Palm Beach County

Land Development Regulation Advisory Board (LDRAB)

October 24, 2018

Board Members

Wesley Blackman, AICP, Chair (PBC Planning Congress)
Dr. Lori Vinikoor, Vice-Chair (District 5)

Joanne Davis (District 1) Xavier Salas (American Institute of Architects)
Drew Martin, (District 2) Vacant (Environmental Organization)
Philip L. Barlage (District 3) Frank Gulisano (Realtor’s Assoc. of the Palm Beaches)
James Knight (District 4) Derek Zeman (Fl. Surveying and Mapping Society)
Myles Basore (District 6) Charles Drawdy (Association Gen. Cont. of America)
Robert J. Harvey (District 7) Abraham Wein (Member at Large/Alternate)
Daniel J. Walesky (Gold Coast Builders Assoc.) Winifred Park Said (Member at Large/Alternate)
Anna Yeskey (Palm Beach League of Cities)
Terrence N. Bailey (Florida Engineering Society)

Board of County Commissioners

Melissa McKinlay
Mayor, District 6

Mack Bernard
Vice Mayor, District 7

Hal R. Valeche
Commissioner, District 1
Paulette Burdick
Commissioner, District 2

David Kerner
Commissioner, District 3
Steven L. Abrams
Commissioner, District 4

Mary Lou Berger
Commissioner, District 5

County Administrator
Verdenia C. Baker

Expires June 30, 2019

“An Equal Opportunity – Affirmative Action Employer”
2300 North Jog Road, West Palm Beach, Florida 33411 (561) 233-5200

LDRAB/LDRC
October 24, 2018
A. CALL TO ORDER/CONVENE AS LDRAB
   1. Roll Call
   2. Additions, Substitutions and Deletions
   3. Motion to Adopt Agenda
   4. Adoption of September 26, 2018 Minutes (Exhibit A)
   5. Public Comments – Any persons wanting to speak on an item shall complete and submit a comment card to the Secretary prior to the item being discussed.

B. ULDC AMENDMENTS-NEW
   1. Exhibit B  Article 2- Resubmittal  1 - 1
   2. Exhibit C  Green Market, Community Vegetable Garden, and Landscaping  2 - 7
   3. Exhibit D  Article 4- Financial Institution  8 - 9
   4. Exhibit E  Article 4- Homeless Resource Center PPM update  10 - 10
   5. Exhibit F  Article 4- Special Permit- Mobile Retail Sales  11 - 11
   6. Exhibit G  Article 6- Parking  12 - 26
   7. Exhibit H  Congregate Living Residential (CLR) and Codification of ORD-2017-036  27 - 40
   8. Exhibit I  Residential in MUPD  41 - 51

C. ULDC AMENDMENTS-REVISIONS AFTER 9/26 LDRAB
   1. Exhibit J  Article 4- Real Estate Sales Model and Management Office  52 - 64
   2. Exhibit K  Article 5- Mechanical Equipment  65 - 68

D. CONVENE AS LAND DEVELOPMENT REGULATION COMMISSION (LDRC)
   1. Proof of Publication
   2. Consistency Determination - See Exhibits B through K listed above.  69 - 69

E. ADJOURN AS LDRC AND RECONVENE AS LDRAB

F. STAFF COMMENTS
   1. Article 2.G- Decision Making Bodies- General Provisions and Appointed Bodies- Land Development Regulation Advisory Board  70 - 74
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   3. 2018 Attendance and 2019 Reappointments  79 - 81

G. BOARD MEMBER COMMENTS

H. ADJOURN
EXHIBIT A

PALM BEACH COUNTY
LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
LAND DEVELOPMENT REGULATION COMMISSION
(Updated 10/12/18)

Minutes of September 26, 2018 LDRAB Meeting

On Wednesday, September 26, 2018, the Palm Beach County Land Development Regulation Advisory Board (LDRAB), met in the Ken Rogers Hearing Room, (VC-1W-47), at 2300 North Jog Road, West Palm Beach, Florida.

A. Call to Order/Convene as LDRAB
   1. Roll Call

   Chair, Wes Blackman, called the meeting to order at 2:00 p.m. Zona Case, Code Revision Secretary, called the roll.

   Members Present:
   Wesley Blackman (PBC Planning Congress)
   Joanne Davis (District 1)
   Philip Barlage (District 3)
   James Knight (District 4)
   Lori Vinikoor (District 5)
   Robert J. Harvey District 7
   Frank Gulisano, (Realtor’s Assoc. of the Palm Beaches)
   Terrence Bailey, (Fl. Engineering Society)*
   Daniel Walesky (Gold Coast Bld. Assoc.)
   Anna Yeskey, (League of Cities)
   *Charles Drawdy (Assoc. Gen. Contractors of America)
   Abraham Wien, (Member at Large, Alt. 1)
   Vacancies: 1
   Environmental Organization

   Members Absent:
   Drew Martin (District 2)
   Myles Basore (District 6)
   Derek Zeman (Fl. Surveying & Mapping)
   Xavier Salas, (AIA)
   Winifred Park Said (Member at Large, Alt. 2)
   County Staff Present:
   Jon MacGillis, Zoning Director
   Maryann Kwok, Deputy Zoning Director
   Wendy Hernandez, Zoning Manager
   Jan Rodriguez, Senior Site Planner
   Leonard Berger, County Attorney
   Eric McClellan,
   Scott Rodriguez, Site Planner 2
   Zona Case, Zoning Technician, Zoning
   *Mr. Drawdy arrived immediately after roll-call.

   2. Additions, Substitutions, and Deletions

   Staff confirmed to the Chair that there were no Additions, Substitution or Deletions. Mr. Blackman said he wished to affirm a Policy on meeting procedures before adopting the agenda. He acknowledged being permissive in the procedures he allowed under Board Members comments and added that in the past that item appeared on agendas, but was not on today’s agenda. He requested a motion to affirm the Board’s position as follows: if a Board Member wishes to discuss a substantive matter that is not on the agenda, this would be the appropriate place to add it as an amendment to the agenda, and the Board could vote in its entirety as to whether that item is to be included in the agenda. Mr. Blackman pointed out that this is not a policy change, but adherence to standard policy, and members could bring up any matter to the Board.

   Mr. Bailey also encouraged members to advise staff whether the matter they wish to raise will require research or a long discussion, in which case it can be placed on the next agenda. To put the onus on staff to react immediately is not fair, so if it is going to take more than five minutes staff should be made aware so it can be placed on the next meeting agenda.

   Motion by Dr. Vinikoor, seconded by Mr. Knight. Motion passed. (12–0).

   3. Motion to Adopt Agenda

   Motion to approve by Mr. Gulisano, seconded by Dr. Vinikoor. Motion passed (12–0).

   4. Adoption of August 22, 2018 Minutes (Exhibit A)

   Mr. Walesky pointed out that under staff comments at the last meeting, the Board was advised that a workshop related to Workforce Housing was scheduled for September 25, 2018. This has been re-scheduled to October 23. It was decided that the change of date would be recorded in the minutes of September 26, 2018.

   Motion to approve by Mr. Knight, seconded by Mr. Gulisano. Motion passed (12 – 0).

   5. Public Comments

   There were no public comments
B. ULDC AMENDMENTS

1. Real Estate Sales Model and Management Office (LDRAB ONLY)

Ms. Hernandez said that this item was being presented for LDRAB consideration only. Ms. Kwok clarified that parts of the exhibits are related to Accessory Uses and Structures which is presented in Exhibit G, and Temporary Structures which are subject to Building review when it pertains to real estate sales offices. The exhibit consolidates current code requirements addressed in Articles 3 and 5 and places them in Art. 4.B.11, Temporary Uses, as they are temporary in nature. The exercise is mainly to consolidate and update code requirements connected to those uses.

Dr. Vinikoor referred to Part 2, line 26, and suggested the proposed change to the language might be better expressed by changing the text to read except as indicated otherwise, instead of except where it indicated otherwise.

Ms. Kwok further elaborated on the exhibit highlighting the following changes:

- Part 3, page 2, A Real Estate Sales and Management Office is allowed as a Temporary Use in a PDD or TDD under both Art. 4.B.11.C.5 Real Estate Sales and Management Office, PDD or TDD, and Art. 4.B.11.C.6, Real Estate Sales Model, PDD or TDD.
- Part 5, page 7, lines 16-17, Sales model or office shall be located on site, with exceptions made for Jupiter Farms, the Acreage and Palm Beach County Estates.
- A regulation plan shall be submitted showing the location of the sales office and required parking.
- Part 6, page 9, Language from Art. 3.E.I.G.has been relocated to Art. 4.B.11 C. to provide a Definition and Approval Process for Real Estate Model, PDD or TDD.
- Part 6, page 10, line 30, indicates that temporary access to the sales model(s) limited to one year, as well as time extensions, have to be approved by the DRO.

Motion to approve by Dr. Vinikoor, seconded by Mr. Knight. Motion passed (12-0).

2. Exhibit C – Article 5.B.20, Mechanical Equipment

Ms. Hernandez clarified the conditions under which screening is not required for roof-mounted mechanical equipment: An industrial use with an industrial FLU designation shall submit a Line of Sight Analysis along with the permit to show that the equipment is not visible from the adjacent R.O.W.

Motion to approve by Mr. Gulisano, seconded by Mr. Barlage. Motion passed (12-0).

3. Exhibit D – Article 7, Landscaping

Ms. Kwok explained that the amendment is to codify certain parts of PPM ZO-O-061, Violation for Illegal Tree, related to legal and illegal tree removal. The PPM, establishes the Tree Removal Approval Process and also relates to violations and application of fines for illegal tree removal. The new Section 5) addresses in detail Approval Process, submittal requirements, removal and replacement standards, including the timeline, and inspection. The amendment also clarifies the word “Tree” includes trees, palms or pines and that these are required to be planted on the subject property per Article 7, Landscaping, or per Condition(s) of Approval through a Development Order (DO). Therefore, illegal removal of these trees, palms or pines are a violation to either the Code or the DO. Section 3 covers maintenance

Motion to approve by Ms. Davis, seconded by Mr. Knight. Motion passed (12 – 0)

4. Exhibit E – Article 4, Use Regulations, Article 7, Landscaping

Ms. Hernandez advised that the applicant requested postponement to the LDRAB/LDRC meeting in October as additional information is needed.

Motion to approve postponement by Dr. Vinikoor, seconded by Ms. Davis. Motion passed (12 – 0)
Minutes of September 26, 2018 LDRAB Meeting

5. Exhibit F – Article 3, Overlays & Zoning Districts PO Deviations
Ms. Hernandez explained that the amendment clarifies that, where a public-civic pod is co-located with property outside the boundary of a PUD, the required landscape buffer along the common abutting boundary may be reduced or eliminated.

Motion to approve by Ms. Davis, seconded by Mr. Knight. Motion passed (12-0).

C. ULDC AMENDMENTS –REVISIONS AFTER 8/22 LDRAB
Ms. Hernandez used a Power Point presentation which showed the reasons and revisions made to exhibits after the August 22 meeting:

1. Exhibit G – Art, 5,B, Accessory Uses and Structures
Page 30, lines 15/16 – (LDRAB concerns on timing of permit).
Page 30, Lines 41 – 43 (Clarification on timing of removal).
Page 31, Lines 5, 7, 11 (Formatting)

2. Exhibit H – Art, 2 and 3, Modifications by the DRO [Related to Housing Type]
Page 32, Line 14, Table 2.C.5.B (Clarification on TDD Neighborhoods, since they are not a Pod).
Page 33, Line 14, Table 3.E.1.E (Housing Classification (2) (3) Define more clearly housing classification in the footnotes).

3. Exhibit I – Airport Regulations
Page 36, Lines 43 and 45 (Formatting)
Page 38, Lines 2 and 31 (Formatting)
Page 40, Lines 8-15 (Correction to Approach Zone Height Limitation)
Page 42, lines 24 – 38 (Formatting)
Page 43, Line 49 - Formatting

4. Exhibit J, PO Deviations
Ms. Hernandez reminded the Board that at the meeting on August 22, 2018, it was decided that the exhibit required further discussion. All changes were made and agreed to by Mr. Eric McClellan, Director, FDO Strategic Planning, who asked that his concurrence be conveyed to the Board.

Page 50, Line 15 (Reason for Amendment)
Page 52, Line 7-15– 15 (Formatting and clarification on Notices)
Page 53, Line 47(Clarification on the exception and scheduling of PO Deviation applications)
Page 56, Lines 19-20 (Add Cross Reference to Article 2.B.7.G. and the items the PO Deviations the BCC approves).
Page 57, Line 22, (Reason for Amendment)
Page 61, Line 1, Reason for Amendment

Motion to approve by Mr. Gulisano, seconded by Mr. Knight. Dr. Vinikoor questioned the grammatical correctness of text in Exhibit I, page 38, line 31. In the discussion that followed, several suggestions were made on the correct format. Ms. Colleen Walter, representing Department of Airports, agreed with the change “Director of Airports or a designee” instead of “Airports Director, or their designee”. Motion passed (12-0).

D. CONVENE AS LAND DEVELOPMENT REGULATION COMMISSION (LDRC)
1. Proof of Publication
The Chair acknowledged the Proof of Publication and requested a motion.

Motion to accept Proof of Publication by Ms. Vinikoor, seconded by Ms. Joanne Davis. Motion passed (12 – 0).

2. Consistency
The Chair acknowledged receipt of Consistency Determination from the Planning Division confirming that the amendments to Exhibits B through J approved today, and K through O approved at previous meetings are consistent with the Comprehensive Plan. This was confirmed by Mr. Rodriguez of the Planning Division who also confirmed that the changes to Exhibits G through J were also found to be consistent.
EXHIBIT A

PALM BEACH COUNTY
LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
LAND DEVELOPMENT REGULATION COMMISSION
(Updated 10/12/18)

Minutes of September 26, 2018 LDRAB Meeting

Motion to accept Planning Depart Consistency Determination by Ms. Vinikoor, seconded by Mr. Barlage. Motion passed (12 – 0).

E. RECONVENE AS LAND DEVELOPMENT REVIEW ADVISORY BOARD

F. STAFF COMMENTS
   1. Article 2.G- Decision Making Bodies- General Provisions and Appointed Bodies- Land Development Regulation Advisory Board
      Mr. Blackman reminded members that the request to provide the authority of LDRAB was made at the last meeting and observed that it might be instructional to new members of the Board. In response to Mr. Blackman’s inquiry as to whether he wished to comment, Mr. Berger expressed the opinion that he would prefer to wait until more members are present.

      Motion to defer to October 24, 2018 LDRAB/LDRC Meeting by Ms. Vinikoor, seconded by Mr. Gulisano. Motion passed (12 – 0).

   2. 2019 Reappointment
      Mr. MacGillis advised that those members whose membership expires in February 2019 would receive letters the following week inquiring as to their interest in further service to the LDRAB. Those who are appointed by District Commissioners will receive communication regarding reappointment.

E. ADJOURN
   The Land Development Regulation Advisory Board meeting adjourned at 3:00 p.m.

   Recorded tapes of all LDRAB meeting are kept on file in the Palm Beach County Zoning/Code Revision office and can be requested by contacting the Code Revision Section at (561) 233-5566.
EXHIBIT B

ARTICLE 2.C, ADMINISTRATIVE PROCESSES
(Resubmittal)
CR-2018-053
(Updated 10/3/2018)

Part 1. ULDC Art. 2.C.4, Review, Submittal and Final Decision [Related to Administrative Process] (page 43 of 105, Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning]

1. Amend to indicate Administrative Processes are allowed to provide new documentation at resubmittal date which is twice a month instead of just once a month that corresponds to submittal date.

CHAPTER C ADMINISTRATIVE PROCESSES

Section 4 Review, Resubmittal and Final Decision

A Review of an application shall be initiated by the DRO on the date it is deemed sufficient, subject to the timeline specified in the Table below. The processing time may vary based upon the types of requests.

[Ord. 2018-002]

| Table 2.C.4 - Review, Resubmittal and Final Decision |
|----------------------------------|----------|-------------|
| Processes                        | Full DRO | ZAR         | Type 1 Variance |
| Application Submittal by Applicant |         |             |                |
| Sufficiency Review by Staff      |          |             |                |
| Insufficiency to be addressed by Applicant | 10 days from the date of Application Submittal. | | |
| Initiate Review and Staff Comments | 10 days from the date of Sufficiency | | |
| Resubmittal by Applicant         |          |             |                |
| Staff Review and Comments on Resubmittal | Refer to Annual Zoning Calendar. | | |
| Certification or Approval        |          |             |                |

Notes:

- Underlined indicates new text.
- Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated.
- If being relocated destination is noted in bolded brackets [Relocated to: ].
- Italicized indicates text to be relocated. Source is noted in bolded brackets [Relocated from: ].
- …. A series of four bolded ellipses indicates language omitted to save space.
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EXHIBIT C

ARTICLE 3 – OVERLAYS & ZONING DISTRICTS, ARTICLE 4 – USE REGULATIONS AND ARTICLE 7 – LANDSCAPING

(Greenmarkets/Community Vegetable Gardens)

CR-2018-043
(Updated 10/17/18)

Part 1. ULDC Art. 3.B.14, WCRAO, Westgate Community Redevelopment Area Overlay (pages 47, 48, and 53 of 212), is hereby amended as follows:

Reason for amendments: [Westgate CRA]

1. Correct scriveners errors to Figure 3.B.14.F.3., where F.3 does not exist, and in Table 3.B.14.F. – WCRAO Sub-area PDRs, footnote #9, which has been properly reordered to #8.

2. Clarify that all accessory structures within the Sub-areas of the WCRAO shall be subject to Article 5 unless stated otherwise in Art. 3.B.14.G.

3. Establish an exemption from WCRAO supplementary standards for prohibited materials for fences and walls. To allow a vinyl-coated chain link fence as a landscape barrier, when an accessory Green Market use is permitted pursuant to Art.4.B.6.C.16.d and the parcel or site abuts a parcel with a residential use or FLU.

4. Exempt permitted accessory structures from the form based code building location and massing requirements of the WCRAO sub-areas including build to line/setbacks and minimum building frontage. These structures would default to the property development regulations of the parcel or site’s zoning district and applicable supplementary standards in Art.5. allowing greater flexibility in site configuration, and building placement and size.

CHAPTER B – OVERLAYS

Section 14 WCRAO, Westgate Community Redevelopment Area Overlay

F. Property Development Regulations (PDRs)

1. Sub-area PDRs

In order to implement the form based code build to lines outlined in the WCRA Plan, additional PDRs are established for the seven Sub-areas. Development in the WCRAO shall be in compliance with all standard, PDD or TDD PDRs, unless specified otherwise in Table 3.B.14.F, WCRAO Sub-area PDRs, and Figure 3.B.14.F-3. WCRAO Sub-area Building Configuration and Lot Placement. Single-family dwellings shall only be required to comply with the Minimum Lot Depth and Accessory Quarters requirements of Sub-area PDRs. Accessory Structures shall comply with the requirements of Art. 3.B.14.G, Supplementary Standards and Art. 5.B.

