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MEMORANDUM

TO: The Honorable Mary Lou Berger, Mayor, and
Members of the Board of County Commissioners

THRU: Rebecca D. Caldwell, Executive Director, PZ&B *RDC*

FROM: Jon MacGillis, ASLA, Zoning Director *JPM*

DATE: February 16, 2016

**RE: Unified Land Development Code (ULDC)
Initiation of Amendment Round 2016-01**

This memo serves to solicit feedback from the Board of County Commissioners (BCC) on the initiation of amendment topics that have been prioritized for inclusion in ULDC Amendment Round 2016-01 (Attachment 1). In addition to the 2016-01 Round Zoning staff will continue to focus on completing the ULDC Use Regulations Project, which had been extended to accommodate Commercial amendments to the Comprehensive Plan, and requests to wait until after the AGR Tier Workshop and the conclusion of the Winter harvest.

The 2016-01 Initiation Round will be on the February 25, 2016 BCC Zoning Hearing for discussion under "Zoning Director Comments". In addition, staff has scheduled meetings with each Commissioner in advance of the Hearing to discuss the proposed amendments.

If you should have any questions or require additional information, please contact me at (561) 233-5234.

JMWJC

Attachment 1 – Initiation of ULDC Amendment Round 2016-01

C: Verdenia Baker, County Administrator
Wes Blackman, Chair and Members of the LDRAB
Leonard Berger, Chief Assistant County Attorney
Robert Banks, Chief Land Use Assistant County Attorney
Lorenzo Aghemo, Planning Director
Maryann Kwok, AICP, Deputy Director, Zoning
William Cross, AICP, Principal Site Planner, Zoning
Monica Cantor, Senior Site Planner, Zoning
Zoning Division Staff

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ATTACHMENT 1
INITIATION – ULDC AMENDMENT ROUND 2016-01
 (Updated 2/8/16)

| ULDC AMENDMENT ROUND 2016-01 SUMMARY OF KEY MEETINGS AND PUBLIC HEARINGS | |
|---|--|
| BCC ZONING HEARINGS: | LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB) MEETINGS: |
| <ul style="list-style-type: none"> ▪ June 23, 2016: Request for Permission to Advertise ▪ July 28, 2016: 1st Reading ▪ August 25, 2016: 2nd Reading/Adoption | <ul style="list-style-type: none"> ▪ March 23, 2016 ▪ April 27, 2016 ▪ May 25, 2016 [Land Development Regulation Commission (LDRC)] |

| PRIORITIZATION AND STAFFING: |
|--|
| <p>On a scale of 1 to 3, staff has ranked both the priority and the level of staffing required for each of the proposed amendments, as follows:</p> <p>“Priority” Column:</p> <ol style="list-style-type: none"> 1 Indicates an issue required to ensure compliance with Federal or State law, or the Comprehensive Plan, or most in need of updating for relevancy or efficiency of operations. 2 Generally refers to an issue that is highly recommended for inclusion but not required. 3 Includes issues recommended for inclusion but may be postponed to a later Amendment Round. <p>“Staffing” Column:</p> <ol style="list-style-type: none"> 1 Will require a higher level of staff resources, including but not limited to: need for in depth research, public or industry outreach, LDRAB Subcommittee’s or other Task Force, coordination with IPARC or LOC, or other labor intensive process. 2 Generally requires a moderate level of staff resources, typically involving lower profile issues that still require public or industry outreach. 3 Routine updates requiring lower levels of staff resources or time. |

| AMENDMENT/TASK | LEAD AGENCY | SUMMARY OF TASK REQUIREMENTS | PRIORITY | STAFFING |
|---|-------------|--|----------|----------|
| Art. 1, General Provisions Art. 1.E, Prior Approvals | Zoning | Recognize F.S. 723.041 (adopted 2003), which pre-empts establishment of more restrictive setbacks or separations between mobile homes located within previously approved mobile home parks. | 1 | 3 |
| Art. 1.F.2.C, Residential Development Regulations | Zoning | Expand upon existing provisions allowing for development of non-conforming lots, emphasis on clarifying minimum building coverage, floor area ratio (FAR), and accessory dwelling provisions for non-conforming lots in the Agricultural Residential (AR) Zoning district. Includes revisions to Art. 3.D.1.A, Property Development Regulations, and Art. 5.B.1.A.1.d, Accessory Structure Setbacks. | 1 | 1 |

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 (Updated 2/8/16)

