

**PLANNING AND ZONING COMMISSION
ZONING HEARING RECORD AND REPORT
WEST PALM BEACH CITY CENTER
401 CLEMATIS STREET
TUESDAY, JUNE 2, 2009, 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 (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.

Please note: Audio problems were encountered with the recording of this meeting. The audio recording is of poor quality and intermittent throughout the meeting.

I. CALL TO ORDER AND ROLL CALL (0:00:00)

Chairman Golboro called the meeting to order at 9:30 a.m. On roll call, Mr. Ryan was absent, but, all other regular and alternate members were present.

Staff members present were: John Page, Director of Planning, Zoning & Building, Veronica Close, Asst. Director of Planning, Zoning & Building, Paul Castro, Zoning Administrator, and Debby Morakis, Recording Secretary.

II. INVOCATION AND PLEDGE OF ALLEGIANCE (0:00:58)

Ms. Morakis gave the invocation and led the Commission in the Pledge of Allegiance.

III. COMMENTS FROM THE PUBLIC (0:01:47)

Chairman Golboro called for comments from the public. There were none at this time. Chairman Golboro acknowledged members of the Council in the audience.

IV. REGULAR AGENDA

1. Approval of May 5, 2009 Planning and Zoning Commission Minutes. (0:02:20)
Chairman Golboro suggested that the minutes be corrected to refer to the zoning season as the “summer session” rather than the “zoning season.”

MOTION BY MR. WIDEMAN TO APPROVE THE MINUTES OF THE MAY 5, 2009 PLANNING & ZONING COMMISSION MEETING WITH CORRECTION AS NOTED.

MOTION SECONDED BY MR. DOWELL.

MOTION CARRIED UNANIMOUSLY WITHOUT BENEFIT OF A MOTION.

2. Hearing on the Testa Family, LLC, Application to Amend the Town’s Comprehensive Plan and Zoning Code. [Request by Frank Lynch to defer to the October 6, 2009 Commission Meeting] [Town Staff] (03:11:00)

Chairman Golboro stated that a request had been received from the applicant requesting a deferral to the October 6, 2009 Planning & Zoning Commission meeting. After a very brief discussion, the following motion was made:

MOTION BY MR. WIDEMAN TO DEFER HEARING THE TESTA FAMILY LLC APPLICATION TO AMEND THE TOWN'S COMPREHENSIVE PLAN AND ZONING CODE UNTIL THE OCTOBER 6, 2009 PLANNING & ZONING COMMISSION MEETING.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED WITHOUT BENEFIT OF A ROLL CALL.

3. Update Regarding Royal Poinciana Business District Zoning Change, i.e. Staff Review of Future Plans, Consultant's Assistance, etc. [Town Staff] (0:05:08)

Veronica Close, Asst. Director of Planning, Zoning & Building Department, advised the Commission that their recommendations made at the April meeting of the Planning & Zoning Commission were taken to the Town Council. The Council endorsed the recommendations, with the exception that the zoning density remain at 6 as the base and continuing up to 25 units per acre. Ms. Close also advised the Commission that the Town Council authorized the Treasure Coast Regional Planning Council (TCRPC) to do the work and stated that staff would be working with TCRPC to develop a scope of services and determine the fee amount. Ms. Close added that staff would take the recommendations from the Planning & Zoning Commission for discussion with the consultant and stated that since an overlay district of this type needs to incorporate more factors than just lot coverage, building height, density and parking, staff recommends the Commission have more of a discussion on those other elements. The goal would be to develop a system that would make this incentive zoning as quantifiable as possible. Any qualitative decisions would be made in the area of architecture and would be made by the Architectural Commission.

Mr. Crampton asked about the timeframe for the Treasure Coast work and Ms. Close stated that it would be brought back to the Commission in October, 2009. Comments were heard by several members of the Commission and Council Member Diamond.

Ms. Close advised the Commission that Marcella Cambor would be directing the team from Treasure Coast Regional Planning Council to do the study and a brief discussion continued.

Chairman Golboro suggested that staff come to the Planning & Zoning Commission next month with specifics that could be incorporated into the study.

Mr. Klein stated that the codification could be done by anyone.

Ms. Close stated that although there are four planners on staff, they all have other duties. Staff believes that land planners should be the ones to come up with comp plan changes and added that many communities are changing to codes that use graphics and are much easier to read and understand.

Discussion continued. Council Member Diamond asked the Commission to keep in mind that this is important for the economic well-being and future of the Town of Palm Beach. Mr. Diamond stated that there will be challenges encountered and suggested this work be done just the way that staff proposes.

MOTION BY MR. SCHULER TO PROCEED WITH THE PROGRAM AS OUTLINED BY STAFF.

Chairman Golboro stated that he was not sure a motion was necessary and expressed his concern that Treasure Coast may not be able to do the work. Discussion continued.

Ms. Close restated staff's proposal, "to continue negotiations with Treasure Coast, resort to "Plan B" if necessary, and the ultimate goal is to come back to the Planning & Zoning Commission in October with a rough draft and recommendations."

A brief discussion continued.

**MOTION SECONDED BY MR. DOWELL.
MOTION CARRIED 7-0 AFTER ROLL CALL VOTE.**

4. Consideration of the Planning and Zoning Schedule of Activities and Meetings for the Year Ahead. [Town Staff] (52:55)

Ms. Close distributed to the Commission a proposed Schedule of Planning & Zoning Activities and explained the format and different elements of the proposed list. Ms. Close stated that at the next meeting of the Planning & Zoning Commission, staff would make a full report of Senate Bill 360.

Discussion continued regarding the July and August Planning & Zoning Commission meetings.

Paul Castro, Zoning Administrator addressed the Commission regarding the planning and zoning activities now being twelve months a year, as opposed to prior years when there was a "zoning season."

Chairman Golboro suggested that the Planning & Zoning Commission meetings be rescheduled so that they immediately follow the Town Council meetings, thereby allowing issues to be heard at Town Council in a timelier manner. Discussion continued

V. COMMENTS FROM THE PUBLIC (1:20:49)

There were no comments from the public.

**VI. COMMENTS OF THE PLANNING AND ZONING COMMISSION AND
PLANNING, ZONING AND BUILDING DIRECTOR**

There were no comments.

VII. ADJOURNMENT

The meeting was adjourned at 10:52 a.m. without benefit of a motion.

Respectfully submitted,

Alan S. Golboro, Chairman
Town of Palm Beach
Planning & Zoning Commission

Leslie A. Shaw, Secretary
Town of Palm Beach
Planning & Zoning Commission

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