



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

**JON P. MACGILLIS, ASLA, ZONING DIRECTOR**

**PPM #            Z0-0-002**

**Issued:            7/19/99**

**Effective:        02/22/17**

---

**SUBJECT:            Concurrency Exemptions for County Park Projects**

**AUTHORITY:**      Section 163 of the Florida Statutes (Growth Management Act)  
Ordinance 89-35 (Concurrency Exemption Ordinance of Palm Beach  
County, Florida)

**PURPOSE:**        To establish procedures between Palm Beach County Parks and Zoning  
Division to determine Concurrency Exemption status of County Park  
projects.

**POLICY:**            Zoning Staff shall review all applications for Concurrency Exemption for  
County Park projects in accordance with this PPM.

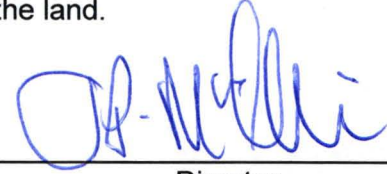
**PROCEDURE:**    There are Parks and other County projects that were approved prior to  
the adoption of the Concurrency Exemption Ordinance in December of  
1989. However, Exemptions for these projects were not applied for since  
there was language in the Adequate Public Facilities Ordinance which  
stated that projects that were identified in the Capital Improvement  
Element (CIE) of the Comprehensive Plan or funded in the CIE and  
identified in other elements of the Comprehensive Plan are exempted  
from the requirements of Concurrency. Since this is no longer true and,  
under the Exemption Ordinance these projects would have qualified for  
an Exemption, these projects are now being exempted from  
Concurrency.

The Zoning Division shall process Exemptions under Ordinance 89-35 for  
Park Projects that meet one or more of the following criteria:

1. The project has a valid development order approved prior to  
December 1989\*
2. The project was included in the 1989 Capital Improvements  
Element and owned by the County.
3. The project has assured funding specifically allocated for its  
improvements.
4. The acreage of the land is used to satisfy the required Level of  
Service.

\*Development Order for Parks projects with Concurrency Exemption is  
defined as follows:

1. Master Plan approval
2. Conceptual Site Plan Approval
3. Re-Zoning Approval
4. Special Exception Approval
5. Building Permit Approval
6. Any other official action of the County having the effect of permitting the development of the land.



---

Director

**Supersession:**

PPM ZO-O-002; Issued 07/19/1999  
PPM ZO-O-002; Revised 02/22/2017

U:\Zoning\ADMIN\PPM's\DRAFTs\ZO-O-002 Concurrency Exemptions For Cty Parks Projects\DRAFT-Rev 02/2017