

EXHIBIT A

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

AUGUST 20, 2013 MEETING SUMMARY

Prepared by Lauren Dennis, Site Planner II

On Tuesday, August 20, 2013, the Use Regulations Project Subcommittee held a meeting at the Vista Center, Room VC-1E-60 Conference Room at 2300 North Jog Road, West Palm Beach, Florida.

A. CALL TO ORDER

The meeting commenced at 2:05 p.m.

1. Introduction of Members, Staff and Interested Parties

LDRAB Subcommittee Member: Jim Knight and Wes Blackman

Interested Parties: Ora Owensby, Pat Lentini, John Schmidt, Bobby Powell, Thuy Shutt, Cliff Hertz, and Caroline Villanueva.

County Staff: Rebecca Caldwell, Leonard Berger, Jon MacGillis, Ramsay Bulkeley, William Cross, Barbara Pinkston, Monica Cantor, David Nearing, Scott Rodriguez, Diane Burress, Gloria Ferguson, Bryan Davis, Gail James and Lauren Dennis.

2. Additions, Substitutions and Deletions

Mr. Cross stated that additions, substitutions or deletions will be mentioned by every project manager during the presentation of Industrial Uses.

3. Motion to Adopt Agenda

Motion to adopt agenda by Mr. Knight, seconded by Mr. Blackman. The agenda was adopted by the LDRAB Subcommittee.

4. Adoption of May 14, 2013 Meeting Summary (Exhibit A)

May 14, 2013 Meeting Summary was adopted by the LDRAB Subcommittee.

B. SUBCOMMITTEE MEETING RULES AND PROCEDURES

Mr. Cross presented a brief overview of the subcommittee's goals and objectives. Mr. Cross 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. Mr. Knight clarified his intent to discuss the complete draft in an orderly manner by allowing staff to present all uses first and then open discussion for participation of the interested parties.

C. RECAP OF MAY SUBCOMMITTEE MEETING

Mr. Cross presented a brief recap of the May Subcommittee meeting and clarified that pending issues are addressed through this meeting.

D. OVERVIEW

1. General Changes to the ULDC

Mr. Cross clarified that amendment to Article 1.I, Definitions and Acronyms to reflect relocated definitions in Article 4, and Article 3, Overlays and Zoning Districts related to references of the new matrices will be consolidated and presented as part of the final amendment packet. Amendments to Article 4 about the User Guide will be presented at a later meeting.

2. Presentation Format

- Mr. Cross stated each use will be presented by the individual project manager (PM) and following the presentation comments will be taken from the Subcommittee and Interested Parties.

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- Mr. Cross explained that the Use Matrix will delineate the most restrictive approval process, and reference the note for thresholds.
- Amendments to Article 5, Supplementary Standards are to address relocated standards from the uses such as Barbed Wire, Outdoor Storage, Outdoor Activities, Flex Space, and Hours of Operation.

E. INDUSTRIAL USES

1. Article 4, Use Regulations (Exhibit B)

The following topics were discussed for every specific use:

- **Asphalt or Concrete Plant (Consolidated) PM: Scott Rodriguez**
 - Consolidated into Heavy Industry use.
- **Contractor Storage Yard PM: Scott Rodriguez**
 - Definition – Revised to clarify mechanical equipment and deletes commercial vehicle threshold
 - Standards – Relocated to Art. 5
 - Approval Process – Added to MUPD w/ EDC FLU
- **Data and Information Processing (#2) PM: David Nearing**
 - Definition – Revised to reflect current industry trends
 - Standards – Relocated to Art. 5
 - Approval Process – Removed from incompatible commercial zoning districts
- **Distribution Facility (#3) PM: Scott Rodriguez**
 - Definition – Renamed and revised to reflect movement of goods v. people (transportation of people to be relocated to Public and Civic Uses)
 - Standards – Removed
 - Approval Process – Added to MUPD IND, transportation aspect removed from Industrial Matrix
- **Gas and Fuel , Wholesale (#4) PM: David Nearing**
 - Definition – Revised to reflect nature of use rather than quantities of storage
 - Standards – Added location criteria
 - Approval Process – Streamlined for IG and Added to IND/L PIPD
- **Heavy Industry (#5) PM: David Nearing**
 - Definition – Revised to add Asphalt and Concrete Use
 - Standards – Prohibited in EDC FLU
 - Approval Process – Added to IND/G POD of PIPD
- **Machine or Welding Shop (#6) PM: David Nearing**
 - Definition – Revised to add tool and dye fabrication
 - Standards – Not Applicable
 - Approval Process – Not Applicable
- **Manufacturing and Processing (#7) PM: David Nearing**
 - Definition – Revised to clarify use does not include slaughter houses and meat packing plants
 - Standards – Not Applicable
 - Approval Process – Removed from incompatible commercial zoning FLU's

