

Palm Beach County • Zoning Division



UNIFIED LAND DEVELOPMENT CODE (ULDC) USE REGULATIONS PROJECT

Volume 3, Issue 2 • April 2015

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STATUS OF PUBLIC, CIVIC AND TRANSPORTATION USES

Code Revision staff are completing initial drafts of amendments to Public and Civic uses, and anticipate presentation to the LDRAB Subcommittee either concurrently with or shortly after review of Utility Uses.

Public and Civic uses which are related to transportation are being relocated to the new Transportation use classification. In addition, definition of the existing Transportation Facility use, currently under the Industrial Use classification, mixes two activities; transportation of passengers and transportation of packets.

Zoning staff have made a distinction between the uses by placing the use associated with modes of transportation not included in the Code under Transportation Facility use which will be part of the Transportation use classification. Management of packages will be address under Distribution Facility and will remain under the Industrial use classification. This change is made for consistency with Future Land Use provisions in the Comprehensive Plan.

PUBLIC FORUM MEETING

General presentation 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.

The next meeting is scheduled for:

WHEN: Thursday, April 30, 2015

TIME: 3:00 p.m. to 4:00 p.m.

WHERE: Palm Beach County Planning, Zoning & Building
2nd Floor Vista Center – Meeting Room VC-2E-12
2300 N. Jog Road, West Palm Beach, FL 33411

Should you have any questions or require additional information, please contact Code Revision staff at (561)233-5200 or e-mail at PZBCCodeRevision@pbcgov.org



***MARCH 24, 2015 AGRICULTURAL RESERVE (AGR)
WORKSHOP OF THE BOARD OF COUNTY
COMMISSIONERS (BCC)***

Planning, Zoning and Building staff will be addressing various issues related to the Agricultural Reserve (AGR) Tier in response to direction from the Board of County Commissioners (BCC).

Zoning staff will amend the Unified Land Development Code (ULDC) to modify the 25,000 square footage limitation for Packing Plants that are accessory to a Bona Fide Agriculture in AGR preserve areas. Staff will also explore expansion of Potting Soil Manufacturing, Community Gardens, and Produce Stand in the preserve area of the AGR. These topics will be handled separately from the Use Regulations Project.

Additional information on the Workshop can be found on the Planning Division webpage at: http://www.pbcgov.com/pzb/Planning/ag_reserve/ag_reserve.htm.

***ONLINE SURVEY ON REGULATIONS
FOR AGRICULTURAL USES
OPEN FROM
APRIL 6 TO APRIL 24, 2015 AT***

<http://survey.pbcgov.com/s3/PZB-Zoning-Survey-for-Agriculture-Uses>

- At this time the public is invited to comment on the Unified Land Development Code (ULDC) Use regulations, specifically as they apply to use definitions, supplementary standards and approval processes for agricultural uses.
- Interested parties are being presented with an opportunity to provide comments and recommendation to Zoning staff of how the existing use regulations are affecting the operation of Agricultural uses.
- This survey is limited to the general evaluation of Agricultural Use Regulations, and is not intended to duplicate discussion at the March 24, 2015 Board of County Commissioners (BCC) Agriculture Reserve (AGR) workshop. Per Board of County Commissioners direction, those topics will be addressed in a separate forum.

