



Palm Beach County • Zoning Division

UNIFIED LAND DEVELOPMENT CODE (ULDC) USE REGULATIONS PROJECT

Volume 1, Issue 2 • March 2013

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BCC ZONING PUBLIC HEARING - MARCH 28, 2013

The Zoning Director will be presenting the status of the Use Regulations Project to the Board of County Commissioners at the BCC Zoning Hearing on March 28, 2013 under “Zoning Director Comments”. They will be informed that in 2012, Zoning Division staff discussed this project with the Board and indicated that subsequent updates would be forthcoming on the tasks of reviewing and making recommendations on all the uses in the ULDC. Also the Land Development Regulation Advisory Board (LDRAB) subcommittee has been created to provide input on the proposed amendments. Staff is committed to ensuring opportunities are provided to the public to participate in the process. Staff will provide regular updates to the BCC and interested parties on the status of the project through: the Zoning Web page, monthly ULDC Newsletter, monthly Public Forum Meeting and ULDC Subcommittee Meetings.

MONTHLY PUBLIC FORUM MEETING

WHO: Anyone Can Attend This Meeting

Zoning staff will be providing the attendees with the status of the Use Regulations Project and then take questions / answers. Time will be allocate at the end of each meeting to provide an overview of the project and its impact on the county when completed to any interested party.

WHY: To Keep Public Informed of the Use Regulations Project Status

WHERE: Palm Beach County Planning, Zoning & Building
1st Floor Vista Center – Meeting Room 1E - 58
2300 N Jog Road, West Palm Beach, FL 33411

WHEN: Last Thursday of each month from 3:00 PM to 4:00 PM
Next Meeting is on March 28, 2013

CONTACT US

If you have any questions or comments regarding the
ULDC Use Regulations Project
PZBCodeRevision@pbcgov.org
Or via telephone by calling (561) 233-5566



INDUSTRIAL USE STATUS

Code Revision staff is currently working on draft amendments for existing Industrial Use definitions, standards and approval processes. The amendment drafts are going to be reviewed by Zoning staff and other agencies before they are presented to the subcommittee members and interested parties in April 2013. Please visit our Zoning Web for the link to the 2012-2014 Use Regulations Project, for draft regulations, agendas and minutes as they become available.

http://www.pbcgov.com/pzb/use_regulations_project/index.htm

DEVELOPMENT REVIEW ADVISORY COMMITTEE (DRAC) (FORMERLY KNOWN AS DROOC)

On February 8, 2013 DRAC members were provided an update on the Use Regulations Project. Mr. Cross, Principal Site Planner, explained the current status of the project and encourage their input on upcoming tasks related to the new formatting changes and the proposed amendment to Industrial Uses. Staff encouraged DRAC members to also attend the LBRAB subcommittee meeting to participate in discussions and recommendations.

USE REGULATIONS SUBCOMMITTEE UPDATE

On February 26, 2013, a Use Regulations Subcommittee meeting was held at the Vista Center with the participation of Land Development Regulations Advisory Board (LDRAB) members and interested parties.

At the meeting, staff presented a summary of the Use Regulations Project objectives, parameters, elements to be reviewed relating to use definitions, use approval processes and use standards, and tentative timelines. Staff also clarified that the Project has two key goals; one related to the content of the Code in terms of regulations applicable to uses and approval processes, and the second is formatting changes to Articles 3 & 4 Use matrices and Supplemental Standards.

Staff outlined proposed formatting changes that will propose to consolidate three existing Use matrices into one, consolidate use classification and standardize supplementary use standards which affect Article 1.1, Definitions and Acronyms, Article 3, Overlays and Zoning Districts and Article 4, Use Regulations.

Subcommittee participants provided constructive recommendations and concluded that the changes will eliminate redundancies, reduce duplicated language, and facilitate location of Use regulations.

We are here to serve you!

ULDC 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 all Use matrices (Standard, Planned Development District (PDD), Traditional Development District (TDD) into one Use Matrix.
2. Consolidate Uses by classification.
3. Standardize formatting of Supplementary Standards for each Use.

