



LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
LANDSCAPE SERVICE SUB-COMMITTEE

TUESDAY, NOVEMBER 7, 2017 AGENDA
2300 NORTH JOG ROAD
1ST FLOOR KENNETH S. ROGERS HEARING ROOM (VC-1W-47)
2:00 P.M. – 4:00 P.M.

A. CALL TO ORDER

1. Roll Call
2. Motion to Adopt Agenda
3. Additions, Substitutions and Deletions to Agenda
4. Motion to adopt May 30, 2017 Subcommittee Meeting Summary (Exhibit A)

B. SUMMARY/OVERVIEW BY COUNTY STAFF [10 MINUTES]

1. Status of Tasks Since Last Meeting
2. Restatement of Previously Outlined Goals and Objectives
 - Review existing Comp Plan/ ULDC provisions
 - Ascertain if the use can be accommodated under existing Plan and Codes
 - Discuss recommendations for Plan or Code amendments
3. General Summary/Overview of Issues
4. General Categories for Affected Areas
5. General Categories for Uses

C. RECOMMENDATION FOR PLAN AND CODE AMENDMENTS BY BRADLEY MILLER [10 MINUTES]

1. Review Industry Draft Recommendations for ULDC Amendments

D. DISCUSSION

1. Building Permit and/or FBC Requirements (Building Division)
 - Applicability of Right to Farm
 - Flood Plain Management
 - Structures and Building Permits
2. Engineering Requirements (Engineering)
 - Access
 - Frontage
 - Access/Parking Lot Surfacing
 - Legal Positive Outfall
3. Comprehensive Plan Policies (Planning)
4. Other Requirements (Zoning)
 - Hours of Operation
 - Setbacks
 - Perimeter and Interior Buffering
 - Lot Coverage (growing area, mulching, caretakers)
 - Facilities for Employees
 - Parking
 - Storage Areas
 - Concurrency
 - Approval Process
 - Collocated Uses
4. Typical Non-residential Development Site Improvements

E. DISCUSSION

F. ITEMS FOR NEXT MEETING

1. Upcoming Staff Update to BCC
2. Discussion on how to proceed to the next step

G. ADJOURN

EXHIBIT A

PALM BEACH COUNTY LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB) LANDSCAPE SERVICE SUBCOMMITTEE

MAY 30, 2017 MEETING SUMMARY

Prepared by Zona Case

On Tuesday, May 30, 2017, the LDRAB Landscape Service Subcommittee held a meeting at the Vista Center, Room VC-1W-47 Conference Room at 2300 North Jog Road, West Palm Beach, Florida.

A. CALL TO ORDER

The Chair, Ms. Vinikoor called the meeting to order at 2:05 p.m.

1. Roll Call

2. Introduction of Subcommittee Members, Staff and Interested Parties

LDRAB Subcommittee Members: Lori Vinikoor, Frank Gulisano, Tommy Strowd, Michael Peragine and Philip Barlage.

Interested Parties: Mark Baker, Chip Carlson, Drew Martin, Mark Perry, Candice Thomas, Mark Travis, and Scott Zucker.

County Staff: Jon MacGillis, Shannon Fox, Maryann Kwok, Bill Cross, Lisa Amara, and Monica Cantor.

3. Motion to Adopt Agenda

Motion to adopt agenda by Mr. Gulisano seconded by Mr. Peragine (5 - 0).

4. Additions, Substitutions and Deletions to Agenda – None

5. Motion to Adopt the April 10, 2017 Meeting Summary

Motion by Mr. Gulisano to adopt the April 10, 2017 Meeting Summary, seconded by Mr. Strowd.

B. GOALS AND OBJECTIVES

1. Revised Objectives

Mr. Cross explained that there are six LDRAB members on the subcommittee and also professionals and business owners representing the landscape industry seated at the table. He informed other interested parties present that they could fill out a request to speak if they did not feel comfortable with the representation.

Ms. Vinikoor read the revised objectives which were mainly to ascertain that the use can be accommodated under the existing Comprehensive Plan and the ULDC and to discuss recommendations for amendments.

Motion to accept revised objections by Mr. Peragine, seconded by Mr. Strowd.

C. RECOMMENDATION FOR PLAN AND CODE AMENDMENTS

1. Overview of Agricultural Districts – Zoning Staff

Mr. Cross indicated that a history of the landscape industry would be presented to ensure that all those attending would have a better understanding of the evolution of agricultural zoning districts in Palm Beach County. The one-page slide presentation traced the history from the first Zoning Code adopted in 1957 when there was one agricultural district zoned A-1, through the changes that were made over the years, to 2003 when the 2003 ULDC Ordinance was re-adopted and the zoning districts evolved into AP, AR, and AGR.

2. Overview of Landscape Service Use – Zoning Staff

Mr. Cross gave a background of the history of zoning codes in regards to landscape and maintenance services. Zoning codes were adopted according to districts, uses and agricultural uses. He explained how the AP, AG, AGR districts and uses were defined and ULDC codes were adopted over the years.

3. Clarification of Principal and Accessory Uses – Zoning Staff

Mr. Cross explained the meaning of accessory uses. He also reviewed the limitations of Landscape Maintenance services, and storage of equipment in each district. Mr. Cross clarified requirements for additional allowances allowed under the Home Occupational use and related business tax receipt requirements.

4. Tiers and AGR Tier Preserve aps – Planning Staff

Ms. Amara made a power point presentation highlighting the locations of various nursery and landscape maintenance uses in the AGR Tier. She showed each district and explained what uses are allowed in each tier. She highlighted the differences with the Urban/Suburban, Rural and Agricultural Tiers and uses for each. She also pointed out where most of the nurseries are located as well as the general locations of AGR Preserve Areas. Ms. Amara clarified the meaning of AGR PUD's and what is allowed for these areas.

EXHIBIT A

PALM BEACH COUNTY LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB) LANDSCAPE SERVICE SUBCOMMITTEE

MAY 30, 2017 MEETING SUMMARY

D. IDENTIFICATION OF CODE ISSUES AND REGULATIONS RECOMMENDATION – INDUSTRY REPRESENTATIVES

Questions and comments from industry representatives and interested parties:

- Mark Baker stated he had established his business several years before all the developments were built and now he feels he is being forced out due to new regulations.
- Scott Zucker questioned some of the landscape buffer requirements adjacent to preserve areas.
- Drew Martin stated he is concerned with environmental issues within the AG Reserve and development areas.
- Chip Carlson made several comments regarding definitions of landscape, horticultural, agricultural, and landscape services.

E. DISCUSSION

General questions and discussion followed pertaining to definitions of Agricultural, nurseries, landscape services, businesses that buy and sells plants, and the staging or growing of plants on properties. Additional public comments were made regarding conservation areas with easements, AG preserves, and horticultural industry. Public questioned definitions of Landscape use, whether or not DRO approval is needed. Comments were made regarding code regulations and violations, buffering, landscape maintenance businesses and hours of operation. Hours of operation, code violations, and identify uses need to be addressed.

F. ITEMS FOR NEXT MEETING

1. Discussion on how to proceed to the next step

Chip Carlson asked for a summary of the code amendments/language and interpretations/definitions. Code violations need to be addressed at next meeting. Mr. Cross reiterated the need for additional backup and suggestions from industry and interested parties. Next meeting will possibly be in July.

F. ADJOURN

Motion to adjourn by Frank Gulisano and seconded by Michael Peragine.

The meeting adjourned at 4:01p.m.