Accessory uses and Structures [Ord. 2006-004] [Ord. 2008-003] [Ord. 2017-007]

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Table 3.B.14.F - WCRAO Sub-area PDRs

<table>
<thead>
<tr>
<th>Sub-areas</th>
<th>NR</th>
<th>NRM</th>
<th>NG</th>
<th>NC</th>
<th>UG</th>
<th>UH</th>
<th>UI</th>
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<td><strong>Lot Dimensions:</strong></td>
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<td></td>
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<tr>
<td>Minimum Lot Depth</td>
<td>90'</td>
<td>90'</td>
<td>90'</td>
<td>90'</td>
<td>90'</td>
<td>90'</td>
<td>90'</td>
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<tr>
<td>Maximum Building Coverage</td>
<td>-</td>
<td>40%</td>
<td>40%</td>
<td>40% (2)</td>
<td>40% (2)</td>
<td>40% (2)</td>
<td>45% (2)</td>
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<td><strong>Build to Line/Setbacks:</strong></td>
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<tr>
<td>Front or Side Street Build to Line</td>
<td>-</td>
<td>Build to Line:</td>
<td>-</td>
<td>15'</td>
<td>-</td>
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<td>-</td>
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<tr>
<td>Build to Line:</td>
<td>-</td>
<td>Build to Line:</td>
<td>-</td>
<td>15'</td>
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<tr>
<td>Build to Line:</td>
<td>-</td>
<td>Build to Line:</td>
<td>-</td>
<td>10'</td>
<td>-</td>
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<tr>
<td>Build to Line - C/NU: 10'-25'</td>
<td>-</td>
<td>Build to Line - C/NU: 10'-25'</td>
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<tr>
<td>Minimum Side (1)</td>
<td>-</td>
<td>10' (4)</td>
<td>10' (4)</td>
<td>10' (4)</td>
<td>15'</td>
<td>15'</td>
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<tr>
<td>Minimum Rear (1,4)</td>
<td>-</td>
<td>25'</td>
<td>25'</td>
<td>25'</td>
<td>25'</td>
<td>25'</td>
<td>25'</td>
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<tr>
<td><strong>Minimum Building Frontage:</strong></td>
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<tr>
<td>Minimum Frontage (1,68)</td>
<td>-</td>
<td>60%</td>
<td>60%</td>
<td>80%</td>
<td>60%</td>
<td>-</td>
<td>C/NU: 60%</td>
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<td><strong>Optional Plazas and Squares:</strong></td>
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<tr>
<td>Build to Line Exception (1)</td>
<td>-</td>
<td>Maximum 50% of Building Frontage, minimum width: 20' and maximum depth of 25'</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<tr>
<td><strong>Maximum Stories (1):</strong></td>
<td></td>
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<tr>
<td>Maximum Stories (1)</td>
<td>-</td>
<td>3</td>
<td>4</td>
<td>6</td>
<td>20</td>
<td>10</td>
<td>15</td>
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<tr>
<td><strong>Maximum Height (1, 7):</strong></td>
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<td></td>
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<tr>
<td>Maximum Height (1, 7)</td>
<td>-</td>
<td>36'</td>
<td>48'</td>
<td>72'</td>
<td>240'</td>
<td>120'</td>
<td>180'</td>
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<td>Accessory Quarters Max. Height/Stories</td>
<td>2 stories and 25'</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>-</td>
<td>-</td>
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<tr>
<td><strong>Other:</strong></td>
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<tr>
<td>Maximum Building Length (1, 6):</td>
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</tr>
<tr>
<td>Maximum Building Length (1, 6):</td>
<td>300'</td>
<td>300'</td>
<td>300'</td>
<td>300'</td>
<td>300'</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

Key:
- PDRs not specified in this table shall be subject to the PDRs of the lot’s zoning district.
- For Commercial Uses
- MU For Mixed Uses

Notes:
1. Single-family dwellings shall not be required to comply with identified Sub-area PDRs. [Ord. 2006-004]
2. Building coverage may be increased to 60% if all parking is provided offsite or in a parking structure. [Ord. 2006-004]

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- A series of four bolded ellipses indicates language omitted to save space.
EXHIBIT C

ARTICLE 3 – OVERLAYS & ZONING DISTRICTS, ARTICLE 4 – USE REGULATIONS AND ARTICLE 7 – LANDSCAPING

(Greenmarkets/Community Vegetable Gardens)

CR-2018-043

(Updated 10/17/18)

Table 3.B.14.F - WCRAO Sub-area PDRs

<table>
<thead>
<tr>
<th>Sub-areas</th>
<th>NR</th>
<th>NRM</th>
<th>NG</th>
<th>NC</th>
<th>UG</th>
<th>UH</th>
<th>UI</th>
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<tr>
<td>Single Family Dwelling Unit</td>
<td>1,000 s.f.</td>
<td>1,000 s.f.</td>
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<td>-</td>
<td>-</td>
<td>-</td>
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<td>Accessory Quarters</td>
<td>300 s.f.</td>
<td>300 s.f.</td>
<td>300 s.f.</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Fences and Walls:</td>
<td>Chain link, wire mesh, barbed wire, wood basket weave, or corrugated metal panels</td>
<td></td>
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<tr>
<td>Prohibited Materials (7)</td>
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<td>Arcades and Galleries (1)</td>
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</tr>
<tr>
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<td>-</td>
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<td>20’</td>
<td>20’</td>
<td>30’</td>
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<td>Minimum 1st Floor Height</td>
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<td>12’</td>
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<td>2 (2)</td>
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<td>Minimum Glazing of Frontage (3)</td>
<td>-</td>
<td>(3)</td>
<td>(3)</td>
<td>(3)</td>
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<td>Porches, Balconies and Entryways (9)</td>
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<td>-</td>
<td>-</td>
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<td>8’</td>
<td>6’</td>
<td>6’</td>
<td>-</td>
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<tr>
<td>Min/Max Porch Depth (4)</td>
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<td>6/10’</td>
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<tr>
<td>Min/Max Porch Length (4)</td>
<td>-</td>
<td>8/50% of building facade</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Min/Max Balcony Depth</td>
<td>-</td>
<td>-</td>
<td>3/3</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Min/Max Balcony Length</td>
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<td>6/50% total of building facade</td>
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<tr>
<td>Location of Surface Parking (10)</td>
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<td>Driveways (5) (10)</td>
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<td>-</td>
<td>-</td>
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<tr>
<td>Location</td>
<td>-</td>
<td>Back of rear façade of primary structures</td>
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<td>Setbacks</td>
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<td>5’ side or rear (6)</td>
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<td>Attached</td>
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<tr>
<td>Location</td>
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<td>Setback a min of 20’ from front façade</td>
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<td>Side Art. 3.B.14.J, WCRAO Landscaping Modifications allowing for reduction in perimeter and foundation planting requirements.</td>
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<tr>
<td>Min. Pervious Surface</td>
<td>-</td>
<td>20%</td>
<td>20%</td>
<td>20%</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

Key:

1. Subject to the supplementary standards of the lot’s zoning district.


Notes:


2. Minimum second floor shall meet minimum frontage and depth requirements. [Ord. 2006-004]


5. Minimum 20 foot setback shall be required for garages fronting on a street or alley. [Ord. 2006-004]

6. Single-family residential use provided a continuous native hedge is planted along the exterior side of the fence and adequate room for maintenance is provided along the property lines adjacent to public R-O-W. The hedge shall be maintained at the same height as the chain link fence. Black or green vinyl coated chain link fence may be installed along remaining perimeter property lines not adjacent to a public R-O-W. [Ord. 2009-040]


8. The maximum encroachment for porches, balconies, and entryways located in NC sub-area shall only apply to permitted residential or hotel uses. These ground floor improvements shall not conflict with the placement of street trees. [Ord. 2011-001]

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1. Accessory and Prohibited Uses
   a. Accessory Structures
      1) Except as otherwise stated within Art. 3.B.14, accessory structures shall meet the
         setbacks of the underlying zoning district and Supplementary Regulations as stated
         within Art. 5.B.1.A.1, General.
      2) Accessory structures shall be architecturally compatible with the principal building, with
         exception to accessory structures such as small sheds associated with single-family
         residences (excluding garages), when less than 150 square feet in size and ten feet in
         height, and completely screened from all public right-of-ways. [Ord. 2006-004] [Ord.
         2009-040]
      3) Accessory structures permitted pursuant to Art. 4.B.6.C.10.c, Community Vegetable
         Garden and Art. 4.B.6.C.16.d, Accessory Uses - Green Market shall comply with the
         PDR's of the zoning district in which the parcel is located and supplementary standards
         in Art.5, and shall not be subject to Table 3.B.14.F. Build to Line/Setbacks and
         Minimum Building Frontage requirements or Figure 3.B.14.F., Building Configuration
         and Lot Placement.
   b. Accessory Quarters and Garages
      Accessory Quarters and garages shall meet the requirements of Table 3.B.14.G, WCRAO
      Supplementary Standards by Sub-Area and Figure 3.F.3.E, TND Garages. [Ord. 2006-
      004] [Ord. 2017-007]
   c. Prohibited Uses in Front Yards
      In the NR, NRm, NG Sub-areas, the following uses are prohibited in front yards or building
      facades: [Ord. 2006-004]
      1) Parking on unpaved surfaces. [Ord. 2006-004]
      2) Clotheslines and other clothes drying apparatus. [Ord. 2006-004]
      3) Electrical meters. [Ord. 2006-004]
      4) Air conditioning equipment, including window units on the facade. [Ord. 2006-
         004]
      5) Antennas and satellite dishes. [Ord. 2006-004]

Part 2. ULDC Art. 4.B.2, Commercial Uses (page 26 of 204), is hereby amended as follows:

Reason for amendments: [Westgate CRA]

1. Delete restrictive hours of operation for a Green Market when permitted as an accessory use to a
   Community Vegetable Garden. Allows local residents the ability to purchase fresh produce outside of
   weekend and holiday hours thereby reducing potential for fresh food waste and fulfilling the intent of
   a Green Market as a functioning accessory use to a Community Vegetable Garden. Flexibility in hours
   is particularly important when crops are abundant at the peak of growing season and produce is
   harvested early and daily by the garden managers and community workers.

2. Eliminate the restriction on the hours of operation for the Accessory Green Market to allow it to default
   to Code. If the Commercial use is within 250 feet of residential the hours are limited to 6am to 11pm,
   7 days a week.

3. Clarify the size limitation for accessory uses and structures. The current method of calculation in Art.
   5 determine the maximum size for an accessory structure to be no ore than 30% of the principal use
   and structure. The Community Vegetable Garden does not have a structure, and therefore revision
   for this accessory use is necessary to determine measurement based on growing area. An accessory
   Green Market structure provides shade and shelter in inclement weather, storage for fresh produce
   harvested by resident vendors and garden managers, and an alternative space for Green Market
   operations.

4. To include a standard for screening where an accessory Green Market use is permitted, and the
   Community Garden, as the principal use, is adjacent to a parcel with a residential FLU designation or
   use. To also include a provision when a Green Market is proposed as an accessory to an existing,
   previously approved Community Garden adjacent to a parcel with a residential FLU or use, and that
   has complied with the incompatibility buffer requirements of Article 7, the accessory Green Market
   would not be required to provide additional screening.
EXHIBIT C

ARTICLE 3 – OVERLAYS AND ZONING DISTRICTS, ARTICLE 4 – USE REGULATIONS AND ARTICLE 7 – LANDSCAPING
(Greenmarkets/Community Vegetable Gardens)

CR-2018-043
(Updated 10/17/18)

CHAPTER B USE CLASSIFICATION

Section 2 Commercial Uses

C. Definitions and Supplementary Use Standards for Specific Uses

16. Green Market

....

d. Accessory Uses - Green Market

A Green Market may be allowed as an accessory use to a Community Vegetable Garden in the WCRAG and CCRT areas subject to DRO approval and the following:

1) The use shall be located in CCRT areas or the Westgate CRA;

2) Items for sale shall be limited to those grown, or prepared by neighborhood residents.

3) The accessory use and structure shall be limited to 30% of the total growing area for the Community Vegetable Garden.

4) Shall be limited to weekends and holidays between the hours of 7:00 a.m. and 7:00 p.m.

5) A Community Vegetable Garden that complies with the above accessory use standards for Green Market, may be considered a Public and Civic Use for the purposes of determining compliance with Art. 7.C, Landscape Buffer and Interior Landscape Requirements. Where a Green Market is allowed as an accessory use to a Community Vegetable Garden, a six-foot high landscape barrier, which includes but not limited to: a hedge, a vinyl-coated chain link fence with hedge, or an opaque fence shall be provided along any property line that abuts a parcel with a residential FLU designation or residential use. An accessory Green Market to an existing Community Garden, approved prior to the effective date of this amendment, that has complied with the buffer requirements of Article 7, is not required to provide a six-foot high landscape barrier.

Part 3. ULDC Art. 4.B.6, Agricultural Uses (page 93 of 204), is hereby amended as follows:

Reason for amendments: [Zoning/Westgate CRA]

1. To reorganize Art.4.B.6.C.10.b and c to clarify that accessory community garden structures are subject to the PDR’s of the parcel’s zoning district.

2. Added for consistency with and to cross-reference amendments to Article 7 exemption language.

CHAPTER B USE CLASSIFICATION

Section 6 Agricultural Uses

C. Definitions and Supplementary Use Standards for Specific Uses

....

10. Community Vegetable Garden

a. Definition

A plot of land used primarily as a vegetable garden which is cultivated and harvested by a group of residents from the surrounding area.

b. Setbacks

Accessory activities shall maintain a setback of five feet from all property lines adjacent to residential zoning districts. Accessory structures shall meet the setbacks of the district.

c. Accessory Structures

1) Accessory structures shall be limited to 400 square feet.

2) Accessory structures shall meet the setbacks of the zoning district in which the parcel is located.

d. Parking

Overnight parking shall be prohibited.

e. Loading

All loading and unloading activities shall be restricted to the site and shall not encroach into any setbacks.

f. Landscaping

Shall be exempt from Article 7, Landscaping, when located in the WCRAG or CCRT Areas.

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EXHIBIT C

ARTICLE 3 – OVERLAYS & ZONING DISTRICTS, ARTICLE 4 – USE REGULATIONS AND ARTICLE 7 – LANDSCAPING
(Greenmarkets/Community Vegetable Gardens)
CR-2018-043
(Updated 10/17/18)

reason for amendments: [Westgate CRA]

1. To exempt the Community Garden use when located in the WCRAO or CCRT Areas from the requirements of Article 7, unless otherwise stated in Article 4.B.6.C. The Community Garden use, by definition, is interactive and engaging to the community. Community gardens are located in various settings, but they consistently engage the public from the outside by allowing views from the street into the garden. Scattered throughout communities across Palm Beach County and the United States, community gardens can range from a small ‘pocket park’ type garden in an intense urban setting (see Village Greens in the Old Northwood historic district of West Palm Beach http://www.northwoodgreenlifefl.org/village-greens-community-garden.html), to larger gardens that act as a community gathering place in the heart of a residential neighborhood (see Riviera Beach Heights Community Garden in the Riviera Beach CRA redevelopment area http://rivierabeachcommunitygardens.org/), to acres of cultivated land in a rural countryside setting. The cultivated land is inherently green and maintained in appearance due to the local residents, community groups, and garden staff consistently working the land to grow fruits, vegetables, and herbs. Small orchards, raised planter beds, rows of crops, and a plant nursery are all common elements to community gardens.

The intensity of the use of the land in a Community Garden is greatly decreased compared to traditional development and the relationship of the garden to the adjacent uses is an important factor to consider. Typically, when considering the relationship of land uses and “incompatibility” and “compatibility,” landscape buffers are mandated to mitigate for the intensity of proposed use, and the inherent disturbance to the surrounding properties. Due to the low intensity of the use, the inherently “green” nature of the site, and the desire to engage the surrounding community, the need for additional mandated landscape material to be planted in structured buffers is redundant.

A Community Garden, and by natural extension, the Green Market is a valued amenity to the local community. Satisfying many of the goals and objectives outlined in the Westgate CRA’s Community Redevelopment Plan, and supported by the County’s OCR, the idea of a collaborative, green, public space directly addresses persistent issues of slum and blight in the community, while introducing healthy fruits and vegetables to an area once deemed a “food desert” by the USDA. To achieve this, the garden must be engaged visually and visitors should feel welcomed to enter the site.

Traditional landscape buffering would be detrimental to the public nature of a Community Garden as it would inhibit views into the site. The requirements of Article 7 would mandate a large number of shrubs planted in multiple tiers to be placed along the perimeter of all property lines of a community garden, thus eliminating area vital to the local residents for food production. Tiers of shrubs must be maintained at heights required per Article 7, which would require them to be hedged on a regular basis. As these spaces are typically maintained by local residents focused on production of a food source, the maintenance of these traditional landscape shrubs would be the responsibility of garden staff or an outside landscape maintenance company. Additionally, the requirement for trees planted at consistent, tight intervals along the perimeter and within the interior of the site would create consistent shade patterns on the interior further limiting the viable space for the actual function of the community garden. Article 7’s intent to establish tree canopy to help mitigate the heat-island affect that typical impervious development creates does not relate to the use of a Community Garden, which by nature is vegetated and pervious.

CHAPTER B

APPLICATION AND APPROVAL PROCESS

Section 1

Applicability

The provisions of this Article shall be considered minimum standards and shall apply to all new development unless stated otherwise herein. [Ord. 2018-002]

Landscape requirements shall also be consistent with the standards of Art. 14.C, Vegetation Preservation and Protection, nothing in this Article shall be applied to contradict these requirements. [Ord. 2018-002]

B. Exemptions

The following developments are exempt from the standards and requirements of this Article:

1. Enlargement or repair of a single-family dwelling unit, two-unit townhouse, or two-unit multi-family structure on a single lot.

2. Parking areas located within an enclosed parking structure.

3. Bona fide agriculture uses, unless stated otherwise in Art. 4.B.6, Agricultural Uses. Where the property has a use that is classified as Agriculture, bona fide, with agricultural activities or accessory agricultural uses, the property owner shall provide a six-foot high hedge along the frontage of the property where it abuts a public street R-O-W. [Ord. 2018-002]

4. Uses such as airports, major utilities, and stockades which have planting requirements regulated by Federal or State law. Off-site planting of required landscaping may be approved in areas where there is a direct public benefit, such as in schools, parks, libraries, streets, and medians.

5. Projects in the Glades Area Economic Development Overlay (GAO) that have provided in-lieu funds to the Glades Thoroughfare Beautification Fund.

6. Community Vegetable Gardens located in the WCRAO or CCRT Areas, unless stated otherwise in Article 4.B.6.C, Definitions and Supplementary Use Standards for Specific Uses.

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Correct scriveners errors resulting from Use Regulations Project [Ord. 2017-007] updates to Financial Institution with Drive Thru Facilities uses.

Re-introduce provisions allowing for Financial Institution with Drive Through Facilities as a Class A Conditional use within the Neighborhood Center of a TND for consistency with prior provisions which allowed the use subject to Requested Use approval.

CHAPTER B USE CLASSIFICATION

Section 2 Commercial Uses

A. Commercial Use Matrix

<table>
<thead>
<tr>
<th>STANDARD DISTRICTS</th>
<th>TRADITIONAL DEV. DISTRICTS (TDDs)</th>
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<tbody>
<tr>
<td>Use Type</td>
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</tr>
<tr>
<td>Use Standards</td>
<td>PODS</td>
</tr>
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<td></td>
<td>E O R A</td>
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<td>I I I I</td>
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TABLE 4.B.2.A, COMMERCIAL USE MATRIX

<table>
<thead>
<tr>
<th>Use Type</th>
<th>Use Standards</th>
<th>Commercial Uses</th>
</tr>
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<tbody>
<tr>
<td>Financial Institution</td>
<td></td>
<td>Financial Institution with Drive Through Facilities</td>
</tr>
<tr>
<td>Financial Institution Freestanding ATM</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>


Use approval process key:

- P Permitted by Right
- D Subject to MRO Approval
- A Subject to BCC Approval (Class A Conditional Use)
- X Prohibited use, unless stated otherwise within Supplementary Use Standards

(1) Supplementary Use Standards for each use must be reviewed regardless of the approval process set forth in the Use Matrix. Refer to the numbers in the Supplementary Use Standard column.

