

EXHIBIT A

**PALM BEACH COUNTY
LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)**

Minutes of May 23, 2012 Meeting

On Wednesday, May 23, 2012 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.

A. Call to Order/Convene as LDRAB

1. Roll Call

Chair Wes Blackman called the meeting to order at 2:05 p.m. Zona Case, Code Revision Zoning Technician, called the roll.

Members Present: 12

Wesley Blackman (PBC Planning Congress)
Joanne Davis (District 1) *
David Carpenter (District 2)
Barbara Katz (District 3) **
Lori Vinikoor (District 5)
Michael Zimmerman (District 6)
Martin Klein (District 7)
Raymond Puzzitiello (Gold Coast Builders Assoc.)
Joni Brinkman (League of Cities)
Rosa Durando (Environmental Organization)
Terrence Bailey (Florida Eng. Society)
Jerome Baumoehl (AIA)

Members Absent: 5

Jim Knight (District 4)
Gary Rayman (Fl. Surveying & Mapping Society)
Frank Gulisano (PBC Board of Realtors)
Maurice Jacobson (Condominium Association)
Leo Plevy (Member at Large, Alt.)

Vacancies: 2

Vacant (Assoc. General Contractors of America)
Vacant (Member At Large, Alt.)

County Staff Present:

Rebecca Caldwell, Executive Director, Planning, Zoning & Building
John MacGillis, Director, Zoning
Maryann Kwok, Chief Planner, Zoning
Leonard Berger, Assistant County Attorney
William Cross, Principal Site Planner, Zoning
Monica Cantor, Senior Site Planner, Zoning
Scott Rodriguez, Site Planner I, Zoning
Zona Case, Zoning Technician, Zoning
Bryan Davis, Principal Planner, Planning
Robert Kraus, Site Planner, Environmental Resources Management (ERM)

2. Additions, Substitutions, and Deletions

Mr. Blackman noted the circulation of a add/delete item. He also suggested that the request from staff for a special meeting on June 13, 2012, be added as item A5.

Motion by Mr. Klein, seconded by Mr. Puzzitiello. The motion passed (11 - 0).

3. Motion to Adopt Agenda

Motion to adopt agenda and add delete by Mr. Klein, seconded by Ms. Vinikoor. The motion passed (11 – 0).

4. Adoption of April 25, 2012 Minutes (Exhibit A)

Motion to adopt by Mr. Klein, seconded by Ms. Vinikoor. The motion passed (11 – 0).

5. Request for a Special Meeting

Mr. Cross elaborated on the request for a special LDRAB meeting on June 13, 2012 at 2:00 p.m. The BCC requested staff to process an amendment to Agricultural Residential (AR) zoned properties within the Exurban and Rural Tiers to accommodate the raising of chickens. The intent of the amendment is to address setbacks and other similar standards. The direction is to process the amendment in the current 2012-01 Amendment Round.

Motion by Mr. Klein, seconded by Ms. Vinikoor. The motion passed (11 - 0).

* Joanne Davis arrives at 2:10 p.m.

This space intentionally left blank.

EXHIBIT A

PALM BEACH COUNTY
LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)

Minutes of May 23, 2012 Meeting

B. ULDC Amendments

1. **Exhibit B – AGR Tier - Packing Plant in AGR-PUD Preserve Area**

The amendment is being processed concurrently with Plan text amendments transmitted by the BCC on March 28, 2012, to allow packing plants within the Preserve Areas of AGR-PUD's.

Motion to adopt by Mr. Klein, seconded by Ms. Vinikoor. The motion passed (11 – 1*). Ms. Davis voted in opposition.

2. **Exhibit C – AGR Tier - Institutional Medical Office**

The amendment is being processed concurrently with Plan text amendments transmitted by the BCC on March 28, 2012, to allow additional Medical or Dental Office uses on two parcels in the AGR-PUD, bordered by the Bethesda Hospital. Ms. Davis questioned the categorization of "Institutional." Mr. Klein noted that the decision is not discretionary as it must comply with the Plan.

Motion by Mr. Klein, seconded by Mr. Puzzitiello. The Motion passed (9 – 3*). Ms. Davis, Mr. Bailey and Mr. Baumoehl voted in opposition.

3. **Exhibit D – Planned Industrial Park Development (PIPD) [BCC Direction/Industry Request]**

This amendment was initiated by industry and responds to BCC direction. Mr. Andrew Jacobson, representing McCraney Properties, indicated that the text (editor: Supplemental Standards) added for the Fitness Center was too restrictive by limiting the use to serve only residents and workers of the PIPD and the Vocational School is limited to teaching only certain subjects.

Staff noted that the limitations were required for consistency with the Plan, and Mr. MacGillis noted that the amendments were consistent with BCC direction.

Mr. Carpenter made a motion to deny Vocational School and Fitness Center and allow Catering Service in PIPD Industrial Use zone, seconded by Mr. Baumoehl.

The Motion passed (9 – 3*). Ms. Durando, Ms. Vinikoor and Mr. Bailey voted in opposition.

