



UNIFIED LAND DEVELOPMENT CODE (ULDC) USE REGULATIONS PROJECT

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INDUSTRIAL USES UPDATE

On August 20, 2013, the Land Development Regulation Advisory Board (LDRAB) Use Regulations Project Subcommittee convened to review proposed amendments to Industrial Uses. Zoning staff presented 17 Industrial Uses, highlighting changes to definitions, approval processes, supplemental use standards, as well as standards that are being relocated and consolidated in Article 5, Supplementary Standards.

The Subcommittee discussed the proposed amendments and invited participants to ask questions, provide feedback or otherwise advise staff of possible issues. The Subcommittee completed the review of the proposed amendments and recommended minor revisions to Recycling Plant, Towing and Service Storage, and Warehouse Uses, and for Outdoor Activities and Hours of Operation regulations in Article 5.

Amendments to Industrial Uses will be presented at the October 23, 2013 LDRAB meeting. Staff advised that further analysis of recommendations on changes to Article 5 would be initiated, and would be brought back to the next Subcommittee meeting for further review and discussion.

The audio recording of the meeting can be found on the Use Regulations Project Subcommittee webpage at:

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

The August 28, 2013 Subcommittee meeting was canceled due to all topics being discussed and addressed during the August 20, 2013 meeting.

At the August 23, 2013 Development Review Advisory Committee (DRAC) meeting, Zoning staff provided an update on the Industrial Uses discussed at the LDRAB Subcommittee meeting. In addition to participating in the Subcommittee meetings, the Zoning Director, Jon MacGillis, invited DRAC members to review the consolidated Use Matrix and provide feedback. He also promoted participation on the Project's survey.

Staff will be updating the BCC on the status of Industrial Use amendments at the September 26, 2013 BCC Zoning Hearing under the Zoning Director Comments portion of the agenda.

CONTACT US

If you have any questions or comments regarding the
ULDC Use Regulations Project
PZBCodeRevision@pbcgov.org
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RECREATION USES STATUS

Zoning staff are currently reviewing Recreational Uses, which includes research and analysis of current provisions, industry trends, comparison with other similar jurisdictions, coordination with government agencies, and feedback provided through the Public Survey, among other factors. The Planning and Zoning Divisions are collaborating to verify that any proposed revisions or existing language retained is consistent with the Comprehensive Plan. The Parks and Recreation Department has also been involved. Staff have initiated discussions to ensure that regulations applicable to public parks do not conflict with existing standards established by their department.

It is anticipated that the LDRAB Subcommittee meetings to review Recreational Uses will be scheduled in November. Advance notice of the actual dates and times will be posted to the Use Regulations Project webpage and e-mailed to Interested Parties on our contact list. If you are interested in participating in the Recreation Uses Subcommittee meetings and have not yet completed a Public Participation Form, please click on the following link http://www.pbcgov.com/pzb/use_regulations_project/ULDCUR_Public_Participation_Form.pdf or contact the Zoning Division, Code Revision Section at: PZBCodeRevision@pbcgov.org.

RESIDENTIAL USES STATUS

The Zoning Division is preparing to open the Public Survey site for Residential Uses. This survey corresponds to the next use classification to be reviewed as listed in the timeline of the Project.

Zoning staff encourages all interested parties to participate and provide feedback on Residential Uses for:

- Definitions and standards contained in Article 4, Use Regulations; and,
- Approval processes contained in the Use Matrices of Article 3, Overlays and Zoning Districts, and Article 4, Use Regulations.

The survey is expected to open in late October. Notification of the survey will be published on the Use Regulations Project web page at http://www.pbcgov.com/pzb/use_regulations_project/pg4.htm and in the next issue of the newsletter.

