

Palm Beach County • Zoning Division



UNIFIED LAND DEVELOPMENT CODE (ULDC) USE REGULATIONS PROJECT

Volume 2, Issue 6 • June 2014

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COMMERCIAL USES KICK-OFF MEETING

The Zoning Division held a meeting with industry and interested parties on May 15, 2014 to discuss existing ULDC regulations for commercial uses. Participants discussed use definitions, standards and approval processes and provided comments on issues related to the uses.

Participants were encouraged to identify possible elimination or combination of uses, and make staff aware of new trends in commercial uses that the ULDC does not currently address.

The following are some of the issues discussed:

- Allow for creativity and flexibility in existing supplementary use standards;
- Differentiate between types of retail uses and provide flexibility in the approval process;
- Consider expanding commercial uses by permitting in zoning districts where they are not typically permitted such as restaurants in industrial zoning districts; and,
- Provide approval process consistency between standard zoning districts and Planned Development Districts (PDDs).

A summary of the meeting is available at the [Use Regulations Project](#) webpage.

PROJECT TIMELINE REVISION

Zoning staff has rescheduled the review of the commercial uses in the Project's timeline from mid 2014 to late 2014. This is in anticipation of the large number of Commercial uses to be evaluated as well as the Planning Division's review of commercial policies in the Comprehensive Plan. The uses will now be reviewed in the following order: Utilities and Excavation, Public and Civic, Agricultural and Commercial.

CONTACT US

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



TYPE 1 KENNEL USE

At the March 28, 2013 Zoning Board of County Commissioner (BCC) Meeting, the Board directed Zoning staff to review Private Kennels as part of the Use Regulations Project. Therefore on Tuesday, May 13, 2014, a meeting was held with business owners who operate kennels, Zoning, an Assistant County Attorney, and Animal Care and Control staff. The purpose of the meeting was to discuss possible amendments to Kennel, Type 1 (Private) that would allow limited commercial boarding in residential zoning districts.

The discussion included the review of existing and proposed regulations such as number of animals allowed, indoor or outdoor kennels, outdoor play areas, signage, minimum lot size, duration of stay, hours of operation, parking and traffic, waste removal and number of employees.

Initial recommendations from the discussion will require additional research prior to the drafting of proposed amendments which will be presented at a future meeting to the kennel operators as part of the Commercial Use classification.

The next meeting date will be posted on the [Use Regulations Project](#) webpage (Memos/Workshops/Presentations link). If you have questions or would like to participate in the next meeting, please contact Scott Rodriguez at (561) 233-5213 or email at srodrig1@pbcgov.org.

UTILITIES USES STATUS

Staff is currently conducting preliminary research and preparing draft amendments related to uses designated as Utilities and Excavation. One of the initial changes proposed involves the consolidation of all references related to Commercial Communication Towers from Article 4.B to Article 4.C. There are no substantive changes proposed to this particular use as most of the modifications relate to formatting and consistency in the construction of the Code.

In addition, Zoning staff will be collaborating with the Solid Waste Authority (SWA), Health Department, Palm Beach County's Environmental Resource Management Department (ERM), and the Planning Division to receive their input on the proposed changes. Those proposed changes include revisions to definitions, approval processes, and the deletion or relocation of some of the supplementary use standards in the uses from this category.

PUBLIC FORUM MEETING

A general overview of the Use Regulations Project content, objectives and status is presented at the monthly Public Forum meeting which also provides an opportunity for the public to bring to staffs attention specific Use related issues for further discussion or consideration. *Please join us and get involved.*

The next meeting is scheduled for:

WHEN: Thursday, [June 26, 2014](#)

