

TOWN OF PALM BEACH

Office of The Town Clerk

MINUTES OF THE REGULAR TOWN COUNCIL MEETING HELD ON WEDNESDAY, DECEMBER 15, 2010

I. CALL TO ORDER AND ROLL CALL

The regular Town Council meeting was called to order on Wednesday, December 15, 2010, at 9:30 a.m., in the Town Council Chambers. On roll call, all of the elected officials were found to be present.

II. INVOCATION AND PLEDGE OF ALLEGIANCE

Administrative Assistant Anne Boyles gave the invocation. President Rosow led the Pledge of Allegiance.

III. COMMENTS OF MAYOR JACK McDONALD

There were none.

IV. COMMENTS OF TOWN COUNCIL MEMBERS AND TOWN MANAGER

President Pro Tem Coniglio commented that she had several conversations and correspondence with Palm Beach County Commissioners Priscilla Taylor, and Karen Marcus regarding yesterday's discussion about approval of a restaurant on Peanut Island. She noted that Commissioner Marcus was having a meeting on January 18, 2011, and has asked repeatedly for a representative from the Town to attend. Ms. Coniglio asked that the Council come to a firm position in order to carry it forward, even if it was just a statement of the Town's concern.

President Rosow responded that, as the Town's meeting was on January 12, 2011, staff's report would be an item for discussion in order for the Mayor to represent the Town's concerns on January 18, 2011.

V. COMMUNICATIONS FROM CITIZENS - 3 MINUTE LIMIT PLEASE

(Another opportunity for communications from citizens will be offered immediately after the lunch break.)

1
2 Laurel Baker, Palm Beach Chamber of Commerce, publicly thanked the *Shiny Sheet* for their
3 editorial on Sunday about the business climate still needing help. One of the issues that will be
4 addressed today was about offices on the first floor. She indicated that the Chamber of
5 Commerce is partnering with the Business Development Board, President and CEO Kelly Small,
6 to have a series of Economic Development 101 classes at the Chamber. She is encouraging each
7 Council member to attend one of the classes along with property owners and interested
8 individuals. She commented further about the issue of offices on the first floor and the confusion
9 of the recommendations.
10
11

12 VI. APPROVAL OF AGENDA

13 **Motion made by Council Member Kleid, seconded by President Pro Tem Coniglio, to**
14 **approve the Agenda. On roll call, the motion carried unanimously.**
15
16

17 VII. PUBLIC HEARINGS

18 Administrative Assistant Boyles administered the oath to all those who would be providing
19 testimony.
20

21 A. RESOLUTION NO. 131-10 A Resolution of the Town Council of the Town of Palm Beach,
22 Palm Beach County, Florida, Authorizing Ad Valorem Tax Exemptions for the Property
23 Hereinafter Described (Breakers Hotel, One South County Road) and Stating That the
24 Subject Property Meets the Criteria Set Forth in Chapter 54, Article V of the Code of
25 Ordinances of the Town of Palm Beach, Relating to Landmarks Preservation and Titled
26 "Tax Exemptions." [John Page, Director of Planning, Zoning, and Building]

27 Town Attorney Randolph read Resolution No. 131-10 by title, as printed above.
28

29 Ex-parte communication was declared by Council Member Diamond who indicated that he was a
30 member of the Breakers Club.
31

32 Planning, Zoning and Building Director John Page noted that this was a new tax exemption for
33 improvements that were completed last year.
34

35 Historical Consultant Jane Day provided a summary of the qualifications of the Breakers Hotel
36 regarding the tax abatement program.

Motion made by President Pro Tem Coniglio, seconded by Council Member Kleid, to
approve Resolution No. 131-10. On roll call, the motion carried unanimously.

