



# Palm Beach County • Zoning Division

## UNIFIED LAND DEVELOPMENT CODE (ULDC) USE REGULATIONS PROJECT

Volume 1, Issue 4 • May 2013

### ARTICLES INSIDE THIS ISSUE

Industry Perspective	1
Channel 20 Video Segment	2
Recreational Uses Questionnaire Results	2
Request for Participation in Subcommittee	2
Industrial Uses Subcommittee Update	3
Monthly Public Forum	3
ULDC Project Goals	4
Public Involvement	4
Project Timeline	4
Calendar of Events	5

### CONTACT INFORMATION

**Palm Beach County  
Planning, Zoning & Building  
Zoning Division**  
2300 North Jog Road,  
West Palm Beach, FL 33411  
Phone: 561-233-5200  
[www.pbcgov.com/pzb/zoning](http://www.pbcgov.com/pzb/zoning)

### NEWSLETTER PRODUCED BY

**Jon P. MacGillis,**  
*Zoning Director*  
**Maryann Kwok,**  
*Chief Planner, Project Facilitator*  
**William Cross,**  
*Principal Site Planner, Project  
Coordinator*  
**Monica Cantor,**  
*Senior Site Planner, Project Manager*  
**Dorine Kelley,**  
*Public Relations Manager*  
**Melissa Matos,**  
*Zoning Site Plan Technician*

## *INDUSTRY REPRESENTATIVE PERSPECTIVE ON THE USE PROJECT*

I'm serving on the Use Regulations Project Sub-committee as an appointed Land Development Regulation Advisory Board member. My appointment on LDRAB is through the Palm Beach County League of Cities, as I have been a council member in the Village of Palm Springs since 1999. However, also being an AICP certified planner and a principal at Urban Design Kilday Studios, I bring not only the mentality of a public elected official, but also a professional planner to my review of proposed revisions to the ULDC.

As such, I'm excited about the opportunity to participate in such a comprehensive review of the ULDC use regulations. The revisions should serve to not only make the code easier to implement for the staff and private sector professionals, but also residents and business owners who utilize the code. The merging of the use matrices for both the Planned Development Districts and the straight zoning districts will avoid the issue with the public referencing the wrong chart when beginning their due diligence, or attempting to clarify if they can conduct their businesses in certain locations. Likewise, the ability to request variances or waivers to certain items within the supplemental regulations in Article 4 will provide more flexibility and serve to promote economic development and business relocation in unincorporated Palm Beach County. I urge the private sector consultants and developers to become engaged in the process. Now is the time to propose any new uses and/or businesses which have evolved over the time since the last evaluation of the code.

By Joni Brinkman, AICP

### CONTACT US

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



## *CHANNEL 20 COUNTY CONNECTION VIDEO SEGMENT*



In May and June 2013 PBCTV Channel 20 - County Connection will be airing a segment dedicated to the “Unified Land Development Code 2012-2014 Use Regulations Project”. Mr. William Cross and Ms. Monica Cantor were the guest speakers and provided an overview of the project.

The show will provide county residents with an overview of the proposed Use Regulations Project changes that would go into effect around the county and who it would be effecting. The target audience includes: developers, business owners, property owners and interested parties as well as anyone who owns a piece of property in unincorporated Palm Beach County.

Click above to see a preview of the show  
or visit:

[mms://pbcvideo.co.palm-beach.fl.us/pzb/PBC\\_ULDC\\_Regulation.wmv](mms://pbcvideo.co.palm-beach.fl.us/pzb/PBC_ULDC_Regulation.wmv)

PBCTV Channel 20 Program Guide link for a complete listing of air times:

[http://www.pbcgov.com/publicaffairs/publications/pdf/channel\\_20/ch20sc.pdf](http://www.pbcgov.com/publicaffairs/publications/pdf/channel_20/ch20sc.pdf)



## *RECREATIONAL USES QUESTIONNAIRE RESULTS*

The Zoning Division has closed “Recreational Uses Survey” for public input on April 19, 2013. The Survey provided comments and recommendations on five recreational uses. Staff will use the Survey results in their analysis of the Recreational Uses as part of the code amendment process. All comments and recommendations in the Survey will be shared at a future Subcommittee meeting when Recreational Uses are discussed.

We encourage industry, interested parties and the public in general to participate in future Use Surveys as the input will assist staff to recognize issues the public has identified with current code language, to find possible inconsistencies in the Code, and to better understand how industry and community perceive the uses approval process and standards contained in the Unified Land Development Code.

## *REQUEST FOR PARTICIPATION IN SUBCOMMITTEE*

The Zoning Division Staff has requested confirmation from Interested Parties of their mailing and email addresses so updates can be forwarded to them relative to Subcommittee Meetings. Please note that if you are on the Zoning mailing list to receive the monthly “ULDC 2012-2014 Use Regulations Project” Newsletter, this does not necessarily ensure you are included in the Subcommittee interested parties list.

If you are interested in participating in any or all Subcommittee meetings and have not received an e-mail from the Zoning Division, please let us know by filling out the Public Participation Form on the back of this Newsletter. The Subcommittee meetings will be held at the Vista Center and are scheduled in the afternoons. For a current list of meetings go to :

[http://www.pbcgov.com/pzb/use\\_regulations\\_project/calendar.pdf](http://www.pbcgov.com/pzb/use_regulations_project/calendar.pdf)

## *INDUSTRIAL USES SUBCOMMITTEE UPDATE*

The Zoning Division has scheduled a Subcommittee Meeting to be held on Tuesday, May 14, 2013 for their first meeting to review and discuss the proposed amendments to Industrial Uses. The meeting will take place at the Vista Center in the Ken Rogers Hearing Room 1W-47 from 2:30pm to 4:00pm. The meeting will focus on: formatting February's Subcommittee meeting recommendations, establish meeting goals, introduce consolidated Industrial Uses Matrix with the proposed approval processes, and review standards for individual industrial uses. Staff anticipates that due to the complexity of this topic several Subcommittee meetings will be scheduled.

