

PALM BEACH COUNTY
LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
LAND DEVELOPMENT REGULATION COMMISSION (LDRC)
(Updated 01/08/24)

Minutes of November 8, 2023 LDRAB/LDRC Meeting

On Wednesday, **November 8, 2023**, 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.

A. CALL TO ORDER/CONVENE AS LDRAB

1. Roll Call

Chair Mr. Wesley Blackman, called the meeting to order at 2:00 p.m. Ms. Valerie Flores, Plans Specialist II, called the roll.

Board Members Present: 12

Ned Kerr (District 2, Mayor Weiss)
Matthew Barnes (District 3, Commissioner Barnett)
Jim Knight (District 4, Commissioner Woodward)
Dr. Lori Vinikoor (District 5, Vice Mayor Sachs)
Josh Nichols (District 6, Commissioner Baxter)

Board Member Vacancies: 3

Gold Coast Builders Association
Associated General Contractors of America
Alternate At-Large #2

Anna Yeskey (League of Cities)
Terrence Bailey (Florida Engineering Society)
Lucille Hinnners (American Institute of Architects)
Jim Sullivan (Florida Surveying & Mapping Society)
*Susan A. Kennedy (Environmental Organization)
Wesley Blackman (PBC Planning Congress)
*Drew Martin (Alternate At-Large #1)

County Staff Present: 10

Wendy N. Hernández, Deputy Director, Zoning Division
Jerome Ottey, Senior Site Planner, Zoning Division
Jordan Jafar, Senior Site Planner, Zoning Division
Alexander Biray, Site Planner II, Zoning Division
Laurie Harari, Site Planner I, Zoning Division
Valerie Flores, Plans Specialist II, Zoning Division
Scott A. Stone, Assistant County Attorney II
Jeff Gagnon, Deputy Director, Planning Division
Travis Goodson, Senior Planner, Planning Division
Bryce Van Horn, Senior Planner, Planning Division

Board Members Absent: 3

Charles Millar (District 1, Commissioner Marino)
Robert J. Harvey (District 7, Commissioner Bernard)
Frank Gulisano (Realtors Association of the Palm Beaches)

*Ms. Kennedy and Mr. Martin arrived at 2:05 p.m.

2. Additions, Substitutions and Deletions – None

3. Motion to Adopt Agenda

Motion to adopt the Agenda, as presented, made by Dr. Vinikoor, seconded by Mr. Knight. The Motion passed unanimously (10-0).

4. Approval of Minutes – October 11, 2023 as presented

Motion to approve Minutes of October 11, 2023, made by Mr. Knight, seconded by Mr. Bailey. The Motion passed unanimously (10-0).

5. Public Comments – None

*Ms. Kennedy and Mr. Martin arrived at 2:05 p.m.

B. PRIVATELY INITIATED AMENDMENT – FINAL RECOMMENDATION (PHASE 2)

1. PIA – 2023-00595 – Commercial Pod PUD Art. 3

Mr. Tyler Woosley (Urban Design Studio) gave brief overview of a privately initiated amendment requesting to modify language regarding Commercial Pods of Planned Unit Developments (PUDs) by increasing the allowable percentage of a Commercial Pod of a PUD from a maximum of one percent of the total acreage

to two percent; and to limit the 1,000 foot-separation requirement for a Commercial Pod from an Arterial or Collector Street to only those Commercial Pods created through a Development Order Amendment.

a. Discussion

Several Board members showed interest in making a recommendation to increase the Commercial Pod from two percent up to five percent, as previously requested for Phase 1. Staff responded to the Board the application submitted is privately initiated, therefore Staff's recommendation is based on their findings while researching the increase to two percent as agreed upon by the Applicant.

b. Motion

Motion to approve Staff recommendation to increase allowable percentage of a Commercial Pod to two percent, by Dr. Vinikoor, seconded by Mr. Martin.

Discussion continued between Staff and the Board members, with Mr. Nichols and Mr. Bailey contemplating over making a substitute motion to increase percentage of the Commercial Pod to five percent.

Motion to call the question by Ms. Kennedy, seconded by Mr. Martin. The motion failed (5-7). Further discussion ensued regarding the percentage for Commercial Pods.

Substitute Motion to recommend increasing allowable percentage of a Commercial Pod to five percent, by Mr. Nichols, seconded by Mr. Bailey. The motion passed (8-4).

C. CONVENE AS LDRC

The Land Development Regulation Advisory Board convened as the Land Development Regulation Commission at 2:46 p.m.

1. Proof of Publication

Motion to accept, by Dr. Vinikoor, seconded by Mr. Martin. The Motion passed unanimously (12-0).

2. Consistency Determination for Item B.1.

A discussion ensued on whether the Board's recommendation is consistent with the Comprehensive Plan and what the Motion would entail.

Motion by Mr. Bailey, to determine five percent is consistent with the Comprehensive Plan, seconded by Mr. Knight. The Motion failed (5-7).

Motion by Mr. Martin, to determine two percent is consistent with the Comprehensive Plan, seconded by Mr. Kerr. The Motion passed unanimously (12-0).

D. ADJOURN AS LDRC AND RECONVENE AS LDRAB

The Land Development Regulation Commission adjourned and reconvened as the Land Development Regulation Advisory Board at 3:04 p.m.

E. STAFF COMMENTS

Ms. Hernández informed the Board a draft calendar for 2024 meeting dates has been emailed to County Commissioners and Staff is awaiting feedback. She also informed that Phase 2 of the Rural Event Venue PIA will be coming back to the Board.

F. BOARD MEMBER COMMENTS – NONE

G. ADJOURNMENT

The Land Development Regulation Advisory Board meeting adjourned at 3:07 p.m.

Recordings of all LDRAB meetings are kept on file in the Palm Beach County Zoning/Code Revision and Compliance Office and can be requested by contacting Alexander Biray at (561) 233-5243.