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|--|-------------|--|----------|----------|
| Art. 3, Overlays and Zoning Districts | | | | |
| Art. 3.A.3, Zoning District Consistency with the Future Land Use Atlas (FLUA) | Zoning | Update applicable Zoning district/FLU designation consistency tables, for consistency with the Glades Regional Master Plan (GRMP) and Residential FLU Designation Revisions amendments to the Comprehensive Plan, which makes the Single-family Residential (RS) Zoning district consistent with Low Residential (LR) FLU categories, among others. | 1 | 2 |
| Art. 3.B.18, State Road 7 Economic Development Overlay | Zoning | Delete the SR7 EDC Overlay, including various references contained in Art. 4, Use Regulations, among others, as the subject area has been annexed by the Village of Wellington. | 1 | 3 |
| Art. 3.C.1.A.2.b, Previously Approved and Non-conforming Uses [Related to the AGR Tier] | Zoning | Update provisions for non-residential development within the AGR Tier that were originally intended to be accommodated when the Tier was first established, to implement recent amendments to the Comprehensive Plan and Future Land Use Atlas (FLUA), to delete those uses that have had the FLU amended to Commercial or Institutional, and revised regulatory provisions for any remaining. | 1 | 1 |
| Art. 3.D.2.C, ZLL Design Standards | Zoning | Incorporate revised graphics and updated provisions for porches, balconies and other open areas located along the zero-lot-line side of a ZLL home, whether on the first or upper floors, to respond to industry trends. | 1 | 3 |
| Art. 4, Use Regulations | | | | |
| Art. 4.B.1.A.70, Home Occupation | Zoning | Minor expansion of existing provisions regulating the parking of business related vehicles associated with a Home Occupational use, to recognize that larger rural residential properties may be able to accommodate additional vehicles or equipment without adversely impacting neighboring residential uses. | 1 | 1 |

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| Art. 5, Supplementary Standards | | | | |
| Art. 5.D, Parks and Recreational Rules and Recreational Standards | Parks and Recreation | Minor updates, including but not limited : <ul style="list-style-type: none"> • Art. 5.D.2.B.2, Calculation of Required Recreation: update average household size used to calculate minimum required recreation, for consistency with the last census update; • Art. 5.D.2.B.9, Other Credits: revise minimum property development regulations required to meet Parks and Recreation requirements; • Art. 5.D.2.F, Phasing: clarify the timing for completion of recreational improvements for phased projects; and, • Art. 5.D.2.G.2, Perimeter Buffer Landscape Requirements: clarify perimeter landscape buffer requirements. | 1 | 2 |
| Art. 6, Parking and Loading | | | | |
| Art. 6.B.1.H.7, Loading Space Reduction | Zoning | Clarify that reductions are subject to review and approval as a Type I Waiver. | 1 | 1 |
| Art. 7, Landscaping | | | | |
| General Updates | Zoning | <ul style="list-style-type: none"> • General updates to Landscaping Standards in coordination with the LDRAB Landscape Subcommittee. • Art. 7.B.3, Alternative Landscape Plan (ALP); Landscape Subcommittee making recommendations to enhance the ALP provisions to further implement intent to foster creative landscape design while addressing unique site design constraints. Also, introducing waiver provisions that are currently not allowed and limit the use of the ALP. Staff supports these amendments to support preservation efforts and innovative landscape design. • Landscape palm trees: Evaluate standards allowing for limited use of palms in lieu of canopy trees. • Interior landscaping for Specialized Vehicular Use Areas – Which are not Open to the Public: Re-adoption of former 1986 provisions which recognize alternatives to landscape requirements for vehicular or other storage areas not visible or accessible to the public or customers. | 1 | 1 |

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|--|-------------|---|----------|----------|
| Art. 14, Environmental Standards | | | | |
| Appendix 9, Natural Areas | | Update list of PBC natural areas by adding new natural areas and revised location data for existing natural areas. | | |
| Appendix 10, Prohibited Vegetation Removal Schedule | ERM | Correct minor spelling errors to table listing common and scientific names of prohibited vegetation to be removed from County natural areas. | 1 | 3 |
| Art. 15, Health Regulations | | | | |
| Art. 15.B.8.A.9.c [Related to Connection Required and Water Systems] | HEALTH | Update regulations for consistency with recent changes to State or other agency regulations related to water wells. | 1 | 3 |
| Privately Initiated Amendments (may be processed out of Round) | | | | |
| Indian Trails Grove Planned Unit Development (PUD). application of Palm Beach West Associates I, LLLP, by UDKS, agent. | Zoning | Submitted July 15, 2015 (applicant postponed): Code amendments necessary for consistency with proposed Comprehensive Plan amendments, and as otherwise needed to accommodate proposed development within new RR 1.25 future land use designation. | 1 | 1 |
| Commercial Communication Towers - Wireless Attachments application of Florida Power & Light (FPL) | Zoning | Submitted October 28, 2015: Expand upon existing provisions allowing for cellular equipment to be attached to structures, to clarify applicability to FPL transmission lines and substation structures. | 1 | 1 |
| Agricultural Recycling by Land Research Management, Inc, agent. | Zoning | October 22, 2015 BCC direction to work with Commissioner McKinlay's office to develop a holistic long term solution to the equestrian waste issue: Establish new Agricultural Recycling use, primarily limited to recycling of used equestrian bedding (straw, wood chips, etc.) and associated processing of manure waste, within certain Agricultural zoning districts. | PENDING | PENDING |
| Other | | | | |
| 2016 Legislative Session | Zoning | PENDING: Review of laws adopted in 2016 Session to determine if any ULDC amendments are required for consistency. | N/A | PENDING |