



Palm Beach County • Zoning Division

UNIFIED LAND DEVELOPMENT CODE (ULDC) USE REGULATIONS PROJECT

Volume 3, Issue 6 • September 2015

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PROJECT UPDATE TO BCC

On September 24, 2015 at the Zoning BCC Hearing, under the Zoning Director Comments, staff will provide the Board with an update on the status of the ULDC Use Regulations Project. As staff has previously informed the Board, the task of reviewing and updating the 143 Uses in the ULDC is conducted every 10-15 years. This is an arduous undertaking that involves County staff, industry, interested parties and the BCC.

Zoning Division staff is currently undertaking a review of all uses contained in the ULDC in order to identify and eliminate redundancies or glitches; recognize new industry trends; streamline the approval processes where feasible; and, ensure consistency with the Comprehensive Plan. Staff continues to provide mechanisms and opportunities for community engagement through: surveys of existing use regulations for every use classification, monthly Public Forum meetings to provide project status, monthly newsletters, news releases in the County and Zoning web pages, Subcommittee meetings, and Land Development Regulation Advisory Board (LDRAB) public meetings.

At the February 27, 2014 BCC Zoning Hearing, staff presented the status of the project and a general overview of the proposed amendments to Industrial and Recreational uses.

The last update was originally scheduled for the December 4, 2014 BCC Zoning Hearing, but was postponed pending completion of the Agricultural Reserve (AGR) Tier Workshop. Use Regulations that pertain to AGR related Zoning Districts are not being modified as part of the Use Regulations Project, but may be addressed as a separate ordinance, pending additional feedback from the Board.

CURRENT STATUS OF PROJECT

The ULDC has 7 use classifications. The BCC has seen drafts for 2 use classifications, Industrial and Recreational, and will review Residential uses at the September 24, 2015 Zoning Hearing.

The tentative timeline for adoption Hearings for the project is spring 2016.

BCC Update on Proposed Amendments:

Overview of Residential Uses (Attachment 1):

Survey - October 31 to November 22, 2013.

Land Development Regulation Advisory Board (LDRAB) Subcommittee on June 18, 2014;

Presentation of Proposed Amendments to LDRAB on July 25, 2014.

Status of Pending Use Classifications:

Staff is still reviewing the remaining 4 Use Classifications as outlined below.

(Continued on Page 2)



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)

1. Utilities and Excavation Uses:

Utility Uses

- Survey - February 3 to February 21, 2014.
- Land Development Regulation Advisory Board (LDRAB) Subcommittee on June 11, 2015.
- Presentation of Proposed Amendments to LDRAB on June 22, 2015.
- Staff will present update to the Utilities Use classification to the BCC on October 22, 2015.

Excavation Uses

- Survey - February 3 to February 21, 2014.
- Land Development Regulation Advisory Board (LDRAB) Subcommittee on June 11, 2015.
- Presentation of Proposed Amendments to LDRAB on June 22, 2015. The review includes reformatting of the regulations for consistency with construction of Article 4, Use Regulations; clarification of authority for interpretation; introduction of definitions on most excavation types; and, update of hauling regulations.
- The Board will be reviewing amendments to the Use Matrices for Agricultural Excavation and Type 2 Excavation in the ULDC Amendment Round 2015-02 to reflect the most restrictive approval process. This change is made for consistency with existing Supplementary Use Standards already applicable to the uses noted above.
- A public meeting is scheduled on October 19, 2015 to address any questions related to Use Matrices amendment in Round 2015-02.
- Staff will present update to the Excavation Uses as well as the Excavation Use Matrices in Round 2015-02 to the BCC on December 3, 2015.

Commercial Communication Towers

- Minor revisions and reformatting of Commercial Communication Towers provisions will be presented to the public and interested parties at an upcoming Public Meeting.

2. Public and Civic Uses:

- Includes Transportation Uses (New Use Classification)
- Survey - July 14 to August 1, 2014.
- An initial draft for Public and Civic uses is being reviewed by Planning and Zoning staff for tentative LDRAB Subcommittee meeting in September 2015.

