

Palm Beach County • Zoning Division



UNIFIED LAND DEVELOPMENT CODE (ULDC) USE REGULATIONS PROJECT

Volume 1, Issue 9 • October 2013

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RECREATION USES UPDATE

Staff has completed preliminary research for Recreation Uses and is drafting amendments to address industry trends, changes in Federal or State laws, and verify consistency with the County's Comprehensive Plan. There are currently 14 Recreation Uses contained in Article 4, Use Regulations of the Unified Land Development Code (ULDC).

Staff is preparing to initiate internal Round Table Meetings with applicable government agencies within the upcoming weeks to review proposed amendments in preparation to a tentative Use Regulations Project (URP) Subcommittee meeting in November. Invitations for the Subcommittee meeting will be sent to those that have expressed an interest in participating in meetings on Recreation Uses.

DRAC MEETING IN OCTOBER

The quarterly Development Review Advisory Committee (DRAC) meeting has been scheduled for Tuesday, October 22, 2013 at 2:30 p.m. at the Vista Center (Room VC-2E-12), which will begin with a presentation by staff on the Use Regulations Project (URP). This will include an overview of the consolidated Use Regulations Matrix along with amendments to Industrial Uses and Art. 5.B, Supplementary Standards, that were recently reviewed by the URP Subcommittee.

The DRAC is an ad hoc committee that meets quarterly to provide valuable input to the Zoning Division on matters related to the development review process. Membership is comprised of professional Planners, Landscape Architects, Architects, and others who represent clients in the PBC development review process.

Meetings are open to anyone interested in the topics being discussed.

CONTACT US

If you have any questions or comments regarding the
ULDC Use Regulations Project
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LDRAB AND LDRC

The Use Regulations Project amendments will be presented to LDRAB pursuant to Subcommittee review and recommendation of each of the seven use classifications, as delineated in the Project Timeline on page 3. Industrial Uses were the first to be reviewed by the Subcommittee. After LDRAB review of all seven Use Classifications, a final Land Development Review Commission (LDRC) meeting will be required to confirm all amendments are consistent with the Comprehensive Plan.

PROJECT GENERAL STATUS

Zoning staff met individually with Palm Beach County Board of County Commissioner (BCC) during the month of September to update them on the status of current ULDC amendments, which includes the Use Regulations Project. The general overview will be followed up through a memo to the Board to be presented on October 24, 2013 at the BCC Zoning Hearing.

INDUSTRIAL USES: URP Subcommittee Meetings were held on May 14 and August 22, 2013 - Recommendation to move forward to the LDRAB.

Upcoming LDRAB Meeting: Amendment drafts for 16 industrial uses and related standards in Article 5.B, Supplementary Standards, are going to be presented to LDRAB on October 23, 2013. Additional recommendations or discussion requiring further LDRAB discussion of the amendments may be presented at the November 13, 2013 or January 22, 2014 LDRAB meetings.

RESIDENTIAL USES: The Zoning Division is considering scheduling a special kick off meeting for Residential Uses for industry and interested parties to get their feedback on any new types of residential development that the ULDC does not address. This exercise will assist Zoning staff to determine if there is a need to include any new uses in the use classification for Residential Uses. Pursuant to this meeting, the survey will be open to obtain comments from the public on the current ULDC definition, standards and approval process of Residential uses.

PUBLIC FORUM MEETING

The Zoning Division has been scheduling monthly **Public Forum Meetings** since February of this year to provide a general overview and status of the 2013-14 ULDC Use Regulations Project to any interested parties.

The next meeting is scheduled for:

WHEN: **October 31, 2013**

Last Thursday of each month from 3:00 PM to 4:00 PM

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

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

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>

Use Regulations Project Website

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

Interested Parties List

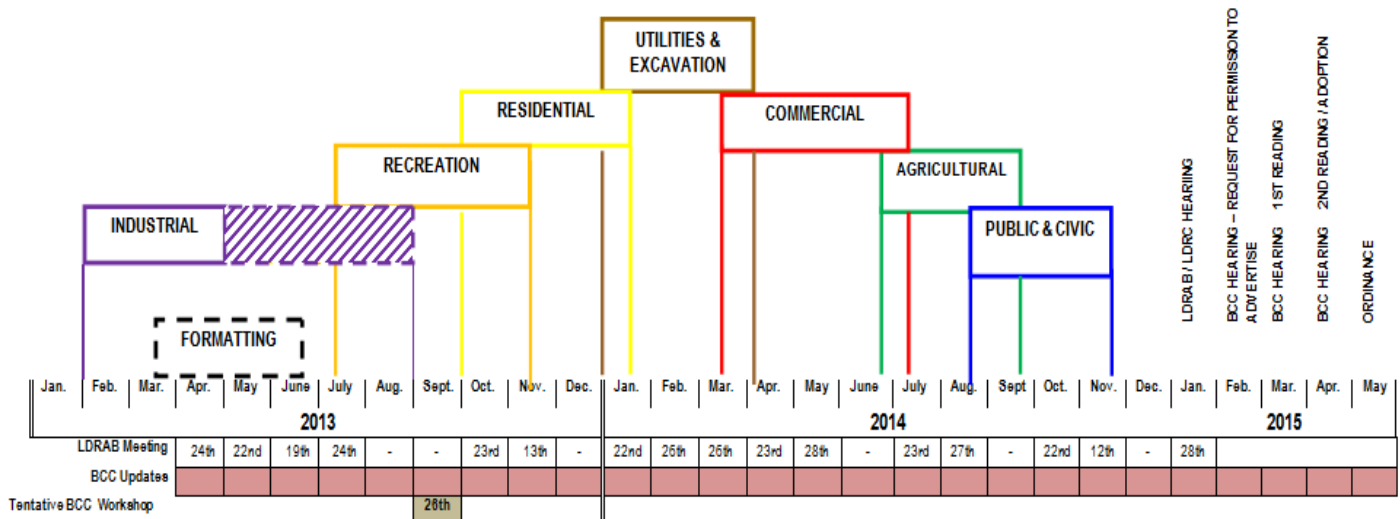
http://www.pbcgov.com/pzb/zoning/LDRAB/subs/use_reg/members.pdf

Channel 20 Announcements

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

PROJECT TIMELINE

The timeline is a tentative schedule to address the Use Regulations Project by **Use Classification**.



* Schedule Subject to Change

OCTOBER EVENTS*

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
Staff Preparing Drafts for Recreational Uses						
6	7	8	9	10	11	12
Staff Preparing Drafts for Recreational Uses						
13	14	15	16	17	18	19
Staff Preparing Drafts for Recreational Uses						
20	21	22 DRAC Meeting Status of Use Reg. Project VC-2E-12 at 2:30pm	23 LDRAB Meeting Presentation of Industrial Uses VC-1W-47 at 2:00pm	24 BCC Zoning Hearing Presentation of Use Reg. Project Status - Downtown	25	26
Staff Preparing Drafts for Recreational Uses						
27	28	29	30	31 Public Forum Meeting Status of Use Reg. Project VC-1E-58 3pm		
Staff Preparing Drafts for Recreational Uses						

* All dates and times are tentative and subject to change

PAST EVENT

Date	Event
September 26, 2013	BCC Zoning Hearing Zoning Director gives Status of Use Reg. Project at the Governmental Center – Rescheduled for October 24, 2013.
September 26, 2013	Public Forum Meeting Status of the Use Regulations Project

FUTURE EVENTS

Date	Event
November 21, 2013	Public Forum Meeting Status of Use Regulations Project, Vista Center

CONTACT US

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