



**ROYAL POINCIANA WAY COMMITTEE
RECORD AND REPORT
TOWN HALL – COUNCIL CHAMBERS – SECOND FLOOR
360 S COUNTY ROAD, PALM BEACH
MONDAY, AUGUST 13, 2012, 1:30 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] (1:22:50 p.m.)

Chairman Pucillo called the meeting to order at 1:30 p.m. On roll call, Committee Members present were:

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

Committee Members absent: none.

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. [REDACTED] (1:31:04 p.m.)

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

III. [REDACTED] (1:31:05 p.m.)

Chairman Pucillo noted a change to the agenda adding item VII. Civic Association Comments.

MOTION BY MS. BUCK TO APPROVE THE AMENDED AGENDA.

MOTION SECONDED BY MS. MARKIN.

MOTION CARRIED UNANIMOUSLY WITHOUT BENEFIT OF A ROLL CALL.

IV. [REDACTED] (1:34:22 p.m.)

Chairman Pucillo welcomed C. Tanner Rose as a new Committee Member and Mr. Rose was sworn in.

**V. [REDACTED]
(1:34:23 p.m.)**

Ms. Markin requested that her comments on page 4 of the minutes be corrected to reflect that she meant increasing density should not be the main priority of the committee. Ms. Markin also requested that Mayor Riley's comments about how there was no option to increase heights and density and developers had to work around those criteria. Ms. Murray suggested corrections to pages 4 and 6.

MOTION BY MS. MARKIN TO APPROVE THE AMENDED MINUTES.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

VI. [REDACTED] (1:37:42 p.m.)

Chairman Pucillo called for public comment, noting that the Civic Association would have an opportunity to comment later in the meeting.

Bill Strawbridge of 223 Atlantic Avenue asked that he have an opportunity to comment after hearing any presentations. Chairman Pucillo agreed.

William Cooley, 8 Windsor Court, thanked the Committee and stated that he liked the PUD5 concept except for the proposed density increase and building height. Mr. Cooley urged the Committee to keep the building height at two stories and added that he would listen today and put his thoughts in writing.

Penny Townsend, 310 Via Linda, agreed with Mr. Cooley and added that she would support the PUD5 concept, was in support of six residential units/acre now existing with a two story height limit.

Patty Sans, President of the South County Business Group thanked the Committee and added that the business groups are in support of what the Committee is doing.

Ned Barnes, Palm Beach Civic Association, stated that the Association created a committee of eleven members who have asked Bob Moore to act as their consultant in the matter. The Association also retained Hedrick Brothers to do an economic feasibility

study for the proposals for Royal Poinciana Way. Copies of the study were distributed to the Committee and Don Johns, Vice President of Construction with Hedrick Brothers, presented and explained the study. Mr. Johns then answered questions from the Committee members.

Bob Moore explained some of the issues encountered with underground parking, providing some history of the cost incurred by Neiman Marcus during their 1999 project that included two levels of parking.

VII.

(1:53:42 p.m.)

Chairman Pucillo stated that he would welcome edits or comments from the Committee on the proposed code revision changes. Ms. Buck mentioned that she would like to incorporate into the document that we are trying to maintain or preserve our identity or sense of place (of our Main Street), meet the needs of the residents, and preserve the historic integrity of the neighborhood. She also mentioned that the opening paragraphs of the beginning of the Gulfstream Community design standards document states this importance of maintaining their identity. Ms. Buck also requested that on page 3 words should be added to say that proposed plans are submitted with a scaled site and location plan showing the height, bulk and location relative to the existing structures, so that we know what it is going to look like in the context of the neighborhood we're trying to preserve. She asked for clarification on the exception of public and private parking lots.

Comments were heard from Ms. Markin who read a brief section from page 1 of the document, commenting that she felt the definitions of historically contributing buildings or structures were vague and suggested a more thorough definition be provided. Discussion continued and it was agreed that the design standards section be moved to the front of the document. Ms. Markin continued with her comments and questions and responses were heard from Attorney Randolph who explained the PUD application process. Zoning Administrator, Paul Castro further clarified the process and read a section of the code and explained the intent.

Ms. Murray commented regarding the design standards in the Janis Report, of the eleven buildings that are contributing, only five different styles of architecture plus the masonry vernacular were shown.

Additional comments were heard from Ms. Markin who asked if the backside of Sunset was to be excluded and if only the fronts of the buildings were to be included. Discussion ensued and additional comments were heard from Messrs. Leone, Pucillo, Rose.

Chairman Pucillo suggested that members of the Committee provide staff with their comments in the form of a mark-up of the document.

VIII.

(2:35:35 p.m.)

a.

Chairman Pucillo moved the discussion on to the definitions and standards and stated that he felt it was helpful to have the Gulfstream Report for reference and that he would like to see pictures and drawings included in the design standards. Mr. Pucillo suggested that Members of the Committee provide Attorney Randolph with some ideas and specifics of what they would want to see in preparation of the next meeting.

