



INTER-OFFICE COMMUNICATION
PALM BEACH COUNTY
PLANNING, ZONING & BUILDING

TO: Zoning Staff
Interested Parties
FROM: Jon MacGillis, ASLA
Zoning Director
DATE: November 1, 2010
RE: Interpreting and Enforcing BCC Condition 1 - All Petitions

Department of Planning,
Zoning & Building
2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb

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In April 2009, the Zoning Division amended the standard Zoning condition All Petition Condition. The amendment allows the Project Manager to select either the restrictive condition or the condition which allows more flexibility for the uses and site design.

Table with 2 columns: All Petitions, Condition Language. Row 1: Condition prior to April 21, 2009. Row 2: Condition after April 21, 2009, restrictions on uses or site design. Row 3: Condition after April 21, 2009, flexibility on uses or site design.

To ensure consistency in how the prior condition is interpreted and enforced for requests for Plan modifications to the uses and/or site design, the following general guidelines shall apply:

- 1. Review Article 2.D.1.G, Administrative Review for modifications to Board approved plans.
2. Review all prior Zoning Commission and BCC minutes, video of hearings, verbatim, staff reports, and plans to understand what the Applicant has presented to staff, ZC, BCC and the public on what was relied upon in terms of uses and site design for the approval.
3. Applicant shall submit a letter with any necessary backup documentation as part of the DRO modification that states they have researched the items listed in number 1 and 2 above and have concluded the modification being proposed is consistent with the intent to the condition. Zoning staff shall review and verify this documentation provided for compliance with the condition.

If staff requires the Zoning Director to consider the recommendation before relaying it to the applicant, either place the request on the Interpretation Meeting or request a meeting.

If you have any questions, please contact Wendy Hernandez, Zoning Manager, at 561-233-5218, or Alan Seaman, Principal Site Planner, at 561-233-5231.

c: Wendy Hernandez, Zoning Manager
Alan Seaman, Principal Site Planner

1 Date - ePZB database was updated for All Petitions condition