VIII. ORDINANCES

A. Second Reading

1. ORDINANCE NO. 26-10 An Ordinance of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, at Section 134-2 to Add Clarifying Language Relative to the Rules of Construction of the Zoning Ordinance; Sections 134-36, 134-145, 134-171, 134-327, 134-330, 134-561, 134-1576 and 134-1577 to Change the Reference from Building Official to Director of the Planning, Zoning and Building Department; Section 134-7 to Include Site Plan Review in Penalties for Violation; Sec. 134-235 to Not Allow Dimensional Waiver Approval If There Is Neighbor Objection; Section 134-326 to Provide Additional Requirements for Administrative Site Plan Review; Sections 134-416, 134-417, 134-418 and 134-419 to Provide Language That Allows Expansion of Nonconforming Multi-family and Commercial Buildings or Structures Provided it Does Not Make the Buildings or Structures More Nonconforming; Sections 134-446 by Modifying the Section Title and Clarifying That Residential Development and Redevelopment Is Required to Meet Density Requirements in the Town's Comprehensive Plan in Certain Situations; Section 134-888 by Expanding Accessory Commercial Uses Allowed for the Town Golf Course and Tennis Court Facilities; Sections 134-942, 134-997 and 134-1052 to Replace the Word "May" with "Shall" in Order to Require Site Plan Review in R-C, R-D(1) and R-D(2) Zoning Districts and Correct a Cross Reference; Sections 134-949, 134-1005, and 134-1061 to Eliminate the Reference to Cubic Content in the R-C, R-D(1) and R-D(2) Zoning Districts as That Term Does Not Apply in Those Zoning Districts; Section 134-1732 to Provide a Cross Reference to the Fee for a Temporary Storage Unit, Increase The Maximum Length of Time for Said Unit, Limit the Number of Times Allowed per Calendar Year and a Suspension Provision from this Regulation During a State of Emergency; Sections 134-2172, 134-2179 and 134-2237 to Change the Required Parking Stall Dimension And/or Drive Aisle Width to Be Consistent with Other Sections of the Code; Sections 134-2296 and 134-2329 by Eliminating the Specific Costs for Parking Permits and Providing a Reference to the Fee Schedule; Section 134-2409 to Correct Typographical Errors in the Residential Political Sign Section of the Code; Section 134-2446 to Create a Section to Include a Political Sign Provisions in the Commercial Zoning Districts; Section 134-1107 and 134-1109 to Permit Office Uses on the First Floor in the Two Hundred Block of Peruvian Avenue and Bradley Place in the C-TS Zoning District; Section 134-797, 134-847, 134-898, 134-953, 134-1009 and 134-1065 to Increase the Maximum Height of the Finished Floor from Grade and Require Building Permits to Fill and Raise the Grade of Property in the R-AA, R-A, R-B, R-C, R-D(1) and R-D(2) Residential Zoning District; Section 134-1733 by Creating Said Section for Regulations for the Screening of Existing and Future Dumpsters; Providing for Repeal of Ordinances in Conflict; Providing for Codification; Providing an Effective Date. [John Page, Director of Planning, Zoning, and Building]

Town Attorney Randolph read Ordinance No. 26-10 by title, as printed above.

Council Member Diamond recused himself, as his wife owns property on Peruvian Avenue, and provided Form 8b to the Town Clerk's office, and left the dais.

1 Discussion occurred among the Town Council regarding use of office space on the first floor on
2 the 200 block of Peruvian Avenue. Zoning Administrator Paul Castro provided input regarding
3 his field inspection of the predominant use in the area.

4
5 Anita Seltzer, 44 Cocoanut Row, commented regarding the progression of Section 134-1107 and
6 134-1109, and stated that she remains concerned about the consequences of approving office use
7 on the first floor. She submitted for the record the fact that the minutes for the last two meetings
8 were not posted to the website and she also submitted the request for a Variance form.

9
10 Mayor McDonald commented that he agreed with Ms. Seltzer, the Chamber of Commerce, and
11 the Planning and Zoning Commission. He stated that the Council did not need to substitute their
12 judgment for the judgment of the business people in Town and their own zoning commission,
13 because once control was given up, the Council could never get it back. He added that even
14 though it inconvenienced people, it was more important to maintain control.

