



# Palm Beach County • Zoning Division

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

Volume 2, Issue 8 • August 2014

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## RESIDENTIAL USES LDRAB MEETING RESULTS

The Land Development Regulation Advisory Board (LDRAB) convened on July 23, 2014 to review proposed amendments to Residential Uses, as well as relocation of some Residential Use standards to be consolidated in Article 5, Supplementary Standards, were reviewed. The amendments presented to LDRAB were previously discussed at the LDRAB Use Regulations Project (URP) Subcommittee Meeting on June 18, 2014, with a recommendation to approve with minor revisions.

LDRAB recommended approval of the amendments with minor changes, as follows:

- Type 3 Congregate Living Facility (CLF) – Review standard related to occupancy multiplier.
- Mobile Home Dwelling – Revise definition to remove proposed language pertaining to occupancy.
- Mobile Home Accessory to Bona Fide Agriculture – Delete duplicated language related to removal agreement.
- Guest Cottage – Keep size of porch, patio, porte cochere or carport limited to 500 square feet.
- Type 1 Kennel– Keep use as Type 1 instead of Type 1A until further discussion and research is made to consider limited commercial kennel use in residential zoning districts.

LDRAB was advised that some of the Residential Uses will be reviewed and presented again at a later date, including possible changes after the Planning Division Agricultural Reserve (AGR) Tier Workshop with the Board of County Commissioners, as well as Plan Amendments in Round 2015-01.

## USES SURVEY PUBLIC AND CIVIC

The Public and Civic uses survey was open until August 1, 2014, and staff received comments on two uses from one individual. We continue to encourage participation as it is critical to the success of the project to get feedback from users of the Code.

### 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



## *USES SURVEY*

*CONTINUED*

The Use Regulations Public web page at [www.pbcgov.com/pzb/use\\_regulations\\_project/pg4.htm](http://www.pbcgov.com/pzb/use_regulations_project/pg4.htm) has been updated to reflect the comments on Public and Civic uses, as well as all other previous uses already surveyed.

### *AGRICULTURE*

Agriculture Uses are the next group of uses to be reviewed by staff. The online survey is scheduled to be open for comments in October of 2014.

### *TEMPORARY*

The final customer survey will be for Temporary Uses, and will include some of the uses already surveyed, such as Special Events in Recreation Uses, which was completed in April of this year. This new Temporary Use classification was created as part of the re-formatting of ULDC Article 4, to group the uses that are typically subject to Special Permits or to special standards limited by specific times of operation. Staff is seeking to address recent discussion related to Special Events and other Temporary Uses and will re-open a Survey in December to solicit comments on these uses. This will help to establish a more consistent set of standards that reflect current industry practices and the needs of the County.

## *KENNEL MEETING UPDATE*

On September a meeting with kennel operators and interested parties will be held to seek input for potential code language, to allow for limited boarding in certain residential districts. A follow-up meeting will be scheduled for November 2014 to finalize a draft for commercial kennel language in residential districts for presentation to the LDRAB Use Regulations Project subcommittee. All meetings are open to the public, agendas and general meetings information will be available at [www.pbcgov.com/pzb/use\\_regulations\\_project/pg5.htm](http://www.pbcgov.com/pzb/use_regulations_project/pg5.htm). The commercial kennel amendments will be part of the Commercial use classification review in early 2015.

## *PROMOTIONAL VIDEO*

A new Use Regulations Project promotional video has been released by Palm Beach County Public Affairs. Please take a few moments to look at the video at [mms://pbcvideo.co.palm-beach.fl.us/pzb/3\\_min\\_video.wmv](http://mms://pbcvideo.co.palm-beach.fl.us/pzb/3_min_video.wmv).

