



Palm Beach County • Zoning Division

UNIFIED LAND DEVELOPMENT CODE (ULDC) USE REGULATIONS PROJECT

Volume 1, Issue 3 • April 2013

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BCC ZONING PUBLIC HEARING

On March 28, 2013 the Zoning Division staff provided the Board of County Commissioners (BCC) an update on the status of the 2013-14 ULDC Use Regulations Project. Mr. Jon MacGillis, Zoning Director, explained that staff has the framework of the project in place and are ready to move forward with the project. He explained great effort has been taken to ensure the public will be kept abreast and be able to participate at all stages of the project. Updates on the project will be presented in many forms: the County and Zoning Division Web Pages, Public Informational Forum Meetings, Channel 20 Segment on topic to run in April, Channel 20 News Bulletins, Subcommittee Meetings, Land Development Advisory Board Meetings and Public Hearings with the BCC. Mr. Bill Cross, Principal Site Planner, gave a detailed presentation on the project which can be found at:

http://www.pbcgov.com/pzb/use_regulations_project/BCCPowerpointPresentation.pdf

Mr. MacGillis informed the BCC that periodic updates on the BCC Zoning Hearings and BCC Workshop on the project is anticipated to take place in September 2013.

MONTHLY PUBLIC FORUM MEETING

WHO: Anyone Can Attend This Meeting

Zoning staff will be providing the attendees with the status of the Use Regulations Project and then take questions / answers. Time will be allocated at the end of each meeting to provide an overview of the project and its impact on the county when completed.

WHY: To Keep Public Informed of the Use Regulations Project Status

WHERE: Palm Beach County Planning, Zoning & Building
1st Floor Vista Center – Meeting Room 1E - 58
2300 N Jog Road, West Palm Beach, FL 33411

WHEN: Last Thursday of each month from 3:00 PM to 4:00 PM
Next Meeting is on APRIL 25, 2013

CONTACT US

If you have any questions or comments regarding the
ULDC Use Regulations Project
PZBCodeRevision@pbcgov.org
Or via telephone by calling (561) 233-5566



USE SURVEY

The Zoning Division is providing Interested Parties an opportunity to provide comments on 15 “Recreational Uses” found in the Unified Land Development Code (ULDC) through the **Public Participation Uses Survey**. Staff is seeking input on identified issues with how uses are defined, supplemental standards, thresholds for approval and the current approval process. The Survey will be open for public comments from **April 2 to April 19**. Staff will compile the results of the Survey and present them to the ULDC Use Subcommittee at a future date as well as post them to the Use Web Page.

<u>USE CLASSIFICATION</u>	<u>OPEN FOR COMMENTS</u>	<u>CLOSED FOR COMMENTS</u>
INDUSTRIAL	September 6, 2012	September 28, 2012.
RECREATION	April 2, 2013	April 19, 2013
RESIDENTIAL	**	**
UTILITIES AND EXCAVATION	**	**
COMMERCIAL	**	**
AGRICULTURAL	**	**
PUBLIC AND CIVIC	**	**

** Date Not Scheduled Yet

INDUSTRIAL USES UPDATE

The Zoning Division Code Staff are currently in the process of drafting amendments for the Industrial Uses based on their research. Staff anticipate reviewing the draft amendments with the Zoning Director and County Agencies before they are forwarded to the Use Subcommittee in May for review, discussion and input. Staff will continue to meet with the Subcommittee until issues are satisfactory resolved. Drafts of the amendments will be posted in a timely matter to the Subcommittee page of the Zoning Code Revision website for the public to view.

http://www.pbcgov.com/pzb/use_regulations_project/index.htm

USE REGULATIONS SUBCOMMITTEE UPDATE

The Use Subcommittee was not convened in March. Staff followed up on comments raised at the February 26, 2013 Use Subcommittee meeting relative to formatting changes to Definitions in Article 1, where staff is proposing to remove the definition of Uses and move them to Article 4, as well as combining Use Matrices contained in Article 3 and 4 Planned Development District (PDD), Traditional Town Development (TTD) and Standard Districts into one new matrix for ease of use. Also, staff presented changes to the formatting of Supplemental regulations to reduce redundancy and ensure consistency for all uses.

Staff will update the Subcommittee at their May 14, 2013 meeting on status of formatting changes to the code that are being proposed.

We are here to serve you!

ULDC USE REGULATIONS PROJECT GOALS

Uses:

1. Simplify Use definitions.
2. Review Supplementary Use Standards.
3. Review approval process for each Use.
4. Thresholds for approval of Uses.

Formatting:

1. Consolidate all Use matrices (Standard, Planned Development District (PDD), Traditional Development District (TDD) into one Use Matrix.
2. Consolidate Uses by classification.
3. Standardize formatting of Supplementary Standards for each Use.

