

# Palm Beach County • Zoning Division



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

Volume 3, Issue 3 • May 2015

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## AGRICULTURAL USES SURVEY RESULTS

The Zoning Division would like to thank participants for their comments on the Agricultural Use definitions, approval processes and supplementary use standards as currently contained in the ULDC, your feedback is invaluable.

The October 2014 and April 2015 Agricultural survey comments can be viewed on the Use Regulations Project web page at [http://www.pbcgov.com/pzb/use\\_regulations\\_project/pdf/Agriculture\\_Uses%20.pdf](http://www.pbcgov.com/pzb/use_regulations_project/pdf/Agriculture_Uses%20.pdf).

Comments were received for the following five uses: Agriculture Research and Development, Agriculture Storage, Agriculture Transshipment, Potting Soil Manufacturing and, Bona Fide Agriculture, with Bona Fide Agriculture receiving the most feedback.

The comments provided will be considered by staff as part of the analysis of the Agricultural Uses and will help to determine if any amendments are necessary.

Staff is scheduled to begin evaluation of Agricultural Uses in late May 2015. Based on the tentative timeline projected, it is estimated that the proposed amendments for the Agricultural Use classification will be presented to the Land Development Regulation Advisory Board (LDRAB) Use Regulations Project Subcommittee in September - October 2015.

## UTILITY USES SUBCOMMITTEE

The proposed amendments to the Utility Uses and reorganization of Excavation Uses will be presented to the LDRAB Use Regulations Project Subcommittee meeting on June 11, 2015. All Subcommittee members and interested parties are cordially invited to participate:

**Where:** Vista Center - 2300 N. Jog Road, West Palm Beach - FL - Ken Rogers Hearing Room VC-1W-47

**When:** Thursday, June 11, 2015 at 2:00 p.m.

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Draft of the amendments will be available on-line at [http://www.pbcgov.com/pzb/zoning/LDRAB/subs/subcom\\_meetings\\_2013.htm](http://www.pbcgov.com/pzb/zoning/LDRAB/subs/subcom_meetings_2013.htm), prior to the meeting.

The Utility Uses draft addresses the following uses: Electric Distribution Facility, Electric Power Facility, Electric Transmission Facility, Renewable Energy Solar Facility, Renewable Energy Wind Facility, Landfill or Incinerator, Solid Waste Transfer Station, Minor Utility and Water or Wastewater Treatment Plant.

In addition, other uses currently listed under the Utilities and Excavation classification will also be discussed at the Subcommittee meeting:

- Air Curtain Incinerator, Air Stripper, Chipping and Mulching, Composting Facility, Recycling Center, and Recycling Drop-Off Bin relocation to another use classification or to Article 5, Supplementary Standards. Staff is proposing amendments to the existing standards in these uses.
- Excavation Uses relocation to its own use classification and the supplementary use standards reorganization consistent with construction of Article 4, along with minor amendments regarding authority on the interpretation of the excavation regulations.

Code glitches identified by staff for Excavation Uses will be scheduled as part of the Unified Land Development Code (ULDC) amendments, Round 2015-02, which are expected to be presented to the Board of County Commissioners in January 2016.

Commercial Communication Towers will be presented as a new use classification to the Subcommittee at a separate meeting to be announced through this newsletter.

Amendments to Excavation Uses and Commercial Communication Towers are not major substantive changes to existing Code regulations.

### ***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, May 28, 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 [PZBCodeRevision@pbcgov.org](mailto:PZBCodeRevision@pbcgov.org).

