



PALM BEACH COUNTY

LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB) LAND DEVELOPMENT REGULATION COMMISSION (LDRC)

OCTOBER 27, 2021

BOARD MEMBERS

**Wesley Blackman, AICP, Chair (PBC Planning Congress)
Dr. Lori Vinikoor, Vice-Chair (District 5)**

Charles Millar (District 1)

Ned Kerr (District 2)

Ari Tokar (District 3)

Jim Knight (District 4)

Ben Morris (District 6)

Robert J. Harvey (District 7)

**Donald R. Barnes (Gold Coast Builders
Association)**

Anna Yeskey (Palm Beach League of Cities)

Terrence Bailey (Florida Engineering Society)

Lucille Hinnars (American Institute of Architects)

Susan A. Kennedy (Environmental Organization)

**Frank Gulisano (Realtors Association of the Palm
Beaches)**

**Jim Sullivan (Florida Surveying and Mapping
Society)**

**Charles Drawdy (Assoc. General Contractors of
America)**

Tommy B. Strowd (Alternate At-Large #1)

Abraham Wien (Alternate At-Large #2)

Board of County Commissioners

**Dave Kerner
Mayor, District 3**

**Robert S. Weinroth
Vice Mayor, District 4**

**Maria G. Marino
Commissioner, District 1**

**Maria Sachs
Commissioner, District 5**

**Mack Bernard
Commissioner, District 7**

**Gregg K. Weiss
Commissioner, District 2**

**Melissa McKinlay
Commissioner, District 6**

County Administrator

Verdenia C. Baker



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LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)

LAND DEVELOPMENT REGULATION COMMISSION (LDRC)

WEDNESDAY, OCTOBER 27, 2021 AGENDA

**KENNETH S. ROGERS HEARING ROOM (VC-1W-47)/COMMUNICATIONS MEDIA TECHNOLOGY
(CMT)**

2:00 P.M.

A. CALL TO ORDER/CONVENE AS LDRAB

1. Roll Call
2. Motion to Approve Remote Participation by CMT Due to Extraordinary Circumstances
3. Additions, Substitutions, and Deletions
 - a. Staff
 - b. Board Member
4. Motion to Adopt Agenda
5. Adoption of Minutes – September 22, 2021 (Exhibit A)
6. Public Comments – Any persons wanting to speak on an item shall complete and submit a comment card to the Secretary prior to the item being discussed.

B. UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENTS

None.

C. CONVENE AS LDRC

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| 1. Proof of Publication | |
| 2. Consistency Determination for Exhibits B-D | 1 – 1 |
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D. ADJOURN AS LDRC AND RECONVENE AS LDRAB

E. STAFF COMMENTS

- | | |
|---|-------|
| 1. Attachment 1, 2022 LDRAB Meeting Dates | 8 – 8 |
|---|-------|

F. BOARD MEMBER COMMENTS

G. ADJOURNMENT

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EXHIBIT A

PALM BEACH COUNTY LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB) LAND DEVELOPMENT REGULATION COMMISSION (LDRC)

(Updated 10/15/21)

Minutes of September 22, 2021 LDRAB/LDRC Meeting

On Wednesday, September 22, 2021, the Palm Beach County Land Development Regulation Advisory Board (LDRAB), met in the Kenneth S. Rogers Hearing Room (VC-1W-47), at 2300 North Jog Road, West Palm Beach, Florida and via Cisco Webex Events communications media technology (CMT).

A. CALL TO ORDER/CONVENE AS LDRAB

1. Roll Call

Chair Mr. Wesley Blackman, called the meeting to order at 2:02 p.m. Mr. Phil Myers, Code Revision Zoning Technician, called the roll.

Members Present: 10

Charles Millar (District 1, Commissioner Marino)
Ari Tokar (District 3, Commissioner Kerner)*
Dr. Lori Vinikoor (District 5, Commissioner Sachs)
Robert J. Harvey (District 7, Commissioner Bernard)
Donald R. Barnes (Gold Coast Builders Association)
Lucille Hinners (American Institute of Architects)
Susan A. Kennedy (Environmental Organization)
Frank Gulisano (Realtors Association of the Palm Beaches)
Jim Sullivan, Florida Surveying and Mapping Society
Wesley Blackman (PBC Planning Congress)

