

EXHIBIT A

PALM BEACH COUNTY LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB) USE REGULATIONS PROJECT SUBCOMMITTEE

JANUARY 28, 2014 MEETING SUMMARY

Prepared by Lauren Dennis, Site Planner II

On Tuesday, January 28, 2013, 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 2:04 p.m.

1. Introduction of Members, Staff and Interested Parties

LDRAB Subcommittee Members: Joni Brinkman and Jim Knight.

Interested Parties: James Brake and Bradley Miller.

County Staff: Danna L. Ackerman-White, Ramsay Bulkeley, Diane Burress, Monica Cantor, William Cross, Lauren Dennis, Erin Fitzhugh; Jon MacGillis; Jean Matthews, Eric McClellan, David Nearing, and Scott Rodriguez.

2. Additions, Substitutions and Deletions

Mr. Cross stated that there were no additions, substitutions or deletions.

3. Motion to Adopt Agenda

Motion to adopt agenda by Ms. Brinkman seconded by Mr. Knight.

4. Adoption of November 21, 2013 Meeting Summary (Exhibit A)

Motion to adopt November 21, 2013 Meeting Summary by Ms. Brinkman, seconded by Mr. Knight.

B. SUBCOMMITTEE RULES AND PROCEDURES

Mr. Cross presented a general overview of the subcommittee's goals and objectives. He explained that staff will follow the same methodology used at previous meetings: presentation by staff to include a brief overview of proposed draft amendments; discussion and feedback of material by the Subcommittee and interested parties; conclusion with recommendations by Subcommittee.

C. RECREATION USES

1. Recap of Issues from Previous Meeting

Mr. Cross clarified the presentation will be limited to the Recreation uses which have been changed since the November 21, 2013 subcommittee meeting. Staff worked on additional research to address some of the comments from the previous meeting which resulted in additional changes included in the packet subject to this meeting.

2. Article 4, Use Regulations (Exhibit B - Revised text in blue font)

Staff indicated that all proposed changes in addition to those presented at the last meeting will be shown in blue font throughout the packet. Ms. Brinkman abstained from discussing and voting on campground use and RVPD proposed language.

The following topics were presented:

- **Campground - PM: David Nearing**
 - Defined the difference between campsites and Recreation Vehicle (RV) sites.
 - Addressed intensity of the amount of camp sites and RV sites per acre.
 - Clarified that the Agricultural Production (AP) can only be permitted in the Lake Okeechobee Scenic Trail Overlay (LOSTO).

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Discussion of this use also included amendments to:

- Article 3.E.7, Recreational Vehicle Planned Development District (RVPD) - the number of RV and campsites will be based on Campground use table in Article 4. The use of acreage for calculating campsites and RV sites was discussed and clarified. Should additional density be necessary, an applicant can apply for a future land use amendment and rezoning to RVPD, to allow for the maximum density for the campsites/RV sites.
- **Entertainment, Indoor - PM: David Nearing**
 - Minor change to the definition to include other typical uses which best fit under indoor entertainment (i.e skating rink, paintball, indoor soccer, etc).
- **Entertainment, Outdoor - PM: Scott Rodriguez**
 - Minor language change to clarify recreation opportunities in the definition.
- **Fitness Center - PM: Monica Cantor**
 - Delete reference to karate studios and refer to martial arts studios to provide for a broader definition as suggested at previous subcommittee meeting by industry.
 - Parking was discussed as related to fitness centers in industrial districts and tentative limitation on square footage. Clarification was given that this use may be modified at a later time.
- **Golf Course - PM: David Nearing**
 - All approval processes will revert to current code aside from the following:
 - Change Class A Conditional use approval to permitted by right in Public Ownership (PO) Zoning District.
 - Allow the use as a Class A approval in the Commercial pod of a Planned Industrial Park Development (PIPD).
- **Marina - PM: Scott Rodriguez**
 - Reaffirmed the Marine Facility use is being relocated to the commercial use classification.
- **Park, Neighborhood Infill - PM: Lauren Dennis**
 - Included language to defer to the Director of Parks and Recreation when proposed park is adjacent to residential uses and active recreation is proposed to be setback less than 25 feet.
 - Consolidate right of way and non-residential setbacks under general setbacks standard.
- **Park, Passive - PM: Scott Rodriguez**
 - No comments
- **Park, Public - PM: Monica Cantor**
 - Collocated uses are listed based on additional standards as discussed with Facilities and Parks and Recreation Departments.

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- **Shooting Range, Indoor - PM: Scott Rodriguez**
 - Discussed allowing the use when limited to archery, subject to DRO in those zoning districts where the use is Conditional use approval.
 - Separation distance of 500 feet between the use and civic, residential or park, to be consistent with other uses in the code perceived to have adverse impacts.
- **Shooting Range, Outdoor - PM: Scott Rodriguez**
 - Clarified additional flexible standards such as less restrictive approval process or not subject to separation distance for non-mechanical archery equipment.
 - Created standards related to nuisances and separation distances.
- **Zoo - PM: Lauren Dennis**
 - No comments

Ms. Brinkman made a motion to move staff's recommendation to LDRAB on all uses with the exception of the Campground and RVPD for which she abstained from voting. As part of the motion, Ms. Brinkman suggested additional revision of the Indoor Shooting Range draft to permit archery in all industrial zoning districts. Jim Knight seconded the motion.

D. STAFF COMMENTS

1. Industrial Uses

Staff indicated that Industrial uses and Recreation uses will be presented to the Board of County Commissioners (BCC) at the Zoning Hearing on February 27, 2014, as an update of the proposed changes related to the Use Regulations Project.

2. Residential Uses

During staff presentation of Residential uses status, participants requested staff to consider reduction of required parking applicable to Congregate Living Facilities (CLF).

E. ADJOURN

The meeting adjourned at 3:50 p.m.