DRAFT

PLANNING & ZONING COMMISSION
2006-2007 ZONING HEARINGS
RECORD AND REPORT
THURSDAY, JUNE 21, 2007 9:30 a.m.

I. CALL TO ORDER AND ROLL CALL: Mr. Lowry Bell, Acting Chairman, called the meeting to order at 9:30 a.m.

II. INVOCATION AND PLEDGE OF ALLEGIANCE: Ms. Morakis gave the invocation and lead the Commission in the Pledge of Allegiance.

PRESENT: Lowry M. Bell, Jr., Secretary
John H. Schuler, Member
Elizabeth S. Murphy, Member
Leslie A. Shaw, Member
Walter Anthony Dowell, Alternate Member
Floyd Wideman, Jr., Alternate member
Veronica B. Close, Director of Planning, Zoning & Building
Paul W. Castro, Zoning Administrator
Timothy Frank, Planning Administrator
John C. Randolph, Town Attorney (via telephone)
Lynda Venne, Purchasing Agent

ABSENT: Harrison M. Robertson, Chairman (absence classification pending)
William M. Guttman, Member (absence classification pending)
Alan S. Golboro, Member (absence classification pending)
Eugene Lawrence, Alternate Member (absence classification pending)

(Please note that in light of Mr. Robertson's absence, Mr. Bell chaired the meeting and Mr. Dowell and Mr. Wideman were voting members.)

RECORDING SECRETARY: Deborah A. Morakis

III. COMMENTS FROM THE PUBLIC

IV. APPROVAL OF THE AGENDA

V. REGULAR AGENDA

A. Old Business

1. Update on the Treasure Coast Regional Planning Council's availability for services related to the Royal Poinciana Area Planning Study

Ms. Close read for the record a letter from Marcela Camblor, Urban Design Director of the Treasure Coast Regional Planning Council. In her letter, Ms. Camblor thanked the Commission for the invitation to make a presentation to the Planning & Zoning Commission to discuss the Urban Design and Town Planning services the Treasure Coast Regional Planning Council provides. Regretfully, the Treasure Coast Regional Planning Council's Board has created a policy that does not permit the Treasure Coast Regional Planning Council to get involved with any local government when they are going though a Request for Proposal (RFP) process to select a planning firm.

Acting Chairman Bell stated that although he had been warned by Ms. Close that this was happening, he preferred to go ahead with this meeting in order to gain input from the Commission Members.

Mr. Shaw stated that he wished to clarify what happened at the last meeting. It was his understanding that what the Planning & Zoning Commission did last meeting was to narrow the field from four to one candidate in order to then make an evaluation and make a recommendation to the Town Council. The impression that he gets from reading today's newspaper and some of the verbatim minutes from the Town Council meeting, was that the Planning & Zoning Commission was approving the expenditure of hundreds of thousands of dollars. Mr. Shaw wished to clarify that the Planning & Zoning Commission was narrowing down the process so that it could make an evaluation and stated that he felt the RFP process was enlightening. Mr. Shaw stated that the Planning & Zoning Department was correct in their recommendation that the Planning & Zoning Commission should give the Treasure Coast Regional Planning Council the position as Consultant. If the Planning & Zoning Commission were to agree to engage the TCRPC, perhaps Alex Garvin could be used as one of their consultants.

Chairman Bell stated that Mr. Shaw's recollection was correct and that at the last Planning & Zoning Commission meeting Mr. Bell's vote was the deciding vote to recommend to the Town Council to proceed with the process of selecting a consultant, even though he was opposed to spending the money. The Planning & Zoning Commission was only asked by Town Council to select a candidate, not approve the expenditure of the money.

Mr. Schuler asked Ms. Close how the Planning & Zoning Recommendation was presented to the Town Council.

Ms. Close advised the Commission what was in the memorandum to Town Council. In the memorandum, Staff indicated that the Planning & Zoning Commission passed a motion to rank the four firms who presented and to inform the Town Council that the Planning & Zoning Commission would like to hear from the Treasure Coast Regional Planning Council. Also, included in the memorandum was what the Planning & Zoning Commission action was and the discussion by the Planning & Zoning Commission to also recommended that the approval of the study should be subject to the availability of funding. Staff made it very clear to Council that although the Planning & Zoning Commission did rank the four per the Council's directive to the Commission, the Commission also wanted to hear from the Treasure Coast Regional Planning Council. Ms. Close also advised Council that after her initial contact with Treasure Coast indicated that they would probably not be able to attend, Staff was in touch with Mr. Bell, and it was determined that the meeting would go forward. As a result of that, Town Council indicated some of the items they would like the Commission to consider at this meeting.

