



**PLANNING AND ZONING COMMISSION
MEETING MINUTES
TUESDAY, DECEMBER 18, 2018 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 Kelly Churney, Secretary to the Planning & Zoning Commission at (561) 227-6408.

I. CALL TO ORDER AND ROLL CALL

Chair Klein called the meeting to order at 9:31 a.m.

Martin I. Klein, Chair	PRESENT
Michael Ainslie, Vice Chair	PRESENT
Kenneth Walker, Member	PRESENT
Carol LeCates, Member	ABSENT (unexcused)
Rick Pollock, Member	ABSENT (excused)
Michael Spaziani, Member	ABSENT (excused)
Richard Kleid, Member	PRESENT
Eric Christu, Alternate Member	PRESENT
Ronald Berk, Alternate Member	PRESENT
Marilyn Beuttenmuller, Alternate Member	ABSENT (unexcused)

Staff Members present were:

Josh Martin, Director of Planning, Zoning and Building

Bill Bucklew, Building Official

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

Mr. Klein welcomed all in attendance. Mr. Klein wished Happy Holidays to the Commissioners not in attendance.

Mr. Klein said goodbye to Logan Elliott, Zoning Technician and Bill Bucklew, Building Official and wished them success in their new adventures.

Mr. Klein welcomed Wayne Bergman to the Town of Palm Beach as the new Building Official.

Motion made by Mr. Walker and seconded by Mr. Kleid to approve the agenda as presented. Motion carried unanimously, 6-0.

IV. APPROVAL OF NOVEMBER 27, 2018 PLANNING AND ZONING COMMISSION MINUTES

Motion made by Mr. Berk and seconded by Mr. Ainslie to approve the minutes as presented. Motion carried unanimously, 6-0.

Mr. Kleid stated he had a few changes to the minutes and would give them to the clerk for review.

V. COMMUNICATIONS FROM CITIZENS – 3 MINUTE LIMIT PLEASE

There were no comments heard at this time.

VI. Consideration of Staff Proposed Zoning Text Amendments related to Town-Owned Municipal Buildings and Structures in Chapter 134 of the Code of Ordinances.

Mr. Martin introduced the zoning text amendments related to town-owned municipal buildings and structures.

Mr. Kleid suggested the following changes to the document labeled Exhibit A: 1. remove the word “and” in terms “Site Plan and Review” where applicable, 2. add “a” before the word “permanent” in ...to something having permanent or temporary location...” (Page 2, line 4) and 3. Remove “City of West Palm Beach” (Page 2, line 2).

Mr. Klein called for public comment.

Anita Seltzer, 44 Cocoanut Row, inquired about the potential notification of Town structures on the N. Lake Trail. Mr. Martin responded. She also asked about the process as the Commission moves forward to study the items submitted by each Commissioner, the Town staff and the Frisbie group. Mr. Klein responded. Mr. Martin explained a mix-up that occurred with the Town Council backup at the December 2018 meeting as well as addressed some of Ms. Seltzer’s concerns.

Motion made by Mr. Kleid and seconded by Mr. Berk to approve the Zoning Text Amendment in Exhibit A as amended. Motion carried unanimously, 6-0.

VII. Continued consideration of possible short range and long range planning and zoning items related to Chapter 134, Zoning in the Code of Ordinances.

Mr. Martin discussed the staff-recommended zoning amendments and the schedule and prioritization of the items over the next four month.

Mr. Klein called for public comment. There were no public comments heard at this time.

Mr. Kleid asked for confirmation that the Commission would only be addressing the staff-recommended zoning amendments and would not be making substantive changes. Mr. Martin responded and discussed the process for an overall code reform.

Mr. Martin asked for consent with the direction set forth to discuss the staff-recommended zoning amendments over the next four months.

Mr. Klein asked the Commission if there were any objections to Mr. Martin's plan. There were no objections expressed from the Commissioners.

VIII. PRESENTATION REGARDING FLOOD PLAIN REGULATIONS

Mr. Bucklew gave a presentation on the status of flood plain management in the Town of Palm Beach.

Mr. Walker thanked Mr. Bucklew for his presentation. He asked how zoning officials could incentivize owners to build the maximum protection allowable. Mr. Bucklew responded and addressed the maximum allowable building height in the zoning code. He discussed the options of raising the grade of a lot as well as elevating a home by stem wall construction.

Mr. Klein asked Mr. Bucklew if he could send his presentation to the other Commissioners that were absent. Mr. Bucklew confirmed that he would give the presentation to Ms. Churney to pass on to the Commissioners.

Mr. Ainslie asked Mr. Bucklew's opinion on the probability of a major hurricane landing in Palm Beach. Mr. Bucklew believed a major hurricane in Palm Beach was very likely.

Anita Seltzer, 44 Cocoanut Row, stated she hoped the Palm Beach Daily News was listening and would have access to Bill's presentation. She asked questions about the following subjects: flood plain elevation on N. Lake Trail, the "bathtub effect" on the island, utilities in the flood zones, inlet dredging, wave action, how water would be pumped out of the "bathtub" and water runoff from higher elevated homes to lower homes. Mr. Bucklew answered some of the questions posed by Ms. Seltzer.

Rene Silvin, Australian Avenue, stated he was informed that the canals on the West Palm Beach side had dedicated pumps. He expressed concern for the potential situation the pumps could create for the Town if West Palm Beach pumped out water to the east. Mr. Bucklew stated that Mr. Silvin's concern was valid but he did not have specifics on West Palm Beach's situation. Mr. Bucklew suggested that Public Works might be able to answer the question. Mr. Silvin suggested the creation of a potential liaison between the Town and West Palm Beach should this situation arise.

Mr. Walker asked if landmarked homes were exempt from meeting the FEMA requirements. Mr. Bucklew stated that the landmarked homes were eligible to be exempt from the requirements. He added that if the owner of a landmarked home wanted to elevate their home, they would need approval from the Landmarks Preservation Commission. Mr. Silvin provided confirmation of this statement.

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

Mr. Klein asked the Commissioners if anyone had a major conflict with the proposed 2019 meeting dates. He stated that one Commissioner suggested moving the May meeting date. The consensus of the Commission was to keep the May date as originally scheduled.

Mr. Klein also raised the issue of the Jewish Holiday that fell on the October 22, 2019 meeting date. He asked the Commissioners if the conflict would be an issue. The Commissioners agreed to keep the meeting date in October as scheduled.

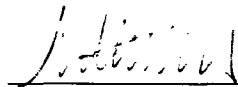
Mr. Klein thanked the staff for their dedication and effort throughout the year. He wished everyone a Merry Christmas and Happy New Year.

Mr. Martin stated that the Town was performing a coastal vulnerability analysis study led by the Public Works Department. Mr. Martin stated he would ask the Public Works Department to provide an update to the Commission once the study had been completed.

X. ADJOURNMENT

The meeting adjourned at 11:12 a.m. without the benefit of a motion.

Respectfully Submitted,



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