15
16 Discussion continued among the Council members, and Council Member Kleid indicated that the
17 Council was very careful to carve out specific areas for first floor office use and that he was not
18 concerned about any spillover effect, as the Council had considered it, and the 200 block of
19 Peruvian and Bradley Place were predominantly office use, and did not lend itself to retail space.
20 Mr. Castro indicated that over time, special exceptions and variances were requested, and all of
21 them had been granted.

22
23 Town Attorney Randolph pointed out that the provision relating to the principle of equivalency
24 in being able to return to retail space, was not in this particular Ordinance and if the Council
25 wanted to consider those two items together in the same Ordinance, this portion could be
26 postponed and included with a subsequent Ordinance.

27
28 President Rosow indicated that hearing consent from the Town Council, the two sections, 134-
29 1107 and 134-1109, would be taken out of the second reading and next month the whole package
30 would be brought back, which includes the principle of equivalency for parking.

31
32 Zoning Administrator Castro noted that it would not come back until February 2011.

33
34 President Rosow noted that it would be on the Planning and Zoning Commission's agenda for
35 review in February 2011.

36
37 **Motion made by President Pro Tem Coniglio to adopt Ordinance No. 26-10, excluding**
38 **sections 134-1107 and 134-1109. Council Member Kleid seconded the motion. On roll call,**
39 **the motion carried 4-0, with Council Member Diamond recused.**
40
41

42 B. First Reading

43 None

IX. DEVELOPMENT REVIEWS

A. Appeals

B. Time Extensions and Waivers

1. Waiver of Section 42-199, Hours of Construction Work, at 221 Worth Avenue (Per Email Dated November 24, 2010, From James Paine).

Ex-parte communication was not declared by any members of the Town Council.

Attorney James Paine, on behalf of Burton Handelsman and Love LLC at 221 Worth Avenue, provided an overview of the request for a waiver of construction hours.

Planning, Zoning and Building Director Page stated that staff set forth a list of 11 conditions, which can be found on page 35 in the backup material, if approved by the Council.

Discussion by the Town Council addressed several of the following issues:

- If two and half feet of boards obstructed the sidewalk in front of the building, the passage on the sidewalk would be very narrow; it was in the middle of the block; Taboo Restaurant would be affected.
- Building Official Jeff Taylor stated that he spoke with Mr. Batten, and conveyed that no less than 32 inches would be allowed, in order to comply with the American Disabilities Act (ADA).
- There is no current tenant.
- The safety of pedestrians needed to be considered.
- Additional interior work would be necessary when a lease is signed with a tenant.

Motion made by Council Member Kleid, seconded by Council Member Diamond, to approve the Waiver of Section 42-199, Hours of Construction Work, at 221 Worth Avenue with the conditions set forth by staff, which would not go into effect until such time as a signed lease between the landlord and tenant is consummated.

President Pro Tem Coniglio said that her concern was that the timing of the construction work was unknown, which could cause conflicts with other issues in Town.

Town Attorney Randolph advised that the applicant was asking for work hours from a particular date to a particular date, which would not apply on the basis of Mr. Kleid's motion. He noted

that the motion could be floated to allow that particular time period from the date that the lease was signed.

The maker and seconder agreed.

Amended motion made by Council Member Kleid, seconded by Council Member Diamond, to approve the Waiver of Section 42-199, Hours of Construction Work, at 221 Worth Avenue with the conditions set forth by staff, which would not go into effect until such time as a signed lease between the landlord and tenant is consummated, within a three week period.

Planning, Zoning and Building Director Page noted that the most ideal time for anything in the way of noise or unusual activity was the early morning hours.

President Rosow noted that if they were limited from 5:00 a.m. to 9:00 a.m., it would take nine weeks to complete the project.

Zoning Administrator Castro indicated that historically, this has never been allowed during season.

