

Palm Beach County • Zoning Division



UNIFIED LAND DEVELOPMENT CODE (ULDC) USE REGULATIONS PROJECT

Volume 2, Issue 12 • December 2014

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UTILITY USES

Staff has completed the draft amendments for Utility Uses. Staff has presented proposed amendments to several County agencies such as Water Utilities, Health Department, Planning Division, Solid Waste Authority and Environmental Resource Management for feedback. Minor modifications were completed as a result of recommendations made by the County agencies, Zoning staff and the County Attorney's office.

Zoning staff and the County Attorney also met with representatives of the electric power industry regarding Electric Power Facility, Electric Transmission Facility, and Electric Distribution Substation uses. During the meetings industry trends and consistency with Unified Land Development Code (ULDC) regulations with State Statutes were discussed. The uses are subject to additional revisions during the upcoming month to ensure the Code language reflects applicable regulations.

The Land Development Regulation Advisory Board (LDRAB) Use Regulations Subcommittee meeting has been tentatively scheduled to be held on January 27, 2015. At the meeting, staff will also be presenting formatting changes of the ULDC to Excavation uses. Depending on the comments received at the Subcommittee meeting, staff will determine which LDRAB meeting the Utility Uses will be presented.

Advance notice of the actual dates and times of the meeting will be posted to the Use Regulations Project webpage and e-mailed to Subcommittee members and interested parties on our contact list. If you are interested in participating in the Utility 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.

CONTACT US

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



PLANNING RELATED TOPICS



- **Comprehensive Plan Amendment Round 2015-1**
The Planning Division is preparing text amendments to review the Future Land Use Element that affects Commercial and the two industrial future land use designations: Industrial and Economic Development Center.
 1. The Plan amendment is tentatively scheduled for public meeting at the Planning Commission on January 16, 2015. BCC Transmittal hearing for Commercial and Industrial Future Land Use amendments will be held on January 22, 2015 pending Planning Commission recommendation.
 2. Minimal revisions to the Industrial Use classification are expected to be made as a result of the changes proposed to the Plan.
 3. Planning and Zoning Staff have been coordinating on review of proposed commercial amendments in anticipation of the changes proposed to the Plan and analysis of commercial uses.

- **AGR Tier Workshop**

In March 2014, the BCC directed Planning Staff to identify and meet with interest groups (farmers and property owners), and conduct Roundtable meetings with the interest groups, and bring feedbacks to the BCC for direction on the AGR Tier. In August-September of 2014, Planning Division hosted Roundtable meetings and will conduct a follow up meeting with the interest groups in early 2015. Planning and Zoning staff are currently assessing the implications of those items that were brought up by the interest groups; and therefore staff decided that it is best to postpone the research/analysis for the Agricultural Use Types under the Use Regulation Project until Planning Division received direction from BCC in March 2015. The reason is to avoid conflicts and redundant of work for those Agricultural Uses that are being reviewed under the Use Regulations Project and those items that are being brought up by the interest groups under the AGR Tier Roundtable Meetings.

A BIG THANK YOU TO THE PARTICIPANTS

The Zoning Division would like to extend a big thank you to all those who participated in the Use Regulations Project in 2014. These participants include LDRAB Subcommittee members, representatives from the Industry, Government Agencies and interested parties.

Your time and efforts in providing us with valuable ideas and comments are much appreciated. We hope this joint effort could continue throughout 2015.

UPDATE TO THE BCC

Planning, Zoning and Building Department Administration postponed updating the BCC on the status of the Residential Uses portion of the Use Regulations Project (URP) regarding Residential Uses. The presentation was originally scheduled for the December 4, 2014 BCC Zoning Hearing. Due to the scheduling for the Agricultural Reserve (AGR) Tier Workshop which may include discussion on several uses, it was decided to postpone the update until after Board direction is given to staff at the March 2015 BCC Workshop.