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- **Medical or Dental Laboratory (#8) PM: Scott Rodriguez**
 - Definition – Revised to clarify types of medical equipment and laboratory portion of use
 - Standards – Relocated to Art. 5
 - Approval Process
 - Streamlined for CHO;
 - Added to:
 - IG
 - MUPD/IND
 - COM and IND/G of PIPD
- **Multi-Media Production (#9) PM: Scott Rodriguez**
 - Definition – Revised to reflect current industry trends
 - Standards – Limited to indoor use in UI and UC
 - Approval Process – Streamlined in CRE and MUPD CR FLU
- **Recycling Plant (#10) PM: Monica Cantor**
 - Definition – Revised to expand materials to be recycled
 - Standards – Relocated to Art. 5 and revised to reduce setback when use is adjacent to industrial and DRO approval when adjacent uses within 500 feet are industrial
 - Approval Process – Subject to a higher level of review for consistency with similar uses such as Heavy Industry and Salvage and Junk Yard
- **Research and Development (#11) PM: Scott Rodriguez**
 - Definition – Revised to include bioscience research and technology
 - Standards – Partially relocated to Art. 5 and outdoor activities limited to Industrial
 - Approval Process –
 - Streamlined for:
 - IL
 - MUPD CH & CHO FLU
 - MXPD CH FLU
 - LCC CH FLU
 - Added to:
 - CLO, CC, CHO, and CG
 - MXPD CH FLU
- **Salvage or Junk Yard (#12) PM: Scott Rodriguez**
 - Definition – Revised to clarify materials collected, and add Architectural Salvage
 - Standards – Partially relocated to Art. 5, and DRO in specified zoning districts
 - Approval Process – Not Applicable
- **Towing Service and Storage (#13) PM: David Nearing**
 - Definition – Revised to clarify prohibited activities within storage area
 - Standards – Relocated to Art. 5
 - Approval Process – Added to IND/G PIPD
- **Truck Stop (#14) PM: Scott Rodriguez**
 - Definition – Revised to clarify character of use
 - Standards – Added specific minimum lot size, collocated uses, and design standards

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- Approval Process – Not Applicable
- **Warehouse (#15) PM: David Nearing**
 - Definition – No change
 - Standards – Partially relocated to Art.5, and clarified
 - Approval Process – Removed from CH FLU of MUPD
- **Wholesaling, General (#16) PM: David Nearing**
 - Definition – Revised to further clarify activities associated with use
 - Standards – Relocated to Art. 5
 - Approval Process – Not Applicable

2. **Article 5, Supplementary Standards (Exhibit C) Presented by: Monica Cantor**

- Barbed Wire – Relocated from industrial uses in Article 4
- Outdoor Storage / Activities – Relocated from industrial uses in Article 4
- Flex Space – Relocated from industrial uses in Article 4
- Hours of Operation– Added for industrial uses

Industrial Uses / Supplementary Standards Public Comment

- **Recycling Plant:** Clarification of increased separation for outdoor activities requiring Public Hearing approval
- **Towing Service and Storage:** Revise definition to reflect use rather than lot
- **Warehouse:** Discussion regarding nonconforming uses with deletion from CH/MUPD
- **Hours of Operation:** Subcommittee members and interested parties requested additional research be conducted with regards to flexibility for the Board of County Commissioners (BCC) for hours of operation without the need to apply for a variance

Motion to Adopt Exhibit B

Motion to adopt agenda by Mr. Blackman, seconded by Mr.Knight.

Motion to Adopt Exhibit C

Motion to adopt agenda by Mr. Blackman, seconded by Mr.Knight.

F. STAFF COMMENTS

He also clarified that August 28th Subcommittee meeting will be cancelled since all uses were discussed at this meeting and that staff will be preparing to present Industrial Uses to LDRAB at the meeting on October 23, 2013. Mr. Cross stated that Recreation Uses will be the next use classification to be presented to the Subcommittee.

G. ADJOURN

The meeting adjourned at 3:55 PM