

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

(Updated 10/31/23)

**Minutes of October 11, 2023 LDRAB/LDRC Meeting**

On Wednesday, October 11, 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**

Vice-Chair Dr. Lori Vinikoor, called the meeting to order at 2:00 p.m. Ms. Valerie Flores, Plans Specialist II, called the roll.

**Board Members Present: 10**

Charles Millar (District 1, Commissioner Marino)  
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)  
Susan A. Kennedy (Environmental Organization)  
Frank Gulisano (Realtors Association of the Palm Beaches)

**Board Member Vacancies: 3**

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

**County Staff Present: 6**

Wendy N. Hernández, Deputy Director, Zoning Division  
Jerome Ottey, Senior Site Planner, Zoning Division  
Jeff Gagnon, Deputy Director, Planning Division  
Alexander Biray, Site Planner II, Zoning Division  
Valerie Flores, Site Plan Technician, Zoning Division  
Scott A. Stone, Assistant County Attorney II

**Board Members Absent: 5**

Robert J. Harvey (District 7, Commissioner Bernard)  
Lucille Hinnners (American Institute of Architects)  
Jim Sullivan (Florida Surveying & Mapping Society)  
Wesley Blackman (PBC Planning Congress)  
Drew Martin (Alternate At-Large #1)

**2. Additions, Substitutions and Deletions**

No additions, substitutions or deletions to agenda.

**3. Motion to Adopt Agenda**

Motion to adopt the Agenda, as presented, made by Mr. Gulisano, seconded by Mr. Kerr. The Motion passed unanimously (9-0).

**4. Approval of Minutes – June 21, 2023 as presented**

Motion to approve Minutes of June 21, 2023, made by Mr. Barnes, seconded by Mr. Knight. The Motion passed unanimously (9-0).

**5. Public Comments**

None.

\* Susan Kennedy arrived at 2:05 PM

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

**1. CR-2023-0009 – Workforce Housing Program Compliance Monitoring and Updates, and Transfer of Development Rights Class A Modification**

Ms. Bello gave brief overview of revisions that will be proposed to the BCC to replace the annual report process with real-time compliance determination process; establish a compliance threshold; replace the outdated utility allowance concept with a fee structure wherein non-metered utilities and fees outside the

control of the tenant cannot be charged above the WHP rent; clarify existing aspects of the WHP; update terms, relocate provisions to reflect order of steps, and remove obsolete text; and, exempt TDR requests that are concurrent with requests for Future Land Use Atlas amendments from a separate Class A Conditional Use approval.

**a. Discussion**

Ms. Bello responded to questions regarding flexibility in the price range so that more individuals can actually own a home rather than renting, informing that the changes focused more on the monitoring and compliance issues but intend to focus on policy issues that underlie the program.

**b. Motion**

Motion to approve, by Mr. Gulisano, seconded by Mr. Nichols. The Motion passed unanimously (10-0).

**C. CONVENE AS LDRC**

The Land Development Regulation Advisory Board convened as the Land Development Regulation Commission at 2:29 p.m.

**1. Proof of Publication**

Dr. Vinikoor noted receipt of Proof of Publication.

**2. Consistency Determination for Item – B. 1.**

Motion by Mr. Kerr, to accept, seconded by Mr. Nichols. The Motion passed unanimously (10-0).

**D. 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.

**E. STAFF COMMENTS**

Ms. Hernández informed the Board that Staff will provide the 2024 meeting dates shortly via email.

**F. BOARD MEMBER COMMENTS**

The Board expressed concern about Staff not providing an annual report in regards to the WHP. Ms. Bello responded that generating an annual report would not be an issue and Planning Staff will provide one in addition to the monthly report.

**G. ADJOURNMENT**

Motion by Ms. Yeskey, to adjourn meeting, seconded by Ms. Kennedy. Motion passed unanimously (10-0).

The Land Development Regulation Advisory Board meeting adjourned at 2:33 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.