Members Absent: 8

Ned Kerr (District 2, Commissioner Weiss)
Jim Knight (District 4, Commissioner Weinroth)
Ben Morris (District 6, Commissioner McKinlay)
Anna Yeskey (League of Cities)
Terrence Bailey (Florida Engineering Society)
Charles D. Drawdy (Assoc. General Contractors of America)
Tommy B. Strowd (Alternate At-Large #1)
Abraham Wien (Alternate At-Large #2)

Vacancies: 0

County Staff Present: 19

Lisa Amara, Zoning Director**
Wendy N. Hernández, Deputy Zoning Director
Jeff Gagnon, Principal Site Planner, Zoning
Barbara Pinkston, Principal Site Planner, Zoning*
Ryan Vandenburg, Principal Site Planner, Zoning*
Imene Haddad, Senior Site Planner, Zoning*
Timothy Haynes, Senior Site Planner, Zoning*
Rafik Ibrahim, Senior Site Planner, Zoning/Building*
Ed Tombari, Senior Site Planner, Zoning*
Jerome Ottey, Site Planner II, Zoning
Alexander Biray, Site Planner I, Zoning
Phil Myers, Zoning Technician, Zoning
Shivanni Singh, Zoning Technician, Zoning**
Vanessa Porras, Administrative Assistant II, Zoning*
Scott A. Stone, Assistant County Attorney I
Patricia Behn, Planning Director*
Bryan Davis, Principal Planner, Planning
Michael Howe, Senior Planner, Planning*
Bill Cross, Principal Planner, Housing and Economic Development*

* Present via Webex Events.

** County Staff in audience.

*** Mr. Tokar arrived at 2:01 pm.

2. Motion to Approve Remote Participation by CMT Due to Extraordinary Circumstances

Motion to approve remote attendance by CMT based on extraordinary circumstances of the coronavirus pandemic for Mr. Tokar, by Dr. Vinikoor, seconded by Mr. Gulisano. The Motion passed unanimously (9-0).

3. Additions, Substitutions, and Deletions

Mr. Gagnon noted a correction on page 6 within the reasons for amendment for Exhibit C, removing the last sentence in reason for amendment 1, and the entire reason for amendment 2. The reasons for amendment do not impact any of the Code language proposed.

4. Motion to Adopt Agenda

Motion to adopt the Agenda, by Dr. Vinikoor, seconded by Mr. Sullivan. The Motion passed unanimously (9-0).

5. Adoption of Minutes – August 25, 2021 (Exhibit A)

Motion to adopt the Minutes, by Dr. Vinikoor, seconded by Mr. Harvey. The Motion passed unanimously (9-0).

6. Public Comments

None.

EXHIBIT A

PALM BEACH COUNTY LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB) LAND DEVELOPMENT REGULATION COMMISSION (LDRC)

(Updated 10/15/21)

Minutes of September 22, 2021 LDRAB/LDRC Meeting

B. UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENTS

1. Exhibit B – Art. 3, Airport Zoning Overlay Use Regulations Update

Mr. Gagnon introduced Ms. Collene Walter of Urban Design Studio, Agent for the Department of Airports, who explained the Amendment will recognize Outdoor Entertainment as a non-airport related use, revise use names and types to ensure consistency with Code definitions, and add Machine and Welding Shop to the Airport Zoning Overlay (AZO) Use Matrix.

a. Discussion

Mr. Blackman asked for clarification on the Table Notes for new members. Ms. Walter answered questions from Dr. Vinikoor and Mr. Millar pertaining to Vertiport pads, property uses, and Minor versus Major Utility definitions.

Motion to approve Exhibit B by Dr. Vinikoor, seconded by Mr. Gulisano. The Motion passed unanimously (10-0).

2. Exhibit C – Art. 3 and 4, Residential Future Land Use Designations

Mr. Ottey explained the amendment ensures consistency between the Code and changes made to the Comprehensive Plan (the “Plan”) by Planning Ordinance No. 2018-031, Residential Future Land Uses. The amendment allows agricultural uses in the Urban/Suburban (U/S) Tier as with the Rural Tier, recognizes the Agricultural Residential (AR) Zoning District as consistent with urban residential Future Land Use (FLU) designations, excludes Legal Lots of Record in the AR Zoning District with a residential FLU designation in the U/S Tier from being required to rezone when subdivisions are to accommodate residential uses with a one unit per acre density or non-residential use, and clarifies that only certain properties zoned Residential Estate prior to the Plan’s August 31, 1989 adoption are consistent with Rural Residential FLU designations.

a. Discussion

Ms. Amara, Ms. Hernández, Mr. Gagnon, and Mr. Ottey answered questions from Board members pertaining to the addition of FLU designations, livestock raising requirements, non-conforming setbacks, abbreviations and acronyms, enforcement of Hobby Breeders, and Legal Lot of Record determination by date.

