



TOWN OF PALM BEACH

Minutes of the Town Council Meeting

Held on December 12, 2018

I. CALL TO ORDER AND ROLL CALL

The Development Review Town Council Meeting was called to order Wednesday, December 12, 2018 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

Deputy Town Clerk Ruderman gave the invocation. Council President Moore led the Pledge of Allegiance.

Deputy Town Clerk Ruderman swore in all those who would be providing testimony.

III. COMMENTS OF MAYOR GAIL L. CONIGLIO - None

IV. COMMENTS OF TOWN COUNCIL MEMBERS AND DIRECTOR OF PLANNING, ZONING AND BUILDING

Council President Moore thanked the Police Department for returning her four dogs this morning.

Council Member Lindsay informed everyone about the new Garden Club Guide.

V. COMMUNICATIONS FROM CITIZENS - None

VI. APPROVAL OF AGENDA

The following changes were made to the agenda:

DEFERRALS: The following items were deferred to the January 9, 2019 Town Council meeting.

Item IX.B.b., Z-18-00134 Special Exception with Site Plan Review and Variances

Item IX.B.d., Z-18-00138 Special Exception with Site Plan Review

Item IX.B.f., Z-18-00146 Special Exception with Site Plan Review

Motion was made by President Pro Tem Zeidman, and seconded by Council Member Araskog to approve the agenda as amended above. On roll call, the motion carried unanimously.

VII. PUBLIC HEARINGS

A. RESOLUTION NO. 197-2018 A Resolution Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Ratifying And Confirming The Determination Of The Landmarks Preservation Commission That The Property Known As 307 Brazilian Avenue Meets The Criteria Set Forth In Ordinance No. 2-84, Also Known As Chapter 54, Article Iv Of The Code Of Ordinances Of The Town Of Palm Beach; And Designating Said Property As A Town Of Palm Beach Landmark Pursuant To Ordinance No. 2-84, Also Known As Chapter 54, Article IV Of The Code Of Ordinances Of The Town Of Palm Beach.

Landmark Consultant, Janet Murphy of Murphy Stillings, LLC, provided details pertaining to the property.

Motion was made by Council Member Lindsay, and seconded by President Moore, that the Designation Report become part of the record. On roll call, the motion carried unanimously.

Motion was made by Council Member Araskog, and seconded by Council Member Lindsay, to approve Resolution No. 197-2018 approving the landmark. On roll call, the motion carried unanimously.

B. RESOLUTION NO. 198-2018 A Resolution Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Ratifying And Confirming The Determination Of The Landmarks Preservation Commission That The Property Known As 218 Seaspray Avenue Meets The Criteria Set Forth In Ordinance No. 2-84, Also Known As Chapter 54, Article Iv Of The Code Of Ordinances Of The Town Of Palm Beach; And Designating Said Property As A Town Of Palm Beach Landmark Pursuant To Ordinance No. 2-84, Also Known As Chapter 54, Article IV Of The Code Of Ordinances Of The Town Of Palm Beach.

Landmark Consultant, Emily Stillings of Murphy Stillings, LLC, provided details pertaining to the property.

Motion was made by Council Member Crampton, and seconded by Council Member Lindsay, that the Designation Report become part of the record. On roll call, the motion carried unanimously.

Motion was made by Council Member Lindsay, and seconded by Council Member Araskog, to approve Resolution No. 198-2018 approving the landmark. On roll call, the motion carried unanimously.

VIII. DEVELOPMENT REVIEWS

A. Time Extensions and Waivers

1. Extension of Time Schedule for Completion of Construction per Town Code Chapter 18, Section 18-237
200 Via Bellaria

Frank Lynch provided details of the project.

Director Martin provided Staff comments.

Discussion ensued on length of extension request and reasons for the delay.

Deputy Clerk Ruderman swore in George Ford, builder for the project.

Mr. Ford provided further details.

Motion was made by Council Member Araskog, and seconded by Council Member Lindsay, to approve time Extension of Time Schedule for Completion of Construction per Town Code Chapter 18, Section 18-237 to a year from February, 2019. On roll call, the motion carried unanimously.

B. Variances, Special Exceptions, and Site Plan Reviews

1. Old Business

a. Z-18-00108 SPECIAL EXCEPTION WITH VARIANCE(S) Zoning District: C-TS Town Serving Commercial The application of Palm Beach Hotel Condominium Association, Inc., Applicant, relative to property located at 235 SUNRISE AVE SUITE: CM 23, legal description on file, is described below. A request for a variance and a special exception to expand a non conforming use ("hotel") to incorporate a 3,200 square foot space on the ground floor to be used as a gym which is an accessory use to the condominium hotel. [Applicant's Representative: Maura Ziska Esq] If approved, consideration of proposed Declaration of Use Agreement.

