



**ROYAL POINCIANA WAY COMMITTEE
RECORD AND REPORT
TOWN HALL – COUNCIL CHAMBERS – SECOND FLOOR
360 S COUNTY ROAD, PALM BEACH
WEDNESDAY, MAY 30, 2012, 3:20 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 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(3:20:19 p.m.)

Chairman Pucillo called the meeting to order at 3:20 p.m. On roll call, Committee Members present were:

Michael Pucillo, Chairman
Alexander C Ives
Paul Leone
Barbara Lindsay-Buck
Susan Markin
Nancy Murray

Committee Members absent:
Alan Golboro (absence pending classification)

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

II. INVOCATION AND PLEDGE OF ALLEGIANCE(3:20:16 p.m.)

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

III. CONFERENCE CALL WITH THE MAYOR OF CHARLESTON, SOUTH CAROLINA, THE HONORABLE JOSEPH P. RILEY, JR.(3:17:20 p.m.)

Golboro absent. Chairman gave background. Mayor Joe Riley - purpose of this meeting. Spoke to Mr. Henderson and he will be here next week. Both are doing it pro-bono,

Call was connected with Mayor Riley. Chairman Pucillo spoke and explained the project. Paul Castro presented some pictures re: area. Can you give us some incites into how this was accomplished in Charleston.

Mayor Riley - every city is different - I am not an expert, have served a long time, Tim Keen will chime in.... he has to leave at 4pm./ believes in good solid thoro planning - not a passive thing. to make sure we see things fully and in their complete context. Commercial district is valuable.... as a residential district is valuable.... important that commercial areas have a richness - continue that portion of that cotoes historic value - that lot is prominent Tim Keen - can't tear down old buildings.... real estate market came to understand that.... answer is almost always no. within the development arena. height requirements, that are relative to what we are trying to accomplish. two most important elemtns here. CHairman Pucillo - incentives to restore older props, all familiar with tax codes - Tim Keen - zoning incentives - fairly marginal, affordable housing in Charleston. More been about the city investing strategically in key properties. Strategic public investments. Mayor - infrastructure and parking. average city different, tool kit different and goals in each city important. What is most important to PB? is ot the group of buildings? public realm? mix? value in mroe residential? requirement for on-site parking often times seemingly a old.....molded notion. In Charleston we have the ability to keep many buildings from being remodeled or require the property to help control it. creativity. what is missing and is there a role we can play to put the missing piece into lace Paul Leone - can you tell us about the cities investing in properties or parking structures? are there other examples, incentives, fairly significant --- subsidies. Mayor - we did provide subsidies with a result of some federal funding, one key strategic investment, critical mass development. We bought a facade we did not want torn down, city bought it. parking is critical, keep looking. working on now - what is right incentive for us. Tim Keen - parking that the city has used differnt concepts, built parking deck city manages, purchased and manages. significant incentive. Mayor - one way we approach parking is we are providing public infrastructure. what we do is we have a substantial # of parking - surface and deck parking - there the subsidy is we set a parking rate. reduce parking rates to induce tenants, shoppers to be there. Susan Markin - made statements that you dont tear down buildings - development embraces that concept - may be farther along than we are... tough times, first thing PO is tear down and go up. How did you get to the point in tough economic times that PO now embrace.... Mayor - we do have an existing historic zoning district. if a building is more than 75 years old, you cannot tear it down with Board of Architectural Review. need permission, not easy to get. we also did take a step back and thru the planning process come up with agreed upon principals, get it into ordinances, thats great, so many stories, also if part of a plan, if this lot, or some other blocks, urban design study, get citizens engaged and help determine design principals of value in that part of the city, if you have that, if someone wants to vary from that, you

have a better reason to argue Tim Keen - these two key regulatory, (deny requ to demo and height) have been in place a long time. been at it a while in Charleston. RE conditions have adjusted to fit within those regulations. Chairman Puciilo - what is the height limit Tim Keen - 50 feet on most streets. some streets are permitted 100feet. Mayor Riley - that is based on Charleston. we arrived at that with a engaged study. urban design study has been valuable to us. we did a preservation plan five years ago. one thing recommended in some neighborhoods, we do area character appraisals. so we and citizens can see what character fits each area. BobbieLindsayBuck - segway - further to design vision if historic district - did you hire differnt planning agencies to give you what you want,, hight or scale so you could see beforehand the preservation and the newer buildings that would go in side by side with these historic buildings. how did you know what that would look like? Mayor Riley - years ago hired an architect an urbanist who recommended guidelines. another development - another group came up with schematic plans. sometimes it has been city staff, also has civic design - considering macro long term deicision to relocate their center.... their concern was they could not build what they needed to build, we did a study of their campus, larger campus and showed how you could with good urban design and reworking zoning.... could make it work. city took initiative, said this is how you can do it. different ways to facilitate the discussion, having some consultant selection process, Alex Ives - the idea of the trading of rights - can they give it up to - like in NYC. Tim Keen - not had to give transfer of development rights. Charleston has not had to use that technique. Susan Markin - asked about the theatre that you refurbished in Charleston. was that a private project or public project. Mayor - dock street theatre. publicly owned and funded project with substantial private contributions,. getting read y to begin another auditorium transformation. we believe in those. Pucillo - reconstruction - some level of recreating or - to what extent has that - is that something you have used in Charleston. Mayor Riley - Bluesteen building had bad fire - we bought facade - new building was built behind it. not done often. the approach would be that is a last resort. every city is differnt. creativity and special approach each city should take. not a right way or wrong way to do this. wonderful to see this interest, and desire on part of public officials and citizens to see the right thing done for your city, wonderful, each city working hard and engaging ppl to come up with the very best solution. I have jogged across Flagler Bridge into your city. Beacutiful City. Chairman - thank you for taking time, we appreciate your thoughts.Call ended 4:00pm

IV. DISCUSSION(3:52:32 p.m.)

Chairman called for discussion for any members. Buck - can we get copy of historic district ordinance - gives them the power to go on. Charleston is a much bigger main street. Leone - started off talking about good planning. referenced urban design study, study we had done 5 years ago, most expensive well done, may be good references in there. we only just scratched the surface. heard cant tear down old buildings, same here. cannot exceed height limits. did subsidize or invest in parking. major concentration on - thriving business community. how did they help them thrive. building parking helped. not requiring bo investing on props. parking on private prop is old out moded notion. another part of story here. Markin - interesting they obviously had to grapple with being firm about height and tearing down old buildings. now embraced. not an issue any more. very

articulate about in planning - looked at what it means - what is the value of that block - that is something that is missing. charettes all talked about what want to see. not how can we enhance that block. shouldnt be driven by particular - what it means, value of block and how can we enhance it. created districts there. differnt criteria. we have more than 3 districts, WA, PLZ, RPW, CTYRD. really look at this district and stay focused, probably has some precedent setting.. Alex - most truck me - might be incentives there - not focus, clear in the way they came up with the rles, agrees with Susa, take on at next meeting, what is the value that is there, look at 30 years down the road and heirarchy of goals.
Chaiurman

V. ADJOURNMENT

Respectfully Submitted,

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