



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

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 Zoning Director**

**PPM #      ZO-O-058**

**Issued:     12/31/13**

**Effective:  12/31/13**

**SUBJECT:**            **Recreation Parcel Buffers within Planned Unit Developments (PUDs) and Subdivisions**

**AUTHORITY:**       **Article 7 of the Unified Land Development Code (ULDC)**

**PURPOSE:**            To clarify when incompatibility landscape buffers are required between recreation (pods, tracts, areas) and residential parcels within PUDs and subdivisions.

**BACKGROUND:**      Pursuant to Table 7.F.9.B – Required Incompatibility Buffer Types, a Type 2 Incompatibility should be installed. This buffer must be 15 feet in width and consists of a six feet high barrier, two rows of shrubs, and trees planted 20 feet on center. Article 7.F.9.E Special Standards stipulates that in instances when the recreation parcel is located adjacent to open space (lake, golf course, etc) 100 feet in width or greater, the applicant has the option of applying for a Type 1 Waiver to be relieved of the buffer requirement.

In addition there have been questions pertaining to the requirement of buffers along both the perimeter of a residential pod and a recreation pod that are adjacent to each other. This would result in a 30 foot area of land between the two pods being dedicated for landscaping.

**PROCEDURES:**      If an applicant does not want to install the required buffer along the perimeter of a recreation pod there are two available options that are listed below. During the review of an application but, prior to DRO certification, Staff should advise the applicant of the following:

- 1) If adjacent to an open space a minimum of 100 feet in width apply for a Type I Waiver:
  - a. application is subject to approval by the DRO, and may be submitted in conjunction with other requests to the Community Development Section; and,

Repealed 11-2018, Code 2018-02

b. standards utilized to determine whether or not the waiver should be granted are located in Article 2.D.7. – Type I Waiver.

2) Apply for a Type II Variance if not eligible to apply for the Type I Waiver:

a. application is subject to approval by the Zoning Commission, and may be submitted in conjunction with other requests to the Community Development Section;

b. standards utilized to determine whether or not the variance is warranted are located in Article 2.B.3. – Type 2 Variance; and,

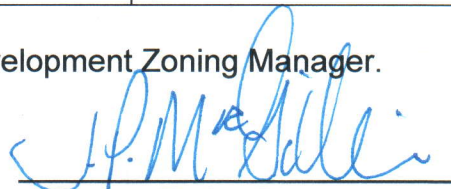
c. should the request be denied the applicant shall be responsible for providing the required Type 2 Incompatibility Buffer.

In situations when a residential and recreation parcel abut each other and they both are required to provide Type II Incompatibility Buffers, only one buffer shall be required. The required buffer shall be installed along the interior of the recreation parcel. When reviewing a site plan for either a residential pod adjacent to a recreation pod or a recreation pod adjacent to a residential pod, staff should advise the applicant that both buffers are not required.

**SCENARIOS:**

Location of recreation pod	Incompatibility Buffer Required	Eligible for a Type I Waiver	Eligible to apply for a Type II Variance
Recreational pod within a PUD	Yes – along the interior of the recreational pod line only	Yes – If adjacent to 100' wide open space	Yes – If not adjacent to 100' wide open space
Recreational tract within a MF PUD	Yes – between the recreational tract and MF units	Yes – If adjacent to 100' wide open space	Yes – If not adjacent to 100' wide open space
Recreational area on lot within a subdivision	Yes – along the interior of the recreational area lot line only	Yes – If adjacent to 100' wide open space	Yes – If not adjacent to 100' wide open space

If you have any questions, contact the Community Development Zoning Manager.

  
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 Zoning Director