



UNIFIED LAND DEVELOPMENT CODE (ULDC) USE REGULATIONS PROJECT

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RECREATION USES STATUS

County Staff Meeting: The Parks and Recreation Department met with Code Revision and Planning Division staff to discuss amendments for Recreation Uses, including but not limited to:

- Revising the definition for Passive Recreation;
- Revising the approval processes for Public Parks in districts where they are currently not permitted;
- Minor revisions for Neighborhood Infill Parks; and,
- Development of collocated use provisions for Public Parks to accommodate additional recreation or other Parks related uses.

To date, discussions are ongoing, but several recommended amendments have been developed, such as allowing for golf courses to be permitted by right within larger Regional Public Parks.

November 21, 2013 Subcommittee Meeting: Staff advised that an additional Subcommittee meeting would be required in January 2014 for Recreational Uses, due to ongoing discussions with Parks and Recreation staff, and completion of analysis to determine if certain Recreation Uses may be permitted in Industrial Districts. Staff recommendations and highlights of issues discussed included:

- Special Events will be relocated from the Recreation Uses classification and consolidated with other similar Temporary Uses under a separate section;
- Marine Facility, which includes the potential for commercial activities, will be relocated to the more appropriate Commercial Use classification, which will be addressed separately in 2014;
- The Subcommittee recommended that staff develop a standard that helps clarify what is the size of a facility expected to be covered by Arena or Stadium or Amphitheater use;
- Several meeting participants requested that the Subcommittee recommend removal of proposed limits on length of stay for Campgrounds. Staff advised that it was not advisable to allow long term occupancy in rustic campground facilities due to health and safety issues, among others, and that Recreational Vehicle Parks allow for stays of up to 180 days;
- Allow reduction of setbacks in Neighborhood Infill Parks active recreation facilities to be 15 feet when no residential structure is adjacent to the Park;

(Continued on Page2)

CONTACT US

If you have any questions or comments regarding the
ULDC Use Regulations Project
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RECREATION USES STATUS (CONTINUED FROM PAGE 1)

- Gun Club will be renamed to Sport Shooting Range to be consistent with terminology in Florida Statutes, and Supplementary Standards will be separated for Indoor and Outdoor facilities to be consistent with the current Use Matrix for this use;
- Allow for archery use to be permitted in Public Park separate from Sport Shooting Range requirements;
- Provide flexibility for Fitness Center use related to activities that require higher building such as gyms to be located in industrial buildings; and,
- Staff advised that environmental management plans required for Golf Courses developed in the AGR Tier were redundant to other State Agency regulations applicable to all Golf Courses. Several participants requested that the standard be retained and made applicable to all zoning districts.

A Subcommittee meeting to finalize Recreation uses will be scheduled tentatively for late January 2014. Participants of the Subcommittee will be notified of the meeting in advance.

RESIDENTIAL SURVEY RESULTS

The survey established on the web to allow public comments on the approval processes, definitions and supplementary uses standards for Residential uses was opened for three weeks and closed on November 22, 2013. If you are interested in reviewing the comments provided by the public, they are available on-line at http://www.pbcgov.com/pzb/use_regulations_project/pg4.htm. The survey results will be part of the material used by staff to analyze existing Code language, check possible glitches and determine necessary changes to the ULDC Residential Uses.

RESIDENTIAL USES STATUS

Code Revision staff is dedicating the month of December and January to research and draft changes necessary to update regulations applicable to Residential Uses as contained in Article 4, Use Regulations. Staff will be using the comments collected from the survey and the Residential Kick Off meeting to evaluate the uses.

BCC WORKSHOP

A BCC Workshop has been scheduled for Tuesday, February 25, 2014 to provide an update to the Board and request direction. It is anticipated that staff will be presenting a summary of proposed amendments for Industrial, Recreational and Residential uses. See the memo presented to the BCC on [October 24, 2013](#) for additional information: <http://www.pbcgov.com/pzb/zoning/bcc/2013/oct/13.pdf>. The workshop may also include a discussion on proposed Comprehensive Plan amendments for Commercial Uses.

PLAN AMENDMENTS

As a result of the Use Regulations Project amendments to Industrial Uses, the Planning Division is preparing text amendments to review the Future Land Use Element that affects the two industrial future land use designations, Industrial and Economic Development Center. [On July 24, 2013](#), the Planning Division presented the Initiation Amendment Round 14-1 to the BCC which included this topic. The Plan amendment is scheduled for public meeting at the Planning Commission on January 17, 2014. Additional information can be found at or www.pbcgov.com/pzb/planning/luab/index.htm.

PUBLIC FORUM MEETING

The Zoning Division has been scheduling monthly **Public Forum Meetings** since February of this year to provide a general overview and status of the 2013-14 ULDC Use Regulations Project to all interested parties.

