



ULDC USE REGULATIONS PROJECT AMENDMENTS

Public Forum Meeting

October 13, 2016

Zoning Division



OUTLINE

1. **Brief History**
2. **Process Summary**
3. **Public Outreach**
4. **Use Amendments Highlights**
 - Industrial
 - Recreational
 - Residential
 - Utilities
 - Excavation
 - Institutional, Public and Civic
 - Transportation
 - Communication Towers
 - Commercial
 - Temporary
 - Agricultural



PAST ORDINANCES

- **1957 - Ord. 3-57** Laws of Florida granted power to the County to establish a Zoning ordinance to include dividing all land outside of municipalities into districts, with a corresponding list of uses and approval processes];
- **1973 - Ord. 1973-2** [General updates];
- **1989** - [Updates to address newly adopted Growth Management Act requirements];
- **1992 - Ord. 1992-20** [establishes a Unified Land Development Code to streamline codes and processes; and, codifies standards routinely applied to specific uses that were being conditioned to address incompatibilities or other potential for adverse impacts, and consolidated the list of permitted uses into tables (matrices) for all Standard, Planned Development Districts (PDDs) and Traditional Development Districts (TDDs)]; and,
- **2004 - Ord. 2003-067** [Implemented the Growth Management Tier System (MGTS) and other general updates].



GOALS

SIMPLIFY DEFINITIONS, USE MATRICES AND

SUPPLEMENTAL STANDARDS by:

1. Eliminating redundancy or glitches,
2. Recognizing new industry trends,
3. Streamlining the approval process where feasible, and
4. Ensuring consistency with the Comprehensive Plan.



OBJECTIVES

DEFINITIONS

- Update use definitions with Industry trends, North America Industry Classification System (NAICS), other zoning trends, and American Planning Association (APA)
- Add new Uses as needed
- Retire outdated Uses
- Consolidate like Uses where feasible

CONSOLIDATE USE MATRIX TABLES

- Improve ease of use
- Indicate the most restrictive approval process in matrices
- Streamline approval process where feasible
- Consistent approval process for Uses located in similar Zoning Districts as relates to FLU designations



OBJECTIVES

SUPPLEMENTARY USE STANDARDS

- Consistent organization of similar standards.

THRESHOLDS

- Consider increasing acreage and square footage thresholds that trigger Development Review Officer (DRO) or Board of County Commissioners (BCC) approval or possibly abandoning altogether.



PARAMETERS

- Review History of Existing Regulations.
- Consistency with Federal and State Laws, and the Comprehensive Plan.
- Develop how to use instructions to improve ease of use.
- Link approval processes to Art. 2, Development Review Procedures.
- Clarification of Accessory Uses and Collocated Uses.
- Define use classification groups. (Commercial, Residential, etc.)



OVERVIEW

REFORMATTING

- Include a User Guide to Explain Use of Article 4.
- **Consolidate Use Matrices**
- Consolidate Uses by Classification; and,
- Standardize Formatting of Supplemental Standards for Each Use.

CONTENT

- Simplify Use Definitions
- **Review Approval Process and Show the Most Restrictive in the Matrix**
- Review Supplemental Use Standards
- Review Thresholds for Approval of Uses



OVERVIEW

USE MATRIX FORMATTING AND CONTENT

STANDARD DISTRICTS																		TABLE 4.B.1.A. RESIDENTIAL USE	PDDs										TDDs								
AG/ CON		RESIDENTIAL						COMMERCIAL						IND		INST		Use Type	PUD		MUPD				MXPD		PIP		M R		LCC		TND		TMD		
P	A	A	AR	R	R	R	R	C	C	C	C	C	U	U	U	U	I		I	I	I	P	P	H	R	V	L	C	C	U/S	EX/	U	E	U	E		
C	G	P	R	U	E	T	S	M	N	L	C	H	G	R	U	U	U		U	L	L	L	L	H	H	H	H	H	H	H	H	H	H	H	H	H	H
			A	A																																	
<p>USE MATRIX</p>																		<p>Supplementary Standards #</p>	<p>USE MATRIX</p>										<p>USE MATRIX</p>				<p>USE MATRIX</p>				
																			<p>RESIDENTIAL</p>																		
																			<p>Congregate Living Facility, Type 1 1</p>																		
																			<p>Congregate Living Facility, Type 2 1</p>																		
																			<p>Congregate Living Facility, Type 3 1</p>																		
																			<p>Mobile Home Dwelling 2</p>																		
																			<p>Multifamily 3</p>																		
																			<p>Nursing or Convalescent Facility (TO BE ADDRESSED WITH CIVIC USES) 4</p>																		
<p>Single Family 5</p>																																					
<p>Townhouse 6</p>																																					
<p>Zero Lot Line Home 7</p>																																					

