



**Department of Planning,  
Zoning & Building**

2300 North Jog Road  
West Palm Beach, FL 33411-2741  
(561) 233-5000

Planning Division 233-5300  
Zoning Division 233-5200  
Building Division 233-5100  
Code Enforcement 233-5500  
Contractors Certification 233-5525  
Administration Office 233-5005  
Executive Office 233-5228  
www.pbegov.com/pzb

**Palm Beach County  
Board of County  
Commissioners**

Priscilla A. Taylor, Mayor  
Paulette Burdick, Vice Mayor  
  
Hal R. Valeche  
Shelley Vana  
  
Steven L. Abrams  
Mary Lou Berger  
Jess R. Santamaria

**County Administrator**

Robert Weisman

"An Equal Opportunity  
Affirmative Action Employer"

printed on recycled paper

**MEMORANDUM**

**TO:** The Honorable Priscilla A. Taylor, Mayor, and  
Members of the Board of County Commissioners

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

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

**DATE:** July 30, 2014

**RE:** **Unified Land Development Code (ULDC)  
Initiation of Amendment Round 2014-02**

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 2014-02 (Attachment 1).

This item will be on the August 28, 2014 BCC Zoning Hearing for discussion under "Zoning Director Comments". In addition, staff has scheduled meetings with each Commissioner in advance of the Hearing.

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

JM/WJC

**Attachment 1 – Initiation of ULDC Amendment Round 2014-02**

**C:** Verdenia Baker, Deputy County Administrator  
Wesley Blackman, AICP, Chairman, and Members of the Land Development  
Regulation Advisory Board (LDRAB)  
Leonard Berger, Chief Assistant County Attorney  
Robert Banks, Chief Land Use Assistant County Attorney  
Lorenzo Aghemo, Planning Director  
Maryann Kwok, AICP, Chief Planner, Zoning  
William Cross, AICP, Principal Site Planner, Zoning  
Monica Cantor, Senior Site Planner, Zoning  
Zoning Division Staff

U:\Zoning\CODEREV\2014\BCC Hearings\Round 2014-02\8-28-14 Initiation Memo\7-2-14 ULDC Round 2014-02 Cover Memo.docx

**ATTACHMENT 1  
INITIATION – ULDC AMENDMENT ROUND 2014-02**

(Updated 7/30/14)

<b>SUMMARY OF KEY MEETINGS AND PUBLIC HEARINGS:</b>	
<b>BCC ZONING HEARINGS:</b>	<b>LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB) MEETINGS:</b>
<ul style="list-style-type: none"> <li>▪ December 4, 2014: Request for Permission to Advertise</li> <li>▪ January 8, 2015: 1<sup>st</sup> Reading</li> <li>▪ January 29, 2015: 2<sup>nd</sup> Reading/Adoption</li> </ul>	<ul style="list-style-type: none"> <li>▪ October 22, 2014</li> <li>▪ November 12, 2014 (LDRC)*</li> </ul>
* Land Development Regulation Commission (LDRC). The LDRAB makes recommendations on amendments, but also convenes as the LDRC for the purposes of confirming that amendments are consistent with the Comprehensive Plan.	

<b>PRIORITIZATION AND STAFFING:</b>
<p>On a scale of <b>1 to 3</b>, staff has ranked both the priority and the level of staffing required for each of the proposed amendments, as follows:</p> <p><b>“Priority” Column:</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>2. Generally refers to an issue that is highly recommended for inclusion but not required.</li> <li>3. Includes issues recommended for inclusion but may be postponed to a later Amendment Round.</li> </ol> <p><b>“Staffing” Column:</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>2. Generally requires a moderate level of staff resources, typically involving lower profile issues that still require public or industry outreach.</li> <li>3. Routine updates requiring lower levels of staff resources or time.</li> </ol>

**ATTACHMENT 1  
INITIATION – ULDC AMENDMENT ROUND 2014-02**

(Updated 7/30/14)

AMENDMENT/TASK	LEAD AGENCY	SUMMARY OF TASK REQUIREMENTS	PRIORITY	STAFFING
<b>Art. 2, Development Review Procedures</b>				
<b>General Updates to Development Review Procedures</b>	<b>Zoning</b>	General updates, including but not limited to: <ul style="list-style-type: none"> <li>▪ Update Special Permit language to address application procedures and clarify new process.</li> <li>▪ Clarify DRO thresholds for amending BCC approvals and provisions for relocation of square footage.</li> <li>▪ Add reference to General Application procedures for Type 1A and 1B Variances.</li> <li>▪ Revise Development Order Abandonment language to address abandonment of Development Orders to allow permitted uses.</li> </ul>	<b>1</b>	<b>2</b>
<b>Art. 2.D.7, Reasonable Accommodations</b>	<b>Zoning</b>	Clarify Sufficiency Review number of days requirement and incorporate Federal Evaluation criteria.	<b>1</b>	<b>2</b>
<b>Art. 2.G.3.A.3.b, Related to LDRAB Qualifications</b>	<b>Zoning County Atty.</b>	Allow greater flexibility in number of LDRAB members with similar qualifications, and address minor issues with appointments requiring a recommendation from one of ten organizations.	<b>3</b>	<b>2</b>
<b>Art. 4, Use Regulations</b>				
<b>Art. 4.B.1.A.2, Adult Entertainment</b>	<b>Zoning County Atty.</b>	Allow for accessory or collocated food service for Adult Entertainment uses located in Industrial Zoning districts.	<b>1</b>	<b>1</b>
<b>Art. 4.B.1.A.27, Minimum Lot Size Required for a Cemetery</b>	<b>Zoning</b>	Update reference to F.S. regarding State cemetery regulations, and consider allowing for cemeteries on 5 acres or less when collocated with a Place of Assembly as recognized by F.S. 497.260.	<b>2</b>	<b>2</b>
<b>Art. 4.C, Commercial Communication Tower – Clarify PRA PDRs</b>	<b>Zoning</b>	Clarify setback and separation distances for cell towers on parcels in the Urban Center (UC) or Urban Infill (UI) district, located within the Priority Redevelopment Areas of the Urban Redevelopment Area Overlay (URAO).	<b>1</b>	<b>3</b>
<b>Art 5, Supplementary Standards</b>				
<b>Art. 5.B.1.A.19, Mechanical Equipment</b>	<b>Zoning Building</b>	Screening of mechanical equipment for replacement equipment on existing residential structures (see memo to BCC dated June 10, 2014, as discussed at the July 24, 2014 BCC Zoning Hearing).	<b>1</b>	<b>3</b>
<b>Art. 7, Landscaping</b>				
<b>Art. 7.D.14, Grade Change</b>	<b>Zoning</b>	Clarify the maximum permitted height for a wall, fence or hedge located along a property line having different elevations, and how maximum height is measured.	<b>1</b>	<b>2</b>

**ATTACHMENT 1**  
**INITIATION – ULDC AMENDMENT ROUND 2014-02**  
 (Updated 7/30/14)

AMENDMENT/TASK	LEAD AGENCY	SUMMARY OF TASK REQUIREMENTS	PRIORITY	STAFFING
<b>Art. 11, Subdivision, Platting and Required Improvements</b>				
<b>Art. 11.A.7.E, Sequence of Phases</b>	<b>Land Development</b>	Art.11.A.7.E, Sequence of Phases: To remove density language from the subdivision code since density is governed by the Comprehensive Plan as well as by applicable plans pursuant to ULDC Art 2.A.1.G.3.d, Master Plan, Art 2.A.1.G.3.e, Site Plan and Art 2.A.1.G.3.f, Subdivision Plan.	<b>1</b>	<b>2</b>