

LAND DEVELOPMENT REGULATION ADVISORY BOARD

2005 ANNUAL ORGANIZATION MEETING



PREPARED BY THE PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION
CODE REVISION SECTION
MARCH 2005

**PALM BEACH COUNTY PLANNING, ZONING AND BUILDING
LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)**

ANNUAL ORGANIZATIONAL MEETING

March 3, 2005, 2:00 pm

Planning, Zoning and Building Department
100 Australian Boulevard, West Palm Beach, Florida
4th Floor, Conference Room 441

AGENDA

A. WELCOME AND INTRODUCTION

1. Roll Call
2. Additions, Substitutions and Deletions
3. Motion to Adopt Agenda

B. 2005 WORKPLAN.....Exhibit I

1. 2005 Meeting Schedule
2. Summary of 2005 Proposed Amendments
3. Summary of 2004 Adopted Amendments – Appendix A

C. MEETING PROCEDURES.....Exhibit II

1. Robert's Rules of Order
2. Code of Ethics/Sunshine Laws
3. Rules of Procedure

D. MISCELLANEOUS.....Exhibit III

1. Membership and New Appointments
2. PZB Website Resources
3. Attendance

E. STAFF COMMENTS

ADJOURNMENT

**PALM BEACH COUNTY PLANNING, ZONING AND BUILDING
LAND DEVELOPMENT REGULATIONS ADVISORY BOARD (LDRAB)**

2005 MEETING DATES

(Updated 2/3/05)

DATE	DAY
January 5, 2005	Wednesday
February 3, 2005 (Cancelled)	Thursday
February 9, 2005 (Special Meeting)	Wednesday
March 3, 2005 (Annual Meeting)	Thursday
April 7, 2005	Thursday
May 5, 2005	Thursday
June 2, 2005	Thursday
July 7, 2005	Thursday
August 4, 2005	Thursday
September 1, 2005	Thursday
October 6, 2005	Thursday
November 3, 2005	Thursday
December 1, 2005	Thursday
January 5, 2006	Thursday

**ALL MEETINGS BEGIN AT 2:00 P.M. AND ARE HELD AT
PLANNING ZONING & BUILDING
100 AUSTRALIAN AVENUE, WEST PALM BEACH
4TH FLOOR • ROOM 441 UNLESS NOTED OTHERWISE**

MEETINGS ARE SUBJECT TO CANCELLATION

**LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
2005 ANNUAL ORGANIZATIONAL MEETING**

2005 - PROPOSED CODE REVISION AMENDMENTS

Article/Title	Proposed Amendment Topic/Summary
Art. 1 – General Provisions	None currently proposed.
Art. 2 – Dev. Review Procedures	<ul style="list-style-type: none"> - DRO process – Amendments per industry input, as needed. - BofA – Clarify method for calculation of days. - Loxahatchee Groves Moratorium on Rezoning – LDRAB 2/9/05.
Art. 3 – Overlays and Zoning Districts	<ul style="list-style-type: none"> - Agricultural Shadehouse - Pervious surface area calculation. - AGR PUD density (Proposed Plan amendment). - AGR PDD Preserve Parcels – Permitted uses (proposed Plan amendment). - AR District – Non-residential use locational criteria - Infill/Redevelopment – New regulations (proposed Plan amendment). - Optional Residential (OR) Pod – Clarify innovative design parameters. - PUD golf courses – Establish minimum standards for infill redevelopment. - Residential Transitional Zoning District – Clarify minimum lot size for LR-1 and LR-2. - Traditional Development Districts and Traditional Marketplace Development – clarify provisions for AGR TMD's, pending final BCC direction at FLUA Transmittal Hearing. - Westgate Community Redevelopment Agency Overlay (WCRA-O) – New verlay provisions to implement new WCRA Master Plan.
Art. 4 – Use Regulations	<ul style="list-style-type: none"> - Ambulatory Surgical Center – New use regulation or amendment to existing medical office regulations to accommodate industry needs.] - AR District – Amend list of permitted uses (proposed Plan amendment). - Cell towers – Amend to address HB 620 and HB 305, if adopted. - Generators – Add requirement that residential clubhouses and Type II and III CLF's install emergency generators – per 1/27/05 BCC direction. - Real estate sales offices – limit use within commercial areas of residential developments. - Water utilities – Setbacks and landscaping.
Art. 5 – Supplementary Standards	<ul style="list-style-type: none"> - Barbed wire – Further attrition of non-conforming barbed wire structures. - ERM – Exemption from fence height restrictions in residential districts for parcels acquired for conservation. - Lighting Ordinance – Clarify lighting standards. - Noise Ordinance – Exemption to allow for generator use during natural disasters. - Parks and recreation – Reduce landscaping provisions for specific park facilities. - TDR Program – Pending BCC direction. - Workforce Housing Program – Pending BCC direction.
Art. 6 - Parking	<ul style="list-style-type: none"> - Residential districts – Clarify commercial vehicle limitations. - Requirement for 10% side or rear parking – Establish minimum parameters.
Art. 7 - Landscaping	<ul style="list-style-type: none"> - Restoration and maintenance – Clarify requirements for removal of trees. - Hurricane PPM – Codify provisions.
Art. 8 - Signage	<ul style="list-style-type: none"> - Sign Amortization – Identify non-conforming signage and set timeframe for amortization.
Art. 9 – Archaeological and Historic Presevation	None currently proposed.
Art. 10 –Code Enforcement	None currently proposed.
Art. 11 –Subdivision, Platting and Required Improvements	None currently proposed.
Art. 12 – Traffic Performance Standards	<ul style="list-style-type: none"> - Concurrency – Pending workshop and BCC direction.
Art. 13 – Impact Fees	None currently proposed.
Art. 14 – Environmental Standards	None currently proposed.
Art. 15 – Health Regulations	<ul style="list-style-type: none"> - Fire hydrant maintenance – Pending.
Art. 16 – Airport Regulations	None currently proposed.
Art. 17 – Decision Making Bodies	<ul style="list-style-type: none"> - Unique Structures Review Board – Pending.
Art. 18 – Flood Damage Prevention	None currently proposed.

