

EXHIBIT A

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

JUNE 18, 2014 MEETING SUMMARY

Prepared by Monica Cantor, Senior Planner

On Tuesday, June 18, 2014, 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 2:06 p.m.

1. Introduction of Members, Staff and Interested Parties

LDRAB Subcommittee Members: Joni Brinkman and Jim Knight.

Interested Parties: Bradley Miller, Jennifer Morton, and Pat Lentini.

County Staff: Rebecca Caldwell, Maryann Kwok, Joanne Keller, William Cross, Monica Cantor, Lauren Dennis, Erin Fitzhugh-Sita, and Jean Matthews.

2. Additions, Substitutions and Deletions

Ms. Cantor noted that staff distributed Amendments to the Agenda for Exhibit B.

3. Motion to Adopt Agenda

Motion to adopt agenda by Ms. Brinkman seconded by Mr. Knight (2 - 0).

4. Adoption of January 28, 2014 Meeting Summary (Exhibit A)

Motion to adopt January 28, 2014 Meeting Summary by Ms. Brinkman, seconded by Mr. Knight.

B. SUBCOMMITTEE RULES AND PROCEDURES

Ms. Cantor presented a general overview of the subcommittee's goals and objectives. She 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 the Subcommittee.

C. RESIDENTIAL USES

1. Article 4, Use Regulations (Exhibit B)

Ms. Cantor used a power point presentation to indicate general changes to the Project that included:

- Changing the order in which uses will be addressed as indicated in the timeline. Commercial uses will be the last use classification to be addressed to be concurrent with the Planning Division's Commercial policies in the Comprehensive Plan.
- Reorganization of Residential Uses to be broken into two groups, principal uses and accessory uses. Principal residential uses will continue to be shown in the Use Matrix while accessory uses will have a designated section that indicates the corresponding principal uses. Both will be subject to supplementary use standards.
- Potential future revision of Farm Residence use and Mobile Home accessory to Bona Fide Agriculture, after the Planning Division Agricultural Reserve (AGR) Tier workshop with the Board of County Commissioners.
- Clarification on removal of the term "dwelling" or "dwelling units" related to accessory uses as that implies density and accessory uses are not counted as density.

EXHIBIT A

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

JUNE 18, 2014 MEETING SUMMARY

Ms. Cantor clarified that Nursing or Convalescent Facility use will be addressed along with Public and Civic use classification. It will remain as part of the Residential Use classification and be included in this section of the Code at a later date.

All Residential Uses were presented by staff and the following uses were discussed:

- **Congregate Living Facility – Presenter: Lauren Dennis**
 - Delete types of facilities from definition for consistency with project standardizing protocol and add the Agency for Health Care Administration (AHCA) term assistive care services. Clarification is needed to determine if Health Services include Mental Health.
 - Note #2 in Type 3 CLF Maximum Permissible Occupancy table is not clear as it does not indicate if sites with no underlying density need to change the Future Land Use designation or not. Planning Division staff clarified that density was given by the Planning Director based on the site's surrounding density. Standard is to be revised.
 - CLF to CLF measurement of separation distance needs clarification as the language does not specify if it is measured between structures or property line. Further revision is needed to ensure consistency with State Statutes 419.001.
 - Distance from Fire rescue station standard was recommended to be kept or create a reference to check with the Fire Department what would be the applicable minimum distance from a CLF to a Fire Station.
 - Review why standard applicable to CLF height restriction is now applicable to all zoning districts, not just Planned Development Districts (PDDs), as it is currently in the Code.
 - Consider deletion of the 10% accessory commercial uses restriction related to CLF.
- **Farm Residence - Presenter: Lauren Dennis**

As presented in the add/delete, Farm Residence was relocated from principal use to accessory use which resulted in deletion of the use from the Use Matrix and relocation in the accessory use table.
- **Mobile Home Dwelling - Presenter: Lauren Dennis**

No comments were made on this use. Staff clarified that standards applicable to Mobile Home accessory to Bona Fide Agriculture have been relocated under the principal use Bona Fide Agriculture. Staff also explained that standards contained in the use related to temporary use of Mobile Home while constructing Single Family dwelling in the Agricultural Residential Zoning District of the Rural Service area, have been relocated to Article 5, Supplementary Regulations, along with similar provisions for temporary structures.
- **Multifamily - Presenter: Monica Cantor**

Ensure that deletion of vertical integration of multifamily in Traditional Marketplace Development (TMD) is not contrary with Plan policies or the TMD portion of the Code.
- **Single Family - Presenter: Monica Cantor**

Consider adding a standard to clarify that Single Family and Farm Residence cannot be permitted on the same site.
- **Townhouse - Presenter: Monica Cantor**

No comments were made on this use.
- **Zero Lot Line - Presenter: Monica Cantor**

No comments were made on this use.

