

**PLANNING AND ZONING COMMISSION
AND LOCAL PLANNING AGENCY
AGENDA
PALM BEACH CENTAL FIRE-RESCUE STATION
(STATION NO. 1)
EMERGENCY OPERATION CENTER
THIRD FLOOR
355 SOUTH COUNTY ROAD, PALM BEACH
TUESDAY, JANUARY 19, 2010, 9:30 a.m.**

- I. CALL TO ORDER AND ROLL CALL
- II. INVOCATION AND PLEDGE OF ALLEGIANCE
- III. APPROVAL OF THE AGENDA
- IV. COMMENTS FROM THE PUBLIC ON ANY ITEM NOT ON THE AGENDA
- V. STAFF COMMUNICATION RECOMMENDING THAT THE LOCAL PLANNING AGENCY (LPA) DEFER FINAL ACTION ON ORDINANCE NO. 1-10 AND ORDINANCE NO. 2-10 UNTIL NO SOONER THAN FEBRUARY 16, 2010.
- VI. PLANNING AND ZONING COMMISSION ITEMS:
 - A. Approval of December 8, 2009 Planning and Zoning Commission Minutes.
 - B. Planning and Zoning Commission Hearing on the Testa Family, LLC, Application to Amend the Town's Comprehensive Plan and Zoning Code [Item was deferred from the December 8, 2009 Commission Meeting] [Town Staff].
 - C.

ORDINANCE NO.1-10

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE TOWN OF PALM BEACH, AS AMENDED, IN ACCORDANCE WITH THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT, BY AMENDING THE FUTURE LAND USE ELEMENT TO INCLUDE THE ROYAL POINCIANA MIXED USE OVERLAY AREA IN THE MANNER AND FORM ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE . [Marcela Cambor]. *Royal Poinciana Mixed Use Overlay Comprehensive Plan Amendments*

D.

ORDINANCE NO. 2-10

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CHAPTER 134, ZONING, BY AMENDING ARTICLE I, SECTION 134-2, DEFINITIONS AND RULES OF CONSTRUCTION, BY AMENDING THE DEFINITION OF STORY AND CREATING DEFINITIONS FOR MIXED USE, MIXED USE AREA, PUBLICLY ACCESSIBLE OPEN SPACE; AMENDING ARTICLE VII, OVERLAY DISTRICTS BY CHANGING THE ARTICLE TITLE TO THE ROYAL POINCIANA MIXED USE OVERLAY AREA AND CREATING OVERLAY REGULATIONS FOR PERMITTED AND SPECIAL EXCEPTION USES, ACCESSORY STRUCTURES, OUTDOOR SEATING, A DEVELOPMENT REVIEW PROCESS, MINIMUM LOT AREA, WIDTH AND DEPTH REQUIREMENTS, DENSITY, SETBACKS, HEIGHT AND OVERALL HEIGHT, LOT COVERAGE, LANDSCAPE OPEN SPACE AND PUBLICLY ACCESSIBLE OPEN SPACE, OFF-STREET PARKING AND A PERFORMANCE MONITORING AND SUNSET PROVISION IN THE FOLLOWING SECTIONS: SECTION 134-1501 PURPOSE AND INTENT; SECTION 134-1502 ESSENTIAL DEVELOPMENT CONCEPTS, SECTION 134-1503 PERMITTED USES; SECTION 134-1504 ACCESSORY USES; SECTION 134-1505 SPECIAL EXCEPTION USES; SECTION 134-1506 ACCESSORY STRUCTURES; SECTION 134-1507 SPECIAL REGULATION FOR STANDS, SEATED DINING AREA AND OPEN COUNTERS FOR EATING AND DRINKING; SECTION 134-1508 GENERAL REVIEW PROCESS; COMMERCIAL USES; SITE PLAN APPROVAL FOR NEW BUILDING, NEW BUILDING ADDITIONS OR CHANGE IN PERMITTED USES OVER CERTAIN FLOOR AREA; SECTION 134-1509 LOT, YARD AND AREA REQUIREMENTS-GENERALLY; SECTION 134-1510 PARKING STANDARDS; SECTION 134-1511 PERFORMANCE MONITORING AND SUNSET PROVISION; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE. [Staff] *Poinciana Mixed Use Overlay Land Development Regulations*

E. Town-serving Regulations [Town Staff]

VII. COMMENTS OF THE PLANNING AND ZONING COMMISSION/LOCAL PLANNING AGENCY AND PLANNING, ZONING AND BUILDING DIRECTOR

VIII. 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."