Ms. Murphy stated that as the maker of the motion at the last meeting, she understood the Planning & Zoning Commission was recommending Alex Garvin & Associates out of the four in a ranking system and made her motion subject to funding.

Mr. Wideman stated that he was in attendance at the last Town Council meeting and understood that the Town Council stated they would not spend the kind of money these consultants were asking. Town Council was willing to permit the Planning & Zoning Commission to hear from the Treasure Coast Regional Planning Council.

Ralph Del Deo of Fairview Road stated that he agreed with Ms. Murphy and her recollection of the Motion that she made at the last Planning & Zoning Commission Meeting. Part of the charm of Palm Beach is the eclectic collection of architecture on the island.

Pat Flynn of the Palm Beach Theater Guild commented that the Guild is on the court docket for September 12, 2007 for a hearing of their own legal battle with Royal Poinciana Plaza.

Sam Boykin of 285 Jamaica Lane stated that this issue is out of balance and not well conceived and wondered if the Town would be establishing a precedent for other individuals to expect the Town to provide a study at its expense for the benefit of a few.

Chairman Bell commented that many of the consultants who made a presentation to the Commission last week felt that the Town was beautiful. If the Town is already beautiful, then why change it?

Mr. Shaw commented that the Town needs to know where it is going and needs a road map to get there. Before the Town knows where it is going, it needs to look back to see where it has been. The role of the Planning & Zoning Commission goes hand in hand. There is an area of the Town that has an under use of structure, potential revenues to the Town from a tax standpoint, and an under use from the standpoint of availability of stores. There are a number of eyesores on Royal Poinciana Way and County Road that could be cleaned up and modernized. There are a few strange buildings on Cocoanut. These areas deserve to be upgraded to the quality and feeling that Palm Beach is a model and inspiration. Some of these do not meet the level of excellence. If we go back to what the role of the Planning & Zoning Commission was and why the Commission started this, it was to look at the entire area. If the determination was that nothing needed to be done, then so be it. We are looking at how to allow for some growth without hurting the residents of the Town. The initial proposal by Testa's was excessive, out of place and did not fit. Some form of redevelopment on that property would be beneficial. Maybe what we are really looking for is a zoning change. Staff suggested to expand the study, get some third parties in. A very simple idea to expand the study grew beyond the scope of the initial thought and turned into a twelve hundred pound gorilla. Mr. Shaw stated that he did not wish to look at this piecemeal. He would like to go forward. This Board has a responsibility for planning. This should not be the scapegoat for all the financial issues of the Town. We all have ideas and the talent to start to do what we were asked to be a part of.

Ms. Close stated that the Staff has done some brainstorming about possible approaches and could present those ideas.

Mr. Wideman stated that the area is the only highly utilitarian area of the Town. The entire island is a hodgepodge of architecture. If the Commission wants to look at this area and study it and see what we can do through our own Architectural Commissions, that is a worthwhile thing to do.

MOTION BY MR. SCHULER TO ALLOW ANY ACTION ON THIS ITEM TO FOLLOW REGULAR PROCEDURES (THROUGH ARCOM, LANDMARKS AND ZONING COMMISSIONS).
MOTION SECONDED BY MR. WIDEMAN.

Mr. Schuler clarified the motion and stated that what we should do is to follow the normal procedures of the various commissions which were set up to review any projects that come before the Town. We should go back and do what we do best.

Chairman Bell asked for comments before a roll call vote.

Ms. Murphy stated that what we have is nice but that it could and should be so much more. The utility of the retail and businesses on Royal Palm Way could be so much better. The area is slowly dying. Realtors, who are earning more from the loveliness of Palm Beach can afford to pay the higher rents. The Commission took action a year ago to limit first floor banks and real estate offices. Ms. Murphy commented that she is concerned about the deadening of the area. Nothing is happening in that area in the evening. Years ago, when this area was a true main street, there was more of a feeling of community. A studied balance of what services and products, possibly a sky-line of three stories. It would encourage redevelopment. The property owners should have the opportunity to say what they would like. Ms. Murphy stated she was not in favor of doing nothing.

Mr. Dowell stated that his understanding of the motion was to shelve all planning and go back to the variance process.

Chairman Bell stated that the Planning & Zoning Commission has two issues before it today; the Garvin issue and the Treasure Coast presentation that cannot go forward without killing the motion from last week.

