



# Palm Beach County • Zoning Division

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

Volume 3, Issue 7 • October 2015

### ARTICLES INSIDE THIS ISSUE

Project Update to the BCC	1
Public and Civic Uses Subcommittee	1
Public Meeting on Excavation Amendments in Round 2015-02	2
Limited Boarding Use - Public Meeting Status	2
Public Forum Meeting	2
Use Regulations Project Goals	3
Public Involvement	3
Project Timeline	3
October 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

### NEWSLETTER PRODUCED BY:

**Jon P. MacGillis**  
*Zoning Director*  
**Maryann Kwok**  
*Deputy Zoning Director*  
**William Cross**  
*Principal Site Planner, AICP,  
 Project Coordinator*  
**Monica Cantor**  
*Senior Site Planner, Project Manager*  
**Scott Rodriguez**  
*Site Planner II*  
**Zona Case**  
*Zoning Technician*  
**Elliot ORoark**  
*Zoning Technician*  
**Dorine Kelley**  
*Public Relations Manager*  
 \*\*\*

### PROJECT UPDATE TO BCC

Zoning staff will be presenting Utility Uses to the Board on October 22, 2015 at the BCC Zoning Hearing, under the Zoning Director's Comments.

The Hearing is scheduled to start at 9:30 a.m. and will be held at the Governmental Center downtown West Palm Beach (301 North Olive Ave.), Jane M. Thompson Memorial Chambers, 6th floor.

The agenda can be found at [www.pbcgov.com/pzb/zoning/bcc/2015/October/Agenda.pdf](http://www.pbcgov.com/pzb/zoning/bcc/2015/October/Agenda.pdf) or the specific Utility Uses language update is at [www.pbcgov.com/pzb/zoning/bcc/2015/october/13.pdf](http://www.pbcgov.com/pzb/zoning/bcc/2015/october/13.pdf).

The Board was last updated on Residential Use classification on September 24, 2015. At that briefing staff reminded the Board of the objectives of the ULDC Use Project. The Board was also informed of the different opportunities provided for community engagement and participation in the Project.

Previously, on February 27, 2014 at the BCC Zoning hearing, staff presented the status of the proposed amendments to Industrial and Recreation Uses.

### PUBLIC AND CIVIC USES SUBCOMMITTEE

The Use Regulations Project Subcommittee meeting which was initially scheduled for Tuesday, October 20, 2015 to discuss proposed amendments to **Public and Civic** Use definitions, supplementary standards and approval processes in the Unified Land Development Code (ULDC), **was rescheduled** to:

**When: Monday, November 9, 2015**

**Time: 2:00 p.m. to 4:00 p.m.**

**Where: Vista Center (2300 N. Jog Road – West Palm Beach), Ken Rogers Hearing Room (1W-47).**

The agenda and supporting materials will be available on-line prior to the meeting at [http://www.pbcgov.com/pzb/use\\_regulations\\_project/index.htm](http://www.pbcgov.com/pzb/use_regulations_project/index.htm).

A brief outline of the objectives and process of the Use Regulation Project will be presented at 1:45 p.m., prior to the start of the subcommittee meeting.



### 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

## ***PUBLIC MEETING ON EXCAVATION AMENDMENTS IN ROUND 2015-02***

On August 31, 2015, the Zoning Division staff notified Interested Parties, including those who participated in the 2011 Palm Beach County Excavation Stake Holder Meetings, that Staff is recommending minor corrections to the approval process for Excavation Uses in ULDC Amendment Round 2015-02.

The amendment will address a current minor inconsistency in how the approval processes for Agricultural Excavation and Type 2 Excavation are specified in Articles 3 and 4 Use Matrices and Article 4.D, Excavation Supplementary Use Standards. The amendment will not change any of the current approval processes, but will ensure the most restrictive approval process is listed in the Use Matrices.

The public meeting scheduled for Thursday, October 19, 2015, to present the amendments and address any questions from the public, was mentioned in the August 31, 2015 communication noted above, and posted on the Zoning Division news release web page. Only representatives from the Everglades Law Center attended the meeting.

The proposed amendments are available on-line at the Zoning Division news release web page at [www.pbcgov.com/pzb/Zoning/index.htm](http://www.pbcgov.com/pzb/Zoning/index.htm).

Staff presented the Initiation of ULDC Amendment Round 2015-02 to the Board of County Commission (BCC) at the September 24, 2015 BCC Zoning Hearing. The amendment is scheduled to be presented to the Land Development Regulation Advisory Board (LDRAB) on November 18, 2015 and to the BCC for Request for Permission to Advertise on December 3, 2015; for First Reading on January 7, 2016; and, Adoption on January 28, 2016.

## ***LIMITED BOARDING USE - PUBLIC MEETING STATUS***

On Thursday, October 1, 2015, the Zoning Division held an Interested Party Meeting to discuss a new use to allow for limited boarding of dogs and cats in residential districts, as part of the Use Regulations Project.

Zoning staff explained that the objective of the meeting was to present the draft amendment to interested parties to obtain feedback before presenting it to the Land Development Review Advisory Board (LDRAB) Subcommittee. The draft reflected prior input by interested parties and staff from the May 13, 2014 and September 15, 2014 meetings, and research from other jurisdictions to address boarding in residential districts. Items discussed included: Definition; Approval Process and ACC Permit; Lot Size; Separation Distance; Maximum Number; Boarding; Hours; Outdoor Areas and, Signage.

The meeting summary can be found at [http://www.pbcgov.com/pzb/use\\_regulations\\_project/index.htm](http://www.pbcgov.com/pzb/use_regulations_project/index.htm).

