

Palm Beach County • Zoning Division



UNIFIED LAND DEVELOPMENT CODE (ULDC) USE REGULATIONS PROJECT

Volume 2, Issue 3 • March 2014

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A MESSAGE FROM THE SUBCOMMITTEE CHAIR

My name is Jim Knight and I have the pleasure of serving my community by chairing the Use Regulation Project Sub-committee. District IV County Commissioner Steve Abrams appointed me to the Land Development Regulation Advisory Board. I am a founding member and current chair of the City of Boca Raton North Federal Highway Steering Committee and member of the Delray Beach Site Plan Review Appearance Board. As a second generation owner and real estate broker at The Knight Group, I have over 25 years of knowledge of land development.

As a native Floridian I have seen many changes over the years. I enjoy volunteering my time to work with the highly qualified staff of Palm Beach County, the residents and neighborhood organizations. Together we are working to make the Code easier to understand for all parties that work with it. As time passes the industry and Code need to adapt to a changing society. One of the items we recently focused on was the need for flexibility in the parks to accommodate the greater demand by campers.

Another discussion which I found interesting was the changes to land uses for the evolving motor home industry. They truly are now full service homes on wheels and permanent structures have been added in some of the higher end communities. The Kampgrounds of America (KOA) that I stayed at when I was a child, have changed.

I hope that we can find a way to become a more sustainable county focusing on green initiatives, rising sea level and reducing our carbon footprint. As we surpass New York as the third largest state it is important to focus on mass transit such as All Aboard Florida and the expansion of Tri-Rail onto the FEC Corridor. We are committed to responsible community-driven endeavors.

It would be greatly appreciated if the residents, consultants, developers and policy makers participate in the Use Regulation Project Sub-committee as we work to simplify the code for all.

By Jim Knight, Licensed Real Estate Broker, Consultant

RESIDENTIAL USES

Zoning staff is currently reviewing amendments to Residential Uses to address issues identified by users of the Code and the results of research and analysis of the existing use regulations. Thanks to the public, industry and government agencies who contributed through a kick-off meeting and participation in a survey, we have useful information to assist Code Revision staff in the analysis.

Staff is proposing a different approach to the current list of Residential Uses by separating principal uses from accessory uses. Code users are sure to find the reorganization helpful, as an accessory residential table corresponding to the principal uses table will identify the correlation between the two such as Garage Sale accessory to Single Family. Other revisions may be required for consistency with Plan policies and these may be presented to the Subcommittee. Timely notification will be given to members and participants. Proposed changes are subject to review by County staff, Subcommittee members and participants. We continue to stress that our prime objective is to streamline the approval process and to make the overall Code more user friendly.

LDRAB MEETING

At the February 26, 2014 Land Development Regulation Advisory Board (LDRAB) meeting, Zoning staff presented amendments to Recreational Uses, as well as a minor revision to previously reviewed Industrial Use. The Recycling Plant use, which was originally presented to the LDRAB on October 23, 2013, was amended to address additional feedback resulting from meetings with industry and recycling plant owners who pointed out minor issues related to collocated Chipping and Mulching use.

Staff also presented Recreation Uses following from discussions at two subcommittee meetings on November 21, 2013 and January 28, 2014. The main uses discussed were Campground and Fitness Center and these were given Board approval with minor modifications.

UPDATES TO THE BCC

Zoning Staff updated the BCC on the status of the Use Regulations Project at the Zoning Hearing on February 27, 2014. Proposed changes to Industrial and Recreation uses previously presented to the Land Development Regulation Advisory Board (LDRAB) were included in the information presented to the Board. The Zoning Director, Jon MacGillis, highlighted the following:

- Staff is working with industry through the Subcommittee to address issues.
- Standards applicable to all uses such as hours of operation will be brought to the Board at a later date.
- The project is on schedule and Zoning staff will continue to provide updates to the Board.

Comments from the public included Recycling Plant and Campground.

In addition, the Board asked for an update on what was being done to keep the public informed on changes resulting from the Use Regulations Project. Mr. MacGillis advised that there was a webpage posted to the County and PZ&B websites, an online survey is opened for each Use Classification, in 2013 Channel 20 broadcasted a 30-minute public information segment outlining the project, staff conducts monthly public information meetings at the Vista Center, and additional opportunities to participate include attending the Use Regulations Project Subcommittee and Land Development Regulation Advisory Board (LDRAB) meetings. In discussing the various forms of public outreach, Mr. MacGillis suggested that the original Channel 20 segment be re-aired in 2014.

CHANNEL 20

As noted before, Channel 20 will be re-airing a 30-minute interview broadcasted in 2013 that explains details of the Project. The video will be presented in 2014 during the months of March, July, September and December. The March schedule for the Palm Beach County TV program "County Connection: PBC PZ&B ULDC" is as follows:

- Tuesdays at 9:00 a.m.
- Wednesdays at 10:00 a.m.
- Fridays at 2:00 p.m.
- Saturdays at 3:30 p.m.