LAND DEVELOPMENT REGULATION ADVISORY BOARD

"Rules of Procedure"



May 20, 2004

**Article I
Introduction**

- A. The Palm Beach County Unified Land Development Code, hereinafter referred to as the ULDC, authorizes the Land Development Regulation Advisory Board and Land Development Regulation Commission, herein after referred to as the LDRAB and LDRC to Rules of Procedures for the transaction of business.
- B. The within Rules of Procedure have been adopted by the LDRAB and LDRC, and all previously adopted Bylaws or Rules of Procedure are deemed repealed.

**Article II
Powers and Duties**

- A. The LDRAB shall have the powers and duties as outlined in ULDC Art.17.C.2.B, Powers and Duties, as amended.

**Article III
Membership, Officers and Staff**

- A. The LDRAB shall be composed of members as outlined in ULDC Art.17.C.2.C, Board Membership, as amended.
- B. The Zoning Director shall serve as the Secretary and the professional staff of the LDRAB as outlined in ULDC Art.17.C.2.D, Staff, as amended.

**Article IV
Meetings**

- A. General meetings and special meetings of the LDRAB shall be governed as outlined in ULDC Art.17.B.5, Rules of Procedure, as amended.
- B. A member of the LDRAB shall be permitted to participate in a general or special meeting via telephone or teleconference if the following conditions are met:
 - a. That the quorum necessary to take action and transact business is physically present at the meeting; and
 - b. That the LDRAB, by a majority vote of the quorum present, determines that the extraordinary circumstances justify the members' absence.

**Article V
Subcommittees**

- A. The LDRAB may create subcommittees, which will be governed by the regulations in Art.17.C.2.C.3.c, Subcommittees, as amended, as well as the following regulations:
- a. At a minimum, the subcommittee shall be composed of one LDRAB member and two non-LDRAB members. It shall be determined by a majority vote of the LDRAB that the non-members have the necessary expertise on the specific Code amendment;
 - b. The subcommittee shall meet as often as determined necessary by the LDRAB;
 - c. The presence of at least two members of the subcommittee, one of whom must be an LDRAB member, shall constitute a quorum necessary to take action and transact business;
 - d. The location of all meetings shall be in PBC, Florida and all meetings shall be open to the public;
 - e. The Zoning Director shall serve as the Secretary and the professional staff of the subcommittee;
 - f. The County Attorney's Office shall provide counsel and interpretation on legal issues; and
 - g. The subcommittee shall submit their findings at the next scheduled LDRAB meeting.

**Article VI
Amendments to the Rules of Procedures**

- A. The LDRAB may amend these rules at a regular meeting by a majority vote of the quorum present.
- B. The LDRAB Secretary shall maintain a copy of the "Rules of Procedures" in the Zoning Division for the Public to view.

