

EXHIBIT A

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

(Updated 06/09/21)

Minutes of May 26, 2021 LDRAB/LDRC Meeting

On Wednesday, May 26, 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

Vice-Chair Dr. Lori Vinikoor, called the meeting to order at 2:00 p.m. Mr. Alexander Biray, Code Revision Site Planner I, called the roll.

Members Present: 15

Charles Millar (District 1, Commissioner Marino)
Ned Kerr (District 2, Commissioner Weiss)
Ari Tokar (District 3, Commissioner Kerner)
Jim Knight (District 4, Commissioner Weinroth)
Dr. Lori Vinikoor (District 5, Commissioner Sachs)
Ben Morris (District 6, Commissioner McKinlay)*

Robert J. Harvey (District 7, Commissioner Bernard)*
Donald R. Barnes (Gold Coast Builders Association)
Anna Yeskey (League of Cities)
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
Charles D. Drawdy (Assoc. General Contractors of America)
Abraham Wien (Alternate At-Large #2)*

Members Absent: 3

Terrence Bailey (Florida Engineering Society)
Wesley Blackman (PBC Planning Congress)
Tommy B. Stowd (Alternate At-Large #1)

County Staff Present: 25

Whitney Carroll, Deputy Planning, Zoning and Building Executive Director*
Jon MacGillis, Zoning Director*

Wendy N. Hernández, Deputy Zoning Director
Jeff Gagnon, Principal Site Planner, Zoning
Barbara Pinkston, Principal Site Planner, Zoning*
Adam Mendenhall, Senior Site Planner, Zoning
Imene Haddad, Senior Site Planner, Zoning*

Timothy Haynes, Senior Site Planner, Zoning*
Joyce Lawrence, Senior Site Planner, Zoning*

Carlos Torres, Senior Site Planner, Zoning*
Ryan Vandenburg, Interim Principal Site Planner, Zoning*

Jerome Ottey, Site Planner II, Zoning
Alexander Biray, Site Planner I, Zoning
Shivanni Singh, Zoning Technician, Zoning**
Denise Pennell, Senior Planner, Westgate Community Redevelopment Agency**
Scott A. Stone, Assistant County Attorney I
Bryan Davis, Principal Planner, Planning
Carolina Valera, Senior Planner, Planning*
Nora G. Acord, Planning Technician, Planning*
Bonnie Finneran, ERM (Environmental) Director**
Roberta Dusky, Environmental Program Supervisor, ERM**
Robert Kraus, Senior Site Planner, ERM**
Mark Meyer, Site Planner II, ERM*
Jake Leech, Environmental Analyst, OOR*
Lorinda J. Goldsmith, Senior Network Administrator*

Vacancies: 0

* Present via Webex Events.

** County Staff in audience.

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. Morris, Mr. Harvey, and Mr. Wien, by Mr. Gulisano, seconded by Mr. Knight. The Motion passed unanimously (12-0).

3. Introductions – Charles Millar as New Board Member

Mr. Millar introduced himself, his background, and who he represents.

4. Additions, Substitutions, and Deletions

Mr. Gagnon noted an Add/Delete sent to the Board in advance, with minor changes to Exhibit C, Art. 1-5, Non-Residential; removal of Exhibit B, Art. 2, 7, 10, and 14, South Florida Water Management District Irrigation Guidelines and Exhibit D, Art. 7, Landscape Buffer/Walls; and, a revised Consistency Determination for Exhibits C and E-I.

5. Motion to Adopt Agenda

Motion to adopt the Agenda as amended, by Mr. Knight, seconded by Mr. Gulisano. The Motion passed unanimously (15-0).

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6. Adoption of Minutes – April 28, 2021 (Exhibit A)

Motion to adopt the Minutes, by Mr. Knight, seconded by Mr. Barnes. The Motion passed unanimously (15-0).

7. Public Comments

None.

B. UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENTS

2. Exhibit C – Art. 1-5, Non-Residential

Mr. Gagnon explained the amendment codifies Planning Ordinance No. 2020-011 and provides additional revisions and corrections. Mr. Mendenhall further explained the amendment removes and merges the Mixed Use Planned Development (MXPB) district with the Multiple Use Planned Development (MUPD) district where applicable, updates non-residential zoning district consistency with Future Land Use (FLU) designations, clarifies verbiage and use approval processes, and allows some light industrial uses in commercial zoning districts and FLU designations subject to Class A Conditional Use approval.

a. Discussion

Mr. Mendenhall and other Staff answered questions from the Board regarding existing MXPBs, requirements as they relate to MUPDs, allowed housing types, redevelopment of old shopping centers for housing components, and Workforce Housing Program requirements.

Motion to approve as amended, by Mr. Gulisano, seconded by Mr. Drawdy. The Motion passed unanimously (15-0).

C. CONVENE AS LDRC

The Land Development Regulation Advisory Board convened as the Land Development Regulation Commission at 2:37 p.m.

1. Proof of Publication

Mr. Stone noted a Motion to accept the Proof of Publication was not needed.

2. Consistency Determination for Exhibits C and E-I

Mr. Davis stated the proposed amendments Exhibits C and E-I are consistent with the Comprehensive Plan as amended and recommended by the Board.

Motion to accept the Planning Division's determination by Mr. Barnes, seconded by Mr. Gulisano. The Motion passed unanimously (15-0). Mr. Gagnon noted that there were no significant changes to the previously reviewed amendments. Motion to approve as consistent, by Ms. Kennedy, seconded by Mr. Barnes. The Motion passed unanimously (15-0).

D. ADJOURN AS LDRC AND RECONVENE AS LDRAB

The Land Development Regulation Commission adjourned and reconvened as the Land Development Regulation Advisory Board at 2:39 p.m.

E. STAFF COMMENTS

Mr. Gagnon noted it is Mr. Mendenhall's last meeting with the County, as he has accepted employment elsewhere. He also noted Staff does not anticipate a June meeting. He thanked the Board for their participation for the 2021-01 Round of Amendments.

F. BOARD MEMBER COMMENTS

None.

G. ADJOURNMENT

Motion to adjourn, by Mr. Gulisano, seconded by Mr. Drawdy. The Motion passed unanimously (15-0). The Land Development Regulation Advisory Board meeting adjourned at 2:41 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) 233-5243.