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

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PPM #	**ZO-O-048**
Issued:	**01/03/11**
Effective:	**01/03/11**

SUBJECT: **Phasing of Development**

DEFINITION: Development which is designed, permitted, and platted in sequential stages so development can be phased to commence and discontinue at a specified period of time as approved or as defined by conditions of approval.

AUTHORITY: Article 2.E, Monitoring

PURPOSE: To establish procedures for approving phased development. Pursuant to Art.2.E.3.B.2, Conditional and Requested Uses, a non-residential PDD, a TTD, or a TMD may be approved to be developed under multiple phases. In certain occasions, an owner may need to develop the property in phases to address market opportunities/constraints or the needs of tenants. Phasing of development allows overlapping of uses with different implementation dates (i.e. commencement and discontinuation of different uses) and allows more flexibility to the property owner to continue an existing use on an approved plan while phasing in the new use(s). Phased development must be monitored by County Agencies to ensure no conflicts will be created with the property's original Development Order approval, which includes, but not limited to: site layout, provisions of the ULDC, and conditions of approval.

PROCEDURES: **Uses**

A phased development may have:

1. Existing uses that are legally established and approved, proposed uses that overlap and have different implementation dates, and;
2. Proposed new uses that overlap with different implementation dates.

Phased development must be subject to a Phasing Plan (PP).

In addition to the plan requirements pertaining to the request for a Development Order, the applicant must also submit a PP indicating the number of phases and associated timeline. The approved plan and conditions of approval of the Development Order will indicate the phasing for existing or proposed uses and the schedule of how the uses will be implemented. Approval of all phased uses shown on the site and phasing plans shall be subject to the following:

1. The Development Order may not exceed the maximum number of phases allowed pursuant to Article 2.E, Monitoring.
2. The PP must have a Phasing Table prepared pursuant to Title 2 of the Technical Manual.
3. The PP shall indicate:
   a. Number of phases;
   b. Timeline/dates for each phase (commencement and discontinuation of each use);
   c. Use(s) associated with each phase;
   d. Building square footage for each phase, and
   e. Minimum percentage of the land area for each phase of the development as referenced in Article 2.E.2.E.3.B.2.
4. The PP must be consistent with the approved BCC or ZC plans (i.e. Master, Site or Subdivision plan, whichever is applicable to the original approval).
5. The Zoning Division may require the PP to be amended periodically, if necessary, to reflect the current site conditions to ensure the phased development is operating in accordance with the ULDC provisions. Any modifications to phased developments shall be in accordance with the ULDC.

Zoning Director