3. Commercial Uses:

- Survey - April 31 to May 30, 2014.
- Kick-Off Meeting with Industry and Interested Parties on May 15, 2014.
- Limited Boarding Kennel (to allow limited commercial boarding): Public Meetings with Interested Parties May 13 and September 15, 2014. A meeting will be scheduled with the public in October 2015.
- Adult Entertainment use is not to be considered in the analysis of uses.
- Staff is currently researching Commercial uses.

Temporary Uses

- This new classification includes mainly relocated Commercial uses.
- Survey - April 31 to May 30, 2014.
- An initial draft for Temporary Uses is being reviewed by Zoning staff to be presented along with Commercial uses to the LDRAB Subcommittee at a tentative meeting in January 2016.

4. Agriculture Uses:

- Survey - October 1 to October 31, 2014 and April 6 to 24, 2015 (to accommodate agricultural community participation).

Staff has scheduled meetings with each Commissioner in advance of the September 24, 2015 BCC Zoning Hearing to discuss this update. If you have any questions before the September Hearing, contact me at 561-233-5234 or William Cross, Principal Site Planner at 561-233-5206.

PUBLIC FORUM MEETING

The next meeting is scheduled for:

WHEN: Thursday, September 24, 2015

TIME: 3:00 p.m. to 4:00 p.m.

WHERE: Palm Beach County Planning, Zoning & Building
2nd Floor Vista Center – Meeting Room VC-2E-12
2300 N. Jog Road, West Palm Beach, FL 33411

Should you have any questions or require additional information, please contact Code Revision staff at (561)233-5200 or e-mail at PZBCodeRevision@pbcgov.org.

SEPTEMBER EVENTS*

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
Public and Civic Uses / Transportation Uses : Initial Draft Corrections						
Commercial Uses Research (Regulations History, Prior Approvals)						
6	7	8	9	10	11	12
Public and Civic Uses / Transportation Uses : Initial Draft Corrections						
Commercial Uses Research (Regulations History, Prior Approvals)						
13	14	15	16	17	18	19
Public and Civic Uses / Transportation Uses : Comments by Agencies and Zoning Staff						
Commercial Uses Research (Regulations History, Prior Approvals)						
20	21	22	23	24	25	26
			LDRAB Meeting Status of Use Regulations Project. Vista Center - Room 1E-47 2:00 p.m.	BCC Zoning Hearing Project Updates - Residential Uses Downtown WPB—9:30 a.m. Public Forum Meeting Status of Use Reg. Project Vista Center - Room 2E-12 3:00 p.m.		
Public and Civic Uses along with Transportation Uses - Preparation of draft for Subcommittee Meeting						
27	28	29	30			
Public and Civic Uses along with Transportation Uses - Preparation of draft for Subcommittee Meeting						

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

<i>PAST EVENTS</i>	
Date	Event
August 27, 2015	Public Forum Meeting General Status of Project - Open to the Public

<i>FUTURE EVENTS (CONTINUED)</i>	
Date	Event
October 19, 2015	Excavation Uses Matrix - Amendments in Round 2015-02 Meeting open to the public to explain changes in Use Matrix for Agricultural and Type 2 Excavation.
October 22, 2015	BCC Zoning Hearing Project Update - Utility Uses Draft
October 28, 2015	LDRAB Public Meeting Tentative presentation of Public and Civic Uses
October 29, 2015	Public Forum Meeting General Status of The Use Regulations Project

<i>FUTURE EVENTS</i>	
Date	Event
October 2, 2015	Public and Civic Uses amendment draft posted on-line for Subcommittee meeting
October 7, 2015	LDRAB Use Regulations Project Subcommittee Meeting - Public and Civic Uses

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 Pending Use Classifications

Public and Civic Uses

Agricultural Uses

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
2300 North Jog Road
West Palm Beach, FL 33411**





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2300 North Jog Road
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