Motion was made by President Pro Tem Zeidman, and seconded by Council Member Crampton, to defer to the January 9, 2019 Town Council Meeting.

b. Z-18-00134 SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) Zoning District: R-A Estate Residential The application of Charles Holzer, Applicant, relative to property located at 977 S OCEAN BLVD, legal description on file, is described below. 1) Special Exception with Site Plan Review to allow the construction of a 9,685 square foot two-story, single family residence on a non-conforming lot that is 77 feet in depth in lieu of the 150 foot minimum required In the R-A Zoning District and 13,662 square feet in area in lieu of the 20,000 square foot minimum area required in the R-A Zoning District. 2) A request for a variance to allow the proposed swimming pool to have a 5 foot rear yard setback in lieu of the 10 foot minimum required and a 30 foot front yard setback in lieu of the 35 foot minimum required in the R-A Zoning District. 3) A request for a

variance to allow a building height plane setback to be 35 feet in lieu of the 50 foot minimum setback required. [Applicant's Representative: Maura Ziska] [The Architectural Review Commission deferred this project to the December 14, 2018 meeting at the request of the attorney. Carried 7-0.] Request for Deferral to the January 9, 2019 Town Council Meeting per Letter Dated November 30, 2018 from Maura Ziska.

Item was deferred to the January 9, 2019 Town council meeting

c. Z-18-00136 VARIANCE(S) Zoning District: R-B Low Density Residential The application of Neil and Ann Corkery, Applicant, relative to property located at 120 CHILEAN AVE, legal description on file, is described below. Request a variance to construct a 7 foot by 30 foot swimming pool on the east side of the residence that will result in a 23.8% landscaped open space in lieu of the 32.3% existing and the minimum 45% required in the R-B district. [Applicant's Representative: Maura Ziska Esq]

Ex-parte communications were declared by Council Members Araskog, Crampton and Lindsay.

Attorney Ziska provided details of the project.

Director Martin provided Staff comments.

Motion was made by Council Member Crampton, and seconded by Council Member Araskog, that Variance No. Z-18-00136 be granted and find, in support thereof, that all of the criteria applicable to this modified application as set forth in Section 134-201(a), items 1 through 7 have been met. On roll call, the motion carried unanimously.

d. Z-18-00138 SPECIAL EXCEPTION WITH SITE PLAN REVIEW Zoning District: R-B Low Density Residential The application of Palm Beach Day Academy, Inc., Applicant, relative to property located at 241 SEAVIEW AVE SUITE: SITE, legal description on file, is described below. 1. Request for Special Exception with Site Plan Review approval to create 30 paved parking spaces on the west lawn to be used by Palm Beach Day Academy faculty, families and guests to the school. 2. Request to modify the existing Declaration of Use Agreement (a copy of the Agreement is on file at the Town of Palm Beach Building Department). [Applicant's Representative: Maura Ziska Esq] [The Landmarks Preservation Commission Recommendation: Implementation of the proposed special exception with site plan review and variance will not cause negative architectural impact to the subject landmark property. Carried 4-1. The Landmarks Preservation Commission deferred the project to the December 19, 2018 meeting at the request of the attorney. Carried 7-0.]

Item was deferred to the January 9, 2019 Town council meeting

e. Z-18-00142 SPECIAL EXCEPTION WITH SITE PLAN REVIEW Zoning District: R-A Estate Residential The application of Ken and Claudia Silverman, Applicant, relative to property located at 830 S COUNTY RD, legal description on file, is described below. Special Exception with Site Plan Review to allow the construction of a 5,990 square foot two-story, single family residence on a non-conforming lot that is 139.99 feet in depth in lieu of the 150 foot minimum required. [Applicant's Representative: Maura Ziska Esq.] [Architectural Review Commission Recommendation: Implementation of the proposed special exception with site plan review will not cause negative architectural impact to the subject property. Carried 7-0. The Architectural Review Commission approved the project at the November 28, 2018 meeting. Carried 4-3.]

Ex-parte communications were declared by Council Members Araskog, Crampton and Lindsay and Mayor Coniglio.

Attorney Ziska provided details of the project.
Architect Marsh provided additional details.
Director Martin provided Staff comments.