**PALM BEACH COUNTY PALNNING, ZONING AND BUILDING
LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
CURRENT MEMBERS**

Updated February 16, 2005

SEAT	MEMBER/OCCUPATION	APPOINTMENT	TERM EXPIRING
1	Joanne Davis Growth Management Development	District 1 Commissioner Marcus	February 2007
2	David Carpenter Landscape Architect	District 2 Commissioner Koons	February 2006
3	Barbara Katz Land Use Advisor	District 3 Commissioner Newell	February 2007
4	Barbara S. Noble Urban Planner	District 4 Commissioner McCarty	February 2006
5	Vacant <i>(pending BCC recommendation)</i>	District 5 Commissioner Aaronson	February 2007
6	Stephen C. Dechert Business Development	District 6 Commissioner Masilotti	February 2006
7	Martin Klein Commercial Law	District 7 Commissioner Greene	February 2007
8	Scott Worley	Gold Coast Builders Association	February 2007
9	Carmine Priore <i>(pending BCC approval on 03/01/05)</i>	League of Cities	February 2006
10	Ron Last, P.E. Engineer	Florida Engineering Society	February 2007
11	Vacant <i>(pending recommendation)</i>	American Institute of Architects	February 2006
12	Rosa Durando Environmentalist	Environmental Organization	February 2007
13	D.J. Snapp, III Realtor/Broker	PBC Board of Realtors	February 2006
14	Wayne Larry Fish, P.S.M. Surveyor and Mapper	Florida Society of Professional Land Surveyors	February 2007
15	Maurice Jacobson Condo/Homeowner Association Rep.	Condominium Association	February 2006

16	Chuck Congdon	Associated General Contractors of America	February 2007
17	C. Wesley Blackman, AICP Planner	PBC Planning Congress	February 2006
18	Brian Waxman, Esquire Real Estate Developer	At-Large Member	February 2006
19	Frank Palen Land Use, Zoning, Environmental Law	At-Large Member	February 2006

LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB) 2005 ANNUAL ORGANIZATIONAL MEETING

ACCESS TO CODE REVISION WEBSITE

The Code Revision website provides current updates and information that can be useful to Land Development Regulation Advisory Board (LDRAB) members. It is generally comprised of three key sections: News Releases, Unified Land Development Code and LDRAB.

- ❑ **News Releases Section** informs about recently adopted and currently proposed ordinances, as well as other pending projects.
- ❑ **Unified Land Development Code Section** contains two distinct versions of the Zoning Code: one is an interactive version capable of performing keyword search throughout the entire Code, whereas the other one is an Adobe Acrobat pdf of the printed Code.
- ❑ **LDRAB Section** provides LDRAB meeting agendas and staff reports, LDRAB and Subcommittee meeting calendars, Rules of Procedure, Membership lists, annual reports and archives pertaining to the proceedings of the LDRAB (formerly known as Citizen Task Force [CTF]).

The Code Revision website can be easily accessed through the Planning, Zoning and Building (PZB) website. Please refer to the attached graphics for explanation on how to navigate to our site.

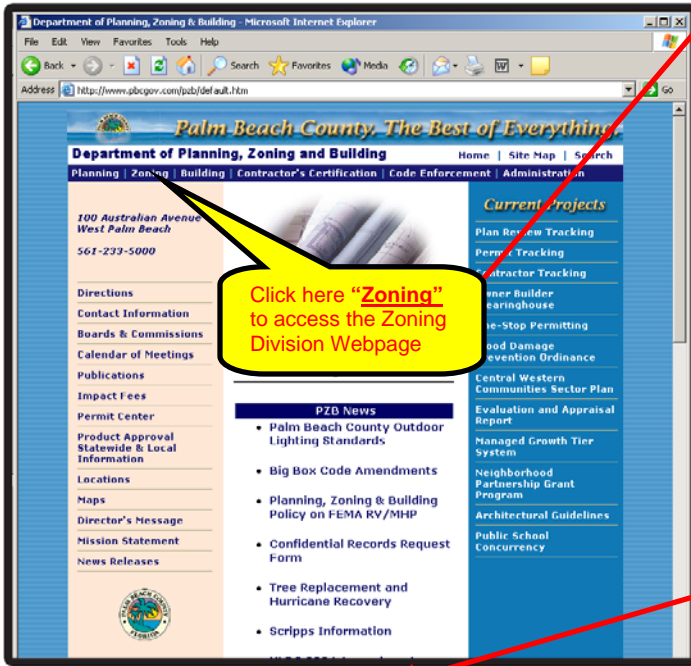
How to Access Code Revision Web Site and Related Information

