

Palm Beach County • Zoning Division



UNIFIED LAND DEVELOPMENT CODE (ULDC) USE REGULATIONS PROJECT

Volume 2, Issue 1 • January 2014

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2013 AND 2014 MILESTONES

In **2013** the Zoning Division began working on the two-year “Unified Land Development Code Use Regulations Project”. To ensure that project information would be available to the public and other governmental agencies, and to encourage public participation, staff developed and implemented the following regular updates:

- A web page dedicated to the project;
- A monthly newsletter;
- A public participation form to enable staff to send meeting notifications and the monthly newsletter to interested parties;
- A Channel 20 “County Connection” segment summarizing the project;
- A survey to collect comments from county agencies and the public regarding use definitions, supplementary use standards and approval processes;
- Established the method for coordination between different government agencies; and,
- Public meetings and presentation of amendments to Subcommittees.

In 2013 staff focused on Industrial and Recreational uses. Prior to developing amendments, staff reviewed responses to a Zoning Survey on these uses, researched the history of the uses in the ULDC, researched similar uses from other municipalities Zoning codes, assessed potential uses that could be consolidated, and identified industry trends. This exercise identify inconsistencies within some sections of the Code and related Comprehensive Plan policies as well as areas where industry changes related to the use were needed. Consequently, the Plan is now subject to additional revision and tentative text amendments to update mainly industrial and commercial land use in the Plan are expected in 2014. Staff is continuing to refine many areas of the Project development, as with each use classification there are new challenges.

In **2014**, the Use Regulations Project will bring new opportunities. Staff will complete the review of Residential, Utilities and Excavations, Commercial, Agricultural, and Public and Civic uses this year. It is anticipated that Commercial uses will require considerable input and discussion with industry and interested parties, as this classification contains the largest number of uses.

It is anticipated in 2014 Public Workshops and Hearings will be held with the Board of County Commission to review the proposed amendment and for adoption hearings.

Zoning Division staff appreciates the time and dedication of those who have participated in the Industrial and Recreation use survey and meetings and look forward to your continued input. In order to make this project successful, staff needs public participation either through comments on existing uses provided through the survey or by public participation in meetings. We look forward to have additional public participation in order to achieve project goals of updating, streamlining and simplifying uses; eliminating redundancies; and, working for the benefit of County residents.

USES STATUS

RECREATION - Zoning Division staff conducted internal meetings with Parks and Recreation, the Office of Community Revitalization (OCR), Planning Division, Environmental Resources Management (ERM), and Facilities Development and Operations Department to address pending issues related to Parks. Some issues included collocated Uses in Public Parks, such as Amphitheaters, and related approval processes.

Staff is preparing a final version of the Recreation Uses draft for the January 28, 2014 Subcommittee meeting. Pending matters from the November 21, 2013 Subcommittee meeting such as location of Recreation Uses in industrial land, are still under discussion. The packet will be posted on-line and e-mailed to all Use Regulations Project participants. After the second presentation to the Subcommittee, if additional meetings are not needed, staff will proceed to present the proposed language to LDRAB at the next meeting on February 26, 2014.

RESIDENTIAL - Staff is in the process of completing research and analysis for Residential Uses. Internal meetings will be held in the month of January to review possible changes to the existing Code language. It is probable that a Subcommittee meeting will be held in February to present Residential Uses.

COMMERCIAL - The Planning Division is coordinating with Zoning staff on the Use Regulations Project, which may include working on related text amendments to the Plan. As relates to Commercial Uses, Planning is proposing to clarify the differences between the Commercial Low and High Land Use categories, which may also include the introduction of minimum acreages for new commercial uses and establishment of location criteria for high intensity commercial uses. The adoption of Plan text amendments will generally be concurrent with the revised Commercial Uses in the Use Regulations Project, which staff is likely to initiate at the end of March 2014. Staff is anticipating opening the Survey Questionnaire for Commercial Uses sometime in February, stay tuned for further updates.

DRAC MEETING

Zoning staff will be presenting proposed amendments to Recreation Uses at the next Development Review Advisory Committee (DRAC) meeting on February 7, 2014. The amendments will include recommendations made by the Use Regulations Project LDRAB Subcommittee at the meetings on November 21, 2013 and January 28, 2014. DRAC members along with the general public had an opportunity to provide comments to the existing Residential Use definitions, approval process and supplementary standards through the public survey that was opened between April 9th and 19th, 2013.

UPCOMING BCC WORKSHOP

A Workshop with the Board of County Commissioners will be conducted for the Use Regulations Project on February 25, 2014. Staff anticipates presenting an update on the status of the project to include proposed amendments to Industrial, Recreational and Residential Uses, highlighting issues that may necessitate Board direction.