PUBLIC INVOLVEMENT

Public Involvement can be made through participating in :

Subcommittee Meetings

http://www.pbcgov.com/pzb/zoning/LDRAB/subs/subcom_meetings_2013.htm

LDRAB Public Hearings

<http://www.pbcgov.com/pzb/zoning/LDRAB/2013/agenda.htm>

Board of County Commission (BCC) Zoning Hearings

<http://www.pbcgov.com/pzb/zoning/bcc/2013/agenda.htm>

Additional ways to be kept Informed and be Involved :

Use Regulations Project Website

http://www.pbcgov.com/pzb/use_regulations_project/index.htm

Uses Survey

<http://www.pbcgov.org/SurveySystem/Divisions/PZBZone/SurveyHome.htm>

Interested Party Members

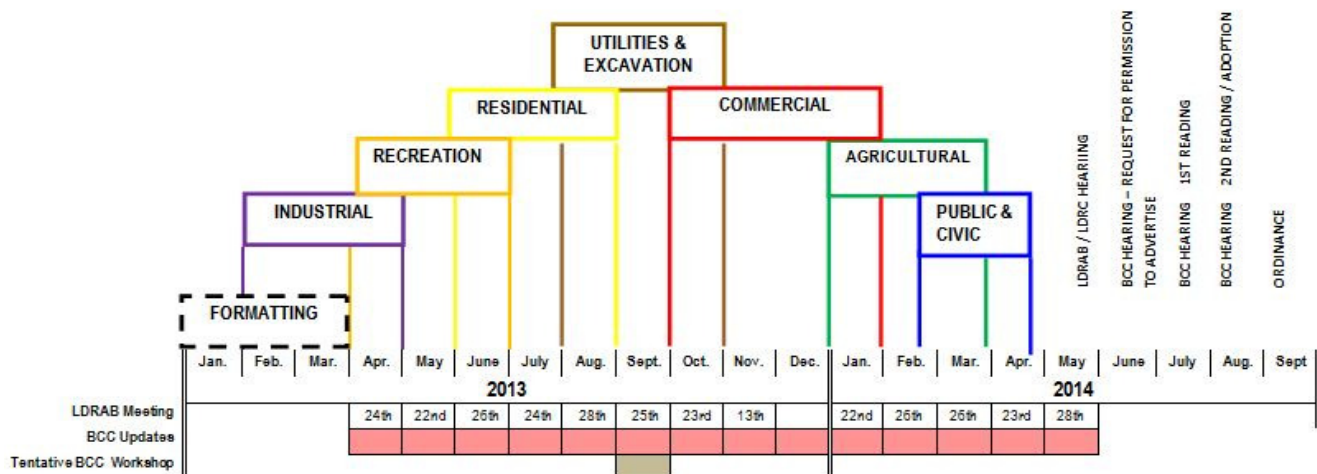
http://www.pbcgov.com/pzb/zoning/LDRAB/subs/use_reg/members.pdf

Channel 20 Announcements

http://www.pbcgov.com/publicaffairs/channel_20.htm

PROJECT TIMELINE

**TENTATIVE SCHEDULE TO ADDRESS
USE REGULATIONS PROJECT 2013 - 2014
BY USE CLASSIFICATION**



APRIL EVENTS

Sun	Mon	Tue	Wed	Thu	Fri	Sat
7	1 Staff Preparing IL Regulation Draft Provision	2	3 Recreation Uses Survey Open - Email Sent to Contact List	4 Staff Preparing IL Regulation Draft Recreational Uses Open for Public Input	5	6
14	8 Publish April Newsletter	9	10	11	12	13
21	15 Staff Preparing IL Regulation Draft Provision Recreational Uses Open for Public Input	16	17	18	19 Recreation Uses Survey Closed	20
28	22 Staff Preparing IL Regulation Draft Provision	23	24	25 LDRAB Meeting Overview of Project Public Forum Meeting - Status of Use Regulations Project, VC-1E-58 - 3pm	26	27
30	29	30				

PAST EVENTS

Date	Event
March 28, 2013	Zoning Division Public Forum Meeting - Status of Use Regulation Project.
March 28, 2013	Zoning Division BBC Zoning Public Hearing - Zoning Director Initiation of Amendment Round 2013-01

FUTURE EVENTS

Date	Event
May 8, 2013	Subcommittee and Interested Parties Distribution of agenda and Industrial Uses Proposed Language for May 14, 2013 Subcommittee meeting.
May 14, 2013	Subcommittee Meeting Industrial Uses - Vista Center 1W-47 at 2:30pm

CONTACT US

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 Or via telephone by calling (561) 233-5566



Public Participation Form

If you would like to participate in Use Regulations Project Subcommittee Meetings or receive monthly ULDC Newsletters, please fill out the form below. You can return it in person to the Zoning Receptionist or return it by mail following the instructions found below.

Name: _____

Address: _____

Phone Number: _____

Representing: _____

E-Mail Address: _____

I want to receive the Use Regulations monthly Newsletter.

I would like to participate in the Subcommittee meetings for:

- | | | |
|--|--|--|
| <input type="checkbox"/> All Uses | <input type="checkbox"/> Residential Uses | <input type="checkbox"/> Agricultural Uses |
| <input type="checkbox"/> Industrial Uses | <input type="checkbox"/> Utilities and Excavation Uses | <input type="checkbox"/> Public and Civic Uses |
| <input type="checkbox"/> Recreational Uses | <input type="checkbox"/> Commercial Uses | |

Comments:



Mailing INSTRUCTIONS

Fold this page and place a stamp on the reverse side of the document and return to the address listed.

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Phone: 561-233-5566





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Code Revision Section
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West Palm Beach, FL 33411

PLACE
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HERE