Attorney Randolph, participating via telephone, commented that although implicit in Mr. Schuler's motion, although not stated, we would forego any further consideration of Garvin or anyone who responded to the RFP.

Mr. Schuler stated that was correct.

Chairman Bell asked about Treasure Coast.

Mr. Randolph stated that was not included in the motion. Mr. Randolph reminded the Commission that this was a recommendation to the Council and nothing the Commission does would be irreversible and the Council would make the final determination on this. It would go to the Town Council in the form of a recommendation. It sounds like the recommendation is to forego the RFP process and to use the various Boards and Staff to go forward in regards to this matter.

Mr. Schuler stated that he had said that if we needed any assistance in the future we could address it at that time but that nothing in here know would prevent a presentation from Treasure Coast.

Mr. Lawrence stated that he felt it important that when the Council finally deliberates on this, it is made clear what the status of the RFP is and it needs to be clarified that if we do not wish to go forward with the RFP.

Mr. Schuler agreed.

Ms. Murphy stated that her understanding of what is implicit in this motion is not that we may use Treasure Coast, but it is really, do nothing. We rely on ARCOM for architectural issues, Landmarks Commission for Landmarks issues and Council for variance applications. It means let the development take place piecemeal.

Mr. Randolph stated that Mr. Schuler did say if any of those phases need help, they could consult with others like Treasure Coast.

Ms. Murphy asked if he meant on a piecemeal basis, property by property.

Mr. Schuler stated that if help was needed it could be solicited at that time. We are not in a position to say we need help right now, since we have a regular procedure in place. Let's follow the regular procedure and if we need help at any point, we can go out and get it based upon the needs at that time.

Ms. Murphy stated that we may not need paid help, but we need help. Royal Poinciana is dying and to do nothing and rely on the system we have now means we are not planning for the future.

Mr. Schuler stated that we are not doing nothing. We are following a regular procedure that is already in place for the Town of Palm Beach. Ms. Murphy asked, isn't that limited to project by project? Mr. Schuler answered that if that is the way they are presented that would be correct.

Mr. Dowell asked Ms. Close if Staff has the authority to contact Treasure Coast Regional Planning Council and ask for their service to study three requests for variances.

Ms. Close stated that Staff would contact its Town Planning Consultant who would review each application and would consider making recommendations regarding the entire area depending on how far the Town wanted to go. If the Town authorized them to do so, they could look at a broader impact of those applications.

Mr. Shaw stated that the problem he saw with the motion was that it basically was saying "to do nothing", and that is not the role of the Planning & Zoning Commission. The Planning & Zoning Commission has spent numerous hours at meetings lately discussing the fact that the Planning & Zoning Commission needs to take an aggressive action, even if it is not an action for change but an action for review to make sure that we are allowing the Town to evolve. It is developed, and to continue to grow and survive in the best way possible. No one comes to zoning unless they wish to make a zoning modification. Under the normal process we will never see an application for the redevelopment of any piece of property because they go to Town Council for a variance or special exception, they go to ARCOM for Architectural Review or Landmarks if it falls in that field. It would never come to the Planning Zoning & Building Department. Mr. Shaw stated that there are other properties, in addition to Royal Poinciana Way and it would be nice to see what could be done. It is not a matter of creating another "Abacoa". Perhaps there are a few areas along Cocoanut Row that could be better designed. The Town may need another gas station, but there must be a better way to make it look more aesthetically pleasing. Royal Poinciana Plaza is one private zoning district.

Mr. Wideman stated that although Ms. Murphy stated she feels this area was dying, he did not agree. Royal Poinciana Plaza is not the Town's responsibility. It is not the Town's responsibility to tell the owner how to maximize his income from that property. Mr. Wideman stated that taking these buildings to two or three stories with residential above as has been suggested would only worsen this area's already severe traffic problem. To increase the density in that area, or in any area in this Town, would be doing this Town a disservice.

Ms. Murphy clarified that she had not suggested residential above or to increase the density. She had envisioned giving more space to business owners and property owners who are struggling. Ms. Murphy stated that she has seen businesses and restaurants close there. There is a restaurant in the Palm Beach Hotel that has changed hands several times. Ms. Murphy suggested she would like to see a study done of what has happened in the past ten years. She has talked to property owners who have struggled. Change will continue to occur. Simply looking at adjacent properties on a project by project basis will not address the overall vision of the street or the area and serves the residents and business owners to take a look at that. If it means having a brainstorming session with the Planning & Zoning Commission, having a steering committee with someone from ARCOM, Landmarks, Preservation Foundation, Civic Association, the Zoning Commission, then let's do that. But to rely on the code as it is now, the Boards where they are, and to address it on a piecemeal basis is not fair to the owners who are applying for change. If we step back and look at the forest and not just focus on the trees, there could be positive change that's waiting to happen that will serve the residents and the owners.

