NEIGHBORHOOD MEETING
R-B Zoning District Prototype Guidelines

MEDITERRANEAN ROAD

March 15, 2000
7:00 p.m.
Town Council Chambers, 360 South County Road, Palm Beach

This represents a very brief accounting of the record of this meeting. The tape of the meeting is available at the Planning, Zoning & Building Department.

The meeting was called to order by Veronica Close, Assistant Director of Planning, Zoning & Building. Staff persons present in addition to Mrs. Close are as follows: Robert L. Moore, Director of Planning, Zoning & Building, Paul Castro, Zoning Administrator, Timothy M. Frank, Planner/Projects Coordinator, Jane Day, Staff Preservation Consultant, and Cynthia Delp, Recording Secretary.

The meeting was handled by the zoning consultants listed as follows:
Henry Skokowski, Urban Design Studio
Jon Carleen, Urban Design Studio
Marty Hodgkins, Duncan Associates

Mr. Hodgkins began with a summarization of the resident survey completed at the February 24, 2000 Neighborhood meeting. The results of this survey were compiled and distributed to those present in the audience this evening. He made several points relative to the survey, including but not limited to the following:

1. The length of residency of the residents surveyed speaks for the stability of the Town.
2. Most of the residents surveyed are full time residents.
3. Most of the residents surveyed claim homestead exemptions on their properties.
4. A majority of residents surveyed do not plan to add to or tear down their residences, and plan to maintain their homes in the existing configurations.

Mr. Carleen continued with the presentation focusing on the photo boards of the ocean, middle, and lakefront blocks of Mediterranean Road. He stated that Mediterranean Road was studied for character, bulk, mass and scale. It was found that most properties on the street were either partially screened or totally screened from the street by landscaping. There is a mixture of large and small homes on the street. In the middle block, lots are more standard in size and homes are mostly one story. Mr. Carleen reviewed the distributed handout entitled " Mediterranean Road, Code Compliance Analysis." He also reviewed two distributed graphics relative to block analysis showing the building/lot relationships.

Mr. Skokowski reviewed a handout entitled "Mass, Bulk, and Scale Determinants," and discussed Cubic Content Ratio (CCR) as it relates to Mediterranean Road. He posed the question, "If you had to visualize Mediterranean Road ten to twenty years from now, what would you like it to look like?" The answers to this question would provide information to help the consultants determine what level of involvement or control is being desired by the neighbors to manage the street.

Mr. Moore explained that the Architectural Commission (ARCOM) will only review size (CCR) of new structures for a few more months. After that point, they will review new construction for aesthetics, style, height, and placement on the site. Mr. Skokowski explained that in their consulting work for the Town of Gulfstream, new development was reviewed by looking at the properties to the right and left of it, as well as the property across the street.

Some comments from the public were as follows:

Mr. Barton was very concerned with lot coverage. He stated that when lots are full of impervious concrete areas, water run off will flood neighbors properties.

Mr. Barton also addressed the Mediterranean Road residents and urged them to organize, to form a committee to have their voices heard relative to the future development of the street.

A neighbor from Manana Lane (did not give her name) stated that her street is very similar to Mediterranean Road. She applauded the "people" scale of the homes there and wanted the neighborhood, close as it is, to stay that way. When it was noted that most homes on Mediterranean Road encroach into the side setback, and it was asked how people feel about that, the same woman commented that certainly it would be nice to have more space on the sides of everyones' homes, but that is not the way the neighborhood is set up. People have learned to live closer together and the atmosphere is very neighborly.

One gentleman stressed the importance of retaining existing garden spaces, even at the sacrifice of square footage. For example, he felt that if a house was demolished, perhaps the new home should retain the same footprint, thereby retaining the existing garden spaces, and preserving the character of the neighborhood.

One woman suggested a new and innovative idea to offer tax relief to those owners who do not build to the code maximums.

The consultants invited phoned or faxed comments to be directed to their offices at the noted numbers. Mr. Moore invited neighbors from any of the study streets to attend any and all of the neighborhood meetings in the future.

The meeting ended at approximately 8:45 p.m.

Cynthia M. Delp
Recording Secretary