To access the PZB main web page, enter the following address:

<http://www.pbcgov.com/pzb>

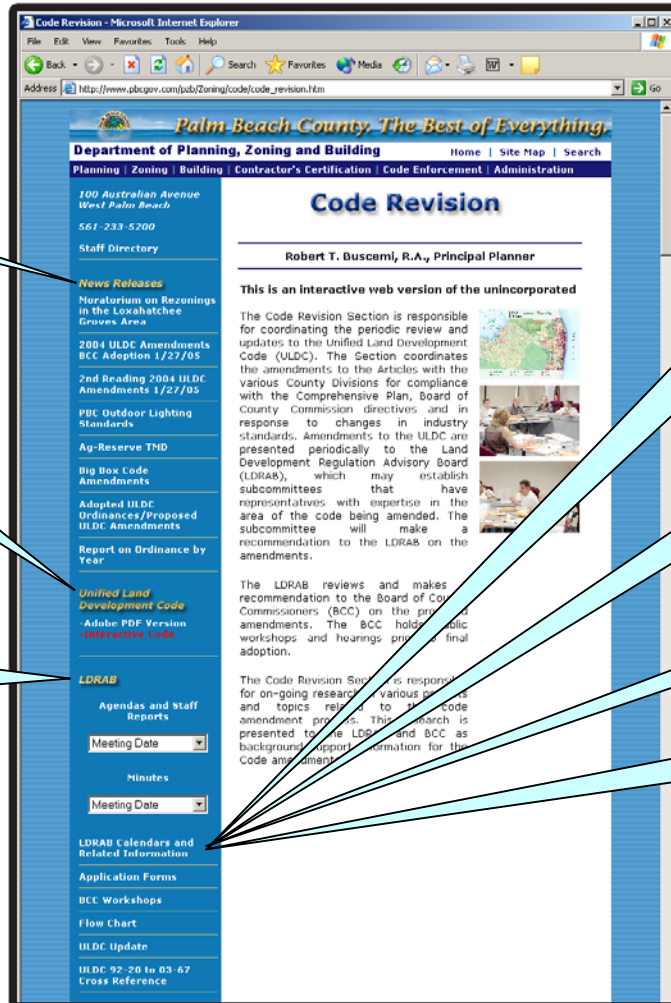
Or type the following:

<http://www.pbcgov.com/pzb/Zoning/zoning.htm>



Or type the following address:

http://www.pbcgov.com/pzb/Zoning/code/code_revision.htm



News Releases

Zoning Code:

- (PDF Version)
- (Interactive Version)

LDRAB:

- Agendas and Staff Reports
- Meeting Minutes

LDRAB Meeting Calendar

LDRAB Subcommittee Meeting Calendar and Agendas

LDRAB Rules of Procedure

- LDRAB Membership List
- Annual Reports

2005 Annual Organizational Meeting

LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)						
2004 ATTENDANCE MATRIX						
Member/Term	4/8/2004	5/13/2004	6/10/2004	7/6/2004	7/20/2004 S/M	8/12/2004
Meeting Time	2:00-3:34	2:05-3:28	2:08-3:35	2:07-3:08	3:05-5:05	2:13-4:55
Joanne Davis 2/2007	Y	Y arrived at 2:09	N	Y	Y arrived at 3:12	Y
David Carpenter 2/2006	Y	Y	Y	Y	N	Y
Barbara Katz 2/2007	Y	Y	Y	Y	Y	Y
Barbara Noble 2/2006	Y	Y	Y	Y	N	Y
Marvin Manning 2/2007	N	N	N	R	R	R
Stephen Dechert 2/2006	Y	Y	Y	Y	Y	N
Martin Klein 2/2007	N	Y	Y	Y	Y	N
Leonard Tylka 2/2007	Y	Y arrived at 2:24	N	Y	N	N
Carmella Starace 2/2006	Y	N	Y arrived at 2:12	Y	** departed at 4:34	Y
Ron Last 2/2007	Y	Y arrived at 2:24	Y	Y	Y	Y
John Glidden 2/2006	Y	N	Y	N	Y arrived at 3:15	Y arrived 2:35
Rosa Durando 2/2007	Y	Y	Y arrived at 2:24	Y	Y	N
DJ Snapp 2/2006	Y	N	Y	Y	N	Y
W. Larry Fish 2/2007	Y	Y	Y	Y	Y	N
Maurice Jacobson 2/2006	Y	Y	Y	Y	Y	Y
Charles Adams 2/2007	Y	Y	Y	N	** departed at 4:24	Y
Wes Blackman 2/2006	Y	Y	Y	Y	Y	Y
Brian Waxman 2/2006	Y	Y	N/A	Y	N	N/A
Frank Palen 2/2006	Y	Y	N/A	N/A	Y	N/A
Total Attendees	17	15	14	15	11	10