(2) The change in use for a previously approved non-residential structure shall be Permitted by Right, if in compliance with Art. 3.B.16.E.1, Right to Continue or Change Use.

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EXHIBIT D

ARTICLE 4.B.2, COMMERCIAL USES
[RELATED TO FINANCIAL INSTITUTION]

CR-2018-050
(Updated 10/8/2018)

Reason for amendments: [Zoning]

2. Re-introduce provisions allowing for a Financial Institution to be Permitted by Right in a Multiple Use Planned Development (MUPD) with a Commercial Low (CL) Future Land Use (FLU) designation, when less than 5,000 square feet with no drive throughs. The CL FLU was inadvertently omitted and should have been carried forward with the similar provision for the Commercial Low Office (CLO) provision.

C. Definitions and Supplementary Use Standards for Specific Uses

11. Financial Institution

a. Definition
An establishment engaged in deposit banking.

b. Typical Uses
A Financial Institution may include but is not limited to commercial banks, savings institutions, and credit unions.

c. Approval Process - CC District, CLO PDD with CL or CLO FLU, and Commercial Pod of PUD
A Financial Institution 5,000 square feet or less in the CC Zoning District, CLO-PDD with CL or CLO FLU designation, or Commercial Pod of a PUD, may be Permitted by Right.

d. Zoning Districts – CN and CLO Districts, and Neighborhood Center of TND
A Financial Institution in the CN and CLO Zoning Districts, and Neighborhood Center of a TND, shall be limited to a maximum of 5,000 square feet.

Reason for amendments: [Zoning]

2. Re-introduce provisions allowing for a Financial Institution with Drive Through Facilities to be allowed subject to Development Review Officer (DRO) approval when located in a Multiple Use Planned Development (MUPD) with a Commercial Low (CL) Future Land Use (FLU) designation, when less than 5,000 square feet with no drive throughs. The CL FLU was inadvertently omitted and should have been carried forward with the similar provision for the Commercial Low Office (CLO) provision.

3. Re-introduce provisions allowing for a Financial Institution with Drive Through Facilities in Zoning districts with a Commercial High (CH) or Commercial High Office (CHO) FLU designation to be Permitted by Right when less than 5,000 square feet in size with 3 drive throughs or less. This provision was inadvertently omitted when an initial staff recommendation to allow any variation of this use in the aforementioned FLU designations to be Permitted by Right was revised through the Use Regulations Process to require DRO approval to ensure that any interior traffic circulation issues were appropriately evaluated prior to development.

12. Financial Institution with Drive Through Thru Facilities

a. Definition
A Financial Institution that which includes drive through thru teller facilities.

b. Approval Process

1) CC District, Commercial Pod of PUD, CLO-PDD with CL and CLO FLU, and TMD
A Financial Institution 5,000 square feet or less, and with three drive thru lanes or less, may be allowed subject to DRO Approval, in the following zoning districts:

a) CC;

b) PDD with CL or CLO future land use FLU designation; and,

c) TMD in the Rural Tier, Exurban Tier and the development area of the AGR Tiers.

2) CG Zoning District, PDD with CH and CHO FLU, Commercial Pod of PIPD and TDD
A Financial Institution 5,000 square feet or less in size with three or less drive through lanes, may be Permitted by Right, in the following Zoning districts:

a) CG district;

b) PDD with CH or CHO FLU designation;

c) Commercial Pod of a PIPD; and,

d) the development area of an AGR TMD.

3) Single Drive Thru ATM Exception

A maximum of one drive thru ATM lane shall not be considered a drive thru lane for purposes of determining the threshold above.

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LDRAB/LDRC
October 24, 2018
EXHIBIT E
ARTICLE 4 – HOMELESS RESOURCE CENTER
[PPM UPDATE]
CR-2018-052
(Updated 10/04/2018)

Part 1. ULDC Art. 4.B.4.C.10 Use Regulations, Use Classification, Institutional, Public and Civic Uses, Definitions and Supplementary Use Standards for Specific Uses, Homeless Resource Center (page 77 of 208, Supplement 24), is hereby amended as follows:

Reason for amendments: [FDO]
1. PPM was updated and given a revised number, FDO-S-004.

CHAPTER B USE CLASSIFICATION
Section 4 Institutional, Public and Civic Uses
C. Definitions and Supplementary Use Standards for Specific Uses
10. Homeless Resource Center

c. Approval Process
A Homeless Resource Center owned or operated by a governmental entity may be allowed where Government Services uses are allowed by Table 4.B.4.A., Institutional, Public and Civic Use Matrix, subject to Class A Conditional Use Approval; or, may be Permitted by Right where Government Services uses are allowed in non-residential districts, provided that prior to development, or any modification to a previously approved development, program or operation, an eligible government entity complies with the following:
1) Schedule and make a presentation to the BCC at a duly noticed Public Meeting(s);
2) Prepare a report documenting compliance with Palm Beach County Facilities, Development and Operations, FDO PPM FDO-S-004-D71, Public Outreach and Community Involvement for Homeless Resource Centers;
3) Provide notice of intent to the Zoning Director a minimum of 30 days prior to requesting placement on a BCC Public Meeting agenda, to include the aforementioned report;
4) The BCC shall make a finding that the governmental entity has complied with FDO PPM FDO-S-004-D71, which may include Conditions of Approval; and,
5) A BCC finding of compliance, or compliance subject to conditions, may remain valid for three years, or as otherwise provided by Condition of Approval.

U:\Zoning\CODEREV\2018\LDRAB\Meetings\10-24-18 LDRC -legal ad Post 10-3-18\5 - Final Packet\Exh. E - Article 4 Homeless Resource Center PPM update.docx

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EXHIBIT F

ARTICLE 4.B.11.C.3, MOBILE RETAIL SALES

SUMMARY OF AMENDMENTS

CR-2018-042

(Updated 10/3/2018)

1

Part 1. ULDC Art. 4.B.11.C.3, Mobile Retail Sales (page 203 of 208, Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning]

1. Delete reference to Special Permit as the process was changed to DRO approval for Mobile Retail Sales, more particularly the Zoning Agency Review (ZAR) process.

CHAPTER B USE CLASSIFICATION

Section 11 Temporary Uses

C. Definitions and Supplementary Use Standards for Specific Uses

3. Mobile Retail Sales

a. Definition

General retail sales from a mobile vehicle or a portable trailer without a fixed or permanent location.

b. Exception

Transient sales vehicles that travel to several locations in one day, and spend less than two-hours in the same location, may be exempt from Special Permit ZAR approval process and these requirements.

c. Location

1) Sites must comply with parking space requirements outlined in Table 6.A.1.B - Minimum Off Street Parking and Loading Requirements prior to applying for a Mobile Retail Sales. [Ord. 2018-002]

2) The first Mobile Retail Sales vendor approved on a site may occupy up to two of the required parking spaces. Additional Mobile Retail Sales vendors may occupy on-site parking spaces only when those spaces are in excess of Table 6.A.1.B - Minimum Off Street Parking and Loading Requirements.

d. Setbacks

The use shall be setback a minimum of 200 feet from any property line of an existing residential use. This requirement shall not apply if a permanent building or structure blocks the view of the Mobile Retail Sales from residential.

e. Number of Vendors

A maximum of three Mobile Retail Sale vendors per development, provided they comply with the location above.

f. Operation

1) All operations, equipment, merchandise and related activities shall be contained within the mobile vehicle or portable trailer.

2) All mobile vehicles and portable trailers shall vacate the site by midnight, unless otherwise stated within Art. 5.E.5, Hours of Operation, whichever is more restrictive.

g. Roadside Vendors

Applications for roadside vendors located within Palm Beach County R-O-Ws shall be submitted to and reviewed by the PBC Traffic Division in accordance with the Palm Beach County Code, Chapter 23, Article V, Roadside Stands and Vendors, as amended.

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.... A series of four bolded ellipses indicates language omitted to save space.
Reason for amendments: [Zoning]

1. To clarify that the parking requirements for PDD nonresidential uses can either be calculated by applying the parking standards in Table 6.A.1.B, Minimum Off-Street Parking and Loading Requirements or the minimum/maximum parking standards or a combination of both.

CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)

Section 1 General

2. Performance Standards

Planned developments shall comply with the following standards:

h. Parking

1) Residential Uses

Parking for residential uses shall comply with Art. 6, Parking. The DRO may require a covenant to be recorded limiting the affected area to a specific use or uses.

2) Nonresidential Uses

Nonresidential uses located within a PDD may apply the parking standards indicated in Table 6.A.1.B, Minimum Off-Street Parking and Loading Requirements, based on the use or the minimum/maximum parking standards below or a combination of both. The site plan shall clearly indicate which parking standards are being utilized for the entire site. [Ord. 2009-040]

a) Minimum/Maximum Parking Standards

(1) Minimum: one space per 250 square feet of GFA (4/1000).
(2) Maximum: one space per 166.66 square feet of GFA (6/1000)

b) Exceptions MLU/EDC

Parking for large scale and regional facilities in excess of 500,000 gross square feet may be reduced to one space per 333.33 square feet of GFA (3/1000).

Part 2. ULDC Art. 6, Parking (pages 4-12 of 40 of Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning]

The last comprehensive amendment to Art. 6, Parking was in 1992. During the Use Regulations Project and subsequent research, staff has identified and recommends the following:

- to review and adjust parking requirements in order to address industry trends,
- the need to consider more recent studies (Parking Generation, 4th Edition by the Institute of Transportation Engineers (ITE) and Urban Land Institute (ULI),
- the need to consider and address input from industry on identified uses that currently do not reflect the parking spaces or loading demands needed,
- the need to make parking for similar uses consistent, and
- the need to correct glitches and issues (Variances for Parking and Loading).

Reflect the reduced parking requirements for CLF based on recent studies.

Require all office space parking to be consistent.

To add or delete uses based on the Use Regulations Project.

Consolidate similar uses and delete duplicative uses.

Chapter A PARKING

Section 1 General

...
### ARTICLE 3 – PLANNED DEVELOPMENT DISTRICTS (PDDS)

### ARTICLE 6 – PARKING

**CR 2018-020**

(Updated 10/15/18)

---

**Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements**

<table>
<thead>
<tr>
<th>Use Classification: Residential</th>
<th>Parking</th>
<th>Loading (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Congregate Living Facility, Type 1, Type 2, Type 3</td>
<td>1 space per 250 sq. ft. of office space</td>
<td>(12)</td>
</tr>
<tr>
<td>Multifamily</td>
<td>1 space per efficiency unit; 2 spaces per unit (one bedroom or more); plus 1 guest parking space per 4 units with common parking areas</td>
<td>N/A</td>
</tr>
<tr>
<td>Single Family, Cottage Home, Zero Lot Line Home, Townhouse, Farm Residence, or Mobile Home Dwelling</td>
<td>2 spaces per unit</td>
<td>N/A</td>
</tr>
<tr>
<td>Accessory Quarters, Caretaker Quarters, Grooms Quarters, Guest Cottage</td>
<td>1 space per unit</td>
<td>N/A</td>
</tr>
<tr>
<td>Laundry-Sale</td>
<td>2 spaces per unit</td>
<td>N/A</td>
</tr>
<tr>
<td>Special Quarters</td>
<td>1 space per unit</td>
<td>N/A</td>
</tr>
<tr>
<td>Guest Cottage</td>
<td>1 space per cottage</td>
<td>N/A</td>
</tr>
<tr>
<td>Home Occupancy</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Kennel, Type 1</td>
<td>1 space per 500 sq. ft. of cage or kennel area</td>
<td>N/A</td>
</tr>
</tbody>
</table>

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---

**Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements - Cont’d**

<table>
<thead>
<tr>
<th>Use Classification: Commercial</th>
<th>Parking</th>
<th>Loading (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult Entertainment</td>
<td>1 space per 200 sq. ft.</td>
<td>N/A</td>
</tr>
<tr>
<td>Auction, Indoor</td>
<td>1 space per 200 sq. ft.</td>
<td>C</td>
</tr>
<tr>
<td>Auction, Outdoor</td>
<td>1 space per 250 sq. ft. of enclosed or indoor space</td>
<td>N/A</td>
</tr>
<tr>
<td>Bed and Breakfast</td>
<td>1 additional space for each guest room</td>
<td>N/A</td>
</tr>
<tr>
<td>Car Wash</td>
<td>1 space per 200 sq. ft. of office, retail, or indoor seating area</td>
<td>N/A</td>
</tr>
<tr>
<td>Catering Service</td>
<td>1 space per 200 sq. ft.</td>
<td>E</td>
</tr>
<tr>
<td>Cocktail Lounge</td>
<td>1 space per 3 seats</td>
<td>C</td>
</tr>
<tr>
<td>Convenience Store</td>
<td>1 space per 200 sq. ft.</td>
<td>C</td>
</tr>
<tr>
<td>Dispatching Service</td>
<td>1 space per 250 sq. ft.</td>
<td>N/A</td>
</tr>
<tr>
<td>Dog Daycare</td>
<td>3 - 12’ x 20’ transient spaces for 50 dogs; 1 space per 500 sq. ft. of cage and retail area</td>
<td>E</td>
</tr>
<tr>
<td>Financial institution</td>
<td>1 space per 200 sq. ft.</td>
<td>E</td>
</tr>
<tr>
<td>Financial Institution with Drive Thru Facilities</td>
<td>1 space per 200 sq. ft.</td>
<td>E</td>
</tr>
<tr>
<td>Financial Institution Freestanding ATM</td>
<td>2 spaces (9)</td>
<td>N/A</td>
</tr>
<tr>
<td>Flea Market, Indoor</td>
<td>2 spaces per 200 sq. ft.</td>
<td>C</td>
</tr>
<tr>
<td>Flea Market, Outdoor</td>
<td>1 space per 250 sq. ft. of affected land area</td>
<td>N/A</td>
</tr>
<tr>
<td>Gas and Fuel Sales, Retail and Electric Vehicle Charging Station (EVCS)</td>
<td>1 space per 250 sq. ft.</td>
<td>N/A</td>
</tr>
<tr>
<td>Green Market Permanent</td>
<td>1 space per 250 sq. ft.</td>
<td>A</td>
</tr>
<tr>
<td>Hotel or Motel</td>
<td>1.25 spaces per room; (convention areas, restaurants, etc. over 2,000 sq. ft. to be calculated separately)</td>
<td>C</td>
</tr>
</tbody>
</table>

---

**U:\Zoning\CODEREV2018\LDRAB\Meetings\10-24-18 LDRD -legal ad Post 10-3-185 - Final Packet\Exh. G - Article 6 Parking.docx**

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### EXHIBIT G

#### ARTICLE 3 – PLANNED DEVELOPMENT DISTRICTS (PDDS)

**ARTICLE 6 – PARKING**

*(Updated 10/15/18)*

**Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements - Cont’d**

<table>
<thead>
<tr>
<th>Use Classification: Commercial</th>
<th>Parking</th>
<th>Loading (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Laundry Services</strong></td>
<td>1 space per 200 sq. ft.</td>
<td>C</td>
</tr>
<tr>
<td><strong>Marina</strong></td>
<td>1 space per 250 sq. ft.; plus 1 space per wet slip; plus one space per 3 dry slips</td>
<td>A</td>
</tr>
<tr>
<td><strong>Medical or Dental Office</strong></td>
<td>1 space per 200 sq. ft.</td>
<td>C</td>
</tr>
<tr>
<td><strong>Microbrewery</strong></td>
<td>Taproom: 1 space per 3 seats; Manufacturing and Processing: 2 spaces per 1,000 sq. ft.</td>
<td>C</td>
</tr>
<tr>
<td><strong>Office, Business or Professional</strong></td>
<td>1 space per 200 250 sq. ft.</td>
<td>C</td>
</tr>
<tr>
<td><strong>Pawn Shop</strong></td>
<td>1 space per 200 sq. ft.</td>
<td>C</td>
</tr>
<tr>
<td><strong>Personal Services</strong></td>
<td>1 space per 200 sq. ft.</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Repair and Maintenance, Heavy</strong></td>
<td>1 space per 250 sq. ft.</td>
<td>B</td>
</tr>
<tr>
<td><strong>Repair and Maintenance, Light</strong></td>
<td>1 space per 250 sq. ft.</td>
<td>B</td>
</tr>
<tr>
<td><strong>Repair Services, Limited</strong></td>
<td>1 space per 250 sq. ft.</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Restaurant, Type 1</strong></td>
<td>1 space per 4 seats</td>
<td>C</td>
</tr>
<tr>
<td><strong>Restaurant, Type 2</strong></td>
<td>1 space per 6 seats</td>
<td>C</td>
</tr>
<tr>
<td><strong>Retail Sales</strong></td>
<td>1 space per 200 sq. ft.</td>
<td>C</td>
</tr>
<tr>
<td><strong>Rooming and Boarding House</strong></td>
<td>1 space for each guest room</td>
<td>C</td>
</tr>
<tr>
<td><strong>Self-Service Storage, Limited Access</strong></td>
<td>1 space per 200 storage bays; minimum of 5 customer spaces; security quarters calculated separately</td>
<td>(B)</td>
</tr>
<tr>
<td><strong>Self-Service Storage, Multi-Access</strong></td>
<td>1 space per 200 storage bays; minimum of 5 customer spaces; security quarters calculated separately</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Shopping Centers</strong></td>
<td>5 spaces per 1,000 sq. ft. GFA (centers up to 500,000 sq. ft.; 5 spaces per 1,000 sq. ft. of GLA, (centers over 500,000 sq. ft.)</td>
<td>B</td>
</tr>
<tr>
<td><strong>Single Room Occupancy (SRO)</strong></td>
<td>1.25 spaces per room</td>
<td>C</td>
</tr>
<tr>
<td><strong>Theater or Performance Venue in-line</strong></td>
<td>1 space per 3 seats; plus 1 space per employee</td>
<td>B</td>
</tr>
<tr>
<td><strong>Theater or Performance Venue Standalone</strong></td>
<td>1 space per 4 seats; plus 1 space per employee</td>
<td>B</td>
</tr>
<tr>
<td><strong>U/Manued Retail Structure</strong></td>
<td>2 spaces (11)</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Vehicle Equipment Sales and Rental, Heavy</strong></td>
<td>1 space per 250 sq. ft. of enclosed area; plus 1 space per 5,000 sq. ft. of outdoor sales, rental and display area</td>
<td>A</td>
</tr>
<tr>
<td><strong>Vehicle Sales and Rental, Light</strong></td>
<td>1 space per 250 sq. ft. of enclosed area; plus 1 space per 6,000 sq. ft. of outdoor sales, rental and display area</td>
<td>A</td>
</tr>
<tr>
<td><strong>Veterinary Clinic</strong></td>
<td>1 space per 200 250 sq. ft., excluding animal exercise areas</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Vocational School</strong></td>
<td>1 space per classroom; plus 1 space per 4 students; plus 1 space per 200 250 sq. ft. of administration, and assembly areas</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Loading Key:**

- **Standard "A"** One space for the first 5,000 square feet of GFA, plus one for each additional 30,000 square feet of GFA.
- **Standard "B"** One space for the first 10,000 square feet of GFA, plus one for each additional 15,000 square feet of GFA.
- **Standard "C"** One space for the first 5,000 square feet of GFA, plus one for each additional 100,000 square feet of GFA.
- **Standard "D"** One space for each 50 beds for all facilities containing 20 or more beds.
- **Standard "E"** One space for the first 10,000 square feet of GFA, plus one for each additional 20,000 square feet of GFA. The space shall be a minimum of 12 feet in width and 18.5 feet in length for uses that require limited loading.

