



PZ&B DEPARTMENT
ACCESSORY LANDSCAPE SERVICE USE
MINUTES

AUGUST 21, 2018 Agenda

Meeting began at 9:30 a.m.

Overview

Mr. MacGillis, Zoning Director opened the meeting by welcoming everyone to the Interested Parties Meeting. He stated the purpose of the meeting was to get input on the DRAFT Unified Land Development Code (ULDC) amendment for Accessory Landscape Service Meeting that was emailed and handout at the meeting this morning. He further explained this amendment is not proceeding in the ULDC 2018-02 Round for adoption in January 2018. Based on the outcome of today's meeting he stated it will be determined if additional meetings are necessary before the DRAFT is finalized and any public meetings/hearings are scheduled for adopting the regulations. Jon stated that Bill Cross, Principal Site Planner will be the Chair for the meeting this morning, so please direct any questions or discussion through him. Also, he stated the meeting was being videotaped and would be published to the Zoning Division, Code Revision Web Page later this week, in case anyone would want to view it. He requested participants remain focused on the Agenda topics in order to cover all business in the 2 hours and ensure we covered all critical topics and provide everyone an opportunity to speak. Mr. MacGillis turned the meeting over to Mr. Cross.

Introductions and Brief Overview/History of Topic – Zoning Staff

Mr. Cross requested those participants sitting at the main table introduce themselves. After the introductions, he stated he has a short PowerPoint presentation that will focus more on a recap of the prior meetings, and direction from the Board of County Commissioner (BCC) rather than an overview of the history of this "use" in PBC. He said the historical information had been presented in great detail at prior meetings and hearings. After the presentation, Bill asked if there were any general comments before he moved to the general comments portion of the agenda.

Open Discussion

One attendee requested clarification on several provisions in the proposed draft, which Mr. Cross explained.

Several of the Attorneys representing businesses stated the proposed DRAFT would put their clients out of business. They stated some of the regulations on how to calculate the area of the 45% accessory use based on the active nursery area and not total acreage was not their understanding of the LDRAB Subcommittee motion. They stated they clearly understand the concerns with business in residential neighborhoods impact on roads and the interruption to way of life of residents. However, they staff should have addressed this in the

regulations to address the AR zoning district is different from the AGR and should have different requirements.

Many of the speakers from the audience were also concerned that the proposed draft amendments would severely limit or put them out of business. Many explained their business was there long before the AGR Reserve Master Plan was adopted to bring many new homes into the area. They are providing a critical service to the many residents in the AGR PUDs. They want to work with staff to come up with regulations that recognize their business operation while allowing them to coexist with residential. They also stated the landscape business is a billion dollar industry to Palm Beach County (PBC) and needs to be recognized by allowing them to remain where they are located. The cost of land is too expensive to move their business to other locations in PBC. When they started their established their nursery and landscape service business in the AGR it was not developed like it is today. Many landscapers moved to this area so they did not conflict with the residential and commercial development expanding in the eastern urban areas of PBC. Now they are being forced out due to every expanding residential developments, which need their service to maintain their properties.

Recap of Meeting and Direction

At the end of the Open Discussion period of the Agenda, it was suggested by Mark Perry, Attorney, that Staff and Interested Parties setup a smaller group to review and discuss each regulation in the DRAFT. Mr. Ramsay Bulkeley requested representative of business owners to provide a clear list of their issues with the DRAFT and staff will compile a list of issues raised at today's meeting. Send this to staff within the next 2 weeks so we can review it and be prepared for the next Meeting in mid-September or early October. Mr. MacGillis stated that he recommends staff reconvene the LDRAB Accessory Landscape Service Subcommittee so representatives can attend these future meetings.

Meeting adjourned at 11:35 a.m.