CONTACT US

**If you have any questions or comments regarding the ULDC
Use Regulations Project**

PZBCodeRevision@pbcgov.org or (561) 233-5566

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

Subcommittee Meetings

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

LDRAB Public Hearings

<http://www.pbcgov.com/pzb/zoning/LDRAB/2015/agenda.htm>

Board of County Commissioners (BCC) Zoning Hearings

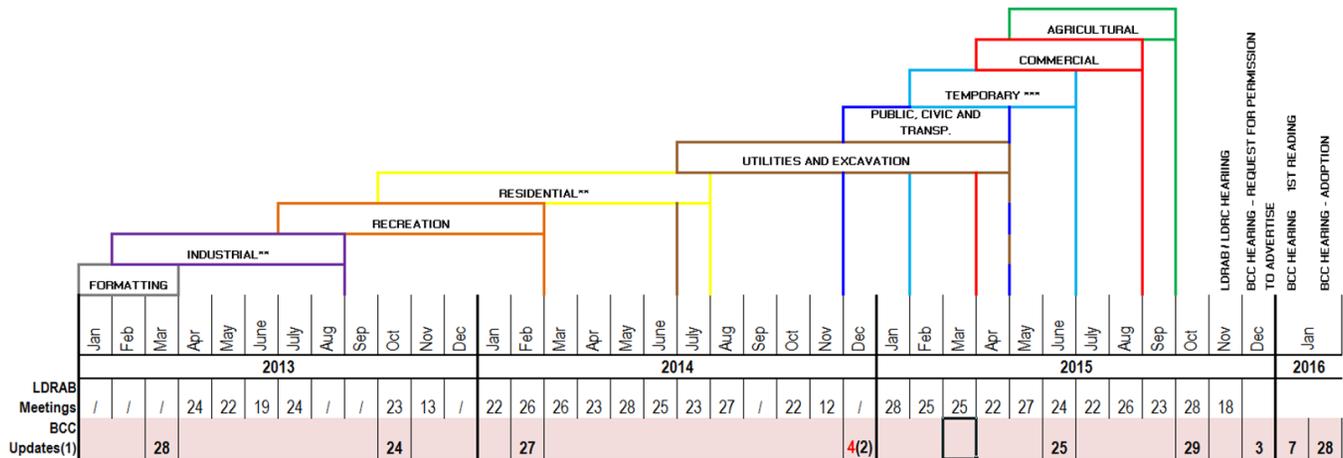
<http://www.pbcgov.com/pzb/zoning/bcc/agenda.htm>

Promotional Video

mms://pbcvideo.co.palm-beach.fl.us/pzb/3_min_video.wmv

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 change**.



* Timeline Subject to Change
 ** Uses to Be Reviewed Pending AGR Tier Workshop
 *** Temporary Uses Relocated from Other Use Classifications
 (1) BCC Workshop or Zoning Director Updates
 (2) Update to Residential Uses Postponed

APRIL EVENTS*

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
Utility Uses and Excavation Uses Drafts in Preparation to Subcommittee Commercial Communication Towers Zoning Staff Evaluation of Glitches and Formatting.						
Public and Civic Uses Analysis and Initial Draft - Transportation Uses Research						
5	6 Agricultural Survey Open Day	7	8	9	10	11
AGRICULTURAL USES SURVEY OPEN						
Utility Uses and Excavation Uses Drafts in Preparation to Subcommittee - Commercial Communication Towers Zoning Staff Evaluation of Glitches and Formatting.						
Public and Civic Uses Analysis and Initial Draft - Transportation Uses Research						
12	13	14	15	16	17	18
AGRICULTURAL USES SURVEY OPEN						
Utility Uses and Excavation Uses Drafts in Preparation to Subcommittee - Commercial Communication Towers Zoning Staff Evaluation of Glitches and Formatting.						
Public and Civic Uses Analysis and Initial Draft - Transportation Uses Research						
19	20	21	22 LDRAB Meeting Status of Use Regulations Project. Vista Center - Room 1E-47 3:00 p.m.	23	24 Agricultural Uses Survey Closes at 5:00 p.m.	25
AGRICULTURAL USES SURVEY OPEN						
Utility Uses and Excavation Uses Drafts in Preparation to Subcommittee - Commercial Communication Towers Zoning Staff Evaluation of Glitches and Formatting.						
Public and Civic Uses Analysis and Initial Draft - Transportation Uses Analysis and Initial Draft						
26	27	28	29	30 Public Forum Meeting Status of Use Reg. Project Vista Center - Room 2E-12		
Utility Uses and Excavation Uses Drafts in Preparation to Subcommittee - Commercial Communication Towers Zoning Staff Evaluation of Glitches and Formatting.						
Public and Civic Uses Draft for Internal Discussion - Transportation Uses Analysis and Initial Draft						

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

<i>PAST EVENTS</i>	
Date	Event
March 24, 2015	AGR Workshop of the Board of County Commissioners (BCC) Direction to staff on items discussed
March 25, 2015	LDRAB Annual Kick Off Meeting Use Regulations Project Status
March 26, 2015	Public Forum Meeting General Status of Project—Open to the Public

<i>FUTURE EVENTS</i>	
Date	Event
May 27, 2015	LDRAB Meeting
May 28, 2015	Public Forum Meeting General Status of Project - Open to Public

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 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:



Mailing INSTRUCTIONS

Fold this page and place a stamp on the reverse side of the document and return to the address listed.

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PLACE
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