



# Palm Beach County • Zoning Division

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

Volume 2, Issue 5 • May 2014

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### RESIDENTIAL USES SUBCOMMITTEE

Upon preliminary review of residential uses staff expected to make minimal changes, nevertheless detailed analysis of existing regulations revealed that some standards will require further revision, relocation or deletion.

For example, one of the uses that required additional attention is Mobile Home and it is proposed that it be reorganized to specify when it is permitted as dwelling, accessory or temporary use. In this particular case, analysis and cross reference with Florida Statutes or regulations such as the Florida Building Code, have taken more time than initially expected.

Staff anticipates the residential uses draft presented to the Subcommittee in June.

### COMMERCIAL USES KICK-OFF MEETING

The Palm Beach County Zoning Division is hosting a meeting to solicit public input regarding **definitions, supplementary use standards and approval processes** for Commercial Uses, as contained in the Unified Land Development Code (ULDC).

**When:** Thursday, May 15, 2014

**Where:** Vista Center (2300 N. Jog Road – West Palm Beach, Ken Roger Hearing Room (VC-1W-47).

**Time:** 1:00 p.m. to 3:00 p.m.

Commercial Uses [Survey](#) open until May 30, 2014 at

[http://www.pbcgov.com/pzb/use\\_regulations\\_project/pg4.htm](http://www.pbcgov.com/pzb/use_regulations_project/pg4.htm)

### AGRICULTURAL RESERVE TIER

At the Board of County Commissioners' workshop on the Agricultural Reserve (AGR) Tier on March 25, 2014, Planning Division staff was directed to coordinate a Round Table to discuss AGR issues with all interested parties.

Zoning staff will be tracking evolution of the topic and Board direction to ensure the Use Regulations Project is consistent with the Comprehensive Plan.

### 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



# GENERAL OVERVIEW OF THE PROJECT SCHEDULING

The Residential Uses draft is in the final stages and comments and input from the public at subcommittee meetings are still pending. Utilities and Excavation Uses will be presented to the public in the next two months with minimal feedback, as it has received only a few comments from agencies and none from the public.

Zoning staff is expecting to utilize most of the third quarter of this year to work on Commercial Uses. Agricultural uses will be addressed in the last quarter of 2014, which will possibly coincide with Board direction on the AGR Tier policies.

In order to make the most use of Code Revision staff's time, the section is not anticipating amendments in Round 2014-02, unless presented as Privately Initiated Amendments (PIA) or emergency amendments from other agencies.

# IMPROVEMENTS TO THE USE MATRIX

The reformatted and consolidated Use Matrix (see insert below) is in progress and may be subject to changes. Staff is testing the final format changes to ensure it is more user friendly and usable on tablets and cell phones.

Some of the main changes include:

- Consolidation of Standard Zoning Districts, Infill Redevelopment Overlay (IRO), Urban Redevelopment Area Overlay (URAO), Planned Development Districts (PDDs), and, Traditional Development Districts (TDDs) use matrices;
- The matrix is more visually balanced by placing Standard Zoning Districts, IRO and URAO on one side, while PDDs and TDDs are on the other side;
- Uses are centrally located to allow the reader to move through the matrix without losing reference to the use;
- Every other row is shaded for better tracking of the approval process by use;
- The numbers for supplementary standards are next to the use and are hyperlinked to facilitate connection to use regulations.

TABLE 4.B.3.A. COMMERCIAL USE MATRIX

AG/ CON	STANDARD DISTRICTS (Zoning Districts)										Use Type	Supp. Standards	PLANNED DEVELOPMENT DISTRICTS (PDDs)											TRADITIONAL DEV. DISTRICTS (TDDs)						
	Residential					Commercial							IND	INST	PUD Pods	MUPD FLU	MX FLU	PIP Pods	MIR	LCC FLU	TND TIER		TMD TIER							
	P	A	R	A	R	C	C	C	C	C			I	I	I	I	R	E	C	C	C	C	C	U/S	Exurb Rural	U x AGR	R	E	C	R

# PUBLIC FORUM MEETING

A general overview of the Use Regulation Project content, objectives and status is presented at the monthly Public Forum Meeting which also provides an 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, **May 29, 2014**
- TIME:** 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