The Subcommittee Agenda and staff recommendations will be posted online at the address listed below:

[http://www.pbcgov.com/pzb/zoning/LDRAB/subs/subcom\\_meetings\\_2013.htm](http://www.pbcgov.com/pzb/zoning/LDRAB/subs/subcom_meetings_2013.htm)

## *MONTHLY PUBLIC FORUM MEETING*

The Use Regulations Project Public Forum Meetings are held each month to inform interested parties and the general public on the project's objectives and current status.

The first portion of the meeting will be a general overview of the project. The second portion will focus on the current status of the project and allow anyone to ask general or specific questions relative to this project.



**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.

**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 MAY 30, 2013**

*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](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](http://www.pbcgov.com/pzb/use_regulations_project/index.htm)

### Uses Survey

<http://www.pbcgov.org/SurveySystem/Divisions/PZBZone/SurveyHome.htm>

### Interested Party Members

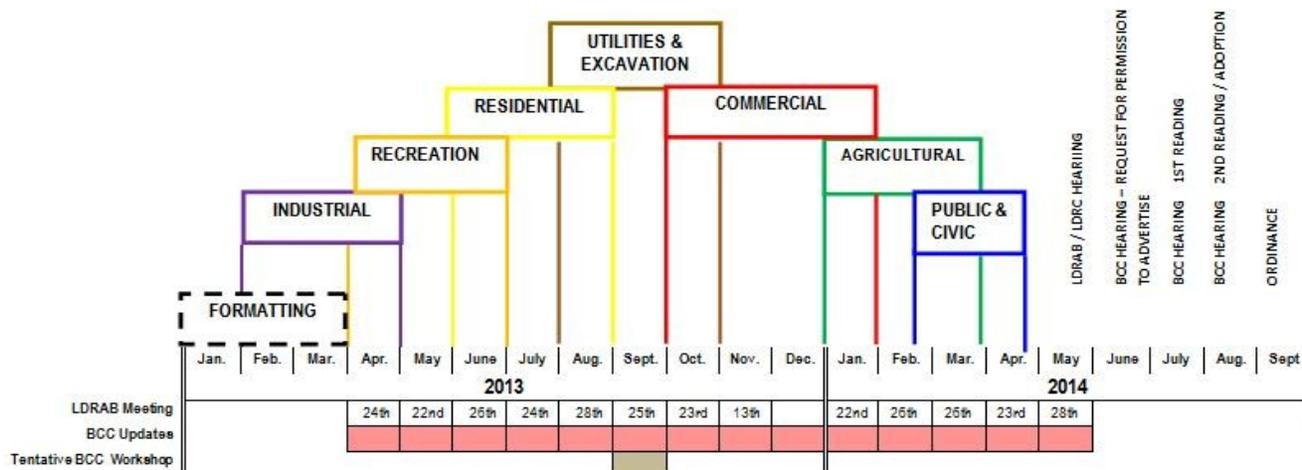
[http://www.pbcgov.com/pzb/zoning/LDRAB/subs/use\\_req/members.pdf](http://www.pbcgov.com/pzb/zoning/LDRAB/subs/use_req/members.pdf)

### Channel 20 Announcements

[http://www.pbcgov.com/publicaffairs/channel\\_20.htm](http://www.pbcgov.com/publicaffairs/channel_20.htm)

## PROJECT TIMELINE

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



## MAY EVENTS

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
	Staff Preparing Draft Industrial Uses Language					
5	6	7	8	9	10	11
	Staff Preparing Draft Industrial Uses Language				Subcommittee and Interested Parties - Distribution of agenda and Industrial Uses Proposed Language  Development Review Advisory Committee (DRAC) - Update on Use Regulations Project	
12	13	14	15	16	17	18
		Subcommittee Meeting Industrial Uses - Vista Center 1W-47 at 2:30pm	Staff Address Subcommittee comments on Industrial Uses			
19	20	21	22	23	24	25
	Staff Address Subcommittee comments on Industrial Uses					
26	27	28	29	30	31	
				Public Forum Meeting - Status of Use Regulations Project, VC-1E-58 - 3pm		

### PAST EVENTS

Date	Event
April 3, 2013 to April 19, 2013	Recreational Uses Survey Open / Closes for Comments
April 25, 2013	LDRAB Meeting Overview of the Use Regulations Project

### FUTURE EVENTS

Date	Event
June 4, 2013	Tentative Subcommittee Meeting To Continue Industrial Use Discussion Vista Center 1W-47 at 2:30pm
June 26, 2013	LDRAB Meeting Discuss Use Project and status of IL Uses

#### CONTACT US

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[PZBCodeRevision@pbcgov.org](mailto:PZBCodeRevision@pbcgov.org)  
 Or via telephone by calling (561) 233-5566



## 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:

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> All Uses          | <input type="checkbox"/> Residential Uses              | <input type="checkbox"/> Agricultural Uses     |
| <input type="checkbox"/> Industrial Uses   | <input type="checkbox"/> Utilities and Excavation Uses | <input type="checkbox"/> Public and Civic Uses |
| <input type="checkbox"/> Recreational Uses | <input type="checkbox"/> Commercial Uses               |  |

Comments:

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### 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**





**Palm Beach County Zoning Division**  
Code Revision Section  
2300 North Jog Road  
West Palm Beach, FL 33411

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