# BEACH COULT

# Palm Beach County . Zoning Division

# UNIFIED LAND DEVELOPMENT CODE (ULDC) USE REGULATIONS PROJECT

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# ARTICLES FOR THE UPCOMING ISSUE:

Project Overview

Project Timeline Update

Industrial Use Status

March Calendar of Events

#### CONTACT INFORMATION:

Palm Beach County
Planning, Zoning & Building
Zoning Division
2300 North Jog Road,
West Palm Beach, FL 33411
Phone: 561-233-5200
www.pbcgov.com/pzb/zoning

# NEWSLETTER PRODUCED by PZ&B ZONING DIVISION:

Jon P. MacGillis, ASLA,
Zoning Director
Dorine Kelley,
Public Relations Manager
Melissa Matos,
Zoning Site Plan Technician

# OVERVIEW OF ULDC USE REGULATIONS PROJECT

### **Background**

The Unified Land Development Code (ULDC) was comprehensively amended in 2003 which included updates to Uses provided in the code. During the past ten years, minor amendments to the Uses have been made in response to industry trends, updates to the Comprehensive Plan and direction from the Board of County Commissioners.

# **General Project Goal**

# Uses:

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

## Formatting:

- 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.

#### **Contact Us**

If you have additional questions regarding the ULDC Use Regulations Project
you can contact us at
PZBCodeRevision@pbcgov.org
Or via telephone by calling (561) 233-5566



# PROJECT OBJECTIVES

## USE REGULATIONS -

- Review history of existing regulations.
- Determine consistency with Federal, State Laws and the Comprehensive Plan.
- Clarification of Accessory Uses and Collocated Uses.
- Review comprehensively all Uses in the code.
- Review the approval process for each Use in the new consolidated Use Matrix (Standard, PDD and TDD).
- Establish consistent approval processes for Uses located in similar Zoning Districts.
- Relocate or delete duplicated Use standards found in other articles.

#### - FORMATTING -

#### **Article 1 - General Provisions**

Delete duplicate Use definitions contained in Article 1.

#### **Article 3 - Overlays and Zoning Districts**

Relocate Planned Development Districts and Traditional Development Districts Use
 Matrices into one new consolidated Standard Use Matrix in Article 4.

# **Article 4 - Use Regulations**

- Establish an introductory "User Guide" section to explain how to use the code.
- Group the Uses by classification using the following headings: Residential, Commercial, Recreation, Institutional, Industrial, Agricultural, Utility, Communication Towers and Excavation. Each Use classification includes:
  - Consolidated Use Matrix.
  - Consolidated General Provision Relate to common standards applicable to all Uses within the classification.
  - Reorganize supplementary Use standards to coincide with the order one would apply the regulations to a project.

# We are here to serve you!

# SUBCOMMITTEE MEMBERS

Land Development Regulation Advisory Board (LDRAB) Subcommittees have been established and a number of Interested Parties have indicated their desire to participate in reviewing the proposed Code Amendments associated with the Use Regulations Project:



Wes Blackman	LDRAB Chair (PBC Planning Congress)
David Carpenter	LDRAB Vice Chair (District 2)
Jim Knight	LDRAB Member (District 4)
Raymond Puzzitiello	LDRAB Member (Florida Atlantic Builders Assoc.)
Jerome I. Baumoehl	LDRAB Member (A.I.A.)

# 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) Hearings

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

## Additional ways to be keep Informed and be Involved:

# Use Regulations Project Website

http://www.pbcgov.com/pzb/ use\_regulations\_project/ index.htm

# **ULDC Questionnaire**

http://www.pbcgov.com/ surveysystem/divisions/ pzbadmin/surveyhome.htm

# Interested Party Members

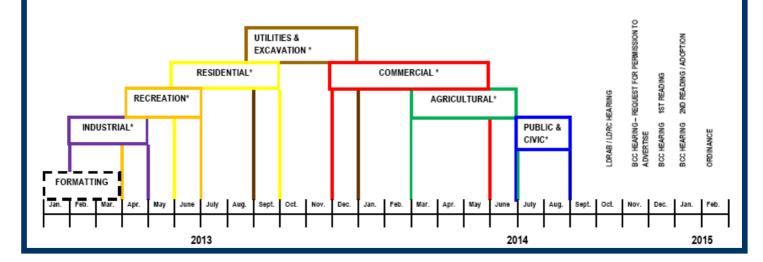
http://www.pbcgov.com/pzb/ use regulations project/ members.pdf

# Channels 20 Announcements

http://www.pbcgov.com/ publicaffairs/channel 20.htm

# PROJECT TIMELINE

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



# FEBRUARY EVENTS

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18 Holiday	19	20 Proposed Formatting Draft; e-mail to Subcommittee and Interested Parties	21	22	23
24	25	26 Subcommittee Meeting on Proposed Formatting VC-1W-58 - 3:30 p.m	27	Public Forum Meeting - Status of Use Regulations Project VC-2E-12 - 3:00 p.m.		

# PAST EVENTS



Date	Event
December 3, 2012	Planning and Zoning Division Clarification of Industrial use policies in the Plan.
December 13, 2012	Planning and Zoning Division Initial discussion of Recreation use policies in the Plan.
December 20, 2012	Planning, Zoning & Building Department Presentation of Proposed Use Regulations Formatting.
January 15, 2013	Special DROOC Meeting Presentation of Proposed Use Regulations Formatting.

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