Motion to approve Exhibit C by Dr. Lori Vinikoor, seconded by Ms. Kennedy. The Motion passed unanimously (10-0).

C. PRIVATELY INITIATED AMENDMENTS – FINAL RECOMMENDATION (PHASE 2)

1. Exhibit D – Art. 3 and 4, Boca Lago PUD Clubhouse

Mr. Gagnon explained the request as Phase 2 of an amendment to the Code proposing the framework for a future Zoning application. Mr. Jeff Brophy of WGI, Agent for the Applicant, gave a presentation explaining that the amendment will allow a Hotel or Motel Use to be collocated with a Golf Course clubhouse, subject to a Class A Conditional Use by the Board of County Commissioners.

a. Discussion

None.

Motion to approve, by Dr. Vinikoor, seconded by Mr. Barnes. The motion passed (9-0-1). Mr. Sullivan recused himself as an employee of the Agent.

2. Exhibit E – Art. 4, Dog Friendly Dining

Mr. Gagnon explained the request as Phase 2 of an amendment to the Code. Mr. Jared Taylor, Agent for the Applicant Lazy Dog Restaurants, LLC, gave a presentation explaining the amendment would create an official process to allow any Restaurant to apply for a permit to allow Dog Friendly Dining pursuant to Florida Statutes (F.S.) Section 509.233.

a. Discussion

Ms. Kennedy and Dr. Vinikoor expressed support for the proposed amendment and noted that it will succeed based on the guidance provided within the F.S.

Motion to approve, by Mr. Gulisano, seconded by Ms. Kennedy. The motion passed unanimously (10-0).

D. CONVENE AS LDRC

The Land Development Regulation Advisory Board convened as the Land Development Regulation Commission at 2:55 p.m.

1. Proof of Publication

Motion to accept Proof of Publication, by Dr. Vinikoor, seconded by Mr. Gulisano. The Motion passed unanimously (10-0).

EXHIBIT A

PALM BEACH COUNTY
LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
LAND DEVELOPMENT REGULATION COMMISSION (LDRC)
(Updated 10/15/21)

Minutes of September 22, 2021 LDRAB/LDRC Meeting

2. Consistency Determination for Exhibits D and E

Mr. Davis stated the proposed Exhibits D and E are consistent with the Comprehensive Plan.

Motion to accept Planning Staff's recommendation, by Dr. Vinikoor, seconded by Ms. Kennedy. The Motion passed unanimously (10-0).

E. ADJOURN AS LDRC AND RECONVENE AS LDRAB

The Land Development Regulation Commission adjourned and reconvened as the Land Development Regulation Advisory Board at 2:57 p.m.

F. STAFF COMMENTS

1. Update on Landscape Code Subcommittee

Mr. Gagnon updated the Board that Staff has been meeting on the topics previously discussed before the Board, and will plan to have a kick-off meeting in early November.

F. BOARD MEMBER COMMENTS

None.

G. ADJOURNMENT

The Land Development Regulation Advisory Board meeting adjourned at 2:59 p.m.

Recordings of all LDRAB meetings 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) 233-5302.

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**Department of Planning,
Zoning & Building**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb



**Palm Beach County
Board of County
Commissioners**

Dave Kerner, Mayor
Robert S. Weinroth, Vice Mayor

Maria G. Marino
Gregg K. Weiss

Maria Sachs
Melissa McKinlay
Mack Bernard

County Administrator

Verdenia C. Baker

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**INTER-OFFICE COMMUNICATION
DEPARTMENT OF PLANNING, ZONING AND BUILDING
PLANNING DIVISION**

TO: Wesley Blackman, AICP, Chairman, and Members of the
Land Development Regulation Advisory Board (LDRAB)
wesblackman@gmail.com

FROM:  Bryan Davis, Principal Planner
Planning Division

DATE: October 18, 2021

RE: Comprehensive Plan Consistency Determination for proposed
Unified Land Development Code (ULDC) amendments

The Planning Division has determined that the proposed ULDC amendments, Exhibits B through D of the packet provided by the Zoning Division, and scheduled for the October 27, 2021 LDRAB/LDRC meeting, is generally consistent with the Comprehensive Plan.

