

Palm Beach County • Zoning Division



UNIFIED LAND DEVELOPMENT CODE (ULDC) USE REGULATIONS PROJECT

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2014 HIGHLIGHTS AND 2015 WORK PLAN

Industrial and Recreational Uses: At the February 27, 2014 BCC Zoning Hearing, staff updated the BCC on the status of proposed amendments to Industrial and Recreational Uses, representing the conclusion of work completed in 2013. Collaboration between Planning and Zoning Divisions during the development of amendments for Industrial Uses has resulted in the inclusion of subsequent updates to the Comprehensive Plan, tentatively scheduled for BCC adoption on April 27, 2015. For details, see the Planning Division webpage related to the 2015-01 Amendment Round at <http://www.pbcgov.com/pzb/Planning/bccagenda/index.htm>.

Residential: Residential Uses were presented to the LDRAB Subcommittee on June 18, 2014 ([July 2014 Newsletter](#)). The LDRAB recommended approval of the proposed amendments with minor revisions at the July 23, 2014 LDRAB meeting ([August 2014 Newsletter](#)) and acknowledgement that future changes may result from the AGR Tier Workshop on March 24, 2015. An update originally scheduled for the December 2014 BCC Zoning Hearing was postponed until after the conclusion of the AGR Tier Workshop. For details on the AGR workshop, see http://www.pbcgov.com/pzb/Planning/ag_reserve/ag_reserve.htm

Utilities and Excavation: This use classification has been re-organized into three separate use classifications, as follows: Utilities, Communication Towers, and Excavation Uses.

Utilities Uses: Code Staff began work on Utility Uses in 2014, which included coordination with many affected agencies to solicit feedback and review proposed amendments to Utility Uses. A preliminary draft has been completed and is tentatively scheduled to be presented to the LDRAB Subcommittee in the Spring. Updates to Communication Tower and Excavation Uses will be reviewed along with Utility Uses above, but will primarily be limited to updating existing provisions for consistency with the new format for Art. 4, Use Regulations, including a consolidated Use Matrix, reorganization and correction of scrivener errors or minor glitches, except as follows:

Communication Towers: Approval processes for Towers currently allowed within certain Pods of a Planned Unit Development (PUD) will be amended to require BCC approval. A public meeting was held on October 6, 2014 with interested parties and industry to review proposed amendments related to Separation and Setbacks for non-residential zoning districts. The changes were included in ULDC Amendment Round 2014-02, and approved by the BCC on January 22, 2015 (Ordinance 2015-006). A second industry meeting will be scheduled in the Spring to solicit feedback prior to submittal to the LDRAB Subcommittee.

Excavation Uses: A glitch in Art. 1.B.1.A, Authority, will be corrected by clarifying which Excavation standards or processes are under the purview of the Department of Environmental Resources Management (ERM), Land Development or the Zoning Division. Consolidation of ERM and Zoning standards as part of the 2013 Managed Growth Tier System (MGTS) Code Rewrite inadvertently resulted in ERM being listed as responsible for interpreting Zoning regulations.

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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



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Agricultural Uses: Code Revision staff is expecting to initiate review of Agricultural uses during the months of April and May. The Public Participation Agricultural Survey will be tentatively opened on the Zoning Web Page from Monday, April 6 to Friday, April 24, 2015 to solicit comments on current Agricultural Use regulations. The discussion of the agricultural uses will be contingent on BCC direction from the AGR Tier Workshop.

