



Palm Beach County • Zoning Division

UNIFIED LAND DEVELOPMENT CODE (ULDC) USE REGULATIONS PROJECT

Volume 1, Issue 5 • June 2013

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CONTACT INFORMATION

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Planning, Zoning & Building
Zoning Division**
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INDUSTRIAL USES SUBCOMMITTEE STATUS

On May 14, 2013 the Use Regulations Project Subcommittee convened for its initial discussion on industrial uses. At the meeting Zoning Staff presented drafts of proposed language for: **Article 1, Industrial Use Definitions, Asphalt and Concrete Plant, Heavy Industry** and **Film Production Studio**, along with a draft of the consolidated Industrial Use Matrix which focused only on the proposed revisions to approval processes for these three uses.

Subcommittee members and participants made various comments and requested staff to:

- Expand the explanation for the reasons for the proposed changes to the use approval processes, with special attention when the approval goes from a less to more restrictive approval process;
- Explain what is meant by the current term “permitted-by-right” use and what regulations or permit requirements can be expected by the applicant;
- Review possible non-conforming issues that may arise as a result of proposed changes to the use definition and approval processes; and,
- Clarify accessory and collocated uses and how they are to be considered in terms of approval processes.

Zoning Staff continues to work on industrial uses and will adjust the 2013 - 2014 Use Project overall timeline to ensure adequate time for public input on the Industrial Use amendments.

CONTACT US

If you have any questions or comments regarding the
ULDC Use Regulations Project
PZBCodeRevision@pbcgov.org
Or via telephone by calling (561) 233-5566



SUBCOMMITTEE MEETING PROCESS

The following meeting procedures are to be followed at the Use Regulations Subcommittee meetings:

- Meetings are to be held at the Vista Center Ken Rogers Hearing Room 1W-47 unless specifically stated in the meeting invitation;
- The meetings are to be chaired by LDRAB appointed Subcommittee members and Staff will be clarifying any questions or issues that participants might have on the proposed language.
- Proposed language is to be sent to the participant at least two business days prior to the meeting and be available on the **PBC Zoning Web Page** at:
http://www.pbcgov.com/pzb/zoning/LDRAB/subs/subcom_meetings_2013.htm
- Any pending issues from previous meetings will be addressed at the following meeting and clear direction on how to proceed will be discussed prior to adjournment.
- If agreement between the Subcommittee and staff cannot be resolved at a second Subcommittee meeting, the issue will be brought to the Land Development Review Advisory Board (LDRAB) for further discussion and direction.

CHANNEL 20 COUNTY CONNECTION VIDEO SEGMENT



During the month of June 2013 PBCTV Channel 20 will continue to present the **County Connection** segment for the “Unified Land Development Code 2012 -2014 Use Regulations Project”.

Program Guide link for a complete listing of air times:

http://www.pbcgov.com/publicaffairs/publications/pdf/channel_20/ch20sc.pdf

MONTHLY PUBLIC FORUM MEETING

WHO: Anyone Can Attend This Meeting

Zoning staff will be providing the attendees with the status of the Use Regulations Project and then take questions / answers.

Time will be allocated at the end of each meeting to provide an overview of the project and its impact on the county when completed.

WHY: To Keep Public Informed of the Use Regulations Project Status

WHERE: Palm Beach County Planning, Zoning & Building
1st Floor Vista Center – Meeting Room 1E - 58
 2300 N Jog Road, West Palm Beach, FL 33411

