

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

(Updated 1/10/23)

Minutes of October 26, 2022 LDRAB/LDRC Meeting

On Wednesday, October 26, 2022, 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 Mr. Wesley Blackman, called the meeting to order at 2:06 p.m. Mr. Alexander Biray, Site Planner II, called the roll.

Members Present: 13

Charles Millar (District 1, Commissioner Marino)
Ned Kerr (District 2, Commissioner Weiss)
Matthew Barnes (District 3, Commissioner Kerner)
Jim Knight (District 4, Commissioner Weinroth)
Dr. Lori Vinikoor (District 5, Commissioner Sachs)
Alleigh S. Reitz (District 6, Commissioner McKinlay)
Robert J. Harvey (District 7, Commissioner Bernard)
Anna Yeskey (League of Cities)*
Terrence Bailey (Florida Engineering Society)
Susan A. Kennedy (Environmental Organization)
Frank Gulisano (Realtors Association of the Palm Beaches)
Wesley Blackman (PBC Planning Congress)
Drew Martin (Alternate At-Large #1)

Members Absent: 2

Lucille Hinners (American Institute of Architects)
Jim Sullivan, Florida Surveying and Mapping Society

County Staff Present: 15

Lisa Amara, Zoning Director
Wendy N. Hernández, Deputy Zoning Director
Lorenzo Aghemo, Principal Site Planner, Zoning
Jerome Ottey, Senior Site Planner, Zoning
Alexander Biray, Site Planner II, Zoning
Valerie Flores, Site Plan Technician, Zoning
Scott A. Stone, Assistant County Attorney II
Jeff Gagnon, Deputy Planning Director
Maria Bello, Principal Planner, Planning
Bryan Davis, Principal Planner, Planning
Matt Briley, Planner I, Planning
Peter Germain, Planner I, Planning
Laurie Harari, Planner I, Planning
Richard E. Torrance, Code Enforcement Manager
Jean W. Matthews, Senior Planner, Parks and Recreation

Vacancies: 3

Gold Coast Builders Association
Assoc. General Contractors of America
Alternate At-Large #2

* Ms. Yeskey arrived at 2:27 p.m.

2. Additions, Substitutions, and Deletions

None.

3. Motion to Adopt Agenda

Motion by Mr. Gulisano, to adopt the Agenda, seconded by Ms. Kennedy. The Motion passed unanimously (12-0).

4. Approval of Minutes – July 27, 2022

Motion by Mr. Knight, to approve the Minutes, seconded by Mr. Gulisano. The Motion passed unanimously (12-0).

5. Public Comments

None.

B. UNIFIED LAND DEVELOPMENT CODE (ULDC) REVISIONS

1. CR-2022-0002 – Transfer of Development Rights for Workforce Housing Units, Art. 5

Ms. Bello provided a PowerPoint presentation and overview of the Transfer of Development Rights (TDR) Program, and explained the revision addresses a recurring issue to allow workforce housing

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units resulting from the use of TDRs, to be subject to the same regulations as workforce housing units that result from the Workforce Housing Program (WHP).

a. Discussion

Ms. Bello answered questions from the Board regarding the applicability, availability, and effectiveness of density bonus programs and other County Agency programs to assist with affordable housing.

**Ms. Yeskey arrived at 2:27 p.m.*

Motion to approve, by Dr. Vinikoor, seconded by Mr. Knight. The Motion passed (12-1). Mr. Martin dissented.

2. CR-2022-0003 – Electronic Message Signs, Art. 1, 2, and 8

Mr. Ottey explained the revision allows for electronic message displays for signs associated with assembly-type institutional and civic uses, including Places of Worship, government-owned Public Parks, Schools, Colleges, Assembly Membership Nonprofit, and Assembly Institutional, Nonprofit uses.

a. Discussion

A discussion ensued about changes in electronic sign technology. Mr. Ottey and Ms. Hernández answered questions about signage as it relates to Schools, dimensional restrictions, light pollution, and formatting clarity.

Motion to approve, by Mr. Martin, seconded by Mr. Gulisano. The Motion passed unanimously (13-0).

C. CONVENE AS LDRC

The Land Development Regulation Advisory Board convened as the Land Development Regulation Commission at 2:44 p.m.

1. Proof of Publication

Motion to accept Proof of Publication, by Dr. Vinikoor, seconded by Mr. Knight. The Motion passed unanimously (13-0).

2. Consistency Determination for Items B.1. and B.2.

Motion by Mr. Martin, to approve, seconded by Mr. Gulisano. The Motion passed unanimously (13-0).

CI. ADJOURN AS LDRC AND RECONVENE AS LDRAB

The Land Development Regulation Commission adjourned and reconvened as the Land Development Regulation Advisory Board at 2:46 p.m.

CII. STAFF COMMENTS

None.

CIII. BOARD MEMBER COMMENTS

None.

CIV. ADJOURNMENT

The Land Development Regulation Advisory Board meeting adjourned at 2:48 p.m.

Recordings of all LDRAB meetings are kept on file in the Palm Beach County Zoning/Sustainability and Infill Office and can be requested by contacting Valerie Flores at (561) 233-5352.