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LDRA/LDRC  
October 24, 2018  
Page 14
## ARTICLE 3 – PLANNED DEVELOPMENT DISTRICTS (PDDS)

### ARTICLE 6 – PARKING

(Updated 10/15/18)

---

### Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements - Cont’d

<table>
<thead>
<tr>
<th>Use Classification: Recreation</th>
<th>Parking</th>
<th>Loading (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arena or Stadium or Amphitheater</td>
<td>1 space per 3 seats</td>
<td>B</td>
</tr>
<tr>
<td>Bowling alley</td>
<td>3 spaces per lane</td>
<td>N/A</td>
</tr>
<tr>
<td>Campground</td>
<td>1 space per campsite</td>
<td>N/A</td>
</tr>
<tr>
<td>Clubhouse (Recreational Pod) (7)</td>
<td>1 space per 300 sq. ft. of air conditioned area (includes all interior uses); and 1 bicycle parking rack shall be provided</td>
<td>N/A</td>
</tr>
<tr>
<td>Entertainment, Indoor (except bowling alley)</td>
<td>1 space per 200 sq. ft. or 1/3 seats, whichever is greater</td>
<td>N/A</td>
</tr>
<tr>
<td>Entertainment, Outdoor</td>
<td>1 space per 3 seats; or 10 spaces per acre occupied by amusements, whichever is greater</td>
<td>N/A</td>
</tr>
<tr>
<td>Fitness Center</td>
<td>1 space per 200 sq. ft.</td>
<td>N/A</td>
</tr>
<tr>
<td>Golf Course (7)</td>
<td>4 spaces per hole; plus 1 space per 250 sq. ft. of clubhouse</td>
<td>N/A</td>
</tr>
<tr>
<td>Park, Passive and Park, Public</td>
<td>2 spaces for the first acre; plus 1 space for each additional 2 acres; additional parking shall be provided for each additional facility or land use constructed in the park as herein provided</td>
<td>N/A</td>
</tr>
<tr>
<td>Shooting Range, Indoor and Shooting Range, Outdoor</td>
<td>1 space per target area</td>
<td>N/A</td>
</tr>
<tr>
<td>Swimming pool (7)</td>
<td>1 space per 200 sq. ft. of pool area; and 1 bicycle parking rack shall be provided</td>
<td>N/A</td>
</tr>
<tr>
<td>Tennis Courts (6)(7) and Basketball Courts (7)</td>
<td>1.5 spaces per court; and 1 bicycle parking rack shall be provided</td>
<td>N/A</td>
</tr>
<tr>
<td>Zoo</td>
<td>1 space per 2,000 sq. ft. of land area</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Loading Key:**

- **Standard “A”** One space for the first 5,000 square feet of GFA, plus one for each additional 30,000 square feet of GFA.
- **Standard “B”** One space for the first 10,000 square feet of GFA, plus one for each additional 15,000 square feet of GFA.
- **Standard “C”** One space for the first 10,000 square feet of GFA, plus one for each additional 100,000 square feet of GFA.
- **Standard “D”** One space for each 50 beds for all facilities containing 20 or more beds.
- **Standard “E”** One space for the first 10,000 square feet of GFA, plus one for each additional 20,000 square feet of GFA. The space shall be a minimum of 12 feet in width and 18.5 feet in length for uses that require limited loading.

---

### Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements - Cont’d

<table>
<thead>
<tr>
<th>Use Classification: Institutional, Public and Civic</th>
<th>Parking</th>
<th>Loading (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Animal Shelter</td>
<td>1 space per 500 sq. ft. of cage and retail area</td>
<td>E</td>
</tr>
<tr>
<td>Assembly Institutional Nonprofit or Assembly Membership Nonprofit (5)</td>
<td>1 space per 3 seats or 200 sq. ft. for the principal place of assembly, whichever is greater.</td>
<td>A</td>
</tr>
<tr>
<td></td>
<td>1 space per 200 sq. ft. for permitted accessory uses not otherwise classified as collocated uses.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Collocated uses classified with the definition of a use listed in Art. 4.B, Use Classification, calculated separately.</td>
<td></td>
</tr>
<tr>
<td>Cemetery</td>
<td>1 space per 200 250 sq. ft. of office space; plus 1 space per 500 sq. ft. of maintenance area; plus a minimum of 5 public spaces.</td>
<td>N/A</td>
</tr>
<tr>
<td>College or University</td>
<td>1 space per 2 students; plus 1 space per 4 seats in gymnasiuems and auditoriums; plus 1 space per 250 sq. ft. of administrative and educational office space</td>
<td>C</td>
</tr>
</tbody>
</table>

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LDRAB/LDRC October 24, 2018
### Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements - Cont’d

| Day Care, General | <100 licensed capacity: 1 space per 5 persons, plus 1 drop off stall per 20 persons | E |
| Day Care, Limited | 1 space per 250 sq. ft.; plus drop off stall | E |
| Funeral Home | 1 space per 4 seats | C |
| Government Services (2) | 1 space per 500 sq. ft.; or 1 space per 3 seats, whichever is greater | N/A |
| Homeless Resource Center | 1 space per 200 sq. ft. of accessory service delivery areas | E |
| Hospital | 1 space per 2 beds; plus 1 space per 200 sq. ft. of outpatient treatment area | D |
| Nursing Home or Convalescent Facility | 1 space per 3 beds; plus 1 space per 200 sq. ft. of office space | (12) |
| Place of Worship | 1 space per 3 seats or 200 sq. ft. for the principal place of worship, whichever is greater. | A |
| Prison, Jail or Correctional Facility | 1 space per 500 sq. ft.; or 1 space per 3 seats, whichever is greater | N/A |
| School, Private | 1 space per employee, 1 visitor space for every 50 students, 1 space for every 5.5 students in 11th and 12th grade; Auditorium or stadium - 13 seats | C |
| School, Public and Charter | 1 space per faculty and staff, high school 1 space for every 10 students in 11 and 12 grade, and 1 visitor space for every 50 students. | C |
| Loading Service and Storage | 1 space per 500 sq. ft.; plus 1 space per 5,000 sq. ft. of outdoor storage area | A |

**Loading Key:**

- **Standard “A”**: One space for the first 5,000 square feet of GFA, plus one for each additional 10,000 square feet of GFA.
- **Standard “B”**: One space for the first 10,000 square feet of GFA, plus one for each additional 15,000 square feet of GFA.
- **Standard “C”**: One space for the first 10,000 square feet of GFA, plus one for each additional 100,000 square feet of GFA.
- **Standard “D”**: One space for each 50 beds for all facilities containing 20 or more beds.
- **Standard “E”**: One space for the first 10,000 square feet of GFA, plus one for each additional 20,000 square feet of GFA. The space shall be a minimum of 12 feet in width and 18.5 feet in length for uses that require limited loading.

### Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements - Cont’d

<table>
<thead>
<tr>
<th>Use Classification: Industrial</th>
<th>Parking</th>
<th>Loading Standard (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contractor Storage Yard</td>
<td>1 space per 500 sq. ft.; plus 1 space per 5,000 sq. ft. of outdoor storage area</td>
<td>A</td>
</tr>
<tr>
<td>Data and Information processing</td>
<td>1 space per 500 sq. ft.</td>
<td>A</td>
</tr>
<tr>
<td>Distribution Facility</td>
<td>1 space per 250 sq. ft. of office space</td>
<td>N/A</td>
</tr>
<tr>
<td>Equestrian Waste Management Facility</td>
<td>1 space per 200 sq. ft. of office space; plus 1 space per employee</td>
<td>E</td>
</tr>
<tr>
<td>Gas and Fuel, Wholesale</td>
<td>1 space per 250 sq. ft.</td>
<td>N/A</td>
</tr>
<tr>
<td>Heavy industry</td>
<td>2 spaces per 1,000 sq. ft.; first 10,000 sq. ft.; plus 1 space per 1,000 sq. ft. over 10,000 sq. ft.</td>
<td>A</td>
</tr>
<tr>
<td>Machine or welding shop</td>
<td>1 space per 200 sq. ft.</td>
<td>C</td>
</tr>
<tr>
<td>Manufacturing and processing</td>
<td>2 spaces per 1,000 sq. ft.; first 10,000 sq. ft.; plus 1 space per 1,000 sq. ft. over 10,000 sq. ft.</td>
<td>A</td>
</tr>
<tr>
<td>Medical or dental laboratory</td>
<td>1 space per 200 sq. ft.</td>
<td>C</td>
</tr>
<tr>
<td>Multimedia Production</td>
<td>2 spaces per 1,000 sq. ft.; first 10,000 sq. ft.; plus 1 space per 1,000 sq. ft. over 10,000 sq. ft.</td>
<td>A</td>
</tr>
<tr>
<td>Recycling Center</td>
<td>1 space per 250 sq. ft. of office space; plus one space per 250 sq. ft. of warehouse and maintenance area; plus one space per 10,000 sq. ft.</td>
<td>N/A</td>
</tr>
<tr>
<td>Recycling Plant</td>
<td>1 space per 250 sq. ft. of office space; plus 1 space per employee</td>
<td>N/A</td>
</tr>
<tr>
<td>Research and Development</td>
<td>2 spaces per 1,000 sq. ft.; first 10,000 sq. ft.; plus 1 space per 1,000 sq. ft. over 10,000 sq. ft.</td>
<td>A</td>
</tr>
</tbody>
</table>

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### EXHIBIT G

**ARTICLE 3 – PLANNED DEVELOPMENT DISTRICTS (PDDS)**

**ARTICLE 6 – PARKING**

(Updated 10/15/18)

<table>
<thead>
<tr>
<th>Use Classification: Agricultural</th>
<th>Parking</th>
<th>Loading (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Salvage and Junk Yard</strong></td>
<td>1 space per 1,000 sq. ft.</td>
<td><strong>A</strong></td>
</tr>
<tr>
<td><strong>Towing Service and Storage</strong></td>
<td>1 space per 500 sq ft; plus 1 space per 5,000 sq ft. of outdoor storage area</td>
<td><strong>A</strong></td>
</tr>
<tr>
<td><strong>Truck stop</strong></td>
<td>1 truck space by 50 sq. ft.</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Warehouse</strong></td>
<td>1 space per 1,000 sq. ft.; plus 1 space per 250 sq. ft. of office space</td>
<td><strong>A</strong></td>
</tr>
<tr>
<td><strong>Wholesaling, seasonal</strong></td>
<td>1 space per 1,000 sq. ft.</td>
<td><strong>A</strong></td>
</tr>
</tbody>
</table>

**Loading Standard Key:**

- **Standard "A"** One space for the first 5,000 square feet of GFA, plus one space for each additional 30,000 square feet of GFA.
- **Standard "B"** One space for the first 10,000 square feet of GFA, plus one space for each additional 15,000 square feet of GFA.
- **Standard "C"** One space for the first 10,000 square feet of GFA, plus one space for each additional 100,000 square feet of GFA.
- **Standard "D"** One space for each 50 beds for all facilities containing 20 or more beds.
- **Standard "E"** One space for the first 10,000 square feet of GFA, plus one for each additional 20,000 square feet of GFA. The space shall be a minimum of 12 feet in width and 18.5 feet in length for uses that require limited loading.

### Notes:

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LDRA/LDRC

October 24, 2018

Page 17
### Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements - Cont'd

<table>
<thead>
<tr>
<th>Use Classification: Utilities</th>
<th>Parking</th>
<th>Loading (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Air Cushion Inflator</td>
<td>2 spaces per acre, minimum of 5 spaces</td>
<td>N/A</td>
</tr>
<tr>
<td>Chipping and Mulching</td>
<td>2 spaces per acre, minimum of 5 spaces</td>
<td>N/A</td>
</tr>
<tr>
<td>Composting Facility</td>
<td>2 spaces per acre, minimum of 5 spaces</td>
<td>N/A</td>
</tr>
<tr>
<td>Electric Distribution Substation</td>
<td>1 space</td>
<td>N/A</td>
</tr>
<tr>
<td>Electric Power Plant</td>
<td>1 space per 200-250 sq. ft. of office space; plus 1 space per 10,000 sq. ft.</td>
<td>N/A</td>
</tr>
<tr>
<td>Incinerator</td>
<td>1 space per 200-250 sq. ft. of office space; plus 1 space per 10,000 sq. ft.</td>
<td>N/A</td>
</tr>
<tr>
<td>Minor Utility</td>
<td>1 space per Minor Utility</td>
<td>N/A</td>
</tr>
<tr>
<td>Renewable Energy Solar Facility</td>
<td>1 space per site: and 1 space per 200-250 sq. ft. of office space</td>
<td>N/A</td>
</tr>
<tr>
<td>Renewable Energy Wind Facility</td>
<td>Exempt from parking requirements for unmanned Wind Turbines or MET Towers, unless otherwise required by the Zoning Director</td>
<td>N/A</td>
</tr>
<tr>
<td>Landfill or Incinerator</td>
<td>1 space per 200-250 sq. ft. of office space; plus 1 space per employee</td>
<td>N/A</td>
</tr>
<tr>
<td>Solid Waste Transfer Station</td>
<td>1 space per 1,000 sq. ft.</td>
<td>N/A</td>
</tr>
<tr>
<td>Water or Wastewater Treatment Plant</td>
<td>1 space per 200-250 sq. ft. of office space; plus 1 space per employee</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Use Classification: Transportation Uses</th>
<th>Parking</th>
<th>Loading (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Airport, Heliport or Landing Strip</td>
<td>1 space per tie-down and hangar space, minimum of 5 spaces</td>
<td>C</td>
</tr>
<tr>
<td>Seaplane Facility</td>
<td>1 space per tie-down and hangar space, minimum of 5 spaces</td>
<td>C</td>
</tr>
<tr>
<td>Transportation Facility</td>
<td>1 space per 200-250 sq. ft. of office space</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Use Classification: Commercial Communication Towers and Government Owned Towers</th>
<th>Parking</th>
<th>Loading (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Communication Towers</td>
<td>Exempt from parking regulations unless otherwise required by Zoning Director</td>
<td>N/A</td>
</tr>
<tr>
<td>Panel Antennas</td>
<td>Exempt from parking regulations unless otherwise required by Zoning Director</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Use Classification: Excavation</th>
<th>Parking</th>
<th>Loading (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Excavation</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Loading Standard Key:

- **Standard “A”**: One space for the first 5,000 square feet of GFA, plus one space for each additional 30,000 square feet of GFA.
- **Standard “B”**: One space for the first 10,000 square feet of GFA, plus one space for each additional 15,000 square feet of GFA.
- **Standard “C”**: One space for the first 10,000 square feet of GFA, plus one space for each additional 100,000 square feet of GFA.
- **Standard “D”**: One space for each 50 beds for all facilities containing 20 or more beds.
- **Standard “E”**: One space for the first 10,000 square feet of GFA, plus one for each additional 20,000 square feet of GFA.

The space shall be a minimum of 12 feet in width and 18.5 feet in length for uses that require limited loading.

### Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements

<table>
<thead>
<tr>
<th>Use Classification: Temporary</th>
<th>Parking</th>
<th>Loading (1)</th>
</tr>
</thead>
</table>

---

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**LDRA3/50**

**October 24, 2018**
EXHIBIT G

ARTICLE 3 – PLANNED DEVELOPMENT DISTRICTS (PDDS)

ARTICLE 6 – PARKING
CR 20180-020
(Updated 10/15/18)

Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements

<table>
<thead>
<tr>
<th>Communication Cell Site on Wheels (COW)</th>
<th>Exempt from parking regulations unless otherwise required by Zoning Director.</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Day Camp</td>
<td>&lt;100 licensed capacity: One space per five persons; plus one drop off stall per 20 persons.</td>
<td>E</td>
</tr>
<tr>
<td></td>
<td>&gt;100 licensed capacity: One space per ten persons; plus one drop off stall per 20 persons.</td>
<td></td>
</tr>
<tr>
<td>Mobile Retail Sales</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Real Estate Sales Model and Management Office, Non-PDD, Real Estate Sales Model and Management Office, PDD and TOD</td>
<td>2 spaces per sales model.</td>
<td>N/A</td>
</tr>
<tr>
<td>Recycling Drop-Off Bin</td>
<td>1 space per bin.</td>
<td>N/A</td>
</tr>
<tr>
<td>Special Event</td>
<td>N/A (1)</td>
<td>N/A</td>
</tr>
<tr>
<td>Temporary Green Market</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Temporary Retail Sales</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Temporary Vehicle Sales</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>


Loading Standard Key:

Standard “A” One space for the first 5,000 square feet of GFA, plus one space for each additional 30,000 square feet of GFA.

Standard “B” One space for the first 10,000 square feet of GFA, plus one space for each additional 15,000 square feet of GFA.

Standard “C” One space for the first 10,000 square feet of GFA, plus one space for each additional 100,000 square feet of GFA.

Standard “D” One space for each 50 beds for all facilities containing 20 or more beds.

Standard “E” One space for the first 10,000 square feet of GFA, plus one for each additional 20,000 square feet of GFA.

Notes:

1. In addition to the parking requirements of Table 6.B.1.B, Minimum Off-Street Parking and Loading Requirements, uses with company vehicles shall provide 1 space per company vehicle.
2. Government services may request alternative calculation methods for off-street parking pursuant to Art. 6.A.1.D.1.h, Government services.
3. Nurseries requiring fewer than 20 parking spaces may construct surfaced parking lots with shellrock or other similar materials subject to, or grassed subject to Art. 6.A.1.D.12, Grass Parking, except for the required handicapped parking space(s).
4. Nurseries requiring 20 or more parking spaces may construct surfaced parking lots with 50 percent of the required spaces as shellrock or other similar materials subject to Art. 6.A.1.D.12, Grass Parking, or grassed subject to Art. 6.A.1.D.12, Grass Parking. [2007-010]
5. Nonprofit Assembly Institutional uses in the Redevelopment and Revitalization Overlay may calculate parking at a rate of one space per employee.
6. Limited access Self Service Storage facilities must provide a minimum of two off-street loading spaces at each entry into the building, excluding office access not utilized by customers for accessing storage units. [Ord. 2005-041] [Ord. 2017-007]
7. Golf cart parking may be used pursuant to Art. 6.A.1.D.7, Golf Cart Parking [Ord. 2007-001] [Ord. 2013-001]
8. The loading zone may be waived for a Type 2 or 3 Commercial Kennel operated as an accessory use to general retail sales. [Ord. 2006-038]
9. Each walk-up Freestanding ATM shall require a minimum of one (1) parking space for persons with disabilities. [Ord. 2013-021]
10. Parking may not be required for a Community Vegetable Garden subject to situs of a community vegetable garden study and approval of a Type 1 Waiver. [Ord. 2015-031]
11. Freestanding Unmanned Retail Structures shall require a minimum of one (1) parking space for persons with disabilities.
12. A Type 3 CLF with more than 20 beds or a Nursing Home or Convalescent Facility with more than 20 beds shall provide at least one loading space per building unless approved as a Type 1 Waiver. [Ord. 2017-025]

Part 3. ULDC Art. 6, Parking (page 13 of 40 of Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning]

1. Clarify that Government Services also includes Government Facilities.

CHAPTER A PARKING

Section 1 General

D. Off-Street Parking

1. Computing Parking Standards

U:\Zoning\CODEREV\2018\LDRAIB\Meetings\10-24-18 LDRC -legal ad Post 10-3-18\5 - Final Packet\Exh. G - Article 6 Parking.docx

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ARTICLE 6 – PARKING
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(Updated 10/15/18)

h. Government Services and Government Facilities

Government services may request alternative calculations based on evidence of actual parking demand for similar uses or reliable traffic engineering and planning information.

...

Part 4. ULDC Art. 6.A.1.D. Parking (page 23-29 of 40 of Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning]
1. To clarify parking requirements versus queuing in response to industry feedback.
2. Add a footnote to clarify the minimum aisle widths required for a Retail Gas and Sales use specific to the fueling positions located under the canopy.
3. Provide a Retail Gas and Fuel Canopy diagram to illustrate footnote number 4.