Council Member Kleid indicated that this was a potential to put another store on Worth Avenue, and that the Council should be as pro business as possible.

Upon roll call, the motion failed 3-2.

President Rosow	No
President Pro Tem Coniglio	No
Council Member Diamond	Yes
Council Member Kleid	Yes
Council Member Wildrick	No

President Rosow indicated that, although the request was not approved today, it could be brought back next month for approval.

2. Waiver of Section 42-199, Hours of Construction Work, at 265 Sunset Avenue (Publix Supermarket) (Per Letter Dated November 23, 2010, From Maura Ziska).

This item was withdrawn per letter dated December 10, 2010, from Attorney Maura A. Ziska.

a. Presentation from Publix (Including Alternate Store Possibility).

Hank Porcher provided an update of the progress of a Publix temporary store. He said that he expected to have a decision from Publix relatively soon regarding the store.

C. Variances, Special Exceptions, and Site Plan Reviews

1. Old Business - Less than 15 Minutes

a. None

2. New Business - Less than 15 Minutes

- a. SITE PLAN REVIEW #11-2010 WITH VARIANCES The application of Trillion, Inc.; relative to property commonly known as 309 Worth Avenue; described as lengthy legal description on file; located in the C-WA Zoning District. The applicant is requesting a Site Plan Approval to permit modification to a 65.72 sq. ft. bird aviary. The variances required are as follows: to permit the bird aviary with a lot coverage of 76.67% in lieu of the 76.07% existing and 75% maximum permitted; to permit a rear setback of 0 feet in lieu of the 4.75 foot existing and the 10 foot minimum required.[Attorney: M. Timothy Hanlon] [ARCOM Recommendation: Approval of the variance will not cause negative architectural impacts. Carried 4-3. However, the Commission deferred the architecture for further study. Carried 7-0.]

Ex-parte communication was declared by:

- Council Member Diamond and President Rosow spoke with Attorney M. Timothy Hanlon, who advocated for the position of his client, and they looked at the site.
- President Pro Tem Coniglio had a brief conversation several months ago with Mr. Bob Moore.

Attorney Hanlon, on behalf of the applicant, Trillion, Inc., provided an overview of the request.

Zoning Administrator Castro provided staff's comments. Mr. Castro said that staff questioned the hardship for the variances.

President Pro Tem Coniglio noted that the Architectural Commission (ARCOM) approved the request, and clarified with Attorney Hanlon that the design would come back to ARCOM for architectural approval and the applicant was comfortable with that.

Zoning Administrator Castro said that there were no letters of objection received.

Motion made by Council Member Diamond that Site Plan Review #11-2010 with Variances be approved based upon the finding that the approval of the site plan would not adversely affect the public interest and that the Council certifies that the specific zoning requirements governing the individual use had been met and that satisfactory provision and arrangement has been made concerning Section 134-329, items 1 through 11. President Pro Tem Coniglio seconded the motion. On roll call, the motion carried unanimously.

1
2 **Motion made by Council Member Diamond that Site Plan Review #11-2010 with**
3 **VariANCES, be granted and found, in support thereof, that all of the criteria applicable to**
4 **this application as set forth in Section 134-201(a), items 1 through 7 had been met. Council**
5 **Member Kleid seconded the motion. On roll call, the motion carried unanimously.**
6
7

- 8
9
10 b. SPECIAL EXCEPTION #21-2010 The application of Wells Fargo Bank, NA; relative to
11 property commonly known as 255 South County Road; described as lengthy legal
12 description on file; located in the C-TS/C-B Zoning Districts. The applicant is requesting a
13 Special Exception to allow a new 10,794 square foot bank ("Wells Fargo Bank, NA") which
14 merged with Wachovia Bank, NA to operate in its existing location. This requires Town
15 Council Approval and a finding that the new bank is "town-serving". [Attorney: Maura A.
16 Ziska]

