

PUBLIC AND CIVIC USES SURVEY COMMENTS

(08/08/2013)

Name	Use	Use Definition	Use Approval Process	Use Standard	Thresholds
Eric McClellan	Assembly, Nonprofit Institutional			Recommend adding reference to community neighborhood center. For a case study example reference B-2013-026250-0000 (Lake Worth West Community Center).	
				Recommend increasing Class A Conditional Use approval requirement of 4.B.14.a.2).a) from 3,000 square feet to not less than 5,000 square feet. The 3,000 square foot limitation poses a hardship in the RRO/CCRT areas that welcome and are in need of the services provided by these community based facilities. The 3,000 square foot standard is seemingly arbitrary and offers little if any meaningful protection to the surrounding RRO/CCRT community. Also recommend deletion of the two acre maximum without Class A Conditional Use approval (4.B.14.a.2)b)) for the same reasons cited above.	
				Recommend that variances or PO Deviations be permitted from Art. 7, which requires amendment or deletion of 4.B.14.a.2)c), for the same reasons as cited above. Also recommend that landscaping for this use be permitted to abide by the standards of Art. 5.D.2.G. when co-located within a PBC Parks & Rec. facility. For a case study example reference B-2013-026250-0000 (Lake Worth West Community Center). Recommend a meeting consisting of FD&O, Parks and OCR if there are questions or need for discussion to achieve relaxed standards/requirements for this use when located within a CCRT area and/or within a PBC Parks & Rec facility.	
Eric McClellan	Government Services	The existing definition is broad and historically has been favorably interpreted/applied to governmental projects. Retention of both is highly recommended to ensure delivery of a diverse array of government facilities and services as both the number and nature of government facilities continue to evolve.	Recommend that the Use Matrix (Table 4.A.3.A.) be amended to allow for this use by-right in all zoning districts. This would be consistent with Comp Plan Policy 2.2.8-a allowing for Institutional and Public Facility uses in all future land use designations. Under conventional practice, a rezoning to the PO district is required to achieve this regulatory allowance, which only accomplishes/results in a paper map amendment without imposing any additional requirements or standards. This is to suggest that the very same end result would be achieved without the financial, administrative and time burdens imposed by conventional practice and the existing regulatory climate.		Recommend that this use be exempt from the thresholds of Tables 4.A.3.A. and 4.A.4.A. for the same reasons as cited above.