



Palm Beach County • Zoning Division

UNIFIED LAND DEVELOPMENT CODE (ULDC) USE REGULATIONS PROJECT

Volume 2, Issue 4 • April 2014

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RESIDENTIAL USES STATUS

The following is a general overview of some of the topics of interest to be presented at the next Use Regulations Project Subcommittee Meeting on residential uses:

- **Accessory Residential Uses** - Accessory residential uses are currently addressed similarly as principal residential uses in the Use Matrices of the ULDC. Accessory uses such as Accessory Dwellings, Caretaker Quarters or Home Occupation, which in most cases are specifically related to principal residential uses, are subject to specific approval processes. As a result of staff's analysis of the residential uses definition and approval processes, staff is proposing a separate use matrix for accessory residential uses that correspond to principal residential uses. The objective is to improve ease of use by clarifying location of accessory uses and eliminating redundancies. Most of the accessory residential uses will be under the residential uses section of the Code and will include specific use standards.

- **Kennel, Type I (Private)** - Staff is proposing to relocate the Private Kennel use from the current Residential Classification to Article 5.B, Accessory and Temporary Uses, where standards for sheds and other similar accessory structures are located. Non-commercial kennels in residential zoning districts will still be allowed, subject to standards.

Commercial kennels are currently prohibited within residential zoning districts. While private kennels are permitted in residential districts, the use is limited to the boarding of dogs "owned by the occupants of the premises..." which will be classified as Kennel Type IA. In 2012 it was ascertained that several residential dog boarding operations had been established contrary to these prohibitions. This included the discovery that several Business Tax Receipts (BTR) were for pet sitting or dog walking, which is not allowed for a boarding kennel business, or that approvals for stables were incorrectly issued as kennels.

Preliminary research indicates that other similar uses are permitted within residential Zoning districts, such as the boarding of up to four horses in a private stable when located on two or more acres; and, a family day care home, which allows for daycare of one to six children, excluding the operator's children who reside in the home.

A new Commercial Kennel use, Type IB, is being considered as part of the Use Regulations Project. The URP will provide a holistic review of issues in conjunction with similar uses. A critical review of this use will take place when staff begins Commercial Uses in the next few months. At that time, input will be sought from interested parties and applicable agencies.

- **Congregate Living Facility (CLF)** - Staff is proposing to clarify the definition of CLF to be limited to long-term care of residents of the facility. Proposed standards include the requirement for CLFs to be licensed by one of the following agencies: Agency for Persons with Disabilities (APD), Department of Children and Families (DCF), Department of Juvenile Justice (DJJ), Department of Elderly Affairs (DOEA), or, Agency for Healthcare Administration (AHCA) to assist in differentiating between CLF's and other residential uses. Staff is also proposing the revision of approval processes for Type 1 CLF (community residential homes) to be permitted in all zoning districts where Single Family is permitted, to be consistent with Florida Statute 419 which deems community residential homes as a single family unit.

CONTACT US

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



RECOGNIZING PUBLIC PARTICIPATION

PZ&B has undertaken numerous notifications to the public by outreach efforts, including this Newsletter, to encourage public participation and open communication with interested parties in the development of the Use Regulations Project. The Zoning Director wants to ensure the current information and mechanisms to participate in the project are available to the public in general. The Zoning Division is doing its best to reach the public through Kick-Off Meetings, Public Forum Meetings, Channel 20 media information, Palm Beach County Zoning Web Page updates and a Use Regulation Specific Use Survey for each use classification.

Zoning staff wishes to recognize and thank everyone who has participated and in particular the following individuals who have provided written input on one or more of the use regulations through the Industrial, Recreation, Residential, and Utilities and Excavation uses surveys:

Chris Barry, Mark Borg, Gladys DiGirolamo, Anne and Gert Kuhl, Eric McClellan, Jean Mathews, and, Bradley Miller.

COMMERCIAL USES SURVEY

The Use Regulations Survey for Commercial Uses will be open for comments between April 21, 2014 to May 30, 2014 at the following web page http://www.pbcgov.com/pzb/use_regulations_project/pg4.htm

The Use Regulations Project Survey was created to solicit feedback on issues, glitches, or inconsistencies in the current use regulations as contained in the Unified Land Development Code, specifically pertaining to the use definitions, supplementary standards and approval processes. The survey is open for three weeks and staff informs interested parties when surveys are open for comments via e-mail notifications on the Zoning Division Web Page and the Use Regulations Project newsletter. Due to the large number of uses contained in the commercial classification, the survey will be open for six weeks.

We are looking forward to even more participation in this survey.

STATUS OF UTILITIES AND EXCAVATION USES

Staff is now doing research and analysis of Utilities and Excavation Uses as follows:

- Utility Uses - Staff will be coordinating the proposed language with other agencies affiliated with utilities, such as the Solid Waste Authority.
- Commercial Communication Towers - Staff will be correcting several glitches and proposing changes to the approval processes within Residential Planned Unit Developments. Staff anticipates presenting the changes to the public, tentatively in the month of June. Revisions to some glitches may result in substantive formatting changes which will be discussed at the meetings.
- Excavation Uses - Staff is only proposing changes to Excavation Uses limited to scrivener's errors and formatting to ensure consistency.

