



**Department of Planning,  
Zoning & Building**

2300 North Jog Road  
West Palm Beach, FL 33411-2741  
(561) 233-5000

Planning Division 233-5300  
Zoning Division 233-5200  
Building Division 233-5100  
Code Enforcement 233-5500  
Contractors Certification 233-5525  
Administration Office 233-5005  
Executive Office 233-5228  
[www.pbcgov.com/pzb](http://www.pbcgov.com/pzb)

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**MEMORANDUM**

**TO:** The Honorable Priscilla A. Taylor, Mayor, and  
Members of the Board of County Commissioners

**THRU:** Rebecca D. Caldwell, Executive Director, PZ&B

**FROM:** Jon MacGillis, ASLA, Zoning Director 

**DATE:** February 12, 2014

**RE:** **Unified Land Development Code (ULDC)  
Initiation of Amendment Round 2014-01**

This memo serves to solicit feedback from the Board of County Commissioners (BCC) on the initiation of amendment topics that have been prioritized for inclusion in ULDC Amendment Round 2014-01 (Attachment 1).

This item will be on the February 27, 2014 BCC Zoning Hearing for discussion under "Zoning Director Comments". In addition, staff has scheduled meetings with each Commissioner in advance of the Hearing.

If you should have any questions or require additional information, please contact me at (561) 233-5234.

JM/WJC

Attachment 1 – Initiation of ULDC Amendment Round 2014-01

**C:** Verdenia Baker, Deputy County Administrator  
Wes Blackman, Chair and Members of the LDRAB  
Leonard Berger, Chief Assistant County Attorney  
Robert Banks, Chief Land Use Assistant County Attorney  
Lorenzo Aghemo, Planning Director  
Maryann Kwok, AICP, Chief Planner, Zoning  
William Cross, AICP, Principal Site Planner, Zoning  
Monica Cantor, Senior Site Planner, Zoning  
Zoning Division Staff  
Mr. Wesley Blackman, AICP, Chairman, and Members of the Land Development Regulation Advisory Board (LDRAB)

# ATTACHMENT 1 INITIATION – ULDC AMENDMENT ROUND 2014-01

(Updated 2/11/14)

| ULDC AMENDMENT ROUND 2014-01 SUMMARY OF KEY MEETINGS AND PUBLIC HEARINGS  |  |
|---|--|
| <b>BCC ZONING HEARINGS:</b>   | <b>LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB) MEETINGS:</b>  |
| <ul style="list-style-type: none"> <li>▪ June 26, 2014: Request for Permission to Advertise</li> <li>▪ July 24, 2014: 1<sup>st</sup> Reading</li> <li>▪ August 28, 2014: 2<sup>nd</sup> Reading/Adoption</li> </ul> | <ul style="list-style-type: none"> <li>▪ February 26, 2014</li> <li>▪ March 26, 2014</li> <li>▪ April 23, 2014</li> <li>▪ May 28, 2014 (LDRC)</li> </ul> |

| PRIORITIZATION AND STAFFING:  |
|---|
| <p>On a scale of 1 to 3, staff has ranked both the priority and the level of staffing required for each of the proposed amendments, as follows:</p> <p><b>“Priority” Column:</b></p> <ol style="list-style-type: none"> <li>1 Indicates an issue required to ensure compliance with Federal or State law, or the Comprehensive Plan, or most in need of updating for relevancy or efficiency of operations.</li> <li>2 Generally refers to an issue that is highly recommended for inclusion but not required.</li> <li>3 Includes issues recommended for inclusion but may be postponed to a later Amendment Round.</li> </ol> <p><b>“Staffing” Column:</b></p> <ol style="list-style-type: none"> <li>1 Will require a higher level of staff resources, including but not limited to: need for in depth research, public or industry outreach, LDRAB Subcommittee’s or other Task Force, coordination with IPARC or LOC, or other labor intensive process.</li> <li>2 Generally requires a moderate level of staff resources, typically involving lower profile issues that still require public or industry outreach.</li> <li>3 Routine updates requiring lower levels of staff resources or time.</li> </ol> |

