

# Palm Beach County • Zoning Division



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

Volume 2, Issue 7 • July 2014

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## RESIDENTIAL USES SUBCOMMITTEE RESULTS

The Land Development Regulations Advisory Board (LDRAB) Use Regulations Project Subcommittee convened on June 18, 2014, to review proposed amendments to Residential Use definitions, standards and approval processes.

Zoning staff presented amendments to 15 of the 16 Residential Uses. Nursing or Convalescent Facility will be discussed and reviewed, along with Public and Civic Uses, to facilitate comparison of standards with other Civic Uses, but will remain in the Residential Use classification. Some of the main topics discussed included:

- Deletion from the Use Matrix of accessory Residential Uses that cannot function as standalone uses to be permitted as accessory to specific principal uses. This change resulted in reorganization of the format for Residential Uses in Article 4 by separating principal from accessory uses.
- Revision of Farm Residence, Mobile Home Accessory to Bona Fide Agriculture, and Farm Workers Quarters, are tentative, pending an Agricultural Reserve (AGR) Tier Workshop scheduled within the upcoming months by the Planning Division, and direction from the BCC.
- Congregate Living Facility - clarify separation distance measurement is done from structure to structure to avoid conflicts with the Rules of Construction and Measurement section in Article 1 of the ULDC; ensure Fire Rescue reviews prior to application submittal to ensure a Fire Station is in proximity to a CLF, and height restrictions.
- Multifamily - verify deletion of vertical integration requirement in TMD is consistent with the Comprehensive Plan.
- Groom's Quarters - provide specificity in the removal time of the kitchen facilities to avoid future use of the accessory use as independent living units.
- Consolidation of use standards in Article 5, Supplementary Standards, related to temporary uses and structures such as outdoor runs applicable to kennels or temporary use of mobile homes.

The Subcommittee determined that a follow up meeting would not be necessary. Motion for staff to incorporate revisions and present at the next LDRAB meeting, which is tentatively scheduled for July 23, 2014.

Additional details of the meetings can be found at the Use Regulations Project Subcommittee link [http://www.pbcgov.com/pzb/zoning/LDRAB/subs/subcom\\_meetings\\_2013.htm](http://www.pbcgov.com/pzb/zoning/LDRAB/subs/subcom_meetings_2013.htm).

### CONTACT US

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



## STATUS OF USES

While finalizing revisions to the Residential Uses draft, staff has begun the research and analysis of existing Code provisions for Utilities Uses. The month of July will be dedicated to finalizing the changes that will be needed to update regulations applicable to Utility Uses, and research of Public and Civic Uses will begin in the month of August.

## PUBLIC AND CIVIC USES SURVEY

The Use Regulations Project survey was designed to solicit public input on issues related to uses definitions, supplementary use standards, and approval processes in the current Unified Land Development Code (ULDC).

The survey for Public and Civic Uses will be open from **July 14, 2014 to August 1, 2014**, and will be available at [http://www.pbcgov.com/pzb/use\\_regulations\\_project/pg4.htm](http://www.pbcgov.com/pzb/use_regulations_project/pg4.htm). Zoning staff appreciates your comments and feedback, which is useful in achieving a comprehensive review of the use regulations. We encourage you to continue support.

## AGRICULTURAL RESERVE TIER

Based on Board of County Commissioners (BCC) direction, the Planning Division is preparing to hold a roundtable meeting with interested parties, related to the Agricultural Reserve (AGR) Tier. The meeting will be held in September 2014, and the purpose is to discuss policies and issues related to the Tier. The results from the roundtable will be presented to the BCC at a subsequent workshop for direction, and final decisions by the Board may affect the Use Regulations Project, particularly those uses that are typically located in the AGR Tier.

The timeframe and additional information related to the topic can be found at [http://www.pbcgov.com/pzb/Planning/ag\\_reserve/ag\\_reserve.htm](http://www.pbcgov.com/pzb/Planning/ag_reserve/ag_reserve.htm) which also includes a survey for those interested in participating in the roundtable. The deadline to fill out the survey is July 10, 2014.

## PUBLIC FORUM MEETING

The monthly Public Forum meeting on the Use Regulations Project updates the public on the latest proposed changes to the Uses by providing an overview of the Project content, objectives and status. This is also an excellent opportunity for the public to bring to staff's attention specific Use-related issues for further discussion or consideration. *Please join us and get involved.*

**The next meeting is scheduled for:**

**WHEN:** [Thursday, July 31, 2014](#)  
**TIME:** 3:00 p.m. to 4:00 p.m.  
**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

## CHANNEL 20 VIDEO SEGMENT



During the month of July 2014, PBCTV Channel 20 will continue to present the **County Connection** segment, and an informative commercial for the "Unified Land Development Code 2012 -2014 Use Regulations Project".

