

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

(Updated 6/14/23)

**Minutes of May 10, 2023 LDRAB/LDRC Meeting**

On Wednesday, May 10, 2023, 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 2:01 p.m. Ms. Valerie Flores, Site Plan Technician, called the roll.

**Board Members Present: 12**

Ned Kerr (District 2, Mayor Weiss)  
Matthew Barnes (District 3, Commissioner Barnett)  
Jim Knight (District 4, Commissioner Woodward)  
Dr. Lori Vinikoor (District 5, Vice Mayor Sachs)  
\*\*\*Josh Nichols (District 6, Commissioner Baxter)  
Anna Yeskey (League of Cities)  
Terrence Bailey (Florida Engineering Society)  
Lucille Hinnens (American Institute of Architects)  
\*Drew Martin (Alternate At-Large #1)  
Frank Gulisano (Realtors Assn. of the Palm Beaches)  
Wesley Blackman (PBC Planning Congress)  
\*\*Susan A. Kennedy (Environmental Organization)

**Board Member Vacancies: 3**

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

**County Staff Present: 10**

Lisa Amara, Director, Zoning Division  
Wendy N. Hernández, Deputy Director, Zoning Division  
Alexander Biray, Site Planner II, Zoning Division  
Dorine Kelley, Customer Relations Manager, Zng. Div.  
Valerie Flores, Site Plan Technician, Zoning Division  
Travis Goodson, Senior Planner, Planning Division  
Bryce Van Horn, Senior Planner, Planning Division  
Derrek Moore, Impact Fee Manager, OFMB  
Scott Stone, Assistant County Attorney II  
Ryan Maher, Assistant County Attorney I

**Board Members Absent: 3**

Charles Millar (District 1, Commissioner Marino)  
Robert J. Harvey (District 7, Commissioner Bernard)  
Jim Sullivan (Florida Surveying & Mapping Society)

*\*Mr. Martin arrived at 2:06 PM*

*\*\*Ms. Kennedy arrived at 2:25 PM*

*\*\*\*Recusal – Voting Conflict of Interest – Joshua Nichols*

**2. Additions, Substitutions and Deletions**

None.

**3. Motion to Adopt Agenda as presented**

Motion by Mr. Gulisano, to adopt the Agenda, seconded by Dr. Vinikoor. The Motion passed unanimously (10-0).

**4. Approval of Minutes – March 8, 2023 as presented**

Motion to approve made by Dr. Vinikoor, seconded by Mr. Knight. The Motion passed unanimously (10-0).

**5. Public Comments**

None.

**B. UNIFIED LAND DEVELOPMENT CODE (ULDC) REVISIONS**

**1. CR-2023-0001 – Residential Zoning Follow-Up, Art. 3 and 5**

Ms. Hernandez provided a brief overview of the proposed amendment. The proposed amendment is to correct and clarify references in the Code that need to be deleted. The revision further clarifies references to prior zoning districts that were recently changed in the Residential Future Land Use Designation Ordinance. Language was inadvertently left out that had to do with vesting of smaller lots in the Agricultural Residential (AR) Zoning District that were allowed to utilize percentage setbacks, therefore the language is being reintroduced.

**a. Discussion**

No Board discussion.

**b. Motion**

Motion to approve, by Mr. Knight, seconded by Dr. Vinikoor. The Motion passed unanimously (10-0).

**2. CR-2022-0006 – Employee Housing, Art. 1, 2 and 3**

Ms. Hernandez provided a brief overview of the proposed revision. This item is being proposed to establish a new option to allow the owners of such facilities to construct and provide accessory housing for employees on site.

*\*2:06 p.m. Mr. Martin arrived*

**a. Discussion**

Board discussion included concerns regarding the height of the units and subletting. Mr. Bailey reiterated his concerns about the relationship between the employer and the employee and what would occur if the employee's employment was terminated. Mr. Bailey suggested to add language that would allow the recently terminated employee to continue to reside in the employee housing unit for the duration of their contract or term rather than evicting that individual as soon as they're no longer an employee.

