

EXHIBIT A

**PALM BEACH COUNTY
LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
USE REGULATIONS PROJECT SUBCOMMITTEE
- TRANSPORTATION USES -
APRIL 11, 2016 MEETING SUMMARY
Prepared by Scott Rodriguez, Site Planner II**

On Monday, April 11, 2016, 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, Lori Vinikoor, Joni Brinkman, and Terrance Bailey.

Interested Parties: None.

County Staff: Department of Airports: Collene Walter (Urban Design Kilday Studio); County Attorney: Leonard Berger; Facilities Development and Operation (FDO): Eric McClellan; Planning Division: Erin Fitzhugh-Sita; Zoning Division: William Cross, Monica Cantor, and Scott Rodriguez.

2. Additions, Substitutions and Deletions

None.

3. Motion to Adopt Agenda

Motion to adopt agenda by Ms. Vinikoor, seconded by Mr. Bailey (4 - 0).

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

Motion to adopt June 11, 2015 Meeting Summary by Ms. Vinikoor, seconded by Mr. Bailey (4 - 0).

B. SUBCOMMITTEE RULES AND PROCEDURES

Mr. Knight recommended staff considering 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 provided general information about the project objectives and status of what has been accomplished.

D. TRANSPORTATION USES

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

Mr. Rodriguez presented all Transportation Uses and provided a brief overview of the following:

- Transportation is a new use classification and uses addressed in this group are related to private transportation uses. Public transportation uses such as Airports are regulated by Article 3, through the Airport Overlay Zone (AZO) and Palm Beach International Airport Overlay (PBIAO), and Article 16, Airport Regulations for uses surrounding publicly owned airports within Palm Beach County.
- Airports, Helipad, Landing Strip and Seaplane Facility are proposed to be relocated to Transportation Uses. Airport, Helipad, and Landing Strip are relocated from Public and Civic Uses and Seaplane Facility will be relocated from Article 5, Temporary Uses.
- Airport, Helipad and Landing Strip have been separated consistent with the Use Matrix and will have their own use definition and supplementary use standards.
- The Use Matrix will address principal uses and the supplementary use standards will address accessory uses mainly related to Heliport and Landing Strip. Mr. Rodriguez explained where the use is being removed from the zoning district in the Use Matrix; it will be addressed as a supplementary standard in the individual use.

General Standards

Mr. Rodriguez presented general standards for Transportation Uses and encouraged questions and open discussion.

- Majority of standards have been relocated from Airport use and are common to all aviation based uses.
- New language related to the FAA/ FDOT provisions are reminder to the user of additional federal or state requirements that may apply and to clarify that additional requirements are not a condition of approval for development order applications.
- Subcommittee pointed out that General Standards exclude reference to Transportation Facility. Subcommittee recommended either revise General Standards Title to identify "aviation based uses" or add reference to Transportation Facility. Staff agreed to consider recommendation.
- Subcommittee recommended revision to the FAA/FDOT General Standard to ensure intent of standard. Staff agreed to consider recommendation.

Mr. Rodriguez presented individual uses and encouraged questions and open discussion for the uses as follows:

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Airport

- Minimum changes to Airport Use in concert with representatives of Department of Airports, Jerry Allen and Collene Walter.
- Most supplementary standards were relocated to either General Standards or individual uses.
- Mr. Rodriguez noted that staff is proposing to remove references to ownership in the definition of all Transportation Uses.

Heliport

- Reiterated clarification of principal uses to be located in the Use Matrix and accessory uses to be addressed by supplementary standards when applicable.
- Explained staff's intent to identify the difference between a principal and an accessory Heliport. An accessory Heliport is the landing and takeoff "pad" only. A principal Heliport will have a repair facility or commercial fueling station associated with it.
- Subcommittee questioned why Class A Conditional Use in Public Ownership (PO) and Institutional and Public Facilities (IPF) Zoning Districts when Permitted by Right as principal use in Use Matrix. Subcommittee also questioned enforcement or usefulness of the one mile mitigation for reduced approval. Subcommittee recommendation was to allow accessory Heliport Permitted by Right with additional setback and minimum acreage requirements and other mitigation regulations to address adverse impacts. Existing standard in Seaplane Facility already includes 1,000 feet separation from residential. Subcommittee participants suggested using that distance for heliport. Staff to reevaluate the Supplementary Standard for Heliport accessory to Public Park as a Class A Conditional Use.
- Subcommittee also questioned allowing for accessory Heliports in Parks related to Special Events or other as Class A approval. Staff agreed to reevaluate accessory Heliport in Public Parks, coordinate with applicable interested parties and bring recommendation back to LDRAB.
- Subcommittee recommended staff to reevaluate the Supplementary Standard for Heliport accessory to Government Services as a Class A Conditional Use. Staff agreed to recommendation and will coordinate with applicable interested parties and bring recommendation back to LDRAB.

Landing Strip

- No discussion or comments from the subcommittee participants.

Seaplane Facility

- No discussion or comments from the subcommittee participants.

Transportation Facility

- Transportation Facility is a new use and separated from the original Transportation Facility during the Industrial Classification review. The use was separated into Distribution Facility (Industrial) and Transportation Facility (Transportation).
- Subcommittee recommendation was to strike out specific references to "buses" and "taxis" and use instead "vehicles" as the term means several forms of ground transportation. Staff agreed to reference "vehicles". Staff agreed to consider recommendation.
- Subcommittee recommendation to reduce 500 foot separation distance requirement in URA or IRO to be 200 feet or no separation distance as DRO approval. Staff agreed to consider recommendation, coordinate with applicable interested parties and bring recommendation back to LDRAB.
- Staff and Subcommittee agree in adding approval of the use in CH FLU of the IRO and Commercial Pod of PIPD.
- Subcommittee questioned why use is not allowed in Industrial districts. Subcommittee recommended staff review. Staff agreed to consider recommendation but reminded participants on County's interest to preserve Industrial land for industrial uses and also noted bus stops should not be confused with Transportation Facilities. Staff will bring recommendation back to LDRAB.
- Subcommittee inquiry on how would "Park and Ride" be addressed. Staff referenced Policy and Procedure Manual (PPM CW-O-087) addressing reservation of park-and-ride spaces but would clarify how it would be permitted if other than public through Government Services.

Motion by Ms. Vinikoor to move staff's recommendations to LDRAB with the tentative changes discussed during the Subcommittee meeting. Mr. Terrance seconded the motion (4 - 0).

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E. STAFF COMMENTS

1. COMMERCIAL Communication Towers

Ms. Cantor advised that staff will present the proposed changes to the Subcommittee on April 26, 2016.

2. Commercial Uses

Ms. Cantor informed the subcommittee members that staff is currently reviewing Commercial Uses.

3. Temporary Uses

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

4. Agricultural Uses

Mr. Cross informed the subcommittee that Agricultural Uses may not be reviewed during the Use Regulations Project. Change to the formatting related to the project will commence but the review and analysis may occur at a different time.

F. ADJOURN

The meeting adjourned at 3:45 p.m.