For questions regarding this topic, please contact Scott Rodriguez, Site Planner II at (561) 233-5213 or e-mail at [SRodrig1@pbcgov.com](mailto:SRodrig1@pbcgov.com).

## ***PUBLIC FORUM MEETING***

**The next meeting is scheduled for:**

**WHEN:** Thursday, October 29, 2015

**TIME:** 3:00 p.m. to 4:00 p.m.

**WHERE:** Palm Beach County Planning, Zoning & Building  
2nd Floor Vista Center – Meeting Room VC-2E-12  
2300 N. Jog Road, West Palm Beach, FL 33411

Should you have any questions or require additional information, please contact Code Revision staff at (561)233-5200 or e-mail at [PZBCodeRevision@pbcgov.org](mailto:PZBCodeRevision@pbcgov.org).

## 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\\_reg/members.pdf](http://www.pbcgov.com/pzb/zoning/LDRAB/subs/use_reg/members.pdf)

**LDRAB Public Hearings**

<http://www.pbcgov.com/pzb/zoning/LDRAB/2015/agenda.htm>

**Board of County Commissioners (BCC) Zoning Hearings**

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

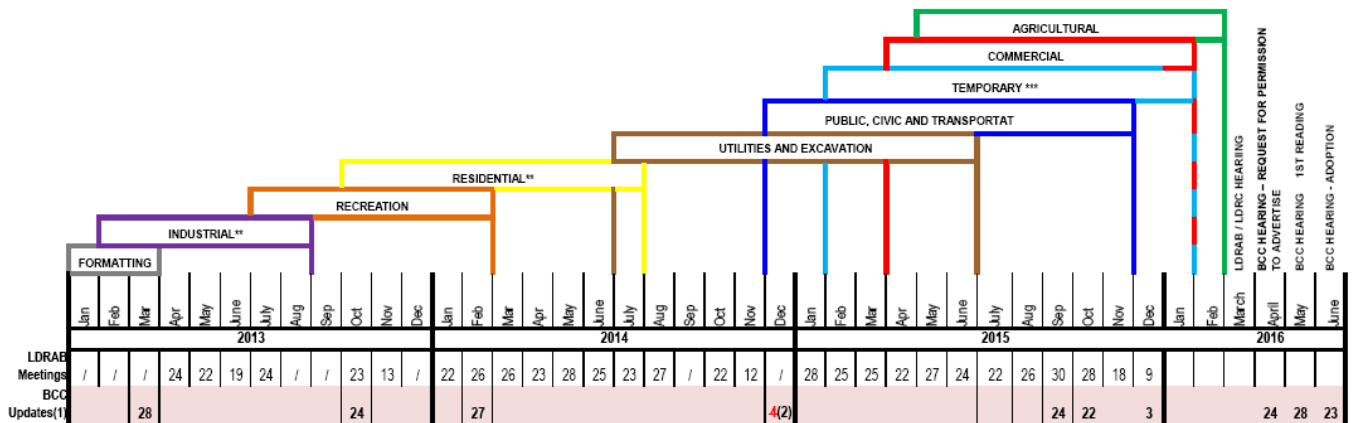
**Promotional Video**

[mms://pbcvideo.co.palm-beach.fl.us/pzb/3\\_min\\_video.wmv](mms://pbcvideo.co.palm-beach.fl.us/pzb/3_min_video.wmv)

## 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 and **will be subject to change**.

TENTATIVE TIMELINE\* TO ADDRESS  
USE REGULATIONS PROJECTS  
BY USE CLASSIFICATION  
(Updated 10/19/15)



## OCTOBER EVENTS\*

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
Public and Civic Uses : Draft Preparation						
Commercial Uses Research (Prior Approvals)						
4	5	6	7	8	9	10
Public and Civic Uses : Draft Preparation						
Commercial Uses Research (Prior Approvals)						
11	12	13	14	15	16	17
Public and Civic Uses / Transportation Uses : Draft Preparation for Subcommittee						
Commercial Uses Research (Prior Approvals)						
18	19 Excavation Uses Matrix - Amendments in Round 2015-02 Public meeting: Explain changes in Use Matrix for Agricultural and Type 2 Excavation. Vista Center - Room 1W-47 2:00 p.m.	20 <b>CANCELED</b> LDRAB Subcommittee Meeting - Public and Civic Uses Vista Center - Room 1E-47 2:00 p.m.	21	22 BCC Zoning Hearing Project Updates - Utility Uses Downtown WPB—9:30 a.m.	23	24
Public and Civic Uses / Transportation : Draft Preparation for Subcommittee						
Commercial Uses Research (Prior Approvals)						
25	26	27	28 LDRAB Meeting Status of Use Regulations Project. Vista Center - Room 1E-47	29 Public Forum Meeting Status of Use Reg. Project Vista Center - Room 2E-12 3:00 p.m.	30	31
Public and Civic Uses / Transportation : Draft Preparation for Subcommittee						
Commercial Uses Research (Prior Approvals) Analysis of Uses						

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

### PAST EVENTS

Date	Event
September 23, 2015	LDRAB Public Meeting Status of Use Regulations Project
September 24, 2015	BCC Zoning Hearing Project Update - Residential Uses
September 24, 2015	Public Forum Meeting General Status of Project - Open to the Public

### FUTURE EVENTS

Date	Event
November 9, 2015	LDRAB Use Regulations Project Subcommittee Meeting - Public and Civic Uses, Tentative Transportation Uses.
November 18, 2015	LDRAB Public Meeting Tentative presentation of Public and Civic Uses, Tentative Transportation Uses.
November 19, 2015	Public Forum Meeting General Status of the Use Regulations 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 Pending Use Classifications

Public and Civic Uses

Agricultural Uses

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