



Palm Beach County • Zoning Division

UNIFIED LAND DEVELOPMENT CODE (ULDC) USE REGULATIONS PROJECT

Volume 1, Issue 7 • August 2013

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INDUSTRIAL USES SUBCOMMITTEE UPDATE

The Zoning Division has scheduled two Use Regulations Project Subcommittee Meetings in August. They will be held on Tuesday, August 20 and Wednesday, August 28, 2013* at 2:00 pm to discuss proposed changes to Industrial Uses.

August 20 Meeting*:

- Changes to language in Articles 1, General Provisions, and Article 3, Overlays and Zoning Districts which have been affected by the Project;
- New Introductory Section in Article 4, Use Regulations; and,
- Industrial Use Definitions, Supplementary Standards, and overview of the approval processes.

August 28th Meeting*:

Zoning Staff proposes to address any pending topics not addressed from the August 20th meeting. The meeting will be to discuss any issues, questions or comments on the proposed Industrial Use amendments.

Additional meetings may be necessary to:

- Continue discussion of Industrial uses;
- Address comments or questions from Subcommittee participants; and,
- Follow-up on comments raised by the Land Development Regulation Advisory Board (LDRAB) that may require the Subcommittee members to meet and resolve with staff.

Note: Zoning Staff will be presenting an overview of the status of the project fifteen (15) minutes prior to the start of the Subcommittee meeting. The presentation is for new comers or those attendees of the Subcommittee meetings who need updates on the project. The presentation will be in the same meeting room on the 1st floor of the Vista Center building. The intent is to provide an overview of the Project to those participants that have not attended previous meetings or need general clarification on what the Use Regulations Project is about.

* Revised Subcommittee Meeting Dates

PROJECT STATUS

Industrial Uses: Review and Finalize comments in August-September

Overall staff is pleased with the progress being made on the 2013-2014 ULDC Use Project. The first ULDC Uses that staff is focusing on are the Industrial Uses. In conjunction with our review of the Uses staff has continued to refine the review process to ensure transparency and public input at all stages of the process. The review process is somewhat complex and must be carefully laid out to ensure all other Uses in the ULDC have a smooth and seamless review process in place.

As stated in the Newsletter Cover Story, staff is in the final review stages of preparing the Industrial Use Amendments. Two Subcommittee Meetings have been setup for August to get input from Industry. The consolidating Industrial Uses packet, with proposed amendments, will be posted to the Zoning Divisions Use Regulation webpage in mid August for public viewing.

Recreational Uses: Research and preparation of amendments in September - October.

Staff has begun reviewing Recreational Uses and responding to any comments received from the Public Survey that was posted in April 2013.

PUBLIC FORUM MEETING UPDATE

The Zoning Division has been scheduling monthly **Public Forum Meetings** since February of this year to provide general overview and status of the 2013-14 ULDC Use Regulations Project to any interested persons.

The meeting is scheduled as follows:

WHEN: August 29, 2013

WHEN: Last Thursday of each month from 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

DEVELOPMENT REVIEW ADVISORY COMMITTEE (DRAC)

MEETING: Annual DRAC Brown Bag

DISCUSSION: Informative update to Members on status of Project

DATE / TIME: August 23rd from 11:30 am to 1:00 pm

WHERE: Palm Beach County Planning, Zoning & Building
2300 N Jog Road, West Palm Beach, FL 33411
1st Floor , Room VC-1W-47 Ken Rogers Hearing Chamber

WEBSITE: [View Agenda & Minutes: http://www.pbcgov.com/pzb/zoning/dro/DRO_Oversight.htm](http://www.pbcgov.com/pzb/zoning/dro/DRO_Oversight.htm)

ULDC 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 all Use matrices (Standard, Planned Development District (PDD), Traditional Development District (TDD) into one Use Matrix.
2. Consolidate Uses by classification.
3. Standardize formatting of Supplementary Standards for each Use.

