



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

**PLANNING & ZONING COMMISSION AND
LOCAL PLANNING AGENCY
COUNCIL CHAMBERS, TOWN HALL
360 SOUTH COUNTY ROAD, PALM BEACH**

NOVEMBER 15, 2011

9:30 A.M.

WELCOME!

The progress of this meeting may be monitored by visiting the Town's web site. (www.townofpalmbeach.com) and selecting "Live Meeting Audio" under the "Your Government" tab. If you have any questions regarding that feature, please contact the Office of Information Systems (561) 227-6315. The audio recording of the meeting will appear within 12 hours after the conclusion of the meeting under "Agendas, Minutes, and Audio."

I. CALL TO ORDER AND ROLL CALL

Alan Golboro, Chairman
Leslie Shaw, Vice Chairman
John Schuler, Member
Eugene Lawrence, Member
Floyd Wideman, Jr., Member
Martin Klein, Member
C Tanner Rose, Member
Angela D. User, Palm Beach County School District, LPA Member
Lewis Crampton, Alternate Member

Jeffrey Cloininger, Alternate Member
Michael Spaziani, Alternate Member

II. INVOCATION AND PLEDGE OF ALLEGIANCE

III. APPROVAL OF THE AGENDA

IV. COMMENTS FROM THE PUBLIC ON ANY ITEM NOT ON THE AGENDA

V. APPROVAL OF OCTOBER 18, 2011 PLANNING AND ZONING
COMMISSION/LOCAL PLANNING AGENCY MINUTES

VI. NEW BUSINESS

- a. Study Item Regarding the Regulations for Building East of the Coastal Construction Control Line.

VII. OLD BUSINESS

- a. Proposed Royal Poinciana Village Overlay Area Ordinances.

ORDINANCE 29-11

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE TEXT OF THE FUTURE LAND USE ELEMENT OF THE TOWN OF PALM BEACH COMPREHENSIVE PLAN AS LAST AMENDED ON JULY 13, 2011, WITH THE ADOPTION OF ORDINANCE NOS. 1-11 AND 3-11, BY AMENDING THE FUTURE LAND USE ELEMENT AND AMENDING POLICY 2.3.3 TO PROVIDE FOR THE CREATION OF AN OVERLAY AREA WITHIN THE C-TS ZONING DISTRICT WITHIN THE AREA BOUNDED BY THE EAST RIGHT OF WAY LINE OF BRADLEY PLACE TO THE WEST, THE SOUTH RIGHT OF WAY LINE OF SUNSET AVENUE TO THE NORTH, THE WEST RIGHT OF WAY LINE OF NORTH COUNTY ROAD TO THE EAST AND THE NORTH RIGHT OF WAY LINE OF ROYAL POINCIANA WAY TO THE SOUTH; FURTHER AMENDING POLICY 2.3.3 TO PROVIDE INCREASES IN HEIGHT FROM THREE (3) STORIES TO A MAXIMUM OF FOUR (4) STORIES, CHANGE IN DENSITY FROM SIX (6) UNITS PER PALM BEACH ACRE TO A MAXIMUM OF TWENTY-FOUR (24) UNITS PER PALM BEACH ACRE AND CHANGE IN LOT COVERAGE FROM SEVENTY-FIVE PERCENT (75%) TO EIGHTY-FIVE PERCENT (85%) ON THE FIRST FLOOR, SIXTY-FIVE PERCENT (65%) ON THE SECOND FLOOR, FIFTY PERCENT (50%) ON THE THIRD FLOOR AND FORTY PERCENT (40%) ON THE FOURTH FLOOR PROVIDED CERTAIN THRESHOLD CRITERIA ARE MET, AND PROVIDING FOR SAID CERTAIN THRESHOLD CRITERIA; PROVIDING FOR

SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREOF; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 30-11

