

# EXHIBIT A

## PALM BEACH COUNTY

### LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)

#### Minutes of March 28, 2007 Meeting

On Wednesday, March 28, 2007 at 2:00 p.m. the Palm Beach County Land Development Regulation Advisory Board (LDRAB), met in the First Floor Conference Room, at 2300 North Jog Road, West Palm Beach, Florida, for their annual meeting:

#### A) Call to Order/Convene as LDRAB

##### 1) Roll Call

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

##### Members Present

Wesley Blackman (PBC Planning Congress)  
David Carpenter (District 2)  
Raymond Puzzitiello (Gold Coast Build. Assoc.)  
Joni Brinkman (League of Cities)  
Ron Last (FL Eng. Society)  
Edward Wronsky (A. I. A.)  
Rosa Durando (Environmental Org.)  
Duane Bennett (PBC Board of Realtors)  
Larry Fish (FL Soc. of Pro. Land Surveyors)  
Steven Dewhurst (Assoc. Gen. Cont. of Amer.)  
Joanne Davis (District 1)  
Barbara Katz (District 3)  
Bill Gotthelf (District 6)  
Martin Klein (District 7)

Members Present – 14

##### Members Absent

Maurice Jacobson (Condominium Assoc.)  
Barbara Noble (District 4)  
Jack Miles (District 5)

Members Absent – 3

##### County Staff Present:

Barbara Pinkston-Nau, Principle Planner, Zoning  
William Cross, Senior Site Planner, Zoning  
Lenny Berger, Assistant County Attorney  
John Rupertus, Senior Planner, Planning  
Ann DeVeaux, Site Planner I, Zoning  
Zona Case, Zoning Technician, Zoning  
Paula Pritchard, Secretary, Zoning

##### 2) Additions, Substitutions, and Deletions

##### 3) Motion to Adopt Agenda

A motion was made by Martin Klein, seconded by David Carpenter, to adopt the agenda, as amended. The motion passed unanimously (14– 0).

##### 4) Adoption of March 28, 2007 Minutes (Exhibit A)

A motion was made by Bill Gotthelf, seconded by David Carpenter, to adopt the March 28, 2007 minutes. The motion passed unanimously (14– 0).

#### B) ULDC Amendments

##### 1) Article 1 - General Provisions (Exhibit B)

Ann DeVeaux explained the term "Occupational License" is now changed to "Business Tax Receipt" in accordance with F.S. Chapter 205. She also stated the definition remains the same. Mr. Cross explained the definition for Single Room Occupancy. Several LDRAB members disagreed with the language in Part 3. Barbara Pinkston-Nau stated that this was already in the Code. Staff agreed to pull this Section for review.

A motion was made by Martin Klein, seconded by Edward Wronsky. The motion passed unanimously (14-0)

##### 2) Article 2 - Development Review Process (Exhibit C)

Ann DeVeaux reiterated that the term "Occupational License" is now changed to "Business Tax Receipt".

A motion was made by Martin Klein, seconded by Bill Gotthelf. The motion passed unanimously (14-0)

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**3) Article 3 - Overlays & Zoning Districts (Exhibit D)**

William Cross explained that if anyone tried to obtain a mobile home in the Planned Development District and it does not require a public civic dedicated to the County, and then it allows for the private entrance to be a half-acre instead of a full acre.

A motion was made by Martin Klein, seconded by Raymond Puzzitiello. The motion passed unanimously (14-0)

**4) Article 4 - Use Regulations (Exhibit E)**

William Cross stated that Financial Institutions was brought before LDRAB members last year. The table is now taking everything in the Use Matrix and all the previous notes and consolidating it into one table for clarity. Joni Brinkman had concerns regarding the notes in the reason for amendments.

A motion as amended, included the changes in Page 6, Part 5, line 22, adding a note to the reason for amendment, Part 5, Page 7, line 9, change parking to parking, and Part 6, line 22, change "Occupational License" to "Business Tax Receipt", by Martin Klein, seconded by Joni Brinkman. The motion passed unanimously (14-0)

**5) Article 5 - Supplementary Standards (Exhibit F)**

William Cross pointed out that when Workforce Housing Program was adopted there was a substantial amount of negations occurred from several interested parties including Gold Coast Builders Association (GCBA) in 2006. Since that time, GCBA felt per their analysis that they needed another income level. Staff then added the middle-income category. Now GCBA wants this pulled. Staff recommends taking the suggestion of opting out of the highest category back before the Board of County Commissioners (BCC) and Planning staff for re-evaluation.

Chris Roog representing GCBA mentioned that the market is flat and that they can't provide for the tier. He also stated if we are able to lump the 25% between the moderate to low, we would have the flexibility of the 25% and it would make it easier to meet the Inclusionary Workforce Housing standards.

A motion as amended Part 1, No. 5 notes, by Raymond Puzzitiello, seconded by David Carpenter. The motion passed (12-2)

**6) Article 8 - Signage (Exhibit G)**

Ann DeVeaux explained that in Part 1 there is deletion of extraneous language. William Cross pointed out that the previous sign consultant wrote language that was confusing and staff wanted to revise the table for clarity.

A motion was made by Martin Klein, seconded by Bill Gotthelf. The motion passed unanimously (14-0)

**7) Article 14 - Environmental Standards (Exhibit H)**

Ann DeVeaux mentioned that Part 1 to Part 4 is an amendment to change "Occupational License" to "Business Tax Receipt". Ann DeVeaux also mentioned that minor clarifications to Part 5, establishing Native Upland Preserves. Several LDRAB members had problems with the clarity of the language. Barbara Pinkston-Nau stated that we would pull this until ERM's staff can review this item.

A motion as amended excluding Page 12, Part 5, line 14, by Martin Klein, seconded by Raymond Puzzitiello. The motion passed unanimously (14-0)

**8) Article 15 - Health Regulations (Exhibit I)**

William Cross pointed out that this is to change the term "Occupational License" to "Business Tax Receipt".

A motion was made by Martin Klein, seconded by Raymond Puzzitiello. The motion passed unanimously (14-0)

**9) Article 17 -Decision Making Bodies (Exhibit J)**

William Cross stated that this is an amendment to correct the deleted Volunteer Density Bonus Program (VDB) to Workforce Housing Program (WHP).

A motion was made by Martin Klein, seconded by Raymond Puzzitiello. The motion passed unanimously (14-0)

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**C) Public Comments**  
None

**D) Staff Comments**  
Staff discussed with the Board to choose alternative dates for November and December. The Board voted to meet on November 14, 2007 and December 12, 2007. William Cross also mentioned the upcoming meeting dates for the Subcommittees, which are: April 4<sup>th</sup> Form Base Code, April 9<sup>th</sup> Landscaping, and April 16<sup>th</sup> Nonconforming Provisions.

**E) Adjourn**  
The Land Development Regulation Advisory Board meeting adjourned at 3:00 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.