Commercial Uses: As previously noted, review of Commercial Uses was postponed in 2014 pending adoption of related amendments to the Comprehensive Plan; however, at the January 22, 2015 BCC Public Hearing, the Board did not transmit the amendments. Review of Commercial Uses will begin concurrent with Agricultural Uses, and will utilize the input provided by interested parties at the kick-off meeting held on May 5, 2014. The Public Participation Survey closed May 30, 2014 and comments are located at: http://www.pbcgov.com/pzb/use_regulations_project/pg4.htm

New Temporary Use Classification: Staff has determined that there are several types of Recreational and Commercial Uses that share commonalities that would be better served by creating this new use classification. This also acknowledges staff efforts to accommodate industry trends and increased use of certain types of Special Permits for temporary uses such as Mobile Retail Sales, Special Events and Temporary Retail Sales. Proposed amendments to these uses will be presented to LDRAB Subcommittee and LDRAB concurrent with Commercial Uses.

CHANGES TO PROJECT TIMELINE

In 2014, the Use Regulations Project was re-organized and the tentative timeline was extended into early 2016, primarily as a result of proposed amendments to Commercial Policies of the Comprehensive Plan; the Agricultural Reserve Tier Workshop; and, requests from the agricultural community to postpone review of Agricultural Uses until after the conclusion of the Winter harvest, among other factors.

AGR Tier Workshop, Tuesday, March 24, 2015:

On December 2013 the Board of County Commissioners (BCC) directed Planning Division staff to plan a workshop to discuss Agricultural Reserve Tier (AGR) issues. At the March 2014 BCC workshop, the Board directed Planning staff to work with interest groups to discuss issues and present them to the Board for direction. This resulted in changes not only to the order in which the Project analysis and evaluation of uses was originally planned, but may also result in the need to revisit some of the uses already presented to the Subcommittee and the Land Development Regulation Advisory Board (LDRAB). Zoning staff is awaiting direction from the BCC resulting from the **March 24, 2015 Workshop** to determine how to proceed. Additional information on the Workshop can be found on the Planning Division webpage at: http://www.pbcgov.com/pzb/Planning/ag_reserve/ag_reserve.htm

PUBLIC PARTICIPATION

In 2015, several opportunities continue to be in place to afford the public the ability to participate in or keep informed about the Project. This is also an excellent opportunity for the public to bring to staff's attention specific Use-related issues for further discussion or consideration:

- A monthly Public Forum meeting continues to be held on the last Thursday of every month, at the Vista Center, Room 2E-12 at 3:00 p.m. with the exception of November and December.
- The Use Regulations Project Zoning Division Web Page at http://www.pbcgov.com/pzb/use_regulations_project/index.htm continues to be updated to provide general information about the project, Newsletters, Public Participation Online Survey results, Subcommittee, LDRAB and BCC meetings agendas.
- Participation information and/ or updates on the Project is available through the Zoning Division Code Revision e-mail address PZBCodeRevision@pbcgov.org.

The goal of the Zoning Division staff is to continue to improve the Unified Land Development Code, and more particularly, through this Project, to make Article 4 easier and more intuitive for all users.

Please join us in this effort by participating in Surveys, attending public meetings, Subcommittees and Advisory Board Meetings. Should you have any questions or require additional information, please contact Code Revision staff at 561-233-5200 or email at 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_reg/members.pdf

