



**USE REGULATIONS PROJECT
LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)**

FEBRUARY 26, 2013 SUBCOMMITTEE MEETING SUMMARY

Prepared by Monica Cantor

On Tuesday, February 26, 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.

INTRODUCTION

The meeting started at 3:35 p.m.

Introduction of Members, Staff and Interested Parties

Subcommittee Members: Jerome Baumohl, Jim Knight

Industry: Chris Barry, Colene Walter, Bobby Powell, Joni Brinkman, Jeff Brophy, Pat Lentini, Caroline Villanueva.

County Staff: Monica Cantor, William Cross, Bryan Davis, Gail Vorpagel.

A. RECAP OF THE USE REGULATIONS PROJECT

Ms. Cantor presented the objectives of the project and gave a reminder that the scope of work covers not only the formatting of Article 4 of the Unified Land Development Code (ULDC) but the analysis and evaluation of all uses in Article 4, Use Regulations. She explained that the majority of the project relates to the revision of the uses for consistency with the Comprehensive Plan, recognizing industry trends, reducing redundancies and streamlining the approval process of uses, where feasible. She explained the objective of the meeting is to present the proposed formatting.

Ms. Cantor mentioned the main elements to be reviewed are use definitions, approval processes, approval thresholds, and use standards. The presentation also included the different mechanisms for public information and participation, and the tentative time line to address all use classifications.

B. PROPOSED USE FORMATTING – PRESENTATION/DISCUSSION

Ms. Cantor presented the draft using a power point presentation to help participants follow the proposed changes.

1. Article 1, Definitions

Staff is proposing to consolidate use definitions, meaning that definitions for uses in Article 1 of the ULDC will only be located in Article 4. Ms. Cantor clarified that all other definitions currently contained in Article 1 are going to be retained.

The Subcommittee proposed complete deletion of the use definitions in Article 1 in order to consolidate definition of uses and inserting a note at the definition point of Article 1 to clarify that definitions related to uses were relocated to Article 4 of the ULDC.

2. Article 4, Use Regulations

Ms. Cantor continued with the power point presentation, clarifying that Article 4 was proposed to be reformatted, containing the following information:

- User Guide

Ms. Cantor explained the new format for Article 4 and she emphasized that the User Guide will provide a specific explanation of the different approval processes used in the consolidated use matrix; includes two examples of how a use typically relates to zoning districts and vice versa, and how the uses are to be treated in terms of principal, collocated or accessory.

- Use Classification

- General Provisions

Ms. Cantor clarified that the article is to be organized by use classification, so that all regulations related to a particular use such as commercial uses will be together. During the presentation of the proposed General Provisions, it was clarified that this section will mainly include the applicable approval thresholds that apply to every use classification and list supplementary standards that are common to all uses within the classification. She went on to explain that an example of that is the hours of operation which is usually a common standard

for all industrial uses. This will be discussed at future meetings to determine if standards listed under General Provisions would be eligible for variance.

- **Consolidated Use Matrix**

Ms. Cantor presented the proposed consolidated use Matrix that contains Standard Districts, Planned Development Districts and Traditional Development Districts for all uses within a single use classification and to be included in the Code on an 11" by 17" sheet. The Subcommittee participants agreed that multiple zoning districts should be consolidated on one single table and recommended the inclusion of a note in the matrix to advise Code users to review the Supplemental Use Standards. Subcommittee participants requested staff to list all the uses that are prohibited but have standards that still allow them under special circumstances. If it is concluded that few uses are subject to this situation, they recommend using the dash to identify prohibited uses. She explained that staff recommended the use of a dash to indicate prohibited uses in the Use Matrix which was received positively by the Subcommittee members. They also requested staff to find out if it would be feasible to remove the district columns where uses are not permitted at all from the consolidated use matrix by classification. For example, remove the columns related to TDD in the Industrial Use classification matrix as it only shows empty spaces.

- **Use Definition and Standards**

Ms. Cantor clarified that this part relates to the Code construction and looks to establish consistency in the use and organization of terminology related to the use standards. Subcommittee participants recommended reviewing the terminology carefully as many terms may end up falling under "other", also making sure that terms used such as landscape, differs from fencing. Clarification was given that Overlay regulations are to be kept in Article 3 of the ULDC.

C. CONCLUSION

Ms. Cantor explained that recommendations made by the Subcommittee were to be submitted for review by the Zoning Administration and an update of the recommendations would be included in the next Subcommittee meeting agenda. She reminded participants that additional comments to the draft can be mailed to her within the next month.

The meeting adjourned at 4:45 p.m.