PUBLIC FORUM MEETING UPDATE

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: **September 26, 2013**
Last Thursday of each month from 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

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 Parties List

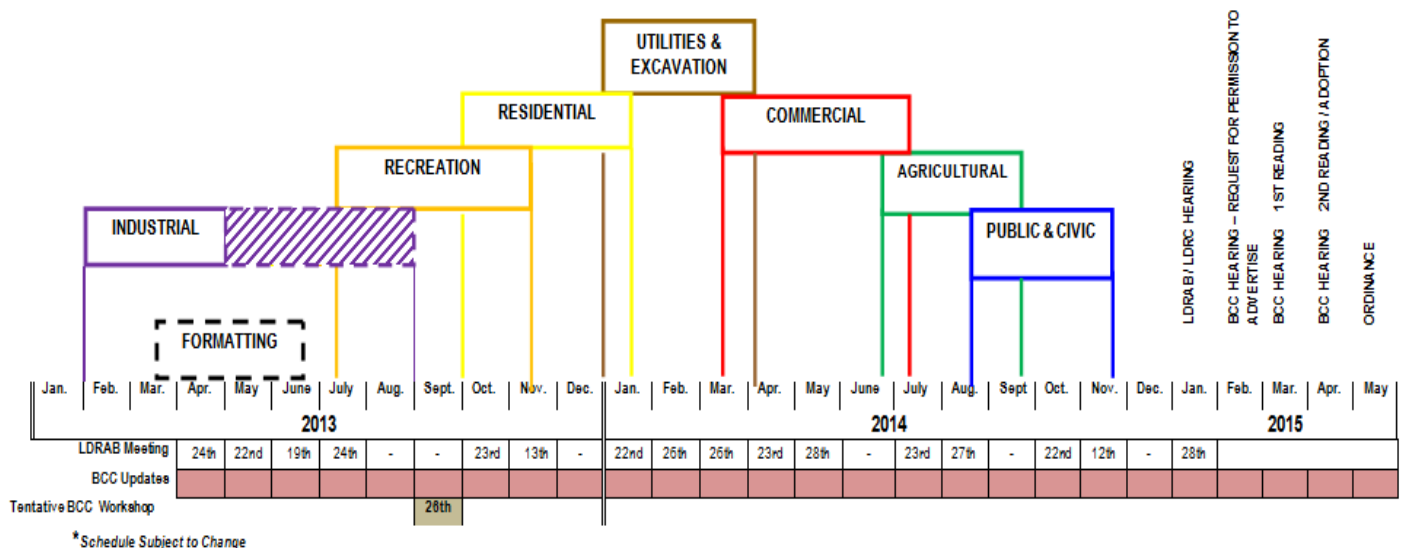
http://www.pbcgov.com/pzb/zoning/LDRAB/subs/use_reg/members.pdf

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**.



SEPTEMBER EVENTS*

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
Staff Preparing Drafts for Recreational Uses						
8	9	10	11	12	13	14
Staff Preparing Drafts for Recreational Uses						
15	16	17	18	19	20	21
Staff Preparing Drafts for Recreational Uses						
22	23	24	25	26	27	28
Staff Preparing Drafts for Recreational Uses				<ul style="list-style-type: none"> • BCC Zoning Hearing Zoning Director gives Status of Use Reg. Project Governmental Center • Public Forum Meeting Status of Use Reg. Project VC-1E-58 3pm 	Recreational	
29	30					
	Recreational					

* All dates and times are tentative and subject to change

PAST EVENT

Date	Event
August 15, 2013	Industrial Uses Packet E-mailed to Subcommittee Members and Participants, posted on-line.
August 20, 2013	Subcommittee Meeting Review of Industrial Uses and General Update.
August 23, 2013	DRAC Meeting Status of the Use Regulations Project
August 29, 2013	Public Forum Meeting Status of the Use Regulations Project

FUTURE EVENTS

Date	Event
October 23, 2013	LDRAB Meeting Presentation of Industrial Uses with Subcommittee recommendations Vista Center - Ken Rogers Chambers 2:00 p.m.
October 31, 2013	Public Forum Meeting Status of Use Regulations Project, Vista Center - Room 1E-58 3:00 p.m.

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