



Palm Beach County • Zoning Division

UNIFIED LAND DEVELOPMENT CODE (ULDC) USE REGULATIONS PROJECT

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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

Jon P. MacGillis,
Zoning Director
Maryann Kwok,
Chief Planner, Project Facilitator
William Cross,
Principal Site Planner, Project
Coordinator
Monica Cantor,
Senior Site Planner, Project Manager
Dorine Kelley,
Public Relations Manager
Melissa Matos,
Site Plan Technician

PROJECT STATUS - UPDATE ON TASKS

- Finalizing the proposed amendments to the Industrial Uses. Staff conducted many internal meetings with staff and subcommittee members to receive input and discuss their consideration on the proposed language. The Subcommittee provided clear input and direction for staff.
- Addressing Subcommittee member recommendations and questions regarding proposed amendments; especially questions on: review process, grandfather uses and supplemental use changes. At the next Subcommittee meeting in August, staff will present the comprehensive amendments to the IL Uses and hopefully address the committees recommendations and questions;
- Explored the Subcommittee's request for more background information on how the current code and amendments will address the review process for a use is determined, for example a permitted use vs. a conditional use. The Subcommittee members felt it was critical to understand this review process in order to evaluate any proposed amendment changes that would be more restrictive for existing code and uses.
- Staff is currently analyzing Accessory Uses and DRO/Public Hearing intensity/density thresholds. Also, staff is developing a User Guide that will assist the user on how to use the provisions of the code to determine where a use can be located and its approval process;
- Finalized our recommendations on what current Supplemental Standards can be relocated from Article 4 to Article 5.B, Accessory and Temporary Uses and clarify when variances from these standards can be obtained.
- Began our initial research of Recreation Uses, as we begin to tie up Industrial Uses and get final Subcommittee recommendations concluded in August.

NEXT MONTHLY PUBLIC FORUM MEETING - JULY 25TH

Palm Beach County Planning, Zoning & Building • 2300 N Jog Road, West Palm Beach, FL 33411
1st Floor Vista Center – Meeting Room 1E - 58 • 3:00 PM to 4:00 PM

SUBCOMMITTEE COMPOSITION

The Unified Land Development Code (ULDC) Article 2.G.3.A, Land Development Regulations Advisory Board (LDRAB) includes rules regarding LDRAB Subcommittees which have been used to establish the Use Regulations Project Subcommittee.

At the January 25, 2012 LDRAB meeting, LDRAB members considered recommendation made by the Zoning Director to create the Use Regulations Project (AKA Use Matrix) Subcommittee in order to provide an opportunity to review proposed changes to Article 4, Use Regulations of the Code. LDRAB determined the need of Subcommittee by a vote of 10-0.

All Subcommittee members have been appointed at regular LDRAB meetings and currently the Subcommittee consists of seven members, most of them are current LDRAB members. In addition to their different levels of professional background and expertise from Landscape Architecture, Architecture, Planning, and Building; Subcommittee members lead the meetings and make recommendations to Staff on the proposed Code amendments. The language is eventually presented to all LDRAB members at a regular LDRAB meeting for further discussion and final recommendation to the Board of County Commissioners (BCC).

The Subcommittee also includes Interested Parties, they are individuals that have expressed interest in the amendments and have also different professional expertise, and knowledge in the topics being discussed. Any interested person may request to be appointed by LDRAB to become an official Subcommittee Member. Depending on the number of participants, Subcommittee members may establish limited time rule for the interested parties to speak on concerns or issues found in the amendments.

The expertise of all Subcommittee members and interested parties looks to create an interdisciplinary environment that assist Zoning Staff in the development of a comprehensive review of the proposed language, while addressing community and development issues.

The subcommittee is also a mechanism that provides transparency to the process by allowing public participation. You can be part of that Subcommittee as Interested Party by either filling out the form attached at the end of this Newsletter or by sending a written request to: PZBCodeRevision@pbcgov.org. You can request to be included in the Subcommittee meetings by use classification such as industrial, recreation, commercial, etc or request participation in all subcommittee meetings.

