

EXHIBIT A

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

(Updated 01/12/22)

Minutes of September 22, 2021 LDRAB/LDRC Meeting

On Wednesday, September 22, 2021, 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 and via Cisco Webex Events communications media technology (CMT).

A. CALL TO ORDER/CONVENE AS LDRAB

1. Roll Call

Chair Mr. Wesley Blackman, called the meeting to order at 2:02 p.m. Mr. Phil Myers, Code Revision Zoning Technician, called the roll.

Members Present: 10

Charles Millar (District 1, Commissioner Marino)
Ari Tokar (District 3, Commissioner Kerner)*
Dr. Lori Vinikoor (District 5, Commissioner Sachs)
Robert J. Harvey (District 7, Commissioner Bernard)
Donald R. Barnes (Gold Coast Builders Association)
Lucille Hinners (American Institute of Architects)

Susan A. Kennedy (Environmental Organization)
Frank Gulisano (Realtors Association of the Palm Beaches)
Jim Sullivan, Florida Surveying and Mapping Society
Wesley Blackman (PBC Planning Congress)

Vacancies: 0

Members Absent: 8

Ned Kerr (District 2, Commissioner Weiss)
Jim Knight (District 4, Commissioner Weinroth)
Ben Morris (District 6, Commissioner McKinlay)
Anna Yeskey (League of Cities)
Terrence Bailey (Florida Engineering Society)
Charles D. Drawdy (Assoc. General Contractors of America)
Tommy B. Strowd (Alternate At-Large #1)
Abraham Wien (Alternate At-Large #2)

County Staff Present: 19

Lisa Amara, Zoning Director**
Wendy N. Hernández, Deputy Zoning Director
Jeff Gagnon, Principal Site Planner, Zoning
Barbara Pinkston, Principal Site Planner, Zoning*
Ryan Vandenburg, Principal Site Planner, Zoning*
Imene Haddad, Senior Site Planner, Zoning*
Timothy Haynes, Senior Site Planner, Zoning*
Rafik Ibrahim, Senior Site Planner, Zoning/Building*
Ed Tombari, Senior Site Planner, Zoning*
Jerome Ottey, Site Planner II, Zoning
Alexander Biray, Site Planner I, Zoning
Phil Myers, Zoning Technician, Zoning
Shivanni Singh, Zoning Technician, Zoning**
Vanessa Porras, Administrative Assistant II, Zoning*
Scott A. Stone, Assistant County Attorney I
Patricia Behn, Planning Director*
Bryan Davis, Principal Planner, Planning
Michael Howe, Senior Planner, Planning*
Bill Cross, Principal Planner, Housing and Economic Development*

* Present via Webex Events.

** County Staff in audience.

*** Mr. Tokar arrived at 2:01 pm.

2. Motion to Approve Remote Participation by CMT Due to Extraordinary Circumstances

Motion to approve remote attendance by CMT based on extraordinary circumstances of the coronavirus pandemic for Mr. Tokar, by Dr. Vinikoor, seconded by Mr. Gulisano. The Motion passed unanimously (9-0).

EXHIBIT A

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

(Updated 01/12/22)

Minutes of September 22, 2021 LDRAB/LDRC Meeting

3. Additions, Substitutions, and Deletions

Mr. Gagnon noted a correction on page 6 within the reasons for amendment for Exhibit C, removing the last sentence in reason for amendment 1, and the entire reason for amendment 2. The reasons for amendment do not impact any of the Code language proposed.

4. Motion to Adopt Agenda

Motion to adopt the Agenda, by Dr. Vinikoor, seconded by Mr. Sullivan. The Motion passed unanimously (9-0).

5. Adoption of Minutes – August 25, 2021 (Exhibit A)

Motion to adopt the Minutes, by Dr. Vinikoor, seconded by Mr. Harvey. The Motion passed unanimously (9-0).

6. Public Comments

None.

B. UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENTS

1. Exhibit B – Art. 3, Airport Zoning Overlay Use Regulations Update

Mr. Gagnon introduced Ms. Collene Walter of Urban Design Studio, Agent for the Department of Airports, who explained the Amendment will recognize Outdoor Entertainment as a non-airport related use, revise use names and types to ensure consistency with Code definitions, and add Machine and Welding Shop to the Airport Zoning Overlay (AZO) Use Matrix.

a. Discussion

Mr. Blackman asked for clarification on the Table Notes for new members. Ms. Walter answered questions from Dr. Vinikoor and Mr. Millar pertaining to Vertiport pads, property uses, and Minor versus Major Utility definitions.

