

EXHIBIT A



PZ&B DEPARTMENT **LDRAB COMMUNITY RESIDENTIAL HOUSING SUBCOMMITTEE** **MINUTES**

OCTOBER 13, 2020

On Tuesday, October 13, 2020 the LDRAB Community Residential Housing Subcommittee held a meeting at the Vista Center, Room VC-1E-60 Conference Room at 2300 North Jog Road, West Palm Beach, Florida and via Cisco Webex Events communications media technology (CMT).

LDRAB Subcommittee Members: Drew Martin, Dr. Lori Vinikoor*, Daniel J. Walesky*, Terrance Bailey*, Susan A. Kennedy, Wesley Blackman*

Not in Attendance: Glenn E. Gromann, Anna Yeskey, Frank Gulisano

County Staff: Jon MacGillis*, Wendy N. Hernández, Scott A. Stone*, Jeff Gagnon, Adam Mendenhall, Jerome Ottey, Alexander Biray, Bryan Davis*, Lorinda Goldsmith*, Zubida Persaud*

Interested Parties: Bob Berman, Steven Farnsworth*, Al Johnson*, Jeffrey Lynne*

* *Present via Webex Events*

A. Call to Order

The meeting convened at 1:02 p.m.

1. Roll Call

Mr. Alexander Biray, Code Revision Site Planner I, called the roll.

Mr. Martin arrived in person at 1:04 p.m.

2. Introduce Subcommittee Members, Staff, and Interested Parties

Mrs. Hernández, Deputy Zoning Director, introduced the Subcommittee Members, County Staff and Interested Parties present in person and via CMT.

Mr. Walesky arrived via CMT at 1:05 p.m.

3. Elections – Chair and Vice-Chair

Mrs. Hernández opened the floor to nominations for Chair and Vice-Chair. Mr. Blackman nominated Dr. Vinikoor for Chair, seconded by Mr. Martin. Dr. Vinikoor accepted. The Motion passed unanimous (5-0). Mr. Walesky nominated Mr. Blackman for Vice-Chair, seconded by Mr. Martin. The Motion passed unanimous (5-0).

4. Motion to Adopt Agenda

Motion to adopt the Agenda, by Mrs. Kennedy, seconded by Mr. Martin. The Motion passed unanimous (5-0).

5. Additions, Substitutions, and Deletions to Agenda

Mrs. Hernández there were no additions, substitutions, and deletions to the Agenda.

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B. Background Summary

Mrs. Hernández informed the Subcommittee the Agenda and back-up documentation will also be on the web. She presented Attachment A, Comprehensive Plan Policies, consisting of the Plan Goals, Objectives and Policies concerning the Congregate Living Facility (CLF) use and Congregate Living Residential (CLR) Future Land Use (FLU) utilized for Type 3 CLFs or greater density by beds, and amendments to the Unified Land Development Code (ULDC) should not be in conflict. She further presented Attachment B, ULDC Congregate Living Facilities, concerning the three types of CLFs by capacity and where permitted by zoning district, as well as Reasonable Accommodation as it relates to the proposed new uses. She noted the Zoning Division hired consultant Mr. Daniel Lauber last November, who prepared a study and frequently asked questions, linked in the Agenda.

C. Goals and Objectives

Mrs. Hernández informed the Subcommittee the goal is to rely on their expertise as it relates the scope of modifying the ULDC to be consistent with the findings of Mr. Lauber's study. She indicated the Articles affected, including Article 1 as it relates to definitions, Article 2 for Conditional Use standards and Reasonable Accommodation, Article 3 for overlays and zoning districts, Article 4 for the Use Matrices and Supplemental Use Standards, Article 6 for parking, and Article 7 for required landscape buffers. Mrs. Hernández also noted Staff has reached out to Mr. Willie Swoope, Impact Fee Coordinator in regards to Art. 13, Impact Fees, which lists CLF as a use, and if it would be affected.

Dr. Vinikoor asked about if fire safety is being addressed. Mrs. Hernández responded it would defer to applicable fire and building codes.

Mr. Martin asked about parking requirements based on the uses being classified residential, and if the County would be allowed to turn down an application if it cannot meet parking requirements. Mrs. Hernández responded Staff will analyze on-site parking requirements, and look at off-site parking within proximity and on-street parking at the discretion of the Land Development Division.

Mr. Bailey arrived at 1:17 p.m.

D. Items for Next Meeting

Mrs. Hernández presented Exhibit C, delineating four different date schedules for Subcommittee meetings to Board of County Commissioners (BCC) final adoption, varying from the end of January to March. She also noted that the Consultant's contract ends in January. Mr. Blackman recommended the next meeting be back-to-back with the existing scheduled LDRAB meeting on October 28th. A discussion ensued on each Subcommittee Member's availability. A derivative of the "Date 4" option was chosen, with October 28th, November 10th, November 24th, and December 8th.

Mr. Stone noted that the October meeting will be the last meeting where CMT may be used without a physical quorum, as the Governor's Executive Order is set to expire on November 1st. Mrs. Hernández noted more Subcommittee meetings will be proposed if needed, and Mr. Biray will verify the availability of Staff and meeting room availability.

E. Adjourn

Mrs. Hernández opened the floor to any questions or discussions. Mrs. Persaud asked if Mr. Johnson of the Office of State Attorney was still on to give an update on the Sober Homes Task Force. Mr. Lynne noted he was on the task force, and briefed that there are two task forces, legislative and law enforcement. He noted currently there is a glitch bill in the works to clarify the difference between a recovery residence and "flophouse" group homes. Dr. Vinikoor, also part of the task force, added that they have been straightening out issues with the directors and licensing, and alluded to her earlier comment on fire safety in regards to State certification requirements based on use.

Mr. Lynne noted, based on the study and similar ordinances derived from other local clients of Mr. Lauber, the uses are purely residential uses and clarified the licensing

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requirements for recovery residences. Mrs. Hernández added Reasonable Accommodation would apply where there are no licensing requirements.

Motion to adjourn, by Mrs. Kennedy, seconded by Mr. Martin. The Motion passed unanimous (6-0).

The LDRAB Community Residential Housing Subcommittee meeting adjourned at 1:40 p.m.