CHAPTER A PARKING

Section 1 General

D. Off-Street Parking

14. Design and Construction Standards

a. Dimensions

The dimensions and geometrics of off-street parking areas shall conform to the following minimum standards.

1) Residential

a) Individual Parking Space

Each parking space for dwelling units that do not share a common parking lot shall be a minimum of eight feet wide and 20 feet long. Parking spaces may be side to side, end to end or not contiguous to each other.

b) Common Parking Lots

For dwelling units that share a common parking lot, parking spaces and aisles shall be subject to Table 6.A.1.D, Minimum Parking Dimensions.

2) Nonresidential

All nonresidential uses and residential uses with shared parking lots shall provide parking spaces that comply with Table 6.A.1.D, Minimum Parking Dimensions for Nonresidential Uses and Residential Uses with Shared Parking Lots, and Figure 6.A.1.D, Typical Example of General Parking Schematic. Parking angles that are not illustrated in Table 6.A.1.D, Minimum Parking Dimensions, or Figure 6.A.1.D, Typical Example of General Parking Schematic shall be interpolated from the tables and approved by the DRO. For the purpose of applying the "Use" column in Table 6.A.1.D, Minimum Parking Dimensions, the following rules shall apply:

a) General

The term "general" applies to parking spaces designated to serve non-residential uses and residential uses with shared parking lots. [Ord. 2016-042]

b) Accessible

Spaces reserved for use by disabled persons shall be governed by the rows labeled "accessible". [Ord. 2016-042]

Table 6.A.1.D - Minimum Parking Dimensions For Nonresidential Uses and Residential Uses with Shared Parking Lots

<table>
<thead>
<tr>
<th>A Angle</th>
<th>Use (1)</th>
<th>B</th>
<th>Space Width (feet)</th>
<th>C</th>
<th>Space Depth (feet)</th>
<th>D (3)(4)</th>
<th>Aisle Width (feet)</th>
<th>E</th>
<th>Curb Length (feet)</th>
<th>F</th>
<th>Module Width (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>45</td>
<td>General</td>
<td>9.0</td>
<td>17.5</td>
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<tr>
<td></td>
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<td>12.0</td>
<td>17.5</td>
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<td></td>
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<td></td>
<td>Accessible *</td>
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<td>70</td>
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**EXHIBIT G**

**ARTICLE 3 – PLANNED DEVELOPMENT DISTRICTS (PDDS)**

**ARTICLE 6 – PARKING**

CR 20180-020

(Updated 10/15/18)

---

**Table 6.A.1.D - Minimum Parking Dimensions**

For Nonresidential Uses and Residential Uses with Shared Parking Lots

<table>
<thead>
<tr>
<th>Accessible *</th>
<th>General</th>
<th>Accessible *</th>
<th>General</th>
<th>Accessible *</th>
<th>General</th>
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<td>62.0</td>
<td>61.0</td>
<td>61.0</td>
<td>61.0</td>
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</tr>
<tr>
<td>90 Low Speed Electric Vehicle (LSEV)</td>
<td>Min. 6.0</td>
<td>Min. 6.0</td>
<td>Max. 12.0</td>
<td>Max. 12.0</td>
<td>Min. 15.0</td>
<td>Min. 15.0</td>
<td>Max. 30.0</td>
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<tr>
<td></td>
<td>Max. 7.0</td>
<td>Max. 7.0</td>
<td>Max. 13.0</td>
<td>Max. 13.0</td>
<td>Max. 17.0 (2)</td>
<td>Max. 17.0 (2)</td>
<td>Max. 43.0 (2)</td>
</tr>
</tbody>
</table>

Notes:

1. Accessible applies to parking for persons who have disabilities.
2. Where drive aisles in LSEV parking areas are not intended solely for use by LSEV, the overall width and minimum aisle width may be increased to allow the aisle width permitted for standard sized vehicles.
3. Angled parking with two-way traffic movement shall be a minimum of 24 feet wide except for some parking lots with 90 degree parking stalls, or unless stated otherwise herein. [Ord. 2012-027]
4. For a Retail Gas and Fuel Sales use, the drive aisles perpendicular to the fueling positions under the canopy shall have a minimum aisle width of 30 feet (see Figure 6.A.1.D-Gas Canopy).

---

**Figure 6.A.1.D – Retail Gas and Fuel Canopy**

---

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ARTICLE 3 – PLANNED DEVELOPMENT DISTRICTS (PDDS)

ARTICLE 6 – PARKING

CR 20180-020
(Updated 10/15/18)

KEY:

A  Parking Angle  C  Space Depth  E  Curb Length
B  Space Width  D  Aisle Width (1)  F  Wall to Wall Width

NOTES:

1. All angled parking with two-way traffic movement shall be a minimum of 24 feet wide except for some parking lots with 90 degree parking spaces, or unless stated otherwise herein.
2. Where drive aisles in LSEV parking areas are not intended solely for use by LSEV, the overall width and minimum aisle width may be increased to allow the aisle width permitted for standard sized vehicles.

CHAPTER A PARKING

EXHIBIT G

LOW SPEED ELECTRIC VEHICLE (LSEV) (2)
16. **Point of Service and Queuing Standards**

In addition to meeting the minimum off-street parking and loading standards of this Article, all drive thru establishments shall meet the following standards.

**Figure 6.A.1.D-12 - Queuing and By-Pass Standards**

![Diagram of queuing and by-pass standards](image)

**Figure 6.A.1.D-12 - Queuing and By-Pass Standards**

- **a.** A point of service space shall be provided for all drive-thru establishments. The dimensions for the point of service space shall be a minimum of nine by 20 feet.

- **b.** Queuing shall be provided for all drive-thru establishments described in Table 6.A.1.D – Minimum Queuing Standards. Each queuing space shall be a minimum of ten feet by 20 feet, clearly defined and designed so as not to conflict or interfere with other traffic using the site. The dimensions for the point of service space may be reduced to nine by 20 feet. Unless otherwise indicated below, queuing shall be measured from the front of the stopped vehicle located at the point of service to the rear of the queuing lane. One additional queuing space shall also be provided after the point of service for all uses. [Ord. 2005-041]

- **b.** A by-pass lane a minimum of ten feet wide shall be provided before or around the point of service. Subject to the Zoning Director's approval, a by-pass lane may not be required if the queuing lane is adjacent to a vehicular use area which functions as a by-pass lane. The by-pass lane shall be clearly designated and distinct from the queuing area.
EXHIBIT G

ARTICLE 3 – PLANNED DEVELOPMENT DISTRICTS (PDDS)
ARTICLE 6 – PARKING
CR 20180-020
(Updated 10/15/18)

Table 6.A.1.D - Minimum Queueing Standards

<table>
<thead>
<tr>
<th>Use</th>
<th>Number of Spaces</th>
<th>Required By-pass (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drive-Thru Financial Institution</td>
<td>5</td>
<td>Y</td>
</tr>
<tr>
<td>Tellers</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Automatic Teller Lanes</td>
<td>3</td>
<td>Y</td>
</tr>
<tr>
<td>Drive-Thru Restaurant</td>
<td>7</td>
<td>Y</td>
</tr>
<tr>
<td>Minimum before Menu Board</td>
<td>4</td>
<td>Y</td>
</tr>
<tr>
<td>Drive-Thru Car Wash Automatic</td>
<td>5</td>
<td>N</td>
</tr>
<tr>
<td>Self-Service</td>
<td>3</td>
<td>Y</td>
</tr>
<tr>
<td>Drive-Thru Oil Change</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Gasoline Pump Island</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20 feet of queuing at each end of pump island</td>
<td></td>
<td>N</td>
</tr>
<tr>
<td>Drive-Thru Dry Cleaning or Laundry</td>
<td>3</td>
<td>Y</td>
</tr>
<tr>
<td>Drive-Thru General Retail</td>
<td>4</td>
<td>Y</td>
</tr>
<tr>
<td>Commercial Parking Lot</td>
<td>3</td>
<td>N</td>
</tr>
</tbody>
</table>

Notes:
1. All Uses: a by-pass lane shall be required if more than 5 queuing spaces are provided.

**cd** A maximum of 20 percent of the required queuing spaces, pursuant to Table 6.A.1.D – Minimum Queueing Standards, may count toward the off-street parking requirements pursuant to Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements. This provision shall only apply to uses that require a minimum of 25 parking spaces. [Ord. 2010-005]

Part 6. ULDC Art. 6.A.1.D, Parking (page 32-33 of 40 of Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning]

1. To delete the standard that limits the number of parked vehicles on residential parcels. Determined by Code Enforcement Director, Zoning Director, and County Attorney that the limitation is no longer needed, no code enforcement issues to warrant limitation.

2. To eliminate the reduction related to CRALLS to as the State law limits traffic concurrency regulations to Proportionate Share payments. As a result, parking reduction is no longer a viable CRALLS strategy.

....

19. Parking of Equipment, Vehicles, **Boats** or **Marine** Vessels and Trailers in Residential Districts
The following standards shall apply to the parking of equipment, (including construction equipment), vehicles, recreational vehicles, sports vehicles, **boats** or **marine** vessels and trailers on residential parcels or adjacent streets in residential districts. For the purposes of this Section, **legally established, nonresidential uses in** the AR district in lands designated Rural Residential in the Plan shall not be considered a residential district. [Ord. 2007-013]

a. General Prohibition
   1) On-Street
      No person shall park, store, or keep equipment a commercial vehicle, recreational vehicle, **boat**, **marine** vessel, trailer, sports vehicle such as dune buggy, jet skis, racing vehicle, off-road vehicle, air boat, canoe or paddleboat, on any public street, or other thoroughfare or any R-O-W within a residential district for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. [Ord. 2007-013]
   2) Off-Street
      It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, **boat** **marine** vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. [Ord. 2007-013]

Notes:
Underlined indicates new text.
Stricken indicates text to be deleted. Stricken and italicized means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [Relocated to: ].
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EXHIBIT G

ARTICLE 3 – PLANNED DEVELOPMENT DISTRICTS (PDDS)

ARTICLE 6 – PARKING

CR 20180-020
(Updated 10/15/18)

3) Vacant Lot Prohibitions
Parking shall be prohibited on all vacant properties in residential districts. [Ord. 2007-013]

b. Exemptions
The following exemptions shall apply to parcels in residential districts, unless the parcel is vacant. [Ord. 2007-013]

1) Commercial Vehicle
One commercial vehicle of not over one ton rated capacity may be parked per dwelling unit, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed 12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and total vehicle length does not exceed 26 feet. [Ord. 2005-041]

2) Construction Vehicles
The general prohibitions above shall not apply to the temporary parking of construction vehicles or equipment engaged in work on private land in residential districts where construction is underway, for which a current and valid building permit has been issued by the Building Director and the building permit is displayed on the premises. [Ord. 2007-013]

3) Delivery and Service Vehicles
The general prohibitions above shall not apply to routine deliveries by tradesmen, or the use of trucks in making service calls, provided that time in excess of one hour is due to business deliveries or servicing. [Ord. 2007-013]

4) Emergency Repairs
The general prohibitions above shall not apply to a situation where a motor vehicle becomes disabled and, as a result of such emergency, is required to be parked in a residential district longer than two hours. Any prohibited motor vehicle shall be removed from the residential district within 24 hours, regardless of the nature of the emergency.

5) Outdoor Storage
A maximum of one recreational vehicle and any two of the following, or a maximum of three of any of the following, may be parked outdoors on a residential parcel with a residential unit:

- sports vehicle, boat or marine vessel with accompanying trailers, and trailers may be parked outdoors in a residential district provided that the vehicles are: [Ord. 2007-013]
  a) owned and used by a resident of the premises;
  b) not parked in a required front setback or other area between the structure and the street, or on street except for the purpose of loading or unloading during a period not to exceed two hours in any 24 hour period; [Ord. 2007-013]
  c) located in the side or rear yard and are screened from surrounding property and streets with an opaque wall, fence or hedge a minimum of six feet in height;
  d) not used for living, sleeping or housekeeping purposes; and
  e) operative and currently registered or licensed, as required by state or federal law.
  f) vehicles, boats or marine vessels on navigable waterways are exempt; and [Ord. 2007-013]
  g) one vehicle which does not meet the requirements above may be approved through ZAR process upon demonstration that: [Ord. 2018-002]

(1) The property owner, family member or legal tenant has a physical disability which requires a vehicle which cannot meet these requirements.

6) Indoor Storage
Vehicles, boats, marine vessels and related trailers used for non-commercial purposes, whether licensed and operational or not, located in a fully enclosed garage or permitted roofed structure. [Ord. 2007-013]

7) Unregistered or Unlicensed Vehicles
In addition to the indoor storage exception above, one vehicle which is unregistered or unlicensed may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots. [Ord. 2007-013]

20. Parking Limitations for Residential Lots
The provisions of this section shall apply retroactively. The following standards shall apply to the parking of vehicles on residential parcels. For the purposes of this section, the term vehicle shall include: cars, commercial vehicles, sports utility vehicles and trucks. In addition, for the purposes of this section, the AP district shall be considered a residential district. [Ord. 2008-032]

a. Parking for Seven Vehicles

Notes:
Underlined indicates new text.
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A maximum of seven vehicles may be parked outdoors on a lot supporting a single-family residential use. [Ord. 2008-037]

21. CRALLS Reductions

A ten percent reduction in the minimum number of required parking spaces may be approved by the DRO if required to comply with Art. 12.P.4.D, Strategy 4 Parking Management. The reduction may only be implemented if the mitigation strategy is approved by the County Engineer. [Ord. 2006-036]

...
EXHIBIT H
CLR FUTURE LAND USE AND RESIDENTIAL
[CODIFICATION OF ORD-2017-036]
SUMMARY OF AMENDMENTS
CR-2018-039
(Updated 10/11/2018)

Reason for amendments: [Zoning]

1. On October 30, 2017 the Board of County Commissioner (BCC) adopted an ordinance (ORD-2017-036) amending the Comprehensive Plan Future Land Use Element to establish the Congregate Living Residential (CLR) Future Land Use (FLU) designation which defines residential and medical uses, and updates the residual policies and provisions. The new Policy 2.2.1-c describes Residential Uses as “A residential use consists of the use of land that is predominately for the purposes of housing,” including references for Single-family, Zero Lot line, Townhomes, Multi-family, Community Residential Homes, Congregate Living Facilities and Residential Living quarters.

The purpose and intent of the CLR land use was to facility the review of proposed Type 3 Congregate Living Facilities that may require a future land use amendments to increase residential density. It further described criteria that needed to be met in order to comply with the intent of the CLR land use, and the maximum density of 12 units per acres in the Urban Suburban Tier.

In 2015, ORD-2015-044, Table III.C.1 (now Table 2.2.1-g.1 Residential Future Land Use Designation Maximum Density) was modified to remove Minimum and Entitlement densities, leaving only Standard and Maximum Densities for each Residential FLU Designation per gross acre. In addition, ORD-2017-036 modified this table again to remove references to Standard and Maximum density, consolidated the numbers, per FLU, for dwelling units per acreage calculation.

The Amendments below are to codify the majority of the changes within that ordinance, other changes to the ULDC related to the Residential and Medical uses will be done at a future date.

---

Chapter I DEFINITIONS & ACRONYMS

Part 1. ULDC Art. 1.1.3, General Provisions, Definitions and Acronyms, Abbreviations and Acronyms (page 113-114 of 118 of Supplement 24), is hereby amended as follows:

<table>
<thead>
<tr>
<th>Reason for amendments: [Zoning]</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. To add acronym for CLR Future Land Use per ORD 2017-036</td>
</tr>
<tr>
<td>2. Correct the reference of FLUE acronym.</td>
</tr>
</tbody>
</table>

Section 3 Abbreviations and Acronyms

<table>
<thead>
<tr>
<th>CIE</th>
<th>Capital Improvement Element</th>
</tr>
</thead>
<tbody>
<tr>
<td>CL</td>
<td>Commercial Low Intensity [Ord. 2005-002]</td>
</tr>
<tr>
<td>CLASC</td>
<td>Conservation Land Acquisition Selection Committee</td>
</tr>
<tr>
<td>CLF</td>
<td>Congregate Living Facility</td>
</tr>
<tr>
<td>CLO</td>
<td>Commercial Low Office [Ord. 2005-002]</td>
</tr>
<tr>
<td>CL-O</td>
<td>Commercial Low Intensity-Office Only [Ord. 2005-002]</td>
</tr>
<tr>
<td>CLRC</td>
<td>Congregate Living Residential</td>
</tr>
<tr>
<td>CNI</td>
<td>Neighborhood Commercial [Ord. 2005-002]</td>
</tr>
<tr>
<td>FLUA</td>
<td>Future Land Use Atlas</td>
</tr>
<tr>
<td>FLUE</td>
<td>Future Land Use Atlas Element</td>
</tr>
<tr>
<td>FMP</td>
<td>Final Master Plan [ORD. 2009-040]</td>
</tr>
</tbody>
</table>

Part 2 ULDC Art. 2.B.7.D, Application Processes and Procedures, Public Hearing Processes, Types of Applications, Type 2 Waiver (page 34-35 of 105, Supplement 24) is hereby amended as follows:

<table>
<thead>
<tr>
<th>Reason for amendments: [Zoning]</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Remove the Type 2 Waiver for the Glades Area Overlay as minimum density was removed from the Comprehensive Plan under Ordinance ORD-2015-044, and therefore no longer request a Waiver.</td>
</tr>
</tbody>
</table>

Chapter B PUBLIC HEARING PROCESSES

---

Notes:

- Underlined indicates new text.
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LDRAB/LDRC October 24, 2018 Page 27
Section 7 Types of Application

D. Type 2 Waiver

1. Purpose

A Type 2 Waiver is to allow flexibility for mixed use or infill redevelopment projects, or architectural design, site design or layout, where alternative solutions can be allowed, subject to performance criteria or limitations. Type 2 Waivers are not intended to relieve specific financial hardship nor circumvent the intent of this Code. A Type 2 Waiver may not be granted if it conflicts with other sections of this Code, or the Florida Building Code. [Ord. 2011-016]

[Ord. 2012-027] [Ord. 2018-002]

2. Applicability

Requests for Type 2 Waivers shall only be permitted where expressly stated within the ULDC or indicated in the following Table. [Ord. 2011-016] [Ord. 2012-027] [Ord. 2018-002]

Table 2.B.7.D - Summary of Type 2 Waivers

<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Redevelopment Overlay (URAO)</td>
<td>Table 3.B.16.C. Type 1 and 2 URAO Waivers</td>
</tr>
<tr>
<td>WCR AAO Expansion of Existing Non-conforming Parking</td>
<td>Art. 3.B.14.B.1.a. Expansion of Existing Non-conforming Parking</td>
</tr>
<tr>
<td>WCR AAO Density Bonus Programs</td>
<td>Art. 3.B.14.B.2. Density Bonus Programs</td>
</tr>
<tr>
<td>IRO, Residential Setbacks</td>
<td>Art. 3.B.15.F.6.e.4)a, Residential Setbacks</td>
</tr>
<tr>
<td>PDD Minimum Frontage</td>
<td>Art. 3.E.1.C.2.a.(a), Type 2 Waiver - Infill Development</td>
</tr>
<tr>
<td>PDD Curved Frontage</td>
<td>Art. 3.E.1.C.2.a.(b), Type 2 Waiver for additional percentage</td>
</tr>
<tr>
<td>AGR Tier - Parking Structure</td>
<td>Art. 3.F.2.A.2.d.1)(a), Type 2 Waiver for Parking Structures</td>
</tr>
<tr>
<td>AGR Tier - Block Structure</td>
<td>Art. 3.F.4.D.3. Type 2 Waiver for Block Structure</td>
</tr>
<tr>
<td>Commercial Communication Towers</td>
<td>Art. 4.B.6.H.5, Type 2 Waiver from Required Dimensional Criteria</td>
</tr>
<tr>
<td>Unique Structure</td>
<td>Art. 5.C.1.E.2. Unique Structure</td>
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<tr>
<td>Hours of Operation</td>
<td>Art. 5.E.5.A. Type 2 Waiver</td>
</tr>
<tr>
<td>Large Scale Commercial Development - Parking</td>
<td>Art. 6.A.1.D.2.c.(1)(d), Type 2 Waiver for Parking Location</td>
</tr>
</tbody>
</table>


Part 3. ULDC Art. 3.A.3., Overlays and Zoning Districts, General, Zoning District Consistency with the Future Land Use Atlas (FLUA) (page 16-18 of 212), is hereby amended as follows:

Reason for amendments: [Zoning]

1. To add CLR Future Land Use and the consistent Standard District based on ORD-2017-036

2. On September 22, 2016, the Comprehensive Plan was amended to add the Western Communities Residential (WCR) Future Land Use Designation (ORD-2016-041). The Unified Land Development Code was revised at the same time through Ordinance 2017-011. Table 3.A.3.B - Future Land Use (FLU) Designation and Corresponding Standard Zoning Districts inadvertently was not modified to include the WCR FLU. This modification includes the reference to WCR to be consistent with Zoning Ordinances ORD-2016-041 and ORD-2017-011.

