

EXHIBIT A
PALM BEACH COUNTY
LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
USE REGULATIONS PROJECT SUBCOMMITTEE
- PUBLIC AND CIVIC USES -
NOVEMBER 9, 2015 MEETING SUMMARY
Prepared by Scott Rodriguez, Site Planner II

On Monday, November 9, 2015, the Use Regulations Project Subcommittee held a meeting at the Vista Center, Room VC-1E-47 Conference Room at 2300 North Jog Road, West Palm Beach, Florida.

A. CALL TO ORDER

The meeting commenced at 2:05 p.m. and Mr. Jim Knight, Subcommittee Chair called the meeting to order.

1. Introductions

LDRAB Subcommittee Members: Jim Knight and Lori Vinikoor.

Interested Parties: None.

County Staff: County Attorney: Leonard Berger; Facilities Development and Operation (FDO): Eric McClellan; Parks and Recreation: Jean Matthews and Edwin Muller; Planning Division: Erin Fitzhugh-Sita; Zoning Division: Maryann Kwok, William Cross, Scott Rodriguez, and Monica Cantor.

2. Additions, Substitutions and Deletions

None.

3. Motion to Adopt Agenda

Motion to adopt agenda by Mr. Knight, seconded by Ms. Vinikoor (2 - 0).

4. Adoption of June 11, 2015 Meeting Summary (Exhibit A)

Ms. Vinikoor asked staff to clarify which Zoning district was discussed related to the Chipping and Mulching and Composting Facility uses. Staff clarified that the meeting summary needs to be corrected to reflect that AP means Agriculture Production Zoning district instead of Agriculture Preserve. Motion to adopt June 11, 2015 Meeting Summary by Ms. Vinikoor, seconded by Mr. Knight (2 - 0).

B. SUBCOMMITTEE RULES AND PROCEDURES

Mr. Knight recommended staff consider a simplified version of the presentation due to the limited number of participants. Staff agreed to present key points and solicit feedback page-by-page.

C. PROJECT OVERVIEW

Ms. Cantor presented a general overview of the Use Regulations Project including the timeline.

D. PUBLIC AND CIVIC USES

1. Article 4, Use Regulations (Exhibit B) and Discussion

Ms. Cantor and Mr. Rodriguez presented all Public and Civic Uses and clarified that Airports, Helipad and Landing Strip will be relocated to Transportation Uses; Day Camp will be relocated to Temporary Uses; and Crematory and Funeral Home were added to this classification from Commercial uses. Staff explained and discussed the uses as follows:

Animal Shelter

- No issues discussed.

Cemetery

- Pet Cemetery will be permitted as an accessory use to any Cemetery for human interment as long as the area provided for the Pet Cemetery is above the minimum acreage required for the Cemetery for humans.

College or University

- Options were provided to make the use approval subject to Administrative Review instead of Public Hearing when limited to 30,000 sf, when separated at least 150 feet from residential and located on Arterial or Collector streets.
- Dormitories to be allowed as part of the use as long as they are owned and operated by the College or University, otherwise they will be considered residential subject to density and residential regulations. Discussion included tentative consideration for dormitories to be counted towards the total building square footage. Staff to revisit this topic along with commercial uses.

Crematory

- On a question related to smoke associated with the crematory use, staff clarified that the Health Department addresses this issue.

Day Care

- The use was reorganized by intensity based on number of adults or children in the facility.
- Large Family Child Care Home (LFCCH) use approval was relocated to the Use Matrix from supplemental standards.
- Discussion took place on the LFCCH minimum two-year operation and licensing requirement. Staff clarified this provision is determined by State Statutes and the facility must operate as Family Day Care Home prior to operating as LFCCH.
- Relocate Family Day Care Home to Accessory Residential Use Standards as it is an accessory use to some residential uses.

Funeral Home

- No issues discussed.

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Government Services

- Homeless Resource Center (HRC) reference in the Government Services use definition will be deleted and addressed under existing provisions for HRC use.
- The Use Matrix to indicate Class A Conditional Use approval process to reflect the most restrictive approval for Jails and Correctional Facilities in the Public Ownership (PO) and Institutional and Public Facilities (IPF) Zoning Districts as currently exists in the use regulations. The supplementary standards will clarify that other Government Services uses will be Permitted by Right in the PO district and will be Development Review Office (DRO) approval in the IPF as identified in.
- FDO requested consideration of the use to be Permitted by Right in all zoning districts to eliminate duplicative BCC review for funding of the use and rezoning. Staff clarified that the regulations are also applicable to other government entities coming into the unincorporated County areas. Staff to revisit the approval Commercial and Residential standard zoning districts and present changes to the Land Development Regulation Advisory Board (LDRAB). Planning staff noted that Infill Redevelopment Overlay (IRO) and Urban Redevelopment Area Overlay (URAO) are Form Base Code and to change the DRO approval in those overlays will require further Planning staff discussion which will be done prior LDRAB.

Homeless Resource Center

- Staff explained rationale for separating HRC from Government Service is to treat private and public facilities equally. Facilities inquired about the approval missing in the PO Zoning District, as a result, staff noted that the Use Matrix will reflect Class A Conditional Use approval in PO and IPF Zoning Districts. Staff responded to Facilities that the PO Deviations would apply to development supporting government facilities in the PO Zoning District.

Hospital

- Discussion and clarification on the difference between Hospitals and other emergency related services on hours of service and location. Staff clarified that these differences will be reviewed during the analysis of the Commercial Use Classification.

Nonprofit Institutional Assembly

- Clarification was provided on the use approval from Permitted by Right to Special Permit (SP) approval process particularly located in the Redevelopment and Revitalization and Infill Overlay (RRIO) when less than 3,000 square feet. Staff responded that the change was necessary to be consistent with modifications in the approval process for Place of Worship, where Federal laws require the use to be treated equally or less restrictive than other places of assembly.

Nonprofit Membership Assembly

- No issues discussed.

Place of Worship

- Approval process to be changed from Class A Conditional Use to SP per County Attorney's office recommendation. It was noted that SP would assist tracking of uses. Staff noted new standards related to the allowable size of the use and location by type of street to address locations in residential.

School, Elementary or Secondary

- Staff revised Charter Schools to be considered Public Schools for compliance with State Statutes and the applicability of Public School provisions to Charter Schools.

Nursing Home

- In addition to the Public and Civic Uses mentioned, staff clarified that Nursing Home was relocated from the Residential Use Classification. No comments to the changes proposed.

Motion by Ms. Vinikoor to move staff's recommendations to LDRAB with the tentative changes discussed during the Subcommittee meeting. Mr. Knight seconded the motion (2 - 0).

E. STAFF COMMENTS

1. Transportation Uses

Ms. Cantor advised that staff is currently reviewing the amendments to uses in this classification and is expecting to present the proposed changes to the Subcommittee at the beginning of 2016.

2. Commercial Uses

Mr. Knight and Ms. Vinikoor agree to discuss any issues identified by staff on Commercial uses that need additional discussion prior to the amendments presentation.

3. Temporary Uses

Ms. Cantor clarified this use classification will be presented concurrently with Commercial Uses.

4. Agricultural Uses

Ms. Cantor stated that staff has not looked in detail any of the Agricultural Uses. Ms. Vinikoor questioned status of Plan amendments related to the Agricultural Reserve (AGR) Tier and she was referred to contact Planning staff.

F. ADJOURN

The meeting adjourned at 3:55 p.m.