



TOWN OF PALM BEACH

Minutes of the Local Planning Agency

Held on January 15, 2020

I. CALL TO ORDER AND ROLL CALL

The Local Planning Agency was called to order January 15, 2020 at 9:33 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 Specialist Churney gave the invocation. Council President Pro Tem Zeidman led the Pledge of Allegiance.

III. COMMUNICATIONS FROM CITIZENS – 3 MINUTE LIMIT PLEASE

There were no communications from citizens.

IV. ORDINANCES

1. ORDINANCE NO. 01-2020 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 134, Zoning, As Follows: At Article V, Planned Unit Development Procedure, Section 134-622, Permitted Land Uses In The PUD-A Zoning District, To Allow Hotels As A Permitted Use And Administrative Site Plan Review For Permitted And Accessory Uses That Do Not Exceed 2,500 Square Feet; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.

Paul Castro, Zoning Manager, introduced Ordinance No. 01-2020 to the LPA members.

Jamie Crowley, Attorney for The Breakers, discussed the request to make the hotel a permitted use rather than an exception, so that minor capital improvements would not need to come before the Council. He requested the change to make the hotel and golf course a permitted use and to give the Director of Planning, Zoning and Building the discretion to approve

site plan review projects under 2,500 square feet. He added that site plan projects would still be reviewed by the Landmarks Committee or ARCOM, depending where they were located on the property.

Administrative Specialist Churney swore in all those intending to give testimony today.

Zoning Manager Castro provided staff comments on the history of the PUD-A. In a rewrite of the code, hotels had been removed from commercial and most residential districts. With this change, the permitted uses within The Breakers Hotel and the Breakers PUD-A also changed. Staff felt it would be a positive approach to allow these permitted uses for The Breakers. Zoning Manager Castro noted there was a caveat regarding the 2,500 square feet, that if the PZB Director determined it might negatively impact either Town facilities or abutting property owners, it would automatically come before the Town Council.

Council Member Araskog found that the permitted use requests were acceptable. She expressed concern for the 2,500 square feet threshold, unless it was an interior space. Jamie Crowley responded to her concern. Council Member Araskog expressed her opinion that 1,000 square feet was a more acceptable request.

Zoning Manager Castro commented on the square footage request.

Council Member Crampton inquired how staff would handle the requests. Zoning Manager Castro responded an administrative site plan would be provided by the applicant. The PZB Director would determine if that specific improvement would impact either Town facilities on The Breakers property or abutting property owners. Zoning Manager Castro confirmed that all of the residential phases previously approved were not impacted by this proposal. Council Member Crampton favored lowering the threshold to 1,500 square feet.

Council Member Lindsay expressed her opinion that 2,500 square feet was small, relative to the size of The Breakers property.

Mayor Gail Coniglio asked staff for their recommendation. Zoning Manager Castro stated that staff recommended the 2,500 square feet.

Josh Martin, Director of Planning, Zoning & Building, discussed the uses of the PUD and thought the request was long overdue. He stated his opinion that 2,500 square feet was an appropriate number.

Mayor Coniglio thought Mr. Martin's recommendation should be followed.

Motion was made by Council Member Lindsay, and seconded by Council Member Araskog, to recommend approval of Ordinance No. 1-2020 to the Town Council. On roll call, the motion carried unanimously.

V. ADJOURNMENT

There being no further business, the Local Planning Agency meeting of January 15, 2020 was adjourned at 9:53 a.m. without the benefit of a roll call.

APPROVED:

Danielle H. Moore, Town Council President

ATTEST:

Kelly Churney, Administrative Specialist