CHAPTER A GENERAL

Section 3 Zoning District Consistency with the Future Land Use Atlas (FLUA)

A. Purpose and Intent

A parcel’s Zoning District shall be consistent with its Future Land Use (FLU) designation. Any request for a Development Order shall be reviewed to determine consistency with the requirements of this Section. Unless exempted otherwise, all applications for a Development Order shall be in a zoning district corresponding to the FLU designations indicated in the following tables: [Ord. 2011-016]

1. Standard Districts: Table 3.A.3.B, Future Land Use Designations and Corresponding Standard Zoning Districts; or
2. Planned Development Districts: Table 3.A.3.C, FLU Designation and Corresponding Planned Development Districts; or
3. Traditional Development Districts: Table 3.A.3.D, TDD Corresponding Land Use.

B. Standard Districts

Any application for a rezoning to a Standard Zoning District shall correspond to a FLU designation indicated in the table below.

Notes:

Underlined indicates new text.

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## EXHIBIT H

CLR FUTURE LAND USE AND RESIDENTIAL
[CODIFICATION OF ORD-2017-036]

SUMMARY OF AMENDMENTS
CR-2018-039
(Updated 10/11/2018)

### Table 3.A.3.B - Future Land Use (FLU) Designation and Corresponding
Standard Zoning Districts (1) (3)

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<thead>
<tr>
<th>FLU Designation</th>
<th>Agriculture/Conservation</th>
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<th>Commercial</th>
<th>Industrial</th>
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<tr>
<td>AP</td>
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<td>RR-20</td>
<td>CL-O</td>
<td>IND</td>
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<tr>
<td>AGR</td>
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<tr>
<td></td>
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<td>WCR</td>
<td>CR</td>
<td></td>
</tr>
</tbody>
</table>

**Notes:**
1. Unless exempted otherwise all applications for a Development Order shall require the subject site be rezoned to a shaded district.
2. Existing zoning districts by FLU designation that may qualify for SFD exemption in accordance with the exceptions listed below.
3. See Art. 3.A.3.B.1, Standard District Exceptions and Limitations below, for additional notes. [Ord. 2016-042]
4. The Zoning District is consistent as described in the Plan.
5. Typical Example of a “shaded district.”

### C. Planned Development Districts (PDDs)

Any application for a rezoning to a PDD shall correspond to a FLU designation indicated in the table below. [Ord. 2011-016]

**Notes:**
1. Check (✓) indicates the PDD corresponds to the FLU designation. Any application for a rezoning to a PDD shall be to a PDD that corresponds to a FLU designation. [Ord. 2008-037]
2. PDDs in the AGR Tier are limited to the 80/20 PUD or 60/40 PUD. [Ord. 2006-004]
3. A PUD or MUPD Pod may be permitted within a TTD with an AGE FLU designation in accordance with Table 3.F.5.D, Traditional Town Development Land Use Allocation. [Ord. 2011-016]

**Notes:**
- **Underlined** indicates new text.
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- …. A series of four bolded ellipses indicates language omitted to save space.

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<th>LR2</th>
<th>LR3</th>
<th>MRS</th>
<th>HR5</th>
<th>HR8</th>
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</tr>
</tbody>
</table>

|-------------------------------|---------------|----------------|----------------|----------------|----------------|

**Notes:**
1. Check (✓) indicates the PDD corresponds to the FLU designations. Any application for a rezoning to a PDD shall be to a PDD that corresponds to a FLU designation. [Ord. 2008-037]
2. PDDs in the AGR Tier are limited to the 80/20 PUD or 60/40 PUD. [Ord. 2006-004]
3. A PUD or MUPD Pod may be permitted within a TTD with an AGE FLU designation in accordance with Table 3.F.5.D, Traditional Town Development Land Use Allocation. [Ord. 2011-016]

**Notes:**
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EXHIBIT H
CLR FUTURE LAND USE AND RESIDENTIAL
[CODIFICATION OF ORD-2017-036]
SUMMARY OF AMENDMENTS
CR-2018-039
(Updated 10/11/2018)

Table 3.A.3.C - FLU Designation and Corresponding Planned Development Districts (1)

4. A MXPD is consistent with the MLU FLU designation in the Urban/Suburban Tier only. [Ord. 2017-025]

5. The CLR designation is consistent with MUPD and MXPD when applied as an underlying designation for a mixed or multiple use project.

1. Reason for amendments: [Zoning]

   1. Comprehensive Plan ORD-2015-044 modified Table III.C.1, now Table 2.2.1-g.1. as it relates to minimum density by the Plan, therefore eliminating the process for a Waiver to go below minimum.

   Renumbering accordingly


CHAPTER B OVERLAYS

Section 4 GAO, Glades Area Overlay

E. Property Development Regulations (PDRs) Exceptions

   1. Type 2 Waiver - Minimum Density

      The BCC may consider the waiver of the minimum density requirement as a Type 2 Waiver for proposed development in the Glades area when: [Ord. 2012-027]

      a. The proposed development is consistent with the provisions of any applicable Joint Planning Area Agreement and;

      b. An analysis is completed that addresses:

         1) the impact of a reduced density development on the overall infrastructure system;

         2) the compatibility of the proposed development with adjacent land uses; and

         3) the effect of the reduced density development on the ability of PBC to meet its goals, objectives and policies related to affordable housing. If the development is located in a municipal annexation area, the analysis must be performed by the annexing municipality.

   12. Maximum Density and Intensity - Conditional Use Approval

   23. Location of Structures

      Building permits in the GAO may be permitted between the 120 foot and 220 foot R-O-W line within the R-O-W of State Road 700 through Canal Point, from Third Street on the north to Triangle Park on the east, subject to approval of the County Engineer. [Ord. 2014-025]

Part 5 ULDC Art. 3.B.14, Overlays & Zoning Districts, Overlays, Westgate Community Redevelopment Area Overlay (page 45 of 212, Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning]


   2. Add referenced to FLU Ordinance ORD-2015-032 as it relates to the previously approved 2005-01 Amendment Round.

CHAPTER B OVERLAYS

Section 14 WCRAO, Westgate Community Redevelopment Area Overlay

E. Use Regulations

   1. Mixed Use

   Notes:

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EXHIBIT H

CLR FUTURE LAND USE AND RESIDENTIAL
[CODIFICATION OF ORD-2017-036]
SUMMARY OF AMENDMENTS

CR-2018-039
(Updated 10/11/2018)

In the WCRAO, mixed use means the combination of residential and one or more non-residential uses that are functionally integrated. Mixed use may be required or permitted in commercial districts that have a commercial with underlying residential FLU designation, as indicated in Table 3.B.14.E, WCRAO Mixed Use. [Ord. 2006-004]

Table 3.B.14.E - WCRAO Mixed Use

<table>
<thead>
<tr>
<th>Mixed Use</th>
<th>NR</th>
<th>NRM</th>
<th>NG</th>
<th>NC</th>
<th>UG</th>
<th>UH</th>
<th>UI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Residential Use (2)</td>
<td>N/A</td>
<td>50%</td>
<td>50%</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Maximum Residential Use</td>
<td>N/A</td>
<td>100% (3)</td>
<td>100% (3)</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Minimum Non-residential Use</td>
<td>N/A</td>
<td>0%</td>
<td>0%</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Maximum Non-residential Use (2)</td>
<td>N/A</td>
<td>50%</td>
<td>50%</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>


Notes:

1. Non-residential uses on parcels with a commercial with underlying residential FLU designation, approved as part of Plan Amendment Round 2005-01, Ordinance No. 2005-032, shall only be permitted in accordance with Art. 3.B.14.E.1.a, Mixed Use in NRM, NG and NC Sub-areas. [Ord. 2006-004] [Ord. 2015-031]
2. Minimum and maximum percentages for residential and non-residential uses are calculated by dividing the total GFA for either use (residential OR non-residential) type by the total GFA (residential AND non-residential). [Ord. 2006-004]
3. Stand-alone residential developments are permitted within the NRM and NG Sub-areas. [Ord. 2015-031]

a. Mixed Use in NRM, NG, and NC Sub-areas

In the NRM, and NG Sub-areas, non-residential uses shall only be permitted if all permitted residential density is utilized, but in no case shall it be less than one unit. Density shall be calculated as standard density or maximum density for PDDs, TDDs, and projects meeting the requirements of FLUE TablePolicy 2.2.1-eq.1 and other related Policies of the Plan, whichever is greater. [Ord. 2006-004] [Ord. 2015-031] [Ord. 2018-002]

b. Vertical Integration

Projects that vertically integrate a minimum of 20 percent of a site’s approved (includes allowed density and any density bonus units) residential density with commercial uses may be allowed to utilize up to 100 percent of both the site’s commercial intensity and residential density. [Ord. 2006-004]

2. Sub-area Use Regulations

Part 6. ULDC Art. 3.B.15., Infill and Redevelopment Overlay (IRO) (page 63 of 212, Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning]

1. Comprehensive Plan ORD-2015-044 modified Table III.C.1, now Table 2.2.1-g.1. as it relates to minimum density by the Plan.

CHAPTER B OVERLAYS

Section 15 INFILL REDEVELOPMENT OVERLAY (IRO)

Notes:

Underlined indicates new text.
Strikencr indicates text to be deleted. Strikencr and italicized means text to be totally or partially relocated.
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U:\Zoning\CODEREV\2018\LDRAB\Meetings\10-24-18 LDRC -legal ad Post 10-3-18\6 - Final Packet\Exh. H - CLR FLU and Residential [Codification ORD 2017-036] 10-11-2018.docx
EXHIBIT H

CLR FUTURE LAND USE AND RESIDENTIAL
[CODIFICATION OF ORD-2017-036]
SUMMARY OF AMENDMENTS
CR-2018-039
(Updated 10/11/2018)

Part 7. ULDC Art. 3.D., Property Development Regulations (page 119-122 of 212, Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning]
1. ORD-2015-044 Modified the referenced of Table III.C.1 to Table 2.2.1-g.1. This ordinance removed references to a minimum density.
2. ORD-2017-036 modified Table 2.2.1-g.1, removing the Standard and Maximum Density, leaving only Density per gross acreage. Footnote references are modified with proposed deletion.

CHAPTER D PROPERTY DEVELOPMENT REGULATIONS (PDRS)
Section 1 PDRs for Standard Zoning Districts
A. PDRs

1. The minimum lot dimensions, minimum and maximum density, maximum FAR, maximum building coverage, and minimum setbacks in each standard zoning district are indicated in Table 3.D.1.A.
2. Property Development Regulations unless otherwise stated. Front, side, side street and rear setbacks shall be applied in accordance with the lot orientation as defined by lot frontage. [Ord. 2005-041]

Table 3.D.1.A - Property Development Regulations

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Min Lot Dimensions</th>
<th>Density (5%)</th>
<th>Max FAR (#)</th>
<th>Max Building Coverage</th>
<th>Min Setbacks (4#1)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Size</td>
<td>Min</td>
<td>Max</td>
<td>Front Side Side Street Rear</td>
<td></td>
</tr>
<tr>
<td>Agriculture/Conservation</td>
<td>PC 1 ac. 300 300</td>
<td>- - - -</td>
<td>0.15 10%</td>
<td>50 50 50 50</td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>AP 10 ac. 300 300</td>
<td>(1) 15%</td>
<td>15%</td>
<td>100 50 80 100</td>
<td></td>
</tr>
<tr>
<td></td>
<td>AGR 5 ac. 300 300</td>
<td>- 15%</td>
<td>15%</td>
<td>100 50 80 100</td>
<td></td>
</tr>
<tr>
<td></td>
<td>AR (2) (3)(4) 300 300</td>
<td>- - - -</td>
<td>0.15 15%</td>
<td>100 50 80 100</td>
<td></td>
</tr>
<tr>
<td></td>
<td>RE 2.5 ac. 200 200</td>
<td>- - - -</td>
<td>0.15 15%</td>
<td>50 40 50 50</td>
<td></td>
</tr>
<tr>
<td></td>
<td>RT (LR-1) 14,000 100 125</td>
<td>- - - -</td>
<td>0.15 30%</td>
<td>25 15 25 25</td>
<td></td>
</tr>
<tr>
<td></td>
<td>RS 6,000 65 75</td>
<td>- - - -</td>
<td>0.15 40%</td>
<td>25 7.5 15 15</td>
<td></td>
</tr>
<tr>
<td></td>
<td>RM (5) 65 75</td>
<td>- - - -</td>
<td>0.15 40%</td>
<td>25 15 25 15</td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td>CN 0.5 ac. 100 100</td>
<td>- - - -</td>
<td>0.15 25%</td>
<td>30 30 30 30</td>
<td></td>
</tr>
<tr>
<td></td>
<td>CC 1 ac. 100 200</td>
<td>- - - -</td>
<td>0.15 25%</td>
<td>30 30 30 30</td>
<td></td>
</tr>
<tr>
<td></td>
<td>CG 1 ac. 100 200</td>
<td>- - - -</td>
<td>0.15 25%</td>
<td>30 50 15 15</td>
<td></td>
</tr>
<tr>
<td></td>
<td>CH 1 ac. 100 200</td>
<td>- - - -</td>
<td>0.15 25%</td>
<td>30 15 15 15</td>
<td></td>
</tr>
<tr>
<td></td>
<td>CT 1 ac. 100 200</td>
<td>- - - -</td>
<td>0.15 25%</td>
<td>10 15 15 15</td>
<td></td>
</tr>
<tr>
<td></td>
<td>CR 1 ac. 200 300</td>
<td>- - - -</td>
<td>0.15 40%</td>
<td>50 50 50 50</td>
<td></td>
</tr>
<tr>
<td></td>
<td>RF N/A 50 100</td>
<td>- (2) 40%</td>
<td>(2) 65%</td>
<td>(2) 65%</td>
<td></td>
</tr>
<tr>
<td></td>
<td>UI N/A 50 100</td>
<td>- N/A</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td></td>
<td>UC N/A 50 100</td>
<td>- N/A</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Industrial</td>
<td>IL 1 ac. 100 200</td>
<td>- - - -</td>
<td>0.15 45%</td>
<td>40 15 25 20</td>
<td></td>
</tr>
<tr>
<td></td>
<td>IS 2 ac. 200 200</td>
<td>- - - -</td>
<td>0.15 45%</td>
<td>40 20 45 20</td>
<td></td>
</tr>
<tr>
<td>Institutional/Civic</td>
<td>IPF 1 ac. 100 200</td>
<td>- - - -</td>
<td>0.15 25%</td>
<td>50 15 25 20</td>
<td></td>
</tr>
<tr>
<td></td>
<td>PO - - - -</td>
<td>- - - -</td>
<td>- - - -</td>
<td>- - - -</td>
<td></td>
</tr>
</tbody>
</table>


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**SUMMARY OF AMENDMENTS**

CR-2018-039  
(Updated 10/11/2018)

**Table 3.D.1.A - Property Development Regulations**

| Property Development Regulations imposed by the BCC in a PUD is indicated in Table 2.2.1. | Ord. 2010-005 |
| Building setbacks shall be in accordance with Art. 3.B.15, Frontage Area Regulations. | [Ord. 2010-022] |
| Building setbacks shall be in accordance with Art. 3.B.16, Frontage Area Regulations. | [Ord. 2010-022] |
| Property previously developed with a RM or RH rear setback of 12' shall be considered conforming and subject to Art. 1.E. Prior Approvals. | [Ord. 2005 – 002] [Ord. 2005-041] |
| Maximum Building Coverage in the AP district with a SA FLU designation may be increased to 15 percent. | [2017-007] |

**Part 8. ULDC Art. 3.E.1.B Planned Development Districts, FAR, Density, and Use Standards**

(page 135-136 of 212 Supplement 24), is hereby amended as follows:

1. Removed Computation as the Plan describes how to calculate density and references bonus densities as it relates to other Policies.
2. ORD-2015-044 Modified the referenced of Table III.C.1 to Table 2.2.1-g.1. This ordinance removed references to a minimum density, therefore requiring removal of references to Minimum Density.
3. ORD-2017-036 modified Table 2.2.1-g.1, removing the Standard and Maximum Density. leaving only Density per gross acreage, therefore requiring removal of references to Maximum Density. Plan assigns the density of a project and references allowances to exceed the maximums through the Transfer of Development Rights, Workforce Housing Program and Affordable Housing Program.
4. Removal of Table 3E.1E PUD Density as the Plan determines density and was modified to eliminate Minimum and Maximum densities.
5. Removal of MXPDP/PPD and MLU density assignment as that is determined by the Plan in Table 2.2.1-g.1.

**CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)**

**Section 1 General**

1. PDDs Split by FLU Designations

Uses allowed, PDRs, density and intensity shall be determined by the land use designation on the affected area. In the U/S Tier, density may be transferred from one portion of the project to another based on the gross acreage of the project. **An underlying designation is not a Split FLU designation;** [Ord. 2009-040]

2. **Density**

a. **Computation**

Density shall be based on the gross acreage of the planned development. Fractions shall be rounded down to the nearest whole number. The allowable density shall be pursuant to FLUE Table 2.2.1-g.1 and other related Policies.

b. **Minimum Density**

The minimum density which may be imposed by the BCC in a PUD is indicated in Table 3E.1.B. - PUD Density. An applicant may voluntarily agree to a lesser density. The Planning Director may waive the minimum density requirement in the HR FLU designations by up to 25 percent, per the FLUE minimum density exemption Section of the Plan. [Ord. 2009-040]

c. **Maximum Density**

The maximum density shall only be awarded to a PUD meeting the goals, policies and objectives in the Plan. The maximum density allowed in a PUD is indicated in Table 3E.1.B. - PUD Density. The actual density granted by the BCC to a planned development may be less than the maximum density allowed.

1. **Density Bonus Programs**

A PDD may qualify for additional units over the maximum density pursuant to Art. 6.G.1. Workforce Housing Program (WHP), Art. 6.G.3. Transfer of Development Rights (TDRs), Workforce Housing Program, and Affordable Housing Program.

