



**Department of Planning,
Zoning & Building**

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February 11, 2011

RE: NOTICE of Changes to the Urban Redevelopment Area

Dear Interested Party:

This letter is a follow up to the letter issued February 8th identifying upcoming meetings regarding revisions to the County's redevelopment initiatives within the Urban Redevelopment Area (URA) within the County's Comprehensive Plan. These revisions will offer greater flexibility to support and continue existing businesses per the direction of the Board of County Commissioners for properties along the Military Trail, Congress Avenue, and Lake Worth Road Priority Redevelopment Area (PRA) corridors. The meetings are scheduled in order to solicit feedback from property and business owners along these corridors. The purpose of this letter is to provide a summary of the proposed changes in order to allow greater opportunity for your review prior to the meetings. The first meeting will be held on Tuesday, February 22nd at 6:00 p.m at Planning, Zoning and Building, Room 1E-58, 2300 North Jog Road, West Palm Beach.

For the latest information, meeting dates and proposed amendment language, please visit the URA website: <http://www.pbcgov.com/pzb/planning/ura/index.htm>

You are invited to attend the meetings and/or provide written feedback on the proposed revisions. If you have any questions, please contact Stephanie Gregory, Planner I, at SGregor1@pbcgov.org or 561-233-5388.

Sincerely,

A handwritten signature in black ink that reads "Lorenzo Aghemo".

Lorenzo Aghemo
Planning Director

Attachments: Proposed Amendment Executive Summary

Cc: Verdenia Baker, Deputy County Administrator
Barbara Alterman, Esq., PZB Executive Director
Jon MacGillis, Zoning Director
Bryan Davis, Principal Planner, Planning

Amendment Round 11-1 URA Revisions Executive Summary

- Urban Center future land use:
 - Clarify that the height limitation for green buildings is eight stories.
- Urban Infill future land use:
 - Eliminate the requirement that residential is the primary use within projects.
 - Allow an exception from the two story minimum height for parcels that are less than one acre in size.
- Eliminate the Specialized Districts and replace with Alternative Standards:
 - Allow project that cannot conform to the Comprehensive Plan and ULDC requirements to apply for relief from the requirements through the appropriate Zoning processes.
 - Would apply to new projects and to accommodate existing buildings.
- Eliminate the building types from within the Comprehensive Plan and direct their details to the Unified Land Development Code (ULDC).
- Direct that inter-connectivity criteria be added to the ULDC.
- Eliminate the requirement for the County to conduct a storm water feasibility study within the URA, as the County is currently funding a study in this Fiscal Year.
- Other minor changes to the existing policies to clarify intent and applicability now that the ULDC language has been adopted implementing the URA concepts.