Ord. [

Use approval process key:

P	Permitted by Right	D	Subject to DRQ Approval	A	Subject to BCC Approval (Class A Conditional Use)
S	Subject to Special Permit Approval	B	Subject to Zoning Commission Approval (Class B Conditional Use)	-	Prohibited use, unless stated otherwise within Supplementary Use Standards



ELEMENTS TO REVIEW

**Use
Definitions**

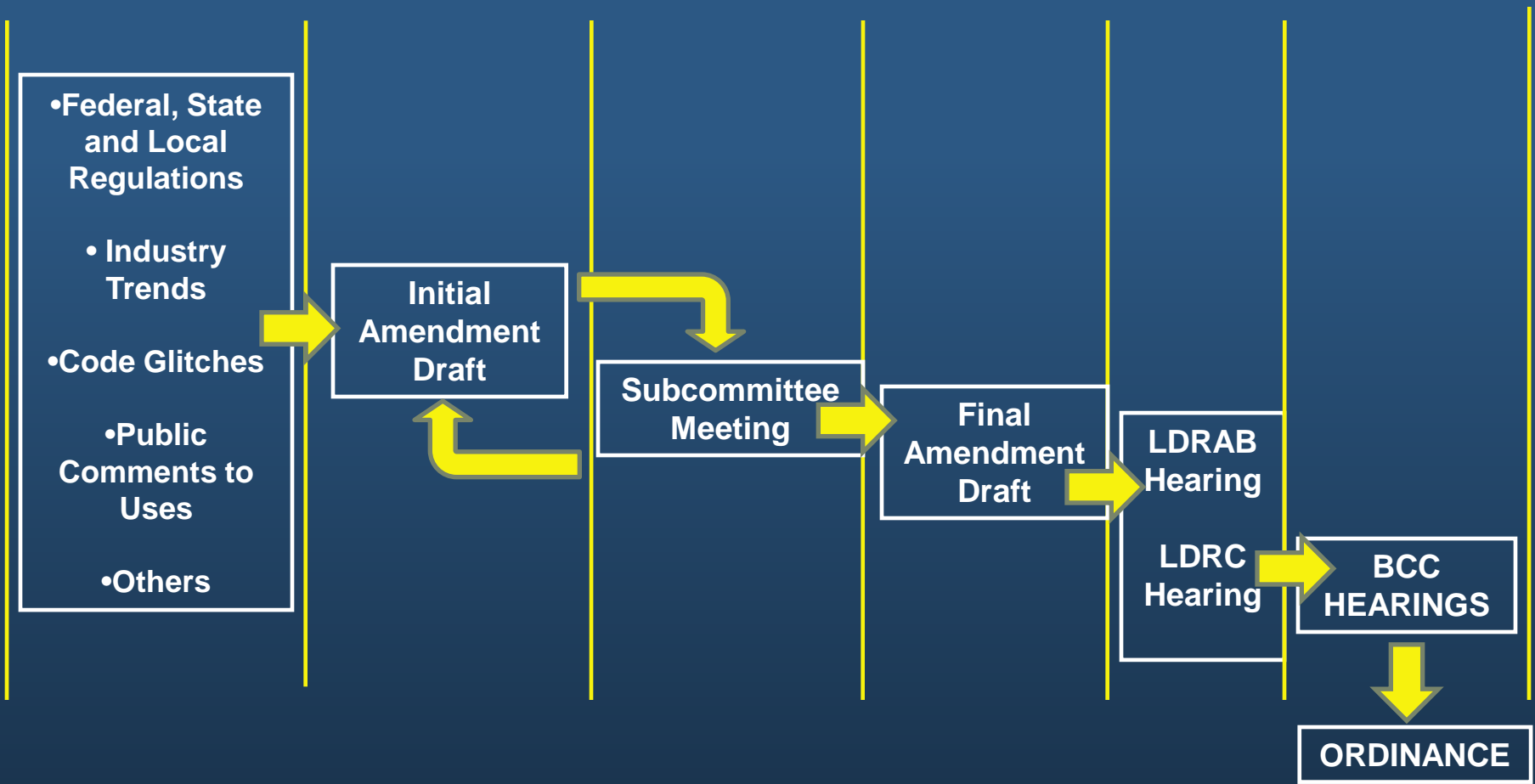
**Use Approval
Processes**

Use Standards

Thresholds

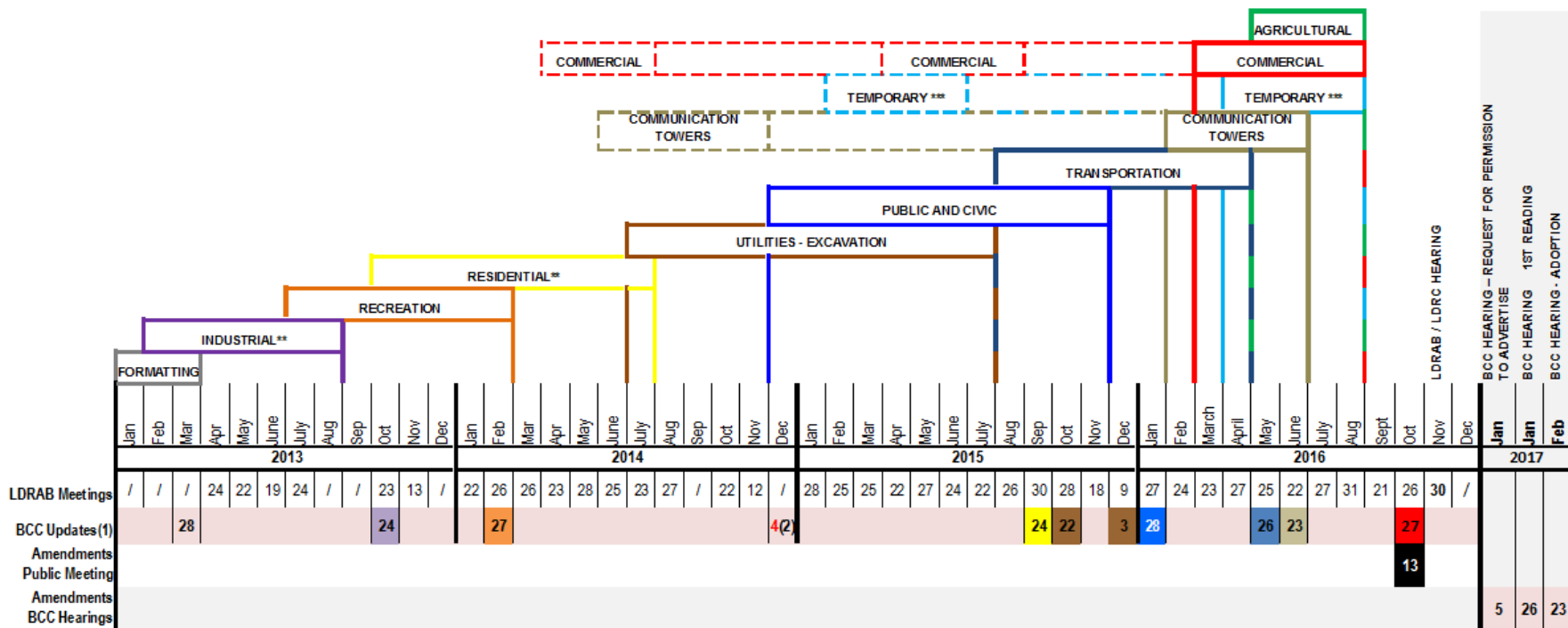


AMENDMENT PROCESS





TENTATIVE PROJECT TIMELINE BY USE CLASSIFICATION



* Timeline Subject to Change

** Uses to Be Reviewed Pending AGR Tier Workshop

*** Temporary Uses Relocated from Other Use Classifications

(1) BCC Workshop or Zoning Director Updates

(2) Update to Residential Uses Postponed



PUBLIC PARTICIPATION

Subcommittee Web Page

Project Web Page

Use Survey

E-Mail Address

PZBCodeRevision@pbcgov.org

Subcommittee Meetings

LDRAB Hearings

BCC Hearings



PUBLIC OUTREACH

- **Monthly Newsletter since March 2013**
- **Monthly Public Forum Meetings**
- **Public Surveys for Every Use Classification**
- **News Releases**
- **Subcommittee Meetings**
- **Promotional Videos (Channel 20)**
- **Updates in PBC Social Media (Facebook and Twitter)**
- **Meetings with Industry by Topic**
