

# Palm Beach County • Zoning Division



## UNIFIED LAND DEVELOPMENT CODE (ULDC) USE REGULATIONS PROJECT

Volume 1, Issue 10 • November 2013

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## RECREATION USES UPDATE

Zoning staff has completed preliminary research of Recreation Uses and is preparing draft amendments for the November 21, 2013 Subcommittee meeting. Some of the initial changes include renaming a several uses, updating use definitions, revising approval processes for consistency with the Comprehensive Plan policies, and updating, retiring or relocating some of the use standards. The Special Event use has been removed from the Recreational Use Classification and will be relocated to a new section dedicated to temporary activities or uses.

Presentation of Recreation Uses to the Subcommittee will utilize the same format as the Industrial Uses. Staff will present all uses prior to opening the discussion to the Subcommittee Members, which will allow participants to comment on each use in the order presented by staff. Subcommittee Members may make recommendations to staff for consideration in the amendment drafts.

Staff is estimating that only one Subcommittee meeting will be required to address Recreation Uses, but if there is need for an additional meeting, it will be determined at the November 21, 2013 Subcommittee meeting.

Amendments to Recreation Uses including any Subcommittee recommendations are scheduled to be presented to the Land Development Regulations Advisory Board (LDRAB) on January 22, 2014.

## SUBCOMMITTEE SPOTLIGHT

LDRAB Subcommittees require a minimum of two LDRAB members, but may also include *“Interested parties who have the necessary expertise on the specific code amendment.”* All Subcommittee members are appointed by a majority vote of the LDRAB. To date, the Use Regulations Project Subcommittee is comprised of LDRAB members who have volunteered their time.

### CONTACT US

If you have any questions or comments regarding the  
ULDC Use Regulations Project  
[PZBCodeRevision@pbcgov.org](mailto:PZBCodeRevision@pbcgov.org)  
or (561) 233-5566



## *RESIDENTIAL USES - KICK OFF MEETING*

The Zoning Division held a meeting with industry and interested parties on October 31, 2013 to discuss existing ULDC regulations for Residential Uses. Participants discussed use definitions, standards and approval processes and provided feedback on issues related to the uses. Participants were encouraged to identify new types of residential development that the ULDC does not currently address, among other suggestions for the project. A summary of key points discussed will be available on the [Code Revision webpage](#).

## *RESIDENTIAL USES SURVEY*

The Zoning Division has opened the **Residential Uses Survey effective October 31, 2013, running through November 22, 2013**. The survey is located at [http://www.pbcgov.com/pzb/use\\_regulations\\_project/pg4.htm](http://www.pbcgov.com/pzb/use_regulations_project/pg4.htm) comments on existing Code language applicable to all uses in the Residential Classification. Please join us, be part of this Project.

## *INDUSTRIAL USES STATUS*

Staff presented the Industrial Use amendments, including recent Subcommittee recommendations, to the Development Review Advisory Committee (DRAC) at the October 22, 2013 meeting. In addition to a general discussion of the amendments, one interested party inquired if the list of permitted uses included under the Airport Zoning Overlay (AZO) was being reviewed. Staff indicated that the AZO and several other Overlays were not included at this time.

Industrial Uses were presented to LDRAB for their consideration at the October 23, 2013 meeting. The amendments were approved with recommendations for minor revisions to Medical or Dental Laboratory, Recycling Plant and Hours of Operation. Amendments to all uses are tentatively scheduled to be presented to the Land Development Review Commission (LDRC) in January 2015.

Staff also presented a memorandum on the status of the Use Regulations Project and Industrial Uses at the October 24th BCC Zoning Hearing, which included an overview of the above meetings and recommendations. Staff advised that a BCC Workshop had been scheduled for February 25, 2014 to allow for a more detailed overview if necessary.

## *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 any interested parties.

### **The next meeting is scheduled for:**

**WHEN:** **Friday, November 22, 2013**  
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](http://www.pbcgov.com/pzb/use_regulations_project/index.htm)

**Subcommittee Meetings**

[http://www.pbcgov.com/pzb/zoning/LDRAB/subs/subcom\\_meetings\\_2013.htm](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](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**

