



## **USE REGULATIONS PROJECT PUBLIC FORUM MEETING**

**MAY 28, 2015 MEETING SUMMARY**

**Prepared by Monica Cantor**

On Thursday, May 28, 2015, the Use Regulations Project Public Forum Meeting was held at the Vista Center, Room VC - 2E - 17, at 2300 North Jog Road, West Palm Beach, Florida.

### **INTRODUCTION**

The meeting started at 3:05 p.m.

**Meeting Participants:** Michael Falk

**County Staff:** Lauren Dennis, Monica Cantor

### **A. PROJECT OBJECTIVES, PARAMETERS AND TIMELINE**

Zoning Staff provided the participant, Mr. Falk, with information on the objectives of the project, and the tentative timeline, and also explained that the use definitions, standards, approval processes and thresholds are the elements which will be reviewed under this project for each use classification.

### **B. PROJECT STATUS**

Mr. Falk was also provided with the general status of the use Industrial, Recreation, and Residential use classifications already researched, drafted and presented by staff to the Land Development Regulation Advisory Board (LDRAB). He was given an update on the changes regarding the formatting and reorganization of Article 4, Use Regulations.

A brief outline of the Recreational Uses amendment was presented, as Mr. Falk indicated an interest in the proposed changes to the Fitness Center use in industrial zoning districts. He suggested that there was a need to provide an opportunity in the Code for fitness businesses that require specific minimum ceiling height or large spaces between columns, not typically found in commercial structures, but more likely to be found in industrial buildings. He cited gymnastics as an example of the type of training which require such structural characteristics. Mr. Falk also requested that staff study the present tentative thresholds, if necessary, to allow the use in industrial zoning districts. Recommendations for the study include: hours of operation, location criteria, and, limited square footage or number of tenants per industrial development.

Zoning Staff clarified the need to ensure that concurrency is met as well as parking demand. Staff also indicated that the issue would be brought to administration's attention to determine how it will be addressed.

### **C. QUESTIONS/ANSWERS**

There were no other questions or comments.

The meeting adjourned at 3:48 p.m.