- **Updates to DRAC, LDRAB and BCC**



PUBLIC PARTICIPATION SURVEYS

- Industrial** • 05/07/2012 – 05/26/2012 and
• 09/06/2012 – 09/28/2012
- Recreational** • 04/03/2013 – 04/19/2013
- Residential** • 10/31/2013 – 11/22/2013
- Utilities & Excavation** • 02/03/2014 – 02/21/2014
- Commercial** • 04/21/2014 – 05/30/2014
- Institutional, Public & Civic** • 07/14/2014 – 08/01/2014
- Agricultural** • 10/01/2014 – 10/31/2014 and
• 04/06/2015 – 04/24/2015



PUBLIC PARTICIPATION

LDRAB SUBCOMMITTEE MEETINGS

Industrial • 05/14/2013 and 08/20/2013

Recreational • 11/21/2013 and 01/28/2014

Residential • 06/18/2014

Utilities & Excavation • 06/11/2015

Institutional, Public & Civic • 11/09/2015

Transportation • 04/11/2016

Communication Towers • 04/26/2016

Temporary • 09/07/2016

Commercial • 08/23/2016 and 08/31/2016

Agricultural • No Code Changes



PUBLIC PARTICIPATION LDRAB MEETINGS

- Industrial** • 10/23/16 and 02/26/2014
- Recreational** • 02/26/2014
- Residential** • 07/23/2014
- Utilities & Excavation** • 06/24/2015
- Institutional, Public & Civic** • 11/18/2015
- Transportation** • 04/27/2016
- Communication Towers** • 05/25/2016
- Temporary** • 10/12/2016
- Commercial** • 10/12/2016
- Agricultural** • 10/12/2016



Industrial Uses

Relocated from Commercial	Relocated from Utilities
