

## EXHIBIT A

### PALM BEACH COUNTY LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB) USE REGULATIONS PROJECT SUBCOMMITTEE

#### MAY 14, 2013 MEETING SUMMARY

Prepared by Scott Rodriguez, Site Planner II

On Tuesday, May 14, 2013, the Use Regulations Project Subcommittee held a meeting at the Vista Center, Room VC-1E-58 Conference Room at 2300 North Jog Road, West Palm Beach, Florida.

#### A. CALL TO ORDER

The meeting commenced at 2:35 p.m.

##### 1. Introduction of Members, Staff and Interested Parties

**LDRAB Subcommittee Member:** Joni Brinkman, Jim Knight, and David Carpenter

**Interested Parties:** Ora Owensby, Dodi Glas, John F. Schmidt, Cliff Hertz, Caroline Villanueva, Josh Long, and, Jon E. Schmidt.

**County Staff:** Rebecca Caldwell, Maryann Kwok, William Cross, Monica Cantor, David Nearing, Scott Rodriguez, Diane Burress, Erin Fitzhugh, Gail James, Donna Adelsperger.

##### 2. Election – Chair and Vice Chair

Election of the Subcommittee Chair was initiated by David Carpenter who made a motion to nominate Jim Knight as Chair and Joni Brinkman as Vice Chair, they both accepted.

##### 3. February 26, 2013 Meeting Summary

Ms. Cantor explained that summaries of meetings will be provided in place of minutes.

##### 4. Additions, Substitutions and Deletions to Agenda

There were no additions, substitutions and deletions to the agenda.

##### 5. Motion to Adopt Agenda

Agenda was adopted by the LDRAB Subcommittee.

#### B. SUBCOMMITTEE OBJECTIVES AND MEETING RULES AND PROCEDURES

Ms. Cantor presented a brief overview of the subcommittee's goals and objectives which was had been explained in detail at the February 26, 2013 meeting. Ms. Cantor then explained how future subcommittee meetings will be conducted, including typical timeframes, staff presentation of drafts, discussion of material by the Subcommittee, question and staff response, and consensus or pending issues of drafts.

#### C. PENDING ISSUES FROM FEBRUARY'S SUBCOMMITTEE MEETING

Ms. Cantor clarified that recommendations made by Subcommittee regarding the new formatting will be addressed through the User Guide of Article 4, Use Regulations.

#### D. INDUSTRIAL USES

##### 1. Order to Review Uses

Ms. Cantor presented the general overview of the project to date including the tentative timeline and future subcommittee dates.

##### 2. Important Comprehensive Plan Language to Consider When Reviewing Industrial Uses

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Ms. Cantor went through Comprehensive Plan language related to Industrial Uses including Light and General Industrial, and Planned Industrial Park Development (PIPD) regulations and the need to address consistency.

#### 3. Explanation of Consolidated Use Matrix

Ms. Cantor explained that the Use Matrix will delineate the most restrictive approval process, and clarified the following:

- 1) The symbol showing "R" for Requested Use will be discontinued and replaced by the "A" for Class A Conditional Use, to clarify when BCC approval is required;
- 2) The Economic Development Center (EDC) Future Land Use (FLU) designation has been included in the Multiple Use Planned Development (MUPD) and as a new Pod in the Planned Industrial Park Development (PIPD);
- 3) The matrix shows 16 total uses: Asphalt and Concrete Plan has been removed as it is being consolidated with Heavy Industry;
- 4) Three uses have been relocated into the Industrial Use classification (Contractor Storage Yard, and Towing and Service from Commercial; and, Recycling Plant from Utilities); and,
- 5) Some use names have been updated for consistency with industry trends.

#### 4. Industrial Uses

Ms. Cantor presented the relocation of use definitions from Article 1 to Article 4 as result of the proposed changes to eliminate duplicated language.

- **Film Production Studio**

Mr. Rodriguez briefly discussed the changes to the use name from Film Production Studio to Multi-Media Production, the approval process and supplemental standards.

Subcommittee participants requested clarification on:

- 1) Outdoor activities or outside equipment associated with the use;
- 2) Why Class A Conditional Use approval in Institutional and Public Facilities (IPF) Zoning District; and,
- 3) What is the purpose of changing the approval process from Permitted by Right to Development Review Officer (DRO) in a MUPD with CH or CHO FLU designation.

The discussion was broadened to additional uses that have similar approval process changes. Staff was asked to clarify and provide reasons on what triggers the changes in the approval process, particularly from Permitted by Right to DRO approval.

Staff responded that the matrix, including changes to the approval process, was in the draft stages, and appreciated the group's recommendations. Further discussions would take place regarding broader policy issues; more concise process review by staff; and more clear explanation of the reasons for changes.

- **Asphalt and Concrete Plant**

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Mr. Rodriguez explained the recommendation to relocate the use into Heavy Industry by stating that both uses have similar characteristics and approval processes. The approval process for this use would be incorporated into the Heavy Industry use and removed from the consolidated use matrix. Additional changes to the approval process were made to a section of the ULDC that includes this use as accessory use of a Type III Excavation.

Participants provided feedback on the proposed recommendations, asking for consideration on potential non-conformities that may be created with the change to the Excavation portion. Members of the group recommended the approval process to remain as a DRO approval when accessory to Excavation. To address this issue, staff would continue to review this portion along with Heavy Industry.

- **Heavy Industry**

Mr. Nearing briefly presented the changes to the approval process and supplemental standards. Mr. Nearing mentioned that accessory retail for industrial uses is to be discussed at future meetings as result of fireworks sale proposed deletion from this use standard.

#### **E. DISCUSSION**

The following items were discussed to follow up at future meetings:

- Clarification of what "Permitted by Right" is, to be consistently applied through the use matrix;
- Further review and reasoning of the approval process changes, from less restrictive to more restrictive;
- Address accessory uses; and,
- Determination on when the proposed changes create Major or Minor Non-conformities and how they will be addressed.

#### **F. ITEMS FOR NEXT MEETING**

Ms. Cantor explained that the discussion points, along with the Industrial Uses general standards, and a review of the three uses presented today will occur at the next meeting.

#### **G. ADJOURN**

The meeting adjourned at 4:10 p.m.

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