*\*\*2:25 p.m. Ms. Kennedy arrived*

**b. Motion**

Motion to approve, by Dr. Vinikoor, seconded by Mr. Gulisano. The Motion passed with Mr. Barnes dissenting (11-1).

**C. CONVENE AS LDRC**

The Land Development Regulation Advisory Board convened as the Land Development Regulation Commission at 2:28 p.m.

**1. Proof of Publication**

Motion to accept, by Dr. Vinikoor, seconded by Mr. Gulisano. The Motion passed unanimously (12-0).

**2. CR-2022-0004 – Impact Fees, Art. 2**

**3. CR-2022-0001 – Public Notice and Postponements, Art. 2 and 3**

**4. Consistency Determination for Items – B. 1., B.2., C.2., and C.3.**

Motion by Mr. Barnes, to approve, seconded by Dr. Vinikoor. The Motion passed unanimously (12-0).

**CI. ADJOURN AS LDRC AND RECONVENE AS LDRAB**

The Land Development Regulation Commission adjourned and reconvened as the Land Development Regulation Advisory Board at 2:30 p.m.

**CII. PRIVATELY INITIATED AMENDMENTS – INITIATION (PHASE 1)**

**1. PIA-2023-00595 – Commercial Pod PUD, Art. 3**

Mr. Tyler Woolsey (Urban Design Studio) presented the item before the Board as a privately proposed amendment to the Unified Land Development Code (ULDC) requesting to modify language regarding Commercial Pods of Planned Unit Developments (PUDs). Language would include increasing allowable percentage of a Commercial Pod of a PUD from a maximum of one percent (1%) of the total acreage to five percent (5%). It will also modify the location requirements for the Commercial Pod of a PUD from limiting to internal to a PUD to allowing along the periphery of a PUD.

**a. Discussion**

Board discussion included landscape buffers, boundaries, shared access roadway.

**b. Motion**

Motion to accept Staff's recommendation to approve Phase 1 and recommend the initiation of Phase 2, made by Mr. Gulisano, seconded by Mr. Bailey. The Motion passed unanimously (12-0).

**2. PIA-2023-00528 – Rural Event Venue, Art. 4 and 6**

\*\*\*2:29 p.m. – Prior to introduction of agenda item, Mr. Josh Nichols, disclosed a voting conflict of interest and excused himself from the dais. Form 8B, Memorandum of Voting Conflict has been submitted.

Mr. Tyler Woolsey (Urban Design Studio) presented the item before the Board as a privately proposed amendment to the ULDC requesting to establish a "Rural Event Venue" use in Article 4. This will establish an assembly use for special functions such as weddings, receptions, corporate meetings, or similar gatherings in association with uses such as botanical gardens, eco-tourism, conservancies, museums, exhibition halls, cultural centers, recreational facilities, and community services. This item requires that the Rural Event Venue is related to or in support of agriculture, the preservation of environmental resources, or the protection of specific ecological resources. Lastly this item would allow the new use in Agricultural Reserve Zoning District subject to criteria such as location requirements, acreage thresholds, approval process, maximum square footage, hours of operation, and parking requirements.

**a. Discussion**

The Board discussed issues with traffic and increase in development, conservation

**b. Motion**

Motion to accept staff's recommendation to approve Phase 1 and recommend the initiation of Phase 2, made by Mr. Gulisano, seconded by Mr. Bailey. The motion passed with Mr. Kerr, Dr. Vinikoor and Mr. Martin dissenting, and Mr. Nichols recusing.

\*3:18 p.m. – Mr. Martin left the meeting

**CIII. STAFF COMMENTS**

Ms. Amara gave a brief overview of future items that will be before the Board for consideration, the Infill Redevelopment Overlay (IRO), setbacks for residential properties, Variance processes, non-conformities, Unity of Title, livestock housing, fence and hedge height, as well as commercial vehicles in The Acreage. There will not be a July meeting so a June meeting is very likely.

**CIV. BOARD MEMBER COMMENTS**

None

**CV. ADJOURNMENT**

The Land Development Regulation Advisory Board meeting adjourned at 3:26 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.