4. **Exhibit E – Mobile Home Parks**

The amendments respond to requests from Habitat for Humanity and related F.S. requirements for residential manufactured structures (aka modular homes) in mobile home parks. The amendments clarify definition for "mobile home"; establish alternative development standards for fee simple mobile home lots; and, outline property development regulations to allow for modular homes in existing mobile home parks and single-family dwelling units in fee simple mobile home parks.

Motion to adopt by Mr. Carpenter, seconded by Mr. Klein. The motion passed (12 – 0*).

5. **Exhibit F – Location Criteria - Convenience Store with Gas Sales and Retail Gas and Fuel [BCC Direction/Industry Request]**

This amendment was initiated by industry and responds to BCC direction. The amendment will exempt additional Convenience Store with Retail Gas Sales uses from certain location criteria where located within half-mile of an Interstate I-95 intersection.

Motion to adopt by Mr. Bailey, seconded by Mr. Klein. Motion passed (9 – 2*). Ms. Brinkman recused herself. Ms. Durando and Mr. Baumoehl voted in opposition.

6. **Exhibit G – Location Criteria - Type 1 Restaurant**

This amendment is intended to provide exemptions for the location criteria of Type 1 Restaurants with drive through lanes when the site addresses additional trips by mitigating negative impacts caused by the drive through.

Motion to adopt by Mr. Bailey, seconded by Mr. Klein. Motion passed (12 – 0*).

EXHIBIT A

**PALM BEACH COUNTY
LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)**

Minutes of May 23, 2012 Meeting

7. Exhibit H – Elementary or Secondary Schools

At the request of the PBC School Board, existing language was reviewed and is being amended to clarify standards that apply to private, charter and public schools, and avoid conflicts between the ULDC and the Florida Building Code applicable to public schools.

Motion to adopt by Mr. Klein, seconded by Ms. Vinikoor. Motion passed (12 – 0*).

8. Exhibit I – Article 2.C, FLU Plan Amendments

The FLU amendments are primarily housekeeping in nature, to reflect current practices, recent changes to F.S. and update notification standards for consistency with 2011 BCC direction to make improvements to public notification for certain Planning and Zoning Public Hearings.

Motion to adopt by Mr. Carpenter, seconded by Ms. Klein. Motion passed (12 – 0*).

9. Exhibit J – Wall Signage

The amendments provide greater flexibility for industry and improved clarity on the designation of the building side the largest wall sign may be placed. Includes clarification of wall signs next to residential.

Motion to adopt by Mr. Carpenter, seconded by Mr. Klein. Motion passed (11 – 1*). Mr. Baumoehl voted in opposition.

10. Exhibit K – Urban Redevelopment Area Overlay (URAO)

The exhibit corrects scrivener's errors by deleting Specialized Development District and clarifies prior efforts to exempt permitted single family units from certain setbacks.

Motion to adopt by Mr. Carpenter, seconded by Mr. Klein. Motion passed (12 – 0*).

11. Exhibit L – Agriculture Marketplace

Mr. Cross gave a brief outline of the process that started with Board direction, continued through several subcommittee meetings and was brought to consensus as presented in the Exhibit including the amendments to the agenda. He thanked all participants - subcommittee members, Planning and Zoning staff and interested parties.

Ms. Vinikoor expressed pleasure in participating and admiration for the tremendous amount of work done. Mr. Blackman added that the amendments read very elegantly, concerns were addressed and he was very impressed with the product.

Motion to adopt by Mr. Carpenter, seconded by Mr. Klein. Motion passed (12 – 0*).

** Barbara Katz leaves at 3:30 p.m.

C. Convene as LDRC

1. Proof of Publication

Motion to approve, by Mr. Klein, seconded by Ms. Davis. The motion passed (11 – 0**).

2. Consistency Determination

Mr. Davis stated that the proposed amendments B.1 through B.11 and the previously presented amendments Exhibit M through Exhibit T were consistent with the Comprehensive Plan.

Motion to approve consistency determination by Mr. Klein, seconded by Mr. Bailey. The motion passed (11- 0**).

Adjourned as LDRC.

D. Reconvene as LDRAB

E. Public Comments

There were no public comments.

F. LDRAB Subcommittee Updates

Ms. Cantor said review of Use Regulations is now underway. She requested input from members and interested parties for the Zoning Division online Survey of Industrial Uses.

EXHIBIT A

**PALM BEACH COUNTY
LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)**

Minutes of May 23, 2012 Meeting

G. Staff Comments

Mr. Cross updated the Board by stating that June 5, 2012 BCC workshop is scheduled to discuss Recycling Drop-Off Bins; June 13, 2012 is the tentative date for the special LDRAB Meeting to address livestock; and, August 21, 2012 will be a formal BCC Workshop to discuss Pot-Bellied Pigs.

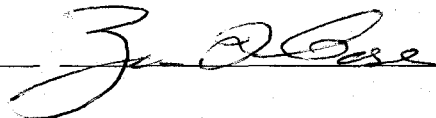
H. Adjourn

The Land Development Regulation Advisory Board meeting adjourned at 3:35 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:

Zona Case



5/28/2012