| AMENDMENT/TASK  | LEAD AGENCY                   | SUMMARY OF TASK REQUIREMENTS   | PRIORITY | STAFFING |
|---|-------------------------------|--|----------|----------|
| <b>Art. 2, Development Review Procedures</b>                                    |                               |  |          |          |
| <b>Art. 2.D.1.G.1, Amendments to BCC/ZC Approvals</b>                           | <b>Zoning</b>                 | Clarify provisions allowing for Development Review Officer approval of increases of up to 5 percent of total floor area, or 5,000 square feet, whichever is less.                              | <b>3</b> | <b>3</b> |
| <b>Art. 3, Overlays and Zoning Districts</b>                                    |                               |  |          |          |
| <b>Art. 3.B.2, Airport Zoning Overlay (AZO)</b>                                 | <b>Department of Airports</b> | Amend AZO and Table 3.B.2.B, Airport Regulations, to expand list of permitted Airport and Non-airport related uses.  | <b>3</b> | <b>3</b> |
| <b>Art. 3.C.1.A.2.b, Previously Approved and Non-Conforming Uses (AGR Tier)</b> | <b>Zoning</b>                 | Clarify exemptions for social service uses existing at the time of creation of the Agricultural Reserve (AGR) Tier in accordance with Future Land Use Element (FLUE) Policy 1.5-b of the Plan. | <b>2</b> | <b>3</b> |

**ATTACHMENT 1**  
**INITIATION – ULDC AMENDMENT ROUND 2014-01**  
(Updated 2/11/14)

| AMENDMENT/TASK  | LEAD AGENCY   | SUMMARY OF TASK REQUIREMENTS   | PRIORITY | STAFFING |
|---|---------------|--|----------|----------|
| <b>Art. 3, Overlays and Zoning Districts (continued)</b>          |               |  |          |          |
| <b>Economic Development Center</b>                                | <b>Zoning</b> | Clarify Zoning district consistency with the Economic Development Center (EDC) Future Land Use (FLU) designation and additional site design requirements or use limitations established in the Comprehensive Plan.   | <b>1</b> | <b>3</b> |
| <b>Art. 3.B.16.F.10.c, Alternative Parking Lot Design Options</b> | <b>Zoning</b> | Clarify provisions allowing for use of bio-swales in lieu of traditional surface landscaping for projects in the Urban Redevelopment Area Overlay (URAO). Will also be clarified for similar standards applicable to the Infill Redevelopment Overlay (IRO).   | <b>3</b> | <b>3</b> |
| <b>Art. 5, Supplementary Standards</b>                            |               |  |          |          |
| <b>Art. 5.B.1.A.12, Accessory Radio Tower</b>                     | <b>Zoning</b> | Establish provisions to acknowledge SFWMD telemetry towers located on State lands are accessory to overall Everglades restoration.   | <b>3</b> | <b>2</b> |
| <b>Art. 7, Landscaping</b>  |               |  |          |          |
| <b>General Updates to Landscape Code Requirements</b>             | <b>Zoning</b> | <ul style="list-style-type: none"> <li>▪ Update language to address xeriscape and water conservation standards.</li> <li>▪ Revise Alternative Landscape Plan (ALP) language to include criteria.</li> <li>▪ Allow specific landscape requirements for bull pen parking and automobile storage.</li> <li>▪ Include language to require adequate separation between plant material and light poles in required landscape islands; and ensure islands are of sufficient size to accommodate sidewalks and other required encumbrances.</li> <li>▪ Revise Table 7.C.3 - Minimum Tier Requirements to ensure the appropriate amount of plant material is installed on residential lots by excluding the building foot print from calculations.</li> <li>▪ Allow 3 pines to count as 1 canopy tree.</li> <li>▪ Clarify incompatibility buffer requirements for recreation parcels</li> <li>▪ Allow the amount of plant material to be proportionately reduced when the width of the buffer is reduced.</li> <li>▪ Include language to address the installation of sound barrier walls for developments adjacent to the Turnpike.</li> <li>▪ Revise language to allow landscaping to be installed in accordance with the construction / building phases.</li> </ul> | <b>1</b> | <b>1</b> |

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**INITIATION – ULDC AMENDMENT ROUND 2014-01**  
(Updated 2/11/14)