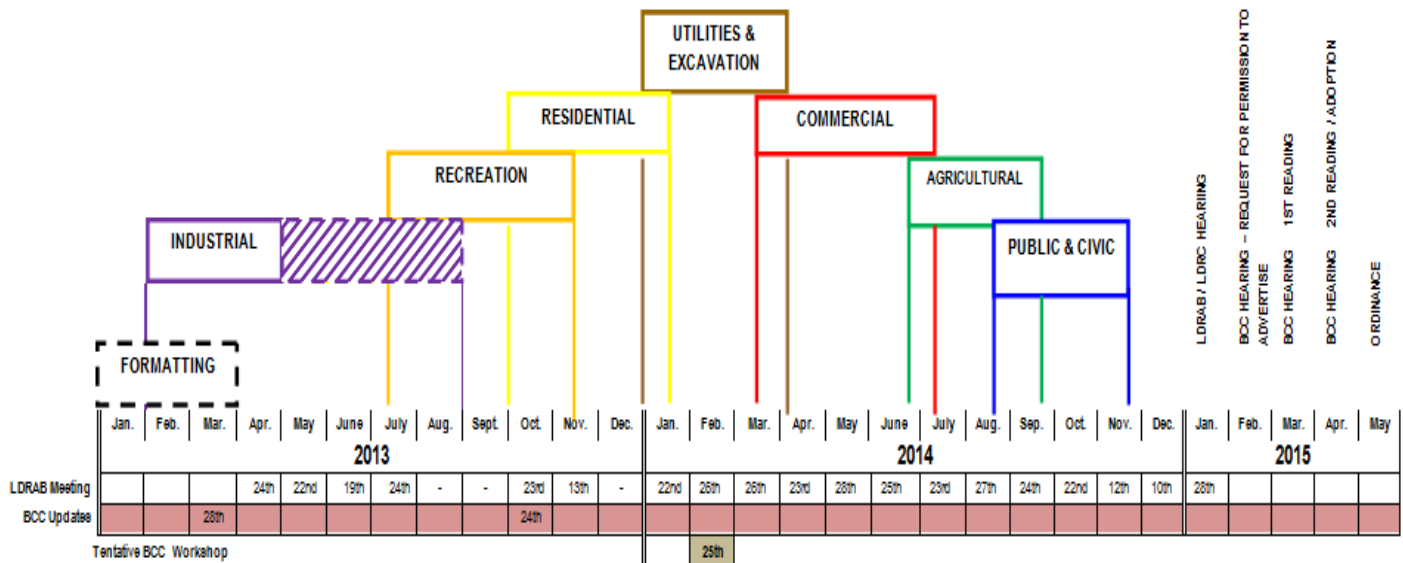
<http://www.pbcgov.com/pzb/zoning/bcc/2013/agenda.htm>

**Channel 20 Announcements**

[http://www.pbcgov.com/publicaffairs/channel\\_20.htm](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**.



\* Schedule Subject to Change

## NOVEMBER EVENTS\*

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
RESIDENTIAL SURVEY OPEN - Staff Preparing Drafts for Recreation Uses						
10	11 Holiday	12	13 LDRAB/LDRC Meeting Round 2013-02 VC-1W-47 at 2:00pm	14	15	16
RESIDENTIAL SURVEY OPEN - Recreation Uses Packet Preparation						
17	18	19	20	21 Subcommittee Meeting Status of Use Reg. Project VC-1W-47 Ken Roger Hearing Room 2:00 p.m. to 4:00 p.m.	22 BCC Zoning Hearing Presentation of Use Reg. Project Status - Downtown <b>Public Forum Meeting</b> Status of Use Reg. Project VC-1E-58 3pm <b>RESIDENTIAL USES SURVEY CLOSES</b>	23
RESIDENTIAL SURVEY OPEN - Staff Finalizing Recreational Uses						
24	25	26	27	28 Holiday	29 Holiday	30
Staff Finalizing Recreational Uses						

\* All dates and times are tentative and subject to change

### PAST EVENT

Date	Event
October 22, 2013	<b>DRAC Meeting</b> Industrial Uses and Article 5, Supplementary Standards Amendments
October 23, 2013	<b>LDRAB Meeting</b> Industrial Uses and Article 5, Supplementary Standards Amendments
October 24, 2013	<b>BCC Zoning Hearing</b> Status of the Use Regulations Project
October 31, 2013	<b>Residential Kick-off Meeting</b> Discussion of existing Residential Uses in the ULDC with Housing Industry
October 31, 2013	<b>Public Forum Meeting</b> Status of the Use Regulations Project

### FUTURE EVENTS

Date	Event
December 19, 2013	<b>Public Forum Meeting</b> Status of Use Regulations Project, Vista Center
January 22, 2014	<b>LDRAB Meeting</b> Presentation of Recreation Uses Proposed Amendments

**RESIDENTIAL USES SURVEY OPEN FROM  
OCTOBER 31, 2013 TO NOVEMBER 22, 2013.**

Find it at:

[http://www.pbcgov.com/pzb/  
use\\_regulations\\_project/pg4.htm](http://www.pbcgov.com/pzb/use_regulations_project/pg4.htm)

#### CONTACT US

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PZBCodeRevision@pbcgov.org  
Or via telephone by calling (561) 233-5566



## 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 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:

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### 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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Zoning Division  
2300 North Jog Road  
West Palm Beach, FL 33411**





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Code Revision Section  
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PLACE  
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