Motion was made by Council Member Araskog, and seconded by Council Member Lindsay, that Special Exception Z-18-00142 shall be granted, based upon the finding that such grant will not adversely affect the public interest and that the applicable criteria set forth in Section 134-229 of the Town Code have been met with the caveat that the owner will provide a utility easement satisfactory to the Town of Palm Beach, prior to building permit issuance. On roll call, the motion carried unanimously.

Motion was made by Council Member Araskog, and seconded by Council Member Lindsay, that Site Plan Review Z-18-00142 be approved, based upon the finding that the approval of the site plan will not adversely affect the public interest and that the Council certifies that the specific zoning requirements governing the individual use have been met and that satisfactory provision and arrangement has been made concerning Section 134-329, items 1 through 11. On roll call, the motion carried unanimously.

f. Z-18-00146 SPECIAL EXCEPTION WITH SITE PLAN REVIEW Zoning District: R-A Estate Residential The application of Harvey E. Oyer, III, Esq. on behalf of Mar-a-Lago Club, Inc., Applicant, relative to property located at 1100 S OCEAN BLVD, legal description on file, is described below. 1. The Applicant seeks approval of a Special Exception with Site Plan Review to add an accessory dock to the property in the approximate location of the prior historic dock. The dock is to be located at the northwest corner of the site and projects 25 feet from the existing seawall into the Lake Worth Lagoon. [Applicant's Representative: Harvey E Oyer III Esq] [The Landmarks Preservation Commission deferred this project to the November 16, 2018 meeting at the request of the attorney. Carried 7-0.] Request for

Deferral to the January 9, 2019 Town Council Meeting per Letter Dated November 2, 2018 from Harvey Oyer

Item was deferred to the January 9, 2019 Town council meeting

2. New Business

a. Z-18-00149 SPECIAL EXCEPTION WITH SITE PLAN REVIEW Zoning District: C-TS Town-Serving Commercial The application of Carriage House and JHD Associates, LLC, Applicant, relative to property located at 264 S COUNTY RD SUITE: BLDG 1, legal description on file, is described below. A request for a special exception with site plan review approval to allow a private club "Carriage House" to operate at 264 and 270 South County Road in the C-TS Zoning District. The Club will have a membership cap of 248 members based on the principal of equivalency for parking requirements. Lunch seating will be limited to 67 seats, which is the same number of seats 264 Grill restaurant had when owned by Peter Pullitzer in the 1970s. The Club is proposing the following hours of operation: Sunday through Wednesday 11:00 a.m. to 12:00 midnight; Thursday through Saturday 11:00 a.m. to 2:00 a.m. A request for a special exception to provide 68 night-time (after 6pm) supplemental off-site shared parking spaces at 230/240 Royal Palm Way to be used by employees and/or the valet operation for the Carriage House. Z-18-00149 SPECIAL EXCEPTION WITH SITE PLAN REVIEW Zoning District: C-TS Town-Serving Commercial The application of Carriage House and JHD Associates, LLC, Applicant, relative to property located at 264 S COUNTY RD SUITE: BLDG 1, legal description on file, is described below. [Applicant's Representative: Maura Ziska Esq]

TIME CERTAIN 1:30 P.M.

On roll call, all of the elected officials were found to be present.

Deputy Clerk Ruderman swore in all those who would be providing testimony.

Ex-parte communications were declared by Council Members Araskog, Crampton and Lindsay, Mayor Coniglio, Council President Moore, and President Pro Tem Zeidman.

Attorney Ziska provided details of the project.

Economist Fishkind, provided an economic analysis and impact on surrounding property values.

Planner Millar, provided analysis of the future land use element and the historic preservation element in regard to the Town's Comprehensive Plan.

Architect Duggar, a sound engineer, opined on noise measurements.

Engineer Kerr, provided information circulation of valet and parking and peak hours of traffic.

Michael Mcarty, Managing Director for the Carriage House, reported on findings of photographs taken at the intersection of Royal Palm Way and South County Road.

Architect Spina, provided information on the floor plan and the history of the buildings in question.

Attorney Ziska provided details on the supplemental off-site parking request.

Attorney Eubanks, representing homeowners who are in opposition of this project, provided objections to the application.

Zoning Administrator Castro provided Staff comments.

Engineer Mirson, provided information on traffic concurrency, the supplemental off-site parking, the traffic circulation proposal, and the modifications made today.

Attorney Eubanks asked questions of the applicant's witnesses.