Note:

**Updated** indicates new text.

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EXHIBIT H
CLR FUTURE LAND USE AND RESIDENTIAL
[CODIFICATION OF ORD-2017-036]
SUMMARY OF AMENDMENTS
CR-2018-039
(Updated 10/11/2018)

Table 3.E.1.B – PUD Density

<table>
<thead>
<tr>
<th>AGR</th>
<th>RR</th>
<th>AGE</th>
<th>LR1</th>
<th>LR2</th>
<th>LR3</th>
<th>MR5</th>
<th>HR5</th>
<th>HR12</th>
<th>HR18</th>
</tr>
</thead>
<tbody>
<tr>
<td>MIN</td>
<td>0.5 du/ac</td>
<td>0.5 du/ac</td>
<td>1 du/ac</td>
<td>2 du/ac</td>
<td>3 du/ac</td>
<td>5 du/ac</td>
<td>5 du/ac</td>
<td>5 du/ac</td>
<td>5 du/ac</td>
</tr>
</tbody>
</table>
| MAX | 1 du/ac | 1 du/ac | 2 du/ac | 3 du/ac | 5 du/ac | 8 du/ac | 12 du/ac | 18 du/ac | (Updated 10/11/2018)

Notes:
1. The minimum density in the RR FLU designation for a PUD are as follows: RR20 - 0.5 unit/20 acres; RR10 – 0.5 unit/10 acres; RR5 – 0.5 unit/5 acres; RR2.5 – 0.5 unit/2.5 acres.
2. The maximum density in the RR FLU designations for a PUD are as follows: RR20 – 1 unit/20 acres; RR10 – 1 unit/10 acres; RR5 – 1 unit/5 acres; RR2.5 – 1 unit/2.5 acres.
3. Minimum and maximum density shall be in accordance with the AGE FLUA Conceptual Plan.

Part 9 ULDC Art. 3.E.2 Planned Development Districts, Planned Unit Development Property Regulations (page 148 of 212, Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning]
1. Comprehensive Plan ORD-2015-044 modified Table III.C.1, now Table 2.2.1-g.1. as it relates to minimum density by the Plan.  
2. Ordinance 2017-036 removed reference to maximum density.

CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)

Section 2 Planned Unit Development

D. Property Development Regulations (PDRs)

The minimum lot dimensions, minimum and maximum density, maximum FAR, maximum building coverage, and minimum setbacks in each pod are indicated in Table 3.E.2.D, PUD Property Development Regulations, unless otherwise stated.

1. Setbacks

For residential development, building setbacks shall be measured from the inside edge of the perimeter landscape buffers. For non-residential development, building setbacks shall be measured from the property line. Rear or side setbacks may be reduced pursuant to Art. 3.D.1.D, Setback Reductions.
### Table 3.E.2.D - PUD Property Development Regulations

<table>
<thead>
<tr>
<th>POD</th>
<th>Lot Dimensions</th>
<th>Density</th>
<th>FAR (2)</th>
<th>Building Coverage</th>
<th>Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Size</td>
<td>Width and Frontage</td>
<td>Depth</td>
<td>Min.</td>
<td>Max.</td>
</tr>
<tr>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SF and Cottage Homes</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ZLL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TH</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MF</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Civic</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private</td>
<td>0.5 ac.</td>
<td>100</td>
<td>100</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Public</td>
<td>1.5 ac.</td>
<td>100</td>
<td>200</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Commercial</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recreation Pod (3)</td>
<td>-</td>
<td>65</td>
<td>75</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Neighborhood Park</td>
<td>0.1</td>
<td>45</td>
<td>75</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Preservation (1)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Notes:

1. Preservation includes the Preservation Areas in a PUD allowed in the AGR FLU designations.
2. The maximum FAR shall be in accordance with FLUE Table III.C.2 of the Plan, and other related provisions, unless otherwise noted. [Ord. 2007-001]
3. Recreation pods required for multi-family units, CLFs, or other similar uses may be exempt from the following:
   a) Minimum frontage requirement, where internal street frontages are not available in the area required for recreation amenities, upon demonstration that access is provided by frontage on internal access ways, the pedestrian network other as may be approved by Parks and Recreation; and, [Ord. 2016-042]
   b) Minimum PDRs may be reduced proportionate to or in accordance with Art. 5.D.2.B.9, Exceptions [Ord. 2016-042].

### Reason for amendments:

1. Comprehensive Plan ORD-2015-044 modified Table III.C.1, now Table 2.2.1-g.1. as it relates to minimum density by the Plan.
2. Ordinance 2017-036 removed reference to maximum density.

### CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)

**Section 6 Mobile Home Planned Development District (MHPD)**

**D. Property Development Regulations (PDRs)**

The minimum lot dimensions, minimum and maximum density, maximum FAR, maximum building coverage, and minimum setbacks in each pod are indicated in Table 3.E.6.D, MHPD Property Development Regulations, unless otherwise stated.
Part 11. ULDC Art. 4.B.1., Residential Uses, (page 13-15 of 208, Supplement 24), is hereby amended as follows:

<table>
<thead>
<tr>
<th>Reason for amendments:</th>
<th>[Zoning]</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Add footnote reference to Use Matrix describing requirements for CLR as described in ORD2017-036.</td>
<td></td>
</tr>
<tr>
<td>2. Remove reference to FLUE Table III.C.1, as it was deleted in ORD 2015-044 and replaced with Table 2.2.1-g.1</td>
<td></td>
</tr>
</tbody>
</table>

CHAPTER B USE CLASSIFICATION

Section 1 Residential Uses

…

LDRAB/LDRC October 24, 2018 Page 36
### TABLE 4.B.1.A, RESIDENTIAL USE MATRIX

#### STANDARD DISTRICTS

<table>
<thead>
<tr>
<th>AD/CON</th>
<th>RESIDENTIAL</th>
<th>COMMERCIAL</th>
<th>LRDAB</th>
<th>TND</th>
<th>USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>F P A C O R R R S S A A</td>
<td>F P A C O R R R S S A A</td>
<td>F P A C O R R R S S A A</td>
<td>F P A C O R R R S S A A</td>
<td>F P A C O R R R S S A A</td>
<td>F P A C O R R R S S A A</td>
</tr>
</tbody>
</table>

#### PLANNED DEVELOPMENT DISTRICTS (PDDs)

<table>
<thead>
<tr>
<th>PUD</th>
<th>MPUD</th>
<th>WPUD</th>
<th>IPUD</th>
<th>W R</th>
<th>TND</th>
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</table>

#### TRADITIONAL DEV. DISTRICTS (TDDs)

<table>
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<th>U C</th>
<th>AGR</th>
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<td>F P</td>
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### Notes:

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If being relocated destination is noted in bolded brackets [**Relocated to:** ]

**Italicized** indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ]

... A series of four bolded ellipses indicates language omitted to save space.
EXHIBIT H
CLR FUTURE LAND USE AND RESIDENTIAL
[CODIFICATION OF ORD-2017-036]
SUMMARY OF AMENDMENTS
CR-2018-039
(Updated 10/11/2018)

Part 12. ULDC Art. 4.B.1 Residential uses (pages 15 of 204, Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning]
1. ORD-2017-036 modify the use table to add reference to CLR
2. Remove reference to FLUE Table III.C.1, as it was deleted in ORD 2015-044 and replaced with Table 2.2.1-g.1
3. Zoning Ordinance 2016-042 modified Table 3.A.3.B Future Land Use (FLU) Designation and Corresponding Standard Zoning Districts on September 22, 2016, allowing the RS Zoning District to be consistent with not only MR_5 and HR_8, but additional Residential FLU designations (ie LR-2, LR-3, HR-12 and HR-18). Modification to the approval process for RS, to include HR-12 and HR-18, would allow a Type 3 CLF with a Class A Conditional Use. RS with the Low Residential Land Use continues to not be allowed.

B. General Residential Standards
1. Accessory Affordable Housing
Multifamily, Single Family, Townhouse or Zero Lot Line Home may be allowed in the IPF Zoning District as Affordable Housing in the same development of Institutional, Public and Civic uses such as Place of Worship. The dwelling units shall not be for sale and shall be subject to DRO approval. As part of the submittal requirement, the applicant shall demonstrate that residential development will be under the direct supervision of a sponsoring non-profit organization or community-based group.

C. Definitions and Supplementary Use Standards for Specific Uses
1. Congregate Living Facility (CLF)
a. Definition
A facility which provides long-term care, housing, food service, and one or more assistive care services for persons not related to the owner or administrator by blood or marriage.
b. Licensing
Type 1 and 2 CLFs shall be licensed by one of the licensing entities referenced in State Statute 419.001.
c. Approval Process – RS Zoning District
1) RS Zoning District
A Type 3 CLF may be allowed in the RS Zoning District with an MR-5, HR-8, HR-12, or HR-18 FLU designation subject to a Class A Conditional Use approval. A Type 3 CLF in the RS Zoning District with a LR-1, LR-2, and LR-3 shall be prohibited.
d. Maximum Occupancy
1) Type 1 CLF
Six persons, excluding staff.
2) Type 2 CLF
14 persons, excluding staff.
3) Type 3 CLF
The maximum occupancy shall be determined by FLUE Table III.C.12.2.1-g.1 of the Plan and multiplying the maximum allowable density by 2.39. A dwelling unit is equivalent to 2.39 residents/beds.

Part 13 ULDC Art. 5.G Supplementary Standards, Density Bonus Programs, Workforce Housing (WHP) (page 79 of 110, Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning]
1. Modified the referenced of PLAN Table 2.1-1 to Table 2.2.1-g.1.
2. Remove reference to intil as the Plan policies were changing related to density
3. Eliminate footnote as it is redundant language as described under G.1.E.4.f.i.
4. Eliminate RT/LR-1 Reference in the table as it is not described under G.1.E.4.f.i.

CHAPTER G DENSITY BONUS PROGRAMS
SECTION 1 WORKFORCE HOUSING PROGRAM (WHP)

Notes:
Underlined indicates new text.
Stricken indicates text to be deleted.
Italics indicate text to be relocated.
If being relocated destination is noted in bolded brackets [Relocated to: ]
[Relocated from: ]
[Relocated to: ]
[Relocated from: ]
[Relocated to: ]
[Relocated from: ]
[Relocated to: ]
[Relocated from: ]
A series of four bolded ellipses indicates language omitted to save space.

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Page 38
f. Option 1 - RT District
   The zoning for parcels electing to use this option must be in compliance with Table 3.A.3.B, Future Land Use (FLU) Designation and Corresponding Standard Zoning Districts. [Ord. 2008-037]

1) RT PDR Deviations
   Deviations from the minimum PDRs for the RT district with a LR-2 or LR-3 FLU designation may be in accordance with Table 5.G.1.E, RT Deviations for WHP, only for those projects that exceed the standard density in the footnote in FLUE Table 2.2.1-g.1. Residential Future Land Use Designation Maximum Density quality for maximum density, in accordance with Table 2.1.1, Residential Categories and Allowed Densities of the FLU Element of the Plan, and utilize a minimum density bonus of 20 percent. [Ord. 2006-055]

Table 5.G.1.E - RT Deviations for WHP (4)

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Applicability</th>
<th>FLU</th>
<th>Size</th>
<th>Lot Dimensions</th>
<th>Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td>RT</td>
<td>TDR</td>
<td>LR-3</td>
<td>14,000 sf</td>
<td>ND</td>
<td>ND</td>
</tr>
<tr>
<td>RT</td>
<td>TDR, TDR, WHP</td>
<td>LR-2</td>
<td>12,000 sf</td>
<td>85</td>
<td>35%</td>
</tr>
<tr>
<td>RT</td>
<td>TDR, TDR, WHP</td>
<td>LR-3</td>
<td>9,000 sf</td>
<td>65</td>
<td>40%</td>
</tr>
</tbody>
</table>

Notes:
ND No deviation.
1---- Eligible projects must qualify for maximum density in accordance with FLUE III.C.1. Residential Categories and Allowed Densities of the FLU Element of the Plan. [Ord. 2006-055]

Part 14. ULDC Art. 5.G Density Bonus Programs, Affordable Housing (WHP) (page 85 of 110), is hereby amended as follows:

Reason for amendments: [Zoning]
1. Modified the referenced of PLAN Table 2.1.1 to Table 2.2.1-g.1.
2. Remove reference to Infill as the Plan policies were changed relating to density
3. Eliminate footnote as it is redundant language as described under G.1.E.4.f.1.

CHAPTER G DENSITY BONUS PROGRAMS

Section 2 Affordable Housing Program (AHP)

D. AHP Incentives

4. Density Bonus Development Options

f. Option 1 - AR, and RT Districts
   The zoning for parcels electing to use this option must be in compliance with Table 3.A.3.B, Future Land Use (FLU) Designation and Corresponding Standard Zoning Districts. [Ord. 2009-040]

1) AR FAR Calculations
   New SFD lots in the AR district shall be permitted to calculate FAR based on the acreage of the FLU designation. [Ord. 2009-040]

2) RT PDR Deviations
   Deviations from the minimum PDRs for the RT district with a LR-2 or LR-3 FLU designation may be in accordance with Table 5.G.24.D, RT Deviations for WHP, only for those projects that exceed the standard density in the footnote in FLUE Table 2.2.1-g.1. Residential Future Land Use Designation Maximum Density quality for maximum density, in accordance with Table 2.1.1, Residential Categories and Allowed Densities of the FLU Element of the Plan, and utilize a minimum density bonus of 20 percent. [Ord. 2009-040]

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## Table 5.G.2.D - RT Deviations for AHP (4)

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Applicability</th>
<th>FLU</th>
<th>Lot Dimensions</th>
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<tbody>
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<td></td>
<td></td>
<td>Size</td>
<td>Width and Frontage</td>
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<tr>
<td>RT</td>
<td>CEL, TDR</td>
<td>LR 1</td>
<td>14,000 sf</td>
<td>85'</td>
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<tr>
<td></td>
<td></td>
<td>LR 2</td>
<td>12,000 sf</td>
<td>85'</td>
</tr>
<tr>
<td></td>
<td>CEL, TDR, WHP</td>
<td>LR 3</td>
<td>9,000 sf</td>
<td>65'</td>
</tr>
</tbody>
</table>

[Ord. 2009-040]

Notes:
- ND: No deviation.
- Eligible projects must qualify for maximum density in accordance with FLUE Table III.C.1, Residential Categories and Allowed Densities, of the FLU Element of the Plan, and use.

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Reason for amendments: [Zoning]

Summary: On January 30, 2017, the Board of County Commissioners adopted Ordinance 2017-004, which modified the Comprehensive Plan Future Land Use Element (FLUE) policies and regulations for Mixed and Multiple Use Future Land Use designations and Zoning districts allowing residential in the MUPD Zoning District, to delete the Economic Development Overlay and to clarify language regarding Residential High Zoning Districts. The proposed amendment contained herein is to incorporate changes as it relates to Mixed and Multiple Use Zoning Districts and the allowance for Residential Uses.

Part 1. ULDC Art. 2.A.6.B Application Processes and Procedures, General, Zoning Application Procedures, Plan Requirements (page 16 of 105, Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning]

1. FLUE Objective 4.4 Mixed and Multiple Use Development within the Plan requires that a Preliminary Development Plan be approved with a mixed or multiple use development. The ULDC currently requires a Preliminary Site Plan to be approved by the Board of County Commissioners (BCC) when an Applicant requests an Official Zoning Map Amendment to the MUPD or MXPD Zoning Districts. The proposed modification would allow an Applicant to submit a Preliminary Master Plan if an Applicant proposes to use the Future Land Use (FLU) designation and the underlying FLU designation.

CHAPTER A GENERAL

Section 6 Zoning Application Procedures

B. Plan Requirements

All applications, excluding Comprehensive Plan Amendments and Privately Initiated Amendments, shall require the submittal of plan(s) to the DRO, except where indicated otherwise. The type of plan shall be based upon the type of application request(s), and shall be prepared to include graphics and tabular data consistent with the Zoning Technical Manual requirements, as amended. The plan shall provide sufficient information for the DRO to review in order to render comments on the application for compliance with the applicable standards pursuant to Art. 2.B, Public Hearing Processes and Art. 2.C, Administrative Processes. In addition, the plan shall be prepared in compliance with the following: [Ord. 2009-040] [2015-006] [Ord. 2017-002] [Ord. 2018-002]

1. The Land Development Design Standards Manual (LDM) published and maintained by the Land Development Division; and, [Ord. 2009-040] [Ord. 2018-002]

2. Plan labeling standards as follows, unless otherwise stated herein: [Ord. 2009-040] [Ord. 2018-002]

a. Plans requiring BCC or ZC’s approval shall be labeled “Preliminary”. [Ord. 2009-040] After the BCC or ZC approves the DOs, the DRO shall finalize the Preliminary Plans to ensure consistency with the approved DOs. These Plans shall be labeled as Final Plans at the Final DRO approval process. [Ord. 2018-002]


3. Master Plan

The Master Plan shall be the controlling document for a PDD listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the PDD shall be consistent with the Master Plan. All subdivisions and plats shall be consistent with the Master Plan. In cases of conflict between plans, the most recently approved BCC plan for those DOs that have no Final DRO plans, shall prevail. [Ord. 2009-040] [Ord. 2018-002]

a. Preliminary Master Plan (PMP) for Public Hearing Approval

The BCC shall approve a PMP for the following PDDs: PUD, PIDP, MHPD, RVPD, MDDP, PDD. PDDs with a MLU or EDC future land use designation; and a PUD within the Lion Country Safari (LCS) where the transfer of density from other PDDs within the LCS is proposed. The BCC may approve a PMP for a MUPD and MXPD that utilizes more than one FLU designation in order to define location of uses and property development regulations. [Ord. 2009-040] [Ord. 2010-022] [Ord. 2011-016] [Ord. 2018-002]

1) Preliminary Site Plan (PSP) or Subdivision Plan (PSBP) Options

For a PUD application with no proposed subdivision, the Applicant may submit a PSP prior to certification for public hearing process, which includes but not limited to: layout of lots and buildings, ingress and egress, recreation areas, or exemplary design standards, if applicable for the purpose of the BCC’s consideration. For a PUD with
EXHIBIT I
MIXED AND MULTIPLE USE ZONING DISTRICTS
[CODIFICATION - PORTION OF ORD-2017-004]
CR-2018-041 (Previous PIA-2018-01188)
(Updated 10/16/2018)

proposed subdivision of lots, the Applicant, may submit a PSBP pursuant to

2) Lion Country Safari
A MUP shall be required for any LCS PUD application that proposes to transfer density
from the MUPD or RVPD in accordance with FLUE Objective 1.11, Lion Country Safari
Overlay. All other Plans within the LCS shall be consistent with the MUP. [Ord. 2011-
016] [Ord. 2018-002]

Part 2. ULDC Art. 3.E.1.C Overlays and Zoning Districts, Planned Development Districts,
General, FAR, Density, and Use Standards (page 135 of 212, Supplement 24), is hereby
amended as follows:

Reason for amendments: [Zoning]
1. Modify the FAR, Density and Use Standards for a Planned Development District to incorporate
changes contained in ORD-2017-004 as it relates to policy changes that allow for both non-residential
and residential uses when there is a non-residential FLU and underlying residential FLU.
2. To clarify how to apply property development regulations and uses when there are two non-
residential FLU designations with the use of a Preliminary Master Plan.

CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)
Section 1 General

B. FAR, Density, and Use Standards
1. PDDs Split by FLU Designations
Uses allowed, PDRs, density and intensity shall be determined by the land use designation on
the affected area. In the U/S Tier, density may be transferred from one portion of the project
to another based on the gross acreage of the project. [Ord. 2009-040]

2. PDDs with underlying FLU Designations
a. PDDs that have a non-residential FLU designation and an underlying residential FLU
designation may utilize density and/or intensity for either or both FLU designations.
b. PDDs that have two non-residential FLU designations may utilize either or both FLU
designations. If the Development Order utilizes both FLU designations, a Preliminary
Master Plan shall be approved by the BCC depicting the locations of each FLU as a Pod.
Each Pod will be limited to the allowable uses, for the applicable FLU designation, pursuant
to Article 4.B Use Classification and the property development regulations pursuant to
Table 3.E.3.D- MUPD Property Development Regulations. The FAR shall be in
accordance with FLUE Table III.C.2 for each Pod and the applicable FLU Designation.
Double counting of intensity is prohibited.

