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**INTER-OFFICE COMMUNICATION
PALM BEACH COUNTY
PLANNING, ZONING & BUILDING**

TO: The Honorable Shelley Vana, Chair
and Members of the Board of County Commissioners

FROM: Jon MacGillis, ASLA
Zoning Director *JPM*

DATE: March 5, 2012

RE: **2012 Unified Land Development Code Amendment Projects**

Overview

The Zoning Division has started the 2012 Round of Unified Land Development Code (ULDC) amendment process. Staff will be processing two Rounds of amendments this year but the focus of the amendments will be on the: uses, supplemental standards for each use and thresholds which can be found in Articles 1, 3, 4 of the ULDC (Attachment 1). The last time the Board of County Commission (BCC) comprehensively reviewed and adopted amendments to these provisions of the code was in 2003. In the past seven years minor amendments to the uses have been made to respond to new industry standards, responding to updates to the Comprehensive Plan and direction for the BCC. Staff's goal in the 2012 ULDC Task is to make this process as transparent as possible by involving the BCC, various county agency staff, industry, interest groups, advisory board members and general public. We will maintain our PZB/Zoning Web Page with key information related to this task such as: Agenda's, Subcommittee Meetings, Calendars for key dates/milestones, contact lists and Minutes.

Staff will be seeking input from BCC on key issues:

Staff will be updating the BCC on a regular basis and asking for specific direction on key issues such as:

1. Review Process-can we change process to provide more staff review on certain uses provided additional safeguards are in place to protect the public;
2. Thresholds-currently code has established thresholds that require an application based on either intensity/density or acreage to be reviewed by higher review process if exceeding thresholds for example uses in CLO over 30,000 square feet require BCC approval rather than simply DRO.

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3. Use Matrix-consolidating all two Use Matrix (Standard Zoning Districts and Planned Development Districts (PDD) into one matrix for ease of User to find uses across all Zoning Districts and identify inconsistencies in uses allowed in Standard vs. PDD District.
4. Land Development Regulation Advisory Board (LDRAB)-recommendations on key policy issues will be forwarded to the BCC for direction so the amendments can be process.

If you have any questions, please contact me at 561-233-5234. Staff will place this item on the April 26, 2012 Zoning BCC Agenda for discussion.

Attachment: 1. 2012 Unified Land Development Task Overview

JM/jm

C: with Attachments:
Wes Blackman, LDRAB Chair and Honorable Board Members
Jeff Brophy, Chair Development Review Oversight Committee and Members
Verdenia Baker, Deputy County Administrator
Barbara Alterman, Executive Director PZB
Rebecca Caldwell, Building Official
Bob Banks, Assistant County Attorney
Lenny Berger, Assistant County Attorney
Maryann Kwok, Chief Planner
William Cross, Principal Site Planning-Code Revision Section
Zoning Division Staff

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GENERAL OVERVIEW

1. WHAT ARE WE LOOKING TO AMEND

- A. Definitions
- B. Use Matrices (approval processes)
- C. Supplementary Standards
- D. Thresholds

2. GENERAL PARAMETERS

- A. History (Where did existing standards originate?).
- B. Consistency with Federal and State Laws, and the Comprehensive Plan.
- C. How to use instructions Detail version.
- D. Link approval process to Art. 2.
- E. Clarification of Accessory Uses and Collocated Uses.
- F. Define use classification groups (Residential, Commercial, Public and Civic (possible INST), Recreation, Agriculture, Utilities and Excavation, and Industrial).

3. DEFINITIONS

- A. Update use definitions with Industry trends, NAICA, other zoning trends, and APA.
- B. Add new uses as needed.
- C. Retire outdated uses.
- D. Consolidate like uses where feasible.

4. CONSOLIDATE USE MATRIX TABLES FOR EASE OF USE

- A. Most restrictive approval process in matrices (will be explained in instructions).
- B. Streamline approval process where feasible.
- C. Consistent approval process for uses located in similar zoning districts as relates to FLU designations (i.e. IL and IND/MUPD Gym case) (Note: Approval process for uses that transcend different "use categories")
- D. Relocate Note column next to use and develop intuitive title.

5. SUPPLEMENTAL USE STANDARDS

- A. Consistent organization of similar standards (i.e. lot size)

6. THRESHOLDS

- A. Consider increasing (i.e. 100,000 sf to 200,000) or abandoning altogether.