EXHIBIT A

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

(Updated 6-17-15)

Minutes of May 27, 2015 Meeting

On Wednesday, May 27, 2015 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 Wes Blackman called the meeting to order at 2:03 p.m. Zona Case, Code Revision Zoning Technician, called the roll.

Members Present: 11

Wesley Blackman (PBC Planning Congress)
Michael J. Peragine (District 1)
David Carpenter (District 2)
Barbara Katz (District 3)
Jim Knight (District 4)
Lori Vinikoor (District 5)
* Joni Brinkman (League of Cities)
Frank Gulisano (PBC Board of Realtors)
Terrence Bailey (Florida Eng. Society)

Tommy B. Strowd (Environmental Org.)
Gary Rayman (Fl. Surveying & Mapping Soc.)

Members Absent: 5

Jerome Baumoehl (American Inst. Of Architects Henry Studstill (District 7) Daniel J. Walesky (Gold Coast Build. Assoc.) Leo Plevy (Member at Large, Alt.) James Brake (Member At Large, Alt.)

Vacancies: 2

District 6

Assoc. General Contractors of America

County Staff Present

Lenny Berger, Chief Assistant County Attorney John Rupertus, Senior Planner, Planning William Cross, AICP, Principal Site Planner, Zoning Zona Case, Zoning Technician, Zoning

2. Recognition of Former Board Member Mike Zimmerman

Mr. Blackman recognized Mike Zimmerman who had retired from the LDRAB, for his longtime service. Mr. Zimmerman was not present.

3. Additions, Substitutions, and Deletions

Mr. Blackman noted that staff distributed an addendum to the agenda. Mr. Cross asked to relocate item F.1 under staff comments to follow A.5 to accommodate Ms. Pinkston's participation.

*Joni Brinkman arrived at 2:04 p.m.

4. Motion to Adopt Agenda

Motion to adopt agenda with added relocation of F.1 to follow A.5, by Ms. Vinikoor, seconded by Mr. Carpenter. Motion passed (11-0).

5. Adoption of April 23, 2014 Minutes (Exhibit A)

Motion to adopt by Mr. Carpenter, seconded by Ms. Vinikoor. Motion passed (11-0).

6. Landscape Subcommittee: 2015-02 Topics and Membership/ Attendance

Ms. Pinkston described the purpose of the Landscape Subcommittee and said that with the loss of Mr. Zimmerman from the Board, members are needed for participation; otherwise staff would prepare amendments for the full LDRAB. Ms Pinkston explained attention is still desirable for very important unfinished work, including Alternative Landscape Plan (ALP) and fence, wall height and berm measurement. Ms. Pinkston provided dates of meetings remaining in 2015: July 15, September 16, and November 18. Meetings are held on the 2^{nd} floor of the Zoning Division from 9:30 – 11 a.m.

Ms. Vinikoor recommended a LDRAB workshop be considered in lieu of additional subcommittees. Mr. Cross highlighted the benefits of subcommittee participation as it may include interested parties from industry and offer more open discussion. This type of dialogue would be limited in the workshop setting.

Mr. Bailey and Mr. Carpenter expressed continued interest in serving on the subcommittee.

B. ULDC AMENDMENTS

1. Exhibit B – Community Gardens

Mr. Cross explained the intent of community gardens as it relates to neighborhood garden areas. The purpose of the amendment is to allow the use in the commercial Pod of a Planned Unit Development (PUD) and additional changes would be addressed as part of

LDRAB/LDRC

June 24, 2015

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the Use Regulations Project (URP). Mr. Cross also explained the item is part of the Add/Delete sheet, to address minor glitches.

Ms. Brinkman submitted Form 8B, Memorandum of Voting Conflict.

Mr. Knight asked staff how community gardens will be maintained. Mr. Cross explained during the Use Regulations Project, efforts would be made to ensure that maintenance would be subject to the Home Owner's Association (HOA).

Mr. Bailey asked for clarification as to why the use is subject to DRO approval and Permitted in other districts. Mr. Cross explained this is procedural as the use will have to be shown on the site plan which would require a DRO amendment, regardless.

Motion by Mr. Gulisano, seconded by Ms. Vinikoor. Motion passed unanimously (10 - 0). Ms. Brinkman abstained from voting.

2. Exhibit C - PUD Electronic Message Signs

Mr. Cross stated the Add/Delete includes this exhibit as well and corrects the Florida Statute reference.

The Board of County Commissioners directed staff to accommodate electronic message signs in residential communities. The amendment proposes the allowance of electronic signs internal to the residential development and limited to providing notification of upcoming meetings, activities and events related to the development. Electronic signs would still be regulated pursuant to the Code. Commercial advertisements would be prohibited.

Ms. Katz asked staff to clarify POA/ HOA references in the amendment. Mr. Cross explained that the HOA and POA references would be interpreted the same. Ms. Katz also expressed concerns with the proposed 100 foot separation requirement from residential structure or lot-line. She suggested to staff the separation distance be reduced to 80 feet from 100 feet. Mr. Bailey added, related to the distance requirement, signs located at the entrance may not meet the proposed distance requirement. Mr. Cross recommended a Type I Waiver with accompanying language for staff consideration. The waiver would provide an applicant a process to consider, and be subject to standards such as requiring that the sign be oriented away from or screened from view of the affected residential uses.