#### **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

## 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/2015/agenda.htm>

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

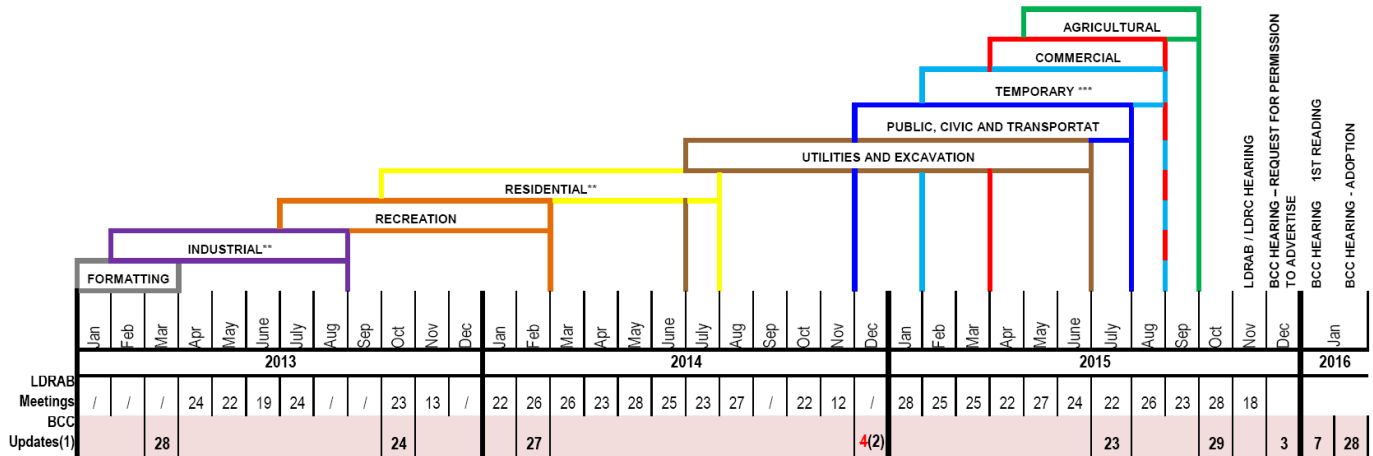
<http://www.pbcgov.com/pzb/zoning/bcc/agenda.htm>

**Promotional Video**

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

## MAY EVENTS\*

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
Utility Uses and Excavation Uses Drafts in Preparation to Subcommittee Commercial Communication Towers - Draft Preparation for Internal Review						
Public and Civic Uses Initial Draft - Transportation Uses Analysis						
3	4	5	6	7	8	9
Utility Uses and Excavation Uses Drafts in Preparation to Subcommittee Commercial Communication Towers - Draft Preparation for Internal Review						
Public and Civic Uses Initial Draft - Transportation Uses Analysis						
10	11	12	13	14	15	16
Utility Uses and Excavation Uses Drafts in Preparation to Subcommittee Commercial Communication Towers - Draft Preparation for Internal Review						
Public and Civic Uses and Initial Draft - Transportation Uses Analysis						
17	18	19	20	21	22	23
Utility Uses and Excavation Uses Drafts in Preparation to Subcommittee Commercial Communication Towers - Draft Preparation for Internal Review						
Public and Civic Uses Analysis and Initial Draft - Transportation Uses Initial Draft						
24	25	26	27	28	29	30
			LDRAB Meeting Status of Use Regulations Project. Vista Center - Room 1E-47 2:00 p.m.	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 - Draft Preparation for Internal Review						
Public and Civic Uses Draft for Internal Discussion - Transportation Uses Initial Draft						
Agricultural Uses - Initial Research of Uses						
31						

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

### PAST EVENTS

Date	Event
April 6, 2014	Agricultural Uses Survey Open
April 24, 2015	Agricultural Uses Survey Close
April 30, 2015	<b>Public Forum Meeting</b> General Status of Project—Open to the Public

### FUTURE EVENTS

Date	Event
June 11, 2015	<b>LDRAB Use Regulations Project Subcommittee Meeting - Utility Uses</b>
June 24, 2015	<b>Public Forum Meeting</b> General Status of Project - Open to Public
June 25, 2015	<b>Public Forum Meeting</b> General Status of Project—Open to the 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](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.**

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Zoning Division  
2300 North Jog Road  
West Palm Beach, FL 33411





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