

EXHIBIT A

PALM BEACH COUNTY

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

Minutes of April 25, 2007 Meeting

On Wednesday, May 23, 2007 at 2:00 p.m. the Palm Beach County Land Development Regulation Advisory Board (LDRAB), also serving as the Land Development Regulation Commission (LDRC), 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

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

Members Present

David Carpenter (District 2)
Raymond Puzzitiello (Gold Coast Build. Assoc.)
Joni Brinkman (League of Cities)
Edward Wronsky (A. I. A.)
Duane Bennett (PBC Board of Realtors)
Larry Fish (FL Soc. of Pro. Land Surveyors)
Maurice Jacobson (Condominium Assoc.)
Steven Dewhurst (Assoc. Gen. Cont. of Amer.)
Bill Gotthelf (District 6)
Martin Klein (District 7)

Members Present – 10

Members Absent

Wesley Blackman (PBC Planning Congress)
Ron Last (FL Eng. Society)
Rosa Durando (Environmental Org.)
Joanne Davis (District 1)
Barbara Katz (District 3)
Barbara Noble (District 4)
Jack Miles (District 5)

Members Absent – 7

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
Allan Ennis, Assistant Director, Traffic Engineering
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 G, Article 6, Parking, Exhibit H, Traffic Performance Standards, and Exhibit I, WCRAO, Westgate Community Development Area Overlay.

3) Motion to Adopt Agenda

A motion was made by Maurice Jacobson, seconded by Martin Klein, to adopt the agenda, as amended. The motion passed unanimously (10– 0).

4) Adoption of April 25, 2007 Minutes (Exhibit A)

A motion was made by Martin Klein, seconded by Raymond Puzzitiello, to adopt the April 25, 2007 minutes. The motion passed unanimously (10– 0).

B) ULDC Amendments

1) Article 1 - General Provisions (Exhibit B)

Jean Lindsey representing JPR Planning pointed out that case studies had shown that the code was written for conventional plants and not for membrane plants, which proved, there was a need for change in the Code. Ms. Lindsey further stated that staff reviewed the issues to recognize the challenges of infill development, that utilities should not set architectural standards, security issues for utilities, practicality, and cost considerations.

A motion was made by Martin Klein, seconded by Maurice Jacobson. The motion passed unanimously (10 - 0)

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

Mr. Cross stated that this is an item the County has to comply with under the state statute. This change was made to ensure that an applicant that goes for rezoning of a property that has an existing mobile home park would comply with the state statute. Jean Lindsey mentioned that this is to allow variances to Article 4 so when we are doing infill and redevelopment with utilities the Zoning Commission could be the Board that would decide if modifications are necessary.

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Motion to approve, as amended, including the additions by water utilities, by Martin Klein, seconded by Edward Wronsky. The motion passed unanimously (10 - 0).

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

Ms. Lindsey commented that when the water utilities site was put onto the Mecca Farms property that the way the architectural Code was interpreted it set the tone for developments and they wanted to ensure that it didn't.

Motion to approve, as amended, by Martin Klein, seconded by Bill Gotthelf. The motion passed unanimously (10 - 0)

4) Article 4 - Use Regulations (Exhibit E)

Ms. Lindsey explained that they needed to clarify the definitions. She also explained that the chlorine injection was done merely to ensure water treatment. She further stated that the intent was to relate the uses to minor utilities.

Martin Klein made a motion to approve including changes submitted by Jean Lindsey, and corrections to verbiage by staff in Table 4.B.1.A – 12, as amended, seconded by Bill Gotthelf. The motion passed unanimously (10 - 0)

5) Article 5 - Supplementary Standards (Exhibit F)

Ms. Lindsey commented that the guidelines that were established for the big box retail doesn't meet the standards for water utilities plants. She stated that water utilities would be exempted from architectural requirements and this would allow flexibility.

Motion to approve, as amended, including the change to Line 31, page 1 of 1, by Bill Gotthelf, seconded by Martin Klein. The motion passed unanimously (10 - 0)

6) Article 6 - Parking (Exhibit G)

Ann DeVeaux explained that this would allow grass parking three times a week as to the two times a week presently allowed by the Code. Staff has had standards that were sanctioned by streetscape engineering and this would allow additional standards for the increase in parking.

Martin Klein made a motion to approve including the add/delete sheet, as amended, seconded by Maurice Jacobson. The motion passed unanimously (10 - 0)

7) Article 7 – Landscaping (Exhibit G-1)

Ms. Lindsey mentioned that these changes are to exempt Palm Beach County (PBC) funded water utilities projects from having to pay extra for landscaping. She also stated that water utilities are trying to get flexibility so they could avoid doing the variance process.

A motion was made by Martin Klein to reject, seconded by Maurice Jacobson. The motion passed unanimously (10 - 0)

8) Article 12 - Traffic Performance Standards (Exhibit H)

Allan Ennis, Assistant Director pointed out that staff needed to provide a criterion to prevent land developments from proposing an inappropriate access connection to avoid compliance with the Traffic Performance Standards. He further explained all of the technicalities and elaborated on the reasons for the amendments.

Motion to approve, as amended, by Martin Klein, seconded by Joanne Davis. The motion passed unanimously (10 - 0).

9) WCRAO - Westgate Community Development Area Overlay (Exhibit I)

Elizee Michel, Executive Director representing Westgate & Belvedere Homes pointed out that they appreciated the work the Zoning staff has done. He then introduced Thuy Shutt, Assistant Director to do a briefing on the issues that needed to be amended. She further elaborated that in order to do redevelopment we would like the review process be expedited. She also mentioned that these items are to address internal inconsistencies and to be consistent with the Workforce Housing Ordinance and the Comp Plan.

Duane Bennett made a motion to approve, including the add/delete sheet and excluding Line 25 thru 29, Page 4 of 5 to be brought back in May, as amended, seconded by Wayne Fish. The motion passed unanimously (10 - 0)

C) Public Comments
None

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D) Staff Comments

Mr. Cross informed the Board that Dana Little, representing Treasure Coast Regional Planning Council and Bryan Davis, Planning, would be doing a brief presentation of the URA at the next LDRAB meeting in May. 2007.

E) Adjourn

The Land Development Regulation Advisory Board meeting adjourned at 4:20 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.