Contractor Storage Yard	Recycling Plant
Towing Service and Storage	

Commercial Use	Consolidated with Industrial Use
Building Supplies	Wholesaling General

Industrial Use	Consolidated with
Asphalt and Concrete Plant	Heavy Industry

Industrial Use Split	New Industrial Use
Transportation Facility	Distribution Facility



Industrial Uses Main Changes

Manufacturing and Processing

Text amendment to allow low intensity industrial uses in Commercial High (CH) Future Land Use (FLU) designation.

Recycling Plant

Make the use subject to Class A Conditional Use in lighter industrial zoning districts. In cases where there is a minimum of 500 feet distance between the use and residential, civic, recreation, or conservation FLU designation; or when the recycling activity is indoor, the use will require DRO approval.



Recreation Uses

Relabeling of Uses
Arena, Auditorium or Stadium <u>or Amphitheater</u>
Park, Neighborhood <u>Infill</u>
Gun Club, Enclosed <u>Shooting Range Indoor</u>
<u>Shooting Range Outdoor</u> Gun Club, Open

Relocated from Recreation	Relocated to Commercial
Marine Facility	Marina (Renamed Use)



Recreation Uses Main Changes

Campground

Regulate number of Recreational Vehicles and campsites to be located in a campground to be based on the FLU density applicable to the property.

