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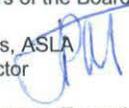


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**INTER-OFFICE COMMUNICATION  
PALM BEACH COUNTY  
PLANNING, ZONING & BUILDING**

**TO:** The Honorable Jeff Koons, Chairman,  
and Members of the Board of County Commissioners

**FROM:** Jon MacGillis, ASLA  
Zoning Director 

**THROUGH:** Barbara Alterman, Executive Director  
Planning, Zoning, & Building Department 

**DATE:** November 13, 2009

**RE:** **Places of Worship Unified Land Development Code (ULDC)  
Proposed Code Amendments & December 8, 2009 Direction  
from BCC**

At the Zoning BCC Hearing on October 22, 2009, the proposed code amendments related to Places of Worship were pulled from the 2009-01 Round of Amendments. The Board directed staff to setup a public meeting for interested parties so they could be informed of what the amendments are and listen to their concerns. Staff conducted the public meeting on November 13, 2009 which is summarized below.

**Direction from BCC**

At the December 8, 2009 Zoning BCC Hearing, staff will be requesting direction on how to proceed with the Places of Worship amendments. Staff offers two options:

**Option 1:**

Advertise the amendments as proposed on October 22, 2009, for 1<sup>st</sup> Reading on January 7, 2010, and 2<sup>nd</sup> Reading on January 28, 2010; or

**Option 2:**

Direct staff to establish a Code Subcommittee of interested parties to convene in January 2010 to discuss how to resolve issues with existing regulations by expanding on regulations so Places of Worship can be approved as permitted uses. Requirements that can be reviewed are: existing threshold of 15,000 square feet or 350 seats that requires places of worship to be located on a collector or arterial road, buffer widths and quantity and size of type of material, increase setbacks for outdoor activity areas, additional setback based on building height, etc. These amendments would come back to the BCC in 2010-01 Round of ULDC Amendments for adoption in August 2010.

**Summary of Public Meeting on November 13, 2009**

The Interested Parties meeting was held at Vista Center from 9 a.m to 11:00 a.m at which time staff presented the proposed code language and responded to questions from the public. The key issues raised by the public as follows:



- Need Public Hearing to allow residents and applicants the opportunity to discuss and resolve site plan issues and need BCC conditions to ensure compliance with code or, in some cases, exceed code to ensure compatibility.
- Landscape buffers - Need to recognize different lot sizes and intensity of uses. Currently, buffers are widened and plant material increased by conditions of approval or developer agreeing to do it.
- Review Process - Questions on how existing approvals would be handled, can existing approval and conditions be abandoned by applicant?
- Lighting - Ensure it does not intrude upon adjacent residential communities
- Parking - Sometimes too little or parking on streets in neighborhood
- Non-Conformities - If no variances are allowed for development regulations, how can existing structures be converted to church if they do not meet setbacks.
- Why is County Attorney recommending these amendments? Why not wait until the County is challenged, then amend the code.

Staff provided a response to each question and agreed to keep those in attendance updated on status of the amendments.

If you have any questions, please contact me at 561-233-5223.

JPM/ap

c: Verdenia Baker, Deputy County Administrator  
Barbara Alteman, Executive Director, PZ&B  
Leonard Berger, Assistant County Attorney  
Bob Banks, Assistant County Attorney  
Maryann Kwok, Chief Planner, Zoning Division  
Barbara P. Nau, Principal Site Planner  
Wes Blackman, LDRAB Chair  
Wendy Hernandez, Zoning Manager, Zoning CDR Section

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