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

2. Exhibit C – Art. 3 and 4, Residential Future Land Use Designations

Mr. Ottey explained the amendment ensures consistency between the Code and changes made to the Comprehensive Plan (the “Plan”) by Planning Ordinance No. 2018-031, Residential Future Land Uses. The amendment allows agricultural uses in the Urban/Suburban (U/S) Tier as with the Rural Tier, recognizes the Agricultural Residential (AR) Zoning District as consistent with urban residential Future Land Use (FLU) designations, excludes Legal Lots of Record in the AR Zoning District with a residential FLU designation in the U/S Tier from being required to rezone when subdivisions are to accommodate residential uses with a one unit per acre density or non-residential use, and clarifies that only certain properties zoned Residential Estate prior to the Plan’s August 31, 1989 adoption are consistent with Rural Residential FLU designations.

a. Discussion

Ms. Amara, Ms. Hernández, Mr. Gagnon, and Mr. Ottey answered questions from Board members pertaining to the addition of FLU designations, livestock raising requirements, non-conforming setbacks, abbreviations and acronyms, enforcement of Hobby Breeders, and Legal Lot of Record determination by date.

EXHIBIT A

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

(Updated 01/12/22)

Minutes of September 22, 2021 LDRAB/LDRC Meeting

Motion to approve Exhibit C by Dr. Lori Vinikoor, seconded by Ms. Kennedy. The Motion passed unanimously (10-0).

C. PRIVATELY INITIATED AMENDMENTS – FINAL RECOMMENDATION (PHASE 2)

1. Exhibit D – Art. 3 and 4, Boca Lago PUD Clubhouse

Mr. Gagnon explained the request as Phase 2 of an amendment to the Code proposing the framework for a future Zoning application. Mr. Jeff Brophy of WGI, Agent for the Applicant, gave a presentation explaining that the amendment will allow a Hotel or Motel Use to be collocated with a Golf Course clubhouse, subject to a Class A Conditional Use by the Board of County Commissioners.

a. Discussion

None.

Motion to approve, by Dr. Vinikoor, seconded by Mr. Barnes. The motion passed (9-0-1). Mr. Sullivan recused himself as an employee of the Agent.

2. Exhibit E – Art. 4, Dog Friendly Dining

Mr. Gagnon explained the request as Phase 2 of an amendment to the Code. Mr. Jared Taylor, Agent for the Applicant Lazy Dog Restaurants, LLC, gave a presentation explaining the amendment would create an official process to allow any Restaurant to apply for a permit to allow Dog Friendly Dining pursuant to Florida Statutes (F.S.) Section 509.233.

a. Discussion

Ms. Kennedy and Dr. Vinikoor expressed support for the proposed amendment and noted that it will succeed based on the guidance provided within the F.S.

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

D. CONVENE AS LDRC

The Land Development Regulation Advisory Board convened as the Land Development Regulation Commission at 2:55 p.m.

1. Proof of Publication

Motion to accept Proof of Publication, by Dr. Vinikoor, seconded by Mr. Gulisano. The Motion passed unanimously (10-0).

2. Consistency Determination for Exhibits D and E

Mr. Davis stated the proposed Exhibits D and E are consistent with the Comprehensive Plan.

Motion to accept Planning Staff's recommendation, by Dr. Vinikoor, seconded by Ms. Kennedy. The Motion passed unanimously (10-0).

E. ADJOURN AS LDRC AND RECONVENE AS LDRAB

The Land Development Regulation Commission adjourned and reconvened as the Land Development Regulation Advisory Board at 2:57 p.m.

EXHIBIT A

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

(Updated 01/12/22)

Minutes of September 22, 2021 LDRAB/LDRC Meeting

F. STAFF COMMENTS

1. Update on Landscape Code Subcommittee

Mr. Gagnon updated the Board that Staff has been meeting on the topics previously discussed before the Board, and will plan to have a kick-off meeting in early November.

F. BOARD MEMBER COMMENTS

None.

G. ADJOURNMENT

The Land Development Regulation Advisory Board meeting adjourned at 2:59 p.m.

Recordings of all LDRAB meetings 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) 233-5302.