



TOWN OF PALM BEACH

Planning, Zoning & Building Department

PLANNING AND ZONING COMMISSION

AGENDA

TOWN COUNCIL CHAMBERS

SECOND FLOOR

360 SOUTH COUNTY ROAD, PALM BEACH

TUESDAY, JANUARY 19, 2016 AT 9:30 A.M.

I. CALL TO ORDER AND ROLL CALL

Susan Markin, Chair
Michael Scharf, Vice Chair
Lewis Crampton, Member
Carol Mack, Member
Martin Klein, Member
Alan Golboro, Member
Michael Ainslie, Member
Michael Spaziani, Alternate Member
Susan Watts, Alternate Member
Rick Pollock, Alternate Member

II. INVOCATION AND PLEDGE OF ALLEGIANCE

III. APPROVAL OF THE AGENDA

IV. APPROVAL OF DECEMBER 15, 2015 PLANNING AND ZONING COMMISSION MINUTES

V. COMMUNICATIONS FROM CITIZENS – 3 MINUTE LIMIT PLEASE

VI. OLD BUSINESS

Note: Study items under Old and New Business are numbered in accordance with the thirteen ongoing Code review assignments directed by the Town Council. Study item 14 is a new directive by the Town Council.

4. Modify the nonconforming building/structure provisions, and related code sections, to clarify that vacant property cannot be divided from abutting land in the same ownership when a property split would create or increase nonconformities to a building or structure.
5. Modify the 50% cubic footage demolition provision to include clarifying language that demolition which cumulatively exceeds 50% has to meet all Code provisions.
6. Review sign lighting requirements to specify when lighting may be allowed and when prohibited, including necessary approval process (Town Council, ARCOM, and/or administrative).
11. Review swimming pool setbacks to determine if changes should be recommended. Based on Commission discussion, consider possible changes to the regulations for cooling towers to ensure they are not obtrusive.

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12. Review possible changes that would allow parapets as architectural features on homes with pitched roofs, and related building height calculations.

VII. NEW BUSINESS

STUDY ITEMS (Staff intends to explain the significance and intent of each item, and to solicit feedback from the Commission).

7. Review varying side yard setback requirements on smaller lots (especially in mid-town and R-C District neighborhoods) for consistency and appropriateness.
8. Study the point of measurement requirements to determine if the measurement of height, overall height, building height plane, and cubic content ratio (R-B District) should be measured from the natural grade of a lot rather than the highest street elevation in front of a lot.
9. Review language governing maximum linear building dimensions and lot coverage to prevent same from applying to underground structures (in sub-basements not visible aboveground).
10. Review minimum landscaped open space requirements, clarifying how same is to be calculated when “greenspace” exists above underground structures.
13. Review the existing schedule of off-street parking spaces for various land use types to determine if adjustments should be made to the minimum number of required spaces.
14. Study Potential revisions to the Zoning Code to require transformers for underground electric utilities to be screened.

VIII. COMMENTS FROM PLANNING AND ZONING COMMISSIONERS AND THE 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: 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.