Staff is also working on a five-minute video scheduled to be ready by May 2014. The purpose of the video is to further communicate to the public what the project is about to increase public awareness and participation.

Most Use Regulations Project public meetings are recorded and some of them include a summary which is available on the Zoning web page http://www.pbcgov.com/pzb/use_regulations_project/index.htm that was designed exclusively for this project.

UTILITIES AND EXCAVATION USES SURVEY RESULTS

The Use Regulations Project survey soliciting comments on existing Code language related to Utilities and Excavation concluded on February 21, 2014, with no response. Staff anticipates receiving comments from other code users such as the Building Division, Code Enforcement and Zoning Division staff.

Staff is expecting to initiate research and analysis of these uses in April.

PUBLIC FORUM MEETING

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, **March 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

CONTACT US

If you have any questions or comments regarding the ULDC
Use Regulations Project

PZBCodeRevision@pbcgov.org or **(561) 233-5566**



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_reg/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>

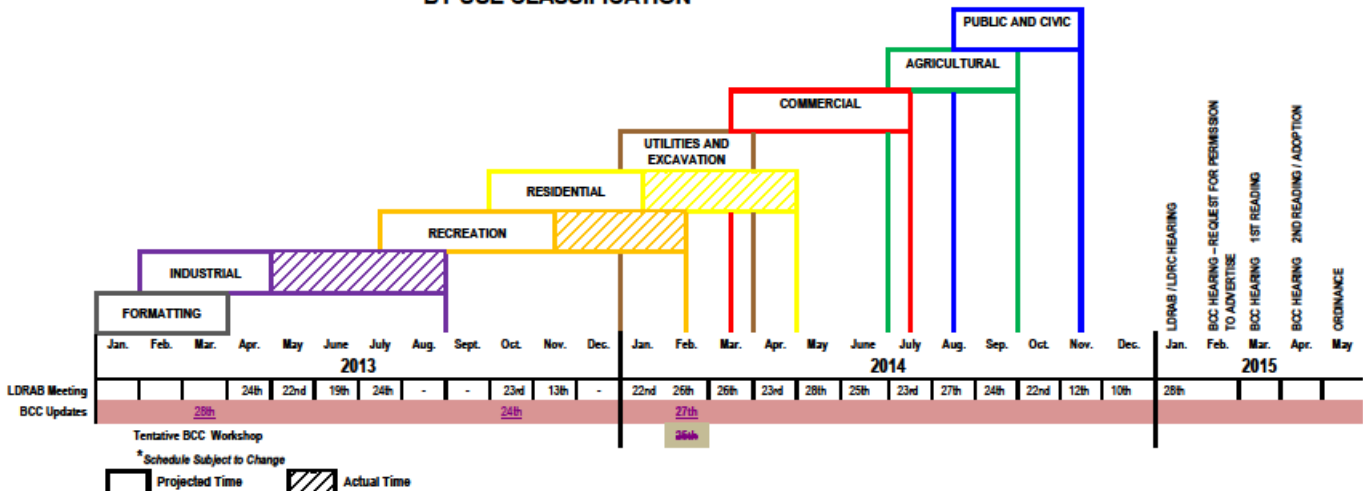
Channel 20 Announcements

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**



MARCH EVENTS*

Sun	Mon	Tue	Wed	Thu	Fri	Sat
2	3	4	5	6	7	8
Staff Preparing Draft for Residential Uses						
9	10	11	12	13	14	15
Staff Preparing Draft for Residential Uses						
16	17	18	19	20	21	22
Staff Preparing Draft for Residential Uses						
23	24	25	26 LDRAB Meeting Presentation of Recreation Uses; Vista Center 1W-47, 2:00 p.m.	27 Public Forum Meeting General Status of Use Reg. Project; Vista Center -1E-58 3:00 p.m.	28	29
Staff Preparing Draft for Residential Uses						
30	31					

* All dates and times are tentative and subject to change

PAST EVENTS

Date	Event
February 21, 2014	Utilities and Excavation Survey Closes
February 26, 2014	LDRAB Meeting Presentation of Recreation Uses
February 27, 2014	BCC Zoning Hearing Project Overview
February 27, 2014	Public Forum Meeting General Status of the Use Regulations Project

FUTURE EVENTS

Date	Event
April 23, 2014	LDRAB Meeting General Status of the Use Regulations Project
April 24, 2014	Public Forum Meeting 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 TO BE INCLUDED IN THE LIST OR FILL OUT THE "PUBLIC PARTICIPATION FORM" IN THE NEXT PAGE OF THIS NEWSLETTER.

