



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

**PLANNING & ZONING COMMISSION
2010 ZONING HEARING
360 SOUTH COUNTY ROAD, PALM BEACH**

AUGUST 17, 2010

9:30 A.M.

WELCOME!

The progress of this meeting maybe 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
- II. INVOCATION AND PLEDGE OF ALLEGIANCE
- III. APPROVAL OF THE AGENDA
- IV. APPROVAL OF JULY 20, 2010 PLANNING & ZONING COMMISSION MINUTES
- V. OLD BUSINESS:

- A. Responses to Public Comments and Questions Raised at the July 20, 2010 Meeting
- B. Status Report on the Town-Serving Study

VI. NEW BUSINESS

A. DRAFT ORDINANCE

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 134, ZONING, AT SECTION 134-2 TO ADD CLARIFYING LANGUAGE RELATIVE TO THE RULES OF CONSTRUCTION OF THE ZONING ORDINANCE; SECTIONS 134-36, 134-145, 134-171, 134-327, 134-330, 134-561, 134-1576 AND 134-1577 TO CHANGE THE REFERENCE FROM BUILDING OFFICIAL TO DIRECTOR OF THE PLANNING, ZONING AND BUILDING DEPARTMENT; SECTION 134-7 TO INCLUDE SITE PLAN REVIEW IN PENALTIES FOR VIOLATION; SEC. 134-235 TO NOT ALLOW DIMENSIONAL WAIVER APPROVAL IF THERE IS NEIGHBOR OBJECTION; SECTION 134-326 TO PROVIDE ADDITIONAL REQUIREMENTS FOR ADMINISTRATIVE SITE PLAN REVIEW; SECTIONS 134-416, 134-417, 134-418 AND 134-419 TO PROVIDE LANGUAGE THAT ALLOWS EXPANSION OF NONCONFORMING MULTI-FAMILY AND COMMERCIAL BUILDINGS OR STRUCTURES PROVIDED IT DOES NOT MAKE THE BUILDINGS OR STRUCTURES MORE NONCONFORMING; SECTIONS 134-446 BY MODIFYING THE SECTION TITLE AND CLARIFYING THAT RESIDENTIAL DEVELOPMENT AND REDEVELOPMENT IS REQUIRED TO MEET DENSITY REQUIREMENTS IN THE TOWN'S COMPREHENSIVE PLAN IN CERTAIN SITUATIONS; SECTION 134-888 BY EXPANDING ACCESSORY COMMERCIAL USES ALLOWED FOR THE TOWN GOLF COURSE AND TENNIS COURT FACILITIES; SECTIONS 134-942, 134-997 AND 134-1052 TO REPLACE THE WORD "MAY" WITH "SHALL" IN ORDER TO REQUIRE SITE PLAN REVIEW IN R-C, R-D(1) AND R-D(2) ZONING DISTRICTS AND CORRECT A CROSS REFERENCE; SECTIONS 134-949, 134-1005, AND 134-1061 TO ELIMINATE THE REFERENCE TO CUBIC CONTENT IN THE R-C, R-D(1) AND R-D(2) ZONING DISTRICTS AS THAT TERM DOES NOT APPLY IN THOSE ZONING DISTRICTS; SECTION 134-1471, 134-1472, 134-1473 AND 134-1474 BY CREATING NEW SECTIONS FOR THE LANGUAGE IN THOSE SECTIONS AND BY PROVIDING NEW LANGUAGE FOR THOSE SECTIONS TO PROVIDE A PURPOSE STATEMENT AND CLARIFYING PERMITTED USES, PROHIBITED USES AND SPECIAL EXCEPTION USES IN THE BEACH AREA ZONING DISTRICT; SECTION 134-1732 TO PROVIDE A FEE FOR A TEMPORARY STORAGE UNIT; SEC. 134-2178 TO ELIMINATE SAID SECTION; SECTIONS 134-2172 AND 134-2237 TO CHANGE THE REQUIRED PARKING STALL DIMENSION AND/OR DRIVE AISLE WIDTH

TO BE CONSISTENT WITH OTHER SECTIONS OF THE CODE; SECTIONS 134-2296 AND 134-2329 BY ELIMINATING THE SPECIFIC COSTS FOR PARKING PERMITS AND PROVIDING A REFERENCE TO THE FEE SCHEDULE; SECTION 134-2409 TO CORRECT TYPOGRAPHICAL ERRORS IN THE RESIDENTIAL POLITICAL SIGN SECTION OF THE CODE; SECTION 134-2446 TO CREATE A SECTION TO INCLUDE A POLITICAL SIGN PROVISIONS IN THE COMMERCIAL ZONING DISTRICTS; SECTION 134-1107 AND 134-1109 TO PERMIT OFFICE USES ON THE FIRST FLOOR IN THE C-TS ZONING DISTRICT; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

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

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.