

PALM BEACH COUNTY INDUSTRIAL LAND USE STUDY



American Planning Association
Florida Chapter

Making Great Communities Happen

**Industrial Land – We Don't Need No
Stinking Industrial Land!**

Oh Yes You DO!!!

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TEAM MEMBERS

**Town of Lantana - Michael Bornstein, Town Manager
David Thatcher, AICP, Town Planner**

**Palm Beach County Intergovernmental Coordinating
Program – Anna Yeskey, Director**

**Swiger Consulting – Dr. Ernest Swiger, AICP
Lead Consultant & Project Director**



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Participating & Sponsoring Agencies

Palm Beach County Planning Department

Economic Development Research Institute

PBC Business Development Board

PBC Metropolitan Planning Organization

PBC Engineering Department

PBC Office of Economic Development

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PURPOSE OF STUDY

“Bornstein’s Rant”

Inform Local Officials Of Economic Impacts

Provide Tools To Preserve And Promote

Light Industrial Development

Provide Industrial Land To Acquire And

Retain Jobs

Long Term Impacts

Loss Of Jobs

Loss Of Target Industries

Higher Community Service Costs

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IPARC

**“Intergovernmental Plan Amendment
Review Committee”**

WHAT IS IT?

WHY IT WAS USED FOR THIS PROJECT?

**IPARC NOTED THE CONVERSION TREND -
INDUSTRIAL LAND TO RESIDENTIAL**

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A NATIONAL TREND

OTHER AREAS:

MINNEAPOLIS, MINNESOTA

WASHINGTON, DC

LOS ANGELES, CALIFORNIA

STATE OF RHODE ISLAND

STATE OF OREGON

NEW YORK CITY

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BENEFITS OF INDUSTRIAL LAND

- ✓ **PRESERVE/CREATE JOBS**
- ✓ **ATTRACT TARGET INDUSTRIES**
- ✓ **INCREASED RATABLES**
- ✓ **LOWER COST OF COMMUNITY SERVICES**

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COMPETITION FOR INDUSTRIAL LAND

THE NEED FOR AN IMMEDIATE RETURN

- ✓ RESIDENTIAL
- ✓ OFFICE & COMMERCIAL
- ✓ WAREHOUSE/DISTRIBUTION

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INDUSTRIAL LAND USE BEST PRACTICES

- ☑ **Regional and/or Comprehensive Approach**
- ☑ **Careful Analysis**
- ☑ **Stricter Rezoning Processes**
- ☑ **Flexible Zoning**
- ☑ **Available Site Information**

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THE TOOLKIT

- Comprehensive Plan Policies**
- Existing Codes and Standards**
- Land Inventory**
- Rezoning Policy & Procedure**
- Streamline Permitting Process**
- Zoning Districts- Light Industrial**
 - High Tech District**
 - Flexible Industrial Zones**
 - Industrial Preservation District**
- Design & Performance Standards**

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ZONING CODE MODEL LANGUAGE

Flexible Industrial District

“The primary purpose of flexible industrial zoning is to permit light industrial uses that are generally compatible with one another and to adjoining residential and commercial districts. This flexible zoning designation should specifically promote the economic revitalization of underutilized industrial corridors. The district should also permit advanced technology industries with a significant amount of research and development, and commercial uses that complement light industrial uses.”

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PALM BEACH COUNTY IMPLEMENTATION

Town of Lantana

Flexible Industrial Zoning District

Purpose:

- ✓ **Promote High-paying Employment**
- ✓ **Allow for Industrial & Commercial Land Uses**
- ✓ **Promote a Balance of Land Uses**
- ✓ **Facilitate Current & Future Market Conditions**

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Town of Lantana Flexible Industrial Zoning District

Examples of Permitted Uses

Light manufacturing: fabrication, assembly, finishing work

Printing, binding, or related establishment.

Business or professional & research and development offices.

Research, experimental and testing laboratory.

Manufacturing of biotechnology and pharmaceutical products

Business services, e.g. printers, office supplies.

Art studio and/or gallery

Bank, trust company, or other financial institution

Retail store, excluding vehicle sales

Eating and/or drinking establishment

Personal services, beauty shop, barber shop, laundry, shoe repair, etc.

Allows Multiple Uses in the Same Structure.

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NOW IS THE TIME TO ACT

- **RESIDENTIAL DEVELOPERS SEEKING RE-ZONINGS**
- **LANDS SITTING IDLE**
- **ID PARCELS - REZONE - ASSEMBLE – ACQUIRE**
- **CLOSE THE DISCONNECT**

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SUMMARY

Industrial Land - Important to the Local Economy

- ✓ **Jobs**
- ✓ **Ratables & Revenue**
- ✓ **Lower Service Costs**

Many Competitors for a Scarce Resource

National as well as Local Concern

Preserved & Created Through Variety of Policies, Processes and Ordinances

Current Circumstances Foster Preservation Actions

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CONTINUING ACTION

Sharing Study Results with Local Governments

Educating Local Officials

**Some municipalities implementing study
recommendations**

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A photograph of an industrial facility, likely a water treatment plant, featuring a prominent blue water tower on the left and various industrial buildings and structures in the background.

QUESTIONS/DISCUSSION