Mr. Dowell asked if a zoning change would incubate in this committee?

Ms. Close answered that if it was a change in the text of the zoning code or a change of a zoning designation on a particular piece of property. If it was a variance, site plan or special exception, it would go directly to the Town Council.

Mr. Dowell asked for further clarification of Mr. Schuler's motion.

Mr. Schuler added that what he proposed was to use the procedure currently in place. To review projects, if they need to go to ARCOM go to ARCOM, Landmarks goes to Landmarks, if they have some zoning problem, it would come back to this Commission anyway. If it is a zoning issue and a request is received to change the zoning designation or the text of the zoning code. If the Town Council does not like this approach, they would be the one to change it.

Mr. Dowell asked if the Commission was effectively undoing its recommendation to use Garvin.

Mr. Schuler stated that Garvin was picked as the preference if anything was to be done but the Council had to decide on that.

Mr. Randolph reminded the Commission that the Council was looking for Commission recommendation and if part of your recommendation and part of your motion is that the Council not give further consideration to the rankings that were give, the Commission could clarify their motion by stating that.

Mr. Schuler again stated that is the way it should be and if we need assistance in the future we can come in and ask for it.

Chairman Bell asked for comments from the public.

Ralph Del Deo stated that he agreed with Ms. Murphy's comments and stated that over the years, we have been losing all of the antique shops to Antiques Row in West Palm Beach and the costs are what is driving them out of town. One of the first casualties of any so called upgrading and the higher use would be people like Tanya Pierce and Razamataz. There is a lot to commend favorably in Ms. Murphy's approach.

There being no further comments, the Chair asked for a roll call vote.

Mr. Shaw asked to hear alternatives from Staff, but Chairman Bell asked that alternatives be considered after the vote.

THE MOTION PASSED 4 TO 2 WITH MR. SHAW AND MS. MURPHY OPPOSED.

Chairman Bell asked Ms. Close for her suggestions for alternatives.

Ms. Close stated that although the motion precludes the consideration of any alternatives, she heard a number of comments made about the Royal Poinciana Area that the Staff has had in mind and have been a concern. There are "mom and pop" businesses that are leaving the area and that usually means that something is going to happen. Change is going to happen and the Staff is concerned that the Town takes an active role in planning what that change will be rather than reacting to requests. That was the initial reason for bringing this to you. It was also mentioned that the traffic problems are severe in that area. That calls for some level-headed planning on how to address that. The Commission has heard in presentations and from your own members that there is a real opportunity in that area to beautify the public realm. That is probably the basis on which Mr. Garvin was selected. If you beauty the public realm, the private sector will follow with improvements. We have a town serving provision in place. That is a special exception provision that means the burden is on the Town that a business is not Town Serving and that is much more difficult that the burden being on the applicant to prove that it is. It becomes a little dicey when a big-box retailer comes in to replace those mom and pops. We are cognizant of all of these things. We brain stormed and we understand that there is a real funding crunch right now. We understand there is a difference in philosophy of the various Planning & Zoning Commission Members and a difference in the community of what should be done there. We do believe that Treasure Coast Regional Planning Council is a reasonable alternative fiscally. There area also some other options. The Town has successfully used blue ribbon committees in the past where you set up a steering committee and the steering committee goes out and gathers information and comes back with some ideas and works with the Staff in developing these ideas. Something else the Staff considered is that there has been no redevelopment test of that district. No one has come in to totally redevelop that district and has done it under the current zoning code. If its not broken, don't fix it. Maybe there ought to be a scaled back study to look at the existing zoning code, see what it would produce in terms of build out and see if it is something you are comfortable with. Does it address these things we talked about? In that vane, Staff was going to recommend that possibly you terminate the RFP procedure and maybe we sit down with Treasure Coast and outline some of these issues. Ask Treasure Coast if we could come up with a reduced scope of services, addressing the points we have heard already. Is it worth it to pursue a study at all? Then Treasure Coast Regional Planning Council could come back and give a presentation. Some of the ideas heard by the presenters were excellent ideas. Indicate to Treasure Coast that there is a sense in the community that maybe we ought to look at what is happening there, but maybe we like what we have there and maybe they could come back to you in a month with a scaled down scope of services that Staff feels comfortable with and Staff feels comfortable presenting to you and the Town Council and see if that is something that you can buy into, and if not, status quo.