Notes

Y – Present

N – Absent

****** - Member attended mtng
however, participated for less
than three-fourths of the mtng

R – Resigned/Not on Board

N/A – No Alternate Needed

N/Q – No Quorum

S/M – Special Mtng

2005 Annual Organizational Meeting

LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)						
2004 ATTENDANCE MATRIX						
Member/Term	9/9/2004	9/23/2004	9/29/2004 S/M	10/14/2004	11/10/2004	12/9/2004
Meeting Time	N/A	N/A	2:15-4:00	2:06-4:33	2:25-5:39	2:20-3:55
Joanne Davis 2/2007	C	C	Y arrived 2:40	N	Y	Y departed 3:35
David Carpenter 2/2006	C	C	N	Y	N	Y
Barbara Katz 2/2007	C	C	Y arrived 3:15	Y	Y	Y
Barbara Noble 2/2006	C	C	Y	Y	Y	N
Marvin Manning 2/2007	R	R	R	R	R	R
Stephen Dechert 2/2006	C	C	N	N	N	Y
Martin Klein 2/2007	C	C	Y departed 3:50	Y	Y	Y
Leonard Tylka 2/2007	C	C	N	R	R	R
Carmella Starace 2/2006	C	C	Y departed 4:00	N	R	R
Ron Last 2/2007	C	C	Y	Y	Y	N ** arrived 4:00
John Glidden 2/2006	C	C	N	Y	Y	Y departed 3:20
Rosa Durando 2/2007	C	C	N	N	Y	N
DJ Snapp 2/2006	C	C	N	Y	Y	Y
W. Larry Fish 2/2007	C	C	Y departed 2:45	Y	Y	Y
Maurice Jacobson 2/2006	C	C	Y	Y	N	Y
Charles Adams 2/2007	C	C	N	R	R	R
Wes Blackman 2/2006	C	C	Y	Y	Y	N
Brian Waxman 2/2006	C	C	Y	Y	N/A	Y
Frank Palen 2/2006	C	C	Y	N/A	N/A	N/A
Total Attendees	N/A	N/A	11	11	10	10

Notes

Y – Present

N – Absent

****** - Member attended mtng
however, participated for less
than three-fourths of the mtng

R – Resigned/Not on Board

N/A – No Alternate Needed

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Appendix A

LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB) 2005 ANNUAL ORGANIZATIONAL MEETING

SUMMARY OF 2004 ADOPTED AMENDMENTS

The following ordinances contain the amendments to the Unified Land Development Code adopted in 2004:

- 1. FLOOD DAMAGE PREVENTION ORDINANCE (Ord. 2004-013)**
 - Repealed prior Ordinance 1988-003 and provided new provisions to address flood damage prevention
- 2. SCIENTIFIC COMMUNITY OVERLAY (SCO) (AKA PBC BIOTECHNICAL RESEARCH PARK) (Ord. 2004-040)**
 - Amended various ULDC articles to ensure consistency with the Comprehensive Plan Amendments
 - Amended regulations governing PBC Biotechnical Parks
- 3. ADULT ENTERTAINMENT (Ord. 2004-051)**
 - Amended sections pertaining to Adult Entertainment per updated studies and in order to ensure consistency with the legislative intent of the adult entertainment portions of the ULDC, and to keep them current in relation to recent case law.
- 4. WATER TREATMENT FACILITY (Ord. 2004-054)**
 - Amended setbacks for Water Treatment Facilities in response to the changing needs of modern-design plants.
- 5. 2004 ULDC AMENDMENTS (Ord. 2005-002)**

See summary table below.