DEVELOPMENT REVIEW ADVISORY COMMITTEE (DRAC)

At June 7, 2013 Development Review Advisory Committee (DRAC) meeting, the Zoning Division Staff presented the status of the Use Regulations Project. The Committee members were reminded of the key goals of the project that include amendments to: Use Definitions, Supplementary Standards and Use Matrices. The presentation included an update of the current status of the project:

- Revision of Industrial Uses Supplementary Standards and identification of similar development regulations that address incompatibility, screening, hours of operation, etc to be placed in a central location such as Art.5.B, Accessory and Temporary Uses.
- Revision of thresholds and clarification of use approval process changes including "Permitted-by - Right" as the term is misleading and understood by some applicants as their request proceeding without any type of Zoning approval.

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

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>

Use Regulations Project Website

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

Interested Party Members

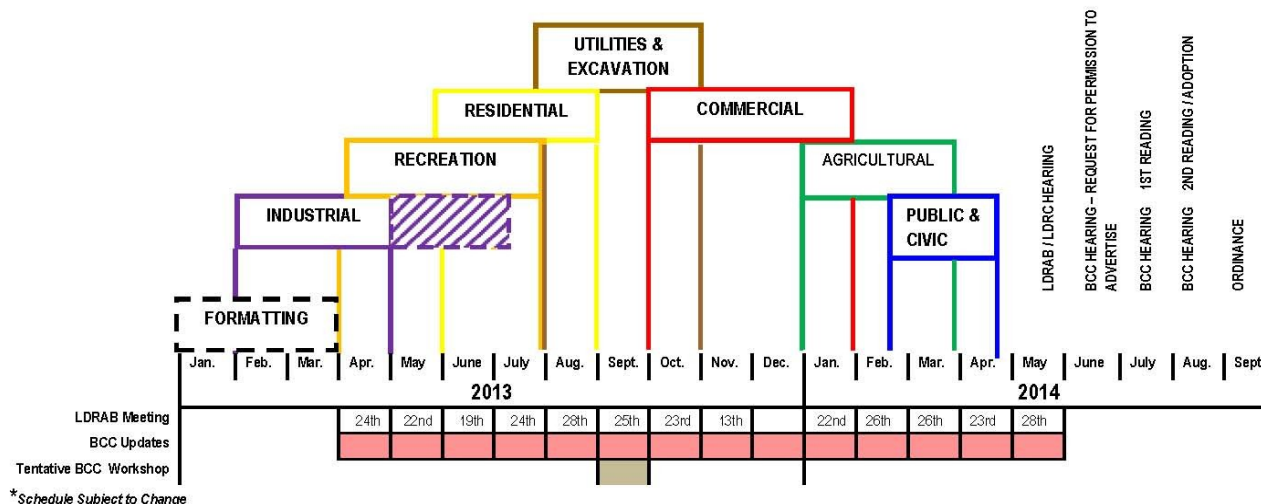
http://www.pbcgov.com/pzb/zoning/LDRAB/subs/use_reg/members.pdf

Channel 20 Announcements

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

PROJECT TIMELINE

The timeline is a tentative schedule to address the Use Regulations Project by Use Classification. Currently staff has estimated the Industrial Use requires additional time to complete and therefore has amended the schedule accordingly per use but will meet the expected project deadline.



JULY EVENTS

Sun	Mon	Tue	Wed	Thu	Fri	Sat
7	1	2	3	4	5	6
	Staff Preparing Draft Industrial Uses Language / Recreation Uses Research					
14	8	9	10	11	12	13
	Staff Preparing Draft Industrial Uses Language / Recreation Uses Research					
21	15	16	17	18	19	20
	Staff Preparing Draft Industrial Uses Language / Recreation Uses Research					
28	22	23	24	25	26	27
			LDRAB Meeting Status of Use Reg. Project VC-1E-60 2:00 p.m.	Public Forum Meeting Status of Use Regulations Project, VC-1E-58 3pm		
	Staff Preparing Draft Industrial Uses Language / Recreation Uses Research					
7	29	30	31			6
	Subcommittee Packet Preparation for Industrial Uses					

*All dates and times are tentative and subject to change

PAST EVENT

Date	Event
June 7, 2013	DRAC Meeting Update on Use Regulations Project
June 27, 2013	Public Forum Meeting Status of Use Regulations Project

FUTURE EVENTS

Date	Event
August 20, 2013 and August 28, 2013 (revised 8/9/13)	Subcommittee Meeting Industrial Uses VC-1E-60 2:00 p.m. to 4:30 p.m.
August 29, 2013	Public Forum Meeting Status of Use Regulations Project, VC-1E-58 3pm



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