Mr. Bell stated that he would like to see that on a smaller scale. Just take the Royal Poinciana Way and not all the other streets in there. There would not be so many charettes involved.

Ms. Murphy stated that it is not a street in a vacuum and we should be looking at Sunrise and Sunset because those will effect the parking and the traffic flow if we decide to change the great sea of asphalt that today represents Royal Poinciana Way.

Mr. Dowell stated that Ms. Close could still proceed with the casual contact with Treasure Coast, in a low key manner.

Ms. Close stated that she would have to make the same recommendation to Town Council and they would authorize Staff to proceed.

Mr. Shaw stated that when looking at the traffic and density issues, one of the things that was in the Testa proposal was a massive underground garage structure. Here was a redevelopment of a piece of land that was not only going to deal with the surface and a visual but it was going to take into consideration that not only was it going to add parking from its own impact point, but realized that since it was having a facility that was attracting people to come to it that they needed to deal with that. Not just saying if I add residential or something on the second floor, I need to provide five parking spaces. That is part of what we want to make sure that is understood that the code allows for, because even from the standpoint of some things in the code, there are issues of about what can be done or what cannot be done, but if the code is devised in such a way to encourage dealing with density , that the code is there so that we are not looking at the asphalt. Forget asphalt, how about the rain, There is no place for the water to go.. We have a lot of issues in the area. If you do not recognize your problems, until you get to the bottom you cannot climb out and fix it. We need to look at some of these areas and be aware of what can happen in the future.

Mr. Bell repeated that the motion that was just passed merely killed last week's recommendation and until something is decided for the future, we continue with what we have been doing.

Mr. Shaw stated that it does prevent us from doing anything because we operate on the basis of consent of what to do. If the consensus is to do nothing until somebody walks in the front door, then we are just going to sit here and have coffee and tea and chat. We are obviously not planning. If we want to plan, we made a vote, we've done what we've done. Now we need to go back and say we concur with Staff. We need a plan, we need a program, we need something, whether it is downsized or something done internally. There was a great presentation made several months ago that was an aggressive presentation of what we wanted to do. The difference between that presentation and where we are today is that we want to bring it in-house.

Ms. Murphy moved that we do something.

Mr. Shaw seconded that motion. Whatever that is.

Mr. Schuler stated that there is nothing to prevent Ms. Close to do what she said she could do.

Ms. Close agreed. Mr. Schuler said that there was a procedure in place that she could make a recommendation to the Town Council.

After further discussion, Mr. Randolph stated that a decision has been made that you are not going outside for help, at least to those who responded to the RFP, but that you are going to use an in house process with the ability to seek help, if needed. The issue on the table was whether or not you will continue to be reactive or proactive. Ms. Close cannot make the decision to be proactive. That decision has to come from you, as a recommendation to Council and then from Council, as a decision. You have to make some direction to Council as to whether you think from a planning standpoint to take some sort of a proactive stance.

Mr. Schuler stated that Staff has several certified planners.

Ms. Close stated that Staff considered themselves married to the Commission. Staff looks to the Planning Commission and would like to bring their recommendations to work with the Commission to work together to directing the planning areas around town. Staff could make a recommendation to the Town Council and Town Council would expect Staff to do that, but Staff would be more comfortable in trying to work with the Commission as much as possible in making those recommendations.

Mr. Schuler stated that any recommendations that Staff would make would be well received and appreciated by the Commission. The Commission would not wish to hire someone until after review of what Staff offered or suggested.

Ms. Close stated that although Staff has the capability in house to proceed with a preliminary study, we are limited to resources.

Mr. Schuler stated that he would appreciate whatever Staff could do to make a recommendation and come back to the Commission.

Mr. Wideman said that one of the suggestions before was that Staff meet with the Treasure Coast Regional Planning Council and then come back to the Commission and that seemed to be a completely logical thing to do and we as a Commission should say do that.

