



***UNIFIED LAND DEVELOPMENT CODE (ULDC)***  
***USE REGULATIONS PROJECT***  
***2012 - 2013***



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## **BACKGROUND AND HISTORY**

- **1957 - Ord. 3-57** [1955 Laws of Florida granted power to the County to establish a Zoning ordinance to include dividing all land outside of municipalities into districts, with a corresponding list of uses and approval processes];
- **1973 - Ord. 1973-2** [General updates];
- **1989** - [Updates to address newly adopted Growth Management Act requirements];
- **1992 - Ord. 1992-20** [establishes a Unified Land Development Code to streamline codes and processes; and, codifies standards routinely applied to specific uses that were being conditioned to address incompatibilities or other potential for adverse impacts, and consolidated the list of permitted uses into tables (matrices) for all Standard, Planned Development Districts (PDDs) and Traditional Development Districts (TDDs)]; and,
- **2004 - Ord. 2003-067** [Implemented the Growth Management Tier System (MGTS) and other general updates].



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**GOAL**

Simplify Definitions, Use Matrices and Supplemental Standards for Uses contained in the Unified Land Development Code (ULDC), by eliminating redundancy or glitches, recognizing new industry trends, streamlining the approval process where feasible, and ensuring consistency with the Comprehensive Plan.



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**OBJECTIVE**

**DEFINITIONS**

- Update use definitions with Industry trends, North America Industry Classification System (NAICS), other zoning trends, and American Planning Association (APA)
- Add new Uses as needed
- Retire outdated Uses
- Consolidate like Uses where feasible

**CONSOLIDATE USE MATRIX**  
**TABLES**

- Improve ease of use
- Indicate the most restrictive approval process in matrices
- Streamline approval process where feasible
- Consistent approval process for Uses located in similar Zoning Districts as relates to FLU designations



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**OBJECTIVE**

**SUPPLEMENTARY USE**  
**STANDARDS**

- Consistent organization of similar standards.

**THRESHOLDS**

- Consider increasing acreage and square footage thresholds that trigger Development Review Officer (DRO) or Board of County Commissioners (BCC) approval or possibly abandoning altogether.



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**PARAMETERS**

- Review History of Existing Regulations.
- Consistency with Federal and State Laws, and the Comprehensive Plan.
- Develop how to use instructions to improve ease of use.
- Link approval processes to Art. 2, Development Review Procedures.
- Clarification of Accessory Uses and Collocated Uses.
- Define use classification groups. (Commercial, Residential, etc.)



