

EXHIBIT A

PALM BEACH COUNTY LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)

Minutes of March 25, 2015 Meeting

On Wednesday, March 25, 2015 the Palm Beach County Land Development Regulation Advisory Board (LDRAB), 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

Vice chair David Carpenter called the meeting to order at 2:04 p.m. Zona Case, Code Revision Zoning Technician, called the roll.

Members Present: 11

David Carpenter (District 2)
Barbara Katz (District 3)
Jim Knight (District 4)
Lori Vinikoor (District 5)
Henry Studstill (District 7)
Daniel J. Walesky (Gold Coast Build. Assoc.)
Joni Brinkman (League of Cities)
Terrence Bailey (Florida Eng. Society) *
Tommy B. Strowd (Environmental Org.)
Gary Rayman (Fl. Surveying & Mapping Soc.)
Leo Plevy (Member at Large, Alt.)

Vacancies: 2

(District 6)
(Assoc. General Contractors of America)

Members Absent: 5

Wesley Blackman (PBC Planning Congress)
Michael J. Peragine (District 1)
Jerome Baumoehl (AIA)
Frank Gulisano (PBC Board of Realtors)
James Brake (Member At Large, Alt.)

County Staff Present:

Lenny Berger, Chief Assistant County Attorney
Joanne Keller, P.E., Director, Land Development
Bryan Davis, Principal Planner, Planning
William Cross, AICP, Principal Site Planner, Zoning
Monica Cantor, Senior Site Planner, Zoning
Lauren Dennis, Site Planner II, Zoning
Zona Case, Zoning Technician, Zoning

2. Additions, Substitutions, and Deletions

Mr. Carpenter noted the distribution of an amendment to the agenda handout and requested that it be included in the motion to adopt the agenda.

3. Motion to Adopt Agenda

Motion to adopt agenda with the changes in the amendments to the agenda to include Outdoor Runs for Veterinary Clinic by Ms. Vinikoor, seconded by Ms. Katz. Motion passed (10 - 0)*.

4. Annual Election of Chair and Vice-Chair

Motion to re-elect Wes Blackman as Chair, in absentia, by Ms. Vinikoor, seconded by Mr. Knight. Motion passed (10 - 0)*. Motion by Ms. Vinikoor to re-elect David Carpenter as Vice-Chair seconded by Mr. Knight. Motion passed (10 - 0)*.

5. Adoption of November 12, 2014 Minutes (Exhibit A)

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

* Terrence Bailey arrived at 2:15 p.m.

B. ANNUAL ORGANIZATION DISCUSSION

Ms. Cantor introduced the two new LDRAB Members (Mr. Walesky and Mr. Strowd) and provided a brief overview on the following:

- Internet links to LDRAB/LDRC rules and regulations applicable to members;
- 2014 LDRAB members attendance report;
- Summary of ULDC amendments adopted in Rounds 2014-01 and 2014-02;
- Current LDRAB members list and schedule of 2015 LDRAB meeting dates;
- Zoning Director's memo on deadlines for agencies and privately initiated amendments;
- Proposed amendments for Round 2015-01, including the addition of two amendments: minimum Multiple Use Planned Development (MUPD) thresholds; and, covered loading zones associated with single uses in excess of 50,000 square feet; and,
- Update on active subcommittees, including the ongoing Use Regulations Project (URP) and Landscape Subcommittees. Ms. Cantor requested if there were any additional members to volunteer. Barbara Katz and Lori Vinikoor volunteered to be part of the URP subcommittee.

Motion by Mr. Rayman, seconded by Mr. Knight to appoint Ms. Katz. The motion passed (11 - 0). Motion by Mr. Knight, seconded by Mr. Studstill to appoint Ms. Vinikoor to the URP Subcommittee. The motion passed (11 - 0)

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C. ULDC AMENDMENTS

1. Exhibit B – Zero Lot Line Home Fences and Walls

Mr. Cross explained the amendment allows Zero Lot Line (ZLL) property owners to install a fence with a gate within the ZLL maintenance and Roof Overhang Easement with approval from the homeowners association (HOA).

Ms. Vinikoor requested staff to use the term Property Owners Association (POA) in case there is no HOA for the community. Mr. Cross affirmed the change would be incorporated pending confirmation that such was consistent with ULDC standards for associations. Additionally, Mr. Berger advised the need to change the reference in the exhibit on Line 34 from Art. 3.D.2.C.9.c.1 to Art. 3.D.2.C.9.c, Maintenance and Roof Overhang Easement.

Motion to adopt including the modification to POA by Ms. Vinikoor, seconded by Ms. Katz. Motion passed (11 – 0).

Editors Note: Staff confirmed that the ULDC utilizes the POA term for legal documents, per Art. 5.F.1.F.1, Property Owners Association (POA) Documents.

2. Exhibit C – Type II Kennel, Standards for Outdoor Runs

Mr. Cross presented the amendments to Type II Kennels. He indicated that fencing screening with opaque hedges is only required when outdoor runs are visible from adjacent properties or Right-of-Way, and updates to the sanitary requirements were made for consistency with current standards adopted for Type III Kennels.

Mr. Cross explained that the amendments to the agenda includes similar updates for Veterinary Clinic.

Mr. Cross indicated that even though Mr. Baumoehl was not present at the meeting, he requested that concerns regarding the minimum six-foot high fence be communicated to the LDRAB. Mr. Baumoehl indicated that in his experience in the design of this type of facilities, veterinary doctors have indicated that with sufficient running distance, there are some dogs that can jump a six-foot high fence. No further discussion took place on this specific topic.

Motion to adopt by Mr. Bailey, seconded by Ms. Katz. Motion passed (11 – 0).

D. PUBLIC COMMENTS

There were no public comments.

E. STAFF COMMENTS

There were no staff comments.

F. ADJOURN

The Land Development Regulation Advisory Board meeting adjourned at 2:45 p.m.

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:

Lauren Dennis



4/22/15