



**PLANNING AND ZONING COMMISSION
MINUTES
TUESDAY, DECEMBER 19, 2017 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 9:30 a.m.

Martin I. Klein, Chair	PRESENT
Lewis Crampton, Vice Chair	PRESENT
Alan S. Golboro, Member	PRESENT
Michael Ainslie, Member	PRESENT
Kenneth Walker, Member	ABSENT (unexcused)
Carol LeCates, Member	ABSENT (unexcused)
Rick Pollock, Member	ABSENT (excused)
Michael Spaziani, Alternate Member	PRESENT
Eric Christu, Alternate Member	PRESENT
Ronald Berk, Alternate Member	PRESENT

Staff Members present were:

Paul Castro, Zoning Administrator
Tom Bradford, Town Manager
Logan Elliott, Zoning Technician
Kelly Churney, Secretary to the Planning and Zoning Commission

Mr. Castro noted that all three alternates would be voting in the absence of Ms. LeCates and Messrs. Walker and Pollock.

II. INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Churney led the Commission with the Invocation and the Pledge of Allegiance.

III. APPROVAL OF THE AGENDA

Chair Klein welcomed all in attendance at the meeting. Chair Klein and the Commission expressed their gratitude and appreciation for John Page.

Motion made by Mr. Golboro and seconded by Mr. Crampton to approve the agenda as presented. Motion carried with all in favor.

- IV. APPROVAL OF NOVEMBER 28, 2017 PLANNING AND ZONING COMMISSION MINUTES
Motion made by Mr. Crampton and seconded by Mr. Ainslie to approve the minutes from the November 28, 2017 meeting. Motion carried with all in favor.

V. COMMUNICATIONS FROM CITIZENS – 3 MINUTE LIMIT PLEASE

Anita Seltzer, 44 Cocoanut Row, expressed concern about the zoning text amendment that would allow essential services to be built on the west side of the Lake Trail.

Mr. Castro responded by explaining the purpose for the text amendment and answered questions from the Commission.

VI. CONSIDERATION OF PROPOSED ZONING TEXT AMENDMENTS DEFERRED FROM THE NOVEMBER 28TH COMMISSION MEETING REGARDING DEMOLITION THRESHOLD REGULATIONS GOVERNING NONCONFORMING BUILDINGS AND CURRENT ZONING CODE PROVISIONS

Mr. Castro reintroduced the proposed zoning text amendment and recapped the Commissions discussion at the November 28, 2017 meeting. Mr. Castro indicated he was directed by the Commission to work with Ms. LeCates on the proposed language. Mr. Castro recounted his discussions regarding the modifications of the text amendment with Ms. LeCates. He presented the revised language and reviewed the changes made since the last meeting.

Mr. Spaziani asked if the FEMA regulations would affect the proposed language. Mr. Castro discussed FEMA regulations and reviewed the differences of the proposed language. Mr. Castro added that typically a demolition more than 50% of the perimeter walls and roof trusses would require the necessity to comply with FEMA regulations.

Mr. Ainslie asked how the determination of the loss of more than 50% of the perimeter walls and roof trusses would be calculated. Mr. Castro explained how the calculation would be conducted. A short discussion ensued on this topic.

Mr. Bradford expressed concern about the word “perimeter” in the proposed language and asked for more clarification on the proposed language. Mr. Castro drew a sketch of a hypothetical situation to further explain the calculation. Mr. Castro recommended changing the word perimeter to exterior. Mr. Castro explained to the Commission how the interpretation for cubic volume originated in the late 1980’s.

Mr. Crampton suggested that Mr. Castro include a few drawings in the Code to help with the interpretation of the calculations. He expressed concern for the architects’ challenges when the building height has to increase. Mr. Castro addressed his concerns.

Mr. Berk asked for clarification on the thresholds for cubic volume. Mr. Castro provided more explanation. Mr. Berk expressed concern about the word “wall” being plural in 1. (a) in the backup. Mr. Castro explained that Ms. LeCates asked for the change. He suggested new language for this item. The Commission agreed with the change.

Mr. Castro asked if he could ask Chair Klein to review all proposed language before presenting it to the Town Council.

Mr. Ainslie stated he believed 1. (c) would be confusing to a property owner and/or an architect. There was a short discussion on the methods for calculating cubic footage. Mr. Spaziani suggested separating roof trusses from exterior walls in the proposed language. Mr. Castro responded.

Mr. Klein reviewed some of the history that lead to the current language in the Code.

Mr. Castro explained the proposed language in section 1, under Voluntary Demolition, Restoration and Reconstruction.

Mr. Golboro expressed his objection to calculating the surface area rather than square footage. Mr. Castro provided an explanation on how he calculates demolition. A short discussion ensued on this topic. Mr. Golboro asked the purpose of the changes proposed for the Code. Mr. Castro responded.

Mr. Golboro asked if large glass, operable walls would be excluded from the new provisions. Mr. Castro stated they would be excluded if they were operable. Mr. Golboro asked if buildings that were built before a certain date should be excluded as well. There was a short discussion on this topic.

Mr. Klein asked for clarification on the language referring to cubic footage under (1). Mr. Castro provided some explanation and stated Ms. LeCates suggested changing it to read cubic volume.

Mr. Spaziani asked about exterior walls and the term square footage versus linear footage. Mr. Castro explained why square footage would be the proper term to use in the proposed language. A short discussion ensued on this topic.

Mr. Bradford suggested that the language in 1. (c) should be broken into two parts. He suggested a new paragraph following 1. (c). Mr. Bradford also asked about the term "overall height" in 3. (b) and questioned if the term was defined previously in the Code. He suggested some using consistent terms in each of the paragraphs. Mr. Castro stated he would address Mr. Bradford's concerns.

The Commission agreed to allow Mr. Castro work on the modifications to the text amendment with Chairman Klein in order to present new language at the next Town Council meeting.

Mr. Castro asked for direction in relation to the threshold percentage. The Commission agreed to leave the threshold at 50%.

Mr. Christu asked if it would be possible to include pictorial sketches in the Code to provide more clarity to the reader. Mr. Castro stated he would look into the suggestion. A discussion ensued regarding this topic.

Motion made by Mr. Ainslie and seconded by Mr. Crampton to recommend Section 134-419 as submitted by staff to Town Council with editing to be done between Mr. Castro and Chairman Klein before the January Town Council meeting.

Mr. Castro stated he was going to add language proposed by Ms. LeCates relating to roof trusses.

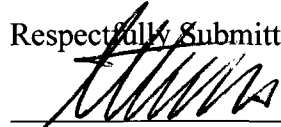
Motion carried with all in favor.

Mr. Castro stated that the January Planning and Zoning meeting was cancelled. Mr. Castro also added that the 2018 Meeting Dates had been modified to accommodate religious holidays.

VIII. ADJOURNMENT

The meeting adjourned at 10:42 a.m. with the benefit of a motion.

Respectfully Submitted,



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