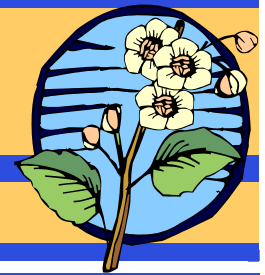




ZONING NEWS



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ARTICLES INSIDE THIS ISSUE:

DRO Brown Bag	1
Zoning On-Call Hours	1
ULDC 2008-02 Round	1
Employee of the Year	2
Zoning Birth Announcements	2
Zoning Staff Promotions	2
Farewell to Annette	2
Infill Redevelopment	3
Infill (Continued)	4
Vista Center Conf. Room	4
DRO - Oversight	4



ZONING UPDATES

DRO Annual Brown Bag: August 26, 2008, at 11:00 am here at Vista Center, on the 1st Floor, West Wing, Room 2E-47. The

Zoning Division will be hosting the Annual DRO Brown Bag Forum Meeting. The intent of this meeting is to allow Industry to meet with the Development Review Officer and agencies to discuss past and proposed improvements to the process.

DRO Process: During 2007-2008, DRO staff and DRO Oversight Committee Members have been implementing changes to the process. Many of the accomplishments will be discussed at the Brown Bag lunch meeting. For a list of accomplishments, please visit the Zoning Web Page News Releases at: www.pbcgov.com/pzb/zoning/newsrelase/may/2008/dro_process_memo_-5_08.pdf

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*We are here to
serve you!*

Newsletter Produced by
PZ&B/Zoning Division:

Public Information Section
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ULDC 2008-02 Round of Amendments

The Zoning Division will not be processing 2008-02 Round of the Unified Land Development Code Amendments.

Staff has made a concerted effort to process all pending amendments resulting from 2008 Comp Plan changes, BCC direction, industry and various county departments' requests in the 2008-01 Round. These amendments are scheduled for adoption in August 2008. Also, staff has informed the Development Review Officer Oversight Committee (DROOC), the Land Development Regulations Advisory Board (LDRAB) and the Industry that they will be requesting BCC approval of this request.

The 2009-01 Round of Amendments will begin in January 2009 with staff taking requests for amendments that will be scheduled for adoption in August 2009.



EMPLOYEE OF THE YEAR

George Galle, Certified Zoning / Landscape Field Representative, was recently nominated as the Zoning Employee of the year. He was recognized for outstanding customer service and professional advancement in his career.

Congratulations George!!!!



ZONING BUNDLES OF JOY

Wendy Hernandez

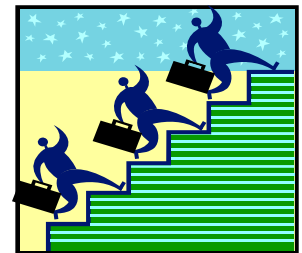
On May, 20, 2008 Wendy Hernandez, Zoning Manager, gave birth to a baby boy named Jaime, weighing in at 9 lb 15 ounces. Wendy has returned to work.

Juanita James

On July 22, 2008 Juanita James, Zoning Technician, gave birth to a baby boy named Bobbie, weighing in at 6 lbs, 9 ounces. Both Juanita and baby are doing well!!!!

ZONING STAFF PROMOTIONS

The Zoning Division is pleased to announce that Donna Adelsperger has been promoted from Site Plan Technician to Site Planner I in the Community Development Section. Best Wishes Donna in your new position and congratulations on a well deserved promotion!!



FAREWELL TO ANNETTE STABILITO

The Zoning Division says farewell and good luck to Annette Stabilito. Annette worked as a secretary in the Administrative Review/ Public Information Section. Annette provided the Zoning Division with six years of dedicated and professional service, she will be greatly missed. We wish Annette all the best in her new endeavors.



PLANNING / ZONING URBAN REDEVELOPMENT & INFILL REDEVELOPMENT



ZONING INFILL/REDEVELOPMENT PROJECT

At the start of 2008, the Zoning Division officially kicked off its Infill/Redevelopment Project to address the need to develop a long term strategic vision for the redevelopment of existing commercial corridors in the Urban Suburban Tier. The primary purpose of the project is to develop and consolidate Unified Land Development Code (ULDC) regulations and related development processes needed to encourage and facilitate predictable and sustainable redevelopment. This type of development includes provisions for allowing mixed use, building orientation that is more pedestrian oriented, integrating mass transit opportunities, and addressing surrounding neighborhood needs as well as incompatibilities, among many other factors.

