

EXHIBIT A

PALM BEACH COUNTY LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)

(Updated 3/28/18)

Minutes of March 28, 2018 LDRAB Meeting

On Wednesday, March 28, 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

Chair, Wesley Blackman called the meeting to order at 2:00 p.m. Zona Case, Code Revision Zoning Technician, called the roll.

Members Present: 16

Wesley Blackman (PBC Planning Congress)
Michael Peragine (District 1)
Drew Martin (District 2)
Philip Barlage (District 3)
James Knight (District 4)
Lori Vinikoor (District 5)
Robert J. Harvey District 7)
Terrence Bailey (Florida Eng. Society)*
Derek Zeman (Fl. Surveying & Mapping)
Frank Gulisano (PBC Board of Realtors)
Daniel Walesky (Gold Coast Bld. Assoc.)
Anna Yeskey (PBC League of Cities)*
Charles Drawdy (Assoc. Gen Contractors of America)
Xavier Salas, (AIA)*
Abraham Wein (Member at Large, Alt. 1)
Winifred Park Said(Member at Large, Alt. 2)

Vacancies: 2

District 6
Environmental Organization

County Staff Present: 5

Jon MacGillis, Zoning Director
Maryann Kwok, Deputy Zoning Director
Leonard Berger, County Attorney
Jehan Wallace, Site Planner, Code Rev.
Zona Case, Zoning Technician, Code Rev.

2. Additions, Substitutions, and Deletions

Mr. Blackman noted that there were no additions, substitutions or deletions.

Motion by Mr. Gulisano to honor former LDRAB member, David Carpenter, prior to adopting the Agenda, seconded by Mr. Peragine. Motion passed (14 – 0).

*Messrs. Xavier Salas and Terrence Bailey joined the meeting at 2:05 p.m.

3. Former LDRAB Member Recognition

The Chair expressed pleasure in presenting a plaque to Mr. David Carpenter, former member of the Land Development Review Advisory Board (LDRAB), in recognition of his long and invaluable contribution to the Board.

Mr. Carpenter thanked the Chair and members, and said it had been a privilege and a pleasure to serve with such a wonderful group, and he was grateful to accept the plaque. He went on to recount the history of his membership on the Citizens Task Force (CTF), the re-write of the Zoning Code, and the organization of the Land Development Review Advisory Board. The Chair expressed thanks for the historical information.

4. Motion to Adopt Agenda

Motion to adopt the agenda by Dr. Vinikoor, seconded by Mr. Gulisano, and to include in the adoption the acceptance of Mr. Peragine to serve on the Medical Uses Subcommittee and Mr. Walesky to serve on the Proportionate Share subcommittee. Motion passed (16 - 0).

5. Adoption of February 28, 2017 Minutes (Exhibit A)

Motion to adopt the Minutes by Mr. Peragine, seconded by Dr. Vinikoor. Motion passed (16 - 0).

B. ULDC AMENDMENTS

1. Exhibit B - Administrative Modifications to Prior DOs

Ms. Jehan Wallace explained that the amendment clarifies the criteria for DRO approval for interconnectivity between parcels within the URAO, ensuring that the addition of cross-access complies with all requirements related to both properties.

Motion to approve by Mr. Peragine, seconded by Dr. Vinikoor. Motion passed (16-0).

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2. Exhibit C - Article 2.C.5.C.6 –Temporary Use

Ms. Wallace indicated that the added text is to complete the reference for the standards for Temporary Uses in Article 2.

Dr. Vinikoor referred to both exhibits presented so far, and suggested that staff include more existing text which is not being modified, to give better context and a clearer understanding of the amendment. Ms. Kwok agreed that this would assist Board members to understand the big picture and said she would ensure that this is done.

Motion to approve by Dr. Vinikoor, seconded by Mr. Gulisano. Motion passed (16-0).

