

EXHIBIT A

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

(Updated 08/13/18)

Minutes of July 25, 2018 LDRAB Meeting

On Wednesday, July 25, 2018, the Palm Beach County Land Development Regulation Advisory Board (LDRAB), met in the Ken 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. Vinikoor, called the meeting to order at 2:03 p.m. Marcella Lambert, Code Revision Secretary, called the roll.

Members Present: 14

Wesley Blackman (PBC Planning Congress)*
Drew Martin (District 2)**
Philip Barlage (District 3)
James Knight (District 4)
Lori Vinikoor (District 5)
Myles Basore (District 6)
Robert J. Harvey District 7)
Frank Gulisano, (Realtor's Assoc. of the Palm Beaches)
Terrence Bailey, (Fl. Engineering Society)
Anna Yeskey, (League of Cities)
Derek Zeman (Fl. Surveying & Mapping)
Charles Drawdy (Assoc. Gen. Contractors of America)
Abraham Wien (Member at Large, Alt. 1)

Members Absent: 3

Joanne Davis (District 1)
Daniel Walesky (Gold Coast Bld. Assoc.)
Xavier Salas, (AIA)
Winifred Park Said (Member at Large, Alt. 2)

County Staff Present:

Shannon Fox, County Attorney
Jon MacGillis, Zoning Director
Ramsay Bulkeley, Deputy Director, PZB
Wendy Hernandez, Zoning Manager
Jan Rodriguez, Senior Site Planner
Bryan Davis, Principal Planner, Planning. Div.
Scott Rodriguez, Site Planner 2
Zona Case, Zoning Technician, Zoning
Marcella Lambert, Secretary, Zoning

Vacancies: 1

Environmental Organization

* Mr. Blackman arrived at 2:10 p.m.

** Mr. Martin arrived at 2:15 p.m

2. Additions, Substitutions, and Deletions

Dr. Vinikoor noted that there were no additions, substitutions and deletions.

3. Motion to Adopt Agenda

Motion to approve by Mr. Knight, seconded by Mr. Bailey. Motion passed (12-0)*.

4. Adoption of May 23, 2018 Minutes (Exhibit A)

Motion to adopt the Minutes by Mr. Drawdy, seconded by Mr. Wien. Motion passed (12-0)**.

5. Public Comments

A resident of Heritage Farm asked to be allowed to present a short video showing the proliferation of contractor storage and landscape services in the neighborhood and was allowed to do so although Landscape Services was not on the agenda.

The video showed the continuous movement of large trucks at the intersection of Heritage Farm Road and Park Lane and the resident indicated that this was an all-day activity beginning at approximately 7:00 a.m. every day.

Mr. Ramsay Bulkeley, PZB Deputy Director explained that some businesses were cited for violations by the Code Enforcement Division, and had appeared at the Code Enforcement hearings. They were given until February to come into compliance with the Code. Mr. Martin expressed concerns on the time frame is too lenient and Ms. Shannon Fox, County Attorney, clarified that instructions were given by the BCC to look into the complaints and find ways for the operators to continue and not be put out of business while the matter is being addressed. Mr. MacGillis added that this is still under review by the Zoning division.

The Chair added that this item was not on the agenda and from all indications the matter will be addressed at a later date.

B. ULDC AMENDMENTS

1. Exhibit B – Definitions and Acronyms

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Ms. Hernandez clarified that the amendment deletes redundant Art. 1.I.P.81.c related to the definition of Project, as this is addressed by 81.b.

Motion to approve by Dr. Vinikoor, seconded by Mr. Gulisano. Motion passed (14-0).

2. Exhibit C – General Provisions

Ms. Hernandez explained that the deletions in all three parts were due to references to Florida Administrative Code Rules that were repealed.

Motion to approve by Mr. Drawdy, seconded by Mr. Gulisano. Motion passed (14-0).

3. Exhibit D – Art. 5.F, Legal Documents

Ms. Hernandez informed the Board that under the current code, minor encroachments into easements may be allowed. Major encroachments are not permitted, but may be requested if provided for in another section of the code. This amendment specifies that major encroachments are prohibited.

Motion to approve by Mr. Martin, seconded by Mr. Drawdy. Motion passed (14 – 0).

4. Exhibit E – PIA 2018-01188 – Revisions to Articles 3 and 4

Ms. Hernandez explained that this is the Phase 1, initiation of a Privately Initiated Amendment (PIA), requesting to amend the ULDC to allow residential Uses within a Multiple Use Planned Development District. She advised that Mr. Brian Terry, Agent for the applicant would present the proposal.

Mr. Terry of Insite Studio, Inc., spoke of the current trend in online retail and the resulting impact of empty big box and other retail buildings, both county-wide and nationwide. The proposal is to amend Articles 3 and 4 of the ULDC and the changes are related to Lee Square, a 12-acre parcel which he showed on the map, located at the eastern corner of Lantana and Jog roads, directly adjacent to residential zoning. The intention is to re-use and re-purpose the buildings to residential uses. The code changes will improve infill, mass transit, etc. in the proposed area and other areas in unincorporated Palm Beach County, and there is no vehicle to get there in the current code.

Dr. Vinikoor inquired whether Workforce Housing would be included in the re-purposing and Mr. MacGillis clarified that the proposal is being presented for the Board's approval to move it on to the BCC for their direction. If it is decided that the proposal has merit, the actual amendments will be brought back later to the LDRAB and Workforce Housing will be included. He added that staff is in support of Option 3, which is to move the proposed request into Round 2018-02. Ms. Hernandez estimated that the amendments could be presented to LDRAB and LDRC at the final meeting in October.

Mr. Bryan Davis, Planning Division, expressed the view that this type of conversion will probably be the trend and the move will be towards the east, which Mr. Blackman suggested would likely affect the area between Congress and Military.

A discussion followed in which concerns were expressed:

- Mr. Martin was of the view that this conversion would lessen green space. People come to Palm Beach County because it is not like New York.
- Mr. Gulisano anticipated that there would be increased traffic.
- Mr. Bailey opined that increased traffic is unlikely as residential traffic is morning and afternoon, whereas commercial traffic is all day. The County has to have broad appeal to attract all ages of the spectrum, millennials, older, etc.

Motion to approve by Mr. Martin, seconded by Mr. Drawdy. Motion passed (14 – 0)*.

C. STAFF COMMENTS

1. Initiation of Round 2018-02

Ms. Hernandez, did an itemized summary of the articles listed for amendment in Round 2018-02, explaining that some were addressed under this agenda, some have been stricken from the list and others will go to the 2019-01 Round.

2. Subcommittees

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- a. Medical Uses
A meeting on Reasonable Accommodation was held and attended by County Lawyer, Bob Banks and it appears that a consultant will have to be hired as was done by Delray.
- b. Landscaping
Mr. MacGillis responded to Mr. Martin's question on Landscape related to swales, and said that he would check with Ms. Kwok, Deputy Zoning Director, and update him at the next meeting.

D. BOARD MEMBERS' COMMENTS

Mr. Knight expressed disappointment that in spite of a lot of meetings and discussions, there have been a small number of houses built in the last ten years under the Workforce Housing Plan. Mr. MacGillis referred the issue to Mr. Bryan Davis of the Planning Division who explained that the Workforce Housing Plan is still under review as it is very complicated and there are density issues to be resolved.

G. ADJOURN

The Land Development Regulation Advisory Board meeting adjourned at 3:30 p.m.

Recorded tapes of all LDRAB meeting 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) 233-5213.

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