

# Palm Beach County • Zoning Division



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

Volume 2, Issue 9 • September 2014

### ARTICLES INSIDE THIS ISSUE

Commercial Uses Reminder	1
The Comprehensive Plan and the Project Timeline	1
Commercial Communication Towers	1-2
Agriculture Uses	2
Next Survey - Agricultural Uses	2
Utility Uses	2
Public Forum Meeting	2
Project Timeline	3
September Events	4

### CONTACT INFORMATION

Palm Beach County  
Planning, Zoning & Building  
Department  
*Zoning Division*  
2300 North Jog Road  
West Palm Beach, FL 33411  
Phone: 561-233-5200  
[www.pbcgov.com/pzbl/zoning](http://www.pbcgov.com/pzbl/zoning)

### NEWSLETTER PRODUCED BY:

**Jon P. MacGillis**  
Zoning Director  
**Maryann Kwok**  
Chief Planner, Project Facilitator  
**William Cross**  
Principal Site Planner, AICP,  
Project Coordinator  
**Monica Cantor**  
Senior Site Planner, Project Manager  
**Dorine Kelley**  
Public Relations Manager

## COMMERCIAL USES REMINDER

The Planning Division [Comprehensive Plan Amendment Round for 2015 -1](#), includes several amendments that may impact some uses within the Use Regulations Project. This includes revisions to the Priority Redevelopment Area (PRA), Density for PDDs in the Urban/Suburban Tier, and Commercial and Industrial Designations that are expected to affect some of the uses in the ULDC.

The Planning and Zoning Divisions are working together to develop the analysis and draft of amendments that apply to commercial and other affected uses within the Use Regulations Project.

## THE COMPREHENSIVE PLAN AND THE PROJECT TIMELINE

The Project timeline has been slightly modified to allow additional time for coordination between Planning and Zoning on the Comprehensive Plan amendments and the Unified Land Development Code (ULDC), while internal meetings continue to take place. The Comprehensive Plan amendments will be presented at the Planning Commission Workshop on October 10, 2014 and the Planning Commission Public Hearings scheduled for November 14 and December 12, 2014.

## COMMERCIAL COMMUNICATION TOWERS

While reviewing Art. 4.C, Commercial Communication Towers, under the Utilities Use classification of the Use Regulations Project, staff identified scrivener errors and minor glitches, some of which will be amended in the ULDC Round 2014-02. The amendments will clarify the separation and setbacks that apply to towers located in the Urban Infill (UI) and Urban Center (UC) Zoning Districts of the Urban Redevelopment Area Overlay (URAO). These setbacks were inadvertently omitted from the original Ordinance created in 2010 for the URAO regulations. In addition, staff is going to take the opportunity to clarify the setbacks for the Infill Redevelopment Overlay (IRO).

Staff has scheduled a meeting with Industry and interested parties on October 6, 2014, from 10:00 a.m. to 12:00 p.m. at the Palm Beach County Vista Center (2300 N. Jog Rd. West Palm Beach - Ken Rogers Hearing Room), to discuss the proposed amendments to the Commercial Communication Towers.

(Continued on Page 2)

### 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



(Continued from Page 1)

If you would like to participate in this meeting, please contact the Zoning Division staff at (561) 233-5205 or send us an e-mail to [PZBCodeRevision@pbcgov.org](mailto:PZBCodeRevision@pbcgov.org).

## ***AGRICULTURE USES***

As mentioned in the August 2013 Newsletter, Agricultural Uses may be affected by the Agricultural Reserve Tier meetings currently being conducted by the Planning Division at the direction of the Board of County Commissioners (BCC). There will be an [Agricultural Reserve Roundtable](#) meeting with interested parties on September 29, 2014 to discuss issues and policies affecting the Agricultural Reserve Tier. The result of the Roundtable meeting will be presented to the BCC early in 2015. The Zoning staff is currently researching Agricultural Uses regulations in other jurisdictions, reviewing state regulations related to the Right to Farm Act and Agricultural Uses, in anticipation of the analysis of the current Agricultural Uses in the ULDC.

## ***NEXT SURVEY - AGRICULTURAL USES***

Please note that the next Use Regulations Project survey on existing ULDC standards applicable to Agriculture Uses will be open to the public from October 10 and October 31, 2014. Please take this opportunity to provide written comments through the survey for this use classification.

The survey will be available at [http://www.pbcgov.com/pzb/use\\_regulations\\_project/pg4.htm](http://www.pbcgov.com/pzb/use_regulations_project/pg4.htm) between the dates noted above to provide your comments. If you would like to discuss any of your comments further, please attend the Public Forum Meeting on October 30, 2014 at Vista Center (3:00 p.m.).

## ***UTILITY USES***

Staff is currently completing the consolidated draft amendments for uses designated as Utilities. Staff will be discussing proposed amendments to siting criteria for the existing Electric Power related uses, particularly those uses related to: Electric Power Facility, Electric Transmission Facility, and Minor Utilities.