PUBLIC INVOLVEMENT

Public Involvement can be made through participating in :

Subcommittee Meetings

http://www.pbcgov.com/pzb/zoning/LDRAB/subs/subcom_meetings_2013.htm

LDRAB Public Hearings

<http://www.pbcgov.com/pzb/zoning/LDRAB/2013/agenda.htm>

Board of County Commission (BCC) Zoning Hearings

<http://www.pbcgov.com/pzb/zoning/bcc/2013/agenda.htm>

Additional ways to be kept Informed and be Involved :

Use Regulations Project Website

http://www.pbcgov.com/pzb/use_regulations_project/index.htm

ULDC Questionnaire

<http://www.pbcgov.com/surveysystem/divisions/pzbadmin/surveyhome.htm>

Interested Party Members

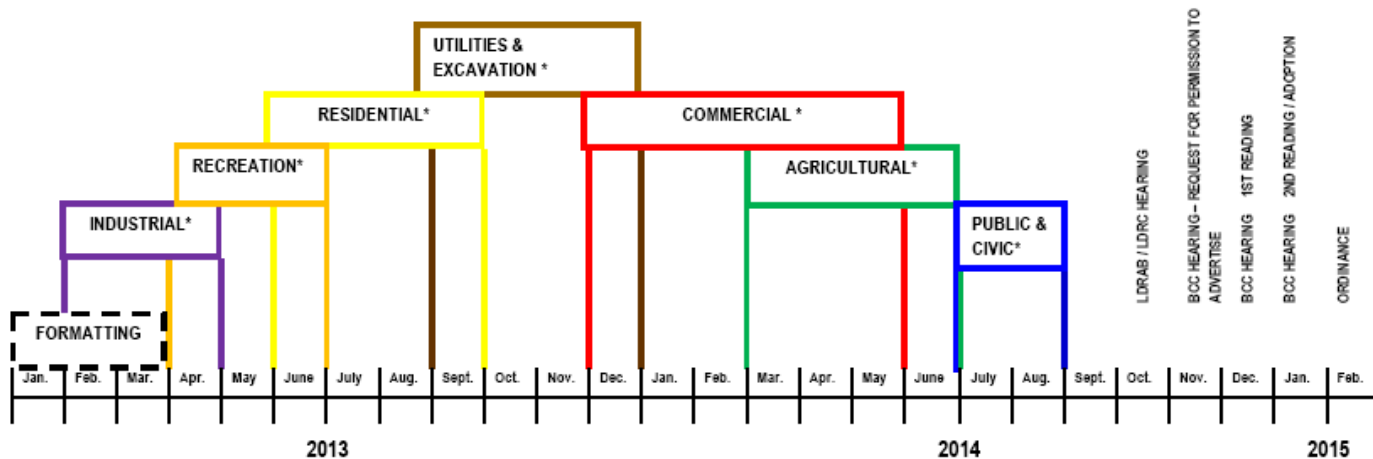
http://www.pbcgov.com/pzb/use_regulations_project/members.pdf

Channel 20 Announcements

http://www.pbcgov.com/publicaffairs/channel_20.htm

PROJECT TIMELINE

* TENTATIVE SCHEDULE TO ADDRESS USE REGULATIONS PROJECT 2013 - 2014 BY USE CLASSIFICATION



MARCH EVENTS

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
Staff Preparing IL Regulation Draft Provision						
10	11	12	13	14	15	16
Staff Preparing IL Regulation Draft Provision						
17	18	19	20	21	22	23
Staff Preparing IL Regulation Draft Provision						
24	25	26	27	28	29	30
Staff Preparing IL Regulation Draft Provision				<ul style="list-style-type: none"> ▪ BCC Zoning Hearing - Zoning Director Initiation of Amendment Round 2013-01 - 9:30am PBC Governmental Center ▪ Public Forum Meeting - Status of Use Regulations Project, VC-1E-58 - 3pm 		
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PAST EVENTS

Date	Event	Date	Event
February 28, 2013	Zoning Division Public Forum Meeting - Status of Use Regulation Project.	February 20, 2013	Zoning Division Proposed Formatting Draft emailed to Subcommittee Members and Interested Parties.
February 26, 2013	Zoning Division Subcommittee Meeting on Proposed Formatting.	January 15, 2013	Special DRAC Meeting Presentation of Proposed Use Regulations Formatting.

FUTURE EVENTS

Date	Event
April 29, 2013	Tentative Subcommittee Meeting to discuss Industrial Uses at Vista Center 1W-47 - 2:30PM

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