News Release

FOR IMMEDIATE RELEASE ON: December 5, 2019
(Revised: 12/16/19; 1/13/2020)

FOR MORE INFORMATION, CALL: Jon MacGillis, 561-233-5234

Landscape Service Use

1. November 24, 2019 BCC Adopts ULDC Amendments
   County Staff completed the review and processing of a Unified Land Development Code (ULDC) Amendment for Landscape Service located in all Zoning Districts, except AGR-PUD, Preserves. Ordinance 2019-039 was adopted by the Board of County Commissioners (BCC) on November 25, 2019, which will be effective in December 2019.

2. Interested Parties Meetings on Implementation of newly ULDC adopted Amendments
   Interested parties or property owners who have an existing Landscape Service operating in conjunction with a Wholesale or Retail Nursery, that is located in the Agricultural Residential Zoning District, Rural Service Area (AR/RSA) may be able to legalize their operation subject to the following:
   - The Interested party or property owner may submit a Development Review Officer (DRO) approval application within 180 calendar days from Ordinance effective date.
   - Staff will review the application and confirm whether the Applicant has demonstrated that the Landscape Service was in operation prior to Ordinance effective date.
   - Applications seeking to obtain a DRO approval shall submit the application on the DRO intake dates found on the 2020 Zoning Calendar prior to the 180 calendar day deadline.

   Zoning staff has scheduled a meeting with interested parties to answer questions related to the DRO application and review process as follows:
   - When: December 18, 2019, January 7th or February 4, 2020.
   - Where: Vista Center - 2300 North Jog Road, WPB, FL 33411
   - Room VC-1E-58
   - Time: 1:00 PM

   If you would like to attend this meeting, please contact Monica Cantor, Principal Site Planner at MCantor@pbcgov.org with the subject “Landscape Service in Subject line.”

3. December 9, 2019 Interested Parties Meeting to discuss staff’s purposed recommendations to the BCC with Interested Parties on AGR PUD Preserves. The Meeting will be held at 2300 N. Jog Road Visa Center, Room 1W-47, Contact Patricia Behn, Planning Director for further information at 561-233-5300.

   Staff presented their findings and recommendations based on BCC direction to address Landscape Service in AG-PUD Preserves. Click on link below to view Staff Memo to BCC.
   - Memo – Agricultural Reserve Preserves

   The BCC directed staff to amend the ULDC in order to allow existing Landscape Services to remain in the AGR-PUD Zoning District Preserves, subject to size limitations of 70% Nursery and 30% Landscape Service

   Land Development provided BCC options to address their direction on legal access (Arterial/Collector) to a property.
5. January 27, 2020 - BCC Zoning Hearing

At the December 19, 2019 Board of County Commissioners (BCC) Zoning Hearing, the BCC discussed several issues relating to Landscape Service Code Amendment and AGR PUD Preserves. The BCC directed Staff to follow up on several issues, and, provide an update to the BCC at the January 27, 2020 Zoning Hearing:

- Memo – Access Approvals Options for Landscape Services in the AGR and AR Zoning Districts

The BCC directed staff to amend the ULDC in order to modify the process from a Type 2 Variance (reviewed by the ZC) to a Type 2 Waiver (reviewed by the BCC), for Collocated Landscape Service uses that are in the AR Zoning District should the existing or proposed access not meet the requirements of Article 11 minimum access standards. The BCC requested that the discussion and direction regarding access for AGR and AGR-PUD properties be reviewed and discussed at the January 27, 2020 hearing.

- Memo – Unified Land Development Code (ULDC) Amendment - Landscape Service
- Update for January 27, 2020 BCC Zoning Hearing

1. Agricultural Residential (AR) in the Rural Service Area (RSA) - BCC direction on a new Code Amendment relating to acreage sizes (Attachment A);
2. Property Control Number (PCN) – clarify whether a property with more than 1 PCN can establish a Landscape Service use for each PCN;
3. Access requirements - The BCC directed Staff to amend the ULDC requirements for access to be a Type 2 Waiver rather than a Type 2 Subdivision Variance for the use located within the AR Zoning District. The BCC will continue discussion and provide direction to Staff regarding AGR and other Zoning Districts (Attachment B); and,
4. Landscape Service in the Agricultural Reserve Planned Unit Development (AGR/PUD) Preserves - BCC directed Staff to amend the ULDC to allow Landscape Service with a Nursery, but only for those businesses that exist in the AGR-PUD Preserves and comply with size limitations of 70/30 (Nursery/Landscape Service).

If you have any questions regarding this News Release, please contact me or Wendy Hernández, Principal Site Planner at 561-233-5218.