

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

(Updated 6/15/22)

**Minutes of May 25, 2022 LDRAB/LDRC Meeting**

On Wednesday, May 25, 2022, 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**

Vice-Chair Dr. Lori Vinikoor, called the meeting to order at 2:00 p.m. Mr. Phil Myers, Code Revision Zoning Technician, called the roll.

**Members Present: 11**

Charles Millar (District 1, Commissioner Marino)  
Ned Kerr (District 2, Commissioner Weiss)  
Matthew Barnes (District 3, Commissioner Kerner)  
Jim Knight (District 4, Commissioner Weinroth)  
  
Dr. Lori Vinikoor (District 5, Commissioner Sachs)  
Alleigh S. Reitz (District 6, Commissioner McKinlay)  
Robert J. Harvey (District 7, Commissioner Bernard)  
Donald R. Barnes (Gold Coast Builders Association)  
Lucille Hinners (American Institute of Architects)  
Jim Sullivan, Florida Surveying and Mapping Society  
Drew Martin (Alternate At-Large #1)\*\*

**Vacancies: 1**

Assoc. General Contractors of America

**Members Absent: 6**

Anna Yeskey (League of Cities)  
Terrence Bailey (Florida Engineering Society)  
Susan A. Kennedy (Environmental Organization)  
Frank Gulisano (Realtors Association of the Palm Beaches)  
Wesley Blackman (PBC Planning Congress)  
Abraham Wien (Alternate At-Large #2)

**County Staff Present: 13**

Lisa Amara, Zoning Director  
Wendy N. Hernández, Deputy Zoning Director  
Jeff Gagnon, Principal Site Planner, Zoning  
Jerome Ottey, Senior Site Planner, Zoning  
Alexander Biray, Site Planner II, Zoning  
Phil Myers, Zoning Technician, Zoning  
Scott A. Stone, Assistant County Attorney II  
Bryan Davis, Principal Planner, Planning  
Travis Goodson, Planner II, Planning\*  
Scott B. Cantor, Land Development Division Director\*  
Elizee Michel, Westgate Community Redevelopment Agency Executive Director\*  
Denise Pennell, Senior Planner, Westgate Community Redevelopment Agency\*  
Derrek Moore, Impact Fee Manager\*

\* County Staff present in audience.

\*\* Mr. Martin arrived at 2:02 pm.

**2. Additions, Substitutions, and Deletions**

Mr. Gagnon noted two new Board members, Mr. Matthew Barnes and Ms. Reitz, and welcomed Mr. Martin's return to the Board.

\*\* Mr. Martin arrived at 2:02 pm.

**3. Motion to Adopt Agenda**

Motion to adopt the Agenda, by Mr. Knight, seconded by Mr. Donald R. Barnes. The Motion passed unanimously (11-0).

**4. Adoption of Minutes – January 26, 2022**

Motion to adopt the Minutes, by Mr. Knight, seconded by Mr. Donald R. Barnes. The Motion passed unanimously (11-0).

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**5. Public Comments**

None.

**B. UNIFIED LAND DEVELOPMENT CODE (ULDC) REVISIONS**

**1. CR-2022-0002 – Westgate Community Redevelopment Area Overlay Conflicts, Art. 3**

Mr. Gagnon explained the revision allows more flexibility to facilitate redevelopment in the Westgate Community Redevelopment Area Overlay (WCRAO). Ms. Amara provided a PowerPoint presentation and overview of the WCRAO, its sub-areas, and use regulations. She explained further the revision would allow the Community Redevelopment Agency Board and Staff to make recommendations on uses that may not be allowed by the WCRAO, but are allowed for the underlying zoning district and consistent with the Future Land Use designation.

**a. Discussion**

Ms. Amara answered questions from the Board regarding how the revision arose, inclusion of housing, if the change may affect other overlays by setting a precedent, and whether it streamlines development approvals. She further noted the change would help to achieve more flexible property development regulations for mixed-use development within the overlay.

Motion to approve, by Mr. Millar, seconded by Mr. Donald Barnes. The Motion passed unanimously (11-0).

**2. CR-2021-0021 – Developer Substitution for Land Development Permit Extensions, Art. 11**

Mr. Gagnon explained the revision was requested by the Land Development Division of the Department of Engineering and Public Works to grant further ability for Land Development Permit extensions from the County Engineer. Mr. Cantor explained the revision relates to involuntary substitution of developers when a property commences development and is foreclosed upon, but is allowed to be completed by a new developer. He further explained it gives the County Engineer the authority to grant permit extensions, and clarifies the extension can be up to and including one year.

**a. Discussion**

Mr. Cantor answered questions from the Board regarding what housing the revision would impact, extension durations beyond one year. He further answered questions as they relate to State Emergency Orders, permit extension processes beyond forecloses, applicability, oversight, and drawbacks. Mr. Cantor also noted Staff can look into processes for voluntary developer substitution.

Motion to approve, by Mr. Kerr, seconded by Mr. Martin. The Motion passed unanimously (11-0).

**C. CONVENE AS LDRC**

The Land Development Regulation Advisory Board convened as the Land Development Regulation Commission at 2:24 p.m.

**1. Proof of Publication**

Dr. Vinikoor noted receipt of Proof of Publication.

**2. Consistency Determination for Items B.1. and B.2.**

Mr. Davis stated the proposed Items are consistent with the Comprehensive Plan.

Motion to approve, by Mr. Martin, seconded by Ms. Hinnners. The motion passed unanimously (11-0).

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**D. ADJOURN AS LDRC AND RECONVENE AS LDRAB**

The Land Development Regulation Commission adjourned and reconvened as the Land Development Regulation Advisory Board at 2:25 p.m.

**E. STAFF COMMENTS**

Mr. Gagnon noted the next LDRAB/LDRC meeting is planned for June 22, 2022.

**F. BOARD MEMBER COMMENTS**

Mr. Matthew Barnes and Ms. Reitz as new Board members, and Mr. Martin introduced themselves and their professional backgrounds.

**G. ADJOURNMENT**

The Land Development Regulation Advisory Board meeting adjourned at 2:28 p.m.

Recordings of all LDRAB meetings 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) 233-5302.