Council asked about details of the parking arrangements, valet parking, back up parking plan, parking prohibition on Sea Streets, room sizes and other items to be included into Declaration of Use Agreement.

Valet Operator Leone, of Palm Beach Parking explained valet parking operation.

A report from American Consulting Engineers on concurrency, parking and valet was explained.

Discussion on intensification of use, parking enforcement, traffic in Phipps Plaza during construction took place.

Melissa Ceriale, 230 South Ocean Boulevard, spoke in support of the project.

Sandra Thompson, 441 Seaview Avenue, spoke in support of the project.

John Schaefer, 200 Phipps Plaza, spoke in opposition of the project.

David Lowe, 227 Brazilian Avenue, expressed concerns with the project.

Grier Pressly, 242 Seaspray Avenue, spoke in opposition of the project.

Christy Pressly, 242 Seaspray Avenue, spoke in opposition of the project.

Liza Calhoun, 263 El Pueblo Way, spoke in support of the project.

Mimi Matthews, 225 Brazilian Avenue, spoke in opposition of the project.

Todd Glaser, 1221 North Lake Way, spoke in support of the project.

Gigi Tylander, 225 South County Road, spoke in opposition of the project.

Bob Hemstra, 218 Phipps Plaza, spoke in support of the project.

Ted Conklin, 261 Granada Road, spoke in support of the project.

Tommy Morrison, 206 Phipps Plaza, spoke in support of the project.

Carol LeCates, 212 Seabreeze Avenue, spoke in opposition of the project.

Deborah Robinson, 217 Clarke Avenue, spoke in opposition of the project.

Pat Hertzberg, 129 Seaspray Avenue, spoke in opposition of the project.

Alan Stillman, 333 Sunset Avenue, spoke in support of the project.

The Town Council recessed at 4:45 p.m. and reconvened at 4:52 p.m.

Yvonne Jones, Property Manager, 230 Royal Palm Way, spoke in support of the project.

Ann Jackson, 135 Seaview Avenue, spoke in opposition of the project.

Bob Shelton, 215 Phipps Plaza, spoke in opposition of the project.

Bill Tylander, 225 South County Road, spoke in opposition of the project.

John Beach, 140 Seaview Avenue, spoke in opposition of the project.

Maisy Grace, 247 Seaspray Avenue, spoke in opposition of the project.

Winn Lewis, 135 Seaview Avenue, spoke in opposition of the project.

Mike Hertzberg, 129 Seaspray Avenue, spoke in opposition of the project.

Katie Pressly, 133 Seaspray Avenue, spoke in opposition of the project.

James Thompson, 441 Seaview Avenue, spoke in support of the project.

Cody Crowell, 100 Worth Avenue, spoke in support of the project.

Ira Schneider, 435 Brazilian Avenue, spoke in support of the project.

Mary Kathleen Ernst, 310 Via Linda, spoke in opposition of the project.

Steven Jeffrey Greenwald, 128 Seaspray Avenue, spoke in opposition of the project.

Benjamin Peterson, 240 South County Road, spoke in support of the project.

Michelle Mickle, Real Estate Appraiser, spoke in opposition of the project.

Angel Arroyo, 215 South County Road, spoke about traffic concerns.

Attorney Musa, representing the Weltroth family at 256 South Ocean Drive, suggested deferral of project.

Discussion took place on real estate sales that have adjacent parking lots.

Attorney Ziska provided additional comments.

Discussion took place regarding protection of Sea Streets, enforcement of employee parking, special events, valet parking plan, declaration of use agreement, and intensification of use.

Discussion took place on deadlines for receiving materials.

Motion was made by President Pro Tem Zeidman, and seconded by Council Member Crampton, to defer Z-18-00149 Special Exception with Site Plan Review to the January 9, 2018 Town Council meeting with the condition that Declaration of Use modifications must be submitted by December 21, 2018. On roll call, the motion carried unanimously.

b. Z-18-00150 SITE PLAN REVIEW WITH VARIANCE(S) Zoning District: R-C Medium Density Residential The application of Samuel Hunt III and Victoria S. Hunt, Applicant, relative to property located at 400 CHILEAN AVE SUITE: 2, legal description on file, is described below. Site Plan Review to allow the construction of a 529 square foot carport/awning to provide covered parking for 2 parking spaces on the south side of the existing condominium. The following variances are being requested to construct the awning: a) to allow in a south side yard setback of 6.3 feet in lieu of the 10 foot minimum setback required in the R-C Zoning District. b) to allow a rear yard setback of 6.17 feet in lieu of the 10 foot minimum in the R-C Zoning District. [Applicant's Representative: Maura Ziska Esq]

Ex-parte communications were declared by Council Members Araskog, Crampton and Lindsay.