Additional review will be required for any revision(s) to an amendment other than for the purpose of correcting grammatical or spelling errors.

cc: Patricia Behn, Planning Director
Lisa Amara, Zoning Director
Kevin Fischer, Deputy Planning Director
Wendy Hernandez, Deputy Zoning Director
Jeff Gagnon, Principal Site Planner
Carolina Valera, Senior Planner

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EXHIBIT B

**ARTICLE 3 – OVERLAYS AND ZONING DISTRICTS
AIRPORT ZONING OVERLAY USE REGULATIONS UPDATE**

**CR-2021-0007
(Updated 10/15/21)**

Part 1. ULDC Art. 1.B.2.B.2.a.4), Overlays and Zoning Districts, Overlays, AZO, Airport Zoning Overlay, Applicability, Uses on Airport Properties, Use Regulations, Specific Use Regulations (pages 18-23, Supplement 30), is hereby amended as follows:

Reason for amendments: [Airports]
1. Recognize that the Palm Beach International Airport (PBI) area is currently surrounded by Outdoor Entertainment uses such as Drive Shack to the east, Palm Beach Atlantic University Rinker Athletic Complex and Hilton Palm Beach Airport water ski course to the southeast, Trump International Golf Club to the south, and Palm Beach Kennel Club to the northwest, and designate “Entertainment, Outdoor” as a non-airport related use subject to DRO review.
2. Revise use names and types to ensure consistency with Code definitions and existing commercial, recreational, and industrial uses as listed in Table 4.B.2.A, Commercial Use Matrix, Table 4.B.3.A, Recreation Use Matrix, and Table 4.B.5.A, Industrial Use Matrix respectively.
3. To add the Machine and Welding Shop use into the AZO Use Matrix to expand the type of uses allowed in the subsidiary development areas to promote their development. This change recognizes, for example, that PBI Parcel F, the area west of Military Trail, is being leased to predominately industrial developers for industrial users.

1 **CHAPTER B OVERLAYS**

2

3 **Section 2 AZO, Airport Zoning Overlay**

4

5

6 **B. Applicability**

7

8 **2. Uses on Airport Properties**

9 The provisions of this Section shall apply to airport-related and non-airport related uses within
10 the boundaries of the Airport Master Plans for those parcels with a U/T ~~Land Use~~FLU
11 designation and in the PO ~~Zoning~~ District for the four County-operated airports identified as
12 follows: PBI, PBC Glades Airport, PBC Park Airport (a.k.a. Lantana Airport), and North Palm
13 ~~Beach County~~ General Aviation Airport. Development of these airports shall be in accordance
14 with the Airport Master Plans as required by Plan Objective TE 1.7, Future Airport Expansion.
15 **[Ord. 2006-036]**

16 **a. Use Regulations**

17

18 **4) Specific Use Regulations**

19 The following uses are permitted in the AZO on airport properties: **[Ord. 2006-036]**

20

Table 3.B.2.B – Airport Use Regulations

Use Type	Airport Related Uses	Non-Airport Related Uses	Corresponding Zoning District PDRs (1)	Note (2)	Use Applicable to Specific Airport
Residential Uses					
Caretaker Quarters	D	D	CG or IG		All
Commercial Uses					
....					
Retail Sales, Mobile or Temporary		S	CG or IG	3	All
Retail Sales, Temporary		S	CG or IG	10	All
Self-Service Storage, Limited Access		D	CG or IG	37	All
Self-Service Storage, Multi-Access		D	CG or IG	37	All
Single Room Occupancy (SRO)	P	A	CG	38	All
Vehicle or Equipment Sales and Rental, Heavy		A	CG or IL	40	All
Vehicle Sales and Rental, Light	P	B	CG or IL	41	All
Veterinary Clinic	P	D	CG or IL	42	All
Vocational Institution	P	D	CG or IG	43	All
[Ord. 2006-036] [Ord. 2008-003] [Ord. 2010-009] [Ord. 2010-022] [Ord. 2011-016] [Ord. 2017-007] [Ord. 2018-018] [Ord. 2019-005]					

21

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EXHIBIT B

ARTICLE 3 – OVERLAYS AND ZONING DISTRICTS AIRPORT ZONING OVERLAY USE REGULATIONS UPDATE

CR-2021-0007
(Updated 10/15/21)

Table 3.B.2.B – Airport Use Regulations, Cont'd.