17
18 President Rosow said that he was consolidating the discussion for Special Exceptions #21-2010,
19 #22-2010, and #23-2010 (b, c, and d).
20

21 Ex-parte communication was declared by:
22

23 Council Member Diamond, Council Member Kleid, President Rosow, and President Pro Tem
24 Coniglio spoke with Attorney Maura Ziska, who advocated for the position of her client, and all
25 of the Town Council members were customers of Wachovia Bank. President Pro Tem Coniglio
26 had a brief conversation with Brad Deflin, Council Member Wildrick said he was a customer of
27 Wachovia Bank.
28

29 Zoning Administrator Castro provided staff's comments. Mr. Castro said that staff was
30 recommending that if the request was approved for town serving that the Bank not be required to
31 provide annual town serving documentation unless there was concern from the Town Council or
32 staff that the Banks were no longer town serving individually.
33

34 President Pro Tem Coniglio clarified that there were no objections from neighbors and that she
35 was in favor of eliminating the town serving documentation. She has a caveat that Special
36 Exception #21-2010 remains under the Landmarks Preservation Commission's current
37 conditions.
38

Responding to Mr. Castro question regarding Wachovia Bank's removal of their sign and
whether or not a special exception would have to come back to the Council, President Pro Tem
Coniglio noted that it would. Attorney Ziska added that the special exception was for the use of
the Bank, but that there was no intention of the Bank doing that.

Motion made by President Pro Tem Coniglio that Special Exception No. 21-2010 shall be
granted based upon the finding that such grant would not adversely affect the public
interest and that the applicable criteria set forth in Section 134-229 of the Town Code had
been met, and that the current Landmark Preservation Commission's conditions would

1 **apply. Council Member Kleid seconded the motion. On roll call, the motion carried**
 2 **unanimously.**
 3

4 c. SPECIAL EXCEPTION #22-2010 The application of Wells Fargo Bank, NA; relative to
 5 property commonly known as 254 Sunrise Avenue; described as The North 100 feet of lots
 6 60 through 65, of Sunrise Avenue Addition, No. 2, Town of Palm beach, according to the
 7 Plat thereof recorded in Plat Book 8, Page 69, of the Public Records of Palm Beach County,
 8 Florida; located in the C-TS Zoning Districts. The applicant is requesting a Special
 9 Exception to allow a new 1,999 square foot bank ("Wells Fargo Bank, NA") which merged
 10 with Wachovia Bank, NA to operate in its existing location. This requires Town Council
 11 Approval and a finding that the new bank is "town-serving". [Attorney: Maura A. Ziska]

12 *This item was discussed under Special Exception 21-2010 (above).*
 13
 14

15 **Motion made by President Pro Tem Coniglio that Special Exception No. 22-2010 shall be**
 16 **granted based upon the finding that such grant would not adversely affect the public**
 17 **interest and that the applicable criteria set forth in Section 134-229 of the Town Code had**
 18 **been met, and that the current Landmark Preservation Commission's conditions would**
 19 **apply. Council Member Diamond seconded the motion. On roll call, the motion carried**
 20 **unanimously.**

21 d. SPECIAL EXCEPTION #23-2010 The application of Wells Fargo Bank, NA; relative to
 22 property commonly known as 411 South County Road; described as lengthy legal
 23 description on file; located in the C-TS/C-WA Zoning Districts. The applicant is requesting
 24 a Special Exception to allow a new 9,598 square foot bank (Wells Fargo Bank NA) which
 25 merged with Wachovia Bank, NA to operate in its existing location. This requires Town
Council Approval and a finding that the new bank is "town-serving". [Attorney: Maura A.
Ziska]

This item was discussed under Special Exception 21-2010 (above).

