

**MINUTES OF THE WORKSHOP SESSION  
VILLAGE COUNCIL OF NORTH PALM BEACH, FLORIDA  
MAY 13, 2021**

Present:

Darryl C. Aubrey, Sc.D., Mayor  
Deborah Searcy, Vice Mayor  
Mark Mullinix, President Pro Tem  
David B. Norris, Councilmember  
Susan Bickel, Councilmember  
Andrew D. Lukasik, Village Manager  
Len Rubin, Village Attorney  
Jessica Green, Village Clerk

ROLL CALL

Mayor Aubrey called the meeting to order at 7:00 p.m. All members of Council were present. All members of staff were present.

COUNTRY CLUB GOLF MEMBERSHIP

Head Golf Professional Alan Bowman gave a presentation on Country Club Golf Memberships. Mr. Bowman reviewed and discussed current and target membership status. Mr. Bowman gave a breakdown of revenue from residents and non-residents. North Palm Beach residents make up 60% of golf membership and bring in 53% of membership dues. North Palm Beach residents represent 110 of 168 paid waitlist deposits. A reduction of golf memberships to 190 will be recommended. Mr. Bowman discussed and explained considerations that have arisen regarding golf memberships which included group play and lack of tee times in season.

Mr. Bowman discussed a list of options to solve the issues which included eliminating all non-resident golf memberships, eliminating non-residents from the wait list and approving only resident members going forward, eliminating non-residents from the wait list after a certain date or number on the wait list, or working towards a higher percentage of resident memberships over time by replacing any resident that resigns by another resident at the beginning of the membership year and having any non-resident membership resignations replaced by a certain percentage of resident memberships.

Discussion ensued between Mr. Bowman and Council regarding the different options to solve golf membership issues.

Council gave direction to move forward with Option 4(b) Work towards a higher percentage of resident memberships over time. Any non-resident membership resignations must be replaced by two-thirds of resident memberships.

The workshop was recessed at 7:22 p.m.

The workshop reconvened at 9:40 p.m.

ZONING IN PROGRESS

Community Development Director Jeremy Hubsch, gave a presentation on Residential Code Re-Write and Zoning in Progress. Mr. Hubsch gave a brief history regarding the proposed code rewrite and the issues that have arisen with regards to residential construction within the Village.

ZONING IN PROGRESS *continued*

Concerns that have arisen were that larger homes had too much mass, lacked compatibility with adjacent homes, lacked architectural character, were too tall, covered too much lot and had too much impervious surface. Mr. Hubsch discussed and reviewed building trends within the Village from 2015 to present.

Mr. Hubsch discussed and explained the proposal for a Zoning in Progress and stated that staff was recommending an ad-hoc committee of local experts to evaluate changes to the R-1 Zoning Code and to allow a Zoning in Progress with certain parameters while the committee was evaluating the changes to the code. Proposed changes were limiting the total height of two-story homes, limiting the area of a second story to 75% of the first story and establishing minimum landscaped area standards. Mr. Hubsch gave a comparison of other city’s R-1 zoning districts. Mr. Hubsch explained impervious surfaces and stormwater runoff and their potential issues. Mr. Hubsch provided information on current and new flood zones. Mr. Hubsch stated that he performed a peer city analysis which indicated the following:

<b>Municipality</b>	<b>Impervious Surface Ratio</b>	<b>Landscaped Space</b>
Lake Worth Beach	50%	The lesser of 900 square feet or 75% of front yards shall be pervious and landscaped
Tequesta		Minimum landscaped open space-30%
Juno Beach		Minimum landscaped open space-25%
Palm Beach Shores		Minimum landscaped open space-20%
Stuart	50%	
Lantana	Maximum 50% in front yard	
Vero Beach		Minimum open space-25%
Martin County (Jensen Beach, Hobe Sound, Palm City)		Minimum open space-50%
Palm Beach		Minimum landscaped area space-45% (50% shall be within 10’ of property lines)

Mr. Hubsch presented pictures of newly built homes in the Village as examples and gave their dimensions and impervious surface ratios and front yard impervious surface coverages. Mr. Hubsch gave staff recommendations as follows:

- Recommendation #1

Require minimum landscape area:

1. 40% for two-story homes
2. 35% for one-story homes

Mr. Hubsch indicated that the Village’s R-1 zoning code does not have any design standards or restrictions for 2<sup>nd</sup> story mass and gave examples of standards and restrictions from a sampling of other municipalities.

- Recommendation #2 and #3

- #2. Establish maximum height of 2 stories, 30 feet
- #3. Limit enclosed area of 2<sup>nd</sup> floor to 75% of the enclosed first floor area

ZONING IN PROGRESS *continued*

Mr. Hubsch discussed and gave the dimensions, building coverage, impervious area and landscape area of smallest lot size and a moderate lot size in the R-1 zoning district.

Discussion ensued between Mr. Hubsch and Council regarding the proposed Zoning in Progress ordinance.

Mr. Hubsch concluded the presentation by recommending that staff formally draft a Zoning in Progress Ordinance for the R-1 Zoning District that will create a minimum required landscape area, establish a maximum building height and limit the 2<sup>nd</sup> story of a home to 75% of the first story and creating an ad-hoc committee that would be appointed by Village Council and comprised of a representative from the Planning Commission and a representative from Council as well as residents with experience in residential construction, architecture, engineering, landscape architecture, law, land planning and similar fields.

Discussion continued between Mr. Hubsch and Council regarding the timeframe of the proposed Zoning in Progress, how volunteers would be chosen for the Ad Hoc Committee and who would be affected by the Zoning in Progress.

Councilmember Norris asked what type of input from the public would be needed in order to move forward with a Zoning in Progress ordinance.

Mr. Lukasik stated that staff would make an effort to push out information and communicate with residents about the proposed Zoning in Progress ordinance.

Councilmember Bickel stated that residents have asked her about the Village having an architectural review board. Councilmember Bickel stated that the State was considering taking away the ability for municipalities to have an architectural review board. The ability to decide on style and material of roof structures and porches and color was also being considered. Councilmember Bickel recommended that the Village make a stance and take action against these considerations by July 1<sup>st</sup>.

Attorney Rubin stated that the pre-emption had not yet been signed by the Governor and if it were signed, would not go into effect until July 1<sup>st</sup>. Mr. Rubin gave a list of items that were being considered for pre-emption.

Discussion ensued between Councilmembers and Mr. Rubin regarding the state's proposed pre-emptions on single-family residential architectural designs and styles.

ADJOURNMENT

With no further business to come before the Council, the workshop adjourned at 10:22 p.m.

  
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Jessica Green, MMC, Village Clerk