Article	Key Topic
Article 1 General Provisions	<ul style="list-style-type: none">- Revisions to illustrations.- Clarify berm height.- Insert omitted eminent domain provisions for sign regulations.
Article 2 Development Review Procedures	<ul style="list-style-type: none">- Clarify review processes, insert omitted text.- Clarify BofA authority.- Insert omitted Monitoring language.
Article 3 Overlays and Zoning Districts	<ul style="list-style-type: none">- Relocated text for standard Zoning Districts.- Clarify Zero Lot Line regulations.- Insert omitted text for enclosed uses.- Amend non-profit assembly in use regulations table.- Ensure Zoning Districts are consistent with the Plan.- Amend PUD regulations to be consistent with the Plan.- PUD provisions – amend to be consistent with the Plan; codify condition language related to Civic Pods; and, clarify preservation area calculations for AGR PUDs.

Appendix A

Article 4 Use Regulations	<ul style="list-style-type: none"> - Minor amendments to Use Regulations table to be consistent with the Plan. - Supplementary use standards – clarified language for several specific uses, and added provisions for outdoor recreation in RR future land use designation (i.e. paintball). - School, Elementary or Secondary – minor amendments requested by the School Board. - Excavation – minor amendments requested by ERM.
Article 5 Supplementary Standards	<ul style="list-style-type: none"> - Barbed wire – amendments requested by ERM and Water Utilities to allow limited use of barbed wire for Conservation parcels and Water Treatment facilities. - Performance standards – insert drainage amendments per Land Development. - Easement encroachment – clarify language per Land Development. - Density Programs – insert omitted text related to TDR buffers to be consistent with the Plan. - Density Programs – TDR receiving area – new language related to SCO PIPD.
Article 6 Parking	<ul style="list-style-type: none"> - Delete distance illustration (relocated to Art. 1). - Handicapped parking – increase number per BCC direction. - Low Speed Electric Vehicles (LSEV) – new language, amend parking chart and add illustration.
Article 7 Landscaping	<ul style="list-style-type: none"> - Amend Tier Chart – allow flexibility for fences and walls in all landscape buffers in all tiers. - Clarify hedge heights in residential. - Clarify berm height measurement and illustration. - Insert Vacant Lot Ordinance language omitted in 2003. - Clarify Maintenance, Enforcement and Fines.
Article 8 Signage	<ul style="list-style-type: none"> - Clarify language and illustrations. - Amend definitions for clarity. - Clarify review process. - Billboards – clarify language for demolish permits and relocation.
Article 9 Archaeological and Historic Preservation	<ul style="list-style-type: none"> - Amendments to Archaeological Review Process based on consultant study and recommendations.
Article 11 Subdivision, Platting and Required Improvements	<ul style="list-style-type: none"> - Clarify technical compliance and fix references related to Parks and Recreation.
Article 12 Traffic Performance Standards	<ul style="list-style-type: none"> - Minor amendments to address changes to TPS.
Article 14 Environmental Standards	<ul style="list-style-type: none"> - Sea Turtle Protection – new language prohibiting open fires on beach during nesting season. - Wellfield protection – minor amendment for clarify. - Vegetation Preservation and Protection – Corrections to Invasive Non Native Vegetation, clarify mitigation and restoration, insert relocated Lake Worth Lagoon and Loxahatchee River provision from the Landscape Code and clarify intent of language per LDRAB.
Article 18 Definitions	<ul style="list-style-type: none"> - New definition for Finished Floor Elevation for consistency between Florida Building and Zoning codes. - Insert Vacant Lot definition omitted in 2003. - Add abbreviations for Land Use designations.

Appendix A

Workforce Housing Program (WHP)	<ul style="list-style-type: none"> - Repeal existing Voluntary Density Bonus Program. - Codify BCC direction and WFH Committee recommendations. - Note recommendation by LDRAB.
TDD/TMD	<ul style="list-style-type: none"> - Amend TTD language for consistency with TMD provisions. - Proposed TMD language to allow for AGR-TMD applications. Text subject to changes based on AGR-TMD “beauty competition.” - Note: Modified TMD language previously prepared by Michael Dyett, Zoning Consultant.
Big Box Ordinance	<ul style="list-style-type: none"> - Amend Architectural Guidelines to adopt new language for single tenant stores (65,000 sf to 210,000 sf). - Establish maximum square footage limitations. - Establish Architectural Guidelines. - Establish parking, landscaping and pedestrian amenity criteria.
Article 15 Health Regulations	<ul style="list-style-type: none"> - Minor revisions, scrivener’s errors and omitted text.

6. ART. 15 HEALTH REGULATIONS (Ord. 2005-003)

- Amended PBC Environmental Rules I and II to incorporate changes made to the State regulations and clarify existing provisions.