Use Type	Airport Related Uses	Non-Airport Related Uses	Corresponding Zoning District PDRs (1)	Note (2)	Use Applicable to Specific Airport
Institutional, Public, and Civic Uses					
....					
Entertainment, Indoor [Relocated to: Recreation Uses]	<u>P</u>	<u>D</u>	CG or IL	<u>3</u>	<u>All</u>
Entertainment, Outdoor [Relocated to: Recreation Uses]	<u>P</u>		<u>PO</u>	<u>4</u>	<u>All</u>
Fitness Center [Relocated to: Recreation Uses]	<u>P</u>	<u>D</u>	CG or IL	<u>5</u>	<u>All</u>
Golf Course [Relocated to: Recreation Uses]		<u>D</u>	CG or IL	<u>6</u>	<u>All</u>
Park, Public [Relocated to: Recreation Uses]		<u>P</u>	CG or IG	<u>9</u>	<u>All</u>
Park, Neighborhood [Relocated to: Recreation Uses]		<u>P</u>	CG or IG	<u>7</u>	<u>All</u>
Prison, Jail, or Correctional Facility	P	A	CG or IL	14	All
Recreation Uses					
Arena or Stadium or Amphitheater	P	A	CG	1	<u>PBIA1</u>
Entertainment, Indoor [Relocated from: Institutional, Public and Civic Uses]	<u>P</u>	<u>D</u>	CG or IL	<u>3</u>	<u>All</u>
Entertainment, Outdoor [Relocated from: Institutional, Public and Civic Uses]	<u>P</u>	<u>D</u>	CG or PO	<u>4</u>	<u>All</u>
Fitness Center [Relocated from: Institutional, Public and Civic Uses]	<u>P</u>	<u>D</u>	CG or IL	<u>5</u>	<u>All</u>
Golf Course [Relocated from: Institutional, Public and Civic Uses]		<u>D</u>	CG or IL	<u>6</u>	<u>All</u>
Park, Neighborhood [Relocated from: Institutional, Public and Civic Uses]		<u>P</u>	CG or IG	<u>7</u>	<u>All</u>
Park, Passive	P	P	CG or IL	8	All
Park, Public [Relocated from: Institutional, Public and Civic Uses]		<u>P</u>	CG or IG	<u>9</u>	<u>All</u>
Agricultural Uses					
....					
Utilities Uses/Excavation Uses/Commercial Communication Towers					
....					
Recycling Center [Relocated to: Industrial Uses]	<u>D</u>	<u>D</u>	CG or IG	<u>11</u>	<u>All</u>
Minor Utility	P	D	CG or IG	7	All
Transportation Uses					
Airport	P		PO	1	All
Helicopter Vertiport	P	A	CG or IL	2	All
Transportation Facility	B	B	CG or IG	5	All
[Ord. 2006-036] [Ord. 2008-003] [Ord. 2010-022] [Ord. 2012-007] [Ord. 2013-001] [Ord. 2017-007]					

1

Table 3.B.2.B – Airport Use Regulations, Cont'd.

Use Type	Airport Related Uses	Non-Airport Related Uses	Corresponding Zoning District PDRs (1)	Note (2)	Use Applicable to Specific Airport
Temporary Uses					
....					
Industrial Uses					
....					
Machine or Welding Shop	<u>P</u>	<u>D</u>	<u>IL</u>	<u>7</u>	<u>All</u>
Multi-Media Production		D	CG or IG	10	All
Gas and Fuel, Wholesale	P	D	IG	5	All
Research and Development		D	IG	13	All
Manufacturing and Processing	P	D	IG	8	All
Medical or Dental Laboratory		D	CG or IL	9	All
Recycling Center [Relocated from: Utilities/Excavation Uses/Commercial Communication Towers]	<u>D</u>	<u>D</u>	CG or IG	<u>11</u>	<u>All</u>
Recycling Plant	P	D	IG	12	All
Warehouse	P	D	IG	17	All
Wholesaling, General	P	D	IG	18	All
....					
[Ord. 2006-036] [Ord. 2010-022] [Ord. 2017-007] [Ord. 2018-002]					
Key:					

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EXHIBIT B

ARTICLE 3 – OVERLAYS AND ZONING DISTRICTS AIRPORT ZONING OVERLAY USE REGULATIONS UPDATE

CR-2021-0007
(Updated 10/15/21)