Ms. Murphy stated that she would like to see a visual of all services in the Royal Poinciana Area to see what is missing and what is duplicated and stated that she wished the Commission could take action today to negate the "do nothing" position. It is very important to be proactive. There are 100 people in this Town who are qualified, who have lived here for thirty, forty, fifty years and would be excited to sit down in a brainstorming session. The Garden Club and the Preservation Foundation could work on a master plan for the park. Ms. Murphy stated that she would like to look at the pedestrian accessibility of Royal Poinciana Way. If we do nothing we will still have a sea of asphalt and a dangerous condition. It seems that on the public part there is too much of an inconvenience. People cannot get through there. She would be in favor of looking at the area, going to Sunrise and Sunset, having a walk through and a one-way lane that is 10 mph., creating a different atmosphere with the Flagler Museum, the Breakers, the Post Office, Bradley Park. To do nothing is failing our obligations as Planning Commissioners.

Mr. Shaw stated that he would second that motion and restated that it would allow the Staff to proceed with an outline for what we should do from in house to look at the area as a standpoint of what it's future potential could be.

Mr. Bell stated that a major cost of all this was the travel costs and asked if a study could be done without meeting with anyone. Have them just look at it and give us a visual.

Ms. Close stated that as a planner, we are very reluctant to plan without community input. We strongly believe in some form of community input. You heard that with all of your presenters. Staff can do that, we would be looking for a consultant to help us. Simply because we know what has to be done, we know how to do it, we do not have the in house capability in terms of time. Ms. Close went back to a previous recommendation where we would come back to you with some ideas, take those ideas, formulate some sort of a program that might work and fit the budget.

Mr. Schuler asked if that meant coming back here at a later date with some sort of concept and was that not the normal procedure to follow anyway?

Ms. Close stated that was correct.

Mr. Schuler said he would love to hear Staff's ideas.

Mr. Shaw stated that the Town did not go out to get experts to run the community meetings and there were three of them. One of the great successes in planning a fiasco was the north end redevelopment event and that was major success in bad planning but at least it showed the Town was willing to go out and try something. No one is saying do the project in a vacuum. What we are saying is use the resources of the Town and the volunteers of this community to make it happen. If we need to have three or four meetings starting in December, between the Civic Association, the different homeowners associations at the north end, let the Garden Club pull something together, let the Preservation Foundation do something, let each of these organizations chair a meeting, open to the public to take in their ideas. Then take those ideas and, if necessary, create a blue ribbon committee. To do nothing is not what we are supposed to be doing. We need to do something and not chase our tail waiting to come up with a good idea. We have the talent and the resources in the community to do that. If after we have an idea, we want to step back and bring someone in purely as a one time consultant to look at what we've done and analyze the plan as a second opinion, we would have to get someone locally to draw up the consensus of what we want to do. If we come back from these meetings, we have time within the zoning season to look at it and if we need to engage someone to draw our ideas on paper.

Ms. Close said that Staff could put something together for you that contemplates using maybe some kind of steering committee or different groups as you've identified as fact finding, identifies the various elements that would be involved and develop a time line for putting something like that into place and coming back to you with a suggestion along that line, would that be beneficial?

MOTION BY MR. SHAW TO ACCEPT MS. CLOSE'S WORDS AS HIS MOTION.
MOTION SECONDED BY MS. MURPHY.
MOTION PASSED UNANIMOUSLY AFTER A ROLL CALL VOTE.

Ms. Close asked when the Commission would be willing to meet.

Mr. Shaw stated that if her plan was to get this to the public and start that side of it in November, then we need to back up from there to create the time line.

Chairman Bell asked if the information could be sent via email since he would be gone through the summer.

Ms. Close stated that she could do that and if there were comments, they could be directed back to her and she could introduce those at the meeting.

Mr. Wideman asked if information could be sent via regular mail as well and Ms. Close agreed.

It was also suggested that the information could be put on a DVD for distribution. Ms. Close stated that Staff would probably contact Treasure Coast Regional Planning Council for some ideas.

Mr. Dowell stated that he felt the Planning & Zoning Commission owed Ms. Close an apology since several months ago she basically outlined what we are doing now using Treasure Coast and we got off on an adventure with a grand planner and a nationally known planner. Mr. Dowell complemented Ms. Close on her original approach to this and apologized that this journey took so long.

Ms. Close stated that in regards to Testa's, the Planning & Zoning Commission was still proceeding with the plan that any changes that might occur from this in May of 2008 and that was the original goal. We are not too far off the track for Testa's to continue to participate with us.

There being no further comments, Mr. Wideman made a motion to adjourn. Mr. Shaw seconded the motion. The motion passed unanimously.

B. <u>New Business</u>

None

VII. ADJOURNMENT