The next meeting is scheduled for:

WHEN: Thursday, **December 19, 2013** at 3:00 PM to 4:00 PM

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

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

PUBLIC INVOLVEMENT

Use Regulations Project Website

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

Subcommittee Meetings

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

Interested Parties List

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

LDRAB Public Hearings

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

Board of County Commission (BCC) Zoning Hearings

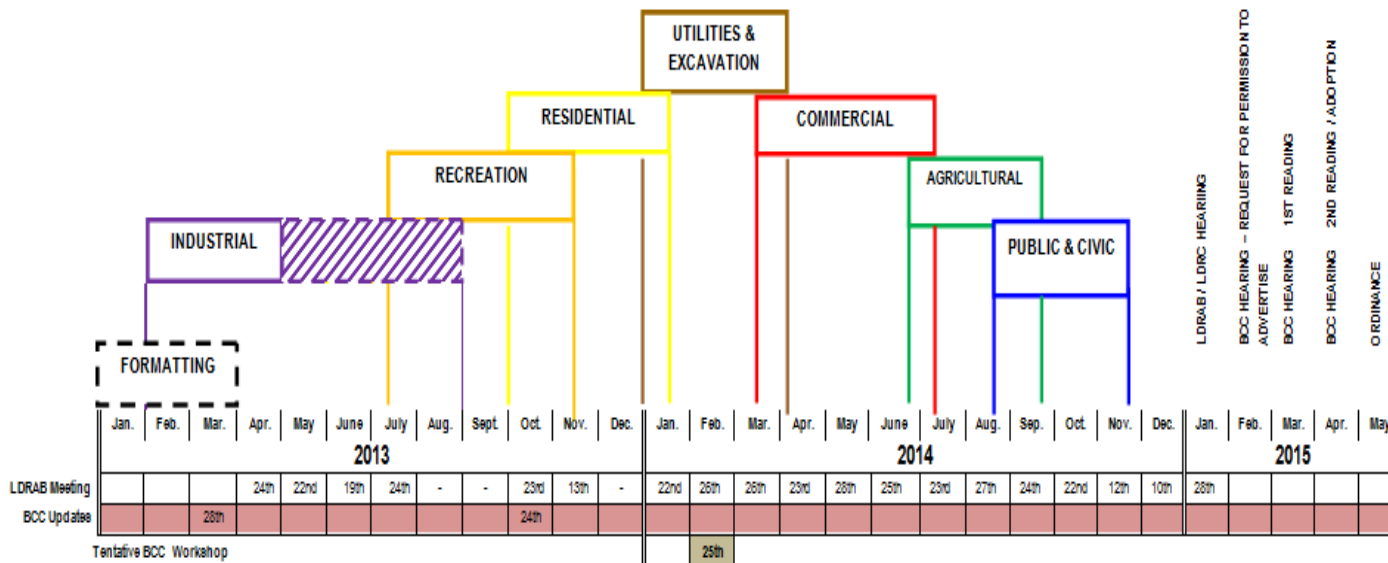
<http://www.pbcgov.com/pzb/zoning/bcc/2013/agenda.htm>

Channel 20 Announcements

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

PROJECT TIMELINE

The timeline is a tentative schedule to address the Use Regulations Project by **Use Classification**.



DECEMBER EVENTS*

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5 BCC Zoning Hearing	6	7
Staff Initiating Residential Uses Research and Analysis of Existing Language						
8	9	10	11	12	13	14
Staff Initiating Residential Uses Research and Analysis of Existing Language						
15	16	17	18	19 Public Forum Meeting Status of Use Reg. Project VC-1E-58 3pm	20	21
Staff Initiating Residential Uses Research and Analysis of Existing Language						
22	23	24 Holiday	25 Holiday	26	27	28
Residential Uses Research and Analysis						
29	30	31				
Staff preparing drafts for Residential Uses						

* All dates and times are tentative and subject to change

PAST EVENTS

Date	Event
November 13, 2013	LDRAB/LDRC Meeting General Status of the Use Regulations Project
November 21, 2013	Subcommittee Meeting Recreational Uses Proposed Amendments
November 22, 2013	Public Forum Meeting Status of the Use Regulations Project
November 22, 2013	Residential Uses Survey closed for public comments

FUTURE EVENTS

Date	Event
January 9, 2014	BCC Zoning Public Hearing <u>No</u> Use Reg. Project Topics Scheduled
January 22, 2014	LDRAB Meeting General Status of the Use Regulations Project
January 28, 2014	Subcommittee Meeting Recreation Uses - Proposed Amendments
January 30, 2014	BCC Zoning Public Hearing <u>No</u> Use Reg. Project Topics Scheduled

CORRECTION:

The November Newsletter Calendar included a BCC Zoning Hearing on November 22, 2013 that was entered in error.

ONLY SUBCOMMITTEE MEMBERS AND INTERESTED PARTIES RECEIVE INVITATIONS TO THE SUBCOMMITTEE MEETINGS. IF YOU ARE INTERESTED IN PARTICIPATING IN ANY PARTICULAR USE CLASSIFICATION SUBCOMMITTEE MEETING, PLEASE SEND AN E-MAIL TO PZBCodeRevision@pbcgov.org TO BE INCLUDED IN THE LIST OR FILL OUT THE "PUBLIC PARTICIPATION FORM" IN THE NEXT PAGE OF THIS NEWSLETTER.



Public Participation Form

If you would like to participate in the 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 and receive invitations via email for:

All Uses

Residential Uses

Agricultural Uses

Industrial Uses

Utilities and Excavation Uses

Public and Civic Uses

Recreational Uses

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.

Palm Beach County Planning, Zoning & Building
Zoning Division
2300 North Jog Road
West Palm Beach, FL 33411





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PLACE
STAMP
HERE