LDRAB Public Hearings

<http://www.pbcgov.com/pzb/zoning/LDRAB/2014/agenda.htm>

Board of County Commissioners (BCC) Zoning Hearings

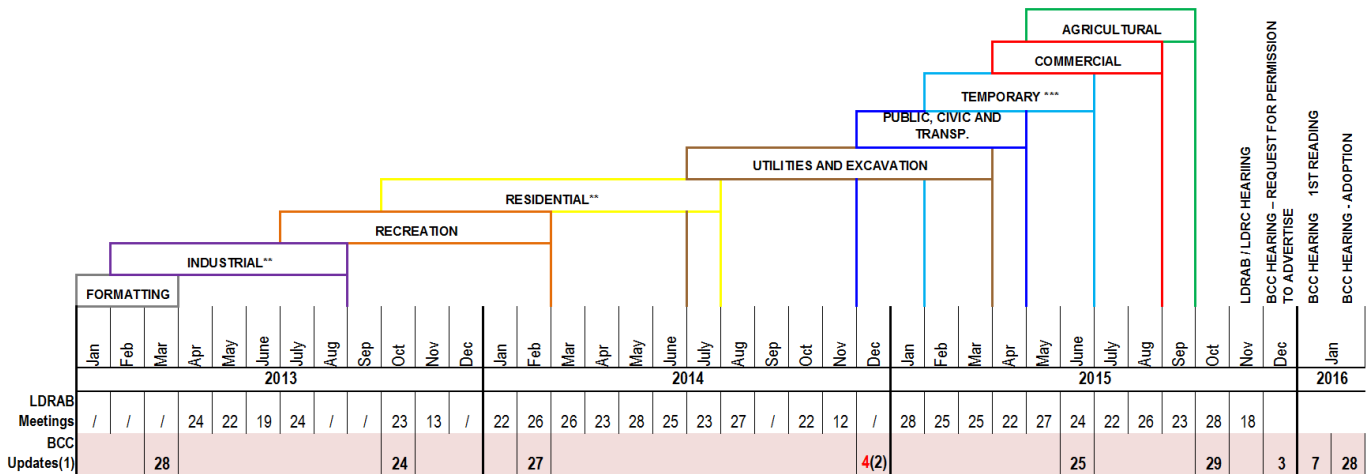
<http://www.pbcgov.com/pzb/zoning/bcc/agenda.htm>

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**.



* Timeline Subject to Change

** Uses to Be Reviewed Pending AGR Tier Workshop

*** Temporary Uses Relocated from Other Use Classifications

(1) BCC Workshop or Zoning Director Updates

(2) Update to Residential Uses Postponed

MARCH EVENTS*

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
Utility Uses and Excavation Uses Drafts in Preparation to Subcommittee - Commercial Communication Towers Zoning Staff Evaluation of Glitches and Formatting.						
Public and Civic Uses Analysis and Initial Draft - Transportation Uses Research						
8	9	10	11	12	13	14
Utility Uses and Excavation Uses Drafts in Preparation to Subcommittee - Commercial Communication Towers Zoning Staff Evaluation of Glitches and Formatting.						
Public and Civic Uses Analysis and Initial Draft - Transportation Uses Research						
15	16	17	18	19	20	21
Utility Uses and Excavation Uses Drafts in Preparation to Subcommittee - Commercial Communication Towers Zoning Staff Evaluation of Glitches and Formatting.						
Public and Civic Uses Analysis and Initial Draft - Transportation Uses Research						
22	23	24	25	26	27	28
		BCC Planning Hearing - AGR Tier Workshop Governmental Building - Downtown West Palm Beach. 9:30 a.m.	LDRAB Annual Kick Off Meeting Status of Use Regulations Project. Vista Center - Room 1E-47 3:00 p.m.	Public Forum Meeting Status of Use Reg. Project Vista Center - Room 2E-12 3:00 p.m.		
Utility Uses and Excavation Uses Drafts in Preparation to Subcommittee - Commercial Communication Towers Zoning Staff Evaluation of Glitches and Formatting.						
Public and Civic Uses Analysis and Initial Draft - Transportation Uses Analysis and Initial Draft						
29	30	31				
Utility Uses and Excavation Uses Drafts in Preparation to Subcommittee - Commercial Communication Towers Zoning Staff Evaluation of Glitches and Formatting.						
Public and Civic Uses Draft for Internal Discussion - Transportation Uses Analysis and Initial Draft						
Agricultural Uses Research						

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

PAST EVENTS

Date	Event
January 29, 2015	Public Forum Meeting General Status of Project—Open to the Public
February 26, 2015	Public Forum Meeting General Status of Project—Open to the Public

FUTURE EVENTS

Date	Event
April 6, 2015	Agricultural Uses Survey - Open
April 22, 2015	LDRAB Meeting
April 30, 2015	Public Forum Meeting General Status of Project - Open to 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.

