

Palm Beach County • Zoning Division



UNIFIED LAND DEVELOPMENT CODE (ULDC) USE REGULATIONS PROJECT

Volume 2, Issue 10 • October 2014

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CONTACT INFORMATION

Palm Beach County
Planning, Zoning & Building
Department
Zoning Division
2300 North Jog Road
West Palm Beach, FL 33411
Phone: 561-233-5200

NEWSLETTER PRODUCED BY:

Jon P. MacGillis
Zoning Director
Maryann Kwok
Chief Planner, Project Facilitator
William Cross
Principal Site Planner, AICP,
Project Coordinator
Monica Cantor
Senior Site Planner, Project Manager
Lauren Dennis
Site Planner II
Scott Rodriguez
Site Planner II
Dorine Kelley
Public Relations Manager

AGRICULTURAL USES SURVEY OPEN OCT. 10 TO 31

Please note that the next Use Regulations Project survey on **existing ULDC standards applicable to Agricultural Uses** will be open to the public from October 10 to October 31, 2014. The survey will be available at <http://www.pbcgov.org/SurveySystem/Divisions/PZBAdmin/SurveyAttempt.asp?hdnSurveySeq=754>.

PROJECT STATUS - UPDATE ON TASKS

The following is a summary of amendment drafts by use classification and an outline of what is expected to be achieved in the upcoming months:

Industrial Uses: Draft amendments for Industrial Uses were presented to the Land Development Regulation Advisory Board (LDRAB) on October 23, 2013, which included the Recycling Plant use that was relocated from the Utilities Use classification. Recycling Center and Chipping and Mulching uses currently under Utilities Use classification, will be relocated to be part of this group of uses. Transportation Facility which is currently under industrial will be relocated to the new Transportation Use classification. This particular use was presented in February 2014 to address additional feedback from meetings with industry and recycling plant owners who raised minor issues related to collocated Chipping and Mulching use.

Recreation Uses: Draft amendments are complete for Recreation Uses and were presented to LDRAB on February 26, 2014. Special Event use that is currently under this classification will be part of a new use classification which will be dedicated to Temporary Uses.

Residential Uses: Residential Uses were presented to LDRAB on July 23, 2014 and minor changes were recommended that included:

- Type 3 Congregate Living Facility (CLF): Consider review of standard related to occupancy multiplier;
- Mobile Home Accessory to Bona Fide Agriculture: Deletion of duplicated language related to removal agreement.
- Guest Cottage: Limit size of porch, patio, porte cochere or carport to 500 square feet.
- Type 1 Kennel: Keep use as Type 1 instead of Type 1A until there is further discussion and research on limited commercial kennel use in residential zoning districts.

Staff noted that additional revisions may be required pending the result of the Planning Division Agricultural Reserve (AGR) Tier Workshop with the Board of County Commissioners (BCC), and Plan Amendments in Round 2015-01.

Utility Classification: Zoning Administration and other County Agencies are currently reviewing draft amendments based on staff research. Following internal review of the draft an LDRAB Subcommittee meeting will be scheduled.

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CONTACT US

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



(Continued from Page 1)

Public and Civic, Transportation Uses: Staff is currently researching and analyzing Public and Civic Uses and expect to initiate draft language by November. At that time, staff will consolidate and address supplementary use standards for Airport, Landing Strip, Helipad and Transportation Facility, which will be under the new Transportation use classification.

Agriculture Uses: A preliminary study to determine the topics to be researched in the Agricultural Use classification has been started. Analysis and review will be the combined effort of several agencies that enforce regulations related to these uses. Amendments to this use classification may also need to be revisited at a later time after the Planning Division Agricultural Reserve (AGR) Tier Workshop with the BCC.

Commercial Uses: Staff is working with the Planning Division to ensure the Text Amendments in Round 2015-01 related to Commercial will be considered when Commercial Uses are analyzed and reviewed.

Temporary Uses: Some uses such as Retail Sales Mobile/Temporary, Special Event, Temporary Vehicle Sales, will be relocated to this new use classification.

If you would like to be more informed about the progress of the Use Regulations Project and the changes to the uses definitions, approval process and supplementary use standards, please join us at the monthly Public Forum meetings. The meeting is also designed to provide additional opportunities for staff to listen to comments and receive input related to the use regulations in the Code, and to identify new industry trends to be considered in developing the Project.

PUBLIC FORUM MEETING

The next meeting is scheduled for:

WHEN: [Thursday, October 30, 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

TYPE 1 KENNEL

On September 15, 2014 Zoning conducted a follow up to the May 13, 2014 meeting with kennels owners, Assistant County Attorney and Animal Care and Control (ACC) staff. The purpose of the meeting was to present research findings, review staff recommendations and seek feedback for possible amendments to Type 1 Kennel (Private) to allow limited commercial boarding in certain residential zoning districts.

Participants were generally agreeable to staff recommendations. Key points included: ACC agreeing to assisting Zoning staff with regulation of nuisances; additional research necessary to determine the number of animals allowed, review of standards associated with outdoor runs and setbacks, hours of operation, duration of stay, and waste removal.

Staff informed participants that a Commercial Subcommittee meeting will be scheduled to discuss all commercial uses, including proposed amendments to Type 1 Kennel (Private), and ultimately presented to the LDRAB for review. Dates and time for these meetings have not yet to be scheduled.