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.*

WHEN: [Thursday, December 18, 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

If you have questions, please e-mail PZBCodeRevision@pbcgov.org

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 Commissioners (BCC) Zoning Hearings

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

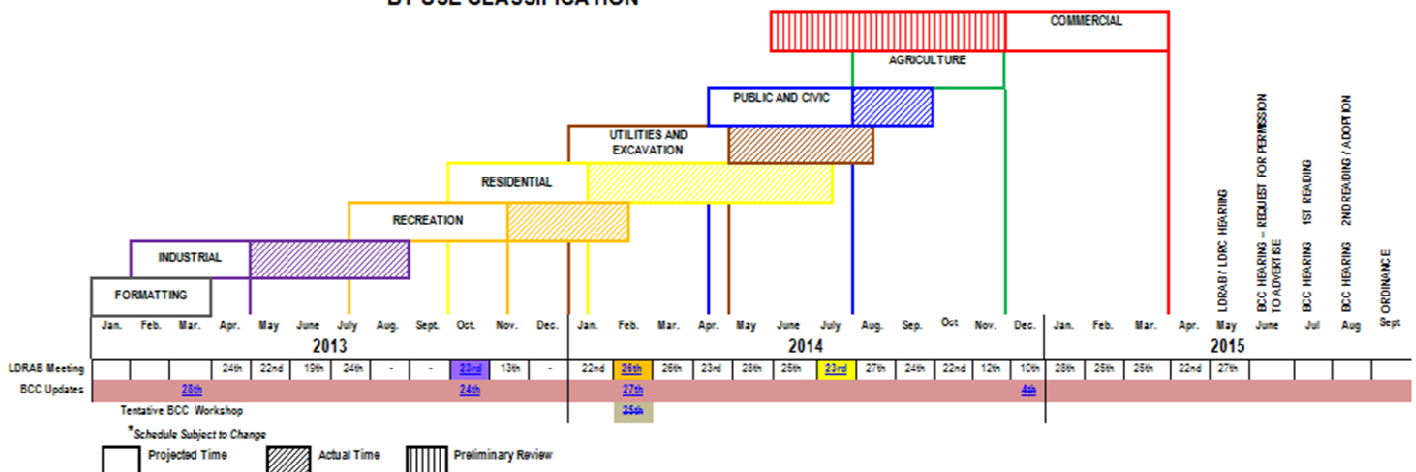
Promotional Video

mms://pbcvideo.co.palm-beach.fl.us/pzb/3_min_video.wmv

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 and **will be subject to change**.

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



DECEMBER EVENTS*

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
Utility Uses Draft for Staff Revisions prior to Roundtable - Formatting Communication Towers for Meeting with Industry						
Public and Civic Uses Research						
8	9	10	11	12	13	14
Utility Uses - Final corrections in preparation to Subcommittee - Formatting Communication Towers for Meeting with Industry						
Public and Civic Uses Research						
15	16	17	18	19	20	21
Utility Uses - Final corrections in preparation to Subcommittee - Formatting Communication Towers for Meeting with Industry						
Public and Civic Uses Research						
22	23	24	25	26	27	28
Utility Uses - Final corrections in preparation to Subcommittee - Formatting Communication Towers for Meeting with Industry			25 Holiday	26 Holiday		
Public and Civic Uses Draft Language						
29	30	31	1			
Utility Uses Draft Revisions following Subcommittee- Formatting Communication Towers for Meeting with Industry						
Public and Civic Uses Draft Language						

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

PAST EVENTS

Date	Event
December 4, 2014	BCC Public Hearing (CANCELLED) General Status of Project
December 18, 2014	Public Forum Meeting General Status of Project

FUTURE EVENTS

Date	Event
January 27, 2014	Subcommittee Meeting (TENTATIVE) - Utility Uses
January 28, 2015	LDRAB Meeting General Status of Project
January 29, 2015	Public Forum Meeting General Status of Project—Open to the Public

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" 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:



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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