P	Permitted by Right
D	Permitted subject to approval by the DRO
B	Permitted only if approved by the Zoning Commission (ZC)
A	Permitted only if approved by the Board of County Commissioners (BCC)
Use Applicable to Specific Airport:	
1	Palm Beach International Airport (PBIA)
2	PBC Glades Airport
3	PBC Park Airport (a.k.a. Lantana Airport)
4	North PBC General Aviation Airport
All	PBIA, PBC Glades Airport, PBC Park Airport (a.k.a. Lantana Airport), and North PBC General Aviation Airport
Notes:	
1.	For purposes of determining the applicable property development regulations (PDRs) for non-airport related uses, the corresponding zoning district's PDR identified in Table 3.D.1.A, Property Development Regulations shall apply to lot dimension, density, FAR, building coverage, and setbacks. [Ord. 2018-002]
2.	Reference Art. 4, Use Regulations for additional Supplementary Use Standards which includes exceptions, restrictions, or prohibitions. [Ord. 2017-007] [Ord. 2018-018]
3.	Temporary Use through the ZAR process. [Ord. 2018-002]

1
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EXHIBIT C

ARTICLE 3 – OVERLAYS AND ZONING DISTRICTS
PLANNED UNIT DEVELOPMENT STANDARDS AND MEASUREMENT

CR-2021-0002
(Updated 10/15/21)

Part 1. ULDC Art. 3.E.2.A.4, Overlays and Zoning Districts, Planned Development Districts (PDDs), Planned Unit Development (PUD), (pages 148 and 149, Supplement 30), is hereby amended as follows:

Table with 1 column: Reason for amendments: [Zoning]. Contains 5 numbered items detailing code corrections and amendments.

1 CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDs)

2

3 Section 2 Planned Unit Development (PUD)

4 A. General

5

6 4. Exemplary

7 A Rezoning to the PUD Zoning dDistrict or a Development Order Amendment (DOA) to a
8 previously approved PUD shall only be granted to a project exceedingconsistent with the
9 gGoals, policies and eObjectives, and Policies (GOPs) inof the Plan, and exceed the minimum
10 requirements of this Code; and the design objectives and performance standards in this Article
11 which include, but are not limited to, sustainability, trip reduction, cross access, buffering,
12 aesthetics, creative design, vegetation preservation, recreational opportunities, mix of uses,
13 mix of unit types, safety, and affordable housing. See the PBC Zoning Division Technical
14 Manual for examples. A DOA to a previously approved PUD shall be reviewed pursuant to Art.
15 1.E.1.B, Prior Approvals. [Ord. 2006-055]

16 B. Objectives and Standards

17

18 2. Required Performance Standards

19 A PUD shall comply with the following standards: Standards; a-d are required and must be
20 met. Aa minimum of two-of-the-four standards listed in e-hi are required: [Ord. 2006-055]

21 a. Proximity to Other Uses

22 All Residential Pods with five or more units per acre shall be located within 1,320 feet of a
23 neighborhood park, Recreation Pod, Private Civic Pod, Commercial Pod, or-a public
24 recreational facility. [Ord. 2006-055]

25 1) Measurement of Distance

26 For the purpose of this Section, distance shall be measured by drawing a straight line
27 between the property lines of a Residential Pod to the property line of the pod where
28 the commercial/personal services are locateda neighborhood park, Recreation Pod,
29 Private Civic Pod, Commercial Pod, or public recreational facility. [Ord. 2004-040]

30 b. Focal Points

31 A focal point shall be provided at the terminus of 15 percent of the streets in the project.
32 The focal point may be in the form of a plaza, fountain, landscaping, or similar amenity
33 deemed acceptable to the DRO. The focal point shall not be located on a private residential
34 lot. [Ord. 2006-055]

35 c. Neighborhood Park

36 Neighborhood parks shall have a direct connection to the pedestrian system and include a
37 tot lot, gazebo, fitness station, rest station, or similar recreation amenity. Neighborhood
38 parks shall not be used towards the Parks and Recreation Department’s minimum

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EXHIBIT C

ARTICLE 3 – OVERLAYS AND ZONING DISTRICTS PLANNED UNIT DEVELOPMENT STANDARDS AND MEASUREMENT

CR-2021-0002
(Updated 10/15/21)

