

# Palm Beach County • Zoning Division



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

Volume 2, Issue 2 • February 2014

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## UTILITIES AND EXCAVATIONS SURVEY OPEN

The Use Regulations Project survey is **now open** for comments on the current ULDC Utilities and Excavation uses contained in Articles 3 and 4, including definitions, approval processes and supplementary use standards. A disclaimer on the survey notes that while Excavation uses are included, only minor reformatting changes will be addressed at this time. In addition, Recycling Plant has already been relocated to industrial uses.

The survey will be open from February 3 to February 21, 2014 and is located at [http://www.pbcgov.com/pzb/use\\_regulations\\_project/pg4.htm](http://www.pbcgov.com/pzb/use_regulations_project/pg4.htm). Your comments are important and are greatly appreciated as they assist us in analyzing the current Code language.

## RECREATION USES STATUS

On November 21, 2013, at the Land Development Regulations Advisory Board (LDRAB) Subcommittee meeting, staff presented the initial proposed amendments to recreation uses. Staff suggested a second meeting to continue discussion on some of the issues and this was convened on January 28, 2014. The following changes were presented:

- Campground will include additional standards to clarify the number of campsites or Recreation Vehicles (RV) permitted in standard zoning districts or Planned Development Districts (PDDs). A recommendation on this use was not made due to lack of quorum arising from one member's recusal to avoid an appearance of conflict of interest.
- Possible modification of the use matrix to allow Fitness Center and Indoor Entertainment in Industrial zoning districts, limited to gyms. The decision is pending the results of research by the Planning Division on Industrial land availability and trends in Palm Beach County. Consideration is also being given to possible nuisances that may arise from close proximity between recreation and industrial uses.

*(Continued on Page 2)*

### 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



## *RECREATION USES STATUS*

*(Continued from Page 1)*

- Previously proposed amendments for Golf Course were withdrawn. The approval process in the current Code will be retained for all zoning districts with the exception of Public Ownership (PO) Zoning District and the Commercial Pod of a Planned Industrial Park Development (PIPD).
- Internal meetings between Parks and Recreation Department, Facilities, Planning Division and Zoning Division resulted in the following changes:
  - Neighborhood Infill Park: to allow a setback reduction from 25 feet to 15 feet for active recreation facilities that are adjacent to residential, when compatibility issues are addressed; and,
  - include limited incidental uses (stadium, equestrian arena, etc) to be collocated in Public Park.
- Specific standards were created specifically for archery which comes under the heading of "Shooting Range". In addition, design standards have been introduced that will address impacts on adjacent properties.

## *BCC HEARING UPDATES*

At the January 30, 2014 BCC Zoning Hearing, under Zoning Director Comments, Mr. Jon MacGillis, Zoning Director, informed the Board that the 2013 - 2014 ULDC Use Regulations Project originally scheduled as a workshop item on February 25, 2014, has been moved to the BCC Zoning Hearing on February 27, 2014.

Staff will be presenting to the BCC a general overview of the project to date, explain the status of the uses that have already been addressed and get Board's input on how to proceed with specific issues that have been identified over the past several months to ensure they are addressed early on in the process. The BCC Zoning Hearing will be held at 301 North Olive Ave. downtown West Palm Beach at 9:30 a.m. in the Jane M. Thompson Memorial Chambers (6<sup>th</sup> Floor).

## *LDRAB MEETING*

On February 26, 2014, Zoning staff will be presenting proposed Recreation Use amendments and Subcommittee recommendations to the LDRAB for their review and recommendations

## *PUBLIC FORUM MEETING UPDATE*

A general presentation of the 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, **February 27, 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](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/2013/agenda.htm>

**Board of County Commission (BCC) Zoning Hearings**

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

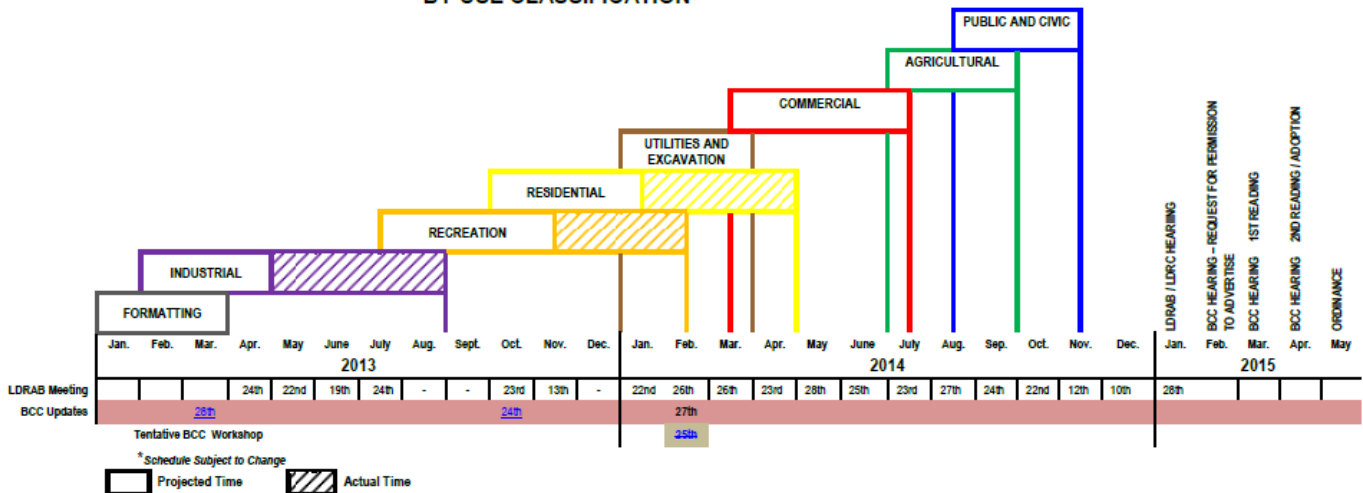
**Channel 20 Announcements**

[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**. 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**



## FEBRUARY EVENTS\*

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
UTILITIES AND EXCAVATION USES SURVEY OPEN - Staff Preparing Draft for Residential Uses						
9	10	11	12	13	14	15
UTILITIES AND EXCAVATION USES SURVEY OPEN - Staff Preparing Draft for Residential Uses						
16	17 Holiday	18	19	20	21 UTILITIES AND EXCAVATIONS USES SURVEY CLOSES	22
UTILITIES AND EXCAVATION USES SURVEY OPEN - Staff Preparing Draft for Residential Uses						
23	24	25	26 <b>LDRAB Meeting</b> Presentation of Recreation Uses Vista center—1W-47, 2:00 p.m.	27 <b>BCC Zoning Hearing</b> Project overview and direction on specific uses. Downtown West Palm Beach, 9:30 a.m. (6th floor)  <b>Public Forum Meeting</b> General Status of Use Reg. Project VC-1E-58 3pm	28	
Staff Preparing Draft for Residential Uses						

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

### PAST EVENTS

Date	Event
January 22, 2014	<b>LDRAB Meeting</b> General Status of the Use Regulations Project
January 28, 2014	<b>Subcommittee Meeting</b> Recreation Uses - Proposed Amendments
January 30, 2014	<b>Public Forum Meeting</b> General Status of the Use Regulations Project

### FUTURE EVENTS

Date	Event
March 18, 2014	<b>Tentative Subcommittee Meeting</b> Presentation of Residential Uses Draft
March 26, 2014	<b>LDRAB Meeting</b> General Status of the Use Regulations Project
March 27, 2014	<b>Public Forum Meeting</b> General Status of the Use Regulations 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" IN THE NEXT PAGE OF THIS NEWSLETTER.**