Attorney Ziska provided details of the project.
Director Martin provided Staff comments.

Motion was made by Council Member Crampton, and seconded by Council Member Lindsay, that Site Plan Review Z-18-00150 be approved, based upon the finding that the approval of

the site plan will not adversely affect the public interest and that the Council certifies that the specific zoning requirements governing the individual use have been met and that satisfactory provision and arrangement has been made concerning Section 134-329, items 1 through 11 with the following conditions: ARCOM must approve the design, and the owner will provide a utility easement satisfactory to the Town of Palm Beach, prior to building permit issuance. On roll call, the motion carried unanimously.

Motion was made by Council Member Crampton, and seconded by Council Member Lindsay, that Variance No. Z-18-00150 be granted and find, in support thereof, that all of the criteria applicable to this application as set forth in Section 134-201(a), items 1 through 7 have been met with the condition that ARCOM must approve the design. On roll call, the motion carried unanimously.

c. Z-18-00151 VARIANCE(S) Zoning District: R-B Low Density Residential The application of Ray and Kim Celedinas, Applicant, relative to property located at 619 ISLAND DR, legal description on file, is described below. A variance request to construct an 84 square foot no profile personal watercraft lift to the south end of the existing marginal dock that will require the following variances: 1) to allow a 10 foot south riparian setback in lieu of the 25 foot minimum setback required; and 2) to allow the no profile personal watercraft lift to extend 7 feet west of the U.S. Pierhead line and the Town's Bulkhead line in lieu of the 6 foot maximum allowed. [Applicant's Representative: Maura Ziska Esq]

Ex-parte communications were declared by Council Members Araskog, Crampton and Lindsay.

Attorney Ziska provided details of the project.
Director Martin provided Staff comments.

Motion was made by Council Member Araskog, and seconded by Council Member Lindsay, that Variance No. Z-18-00151 be granted and find, in support thereof, that all of the criteria applicable to this application as set forth in Section 134-201(a), items 1 through 7 have been met. On roll call, the motion carried unanimously.

d. Z-18-00152 SPECIAL EXCEPTION WITH VARIANCE(S) Zoning District: C-TS Town-Serving Commercial The application of 336 PARTNERS INC (C. Orrico), Applicant, relative to property located at 336 S COUNTY RD, legal description on file, is described below. The applicant is the owner of two adjacent properties, 220 Brazilian Avenue, which contains a single family residence, and 336 South County Road, which is a commercial building that houses C.Orrico -a retail clothing store. In 1977 Lillian Rousseau ("Lilly Pulitzer") owned the Properties and requested special exception approval from the Town Council to have her store in this location. The Town Council granted the approval with a condition that Lilly enter into a Unity of Title Agreement to tie the two properties together

and use the 20 parking spaces on 220 Brazilian for the store. Lilly sold the properties to 336 Partners, Inc./C.Orrico in 1997 and C.Orrico obtained Special Exception approval in 1997 to operate a retail store in this location with all prior conditions of approval. The applicant is now requesting the following: 1) A request for special exception approval to modify the previously approved Special Exception to eliminate the condition of approval requiring a unity of title between 220 Brazilian and 336 South County Road; and 2) A request for a variance to have zero (0) parking spaces in lieu of the previously approved 20 parking spaces on 220 Brazilian. [Applicant's Representative: Maura Ziska Esq]

Ex-parte communications were declared by Council Members Araskog, Crampton, and Lindsay, Mayor Coniglio, and Council President Moore.

Attorney Ziska provided details of the project.
Director Martin provided Staff comments.

Motion was made by Council Member Crampton, and seconded by President Pro Tem Zeidman, that Special Exception Z-18-00152 shall be granted, based upon the finding that such grant will not adversely affect the public interest and that the applicable criteria set forth in Section 134-229 of the Town Code have been met with the caveat that the owner will provide a utility easement satisfactory to the Town of Palm Beach, prior to building permit issuance. On roll call, the motion carried unanimously.