3. Exhibit D - Article 3, Special Exceptions for PIDs

Ms. Wallace clarified that the amendment is to allow a prior Special Exception (SE) for a Planned Industrial Development District (PID) to correspond to the Light Industrial (IL) or General Industrial (IG) Standard Zoning District, and will address the inconsistencies where the Multiple Use Planned Development (MUPD) designation resulted in non-conformities.

Motion to approve by Mr. Peragine, seconded by Mr. Knight. Motion passed (16-0).

4. Exhibit E - Art. 4.B.1.C, Single Family and Cottage Homes

Ms. Maryann Kwok presented a brief background to the proposal to include Cottage Homes as a detached single family housing type in a fee simple lot or a Multi-family pod, as a pilot program in PUD zoning districts. She highlighted the following points:

- Definition for Cottage Home
- A maximum of 1,000 square feet per unit.
- Minimum separation for Cottage Homes located in a MF Pod of a PUD may be reduced from 15 feet to ten feet subject to Fire Department and Building Division approval.
- Cottage Home Property Development Regulations in Table 3.D.2.E.
- Pods can be changed to Cottage Homes or vice versa based on the intensity of housing classification
- Setback regulations for pools and screen enclosures on a lot with Cottage Homes
- Parking space; landscape buffer and tree planting requirements.

A discussion about setback and separation ensued, and there was general support from the Board.

Mr. Martin expressed concern about parking, reduction in trees, losing too much tree canopy by planting palms only. Mr. Gulisano expressed the need for an increase in density.

There was also discussion on staff requiring 2 parking spaces for each unit and Ms. Kwok explained that due to minimum lot size, realistically only 1 car could be accommodated. She stated that larger lots could accommodate more spaces and she would look at addressing the Board's comments prior to final LDRAB. She also indicated that although there is a lot of unused density, Planning will be asked to look at density to see if a demand exists.

Motion to approve by Mr. Peragine, seconded by Mr. Zeman. Motion passed (16-0).

6. Exhibit G - Art 4.B.2, Electric Vehicle Charging Station

Ms. Wallace explained that increased ownership of electric vehicles in South Florida has led to demand for increase in Electric Vehicle Charging Stations (EVCS). The exhibit is to establish requirements and procedures to allow (EVCS) "mechanical devices" as both a principal and accessory use on residential and nonresidential property. The proposed language addresses: definition for an EVCS; approval process, when principal and accessory use, location on a site within building or in parking lot, how to calculate the maximum number of charging stations allowed if an accessory use, and signage on charging units for both commercial and non-commercial properties.

Ms. Wallace also highlighted page 18 which shows the approval process in the Commercial Use matrix, page 20 which shows the approval process in both the Airport Zoning Overlay and the Westgate Overlay, and page 21 which shows the acronyms associated with the Use.

Motion to approve by Mr. Peragine, seconded by Mr. Martin. Motion passed (16-0).

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C. PUBLIC COMMENTS

There were no public comments.

D. STAFF COMMENTS

1. Review LDRAB Rules of Procedure

Mr. Berger expressed the importance of reviewing the LDRAB Rules of Procedure occasionally and he highlighted the rules on subcommittee membership, Rules of Debate, Substitute Motion and Motion to Close the Debate, and commented that he was pleased with the performance of the members and had not found it necessary to add more rules.

2. Subcommittees – Status Update

Mr. MacGillis informed the Board that under the direction of the BCC, there was no need to reconvene the Landscape subcommittee. Mr. Martin expressed dis-satisfaction as he had hoped to be able to voice his concern about the removal of too many trees.

Mr. MacGillis also advised the Board that the Equestrian Waste Subcommittee Meeting was convened on March 19th, and the Medical Uses Subcommittee will be on March 29, 9 – 11 a.m.

Motion by Mr. Knight, for Mr. Bailey to be on the Proportionate Share subcommittee, seconded by Mr. Peragine.

E. 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.

Minutes drafted by:


Zona Case, Zoning Technician


Date