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## **ELEMENTS TO REVIEW**

**Use  
Definitions**

**Use Approval  
Processes**

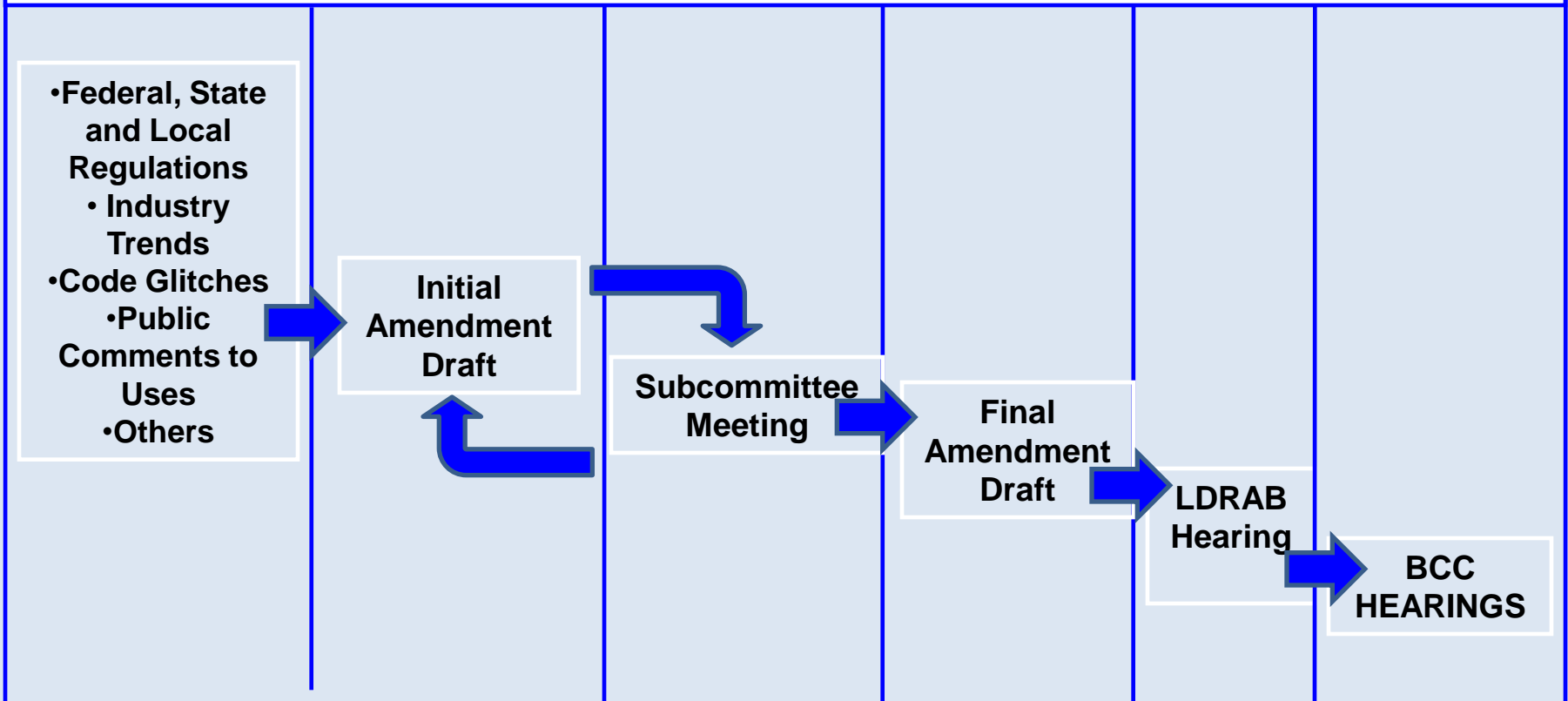
**Use Standards**

**Thresholds**



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## METHODOLOGY

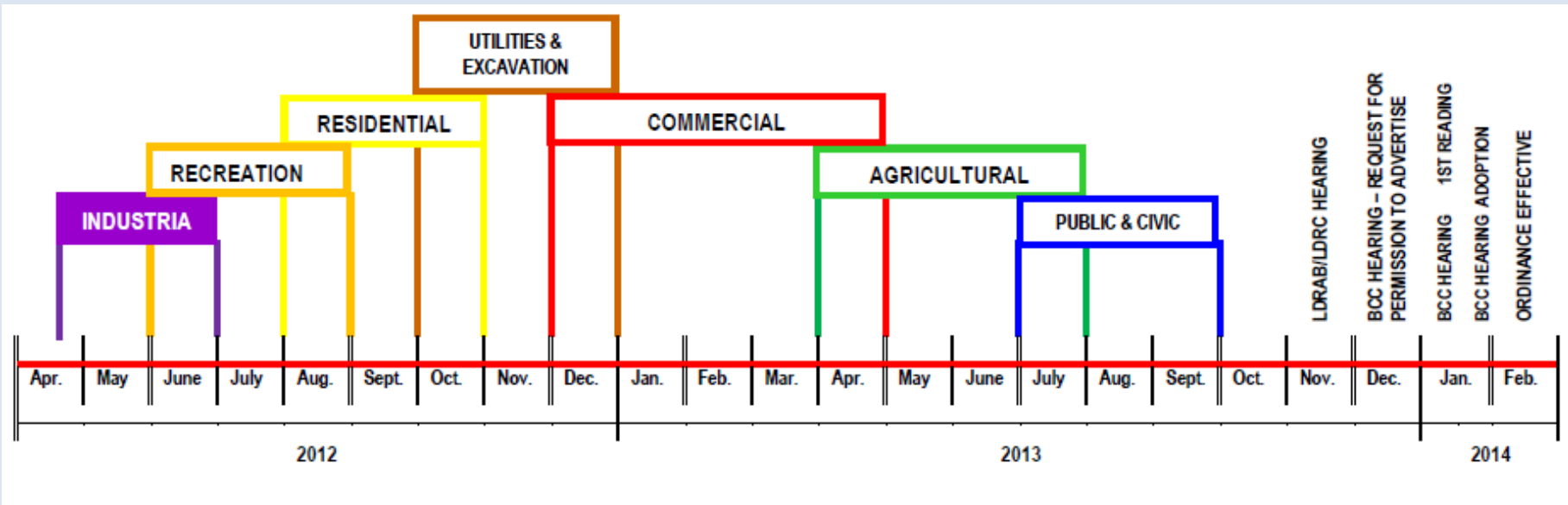






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## TENTATIVE TIMELINE





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**PUBLIC PARTICIPATION**

[Subcommittee Web Page](#)

[Project Web Page](#)

[Use Survey](#)

[E-Mail Address](#)

[PZBCCodeRevision@pbcgov.org](mailto:PZBCCodeRevision@pbcgov.org)

Subcommittee Meetings

LDRAB Hearings

BCC Hearings



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## USE SURVEY

<http://www.pbcgov.com/surveysystem/divisions/pzbadmin/surveyhome.htm>

### Unified Land Development Code (ULDC) Use Regulations Project 2012-2013 Survey for Industrial Uses

The Zoning Division appreciates your participation in the ULDC Use Regulations Project 2012-2013. Please provide your comments in the form below.

Name First \*  Last \*   
Email \*   
Phone \*     
\* denotes a required field

#### 1. Company Name

#### 2. Background

#### 3. Use (Select one use at a time)

4. Select applicable topic of interest listed below. List the specific Article Number and Title in the textbox (Example: Art. 4.B.1.A.38, Data and Information Processing). Provide comments in the textbox.

#### Use Definition

#### Approval Process

#### Use Standards

#### Thresholds