In addition, Zoning staff will be forwarding the consolidated draft amendments to the Solid Waste Authority (SWA), Health Department, Palm Beach County's Environmental Resource Management Department (ERM), Department of Environmental Protection (DEP), Fire Rescue, and the Planning Division for their input on the proposed amendments prior to the Subcommittee meeting tentatively scheduled for November 2014.

## ***PUBLIC FORUM MEETING***

Updates on the Use Regulations Project are provided each month by Zoning staff at the Public Forum Meeting. The meeting is scheduled monthly to provide the general status of the Project's proposed changes to individuals interested in knowing the uses approval process and supplementary use standards. The meeting is also designed to provide additional opportunities for staff to listen to comments and input related to the use regulations in the Code, and to identify new industry trends to be considered in developing the Project.

If you have questions, we recommend that you bring them to staff's attention.

Your active participation in the project is greatly appreciated.

### **The next meeting is scheduled for:**

**WHEN:** [Thursday, September 25, 2014](#)  
**TIME:** 3:00 p.m. to 4:00 p.m.  
**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](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\\_req/members.pdf](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 Commissioners (BCC) Zoning Hearings

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

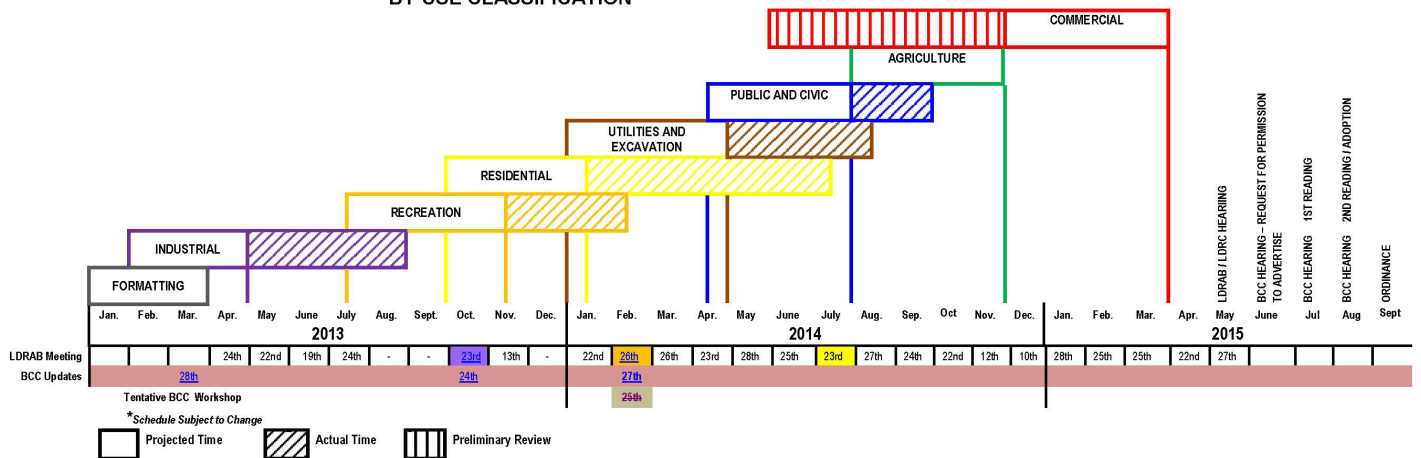
### Channel 20 Announcements

[http://www.pbcgov.com/publicaffairs/channel\\_20.htm](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



## SEPTEMBER EVENTS\*

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
Utility Uses Draft for Zoning and Agencies Review - Formatting of Excavation Uses and Communication Towers						
14	15 <a href="#">Kennel Type 1 Meeting</a> Industry and Interested Parties—Vista Center 1W-47 2:30 p.m.	16	17	18	19	20
Utility Uses Draft for Zoning and Agencies Review - Formatting of Excavation Uses and Communication Towers						
			Public and Civic Uses Research Agricultural Research			
21	22	23	24	25 <a href="#">Public Forum Meeting</a> Status of Use Reg. Project; Vista Center -1E-58 3:00 p.m.	26	27
Utility Uses Draft for Zoning and Agencies Review - Formatting of Excavation Uses and Communication Towers						
			Public and Civic Uses Research Agricultural Research			
28	29	30				
Staff Addressing Comments on Utility, Excavation Uses and Commercial Communication Towers Draft						
			Public and Civic Uses Research Agricultural Research			

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

### PAST EVENTS

Date	Event
August 1, 2014	Public and Civic Uses Survey Closed
August 28, 2014	Public Forum Meeting General Status of the Use Regulations Project

### FUTURE EVENTS

Date	Event
October 6, 2014	Commercial Communication Towers Separation and Setbacks (Urban Redevelopment Area) and Minor Glitches 10:00 a.m. - 12:00 p.m.. Vista Center Room 1W-47, Ken Roger Hearing Room
October 22, 2014	Land Development Regulation Advisory Board (LDRAB) Meeting Status of Use Regulations Project
October 30, 2014	Public Forum Meeting General Status of the Project

**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:

---

---

---



### 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