

**PLANNING AND ZONING COMMISSION
2009-2010 ZONING REPORT
RECORD AND REPORT
TUESDAY, MAY 5, 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.

I. CALL TO ORDER AND ROLL CALL (9:30:10 a.m.)

Chairman Golboro called the meeting to order at 9:28 a.m. On roll call, all 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, John Lindgren, Planning Administrator, and Debby Morakis, Recording Secretary

II. INVOCATION AND PLEDGE OF ALLEGIANCE (9:30:46 a.m.)

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

III. COMMENTS FROM THE PUBLIC (9:31:29 a.m.)

Chairman Golboro thanked the City of West Palm Beach for permitting the use of their new facilities for the Commission meetings while Town Hall is being renovated. Chairman Golboro then called for comments from the public. There were none.

Chairman Golboro asked Mr. Page what staff would be reporting to the Town Council regarding the last Planning & Zoning Commission Meeting.

Mr. Page stated that staff would report to the Town Council that following the two workshops held at the Breakers, the Planning & Zoning Commission endorsed the

concept of allowing greater density with bonuses or variables that would be approved based on site specific criteria thought to be highly desirable.

Chairman Golboro again welcomed newly arriving members of the public and called for any comments. There were none.

A brief discussion took place regarding the Planning & Zoning Commission minutes, the overlay district and the Commissions recommendation to Town Council.

IV. REGULAR AGENDA

- A. [Minutes: Approval of the Minutes of the April 7, 2009 Planning and Zoning Commission Meeting](#)

MOTION BY MR. SCHULER FOR APPROVAL OF THE APRIL 7, 2009 MINUTES.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY WITHOUT BENEFIT OF A ROLL CALL.

- B. [Consideration of Proposed List of Study Items for Zoning Season and Comments and Suggestions on Any Other Items for Consideration. \[Town Staff\]](#)

Mr. Castro, Zoning Administrator, advised the Commission that this list of Study Items is inclusive of several items that were carried over from previous years. Staff asked for a recommendation from the Commission for any additions or deletions to the list of proposed study items.

A discussion took place regarding the proposed study items list.

Staff provided the Commission the results of the many items that were studied last year and reported to Town Council. Some of the items provided to the Town Council were: to explore land-use and financial incentives to retain and promote town-serving retail businesses, inventory existing business, conduct market study for dominion by town residents, explore ways to reduce and maintain density, identify and access town-serving businesses in the C-TS district, follow DOT's plans and impact on traffic, follow FPL hardening status to and from sub stations serving the Town and to encourage the Town to be pro-active when incorporating energy efficient improvements into buildings and facilities when practical. In addition, staff completed several items in-house and others with the help of a consultant. As a result, an ordinance was taken to Town Council amending the zoning ordinance in numerous areas.

Mr. Castro stated that Town Council directed staff to get a recommendation from the Commission on two items: the rezoning of some properties from R-B to R-A and to possibly reduce the height in the R-A district.

A suggestion was made to remove Study Item 1 from the list of items to be studied. After additional discussion, the following motion was made:

MOTION BY MR. WIDEMAN TO RECOMMEND STUDY ITEM 1 BE LIMITED TO ONLY FRONT YARD SETBACKS AND PARKING IN THE R-B ZONING DISTRICT.

MOTION SECONDED BY MR. SHAW.

Discussion continued.

MOTION CARRIED UNANIMOUSLY.

Mr. Castro asked for a recommendation from the Commission for direction on each study item on the list. It was the consensus of the Commission that Study Item 6 should be deleted; Study Items 4, 8 and 9 would be staff assignments; Study Item 5 is an on-going project; and all other study items would remain intact on the list.

MOTION BY MR. SHAW TO REMOVE STUDY ITEM 6 FROM THE LIST OF PROPOSED STUDY ITEMS.

MOTION SECONDED BY MR. DOWELL.

MOTION CARRIED UNANIMOUSLY.

C. [Discussion of Future Comprehensive Plan Activities. \[Town Staff\]](#)

Chairman Golboro stated that he would like to invite a representative from DCA to a Planning & Zoning Commission meeting.

Mr. Page stated that state laws govern the review of any comprehensive plan changes and that this process usually takes a minimum of six months.

Ms. Veronica Close, Assistant Director, Planning, Zoning & Building Department presented a brief history and explanation of the development of Comprehensive Plans. Ms. Close stated that there are a number of elements in the Comprehensive Plan which include future land-use, transportation, housing, utilities, infrastructure, coastal management, recreation, inter-government coordination, capital improvements, historic preservation and public school facilities. Ms. Close stated that staff developed priorities and a draft Comprehensive Plan Data and Analysis Update Schedule was distributed to the Planning & Zoning Commission.

Discussion continued regarding the Comprehensive Plan and EAR.

Chairman Golboro stated that no motion was necessary on this item and

again requested that staff invite DCA to speak at a future Planning & Zoning Commission meeting.

V. COMMENTS FROM THE PUBLIC(11:22:53 a.m.)

Ms. Anita Seltzer of 44 Cocoanut Row addressed the Commission and asked about the Royal Poinciana Area Planning Study and Treasure Coast Regional Planning Council. Ms. Seltzer asked for clarification on the cost of the study, what would be paid for and who would decide who would do the study.

Chairman Golboro stated that the area, was defined by Town Council, and includes all ten acres, including both blocks and Publix.

Mr. Page addressed the questions regarding Treasure Coast and the study and added that the Town Council determined that the Plaza and the Breakers should be addressed separately and asked the Planning & Zoning Commission to look at issues of density, height, lot area and parking before hiring a consultant and that is the task that has been done in the past two months.

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

Mr. Page reminded the Commission about upcoming ethics workshops which will be presented by John C. Randolph at the EOC over the course of the next week.

VII. ADJOURNMENT

Chairman Golboro thanked staff and everyone for attending and also thanked the City of West Palm Beach for the use of their facilities.

**MOTION BY MR. SCHULER TO ADJOURN AT 11:34 A.M.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,

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

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