

PALM BEACH COUNTY

**LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
LAND DEVELOPMENT REGULATION COMMISSION (LDRC)**

Minutes of May 11, 2005 Meeting

On Wednesday, May 11, 2005 at 2:00 p.m. the Palm Beach County Land Development Regulation Advisory Board (LDRAB) met in the Fourth Floor Conference Room, at 100 Australian Avenue, West Palm Beach, Florida, for their annual organizational meeting:

A) Call to Order/Convene as LDRAB.

1) Roll Call

Chair Wes Blackman called the meeting to order at 2:05 p.m. Leticia Stinson, Code Revision Secretary, called the roll.

Members Present

Wesley Blackman
David Carpenter
Joanne Davis
Maurice Jacobson
Barbara Katz
Martin Klein
Carmine Priore
Brian Waxman (alternate)*
Stephen Dechert
Ron Last
Barbara Noble
Jack Miles
Thomas Kastner
Scott Worley

Members Present – 14

*Includes 1 alternates

Members Absent

Rosa Durando
Larry Fish
Frank Palen (alternate)*
D.J. Snapp
Chuck Congdon

Members Absent – 5

County Staff Present:

Barbara Alterman, PZB Director
Robert T. Buscemi, R.A, Principle Planner, Zoning
William Cross, Senior Planner, Zoning
Bruce Thomson, Senior Planner, Planning
Izabela Aurelson, Planner I, Zoning
Leticia Stinson, Secretary Code Revision, Zoning
Lenny Berger, Assistant County Attorney

2) Additions, Substitutions, and Deletions

None.

3) Motion to Adopt Agenda

A motion was made by Martin Klein, seconded by Barbara Noble, to adopt the agenda. The motion passed unanimously (14– 0).

4) Adoption of February 9, 2005 and March 3, 2005 Minutes

A motion was made by Martin Klein, seconded by Barbara Katz, to adopt the February 9, 2005 and March 3, 2005 minutes. The motion passed unanimously (14 – 0).

B) ULDC Amendments

Mr. Kastner and Mr. Miles, the new appointees, introduced themselves to the Board.

1) Article 3 – Overlays and Zoning Districts (Attachment B)

There was a lengthy discussion on the proposed amendments. The Board recommended to adopt them with changes. One of the changes included the addition of the following subsection: Art. 3.D.1.D.5.a.2).d), Excluding side loading garages.

Motion to approve as amended by Martin Klein, seconded by Maurice Jacobson. The motion passed unanimously (15 – 0).

2) Article 4 – Use Regulations (Attachment C)

The Board members expressed concerns about permitting accessory dwellings in agricultural reserve areas. Special Permit was retained as a requirement needed to establish an accessory dwelling in agricultural reserve. Other changes recommended by the Board pertained to supplementary standards for a place of worship.

Motion to approve as amended by Martin Klein, seconded by Maurice Jacobson. The motion passed unanimously (15 – 0).

3) Article 5 – Supplementary Standards (Attachment D)

Motion to approve by Joanne Davis, seconded by Martin Klein. The motion passed unanimously (15 – 0).

C) Convene as the Land Development Regulation Commission (LDRC)

1) Proof of Publication

A motion was made by Barbara Noble, seconded by Barbara Katz to adopt the proof of publication.

2) Consistency Determination

Bruce Thompson stated that the proposed amendments were consistent with Comprehensive Plan.

Motion to approve as amended, by Maurice Jacobson, seconded by Joanne Davis. The motion passed unanimously (14 – 0).

D) Reconvene as the Land Development Regulation Advisory Board (LDRAB)

No motion was passed on this item.

E) Public Comments

None.

F) Staff Comments

In the event there are few agenda items to be reviewed, staff (Bill Cross spoke) suggested only having LDRAB convene and not advertise or require LDRC make a motion on the content reviewed. Combine those limited agenda items with another meeting so as to reduce public notification requirements and the amount of money being spent on legal ads.

G) Adjourn

The Land Development Regulation Advisory Board meeting adjourned at 3:49 p.m.

Recorded tapes of all LDRAB meeting are kept on file in the Palm Beach County Zoning/Code Revision office and can be requested by contacting the Code revision Secretary at (561) 233-5088.