



**PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION
POLICY AND PROCEDURE**

William C. Whiteford, Acting Zoning Director

PPM # ZO-O-004

Issued: 6/21/99

Effective: 6/21/99

SUBJECT: COUNTY INITIATED RECONSIDERATION OF ZONING PETITIONS

PURPOSE: To establish a consistent procedure by which zoning petitions may be reconsidered by the Board of County Commissioners (BCC)

POLICY: A zoning petition may be reconsidered only after a majority vote of the BCC. A motion to reconsider must be initiated by a member of the prevailing side. The motion also must be made at the next public hearing following the meeting when the vote was taken. Upon a majority vote to reconsider a petition, the following procedures below shall be followed.

PROCEDURE: **Petition Number**
The petition should be assigned an REC suffix, keeping the original petition number. A new file must be created.

Advertising

The REC petition should be advertised for the next BCC public hearing within five (5) working days of the decision by the BCC to reconsider the petition. The legal ad must accurately reflect the action to be considered by the Board. Advertisement dates and times must be in accordance with ULDC requirements.

Posting

The subject property should be posted by staff in the public right-of-way, or on the property with the owner's permission. Posting must be in accordance with ULDC requirements.

Notice

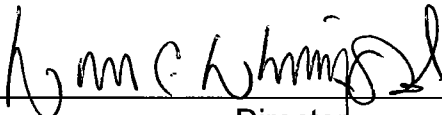
Surrounding property owners notice should be posted by first class mail within five (5) working days of the decision by the BCC to reconsider the petition. The notice should be accompanied by a letter from the Zoning Director clarifying, in laymen's terms, the intent and staff recommendation for the reconsideration.

Agenda

The REC petition should be placed first on the agenda, after the consent items, under the heading RECONSIDERATION. The agenda must clearly reflect the request and motion which staff recommends.

Action

The BCC is not limited to reconsideration of the petitioner's request only. The BCC can consider and approve a less intense use or zoning district consistent with the Comprehensive Plan.



Director