



**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 Shelley Vana, Mayor, and  
Members of the Board of County Commissioners

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

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

**DATE:** February 11, 2014

**RE:** **Unified Land Development Code (ULDC)  
Initiation of Amendment Round 2015-01**

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 2015-01 (Attachment 1). In addition to the 2015-01 Round Zoning staff will continue to focus on completing the 2013-15 ULDC Use Regulations Project, which had been extended to accommodate Commercial amendments to the Comprehensive Plan, and requests to wait until after the AGR Tier Workshop and the conclusion of the Winter harvest.

The 2015-01 Initiation Round will be on the February 26, 2015 BCC Zoning Hearing for discussion under "Zoning Director Comments". In addition, staff has scheduled meetings with each Commissioner in advance of the Hearing to discuss each of the proposed amendments.

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

JMWJC

Attachment 1 – Initiation of ULDC Amendment Round 2015-01

**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

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**ATTACHMENT 1**  
**INITIATION – ULDC AMENDMENT ROUND 2015-01**  
 (Updated 2/17/15)

ULDC AMENDMENT ROUND 2015-01 SUMMARY OF KEY MEETINGS AND PUBLIC HEARINGS	
BCC ZONING HEARINGS:	LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB) MEETINGS:
<ul style="list-style-type: none"> <li>▪ June 25, 2015: Request for Permission to Advertise</li> <li>▪ July 23, 2015: 1<sup>st</sup> Reading</li> <li>▪ August 27, 2015: 2<sup>nd</sup> Reading/Adoption</li> </ul>	<ul style="list-style-type: none"> <li>▪ March 25, 2015</li> <li>▪ April 22, 2015</li> <li>▪ May 27, 2015 (LDRC)</li> </ul>

PRIORITIZATION AND STAFFING:
<p>On a scale of <b>1 to 3</b>, 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.A.1.J.1, Newspaper Publication</b>	<b>Zoning</b>	Codify the requirements for newspaper publications so it applies to Development Order Abandonments (DOA) and Corrective Resolutions, per County Attorney.	<b>1</b>	<b>3</b>
<b>Art. 3, Overlays and Zoning Districts</b>				
<b>Art. 3.A.3.E.3, Planned Development Districts</b>	<b>Zoning</b>	Amend corresponding Planned Development District standards so that a prior Special Exception for a Planned Industrial Development equate to the site's Light Industrial (IL) or General Industrial (IG) Zoning and not a Multiple Planned Unit Development.	<b>1</b>	<b>2</b>
<b>Art. 3.B.4, Glades Area Overlay</b>	<b>Zoning</b>	Update outdated provisions and implement the recommendations of the Draft Glades Region Master Plan (GRMP) developed under the HUD Community Challenge Planning Grant.	<b>1</b>	<b>1</b>

**ATTACHMENT 1**  
**INITIATION – ULDC AMENDMENT ROUND 2015-01**  
(Updated 2/11/15)

AMENDMENT/TASK	LEAD AGENCY	SUMMARY OF TASK REQUIREMENTS	PRIORITY	STAFFING
<b>Art. 3.B.14, Westgate Community Redevelopment Area Overlay (WCRAO)</b>	<b>WCRA/Zoning</b>	General updates recommended by the Westgate Community Redevelopment Agency (WCRA) to accommodate changes in industry trends since the 2004 WCRA Community Redevelopment Plan; address incompatible commercial parking lots; and, enable more design flexibility for WCRA and industry.	<b>1</b>	<b>1</b>
<b>Art. 3.D.2.C.9.c, Maintenance and Roof Overhang Easement (see also Art. 11.D.1.B.14, Restriction on Obstruction of Easements)</b>	<b>Zoning</b>	Clarify a 2014 amendment made by Land Development that consent is not required from an easement holder, as relates to exceptions for fences and other similar improvements, where a fence or wall traverses a Zero Lot Line home maintenance or roof easement.	<b>1</b>	<b>2</b>
<b>Art. 4, Use Regulations</b>				
<b>Art. 4.B.1.A.74-1.a)3)b), Standards [Related to Type II Kennel]</b>	<b>Zoning</b>	Eliminate reference to requirements for sanitary facility connection for outdoor runs.	<b>1</b>	<b>3</b>
<b>Art. 7, Landscaping</b>				
<b>Art. 7.F, Perimeter Buffers</b>	<b>Zoning</b>	Codify internal Policy and Procedure Memorandum that clarifies exceptions to perimeter buffer requirements located in-between certain Planned Development District Pods, to accommodate situations where residential and recreational uses may be combined (e.g. apartments or condos facing a pool amenity).	<b>1</b>	<b>2</b>
<b>Art. 8, Signage</b>				
<b>Art. 8.G.3.B, Electronic Message Signs</b>	<b>Zoning</b>	Allow for Electronic Message Center signage to relay information about meetings, events, etc. within a Planned Unit Development (PUD).	<b>1</b>	<b>2</b>
<b>Other</b>				
<b>2015 Legislative Session</b>	<b>Zoning</b>	PENDING: Review of laws adopted in 2015 Session to determine if any ULDC amendments are required for consistency.	<b>N/A</b>	<b>PENDING</b>