Motion made by President Pro Tem Coniglio that Special Exception No. 23-2010 shall be
granted based upon the finding that such grant would not adversely affect the public
interest and that the applicable criteria set forth in Section 134-229 of the Town Code had
been met, and that the current Landmark Preservation Commission's conditions would
apply. Council Member Diamond seconded the motion. On roll call, the motion carried
unanimously.

e. VARIANCE #23-2010 The application of Wells Fargo Bank, NA, Trustee of the 190 South
Ocean Land Trust (Llwyd Eccelstone); relative to property commonly known as 190 S.
Ocean Blvd.; described as lengthy legal description on file; located in the R-B Zoning
District. The applicant is requesting a Variance to allow construction of a sheet pile toe
wall approximately 18 feet east of the Town's bulkhead line which is not permitted in order

to protect the existing bulkhead. [Attorney: Raymond W. Royce]

Ex-parte communication was declared by Council Member Diamond, who spoke with the applicant and Attorney Raymond W. Royce. He said he received a campaign contribution from Llwyd Ecclestone. President Rosow noted that Ron Dixon represented him for his sea wall project.

Attorney Royce, on behalf of the applicant, provided an overview of the request.

Zoning Administrator Castro provided staff's comments.

Attorney Royce indicated that regarding Mr. Castro's comments regarding Florida Department of Environmental Protection's (FDEP) notice of local approval, they worked with FDEP and received a letter permitting the project.

Responding to President Rosow, Ron Dixon, Dixon and Associates Engineers of West Palm Beach, noted that they were only permitted by the FDEP to construct on the beach between November 1st through March 1st, which was during the season. He noted that the impact to the neighborhood would be very minimal.

Discussion occurred among the Town Council and Public Works Director Paul Brazil regarding access to the beach from Peruvian Avenue. Mr. Brazil explained the specific details of the approaches to the beach. The timing and coordination of the beach dune sand placement was addressed.

Motion made by President Pro Tem Coniglio that Variance #23-2010, be granted and found, in support thereof, that all of the criteria applicable to this application as set forth in Section 134-201(a), items 1 through 7 had been met. Council Member Kleid seconded the motion. On roll call, the motion carried unanimously.

f. VARIANCE #24-2010 The application of Villa Artemis, LLC; relative to property commonly known as 656 North County Road; described as lengthy legal description on file; located in the R-AA Zoning District. The applicant is requesting a the following Variances: 1. To demolish more than 50% of a nonconforming guest house and rebuild it on the same foot print with a 20.4 foot north side yard setback in lieu of the 30 foot minimum required. 2. To allow a second guest house where only one guest house is permitted by code. [Attorney: Maura A. Ziska]

Ex-parte communication was declared by Council Member Diamond, Council Member Kleid, and President Rosow, who spoke with Attorney Ziska, who advocated the position of her client.

Zoning Administrator Castro provided staff's comments.

President Pro Tem Coniglio verified with Mr. Castro that there were no neighbor complaints, and that the project would go to ARCOM on Friday, if the variances were allowed.

1
2 **Motion made by Council Member Diamond that Variance #24-2010, be granted and found,**
3 **in support thereof, that all of the criteria applicable to this application as set forth in**
4 **Section 134-201(a), items 1 through 7 had been met. President Pro Tem Coniglio seconded**
5 **the motion.**

6
7 Mr. Castro mentioned that the applicant would be required to enter into Kitchen Agreements
8 with the Town, basically stating that they could not rent them out, but were for guests or their
9 help on the property.

10
11 Council Member Diamond said that he would include that under staff's conditions.

12
13 **The seconder agreed.**

14
15 **Amended motion made by Council Member Diamond that Variance #24-2010, be granted**
16 **and found, in support thereof, that all of the criteria applicable to this application as set**
17 **forth in Section 134-201(a), items 1 through 7 had been met, with the condition set forth by**
18 **staff that the applicant enter into a Kitchen Agreement. President Pro Tem Coniglio**
19 **seconded the motion. On roll call, the motion carried unanimously.**
20
21

22 3. Old Business - More than 15 Minutes

23 None

24 4. New Business - More than 15 Minutes

25 None

26 D. Other

27 1. Demolition Approval Procedures; Establishment of "Special Meetings"; Recommendations
28 From Landmarks Preservation Commission. [John Page, Director of Planning, Zoning, and
29 Building]

30 Planning, Zoning and Building Director Page provided an overview of Demolition Approval
31 Procedures; Establishment of "Special Meetings"; Recommendations from Landmarks
32 Preservation Commission.