PUBLIC FORUM MEETING UPDATE

In order to update the public on the latest Use Regulations Project, staff continues to schedule monthly meetings in 2014. A general presentation of the project content, objectives and status is mainly provided but the meeting also gives you the opportunity 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: Thursday, January 30, 2014 from 3:00 PM to 4:00 PM
*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/2013/agenda.htm>

Board of County Commission (BCC) Zoning Hearings

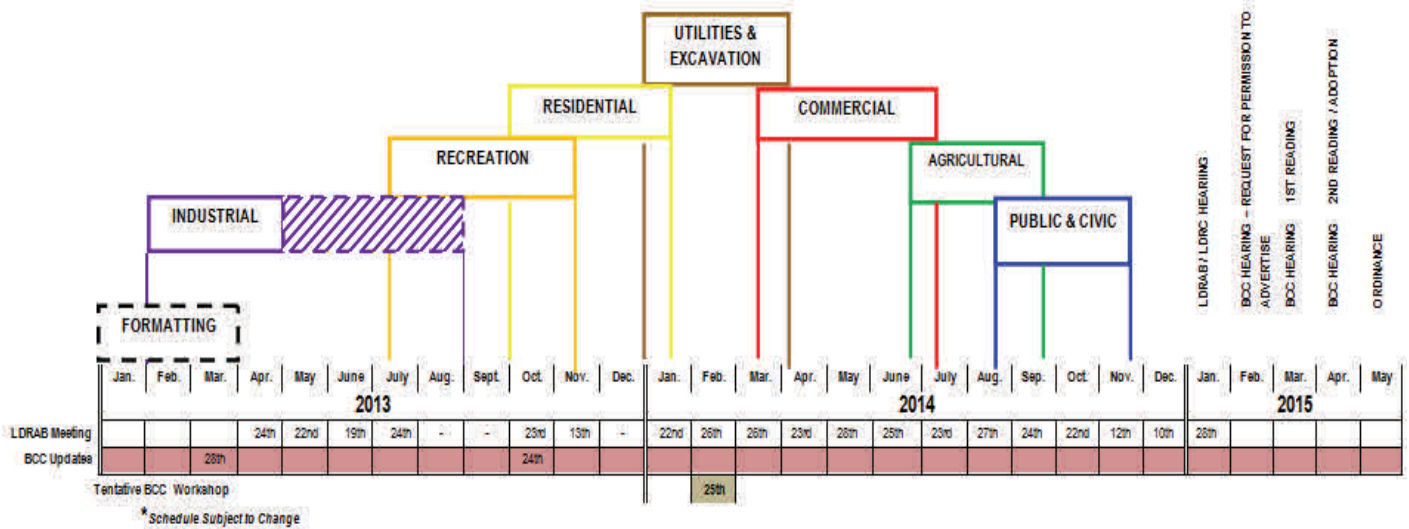
<http://www.pbcgov.com/pzb/zoning/bcc/2013/agenda.htm>

Channel 20 Announcements

http://www.pbcgov.com/publicaffairs/channel_20.htm

PROJECT TIMELINE

The timeline is a tentative schedule to address the Use Regulations Project by **Use Classification**.



CONTACT US

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

JANUARY EVENTS*

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 Holiday	2 Staff Finalizing Corrections to Recreation Uses	3	4
5	6 Staff Finalizing Corrections to Recreation Uses	7	8	9	10	11
12	13 Staff Finalizing Corrections to Recreation Uses	14	15	16	17	18
19	20 Holiday	21	22 LDRAB Meeting Use Reg. Project Status	23	24	25
26	27	28 Subcommittee Meeting Recreation Uses - Proposed Amendments	29	30 Public Forum Meeting General Status of Use Reg. Project VC-1E-58 3pm	31	

* All dates and times are tentative and subject to change

PAST EVENTS

Date	Event
December 19, 2013	Public Forum Meeting General Status of the Use Regulations Project

FUTURE EVENTS

Date	Event
February 7, 2014	DRAC Meeting Presentation of Recreation Uses
February 25, 2014	BCC Workshop Use Regulations Project - <u>Rescheduled to February 27, 2014 BCC Zoning Commission Hearing</u>
February 26, 2014	LDRAB Meeting Presentation of Recreation Uses
February 27, 2014	Public Forum Meeting General Status of the Use Regulations Project

Updated 1/27/2014

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 PZBCcodeRevision@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
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West Palm Beach, FL 33411**





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