The project focus is limited to existing commercial corridors, as any new Zoning regulations must comply with existing infill or redevelopment policies established in the Comprehensive Plan, combined with recognition that there have been numerous other amendments to the ULDC in the past two decades that address other residential and commercial issues. Key highlights of the project to date, include:

Defining the three key goals of the project, summarized as follows:

1. **Development of alternative redevelopment regulations:** Zoning Staff is proposing to develop an alternative set of regulations in the form of an optional overlay that promotes sustainable uses, site design and development patterns. The vision for this option generally seeks to establish a more pedestrian, mixed use and sustainable urban form of development. In exchange for creating a more pedestrian oriented project that lends itself to creating a consistent streetscape, it is anticipated to provide substantial relief in the form of relaxed building setbacks, parking and landscaping reductions, and allowances for mixed use, among others.
2. **Mitigating minor non-conformities to address redevelopment needs of existing sites:** There are three general categories of non-conformities, including lots, structures and uses. To further facilitate and encourage redevelopment, staff will be analyzing current known issues that preclude some existing projects from partially redeveloping. Such impediments oftentimes render redevelopment impossible, or require additional costs and time to obtain variances. Many of these limitations revolve around existing sites that are rendered "non-conforming" due to newer standards for building setbacks, parking limitations and landscaping requirements. Goal 2 will seek to identify the minimum allowances that may be made to allow such projects to redevelop, while seeking to upgrade overall site appearance to the maximum extent physically and financially feasible.
3. **Consolidate and simplify ULDC Regulations:** Analyzing and consolidating all existing and new Zoning Overlays, Planned Development District, and Traditional Development District regulations with both the Urban Redevelopment Area (URA) and Infill/Redevelopment (I/O) projects. This goal ultimately seeks to produce a more consistent and user friendly set of regulations that will be easier for the public, development community and staff alike, in the hopes of streamlining review and approval processes.

Project Update on Infill / Redevelopment (Continued)

- **Establishing the Infill/Redevelopment Task Force (IRTF).** The IRTF is an official subcommittee of the Land Development Regulation Advisory Board (LDRAB) and is governed by LDRAB by-laws regulating the creation and operation of subcommittees.
- **Establishing an Infill/Redevelopment Interested Parties (IRIP) venue:** Enables staff to provide quarterly updates to the public, interested parties and land development related professionals.
- **Contracting with the Treasure Coast Regional Planning Council (TCRPC):** Allows for the provision of technical assistance in the analysis and development of any new regulations, while ensuring that any new initiatives are consistent with regional planning goals and visions.
- **Urban Redevelopment Area (Priority Corridors):** Continued coordination with the Planning Division. While this project is within a limited geographical area, coordination is key to fulfilling the intent of Goal three, the simplification and consistent development of development regulations.
- **Public Outreach and Channel 20:** In addition to the creation of the IRIP (above), Jon MacGillis, ASLA, Zoning Director, and Maryann Kwok, Chief Planner, recently coordinated with County Channel 20 to tape a segment summarizing the Infill/Redevelopment Project in an effort to provide greater public awareness for the project.

VISTA CENTER EXTRA LARGE CONFERENCE ROOM

The anticipated completion of the Vista Center Extra Large Conference Room is almost upon us!! The hearing room has the same amenities as the 6th Floor hearing chambers located downtown at the Governmental Center.

Testing of the audio and visual equipment is still under way and is expected to be completed by the end of October 2008. The first Channel 20 televised meeting to be held in the conference room will be the Zoning Commission Hearing on Thursday, November 6, 2008 at 9:00 a.m.



DRO-OVERSIGHT COMMITTEE (DROOC)

The DROOC continues to meet with Zoning staff to review and make recommendations related to the DRO process. During 2007-2008, significant improvements have been implemented to the process to assist both the applicant and county staff. For current list of projects the Committee is discussing and other related information, please visit the DROOC Web Page at: www.pbcgov.com/pzb/zoning/dro/DROOversight.htm

We welcome your feedback and input. If there is a specific topic of interest you would like us to cover in our next Newsletter, please e-mail requests to our Customer Service Manager, Dorine Kelley at: dkelley@co.palm-beach.fl.us