### 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 Commission (BCC) Zoning Hearings

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

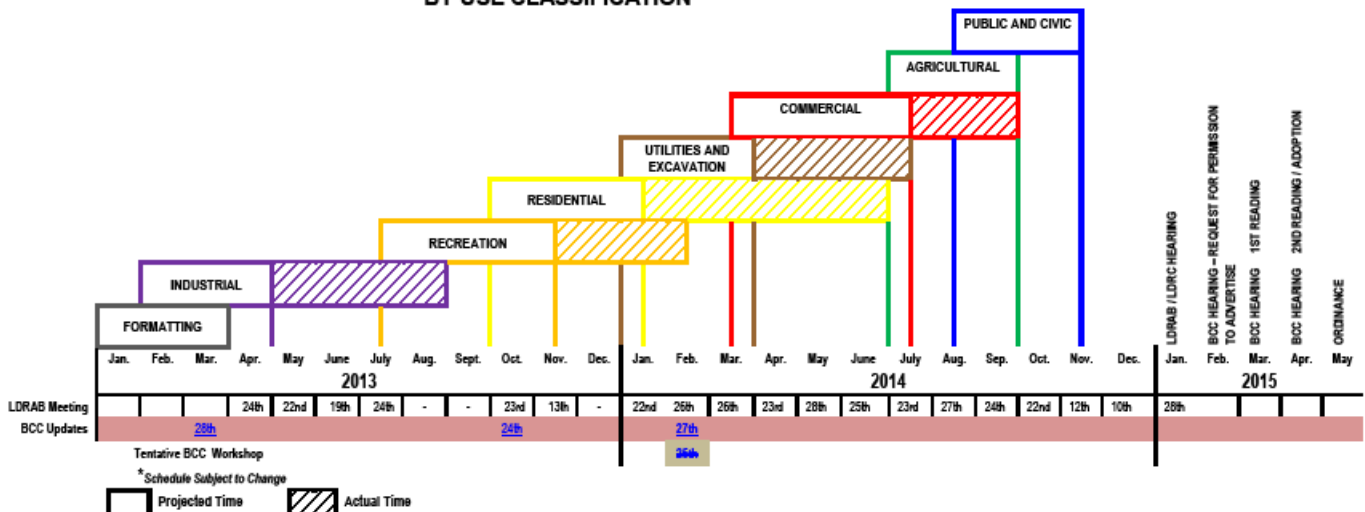
### Channel 20 Announcements

[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**



## MAY EVENTS\*

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
Residential Uses Draft- Planning and Zoning Revision						
Analysis of Utilities and Excavation Uses						
Commercial Uses Survey Open						
4	5	6	7	8	9	10
Residential Uses Draft- Planning and Zoning Revision						
Analysis of Utilities and Excavation Uses						
Commercial Uses Survey Open						
11	12	13	14	15	16	17
Residential Uses Draft- Subcommittee Packet Preparation						
Staff Preparing Initial Draft for Utility Uses and Formatting of Excavation Uses						
Commercial Uses Survey Open						
18	19	20	21	22	23	24
Residential Uses Draft- Subcommittee Packet Preparation						
Staff Preparing Initial Draft for Utility Uses and Formatting of Excavation Uses						
Commercial Uses Survey Open						
25	26	27	28	29	30	31
Residential Uses Draft- Subcommittee Packet Preparation						
Utility Uses Draft and Formatting of Excavation Uses - Planning and Zoning Revision of Draft						
Commercial Uses Survey Open						

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

### PAST EVENTS

Date	Event
April 21, 2014	Commercial Uses Survey Open
April 23, 2014	LDRAB Meeting General Status of the Use Regulations Project
April 24, 2014	Public Forum Meeting General Status of the Use Regulations Project

### FUTURE EVENTS

Date	Event
June 11, 2014	Subcommittee Meeting Residential Uses
June 23, 2014	Subcommittee Meeting Residential Uses Tentative 2nd meeting if needed
June 25, 2014	Tentative Special LDRAB Meeting Status of the Project
June 26, 2014	Public Forum Meeting General Status of the Project
June 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" IN 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**  
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STAMP  
HERE