- 1 recreation requirements and shall not be located within areas designated for drainage,
2 stormwater management or other utility purposes. [Ord. 2006-055]
3
4 **d. Decorative Street Lighting**
5 Decorative street lights shall be provided along the development entrances. [Ord. 2008-
6 037]
7
8 **e. Decorative Paving**
9 Decorative pavers shall be provided at the development entrances and incorporated into
10 recreational areas. [Ord. 2006-055]
11
12 **f. Fountains**
13 A minimum of one fountain shall be located in the main or largest lake or water body. [Ord.
14 2006-055]
15
16 **g. Benches or Play Structures**
17 Benches or play structures shall be provided in usable open space areas and along
18 pedestrian pathways. [Ord. 2006-055]
19
20 **h. Interspersed Housing**
21 WFHP units shall be interspersed with market rate units within a pod. [Ord. 2006-055]
22
23 **i. Pedestrian Circulation System**
24 An interconnected pedestrian sidewalk, path, or trail system shall be provided linking pods
25 to recreation amenities within the development. [Ord. 2008-037]
26
27

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Notes:

Underlined indicates **new** text.

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets **[Relocated to:]**.

Italicized indicates text to be relocated. Source is noted in bolded brackets **[Relocated from:]**.

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EXHIBIT D

ARTICLE 4 – USE REGULATIONS
GENERATORS FOR COMMERCIAL COMMUNICATION TOWERS

CR-2021-0003
(Updated 10/15/21)

Part 1. ULDC Art. 4.B.9.B.9, Use Regulations, Use Classification, Commercial Communication Towers, General Standards, Generators (page 141, Supplement 30), is hereby amended as follows:

<p>Reason for amendments: [Zoning]</p> <p>1. The Code currently restricts the size of generators provided for Commercial Communication Towers based on fuel type. There have been issues through the Building Permit process where Applicants are limited to what generators may be provided because of the fuel type restriction. This amendment proposes to remove this restriction by striking the provision in Article 4, resulting in generators provided for Commercial Communication Towers being regulated by Art. 5.B.1.A.19, Permanent Generators.</p>

1 CHAPTER B USE CLASSIFICATION

2

3 Section 9 Commercial Communication Towers

4

5 B. General Standards

6

7 ~~9. Generators~~

8 ~~All permanently installed generators used on site shall use propane fuel. However, generators~~
9 ~~125 kilowatts or greater may utilize diesel fuel.~~

10 ~~409. Lighting~~

11 The least intensive nighttime method of illumination acceptable to the FAA shall be utilized. To
12 the extent possible, strobe lighting or similar types of lighting shall not be utilized. All required
13 lighting shall be maintained on an as-needed basis by the owner of the tower.

14 ~~410. Interference~~

15 a. As provided by the FCC, towers shall not interfere with the normal operation of electrical
16 or mechanical equipment located within surrounding properties.

17 b. Towers or guy wires shall not impede the aerial mosquito control activities performed by
18 PBC, as determined by the BCC, for the health, safety, and welfare of its residents.

19 [ReNUMBER accordingly]

20

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ATTACHMENT 1
2022 MEETING SCHEDULE

LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
LAND DEVELOPMENT REGULATION COMMISSION (LDRC)

2022 MEETING DATES
(Updated 10/15/2021)

DATE	DAY
January 26, 2022	Wednesday (4 th)
February 23, 2022	Wednesday (4 th)
March 23, 2022	Wednesday (4 th)
April 27, 2022	Wednesday (4 th)
May 25, 2022	Wednesday (4 th)
June 22, 2022*	Wednesday (4 th)
July 27, 2022	Wednesday (4 th)
August 24, 2022	Wednesday (4 th)
September 28, 2022	Wednesday (4 th)
October 26, 2022	Wednesday (4 th)
November 17, 2022*	Thursday (3 rd)
December 14, 2022*	Wednesday (2 nd)
January 25, 2023	Wednesday (4 th)
Notes:	
<i>* Back-up dates to be used if necessary.</i>	

Meeting location and start times are typically as follows:

Planning, Zoning and Building Department
Vista Center
2300 North Jog Road
West Palm Beach, Florida 33411
Kenneth S. Rogers Hearing Room (VC-1W-47)
Meetings typically commence at 2:00 p.m.

(1) DISCLAIMER: Meetings are subject to change, cancellation, or may be continued, rescheduled, relocated, or commenced at a different time as necessary. (Reasons for the change include but not limited to length of agenda, as needed to respond to Hurricanes or other similar natural disasters, etc.).