

# Palm Beach County • Zoning Division



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

Volume 2, Issue 11 • November 2014

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### *DECEMBER 4, 2014 BCC ZONING HEARING– URP UPDATES*

Staff is preparing to present an update on the status of the Use Regulations Project (URP) to the Board of County Commissioners at the December 4, 2014 BCC Zoning Hearing. The purpose of the presentation is to notify Board members of the proposed changes to the Project's timeline, progress of the project including meetings with the public, subcommittees, and draft amendments to the Residential Uses presented to the Land Development Regulation Advisory Board (LDRAB).

In addition, the update will include agricultural uses postponement within the timeline, making Agricultural Uses the last use classification to be reviewed in the Project. In an effort to provide the Palm Beach County (PBC) Farming Community with an opportunity to present feedback on Agricultural Uses and due to the winter farming season, the PBC Planning, Zoning and Building Department has agreed to re-post the Agricultural Survey in April 2015. The postponement will coincide with Planning Division's AGR Tier Workshop in order to address potential changes in agricultural Plan policies. The Agricultural survey was originally open between October 10 and October 31, 2014.

### *UTILITY USES*

Over the past few months Code staff has been reviewing Utility Uses. During this time, staff coordinated with Solid Waste Authority (SWA), Palm Beach County (PBC) Department of Health, Code Enforcement, Planning Division, Building Division, Water Utilities and Florida Department of Environmental Protection (FDEP). Uses that relate to electric facilities and solid waste management have been the subject of conversations with Florida Power and Light (FPL) and SWA.

The coordination is an effort to ensure that Zoning's supplemental standards related to applicable uses are not in conflict with SWA's policies and are in compliance with Florida Statute. The following uses require SWA permits: Air Curtain Incinerator, Chipping and Mulching, Composting Facility, Recycling Center, Recycling Plant, Sanitary Landfill or Incinerator and Solid Waste Transfer Station.

### *PUBLIC AND CIVIC USES*

Staff has begun research of Public and Civic uses. Items of interest include: Place of Worship, Nonprofit Institutional Assembly and Nonprofit Membership Assembly.

Staff has reviewed national, state and local trends in Zoning Code as well as applications for places of worship. Indications are that "places of assembly" are transforming from the traditional role of providing a limited number of worship services (e.g. one or two days per week) and community support activities, to providing multiple services several days per week and space for an increasing variety of community services, some of which may or may not be related to the practice of religion, or

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### 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



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support of surrounding neighborhoods. Staff is considering revisions to the supplemental standards to address trends in location of services provided. Zoning staff have noted an increasing trend in the use of accessory facilities such as meeting halls, multi-purpose rooms and other uses not generally defined as collocated facilities, operating in Places of Worship. In the near future, staff will be reviewing these three uses among other public and civic uses.

## *COMMERCIAL USES– INDUSTRY TRENDS*

Code staff is committed to researching industry standards for existing and new commercial uses. Some of the uses include brewpubs and virtual office.

### Brewpubs

One of the more interesting examples lately has been the resurgence of brewpubs. Research of other municipalities and the American Planning Association (APA) shows there are varying definitions, supplemental standards and approval processes for brewpubs. Typically, brewpubs are defined as establishments that brews and sell beer on premises. In some cases, thresholds are established to separate the small-scale breweries from the large-scale breweries. Brewpubs are commonly lower impact, small-scale establishments, brewing small quantities which have been considered an appropriate use in many commercial districts. Today's Palm Beach County Code would identify a brewpub as a Manufacturing and Processing use allowed only in an industrial zoning district. As the market for craft beer has continued to grow and this use becomes more popular, Palm Beach County will have to prepare and begin to think of how to accommodate this trend. Several questions to ponder will be what would be an acceptable threshold? What would be an acceptable zoning district? What approval processes should staff consider? These are some of the questions to be considered during the Commercial Classification review.

### Virtual Office

Virtual offices have trended nationwide for some time. Recently, staff acknowledged this trend making its way into Palm Beach County. Customers have come to the Zoning Division seeking Zoning Approvals for "virtual offices". According to the American Planning Association (APA) "virtual offices are touted as a way for those running businesses to offer a more 'professional' commercial address and setting". Virtual offices can also serve as an alternative to home-based businesses and create satellite offices. Though, as noted, this seems to be a trending industry, it is unclear as to how other municipalities are addressing this use. According to the US Small Business Administration (SBA), virtual offices are being offered by some companies as a "turnkey corporate image with all the tools one needs to run a business" (SBA 2013). From a zoning perspective, there doesn't seem to be much difference from other general professional office-type uses. Staff will continue to research these topics and their appropriateness for Palm Beach County during the Commercial Classification review.