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)

## 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

**Use Regulations Project Website**

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

**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)

**Interested Parties List**

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

**LDRAB Public Hearings**

<http://www.pbcgov.com/pzb/zoning/LDRAB/2014/agenda.htm>

**Board of County Commissioners (BCC) Zoning Hearings**

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

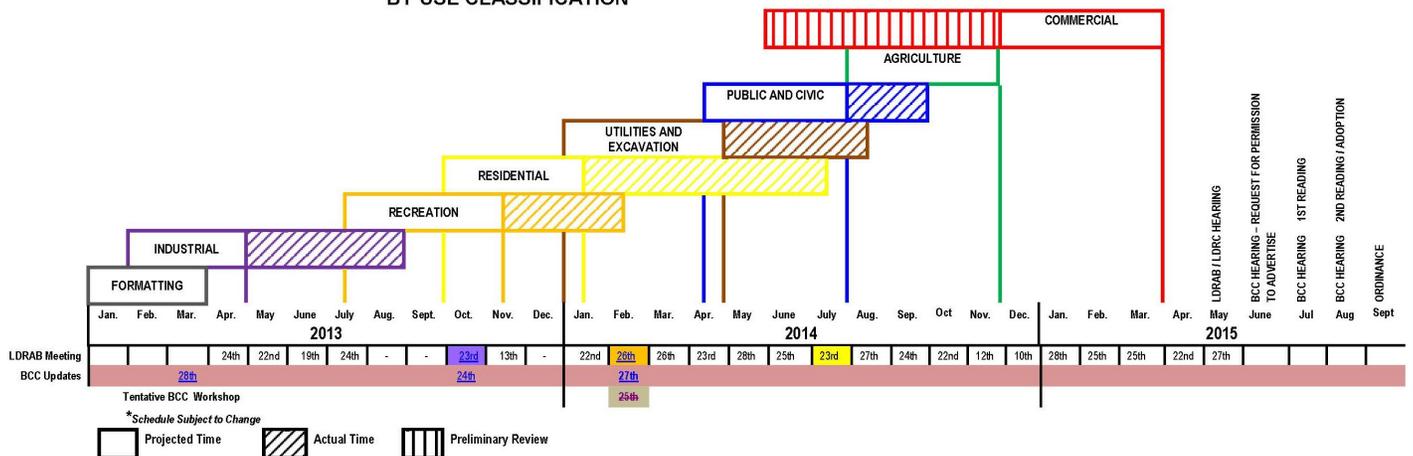
**Channel 20 Announcements**

[http://www.pbcgov.com/publicaffairs/channel\\_20.htm](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**. The timeline has been adjusted to reflect additional time allotted to each Use Classification.

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



## JULY EVENTS\*

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3 <b>CANCELED</b> Subcommittee Meeting Back-Up Date	4 Holiday	5
Staff Finalizing Corrections to Residential Uses						
Staff Preparing Research for Utility Uses and Formatting of Excavation Uses						
6	7	8	9	10	11	12
Staff Finalizing Corrections to Residential Uses						
Staff Preparing Research for Utility Uses and Formatting of Excavation Uses						
13	14 Opening of the Public and Civic Uses Survey	15	16 LDRAB Packet to Be Delivered.	17	18	19
PUBLIC AND CIVIC USES SURVEY OPEN						
Staff Preparing Initial Draft for Utility Uses and Formatting of Excavation Uses						
20	21	22	23 LDRAB Meeting Use Regulations Project—Presentation of Residential Uses, Vista Center 1W-47, 2:00 p.m.	24	25	26
PUBLIC AND CIVIC USES SURVEY OPEN						
Staff Preparing Initial Draft for Utility Uses and Formatting of Excavation Uses						
27	28	29	30	31 Public Forum Meeting - Status of Use Reg. Project; Vista Center -1E-58 3:00 p.m.	1 Public and Civic Uses Closes at 5:00 p.m.	
PUBLIC AND CIVIC USES SURVEY OPEN -						
Staff Preparing Initial Draft for Utility Uses and Formatting of Excavation Uses						

\*All dates and times are tentative and subject to change.

### PAST EVENTS

Date	Event
June 18, 2014	LDRAB Use Regulations Project Subcommittee Residential Uses
June 25, 2014	LDRAB Meeting General Project Status
June 26, 2014	Public Forum Meeting General Status of the Use Regulations Project

### FUTURE EVENTS

Date	Event
August 21, 2014	Type 1 Kennel Commercial (County Staff and Interested Parties)
August 27, 2014	LDRAB Meeting Tentative Presentation of Residential Uses
August 28, 2014	Public Forum Meeting General Status of the Project
August 2014	Formatting Changes to Commercial Communication Towers (Date Pending)

**ONLY SUBCOMMITTEE MEMBERS AND INTERESTED PARTIES RECEIVE INVITATIONS TO THE SUBCOMMITTEE MEETINGS. IF YOU ARE INTERESTED IN PARTICIPATING IN ANY PARTICULAR USE CLASSIFICATION SUBCOMMITTEE MEETING, PLEASE SEND AN E-MAIL TO [PZBCodeRevision@pbcgov.org](mailto:PZBCodeRevision@pbcgov.org) TO BE INCLUDED IN THE LIST OR FILL OUT THE "PUBLIC PARTICIPATION FORM" ON THE NEXT PAGE OF THIS NEWSLETTER.**



## 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:

All Uses

Utilities and Excavation Uses

Agricultural Uses

Commercial Uses

Public and Civic 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  
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