

TOWN OF PALM BEACH

Information for Town Council Meeting on: September 11, 2019

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

Via: Josh Martin, Director of Planning, Zoning & Building

From: Wayne Bergman, Asst. Director of Planning, Zoning & Building

Re: Proposed Changes to Chapter 18 – Buildings & Building Regulations;
Ordinance No. 33-2019 - Second Reading

Date: August 22, 2019

STAFF REQUEST & RECOMMENDATION

Staff requests that the Town Council consider Ordinance No. 33-2019 (revisions to Chapter 18, Buildings & Building Regulations). Staff further recommends that the Town Council adopt Ordinance No. 33-2019 on Second Reading.

GENERAL INFORMATION

Planning, Zoning & Building and Public Works staff have been working with both the Public Works Committee and the ORS Committee on ways to better manage the commercial truck traffic on the Island. A concept proposal was made to integrate a construction staging and truck logistics plan into all plan sets that are presented to the Architectural Committee and to the Landmark Preservation Committee. The construction staging and truck logistics plans would expand the new requirement for perimeter construction screening by asking project owners to also identify the areas of the lot for material storage, contractor parking, and delivery areas. Further, the owner would be asked to propose a timeline of construction with major benchmark dates. The benchmark dates would include large concrete pours and major material deliveries (doors, block, windows, trusses, palms and tress, etc.). The truck logistics plan would also include a description of the best way to ingress and egress the property from off Island, and have the owner identify the size of the largest truck that may arrive at the property. **The goal is to have the owner and design team begin planning for the major truck and contractor vehicular impacts to the community at a time very early in the project and before work actually begins. It will be difficult for an owner or designer to be 100% specific on these matters, but the thought is to have the planning for these impacts complete (or at least underway) at the time the Architectural Committee or Landmark Preservation Committee reviews the projects. Changes to these plans will likely occur, and the owner or contractor could revise the truck logistic plan throughout the construction, as needed.**

Both the Public Works Committee and the ORS Committee seemed to like the concept, and staff was directed to draft an ordinance for the Town Council's review. At your meeting on August 14, 2019, the Town Council approved Ordinance No. 33-2019 on First reading.

FUNDING/FISCAL IMPACT

N/A.

STRATEGIC PLAN

The proposed change are consistent with the Town's Strategic Plan, as the changes will help the Departments become part of a more Responsive Town Government and will improve the Resident's Quality of Life by helping to minimize the impacts of construction.

COMPREHENSIVE PLAN

Consistent with the Town's Comprehensive Plan and with Florida Statute 162 and 163 (Florida's Municipal Code Enforcement and Community Planning Act).

SPECIAL CONSIDERATIONS

The ordinance has been reviewed by the Town Attorney for legal form and sufficiency.

After the last meeting I received an email from builder Tim Givens regarding the draft ordinance. Tim points out it may be very difficult to provide the CPM (construction timeline) at the time of Arcom or LPC application, maybe even at the time of the building permit application. He wonders how realistic the new process would be, as changes from the owners and changing subcontractors could require a completely different logistics plan. A thought is to review the draft ordinance with a group of builders and designers now to see if some modifications could be made to the ordinance to have the logistics plan more reasonable, more realistic, and less of a challenge to the owners and builders.

However, Ordinance No. 33-2019 (Chapter 18) is ready at this time to be adopted on Second Reading.

Attachments: Ordinance No. 33-2019 (Chapter 18)
Email from Tim Givens, dated August 15, 2019

WRB