TIME: 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

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_req/members.pdf

LDRAB Public Hearings

<http://www.pbcgov.com/pzb/zoning/LDRAB/2014/agenda.htm>

Board of County Commission (BCC) Zoning Hearings

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

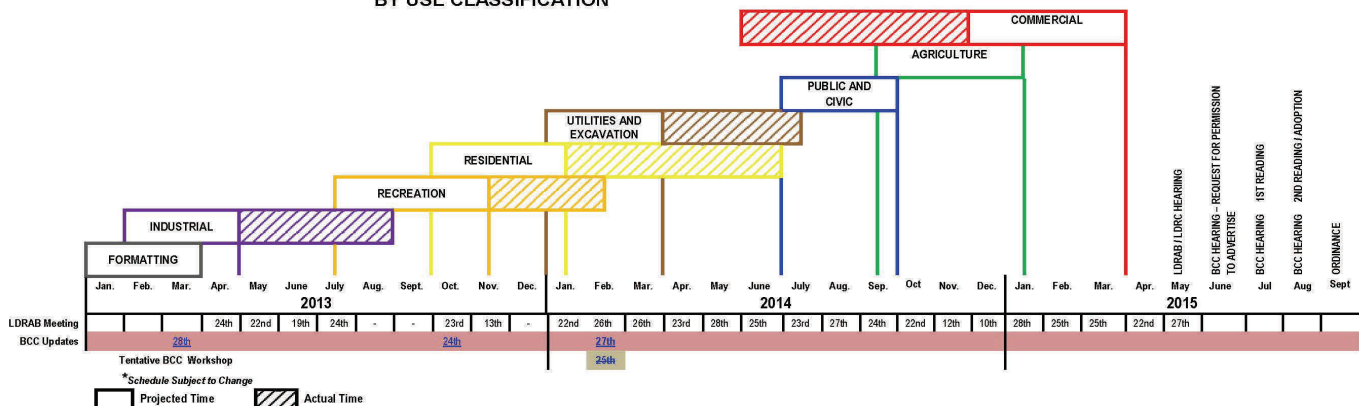
Channel 20 Announcements

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**. The timeline has been adjusted to reflect additional time allotted to each use classification.

TENTATIVE SCHEDULE* TO ADDRESS
USE REGULATIONS PROJECT 2013 - 2014
BY USE CLASSIFICATION



JUNE EVENTS*

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
Residential Uses Draft– Subcommittee Packet Preparation						
Analysis of Utilities and Excavation Uses						
8	9	10	11	12	13	14
Residential Uses Draft– Subcommittee Packet Preparation						
Analysis of Utilities and Excavation Uses						
15	16	17	18	19	20	21
Subcommittee Meeting Residential Uses - Proposed Amendments Vista Center 1W-47, 2:00 p.m.						
Analysis of Utilities and Excavation Uses						
22	23 RESCHEDULED TO 7/3/14 Subcommittee Meeting Residential Uses - Proposed Amendments— Back Up Date Vista Center 1W-47, 2:00 p.m.	24	25	26	27	28
LDRAB Meeting Status of the Project; Vista Center 1W-47, 2:00 p.m.						
Public Forum Meeting Status of Use Reg. Project; Vista Center -1E-58 3:00 p.m.						
Staff Preparing Initial Draft for Utility Uses and Formatting of Excavation Uses						
29	30	1	2	3	4	
Subcommittee Meeting- Back Up Date Residential Uses - Proposed Amendments— Vista Center 1W-47, 2:00 p.m.						
Staff Preparing Initial Draft for Utility Uses and Formatting of Excavation Uses						

* All dates and times are tentative and subject to change

PAST EVENTS

Date	Event
May 15, 2014	Commercial Uses Kick-Off Meeting
May 28, 2014	LDRAB Meeting General Project Status
May 29, 2014	Public Forum Meeting General Status of the Use Regulations Project
May 30, 2014	Commercial Uses Survey Closed 5:00 p.m.

FUTURE EVENTS

Date	Event
July 3, 2014	Subcommittee Meeting - Residential Uses Back Up Meeting Date
July 23, 2014	LDRAB Meeting Tentative presentation of Residential Uses
July 24, 2014	Public Forum Meeting General Status of the Project
July 2014	* Tentative Type 1 Kennel Meeting (Date Pending) * Formatting Changes to Commercial Communication Towers Meeting (Date Pending)

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" IN 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.

**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
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