections from the Worth Avenue Design Guidelines regarding the Comprehensive Plan. Mrs. Buck endorsed Steve Muzon as Dr. Day's choice of architect.
Ms. Murray stated that she felt the guidelines should be kept simple and not be over regulated.

Dr. Day addressed the Committee, explaining Mr. Muzon's credentials, availability and willingness to work on the project. Dr. Day explained that the Worth Avenue Design Guidelines were rarely used since they are triggered by an increase in density, which rarely happens on Worth Avenue.

Chair Pucillo suggested Dr. Day meet with Mr. Muzon and report at the next Committee meeting to see what could be put together, without prejudice to rejecting it. Chair Pucillo asked the Committee for a consensus and comments were heard from Ms. Markin who concurred with Mrs. Buck, stating that she felt the final result would be as good as the details put into it. Mr. Ives stated he was in favor of moving forward.

Chair Pucillo spoke about scheduling and the timetable and added that he would advise the Council President to expect an interim report from him in November.

IX. [redacted] **(3:45:06 p.m.)**

Items VIII and IX were discussed together.

X. [redacted] **(3:49:09 p.m.)**

Mr. Ives asked if ex-parte communication needed to be declared. Paul Castro noted that he felt it was not necessary since this was not a quasi-judicial hearing. Mr. Castro reminded the Committee to not speak to each other outside the Sunshine.

Chair Pucillo stated that he would have staff contact the Committee members about scheduling a future meeting after the next October 19th meeting.

Comments were heard from John Page, Director of Planning, Zoning and Building regarding budget funding for Mr. Muzon's fees. Mr. Page stated that he hoped Mr. Muzon would be able to accomplish is directive in just one day.

Chair Pucillo called for a motion to adjourn, all were in favor, and, the meeting adjourned at 3:50 P.M.

Respectfully Submitted,

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Michael Pucillo, Chair
Town of Palm Beach
Royal Poinciana Way Committee