The next meeting date will be posted on the Use Regulations Project webpage at www.pbcgov.com/pzb/use_regulations_project/pg5.htm.

COMMERCIAL COMMUNICATION TOWERS

On October 6, Zoning Division staff met with representatives of the communication towers industry and interested parties to review the Amendment Round 2014-02. Amendments are limited to the Separation and Setbacks table for towers in non residential zoning districts.

At the meeting staff clarified that the amendments were to address minor glitches, scrivener's errors and update the table to include zoning districts inadvertently omitted when they were introduced in the Code in 1997. Topics discussed include explanation of the clarification of towers separation percentage, and general clarification of factors used by industry to establish tower height or type.

Participants were notified that the next meeting will include presentation of minor amendments, corrections and reorganization of the section. Participants made suggestions on the issues that should be addressed at the next meeting, including clarification of the difference between stealth and camouflage tower, a presentation on the different types of towers to include photos of examples located in the County. Staff is tentatively scheduling the next meeting for early November 2014.

If you have questions or would like to participate in the Kennel or Commercial Communication Tower meetings, 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>

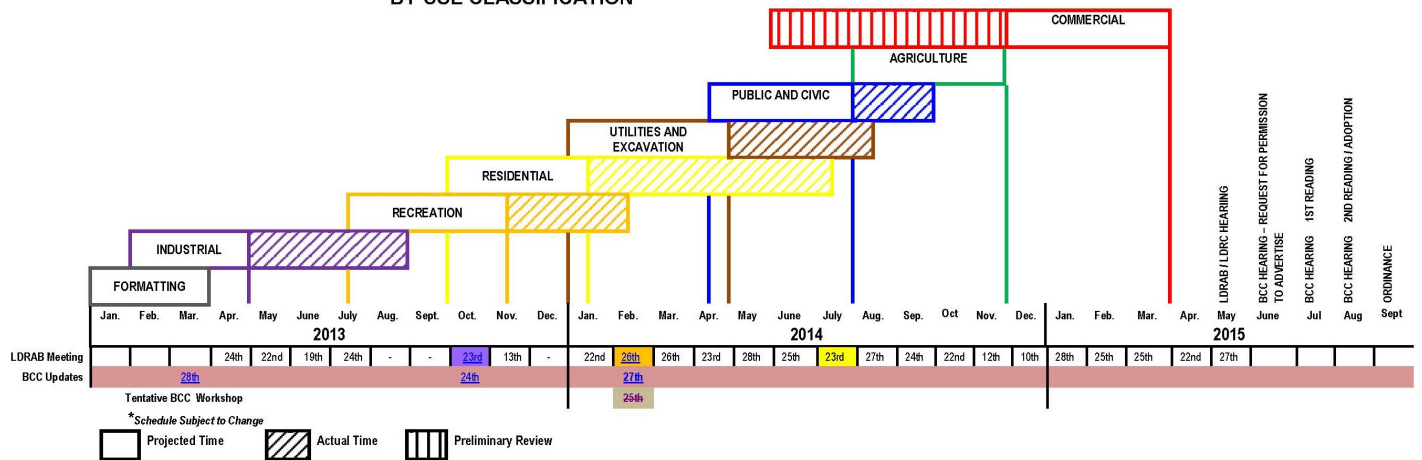
Promotional Video

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.

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



OCTOBER EVENTS*

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 Utility Uses Draft for Staff Revisions prior to Roundtable - Formatting of Excavation Uses and Communication Towers	2 Public and Civic Uses Research	3	4
5	6 Commercial Communication Tower Industry and Interested Parties Meeting -Vista Center 1W-47 10:00 a.m.	7	8	9	10	11
	Utility Uses Draft for Staff Revisions prior to Roundtable - Formatting Communication Towers for Meeting with Industry			Public and Civic Uses Research		
	Commercial Uses Coordination with Planning Division					
12	13	14	15	16	17	18
	Utility Uses Draft for Staff Revisions prior to Roundtable - Formatting Communication Towers for Meeting with Industry					
	Public and Civic Uses Research					
	Commercial Uses Coordination with Planning Division					
19	20	21	22 LDRAB Meeting Status of Project Vista Center 1W-47 2:00 pm	23	24	25
	Utility Uses Draft corrections for Subcommittee- Formatting Communication Towers for Meeting with Industry					
	Public and Civic Uses Research					
	Commercial Uses Coordination with Planning Division					
26	27	28	29 Tentative delivery of Commercial Communications Towers draft	30 Public Forum Meeting Status of Use Reg. Project; Vista Center -1E-58 3:00 p.m.	31	
	Utility Uses Draft Packet Preparation for Subcommittee-					
	Public and Civic Uses Research					
	Commercial Uses Coordination with Planning Division					

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

PAST EVENTS

Date	Event
September 15, 2014	Type 1 Kennel Meeting
September 25, 2014	Public Forum Meeting General Status of Project

FUTURE EVENTS

Date	Event
November 3, 2014	Tentative 2nd Commercial Communication Towers Meeting
November 12, 2014	Land Development Regulation Advisory Board (LDRAB) Meeting Status of Use Regulations Project
November 20, 2014	Public Forum Meeting General Status of 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" 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.

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





Palm Beach County Zoning Division
Code Revision Section
2300 North Jog Road
West Palm Beach, FL 33411

PLACE
STAMP
HERE