If you are interested in participating in this public meeting, please contact the Zoning Division, Code Revision section at (561)233-5205 or e-mail PZBCodeRevision@pbcgov.org.

PUBLIC FORUM MEETING

A general presentation of the Use Regulation Project content, objectives and status is presented at the monthly Public Forum Meeting which also provides an opportunity for the public to bring to staff's attention specific Use related issues for further discussion or consideration. *Please join us and get involved.*

The next meeting is scheduled for:

WHEN: Thursday, April 24, 2014 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

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_req/members.pdf

LDRAB Public Hearings

<http://www.pbcgov.com/pzb/zoning/LDRAB/2014/agenda.htm>

Board of County Commission (BCC) Zoning Hearings

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

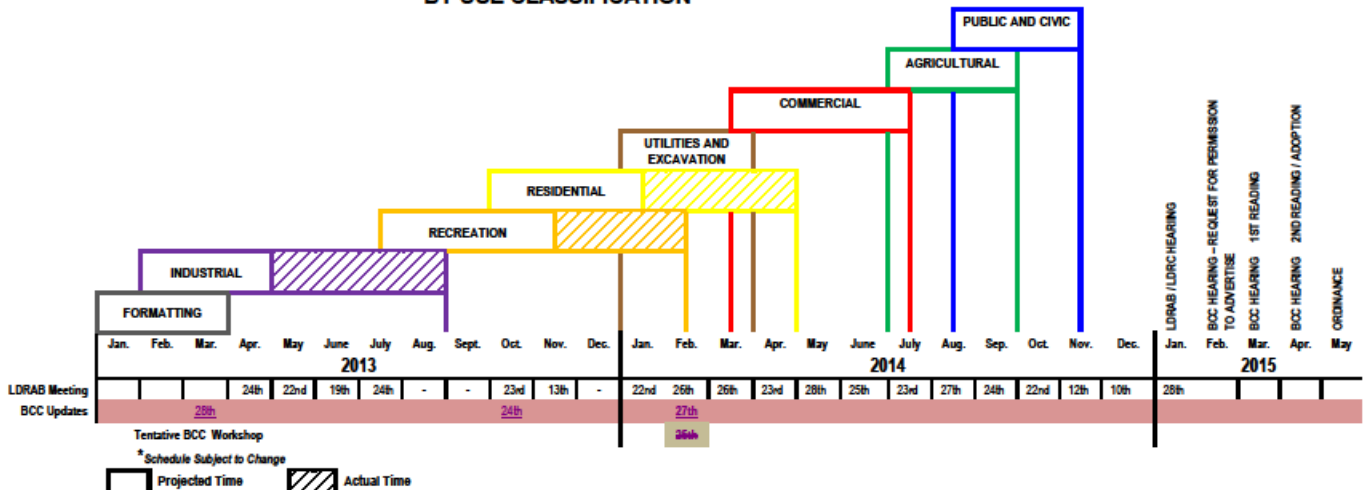
Channel 20 Announcements

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**. The timeline has been adjusted to reflect additional time allotted to each use classification.

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



APRIL EVENTS*

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
Residential Uses Draft- Planning and Zoning Revision						
6	7	8	9	10	11	12
Residential Uses Draft- Planning and Zoning Revision						
Staff Initiating Research and Analysis of Utilities and Excavation Uses						
13	14	15	16	17	18	19
Residential Uses Draft- Planning and Zoning Revision						
Staff Initiating Research and Analysis of Utilities and Excavation Uses						
20	21 Opening of the Commercial Uses Survey	22	23 LDRAB Meeting Presentation of Recreation Uses; Vista Center 1W-47, 2:00 p.m.	24 Public Forum Meeting General Status of Use Reg. Project; Vista Center -1E-58 3:00 p.m.	25	26
Residential Uses Draft- Subcommittee Packet Preparation						
Staff Initiating Research and Analysis of Utilities and Excavation Uses						
Commercial Uses Survey Open						
27	28	29	30	1	2	
Staff Initiating Research and Analysis of Utilities and Excavation Uses						
Commercial Uses Survey Open						

* All dates and times are tentative and subject to change

PAST EVENTS

Date	Event
March 26 ,2014	LDRAB Meeting General Status of the Use Regulations Project
March 27 ,2014	Public Forum Meeting General Status of the Use Regulations Project

FUTURE EVENTS

Date	Event
May 28, 2014	LDRAB Meeting General Status of the Use Regulations Project
May 29, 2014	Public Forum Meeting General Status of the Use Regulations Project
May 30, 2014	Commercial Uses Survey Closes at 5:00 p.m.

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 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:



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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Code Revision Section
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PLACE
STAMP
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