WHEN: Last Thursday of each month from 3:00 PM to 4:00 PM

Next Meeting is on JUNE 27, 2013

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

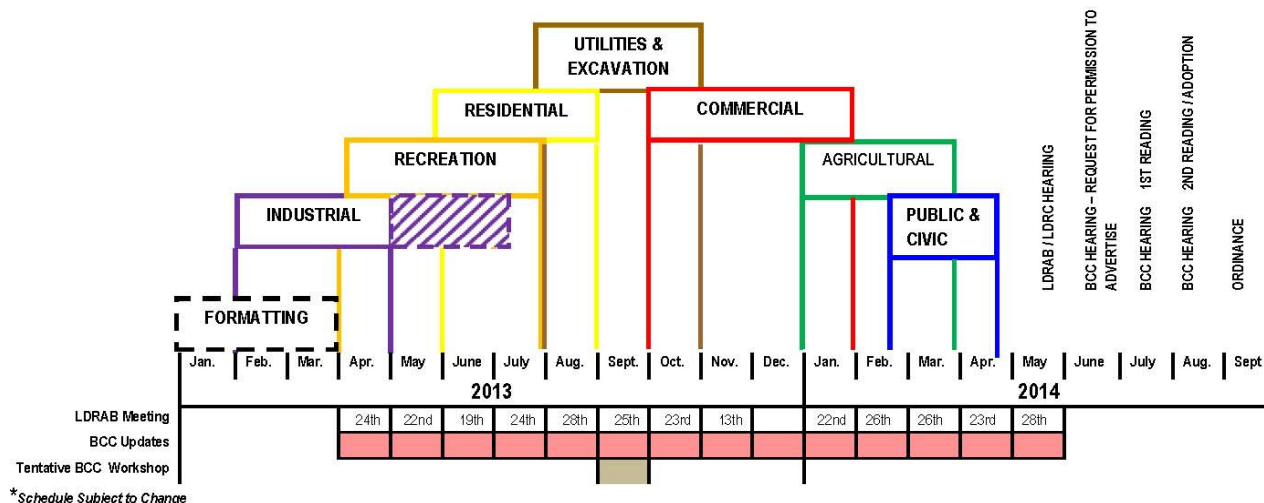
http://www.pbcgov.com/pzb/zoning/LDRAB/subs/use_reg/members.pdf

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 has estimated the Industrial Use requires additional time to complete and therefore has amended the schedule accordingly per use but will meet the expected project deadline.



JUNE EVENTS

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|-----|---|-----|-----|--|--|-----|
| 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| | Staff Preparing Draft Industrial Uses Language | | | | DRAC Meeting Update on Use Project Vista Center 1W-47 at 2:30pm | |
| 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| | Staff Preparing Draft Industrial Uses Language | | | | | |
| 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| | Staff Preparing Draft Industrial Uses Language | | | | | |
| 23 | 24 | 25 | 26 | 27 | 28 | 29 |
| | Staff Preparing Draft Industrial Uses Language | | | Public Forum Meeting Status of Use Regulations Project, VC-1E-58 3pm | | |
| | Tentative Week to Determine Date for Next Industrial Use Subcommittee Meeting | | | | | |

*All dates and times are tentative and subject to change

PAST EVENTS

| Date | Event |
|--------------|--|
| May 10, 2013 | Subcommittee and Interested Parties Distribution of agenda and Industrial Uses Proposed Language |
| May 14, 2013 | Subcommittee Meeting Industrial Uses Status |
| May 22, 2013 | LDRAB Meeting Discuss Use Project Status |
| May 30, 2013 | Public Forum Meeting Status of Use Regulations Project |

FUTURE EVENTS

| Date | Event |
|---------------|---|
| July 24, 2013 | LDRAB Meeting Discuss Use Project and status of IL Uses |
| July 25, 2013 | Public Forum Meeting Status of Use Regulations Project, VC-1E-58 3pm |

CONTACT US

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ULDC Use Regulations Project
PZBCodeRevision@pbcgov.org
 Or via telephone by calling (561) 233-5566



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:

- | | | |
|--|--|--|
| <input type="checkbox"/> All Uses | <input type="checkbox"/> Residential Uses | <input type="checkbox"/> Agricultural Uses |
| <input type="checkbox"/> Industrial Uses | <input type="checkbox"/> Utilities and Excavation Uses | <input type="checkbox"/> Public and Civic Uses |
| <input type="checkbox"/> Recreational Uses | <input type="checkbox"/> Commercial Uses | |

Comments:



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
2300 North Jog Road
West Palm Beach, FL 33411**





Palm Beach County Zoning Division
Code Revision Section
2300 North Jog Road
West Palm Beach, FL 33411

PLACE
STAMP
HERE