Jane Day, Landmark Preservation Consultant, provided a power point presentation to the Committee that included photos of the buildings in the district that appear on the Janus Report. Ms. Day stated that she did not always agree with the report on which buildings were considered contributing or not and used photos to demonstrate why she agreed or not as to whether a building was contributing. Ms. Day explained the different types of architectural styles and history of the properties in the area. The Gulfstream Manual and Landmarks Manual were also discussed. Ms. Day answered several questions for the Committee and stated that she felt the creation of PUD5 was a wonderful idea to save many important historical elements on this street and added she felt the local and federal tax savings for income producing properties was a good incentive. Ms. Day agreed to provide the Committee with a copy of sections of the Landmarks Manual for reference.

Attorney Randolph suggested the Committee could photograph buildings considered contributing as well as those considered not contributing for use in the manual.

Bob Moore, on behalf of the Civic Association, commented on Mr. Randolph's award winning Gulfstream Manual, stating that it resulted in many of the vistas in Town being Landmarked, including the Royal Palm Way and Southern Blvd. vistas.

Chairman Pucillo summarized by stating that he felt specific design standards or a reference to a design standard needed to be included in the regulations. The Committee Members continued to discuss creating a pattern book and it was determined that photographs should be included, along with verbiage that describes characteristics they wished to discourage or preserve.

Several comments were heard from Les Evans, owner of 249-253 Royal Poinciana Way, who explained some of the costs and fees that he felt were not included in the Hedrick Brothers report. Mr. Evans talked about density and economic feasibility, adding that he liked quirkiness but not the idea of a pattern book.

Chairman Pucillo called for a 10 minute break at 3:38 p.m.

b.

The meeting continued at 3:55p.m. Chairman Pucillo introduced discussion on the permissible land uses in the C-TS Zoning District. Paul Castro, Zoning Administrator, explained how he tried to envision what the Committee and the Town would want when determining which possible permitted land uses to include. Discussion continued and comments were heard from the Committee members regarding parking lots, parking garages, permitted uses, and, uses that may be permitted by special exception.

c.

Chairman Pucillo stated that he hoped to reach a consensus on density and suggested a baseline of 10 units per acre with 13 units/acre permitted as incentive for a reduction in density by 50% or more or for underground parking. Comments were heard from the Committee Members. Mr. Ives was in support of the proposal in the believe it would result in a net decrease in density. Mr. Rose stated that he was comfortable with the proposal. Ms. Buck said it was a “tough call” but she might get there eventually if the design criteria for these buildings is good enough and we preserved our town-serving, “primarily commercial” Main Street uses, being careful not to shift this area to a primarily residential area, which it is not. Ms. Markin did not agree with the proposal and added that she felt increasing density had no proven financial justification. Ms. Murray agreed that an increase in density would be necessary to make “the carrot” work but was not sure the number should be 10 units/acre. Mr. Leone stated that he could go along with the proposal and that he felt 10 units/acre was “giving a little and getting a lot”.

Chairman Pucillo stated that he felt the Committee wanted to preserve and enhance this street in its current character and architectural features and asked Jane Day’s opinion on the proposed density increase. Ms. Day stated that she trusted the design professionals who work in Town that people living here could afford to hire good professionals. Ms. Day added that she felt there would be some creative projects and that the goal of historic preservation was not to prohibit development but to encourage it.

The Committee continued a lengthy discussion regarding density and comments were heard from Bill Strawbridge of 223 Atlantic Avenue, who stated that he agreed with Ms. Markin and felt the increase in density would not work.

Chairman Pucillo characterized additional density as not the icing on the cake, but, the cake. Mr. Pucillo stated that he felt there was progress being made and that he would like the Committee to focus on some of the other issues such as

additional restrictions to open space. Chairman Pucillo explained the reconstruction provisions and added that he felt something had to be done with density or this would never work and it would upset him to pass something and have no one use it.

- d. Additional Restrictions Relating to Open Space Areas.
- e. Types of Residential Uses and Location of Residences.
- f. Limits on Retail Uses and Their Sizes.
- g. Amendments to PUD, Process and Procedure.
- h. Reconstruction Provisions.
- i. Federal Tax Credits or Other Alternatives.
- j. Sunset Provision.

IX. [REDACTED] (5:42:21 p.m.)

The Committee discussed scheduling a meeting in September. It was the consensus that the next meeting of the Royal Poinciana Way Committee would be held at 1:00 p.m. on Friday, September 14, subject to availability of Council Chambers.

Chairman Pucillo thanked his colleagues for a productive meeting and adjourned the meeting at 5:46p.m.

X. ADJOURNMENT

Respectfully Submitted,

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