| AMENDMENT/TASK   | LEAD AGENCY                      | SUMMARY OF TASK REQUIREMENTS   | PRIORITY | STAFFING       |
|--|----------------------------------|--|----------|----------------|
| <b>Art. 8, Signage</b>   |                                  |  |          |                |
| <b>Light Emitting Diode (LED) Signage</b>  | <b>Zoning</b>                    | Consider allowing for use of LED signage for freestanding and wall signage. <ul style="list-style-type: none"> <li>▪ Topic previously researched extensively for use by gasoline retailers for advertising of fuel pricing; and,</li> <li>▪ Additional input will be sought to determine if LED lighting should be permitted for other uses, including changeable copy.</li> </ul> | <b>1</b> | <b>1</b>       |
| <b>Art. 11, Subdivision, Platting and Required Improvements</b>                    |                                  |  |          |                |
| <b>General Updates</b>   | <b>Land Development Division</b> | Update several sections to be consistent with current regulations and practices, and to clarify related requirements (includes amendments to related definitions in Art. 1.I, Definitions and Acronyms).   |          |                |
| <b>Art. 12, Traffic Performance Standards</b>                                      |                                  |  |          |                |
| <b>Art. 12.B.2.A.1.a.2</b>   | <b>Traffic Division</b>          | Clarify language that states how the significance of a link is calculated to analyze intersections part of Test 1, Part 1. Criteria remains the same, clarification responds to Traffic Consultant requests to make it easy to understand.   | <b>1</b> | <b>2</b>       |
| <b>Art. 12.C.1.C.2.a and Art. 12.C.1.C.2.e</b>                                     |                                  | Modify source reference to the trip generation rate information in Art. 13, Impact Fees, to that published on the PBC Traffic Engineering website and the latest version of the Institute of Transportation Engineers' Trip Generation Manual. Reason for change is that the PBC Traffic Engineering website is always updated and maintained with the latest information.         |          |                |
| <b>Art. 13, Impact Fees</b>  |                                  |  |          |                |
| <b>General Amendments</b>  | <b>Impact Fee Coordinator</b>    | General amendments to indicate compliance with statutory requirements, clarify conditions under which an impact fee refund may be granted, and amendments to Art. 2.G.3.I, Impact Fee Appeal Board to replace with a Hearing Officer.  | <b>1</b> | <b>3</b>       |
| <b>Art. 15, Health Regulations</b>   |                                  |  |          |                |
| <b>Art. 15.B, PBC Environmental Control Rule II, Drinking Water Supply Systems</b> | <b>Health</b>                    | Update requirements for Construction and Design Requirements and Operations and Maintenance.   | <b>1</b> | <b>3</b>       |
| <b>Other</b>   |                                  |  |          |                |
| <b>2014 Legislative Session</b>  | <b>Zoning</b>                    | PENDING: Review of all new laws adopted in 2013 Session to determine if any ULDC amendments are required for consistency.  | <b>1</b> | <b>PENDING</b> |

**ATTACHMENT 1**  
**INITIATION – ULDC AMENDMENT ROUND 2014-01**  
(Updated 2/11/14)

**PENDING Privately Initiated Amendment (PIA) Applications:**

| AMENDMENT/TASK   | LEAD AGENCY   | SUMMARY OF TASK REQUIREMENTS  | PRIORITY | STAFFING |
|--|---------------|---|----------|----------|
| <b>Inland Logistics Center</b>   |               |   |          |          |
| PIA Application submittal tentatively scheduled for February 28, 2014. Summary of amendments pending application submittal, but would generally be as follows:   |               |   |          |          |
| <b>Art. 3.B.4, Glades Area Overlay (GAO)</b>   | <b>Zoning</b> | Develop GAO standards specifically applicable to the proposed Planned Industrial Park Development (PIPD) for the Inland Logistics Center.   | <b>1</b> | <b>1</b> |
| <b>Minto West (fka Callery Judge Groves)</b>   |               |   |          |          |
| PIA Application submittal tentatively scheduled for February 28, 2014. Amendments are critical to applicant's goal of obtaining rezoning of Minto West concurrently with proposed Future Land Use Atlas (FLUA) and Comprehensive Plan Amendments. Summary of amendments pending application submittal; however, a preliminary draft was submitted with the January 15, 2014 Rezoning application and includes, but is not limited to, the following: |               |   |          |          |
| <b>Art. 3.B.17, Agriculture Enclave Overlay (AGEO)</b>   | <b>Zoning</b> | Deletion of bulk of current requirements for Transects, including minimum 40% Natural Transect, 20% Rural Transect, and Design Standards, among others. Proposes new standards necessary to address design elements of the proposed project, including a minimum 30% recreation and open space requirement. | <b>1</b> | <b>1</b> |
| <b>Art. 3.F, Traditional Development Districts</b>   | <b>Zoning</b> | Revises numerous standards applicable to all TDDs, and those specific to the proposed rezoning of Minto West to a Traditional Town Development District, including the addition of uses not previously permitted such as a Hotel; Arena, Stadium or Amphitheater; and, Research Laboratory; among others.   | <b>1</b> | <b>1</b> |