



## **DEVELOPMENT REVIEW OFFICER OVERSIGHT COMMITTEE (DROOC) MINUTES OF THE JANUARY 22, 2010 SUBCOMMITTEE MEETING**

**PREPARED BY EILEEN PLATTS, ZONING SECRETARY**

On Friday, January 22, 2010 at 2:00 p.m. the DROOC Subcommittee met in the Second Floor Conference Room (VC-2E-12), at 2300 North Jog Road, West Palm Beach, Florida.

### **1. CALL TO ORDER**

Chairman Jeff Brophy called the meeting to order at 2:03 p.m.

#### **Members Present – 9**

Jeff Brophy – LDS – Chairman  
Scott Mosolf – UDKS – Vice Chair  
Bradley Miller – MLPC  
Wendy Tuma for Collene Walter – UDKS  
Pat Lentini – Gentile, Holloway, et al  
Chris Roog – GCBA  
Bill Whiteford – Team Plan Inc.  
Gladys DiGirolamo – GL Homes  
Ron Last – Last Devenport, Inc.

#### **Zoning Staff Present:**

Jon MacGillis – Zoning Director  
Maryann Kwok – Chief Planner  
Autumn Sorrow – CDR  
Carol Glasser – CDR  
Carrie Rechenmacher – CDR  
Jan Wiegand – Arch Review  
Eileen Platts – Administration  
Barbara Pinkston-Nau – Code Revision  
William Cross – Code Revision  
Ora Owensby – CDR  
Douglas Robinson – CDR

#### **Members Absent – 3**

Jan Polson – Coteleur & Hearing  
Kevin McGinley – Land Research Mgmt.  
Jon Schmidt – Jon Schmidt & Assoc.

#### **Audience:**

Nicole Smith – LWDD  
Anne Perry – LWDD  
Chris Barry sitting in for Jon Schmidt

### **A. REVIEW OF OCTOBER 16, 2009 MINUTES – (EXHIBIT A)**

Jeff Brophy asked if anyone had any amendments to the October 16, 2009 Minutes. There were no Amendments. The motion to adopt the Minutes passed unanimously **(9-0)**.

### **B. PROPOSED 2010 FEES**

Maryann Kwok reviewed the 2010 Zoning Division Fee Schedule and the Correctives with the Subcommittee Members. She advised the Subcommittee Members that the 2010 Fee Schedule was classified into three categories: 1) New services provided by the Zoning Division; 2) New fees associated with new processes; and, 3) Existing fees that the Zoning Division did not charge. The

larger fee increases will be phased in 3 increments. The members suggested that Gerry Gawaldo from Palm Tran be invited to the next meeting since there were several questions raised regarding Palm Tran fees. Collene Walter inquired as to the date when the 2010 Fee Schedule is going to be implemented. Maryann Kwok answered that staff would like to bring this before the BCC at the February/March meeting with the approval from the DROOC Subcommittee to move forward with the fees.

**C. DROOC ONGOING TASKS – (EXHIBIT B)**

Jon MacGillis reviewed each task on the 2010 chart with the Subcommittee Members. Jon stated that staff just had a meeting with that morning on item 5 – URA, Zoning is working on the Ordinance and Planning is working on the rezoning. There will be more internal meetings (staff) regarding the URA until the draft is finalized among all of the agencies and then it will be brought back to DRO in February/March to the IRO/URA Subcommittee and then going to LDRAB in April and will be going for adoption in August Round 2010-02. If you have a URA project coordinate the meeting through Autumn Sorrow, CDR and Bill Cross, Code Revision.

**D. ULDC UPDATE – (EXHIBIT C)**

Barbara Pinkston-Nau reviewed Exhibit C in its entirety with the Subcommittee Members. She explained the glitches, updates and references that are being amended in Rounds 2009-02 and 2010-01 including but not limited to items pertaining to Development Order definitions, Open Space, IRO, Flexspace, Wind Energy, etc. The 2009-02 Amendments will be adopted on January 28, 2010. Staff will be Requesting Permission to Advertise for the Pain Management Moratorium that will last either a year or up until the BCC adopts language that addresses the issues related to the Pain Management Clinic on that date as well. The first reading for the 2010-01 Amendments will be July 22, 2010 with Adoption on August 26, 2010.

**E. ECONOMIC COUNCIL-REGULATORY CLIMATE COMMITTEE UPDATE – (EXHIBIT D)**

Jeff Brophy explained that the Economic Council questioned on how the DROOC is organized and how it can relate to a group they are creating that came out of a private study that recognized the regulatory process countywide in Palm Beach County as being a problem in terms of economic and business development. The Economic Council started to put together a group consisting of both private and public to come together and try to figure out a way of discovering the issues and bringing it to the table for everybody to discuss. They decided the best way to do this was to interview the stakeholders and all of the municipalities so they recruited Chris Roog as head of the subcommittee to create a survey for the interview. Once the survey is completed it will be used to interview the Building Departments, Engineering Departments, and Zoning and Planning Departments along with Architects, Planners, and Construction Groups to discover what the issues are in terms of policies, customer service, communication, and interpretation so as to eventually have a one day conference between both the private and public interests as to what the problem is on both sides and how we can deal with it. Hopefully all of the DROOC Subcommittee Members can be involved with this on some level, especially in the conference that will happen in March or April 2010, and be held in a convention center or hotel to be determined.

**F. OPEN DISCUSSION**

1. Interim uses

Carrie Rechenmacher stated that there has been an ongoing discussion, more so lately because of the economy, regarding “Interim uses”. Because of the economic climate people are not necessarily ready to commence development after they get their approval. Jon MacGillis mentioned that the reason that he placed Interim uses on the Agenda is because of the economy people do not want to lose their new approval but want to do an interim use on property. Jon MacGillis stated that with DROOC assistance we need to come up with a way to implement this in the code if we determine it is necessary. Jon asked if the Subcommittee Members saw a need to address this in ULDC. There did not seem to be an interest in setting up a Subcommittee for Interim use, therefore Jon said this matter is closed for now.

2. DROOC Meeting dates for 2010

A show of hands among the Members determined that the DROOC Subcommittee meetings will continue to be on Fridays from 2-4 pm. The calendar of meeting dates is posted on the Zoning Division web page under Community Development ~ DRO – Oversight Committee: <http://www.pbcgov.com/pzb/zoning/dro/dromeetings.htm> the calendar is in 2010 schedule of meetings. Please contact Eileen at 561-233-5216 if you would like a PDF of the calendar emailed to you or if you have any other comments or questions.

**G. ELECT CHAIR AND VICE-CHAIR**

Through unanimous decision Jeff Brophy was re-nominated and elected as Chairperson and Scott Mosolf was re-nominated and elected as Vice Chair. Congratulations!

**H. NEXT MEETING TOPICS**

Gladys DiGirolamo suggested discussing “Zoning Interpretations” and how they could be done in a timelier manner. Staff often relay to Agent that they are waiting for Wendy, Maryann or Jon to review and make final decision. Jon said he would take this concern under consideration and ensure timely interpretations are made. He also reminded Subcommittee Members they always have the option of submitting for a Zoning Confirmation Letter.

**I. ADJOURNMENT**

The meeting adjourned at 3:49 pm.