Shooting Range

Establish safety standards.



RESIDENTIAL USES

Principal Uses	Residential Accessory Uses
Congregate Living Facility Type 1	Accessory Swelling
Congregate Living Facility Type 2	Caretaker Quarters
Congregate Living Facility Type 3	Estate Kitchen
Mobile Home Dwelling	Farm Residence
Multifamily	Farm Workers Quarters
Single Family	Garage Sales
Townhouse	Grooms Quarters
Zero Lot Line Home	Guest Cottage
	Home Occupation
	Kennel Type 1
	<u>Limited Pet Boarding</u> (New Use)



RESIDENTIAL USES NEW ACCESSORY USE TABLE

Table 4 B 1.D – Corresponding Accessory Use to a Principal Use

	Principal Use												
	Mobile Home Dwelling	Multifamily	Single Family	Townhouse	Zero Lot Line	Bona Fide Agriculture	Stable Commercial / Stable Private	Agricultural Uses	Commercial Uses	Industrial Uses	Institutional and Public Uses	Recreation Uses	Utilities and Excavation Uses
Accessory Use													
Accessory Quarters	-	-	P	P	P	-	-	-	-	-	-	-	-
Caretaker Quarters (3)	-	-	P	P	P	S	S	S	S	S	S	S	S
Estate Kitchen	-	-	P	P	P	-	-	-	-	-	-	-	-
Farm Residence (2)	-	-	-	-	-	P(1)	-	-	-	-	-	-	-
Farm Workers Quarters	-	-	-	-	-	P	-	-	-	-	-	-	-
Garage Sale	P	P	P	P	P	-	-	-	-	-	-	-	-
Grooms Quarters	-	-	-	-	-	-	A	-	-	-	-	-	-
Guest Cottage	-	-	P	P	P	-	-	-	-	-	-	-	-
Home Occupation	P	P	P	P	P	-	-	-	-	-	-	-	-
Kennel, Type 1	-	-	P	-	-	-	-	-	-	-	-	-	-

Notes

- Accessory use not permitted
- P Permitted by Right
- A Accessory use subject to Class A Conditional Use unless stated otherwise – See principal use and accessory use supplementary standards.
- S Special Permit
- (1) Farm Residence may only be accessory to Bona Fide Agriculture in the AGR and AP Zoning District.
- (2) Accessory uses to Single Family are permitted by right to a Farm Residence.
- (3) Special Permit is only applicable when a Mobile Home structure is utilized for Caretaker Quarters.



Residential Uses Main Changes

Reorganization and separation of Residential uses by Principal and Accessory

Type 3 Congregate Living Facility (CLF)

Review standard related to occupancy multiplier.

Mobile Home Dwelling (MH)

Revise definition to clarify that MH is for occupancy by a single household limited to Mobile Home Park Developments.

Limited Pet Boarding

Allow accessory boarding in Single Family Residential



UTILITY USES

Uses Relocated from Utility	Relocated to
Air Curtain Incinerator	Art. 5.B. Supplementary Standards
Communication Cell Sites on Wheels	Temporary Uses
Communication Panels or Antennas Commercial	Art. 5.B, Supplementary Standards
Commercial Communication Towers	Commercial Communication Towers Use Classification
Excavation	Excavation Use Classification
Air Stripper, Remedial	Art. 5.B, Supplementary Standards
Recycling Drop Off Bin	Temporary Uses
Recycling Plant	Industrial Uses

Split Use	New Use
Minor Utility	Electric Distribution Substation



Utility Uses Main Changes

Chipping and Mulching/ Composting Facility

Permitted by Right in the Agricultural Production (AP)
Zoning District when accessory to Farms

Electric Distribution Substation

Relocate standards for Electric Distribution Substations
from Minor Utility, to avoid confusion related to F.S.
163.3208, which regulates substations less than 69
kilovolts in size.