33 Town Attorney Randolph indicated that because there were people that wanted to have an
34 attempt to address the demolition of the Breakers old Golf Building, there was a suggestion to
35 have a special meeting to consider demolition requests, as there was nothing in the Code that
36 allowed for the calling of a special meeting. It was being asked that the Code be amended to
allow special meetings to be called. He added that a Notice Requirement was discussed the last

1 time that this was addressed, and that it would be clouding the title to a person's property if some
2 other consideration was placed on it other than it was landmarked or under consideration for
3 landmarking. It was discussed whether buildings that are included on a list of potential
4 landmarks should be added to it.

5
6 Discussion occurred among the Town Council members, Historical Consultant Jane Day, and
7 Town Attorney Randolph with several of the following issues that were addressed:

- 8
9 • A home that someone wants to demolish or put an addition on could not retroactively put
10 under the Landmarks Preservation Commission, as it was required to follow a procedure,
11 which could not be suddenly altered.
- 12
13 • Historical Consultant Day could be provided enough money to protect 90 properties
14 within a timely manner, at which point there would be a hearing for that property owner.
- 15
16 • Occasionally, in the past, a chair person has been allowed to call a special meeting.
- 17
18 • Should two members be permitted to call a special meeting whether the chair wanted it or
19 not?
- 20
21 • Town Attorney Randolph noted that the demolition section of the ARCOM Ordinance
22 could be amended that states based upon the report presented, ARCOM has the right to
23 refer this to Landmarks Preservation Commission for its opinion as to whether or not it
24 should be demolished.
- 25

26 President Rosow noted that the Town Council did not want any property titles clouded by
27 anything that happens in the next days, weeks, or months with Landmarks Preservation
28 Commission. It was the consensus of the Town Council that there would not be jeopardy to the
29 homeowners as a result of a list.

30
31 2. Proposed Comprehensive Plan and Zoning Text Amendments for a Proposal to Allow
32 Nonconforming Buildings and Structures to be Rebuilt. [John Page, Director of Planning,
33 Zoning, and Building]

34 Zoning Administrator Castro provided a background regarding the proposal to allow
35 nonconforming buildings and structures to be rebuilt.

36 Alan Goldboro, chairman of the Planning and Zoning Commission, 2500 South Ocean
37 Boulevard, noted that the Planning and Zoning Commission was asking to further study the
38 issues of nonconforming buildings and structures to be rebuilt further.

39 President Rosow agreed that nonconforming buildings and structures to be rebuilt was
40 extraordinarily complicated, and that it was the consensus of the Town Council that it should be
41 studied thoroughly by the Planning and Zoning Commission and recommendations brought
42 before the Town Council.

1
2 Zoning Administrator Castro added that staff would like to draft an ordinance about the concerns
3 and do further research with other municipalities.
4
5

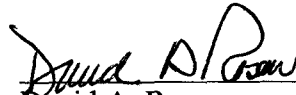
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8 X. ANY OTHER MATTERS

9
10 There were none.
11
12

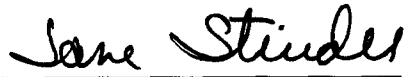
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14 XI. ADJOURNMENT

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16 There being no further business, the December 15, 2010, Town Council meeting was adjourned
17 at 11:34 a.m.
18
19

20
21 APPROVED:

22
23 
24 David A. Rosow
25 Town Council President
26

27
28 ATTEST:

29
30 
31 ~~Cheryl Somers~~ Jane Struder
32 Acting Town Clerk