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE TOWN CODE OF ORDINANCES AT CHAPTER 134, ZONING, AT ARTICLE VI, DISTRICT REGULATIONS, DIVISION 8 BY CREATING SECTION 134-1121 ROYAL POINCIANA VILLAGE OVERLAY AREA ("RPVOA") WITHIN A PORTION OF THE COMMERCIAL TOWN-SERVING ZONING DISTRICT BOUNDED BY THE EAST RIGHT-OF-WAY LINE OF BRADLEY PLACE TO THE WEST, THE SOUTH RIGHT-OF-WAY LINE OF SUNSET AVENUE TO THE NORTH, THE WEST RIGHT-OF-WAY LINE OF NORTH COUNTY ROAD TO THE EAST AND THE NORTH RIGHT-OF-WAY LINE OF ROYAL POINCIANA WAY TO THE SOUTH, WHICH ALLOWS FOR THE USE OF THE FOLLOWING ZONING CODE PROVISIONS IF ELIGIBILITY AND THRESHOLD CRITERIA IN THE RPVOA, AS PROVIDED FOR IN THIS ORDINANCE, ARE MET: PROVISION OF A "PURPOSE" SECTION; PROVISION OF RPVOA PERMITTED USES, SPECIAL EXCEPTION USES, PROHIBITED USES AND ACCESSORY USES; PROVISION FOR ACCESSORY STRUCTURES; VARIED LOT, YARD AND BULK REQUIREMENTS AS FOLLOWS: INCREASED MINIMUM LOT SIZE FROM FOUR THOUSAND (4,000) SQUARE FEET TO FORTY THOUSAND (40,000) SQUARE FEET; INCREASED MINIMUM LOT DEPTH AND LOT WIDTH BASED ON THE THROUGH LOT REQUIREMENT FOR THE RPVOA; INCREASED RESIDENTIAL DENSITY FROM SIX (6) DWELLING UNITS TO A MAXIMUM OF TWENTY-FOUR (24) DWELLING UNITS PER PALM BEACH ACRE; A RESIDENTIAL COMPONENT OF NOT LESS THAN TWENTY-FIVE (25) PERCENT OF THE TOTAL DEVELOPMENT; INCREASED NUMBER OF STORIES FROM A MAXIMUM OF TWO (2) STORIES TO A MAXIMUM OF FOUR (4) STORIES; INCREASED LOT COVERAGE FROM SEVENTY (70) PERCENT TO ALMOST ONE-HUNDRED (100) PERCENT IN THE SUB-BASEMENT, EIGHTY-FIVE (85) PERCENT ON THE FIRST FLOOR, SIXTY-FIVE (65) PERCENT ON THE SECOND FLOOR, FIFTY (50) PERCENT ON THE THIRD FLOOR AND FORTY (40) PERCENT ON THE FOURTH FLOOR; INCREASED HEIGHT FROM A MAXIMUM OF TWENTY-FIVE (25) FEET TO FIFTY (50) FEET BY SPECIAL EXCEPTION; INCREASED OVERALL HEIGHT FROM THIRTY-FIVE (35) FEET TO SIXTY (60) FEET BY SPECIAL EXCEPTION; A TWO (2) FOOT FRONT SETBACK FOR A SUB-BASEMENT AND DIFFERING BUILDING SETBACK REQUIREMENTS FOR TALLER BUILDINGS; DECREASED LANDSCAPE OPEN SPACE FROM A MINIMUM OF TWENTY-FIVE (25) PERCENT TO TEN (10) PERCENT; INCREASED BUILDING LENGTH FROM A MAXIMUM OF ONE HUNDRED FIFTY (150) FEET TO THREE HUNDRED (300) FEET AND THE ELIMINATION OF THE MAXIMUM FLOOR AREA REQUIREMENT; PROVIDING A SITE PLAN REVIEW PROCESS;

CREATING NEW DEFINITIONS FOR THE RPVOA; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

- b. Proposed Beach Area Ordinance.

ORDINANCE NO 31-11

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY FLORIDA, AMENDING CHAPTER 134, ZONING, AT SECTIONS 134-1472 AND 134-1473 BY REFERENCING CHAPTER 66 FOR THE REQUIREMENT OF REMOVAL OF PEST PLANTS AND ELIMINATING THE REMOVAL DEADLINE DATE IN THE BEACH AREA ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

- c. Discussion on Commercial Motion Picture Making.

VIII. COMMENTS OF THE PLANNING AND ZONING COMMISSION AND PLANNING, ZONING AND BUILDING DIRECTOR

IX. ADJOURNMENT

Note 1: If a person decides to appeal any decision made by this Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence upon which the appeal is to be based.

Note 2: A disabled persons who need an accommodation in order to participate in this Commission Meeting are requested to contact the Town Manager's Office at 838-5410 or through the Florida Relay Service by dialing 1-800-955-8770 for voice callers or 1-800-955-8771 for TDD callers, at least five (5) working days before this meeting.