## *PUBLIC FORUM MEETING*

The monthly Public Forum meeting on the Use Regulations Project updates the public on the latest proposed changes to the Uses by providing an overview of the Project content, objectives and status. This is also an excellent 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, August 28, 2014](#)  
**TIME:** 3:00 p.m. to 4:00 p.m.  
**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\\_req/members.pdf](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 Commissioners (BCC) Zoning Hearings**

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

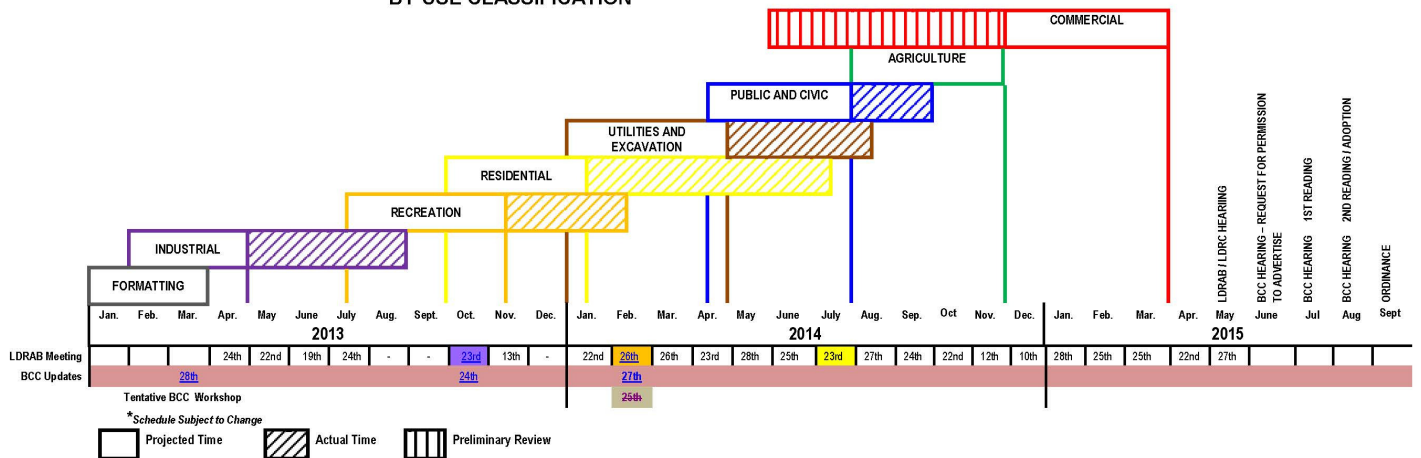
**Channel 20 Announcements**

[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**. 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



## AUGUST EVENTS\*

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 PUBLIC AND CIVIC USES SURVEY CLOSES	2
3	4	5	6	7	8	9
Final Corrections to Residential Uses per LDRAB Meeting						
Staff Preparing Initial Draft for Utility Uses - Formatting of Excavation Uses and Commercial Communication Towers						
10	11	12	13	14	15	16
Final Corrections to Residential Uses per LDRAB Meeting						
Staff Preparing Initial Draft for Utility Uses - Formatting of Excavation Uses and Commercial Communication Towers						
17	18	19	20	21	22	23
Staff Preparing Initial Draft for Utility Uses - Formatting of Excavation Uses and Commercial Communication Towers						
24	25	26	27 <b>Cancelled</b> LDRAB Meeting Vista Center 1W-47, 2:00 p.m.	28 Public Forum Meeting Status of Use Reg. Project; Vista Center -1E-58 3:00 p.m.	29	30

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

### PAST EVENTS

Date	Event
July 23, 2014	<b>LDRAB Use Regulations Project Subcommittee</b> Residential Uses
July 24, 2014	<b>Public Forum Meeting</b> General Status of the Use Regulations Project

### FUTURE EVENTS

Date	Event
September 2014	<b>Type 1 Kennel</b> (County Staff and Interested Parties) Meeting information to be available at <a href="http://www.pbcgov.com/pzb/use_regulations_project/pg5.htm">http://www.pbcgov.com/pzb/use_regulations_project/pg5.htm</a>
September 25, 2014	<b>Public Forum Meeting</b> General Status of the Project

**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](mailto:PZBCodeRevision@pbcgov.org) TO BE INCLUDED IN THE LIST OR FILL OUT THE "PUBLIC PARTICIPATION FORM" ON 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:

All Uses

Utilities and Excavation Uses

Agricultural Uses

Commercial Uses

Public and Civic 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.**

**Palm Beach County Planning, Zoning & Building  
Zoning Division  
2300 North Jog Road  
West Palm Beach, FL 33411**





**Palm Beach County Zoning Division**  
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