EXCAVATION USES

- **Consolidated Use Matrix to reflect approval process changed for Agricultural Excavation and Type 2 Excavation**
- **Clarification of Excavation Interpretation**
- **Hauling Regulations by Land Development**
- **Introduction of Definitions for Excavation Types**
- **Minor Glitches and Update of References**



Institutional, Public and Civic Uses

Public and Civic Uses Relocated To		Commercial Uses Relocated to
New Transportation Uses	New Temporary Uses	Institutional, Public and Civic Uses
Airport	Day Camp	Crematory
Helipad		Funeral Home
Landing Strip		



TRANSPORTATION USES

- **New Use Classification: relocation of Airport, Helipad and Landing Strip uses from Public and Civic Use Classification and Seaplane Facility from Article 5, Supplementary Standards**
- **Coordination with PBC Agencies**
- **Clarify when Heliports or Landing Strips are classified as an accessory or permitted use**
- **Established Transportation Facility use with related approval processes and Supplementary Use Standards**



Communication Towers

- Relocating (Reformatting) to match new construction of Art. 4, Use Regulations
- Correction to minor errors and glitches
- Few amendments to regulations inadvertently omitted from the original ordinance or when Code was updated.
- Approval process changed from Class B Conditional Use to Class A Conditional Use in PO Zoning District; Commercial and Civic pod of Planned Unit Development (PUD) where the use is currently allowed.
- Add approval of towers in:
 - Institutional and Public Facilities (IPF) Zoning District.
 - Multiple Use Planned Development (MUPD) with Industrial (IND), Economic Development Center (EDC), and Institutional (INST) Future Land Use (FLU) designation



Commercial Uses

USE		
Building Supplies		Retail Sales
Convenience Store		
Monument Sales Retailers		
Printing and Copying Services		
Retail Sales, Auto Accessories and Parts		
Auto Paint and Body Shop	Repair and Maintenance	Commercial
Day Labor Employment Service	Business or Professional Office	
Theater, Indoor	<u>NEW</u> : Conference Center or Performance Venues	
Parking Garage Structure	Commercial Parking	



Commercial Uses

USE		
Convenience Store with Gas Sales	➔	Retail
		Gas and Fuel Sales
Marine Facility – Recreation Use	➔	Marina
Broadcast Studio	➔	Multimedia Production
Butcher Shop	➔	Manufacturing and Processing
		Comm.
		Indust.

Deleted and New Uses

DELETED
Kiosk
Live /Work
Theater Drive In

NEW
Microbrewery
Conference Center or Performance Venues



Commercial Uses -Reformatted-

CURRENT USES	PROPOSED
Hotel, Motel, SRO, Rooming and Boarding House	•Hotel, Motel
	•Single Room Occupancy
	•Boarding House
Financial Institution	•Financial Institution
	•Financial Institution with Drive Thru Facilities
	•Financial Institution – Freestanding ATM
Repair and Maintenance, General	•Repair and Maintenance, Light
	•Repair and Maintenance, Heavy
Vehicles Sales and Rental	•Vehicles Sales and Rental, Light
	•Vehicles or Equipment Sales and Rental, Heavy



Temporary Uses

USE	RELOCATED FROM
<i>Communication Cell Sites on Wheels (COW) Tower, Mobile</i>	Utilities and Excavation Uses
<i>Recycling Drop-Off Bin</i>	Utilities and Excavation Uses
<i>Day Camp</i>	Public and Civic Uses
<i>Special Event</i>	Recreation Uses
<i>Mobile <u>Retail Sales</u></i>	Commercial Uses
<i>Real Estate Sales Model, Non-PDD</i>	Commercial Uses
<i>Temporary Green Market</i>	Commercial Uses
<i>Temporary Retail Sales, Mobile or Temporary</i>	Commercial Uses
<i><u>Temporary Vehicle Sales</u></i>	Commercial Uses



Agricultural Uses

- Bona Fide Agriculture use has been re-named to “Farm”. For consistency with the Right to Farm Act and to differentiate with terminology used in F.S. 193.461 for the purposes of establishing criteria for the classification and assessment of agricultural lands.
- Ferrier use deleted