Mr. Cross read into the record to add Type I Waiver to page 11, line 36 per prior discussion. Additionally, Mr. Cross read into the record to add new part 5 to reference Table 2.d.6.b, summary of Type I waivers to add PUD Electronic Message signs. Mr. Bailey asked staff to clarify the reason for prohibiting the advertisement of external activity. Mr. Bailey expressed that if sign is internal to the residents, why the need for the prohibition. Mr. Cross expressed that the intent is to protect all residents within a PUD. Mr. Bailey asked staff if signs will have to meet architectural compatibility. Mr. Cross said no.

Motion to approve with changes from Add/Delete sheet and to include Type I Waiver changes that were discussed, by Ms. Vinikoor, seconded by Ms. Katz. Motion passed unanimously (11-0).

2. Exhibit D – Westgate Community Development Overlay (WCRAO)

Mr. Cross explained the minor amendments were introduced by the WCRAO and briefly identified the proposed changes. Mr. Cross also acknowledged Mr. Elise Michaels, Executive Director of the Westgate Community Redevelopment Agency (CRA), was present to answer any questions.

Mr. Cross clarified that non-residential uses in certain Sub-areas are only allowed within a mixed use development by the new footnote; delete redundant language and scrivener's errors; increase the height from 25' to 35' as it relates to the requirements of zero setbacks; clarify differences between build to lines and setbacks for ease of use; clarify that minimum frontage means minimum lot frontage and not building frontage; reduction in glazing transparency percentage will accommodate typical South Florida industry standard for energy efficient windows, and recognize local industry trend for standalone indoor vehicle sales and rental facilities.

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Motion to approve by Mr. Gulisano, seconded by Mr. Carpenter. Motion passed (11-0)

C. CONVENE AS LDRC

1. Proof of Publication

Motion to approve by Ms. Vinikoor, seconded by Ms. Katz. Motion passed (11 - 0).

2. Consistency Determination

Mr. John Rupertus stated that the proposed amendments, Agenda items B.1 through B.3 and the previously presented amendments, and prior Exhibits E through J are consistent with the Comprehensive Plan.

Motion to approve consistency determination and addition of the Add/Delete to Exhibit E (correct reference to HOA, to read POA as previously read into the record at the March LDRAB meeting) as presented by Mr. Cross, by Ms. Vinikoor, seconded by Mr. Gulisano. The motion passed (11 - 0).

D. ADJOURN AS LDRC AND RECONVENE AS LDRAB

E. PUBLIC COMMENTS

There were no public comments.

F. STAFF COMMENTS

1. Landscape Subcommittee: 2015-02 Topics and Membership/ Attendance Relocated to A.6 on the Agenda.

2. June 24, 2015, LDRAB/ LDRC Special Meeting

Mr. Cross reiterated that the next LDRAB meeting in June will include amendments applicable to Ag Reserve Contiguity requirements for AGR-PUD Preserve areas. The Planning Division will be presenting amendments before the Planning Commission on June 12, 2015 and both will be presented concurrently at the July 30th Board of County Commission public hearing.

It was clarified that the LDRAB meeting would be on June 24, 2015, and the June 22, 2015 date noted on the agenda is incorrect.

3. Use Regulations Project Status

Ms. Cantor noted that staff will be presenting the Utilities and Excavation drafts to the URP Subcommittee on June 11, 2015 beginning at 2pm. Ms. Cantor also noted that presentation before full LDRAB will depend on the number of comments received by the subcommittee, and Excavation draft has minor changes. Public and Civic uses will be presented either in July or August 2105. Staff will also begin working on Commercial Uses.

G. ADJOURN

The Land Development Regulation Advisory Board meeting adjourned at 3:08 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:	Scott Rodriguez	Citt Kidny	142	6-24-15
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FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Brinkman Joni		1	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Land Use Development Regulation Advisory Board			
MAILING ADDRESS 201 Rex Ct			THE BOARD, CO WHICH I SERVE	IS A UNIT OF:	UTHORITY OR COMMITTEE ON	
CITY		COUNTY	O CITY	€OUNTY	O OTHER LOCAL AGENCY	
Palm Springs			NAME OF POLITICAL SUBDIVISION: Palm Beach County			
DATE ON WHICH VOTE OCCURRED 5-27-15		MY POSITION IS	S:	rX APPOINTIVE		

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

• You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

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APPOINTED OFFICERS (continued)

- · A copy of the form must be provided immediately to the other members of the agency.
- · The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- · You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the
 meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the
 agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL O	FFICER'S INTERE	ST	
I,, hereby disclose that	t on_July 18		, 20
(a) A measure came or will come before my agency which (check one)			
inured to my special private gain or loss;			
inured to the special gain or loss of my business associate,		· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·
inured to the special gain or loss of my relative,			
X inured to the special gain or loss of Urban Design Kild	ay Studios		, by
whom I am retained; or			
inured to the special gain or loss of	· · · · · · · · · · · · · · · · · · ·		, which
is the parent organization or subsidiary of a principal which has reta	ained me.		
(b) The measure before my agency and the nature of my conflicting intere	st in the measure is as foll	ows:	
Item B.1 Exhibit B Community Gardens			
·	_		
While a County Initiated Amendment, our firm is representing	3		
development who wishes to utilize this code provision and our			
our firm has been coordinating with staff on the amendment.			
	() · B	untera	
May 27, 2015	Som D	uncypu	
Date Filed	Signature		

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

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