Motion was made by Council Member Crampton, and seconded by President Pro Tem Zeidman, that Variance No. Z-18-00152 be granted and find, in support thereof, that all of the criteria applicable to this application as set forth in Section 134-201(a), items 1 through 7 have been met. On roll call, the motion carried unanimously.

e. Z-18-00153 VARIANCE(S) Zoning District: R-B Low Density Residential The application of Avery and Joan Klann, Applicant, relative to property located at 117 EVERGLADE AVE, legal description on file, is described below. Applicant is proposing to construct 164 square feet one story infill addition to connect the existing garage to the house which will require the following variance: 1) a cubic content ratio ("CCR") of 4.96 in lieu the 4.85 existing and the of the 3.98 maximum allowed in the R-B Zoning District for a lot that is 12,245 square feet in area. [Applicant's Representative: Maura Ziska Esq] [Architectural Review Commission Recommendation: Implementation of the proposed variance will not cause negative architectural impact to the subject property. Carried 6-1. The Architectural Review Commission approved the project as presented at the November 28, 2018 meeting. Carried 6-1.]

Ex-parte communications were declared by Council Members Araskog, Crampton and Lindsay, and Council President Moore.

Attorney Ziska provided details of the project.
Deputy Clerk Ruderman swore in Architect Albarran.
Director Martin provided Staff comments.

Motion was made by Council Member Crampton, and seconded by President Pro Tem Zeidman, that Variance No. Z-18-00153 be granted and find, in support thereof, that all of the criteria applicable to this application as set forth in Section 134-201(a), items 1 through 7 have been met with the caveat that the owner will provide a utility easement satisfactory to the Town of Palm Beach, prior to building permit issuance. On roll call, the motion carried unanimously.

f. Z-18-00154 VARIANCE(S) Zoning District: R-B Low Density Residential The application of NLWFL LLC (Michael Margolis), Applicant, relative to property located at 528 N LAKE WAY, legal description on file, is described below. 1) A request for variance to allow a 60 KW generator to be placed in the street side yard setback along Tangier Avenue with a setback of 5.83 feet in lieu of the 25 foot minimum required. 2) A request for a variance to allow a swimming heater in the street side yard setback with a setback of 5.83 feet in lieu of the 25 foot minimum required. 3) A request for a variance to allow an equipment screening and noise-attenuating wall at a height of 7 feet in lieu of the 6 foot maximum allowed in a front or street side yard setback. [Applicant's Representative: Maura Ziska Esq] [Architectural Review Commission Recommendation: Implementation of the proposed variance will not cause negative architectural impact to the subject property. Carried 7-0. The Architectural Review Commission approved the project as presented at the November 28, 2018 meeting. Carried 7-0.]

Ex-parte communications were declared by Council Members Araskog, Crampton and Lindsay.

Attorney Ziska provided details of the project.
A short discussion took place on height of the wall and the generator location.
Director Martin provided Staff comments.

Motion was made by President Pro Tem Zeidman, and seconded by Council Member Araskog, that Variance No. Z-18-00153 be granted and find, in support thereof, that all of the criteria applicable to this application as set forth in Section 134-201(a), items 1 through 7 have been met with the caveat that the owner will provide a utility easement satisfactory to the Town of Palm Beach, prior to building permit issuance and that the decibel level will be tested at the appropriate time. On roll call, the motion carried unanimously.

The Town Council recessed at 10:36 a.m. and reconvened at 10:42 a.m.

3. Other

- a. Proposed Staff Initiated Zoning Text and Comprehensive Plan Amendment Issues

Zoning Technician Elliott suggested, removing items 3, 6, 15, 18 and 20
He requested that the remaining items be taken to the Planning & Zoning Commission to further study the items and draft a proposal to be brought back to council for adoption.

Discussion took place on all remaining items.

There was a consensus from the council that zoning text and comprehensive plan amendment issues be brought to the Planning & Zoning Commission for further study.

- b. Worth Avenue Valet Parking Pilot Program

Zoning Technician Elliott provided an update on the program.
Director Martin provided Staff comments.
Property Manager of the Esplanade, Yvonne Jones, provided further information.

A motion was made by Council Member Crampton, and seconded by Council Member Araskog to approve the Worth Avenue Valet Parking Pilot Program and remove of sign. On roll call, the motion carried unanimously.

IX. ANY OTHER MATTERS

- A. A short discussion ensued regarding noise from train horns.

The Town Council recessed at 11:22a.m. and reconvened at 1:25 p.m.

X. ADJOURNMENT

There being no further business, the Development Review Town Council meeting of December 12, 2018, was adjourned at 6:15 p.m.

APPROVED:

Danielle H. Moore, Town Council President

ATTEST:

Kathleen Ruderman, Deputy Town Clerk