

EXHIBIT A

PALM BEACH COUNTY LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)

(Updated 4/20/16)

Minutes of March 23, 2016 LDRAB Meeting

On Wednesday, March 23, 2016 the Palm Beach County Land Development Regulation Advisory Board (LDRAB), also sitting as the Land Development Regulation Commission (LDRC), met in the Ken Rogers Hearing Room, (VC-1W-47), at 2300 North Jog Road, West Palm Beach, Florida.

A. Call to Order/Convene as LDRAB

1. Roll Call

Chair Wes Blackman called the meeting to order at 2:02 p.m. Zona Case, Code Revision Zoning Technician, called the roll.

Members Present: 10

Wesley Blackman (PBC Planning Congress)
Michael Peragine (District 1)
David Carpenter (District 2)
Barbara Katz (District 3) *
Jim Knight (District 4)
Lori Vinikoor (District 5)
Stuart R, Fischer (District 6)
Terrence Bailey (Florida Eng. Society)
Frank Gulisano (PBC Board of Realtors)
Derek Zeman (FL Surveying & Mppng. Soc.)

Vacancy: 1

(Assoc. General Contractors of America)

Members Absent: 7

Henry Studstill (District 7)
Daniel J. Walesky (Gold Coast Build. Assoc.)
Joni Brinkman (League of Cities)
Jerome Baumoehl (AIA)
Tommy Strowd (Environmental Organization)
James Brake (Alternate #1)
Leo Plevy (Alternate #2)

County Staff Present

William Cross, AICP, Principal Site Planner, Zoning
Erin Fitzhugh-Seta, AICP, Senior Planner, Planning
Robert Kraus, Senior Site Planner, ERM
Jean Matthews, Senior Planner, Parks and Recreation
Selva Selvendran, Environmental Manager, Department of Health
Zona Case, Zoning Technician, Zoning

2. Additions, Substitutions, and Deletions

Mr. Blackman noted the distribution of the amendments to the agenda handout and requested that it be included in the motion to adopt the agenda. He also welcomed Mr. Derek Zeman, newly appointed LDRAB member.

3. Motion to Adopt Agenda

Motion to adopt the agenda, as amended, by Ms. Vinikoor, seconded by Mr. Gulisano. Motion passed (9 - 0*).

4. Adoption of February 24, 2016 Minutes (Exhibit A)

Motion to adopt by Ms. Vinikoor, seconded by Mr. Carpenter. Motion passed (9 - 0*).

B. ULDC AMENDMENTS

1. Exhibit B – Height Measurement for Fences, Walls and Hedges

Mr. Cross explained that the amendment is to replace text which was included in Exhibit E for BCC adoption on March 24, but was inadvertently omitted from the signed Ordinance.

Motion to adopt by Mr. Gulisano, seconded by Ms. Vinikoor. Motion passed (9 - 0*).

* Ms. Barbara Katz arrived at 2:06 p.m.

2. Exhibit C - Parks and Recreation

Mr. Cross and Ms. Matthews summarized the amendments, as follows:

- Part 1 of Exhibit B updates the Person Per Household (PPH) rate to reflect the 2010 Census PPH rate of 2.39, as provided by the United States Census Bureau.
- Parts 2 and 3 are related to Community and Neighborhood Park Recreation Standards, to allow the following with approval by the Director of Parks and Recreation Department:

- ✓ Underground easements in recreation parcels ensuring the utilities of the sites are not adversely impacted. This will offer greater flexibility in site design, resulting in more livable conditions for residents.

EXHIBIT A

PALM BEACH COUNTY LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)

(Updated 4/20/16)

Minutes of March 23, 2016 LDRAB Meeting

- ✓ Exempt Congregate Living Facilities (CLF) from the minimum parcel size and dimensions to enable more flexible designs, and provide residents with alternative opportunities for indoor or outdoor activities.
- Phasing plans for Multifamily and CLF requiring that no more than 20 percent of Certificates of Occupancy be issued for a phase until recreational improvements are completed, open for use and accessible to residents.
- Parts 4, 5 and 6 relate to calibrating standards which similarly address Planned Development District minimum recreation standards, recognizing the amendments in Part 3:
 - ✓ Alternatives to comply with minimum recreation needs for CLFs; and,
 - ✓ Exemption from “frontage” requirements for single use projects or pods comprised of Multi-family Residential, CLFs, or other similar uses, which typically lack the necessary internal streets to comply with the frontage requirement.

Motion to adopt by Ms. Vinikoor, seconded by Mr. Knight. Motion passed (10- 0).

3. Exhibit D - Article 14, Environmental Standards

Mr. Krauss explained that the amendment updates the list of Palm Beach County Natural areas by adding new natural areas and revises location data for existing ones. The amendment also corrects two spelling errors.

Motion to adopt by Mr. Carpenter, seconded by Ms. Vinikoor. Motion passed (10 - 0).

4. Exhibit E - Article 15, Health Regulations

Mr. Selvendran explained that the amendment deletes text related to pesticides which impacted wells. He clarified that pesticides are enforced by the Department of Agriculture and the ability for the Health Department to enforce was removed.

Motion to adopt by Mr. Gulisano, seconded by Ms. Katz. Motion passed (10 - 0).

5. Exhibit F - State Road 7, Economic Development Overlay

Mr. Cross explained that the amendment, including the add/delete handout, deletes all reference to the Economic Development Overlay (EDO) from the ULDC as the Overlay area has been annexed by Royal Palm Beach.

Motion to adopt by Ms. Vinikoor, seconded by Ms. Katz. Motion passed (10 - 0).

G. PUBLIC COMMENTS

There were no public comments.

H. STAFF COMMENTS

Mr. Cross informed the Board that the Electronic signage amendments would be presented to the BCC the following day; and, if the Planning Division proceeds with Comprehensive Plan text amendments for the Indian Trails Grove PUD, the related ULDC amendments may be presented at the April LDRAB.

Ms. Cantor advised that invitations to the Transportation Subcommittee Meeting on April 11 will be sent out the following week, and may also be presented at the April LDRAB Meeting.

Mr. Bailey inquired when the Workforce Housing amendments will come back to the LDRAB. He indicated interest in keeping abreast of the project as it is a very large and complex issue which will have major impact on the County. Ms. Fitzhugh-Seta explained that the Planning Division has been meeting with Industry, Non-Profit organizations and interested parties. At the last meeting many changes were proposed making it a consensus code. She anticipates that it will be presented in April and all related information will be posted on the Web.

I. ADJOURN

The Land Development Regulation Advisory Board meeting adjourned at 2:32 p.m.

EXHIBIT A

**PALM BEACH COUNTY
LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)**
(Updated 4/20/16)

Minutes of March 23, 2016 LDRAB Meeting

Recorded tapes of all LDRAB meeting are kept on file in the Palm Beach County Zoning/Code Revision office and can be requested by contacting the Code Revision Section at (561) 233-5213.

Minutes drafted by:  4/27/16
Zona Case, Zoning Technician Date