



USE REGULATIONS PROJECT PUBLIC FORUM MEETING

MARCH 28, 2013 MEETING SUMMARY

Prepared by Monica Cantor

On Thursday, March 28, 2013, the Use Regulations Project Public Forum Meeting was held at the Vista Center, Room VC-1E-58-Conference Room, at 2300 North Jog Road, West Palm Beach, Florida.

INTRODUCTION

The meeting started at 3:05 p.m.

Meeting Participants: Jennifer Morton, Patricia Curry, Josh Long

County Staff: Monica Cantor

Copies of the agenda and power point presentation handouts were provided to participants.

A. PROJECT OBJECTIVES, PARAMETERS AND TIMELINE

The attendees were provided with general information related to the project's objectives: eliminate redundancies, recognize industry trends, streamline approval processes where possible and ensure consistency with the Comprehensive Plan. Explanation was given regarding the elements to be reviewed which are associated with the content of Article 4, Use Regulations, and the formatting. The importance of public participation was emphasized, as development rights, businesses and neighborhoods within Unincorporated Palm Beach County may be impacted by changes to the approval processes or standards that govern the uses. It was clarified that the Zoning Division has in place different mechanisms to inform the public on the project and to provide ways to participate and provide input.

B. PROJECT STATUS

Participants were informed about the formatting changes to Article 4, Use Regulations and most of the changes will be included in the use classification draft exhibits. The public was also informed that staff is working on the industrial uses Code for a tentative Subcommittee meeting at the end of April. (Editor's note: meeting has been rescheduled to mid May). It was mentioned that a survey will begin during the first week of April for public input on existing regulations related to Recreational uses. Interested parties are to be informed via e-mail when the survey becomes available.

C. QUESTIONS/ANSWERS

Staff clarified the difference between a subcommittee meeting and LDRAB meeting by indicating that a more informal discussion between participants is ensued at the subcommittee meeting and Code drafts are open for discussion and recommendations.

A member of the public commented that it is hard to meet the variance criteria contained in the Code resulting in variance denials in most cases. It was suggested that staff propose an option which will allow the applicant to request a BCC Public Hearing for changes to certain use standards instead of applying for a variance as it is proposed by staff to be applicable to some use classification standards.

Participants were reminded to fill out the Public Participation Form included at the bottom of the agenda if they are interested in receiving the monthly newsletter or if they wish to be reminded of subcommittee meetings or other important updates.

The meeting adjourned at 3:45 p.m.