



**COMMUNITY RESIDENTIAL HOUSING (CRH)  
PBC ZONING DIVISION**

**THURSDAY, JUNE 10, 2021 COMMUNITY MEETING AGENDA**  
**PZB SHARED CONFERENCE ROOM (VC-2E-12-PZB)/COMMUNICATIONS MEDIA TECHNOLOGY**  
**(CMT)**  
**1:30-3:00 P.M.**

[ZOOM LINK](#)

- A. PRESENTATION BY PALM BEACH COUNTY ESTATES (PBCE) LANDOWNERS ASSOCIATION, INC.**
  - 1. Agenda (Attachment A)
- B. PUBLIC COMMENT**
  - 1. Questions and Comments from General Public
- C. ADJOURNMENT**

# ATTACHMENT A

## Agenda

Short history of PBCE experience

Evolution of issues 5 residents vs. 10+

Capacity/intensity issues with neighborhood

Code addresses ADA issues without consideration of neighborhood.

ADA to be given same opportunities but not unfair advantages

Agreed goal is to accommodate housing without changing nature and character

Code contradicts the goal of emulating a family and compatibility into neighborhoods

Focus on transient/transitional housing

Consultant recommended multi-family zoning only

ALL single-family uses and restrictions should be considered

PBCE Experience is that emulation of family & compatibility in neighborhood is not achieved

Not typical homes at all. More like school, camp, dormitory, motel, treatment center or confinement

Unlike foster or biological families, there are no house parents. Chaperones are not parents

Revolving shifts of different supervisors are not parents. This is not a household.

Even Oxford model requires a resident head of household

Minimum 1 resident parent required included in total occupancy

Licensing is NOT code enforcement. Agency oversight is minimal. Rules confusing.

NO GRANFATHERING. New code should be re-start. 6 residents by right only with other use requiring waivers

No transfer of approvals. New application required when business or property sold.

RA only for minimal building code exceptions. Need Guidelines/checklist for approvals

No treatment services of any kind routinely scheduled on premises. Emergency service only

Not a branch office/facility. Meet same home-office requirements of single-family. Used by one resident parent ONLY. No more than one unrelated employee. One home-office only

No commercial vehicles (buses)