## *ACCESSORY AND COLLOCATED USES*

Staff is currently reviewing the definitions for Accessory and Collocated as they relate to uses in the Code. Clarification of the applicability of these concepts will assist in the determination of stand alone uses, and consequently approval processes, supplementary use standards and site design provisions, such as parking, that help warrant the use of land.

## *PUBLIC FORUM MEETING*

The next meeting is scheduled for:

**WHEN:** [Thursday, November 20, 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

If you have questions, please e-mail [PZBCodeRevision@pbcgov.org](mailto:PZBCodeRevision@pbcgov.org)

## 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>

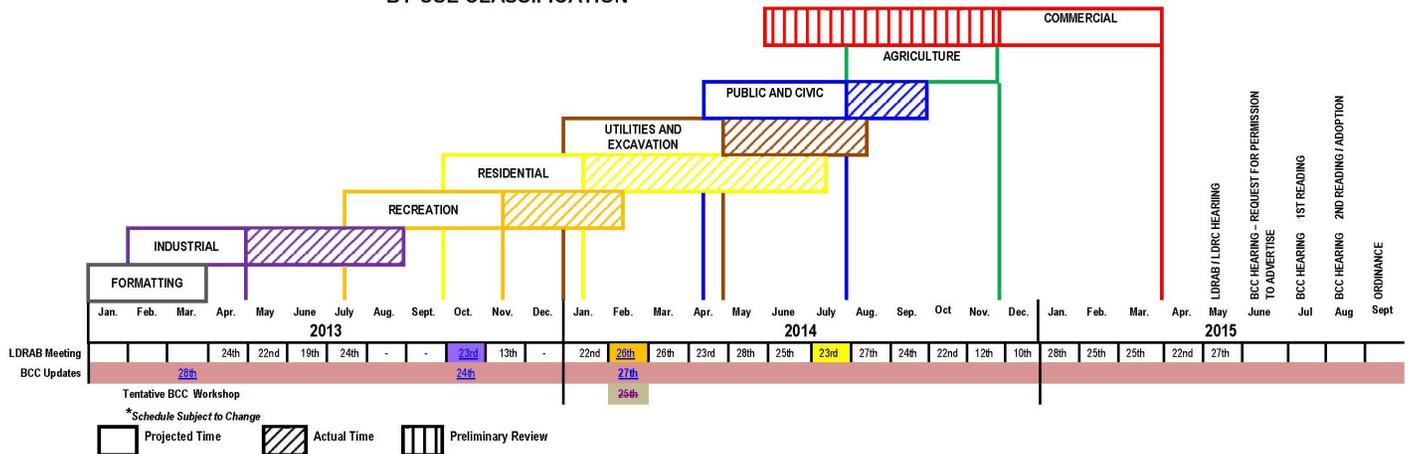
**Promotional Video**

[mms://pbcvideo.co.palm-beach.fl.us/pzb/3\\_min\\_video.wmv](mms://pbcvideo.co.palm-beach.fl.us/pzb/3_min_video.wmv)

## 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 and **will be subject to BCC input at the December 4, 2014 BCC Zoning Hearing**.

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



## NOVEMBER EVENTS\*

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
Utility Uses Draft for Staff Revisions prior to Roundtable - Formatting Communication Towers for Meeting with Industry						
Public and Civic Uses Research						
9	10	11	12 LDRAB Meeting Status of Project Vista Center 1W-47 2:00 pm	13	14	15
Utility Uses Draft for Staff Revisions prior to Roundtable - Formatting Communication Towers for Meeting with Industry						
Public and Civic Uses Research						
16	17	18	19	20 Public Forum Meeting Status of Use Reg. Project; Vista Center -1E-58 3:00 p.m.	21	22
Utility Uses Draft for Staff Revisions prior to Roundtable - Formatting Communication Towers for Meeting with Industry						
Public and Civic Uses Research						
23	24	25	26	27	28	29
Utility Uses Draft for Staff Revisions prior to Roundtable - Formatting Communication Towers for Meeting with Industry						
Public and Civic Uses Research						

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

### PAST EVENTS

Date	Event
October 22, 2014	Land Development Regulation Advisory Board (LDRAB) Meeting Status of Use Regulations Project & Kennel Update
October 30, 2014	Public Forum Meeting General Status of Project

### FUTURE EVENTS

Date	Event
December 4, 2014	BCC Public Hearing General Status of Project
December 18, 2014	Public Forum Meeting General Status of Project

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  
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**Palm Beach County Zoning Division**  
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