EXHIBIT A

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

JUNE 18, 2014 MEETING SUMMARY

- **General Standards for Accessory Uses - Presenter: Monica Cantor**
Staff noted changes to the uses shown in the add/delete. Minor correction to the accessory uses table is necessary to clarify Single Family and Farm Residence cannot be placed on the same site.
- **Accessory Dwelling - Presenter: Monica Cantor**
Staff noted changes to the use shown in the add/delete. No comments were made on this use. Recommendation was given to consolidate all quarter uses into one place rather than individual uses.
- **Security or Caretaker Quarters - Presenter: Monica Cantor**
 - Staff noted changes to the use shown in the add/delete.
 - Possible change to the standard related to Mobile Home used as Caretaker Quarters permitted in AGR and AP Zoning Districts after Planning Division gets Board of County Commissioner's direction on possible changes to the Agriculture Reserve (AGR) Tier Plan policies.
- **Estate Kitchen - Presenter: Monica Cantor**
No comments were made on this use.
- **Farm Residence - Presenter: Lauren Dennis**
 - Staff noted relocation of standards from principal use to accessory as shown in the add/delete.
 - This use is only accessory to Bona Fide Agriculture limited to Agricultural Production (AP) and AGR Zoning District, subject to possible changes pending Board direction to Planning Division on AGR Tier policies.
 - Reason for amendment which explains that uses accessory to Single Family should be also accessory to Farm Residence. This is to be a note in the accessory uses table.
 - Consider adding a standard to clarify that Single Family and Farm Residence cannot be permitted on the same site following AGR workshop.
- **Farm Workers Quarters - Presenter: Lauren Dennis**
No comments were made on this use.
- **Garage Sale - Presenter: Monica Cantor**
Standard related to limiting the number of sales per year to two was retained to minimize possible change in the nature from temporary to permanent commercial to avoid long term commercial activity in residential zoning districts.
- **Groom's Quarters - Presenter: Monica Cantor**
 - Staff noted relocation of Groom's Quarters standards under Commercial Stable and Private Stable since the use is only accessory to those two uses.
 - Revision of kitchen facilities removal standard to include specific time for the removal.
 - Discussion regarding the approval process as a Class A Conditional Use was required when the number of Groom's Quarters was proposed at 101 or more.
- **Guest Cottage - Presenter: Monica Cantor**
Staff noted changes to the use shown in the add/delete. No comments were made on this use.
- **Home Occupation - Presenter: Lauren Dennis**
No comments were made on this use.
- **Kennel Type 1 (Private) - Presenter: Monica Cantor**

EXHIBIT A

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

JUNE 18, 2014 MEETING SUMMARY

Staff clarified this use is now split into two uses: Type 1A relates to non-commercial care of cats and dogs owned by the occupant of single family, farm residence or zero lot line use, while Type 1B corresponds to a commercial use allowed in residential zoning districts. Staff explained that Type 1B is subject to specific research and public participation to be developed during the commercial uses review.

- **Runs and Kennels - Presenter: Monica Cantor**

Staff explained that general standards currently contained under Kennel Type 1 (Private) were relocated to Article 5, Supplementary Regulations in a new section established for this purpose. Standards include Outdoor Runs hedges, fences, setbacks and specific rules for guard dog shelters.

- **Mobile Home - Presenter: Monica Cantor**

Staff explained this section was created in Article 5 to consolidate general utilization of Mobile Homes either as dwelling units or structures.

- **Mobile Home While Constructing Single Family Dwelling- Presenter: Lauren Dennis**

No comments were made on this use.

Motion by Ms. Brinkman to move staff's recommendations to LDRAB on all uses, including tentative changes resulting from the recommendations provided during the Subcommittee meeting. Mr. Knight seconded the motion (2 - 0).

D. STAFF COMMENTS

1. **Industrial Uses**

No additional changes are seen at this time.

2. **Residential Uses**

Ms. Cantor reminded subcommittee participants of the minor correction related to the approval process for Fitness Center. This applies to Light Industrial pod of a Planned Industrial Park Development (PIPD) District that was not reflected in the Use Matrix presented to LDRAB.

3. **Utilities and Excavation Uses**

Ms. Cantor informed participants that staff is currently working on amendments to utility uses.

4. **Commercial Uses**

Staff mentioned that even though commercial uses are addressed later in the Project's timeline, internal meetings with the Planning Division continue to be held in preparation for the concurrent amendments to the Comprehensive Plan and the Code.

It was agreed that the follow up meeting scheduled in July to continue discussion of Residential uses will be canceled as all uses have been addressed and just minor revisions and modifications will be necessary.

E. ADJOURN

The meeting adjourned at 3:40 p.m.

EXHIBIT A

**PALM BEACH COUNTY
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JUNE 18, 2014 MEETING SUMMARY

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