PUBLIC INVOLVEMENT

Subcommittee Meetings

http://www.pbcgov.com/pzb/zoning/LDRAB/subs/subcom_meetings_2013.htm

LDRAB Public Hearings

<http://www.pbcgov.com/pzb/zoning/LDRAB/2013/agenda.htm>

Board of County Commission (BCC) Zoning Hearings

<http://www.pbcgov.com/pzb/zoning/bcc/2013/agenda.htm>

Use Regulations Project Website

http://www.pbcgov.com/pzb/use_regulations_project/index.htm

Interested Party Members

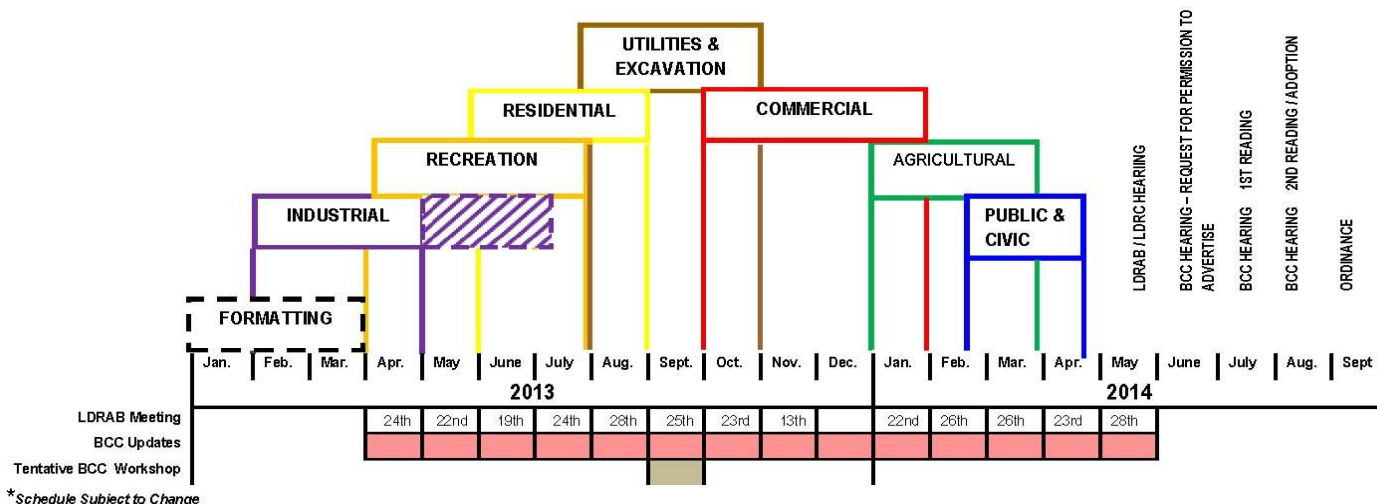
http://www.pbcgov.com/pzb/zoning/LDRAB/subs/use_reg/members.pdf

Channel 20 Announcements

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**. Currently Staff estimates that the Industrial Uses requires additional time to complete and therefore has amended the schedule for each Use accordingly.



*Schedule Subject to Change

AUGUST EVENTS*

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|---|-----|--|--|--|---|-----|
| | | | | 1 | 2 | 3 |
| 4 | 5 | 6 | 7 | 8 | 9 Industrial Packet delivered to Subcommittee Members and Participants | 10 |
| Industrial Uses Packet Preparation | | | | | | |
| Staff Finalizing Industrial Uses | | | | | | |
| 11 | 12 | 13 Subcommittee Meeting Rescheduled | 14 | 15 | 16 | 17 |
| Staff Finalizing Industrial Uses | | | | | | |
| 18 | 19 | 20 Subcommittee Meeting Status of Use Reg. Project VC-1E-60 2:00 p.m. | 21 | 22 | 23 DRAC Meeting Status of Use Reg. Project VC-1W-47 11:30am | 24 |
| Staff Finalizing Industrial Uses | | | | | | |
| 25 | 26 | 27 | 28 Subcommittee Meeting Status of Use Reg. Project VC-1W-47 2:00 p.m. | 29 Public Forum Meeting Status of Use Reg. Project VC-1E-58 3pm | 30 | 31 |
| Staff Initiating Recreation Uses Research and Analysis of Existing Language | | | | | | |

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

PAST EVENT

| Date | Event |
|---------------|--|
| July 24, 2013 | LDRAB Meeting Update on Use Regulations Project |
| July 25, 2013 | Public Forum Meeting Status of Use Regulations Project |

FUTURE EVENTS

| Date | Event |
|--------------------|---|
| September 19, 2013 | Public Forum Meeting Status of Use Regulations Project, VC-1E-58 3pm |
| September 22, 2013 | BCC Zoning Hearing Governmental Center September BCC Zoning Agenda Zoning Director will update BCC on the status of the Project |



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