

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

(Updated 5/3/23)

Minutes of March 8, 2023 LDRAB/LDRC Meeting

On Wednesday, March 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, Site Plan Technician, called the roll.

Members Present: 10

Charles Millar (District 1, Commissioner Marino)
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)
Terrence Bailey (Florida Engineering Society)
Susan A. Kennedy (Environmental Organization)
Frank Gulisano (Realtors Association of the Palm Beaches)
Jim Sullivan, Florida Surveying and Mapping Society
Wesley Blackman (PBC Planning Congress)

Vacancies: 3

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

County Staff Present: 12

Lisa Amara, Director, Zoning Division
Wendy N. Hernández, Deputy Director Zoning Division
Lorenzo Aghemo, Principal Site Planner, Zoning Division
Jerome Ottey, Senior Site Planner, Zoning Division
Imene Haddad, Senior Site Planner, Zoning Division
Alexander Biray, Site Planner II, Zoning Division
Valerie Flores, Site Plan Technician, Zoning Division
Bryan Davis, Principal Planner, Planning Division
Travis Goodson, Senior Planner, Planning Division
Scott Stone, Assistant County Attorney II,
Drew Martin (Alternate At-Large #1)

Members Absent: 5

Ned Kerr (District 2, Mayor Weiss)
Robert J. Harvey (District 7, Commissioner Bernard)
Anna Yeskey (League of Cities)
Lucille Hinnens (American Institute of Architects)
Drew Martin (Alternate At-Large #1)

2. Additions, Substitutions, and Deletions

None.

3. Motion to Adopt Agenda as presented

Motion by Mr. Bailey, to adopt the Agenda, seconded by Mr. Gulisano. The Motion passed unanimously (10-0).

4. Approval of Minutes – January 17, 2023 as presented

Motion by Dr. Vinikoor, to approve the Minutes, seconded by Mr. Knight. The Motion passed unanimously (10-0).

5. Public Comments

None.

B. UNIFIED LAND DEVELOPMENT CODE (ULDC) REVISIONS

1. CR-2022-0006 – Commerce Future Land Use Designations, Art. 3 and 4

**2:04 p.m. – Prior to Staff's presentation, Mr. Knight disclosed a voting conflict of interest and excused himself from the dais. Form 8B, Memorandum of Voting Conflict was submitted.

Mr. Ottey provided a PowerPoint presentation and overview of the Commerce Future Land Use Designations, Art. 3 and 4. This revision will implement the amendment made to the Comprehensive Plan to ensure consistency with the adopted Ordinance 2022-024. This item was previously heard by

the LDRAB on January 17th, in which, the Board voted to make a recommendation to the Board of County Commissioners to approve this item. The Board of County Commissioners directed Staff to modify the revision to include allowance of Microbrewery in the CMR Future Land Use designation.

a. Discussion

Board discussion included accessibility of spaces for the handicapped, as well as, raising the charging station parking space cap from twenty percent to fifty percent. Property Owners would be the ones to determine the amount of parking spaces they need to accommodate their guests/customers. County-owned properties are not being addressed at this time.

b. Motion

Motion to approve, by Dr. Vinikoor, seconded by Mr. Gulisano. The Motion passed (9-0-1, with Mr. Knight abstaining from the vote, due to a conflict of interest).

2. CR-2022-0001 – Public Notice and Postponements, Art. 2 and 3

Ms. Haddad provided a brief presentation of the proposed revision. This item is proposing to revise the requirement for certified mail in the ULDC Article 2 and 3 including revising certified mail to first class mail for courtesy notices for public hearing Zoning applications including Golf Course Modifications, revising references to newspaper advertisements 'public notice' in order to accommodate changes to Florida Statutes, modify courtesy notice boundaries for Type 1 Variances and within the Glades Tier for internal consistency, requiring written notice to affected Property Owners for all County Initiated rezonings for internal consistency, modifying 'by right' postponement deadlines to allow administrative approval prior to the publication of the agenda packet and Staff Reports and revise Future Land Use Atlas amendment notification for internal consistency.

a. Discussion

A brief Board discussion ensued in support of proposed revision.

b. Motion

Motion to approve, by Mr. Gulisano, seconded by Dr. Vinikoor. The Motion passed unanimously (10-0).

C. CONVENE AS LDRC

The Land Development Regulation Advisory Board convened as the Land Development Regulation Commission at 2:29 p.m.

1. Proof of Publication

Motion to accept, by Mr. Knight, seconded by Dr. Vinikoor. The Motion passed unanimously (10-0).

2. Consistency Determination for Item B.1.

**2:29 p.m. – Prior to call for a vote, Mr. Knight disclosed a voting conflict of interest and excused himself from the dais. Form 8B, Memorandum of Voting Conflict has been submitted.

Motion by Mr. Gulisano, to approve, seconded by Dr. Vinikoor. The Motion passed (9-0-1, with Mr. Knight abstaining from the vote, due to a conflict of interest).

CI. ADJOURN AS LDRC AND RECONVENE AS LDRAB

The Land Development Regulation Commission adjourned and reconvened as the Land Development Regulation Advisory Board at 3:01 p.m.

***3:01 p.m. Mr. Knight returned to the dais*

CII. ELECTION OF CHAIR AND VICE-CHAIR

Motion on the nomination of Dr. Vinikoor for Vice-Chair by Mr. Knight, seconded by Mr. Gulisano. The Motion passed unanimously (10-0).

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Motion on the nomination of Mr. Blackman for Chair by, Mr. Gulisano, seconded by Dr. Vinikoor. The Motion passed unanimously (10-0).

CIII STAFF COMMENTS

Ms. Amara gave a brief overview of future items that will be before the Board for consideration such as residential sheds in rural areas, setback requirements before the 1973 Code, Type 1 Variances and Employee Housing.

F. BOARD MEMBER COMMENTS

Staff answered questions from the Board, including the Waiver approval process and other looking at other Local Government Codes regarding non-conformities.

G. ADJOURNMENT

The Land Development Regulation Advisory Board meeting adjourned at 2:56 p.m.

Recordings of all LDRAB meetings are kept on file in the Palm Beach County Zoning/Sustainability and Infill Office and can be requested by contacting Valerie Flores at (561) 233-5352.