

EXHIBIT A

PALM BEACH COUNTY

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

Minutes of March 26, 2008 Meeting

On Wednesday, March 26, 2008 at 2:00 p.m. the Palm Beach County Land Development Regulation Advisory Board (LDRAB), met in the First Floor Conference Room (VC-1E-60), at 2300 North Jog Road, West Palm Beach, Florida.

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.)
Larry Fish (FL Soc. of Pro. Land Surveyors)
Maurice Jacobson (Condominium Assoc.)
Steven Dewhurst (Assoc. Gen. Cont. of Amer.)
Joanne Davis (District 1)
Barbara Katz (District 3)
Jim Knight (District 4)
Martin Klein (District 7)

Members Present - 14

Members Absent

Duane Bennett (PBC Board of Realtors)
Vacant (District 5)
Bill Gotthelf (District 6)

Members Absent - 2
Vacant - 1

County Staff Present:

Jon MacGillis, ALSA, Director
Barbara Pinkston-Nau, Principal Site Planner, Zoning
William Cross, Senior Site Planner, Zoning
Bob Banks, Assistant County Attorney
John Rupertus, Senior Planner, Planning
David Garrard McGuire, Site Planner II, Zoning
Christian Davenport, Archeologist, Planning
Mark Godwin, Senior Environmental Analyst, ERM
Ann DeVeaux, Site Planner I, Zoning
Zona Case, Zoning Technician, Zoning
Paula Pritchard, Secretary, Zoning

2) Additions, Substitutions, and Deletions

Staff presented an add/delete sheet with changes to Exhibit B, Article 3, Overlays & Zoning Districts; Exhibit D, Article 9, Archaeological and Historic Preservation; and Exhibit E, Article 14, Environmental Standards.

Motion to approve, as amended, by Maury Jacobson, seconded by Martin Klein. The motion passed unanimously (14 – 0).

3) Motion to Adopt Agenda

Motion to approve, as amended, by Maury Jacobson, seconded by Martin Klein. The motion passed unanimously (14 – 0).

4) Adoption of February 27, 2008 (Exhibit A)

Motion to approve, as amended, by Maury Jacobson, seconded by Martin Klein. The motion passed unanimously (14 – 0).

B) ULDC Amendments

1) Article 3 – Overlays & Zoning Districts (Exhibit B)

Barbara Pinkston-Nau stated that the reasons for this amendment are related to the conditional overlay zone and the intent is not to require consent of property owners. Jon MacGillis added that one situation would be if an applicant requested a Coz as part of their rezoning, the second scenario would be if one were requested during the process to have the Coz put on. The Plan is amended and a rezoning is required to be consistent with the land use and the applicant refuses to be part of the Coz to accept conditions, staff would not be able to move forward to ensure consistency.

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Jon MacGillis added that staff's purpose is to streamline the process and to be consistent with the Plan. He also stated that staff would review the ZLL requirements related to single-family homes.

Ann DeVeaux stated that this amendment deletes the requirement to plat in the preservation area of an AG Reserve PUDs and replaces the plat with a conservation easement that is allowed by the Plan.

Mr. Kevin Ratterree, representing GL Homes noted that the boundary plat has been long overdue. He also pointed out that it is an extra step in the approval process, expensive, and requires a public notice. He further stated that the intent is to have language that would help us absorb and not deal with the costs.

Mr. Jay Carpenter, representing Carpenter General Contractors elaborated on the problem sections in the Code, cause of those problems, and solution to the problems related to the Townhouse and ZLL proposed amendments.

Glen Feder, representing Jonathan's Landing noted that there are three levels of approving a project and it either goes to the HOA or the Village. There is no need to make this amendment so cumbersome.

Martin Klein made a motion to approve including the add/delete sheet, to add the word "built" to line 28, page 4 of 18, excluding Part 5, as amended, seconded by Raymond Puzzitiello. The motion passed unanimously (12 – 2).

Martin Klein made a motion to excluding Part 5, pages 5 and 6 of 18, as amended, seconded by Raymond Puzzitiello. The motion passed unanimously (11 – 3)

2) **Article 6 – Parking (Exhibit C)**

Ann DeVeaux stated that this amendment is to consolidate the loading requirements taken out of Article 3, PDD into Article 6, Chapter B, Loading Standards. She also mentioned that this proposal is to clarify that each building should have a minimum of one loading space unless a reduction is permitted under that section of the Code. David McGuire added that staff modified the language because similar areas are very ambiguous and staff's intent is to refine for clarity and consistency.

Martin Klein made a motion to reject for further review by staff, as amended, seconded by David Carpenter. The motion passed unanimously (14 – 0).

3) **Article 9 – Archaeological and Historic Preservation (Exhibit D)**

Christian Davenport pointed out that the reasons for this amendment to the Code is to add flexibility to help homeowners and developers have more access to the funds.

David Carpenter made a motion to approve, including the add/delete sheet, as amended, seconded by Edward Wronsky. The motion passed unanimously (14 – 0).

4) **Article 14 – Environmental Standards (Exhibit E)**

Mark Godwin stated that this modification is to ensure flexibility to the Natural Area Stewardship Endowment Fund to be used in other needed areas.

Edward Wronsky made a motion to approve, including the add/delete sheet, as amended, seconded by Martin Klein. The motion passed unanimously (14 – 0).

C) **Public Comments**

N/A

D) **Staff Comments**

Barbara Pinkston-Nau mentioned that there are two new topics that will be brought before the subcommittees: 1) Workforce Housing (Gold Coast); and 2) Bio Fuel.

William Cross stated that the Infill/Redevelopment Task Force has voted Wendy Tuma as Chair and Joni Brinkman as Vice Chair. However, staff needs the Board to make a determination of non-members for their expertise. Motion to approve 1 thru 18 non-members by Martin Klein, seconded by Steven Dewhurst (14 – 0).

Mr. Cross also informed the Board that the subcommittee meeting would be held April 2, 2008 and April 9, 2008. He added that the Board would be sent a calendar of the upcoming meeting dates.

E) **Adjourn**

The Land Development Regulation Advisory Board meeting adjourned at 4:10 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.