

## EXHIBIT A

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

#### Minutes of April 25, 2012 Meeting

On Wednesday, April 25, 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: 14

Wesley Blackman (PBC Planning Congress)  
Joanne Davis (District 1)  
Barbara Katz (District 3) \*  
Jim Knight (District 4)  
Lori Vinikoor (District 5)  
Martin Klein (District 7)  
Frank Gulisano (PBC Board of Realtors)  
Maurice Jacobson (Condominium Assoc.)  
Raymond Puzzitiello (Gold Coast Builders Assoc.)  
Joni Brinkman (League of Cities)  
Rosa Durando (Environmental Organization)  
Terrence Bailey (Florida Eng. Society)  
Jerome Baumoechl (AIA)  
Gary Rayman (Fl. Surveying & Mapping Society)

##### Members Absent: 3

David Carpenter (District 2)  
Michael Zimmerman (District 6)  
Leo Plevy (Member at Large, Alt.)

##### Vacancies: 2

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

##### County Staff Present:

Leonard Berger, Assistant County Attorney  
William Cross, Principal Site Planner, Zoning  
Monica Cantor, Senior Site Planner, Zoning  
Zona Case, Zoning Technician, Zoning  
Michael Howe, Senior Planner, Planning  
Robert Kraus, Site Planner, Environmental  
Resources Management (ERM)

##### 2. Additions, Substitutions, and Deletions

Item placed together with the motion to adopt agenda.

##### 3. Motion to Adopt Agenda

Motion to adopt agenda and add delete sheet by Mr. Klein, seconded by Mr. Jacobson. The motion passed (12 – 0).

##### 4. Adoption of February 22, 2012 Minutes (Exhibit A)

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

#### B. ULDC AMENDMENTS

##### 1. Exhibit B – Article 5.G, Density Bonus Programs

Mr. Michael Howe of the Planning Division presented the amendments as follows:

- Establish a minimum sales price floor for Workforce Housing Program (WHP) for-sale units at the time of approval, to ensure price consistency and ease the concerns of builders' lenders;
- Clarify the requirements to be eligible for the release of WHP obligation to construct. The text changes on the add-delete sheet are for added clarity;
- Assure that all WHP units that meet the timing and sales percentage requirements are eligible for the release of WHP obligation to construct; and,
- Identify Realtors Association of the Palm Beaches as the source of the median sales price data used to set the value and price of a Transfer of Development Rights (TDR).

\* Jerome Baumoechl arrives at 2: 08 p.m.

Motion to adopt by Mr. Klein, seconded by Mr. Puzzitiello. The motion passed (13 – 0\*).

##### 2. Exhibit C – Art. 14, Environmental Standards

Mr. Kraus presented the amendments as follows:

- Simplify the native vegetation removal process for single family dwellings to be indicated in the Building Division Residential 1 & 2 Family checklist at time of Building Permit;
- Reduce the scope of off-site planting options so as to reduce the staff time required to monitor them;
- Clarify the required conditions and methods under which mitigation or restoration of removed native vegetation can be accomplished;

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- Provide exemptions for agricultural parcels less than 10 acres and minor vegetation removal and relocation of up to ten native trees; and,
- Clarify type of native restoration required to satisfy violation of removed native vegetation without approval.

\*\* Barbara Katz arrives at 2: 11 p.m.

Motion by Mr. Klein, seconded by Mr. Gulisano. The Motion passed (14 – 0\*\*\*).

**3. Exhibit D – Art. 4.B.1.A.96, Commercial Parking Lot**

Mr. Cross clarified that the amendment simply deletes two redundant references to Art. 6, Parking and Art. 7, Landscaping requirements for Commercial Parking Lots, which unnecessarily precludes an applicant from applying from Variance relief.

Motion to adopt by Mr. Klein, seconded by Mr. Jacobson. The motion passed (14 – 0\*\*\*).

**C. LDRAB SUBCOMMITTEE UPDATES**

Mr. Cross gave the following update on the two active Subcommittees:

1. Agriculture Marketplace - A meeting is scheduled for Monday, April 30 and staff will present the final position as to what they are prepared to recommend to the BCC. If this is not acceptable and there is no agreement, staff will have to go back to the Commissioners for direction on the topic in the form of a workshop item.
2. Use Regulations Project - This multi-month project had its kickoff meeting on Monday, April 23 and staff expects to have the next meeting to start with Industrial uses in approximately 4 - 5 weeks, after the May LDRAB meeting. There is need for more LDRAB members to participate. It was also noted that it would be helpful to have a member from the Realtors Association. Mr. Baumohl said he would serve on the subcommittee as member.

Motion to approve by Mr. Klein, seconded by Mr. Jacobson. Motion passed (14 – 0\*\*\*).

**D. PUBLIC COMMENTS**

There were no public comments.

**E. STAFF COMMENTS**

Mr. Cross noted that upwards of thirteen Exhibits have been scheduled for the May 23 Agenda, however some of the items are contingent on the approval of the Planning Department text amendment.

Mr. Cross also noted that future Minutes will be summarized due to insufficient staff, and noted that detailed Minutes were redundant as video records of the meetings are posted on the web.

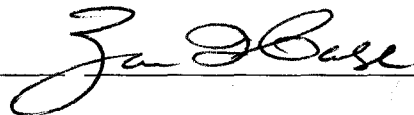
**F. ADJOURN**

The Land Development Regulation Advisory Board meeting adjourned at 2:30 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



4/27/2012