

Palm Beach County • Zoning Division



UNIFIED LAND DEVELOPMENT CODE (ULDC) USE REGULATIONS PROJECT

Volume 3, Issue 5 • August 2015

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USE MATRIX FORMAT CHANGE AND UPDATE OF SUPPLEMENTARY USE STANDARDS

One of the goals of the 2013 Use Regulations Project (URP) was to assist our customers by addressing difficulties interpreting the Use Matrices and determining the approval process for the various uses. In addressing this challenge staff began to modify the matrices by listing the most restrictive review process and referencing the less restrictive review processes in the Supplementary Use Standards. However, while undertaking this task a number of outdated regulations and inconsistencies in uses were identified resulting in the need for staff to further analyze the various use types and the applicable standards. As a result, the scope of this task was expanded to include a more in-depth analysis of the use standards as well as additional review to ensure consistency between all articles of the ULDC.

URP ONGOING TASK UPDATE

During this time staff has been able to draft revisions for four of the seven use classifications. Revisions have been drafted for Industrial, Recreation, Residential, and Utilities & Excavation, which are cumulatively comprised of 68 Uses.

The BCC has been presented updates on Industrial and Recreation uses. The proposed revisions for Residential and Utilities & Excavation uses will be presented to the Board of County Commissioners (BCC) on September 24, 2015.

It is staff's goal to finish the Use Classifications this fall. Under review remain three use classifications: Public and Civic, Commercial and Agricultural.

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Staff is currently reviewing Public and Civic uses and will notify the public in advance of the next subcommittee meeting date. We ask you to be on the look-out for upcoming invitations.

The review of Commercial Uses consists of the largest number of uses and is expected to generate the most interest and participation from industry and public based upon the results from our Public Zoning Survey conducted between April 21, 2014 to May 30, 2014 and Kick-Off meeting on May 15, 2014.

In addition, revisions may be necessary in order to address potential text amendments to the Comprehensive Plan or BCC direction on topics such as the AGR Tier.

To effectively participate in the URP, we are stressing the importance of the public's attendance at the Public Forum Meetings which are held on the last Thursday of each month at 3:00 p.m. in Room VC-2E-12 at the Vista Center. The meetings are designed to encourage and facilitate related input from the public, and to provide updates on the status and progress being made by staff.

PUBLIC FORUM MEETING

General presentation of the Use Regulation 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.

The next meeting is scheduled for:

WHEN: Thursday, August 27, 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.

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_req/members.pdf

LDRAB Public Hearings
<http://www.pbcgov.com/pzb/zoning/LDRAB/2015/agenda.htm>

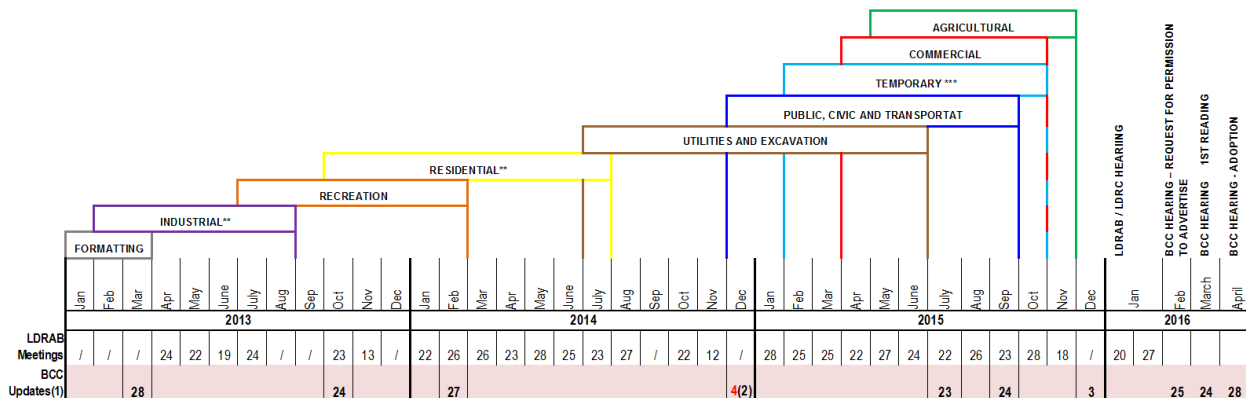
Board of County Commissioners (BCC) Zoning Hearings
<http://www.pbcgov.com/pzb/zoning/bcc/agenda.htm>

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**.

TENTATIVE TIMELINE* TO ADDRESS USE REGULATIONS PROJECTS BY USE CLASSIFICATION
 (Updated 8/18/15)



* 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

AUGUST EVENTS*

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
Public and Civic Uses along with Transportation Uses - Comments and Review of Initial Draft						
Analysis of Temporary Uses Classification						
9	10	11	12	13	14	15
Public and Civic Uses along with Transportation Uses - Comments and Review of Initial Draft						
Temporary Uses Classification Initial Draft						
16	17	18	19	20	21	22
Public and Civic Uses along with Transportation Uses - Comments and Review of Initial Draft						
Temporary Uses Classification Initial Draft - Commercial Use Analysis						
23	24	25	26 CANCELLED LDRAB Meeting Status of Use Regulations Project. Vista Center - Room 1E-47	27 Public Forum Meeting Status of Use Reg. Project Vista Center - Room 2E-12 3:00 p.m.	28	29
Public and Civic Uses along with Transportation Uses - Comments and Review of Initial Draft						
Temporary Uses Classification Initial Draft - Commercial Use Analysis						
30	31					

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

<i>PAST EVENTS</i>	
Date	Event
July 22, 2015	LDRAB Meeting No Use Regulations Project Related
July 23, 2015	Public Forum Meeting General Status of Project—Open to the Public

<i>FUTURE EVENTS</i>	
Date	Event
September 23, 2015	<u>Tentative</u> LDRAB Meeting
September 24, 2015	BCC Zoning Hearing Project Status (Includes Residential, Utilities and Excavation Uses Drafted Language)
September 24, 2015	Public Forum Meeting General Status of Project—Open to the 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.



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
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West Palm Beach, FL 33411**





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