...[Renumber accordingly]

Part 3. ULDC Art. 3.E.1.C Overlays and Zoning Districts, Planned Development Districts,
General, Objectives and Standards (page 136-137 of 212, Supplement 24), is hereby
amended as follows:

Reason for amendments: [Zoning]
1. Modify the Design Objectives of Planned Development Districts to incorporate changes in the Plan
under ORD 2017-004, which emphasize a requirement for pedestrian circulations systems in
Planned Developments with both residential and non-residential uses.
2. Clarify the Pedestrian amenities are for the non-residential uses.

CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)
Section 1 General

C. Objectives and Standards
1. Design Objectives
Planned developments shall comply with the following objectives:

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a. Contain sufficient depth, width, and frontage on a public street, or appropriate access thereto, as shown on the PBC Thoroughfare Identification Map to adequately accommodate the proposed use(s) and design;

b. Provide a continuous, non-vehicular and pedestrian circulation system which connects uses, public entrances to buildings, recreation areas, amenities, usable open space, and other land improvements within and adjacent to the PDD;

c. Provide pathways and convenient parking areas designed to encourage pedestrian circulation between uses;

d. Preserve existing native vegetation and other natural/historic features to the greatest possible extent;

e. Screen objectionable features (e.g. mechanical equipment, loading/delivery areas, storage areas, dumpsters, compactors) from public view and control objectionable sound;

f. Locate and design buildings, structures, uses, pathways, access, landscaping, water management tracts, drainage systems, signs and other primary elements to minimize the potential for any adverse impact on adjacent properties; and

g. Minimize parking through shared parking and mix of uses.

h. Creation of a strong pedestrian system through the design and placement of buildings connected to a common public space or usable open spaces; and,

i. For PDDs with nonresidential uses only, a minimum of one pedestrian amenity for each 100,000 square feet of non-residential GFA, or fraction thereof, shall be incorporated into the overall development to create a pedestrian friendly atmosphere. Suggested amenities include, but are not limited to: [Ord. 2009-040]

1) public art; [Ord. 2009-040]
2) clock tower; [Ord. 2009-040]
3) water feature/fountain; [Ord. 2009-040]
4) outdoor patio, courtyard or plaza; and [Ord. 2009-040]
5) tables with umbrellas for open air eating in common areas and not associated with tenant use (i.e. restaurant) or outdoor furniture. [Ord. 2009-040]

Part 4. ULDC Art. 3.E.1.i. Overlays and Zoning Districts, Planned Development Districts, General, Unified Control (page 145 of 212, Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning]

1. Add language that requires an Applicant to update the Unity of Control when revisions are proposed to a previously approved Development Order that may be in conflict with the original Unified Control.

CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)

Section 1  General

1. Unified Control

All land in a PDD shall be contiguous, unless otherwise stated, and owned or under the control of the applicant or subject to unified control. Unified Control shall be in a form acceptable to the County Attorney and shall provide for the perpetual operation and maintenance of all shared/common facilities and improvements, which are not provided, operated or maintained at the applicant’s expense.

1. Exception

Public civic uses and AGR Preservation Areas shall not be subject to unified control, unless required by a condition of approval.

2. Approval

Unified control shall be approved by the County Attorney and recorded by the applicant prior to approval by the DRO of the initial master plan, site plan, or subdivision, whichever occurs first.

3. Control

Unified control for a PDD shall be approved by the County Attorney and recorded by the applicant prior to approval of the first plat.

4. Architectural Guidelines

All buildings and signage shall maintain architectural consistency between all building, signage and project identification. Consistency shall include, a minimum, on overall unified image and character created by the use of common elements such as building and roofing materials, rooflines, muted colors, fenestration, architectural features, and architectural elements. Infrastructure, such as Minor Utility, Water and Wastewater Treatment Plants which are

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approved for construction in a PDD prior to the approval of other buildings will not be used to
5. Successive Owners
set the architectural standards for a PDD. [Ord. 2007-013] [Ord. 2017-007]
The unified control shall run with the land and shall be binding on all successors in interest to
the property.
6. Amendments
Prior to approval of a modification to a master plan, site plan, or subdivision by the DRO, the
unified control shall be amended to include/exclude all land added to/deleted from the PDD,
and incorporate any revisions modified by the new Development Order that may be in conflict
with the original Unified Control.

Part 5. ULDC Art. 3.E.3.B Overlays and Zoning Districts, Planned Development Districts,
Multiple Use Planned Development, Design Objectives (page 162 of 212, Supplement
24), is hereby amended as follows:

<table>
<thead>
<tr>
<th>Reason for amendments: [Zoning]</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Revised Design Objectives to remove language that a MUPD be predominately non-residential, and replaced it with language in the FLUE Policy 4.4.7-b.</td>
</tr>
<tr>
<td>2. Clarify the Performance Standard for Freestanding buildings, and the maximum number within a MUPD, are for the non-residential uses and structures only, and will not apply to mixed use or residential uses and structures.</td>
</tr>
<tr>
<td>3. To clarify that a Type 3 incompatibility buffer is required at the perimeter of an MUPD when the uses are mixed or non-residential uses are adjacent to residential FLU or use.</td>
</tr>
<tr>
<td>4. To add design objectives when Residential uses are incorporated into an MUPD. Added language was based on direction from the Plan, suggestions from LDRAB on July 25 meeting. Staff and the Applicant for PIA-2018-1188. Staff used language analyzed language from the existing requirements of the PLAN, MXPD, TND, and TMD Zoning Districts, and the URAO and WCRAO Overlays where mixed uses are allowed.</td>
</tr>
<tr>
<td>5. Delete language that has been revised and incorporated under Part 3 above, Art. 3.E.1.C Overlays and Zoning Districts, Planned Development Districts, General, FAR, Density, and Use Standards, describing how to use intensity and density for non-residential and residential projects, and projects with two non-residential FLU.</td>
</tr>
<tr>
<td>6. Modify Table 3.E.3.D - MUPD Property Development Regulations, to include the requirements for residential PDR's and the Recreation PDRs, when a MUPD include residential uses.</td>
</tr>
<tr>
<td>7. Add language for supplemental standards for hours of operation, storage, and outdoor speakers when an MUPD has both non-residential and residential uses. These requirements are similar to other MXPD, TMD and TDD Zoning District requirements.</td>
</tr>
</tbody>
</table>

Section 3 Multiple Use Planned Development (MUPD)

B. Objectives and Standards

1. Design Objectives
A MUPD shall comply with the following objectives:

a. Designed as a predominantly non-residential district; allow for both residential and non-residential uses within a project that is designed in a manner to foster compatibility within and adjacent to the project;
b. Provide innovative building location and orientation;
c. Protect adjacent residential uses from potential adverse impacts;
d. Provide interconnection between uses in and adjacent to the project;
e. Allow for landscape design that enhances the appearance of the project; and, [Ord. 2014-025]
f. An MUPD with an EDC FLU designation shall be primarily utilized by office and research parks, which may also include manufacturing and processing, research and development, wholesale distribution and storage of products. [Ord. 2014-025]

2. Performance Standards
A MUPD shall comply with the following standards:
a. Freestanding Buildings

1) This Section shall not apply to mixed use or residential structures.
2) For the purpose of this Section, circulation shall mean any portion of a driveway, drive aisle, or other means of vehicular access located within 50 feet of a building, excluding one-way drive through lanes, dedicated bypass lanes, and one primary building.

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LDRAB/LDRC October 24, 2018 Page 44
Processing, Manufacturing and Processing, or Warehouses, when limited to access to individual storage units or warehouse bays, or facilities not open to the public and under the control of one business. This exception shall not apply to other vehicular circulation, or access ways providing ingress/egress to other uses or tenants within a Development. [Ord. 2017-007]

### Table 3.E.3.B - Freestanding Buildings

<table>
<thead>
<tr>
<th>FLU Designations</th>
<th>CL</th>
<th>CH</th>
<th>CLO</th>
<th>CHO</th>
<th>IND</th>
<th>EDC</th>
<th>CR</th>
<th>INST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of buildings</td>
<td>1</td>
<td>3</td>
<td>1</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td></td>
</tr>
</tbody>
</table>

[Ord. 2014-025]

b. Non-vehicular Circulation

A MUPD shall be designed to provide for pedestrian and bicycle oriented circulation system throughout the development.

1) Sidewalks
   Where sidewalks cross vehicular use areas, they shall be constructed of pavers, brick, decorative concrete, or similar pavement treatment.

c. Landscape Buffers
   A Type 3 Incomparability Buffer shall be provided along the property lines in any area of an MUPD where mixed use and non-residential uses are adjacent to a residential use type or undeveloped land with a residential FLU designation. The applicant may request for an alternative buffer subject to a Type 2 Waiver process. [Ord. 2018-002]

d. Cross Access
   Parking lots and vehicular circulation areas shall be designed to facilitate cross access directly to adjacent parcels. Cross access shall be provided between a MUPD and adjacent land with a non-residential FLU designation, if required by the DRO. The cross access shall be in a location and manner acceptable to the DRO.

e. Parking
   Off street parking areas shall comply with Art. 6, Parking, Art. 7, Landscaping, and the following:

   1) Parking Areas
      a) Groundcover or small shrubs 18 to 24 inches in height at installation, and maintained to achieve a maximum of 30 inches in height shall be planted in all landscape islands and divider medians. [Ord. 2018-002]
      b) Where pedestrian access ways cross landscape islands or are provided within divider medians, they shall consist of brick, decorative concrete, or similar paving treatment. [Ord. 2018-002]

   2) Loading Area Screening
      Internally oriented loading areas shall provide an opaque wall of a height necessary to screen vehicles from view. Foundation planting shall be provided on the exterior side of the wall.

f. Residential

An MUPD with residential uses shall comply with the following additional performance standards:

a. Proximity of Uses
   All dwelling units shall be located within 1,320 linear feet of a recreation use or useable open space;

b. Pedestrian circulation
   Internal sidewalks shall connect residential to both the non-residential use(s), and the useable open space(s). Elements of human scale shall be incorporated along these systems including but not limited to light fixtures, seating gathering spaces, water features, statuary and landscaping;

c. Compatibility
   The MUPD shall be designed to create a transition between non-residential and residential land uses within the project and between less intensive residential housing located on abutting property to the MUPD. These transitional areas may vary in width based on the adjacent housing type or residential land use designations. The elements of transition between the use types may include but is not limited to changes in housing types, variations in building heights, increases in building setbacks and separations, orientation of buildings, and placement of open spaces.

d. Useable Open Space
   In addition to the requirements of Article 5.F Parks and Recreation for the residential use, a minimum of five percent (5%) of the total development area shall be useable open space. This open space is encouraged to be located between the non-residential
EXHIBIT I
MIXED AND MULTIPLE USE ZONING DISTRICTS
[CODIFICATION - PORTION OF ORD-2017-004]
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and residential uses as a central gathering area in order to integrate the two uses.
Trees shall be installed within this area at one (1) tree for each 1,000 square feet of
useable open space.
3. Civic Dedication
The BCC may require that a portion of the gross acreage of the development be dedicated to
PBC for public purposes, when insufficient facilities are available to allow for the provision of
government services required for the proposed development. The dedication of such property
shall be in accordance with Art. 3.E.2.E.4.c.1), Public Civic. The PDRs for the PO district shall
apply to the civic parcel. [Ord. 2006-004]
4. EDC FLU - Use Limitations
All permitted Commercial, Public and Civic, Agricultural, Utility or Industrial uses shall comply
with the following: [Ord. 2014-025]
a. Shall be clustered within the overall project so as to minimize any adverse impacts,
including heavy truck traffic, on office and research portions of the project; and, [Ord.
2014-025]
b. Outdoor storage or activity areas shall be buffered and screened from view of office or
research areas, or operate completely in enclosed buildings. [Ord. 2014-025]
C. Thresholds
Projects that meet or exceed the requirements of Table 3.E.3.D, MUPD Property Development
Regulations, in addition to all other minimum MUPD requirements, may be submitted and reviewed
as a MUPD. [Ord. 2006-004] [Ord. 2007-013] [Ord. 2015-031]
1. Underlying Land Use
A MUPD with an underlying nonresidential FLU designation may utilize either land use, or a
combination of land uses, to satisfy the requirements of Table 3.E.3.D, MUPD Property
Development Regulations. [Ord. 2012-007]
D. Property Development Regulations
The minimum lot dimensions, maximum FAR, maximum building coverage, and minimum setbacks
in the MUPD district are indicated in Table 3.E.3.D, MUPD Property Development Regulations,
unless otherwise stated.

Table 3.E.3.D - MUPD Property Development Regulations

<table>
<thead>
<tr>
<th>FLU Designations</th>
<th>Minimum Lot Dimensions</th>
<th>Max. FAR (2)</th>
<th>Max. Bldg. Coverage</th>
<th>Minimum Setbacks (1)</th>
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</thead>
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<td>Width &amp; Frontage</td>
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<td>30</td>
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</table>

Residential Uses
and Recreation

1.ULK Refer to Art. 3.D.2.B, Zero Lot Line (ZLL)
2. RHC Refer to Art. 3.D.2.A, Townhouse
3. MF Apply the RM district regulations in Table 3.D.1.A, Property Development Regulations

Recreation Pod
Apply PUD Recreation Pod regulations
[Ord. 2007-001] [Ord. 2014-025] [Ord. 2015-031]
Notes:
C Indicates the building setback if the lot abuts a parcel with a non-residential zoning district or FLU designation, that does not support
a residential use. [Ord. 2015-031]
R Indicates the setback from an adjacent parcel with residential zoning. [Ord. 2015-031]
1. Setbacks are measured in linear feet from the boundary of the MUPD.
2. The maximum FAR shall be in accordance with FLUE Table III.C.2 of the Plan, and other related provisions, unless otherwise
noted, and shall include all residential and non-residential buildings.

E. Use Regulations
1. MUPDs with non-residential and residential uses
   a. Hours of Operation
      Hours of operation described in Art. 5.E.5, Hours of Operation, shall only apply to non-
      residential uses that meet the Proximity to Residential Requirements to an abutting

U:\Zoning\CODEREV\2018\LDRAB\Meetings\10-24-18 LDRC -legal ad Post 10-3-18-5 - Final Packet\Exh. I - Mixed and Multiple Use
Zoning Districts [Codification of ORD-2017-04].docx
Notes:
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MIXED AND MULTIPLE USE ZONING DISTRICTS
CODIFICATION - PORTION OF ORD-2017-004
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(Updated 10/16/2018)

property. The hours of operation Proximity to Residential Requirements do not apply to
the residential within the same MUPD.

b. Open Storage
No open storage or placement of any material, refuse equipment or debris shall be
permitted in the rear of any structure.

c. Outdoor Speakers
No outdoor loudspeaker systems shall be permitted.

FE, AGR MUPD
....

Part 6. ULDC Art. 3.F.1 Overlays and Zoning Districts, Traditional Development Districts, General
Provisions for TDDs (page 176 of 212), is hereby amended as follows:

Reason for amendments: [Zoning]

1. Revise the language for Density calculations due to modifications in the PLAN through ORD 2017-
036.

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

Section 1 General Provisions for TDDs

....

E. FLUA Consistency, FAR and Density

1. Land Use Categories
Any application for a rezoning to a TDD shall be in accordance with Art. 3.A.3, Zoning District

2. TDDs Split by Land Use

a. TMD Exception
A TMD with more than one underlying non-residential FLU designation may utilize either
land use, or combination, to satisfy the minimum required land use mix for a TMD. [Ord.
2005 - 002]

3. TND Density Bonus
A TND in the U/S Tier only, may qualify for a density bonus of up to two additional units per
acre above the maximum density allowed for a planned development, provided that the TND is consistent with the standards and requirements of this Article. [Ord. 2005 – 002]. The
allowable density shall be in accordance with FLUE Table 2.2.1-g.1 and other related Policies
of the Plan and related Policies

....

Part 7. ULDC Art. 3.F.4 Traditional Development Districts, Traditional Marketplace Development,
(page 198 of 212, Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning]

1. Planning Ordinance ORD-2017-036 modified the FLUE Policies relating to the calculation of density.
The Plan now allows for 100% calculation of both intensity and density for nonresidential and
residential developments.

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

....

Section 4 Traditional Marketplace Development (TMD)

....

C. Development Standards for all TMDs

The following standards apply to TMDs located in all tiers: [Ord. 2005 - 002]

1. General Standards
The following standards apply to all TMDs; however, additional standards or provisions shall
apply to the AGR Tier, per Art. 3.F.4.D, Standards Applicable to AGR Tier, and
Urban/Suburban Tier, per Art. 3.F.4.E. Standards Applicable to Urban/Suburban Tier - Lifestyle

....

d. Density/Intensity

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4) Multiple Use Projects

Multiple Use Projects may be allowed to utilize up to 100 percent of the combination of a site’s residential density and its commercial intensity equivalent. (Additional density or intensity is equivalent to the corresponding amount of non-utilized existing density or intensity) -- (A = percent of additional density or intensity, U = percent of utilized density or intensity: A = 100 – U). -- [Ord. 2005 – 002]

2) Mixed Use Projects

Mixed Use Projects which vertically integrate at least 20 percent of their allowed residential units with non-residential uses may be allowed to utilize up to 100 percent of both a site’s residential density and commercial intensity. -- [Ord. 2005 – 002]
CHAPTER B  USE CLASSIFICATION

Section 1  Residential Uses

A. Residential Use Matrix

1. Residential related accessory uses are identified in Table 4.B.1.D – Corresponding Accessory Use to a Principal Use.

<table>
<thead>
<tr>
<th>STANDARD DISTRICTS</th>
<th>COMMERCIAL</th>
<th>RESIDENTIAL</th>
<th>IND</th>
<th>INST</th>
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<td></td>
<td>PUD Pods</td>
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</tr>
</tbody>
</table>

Residential Uses

- Congregate Living Facility, Type 1
- Congregate Living Facility, Type 2
- Congregate Living Facility, Type 3
- Mobile Home Dwelling
- Multifamily
- Single Family
- Townhouse
- Ada Unit
- Ada Unit - ADA

Use approval process key:

1. Supplementary Use Standards for each use must be reviewed regardless of the approval process set forth in the Use Matrix. Refer to the numbers in the Supplementary Use Standard column.

Notes:
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## EXHIBIT I
### MIXED AND MULTIPLE USE ZONING DISTRICTS
**CODIFICATION - PORTION OF ORD-2017-004**
CR-2018-041 (Previous PIA-2018-01168)
(Updated 10/18/2018)

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<table>
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<tr>
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<th>TRADITIONAL DEV. DISTRICTS (TDDs)</th>
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</table>

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---

[1] Residential uses within a MUPD may only be permitted when there is an underlying Residential Future Land Use designation.

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**LDRAB/LDRC**
October 24, 2018
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EXHIBIT I
MIXED AND MULTIPLE USE ZONING DISTRICTS
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(Updated 10/16/2018)

Part 9. ULDC Art. 4.B.2.A Use Regulations, Use Classification, Commercial Uses (page 29 of 208, Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning]

1. Add an exception for bay door orientation when residential is within an MUPD, provided there is a setback and screening. Language is similar to the requirements of Article 6.B Loading Bay Door screening.

2. ....

Section 2 Commercial Uses

A. Commercial Use Matrix

....

B. General Commercial Standards

1. Bay Doors

Unless stated otherwise in Art. 4, Use Regulations or Art. 6.B, Loading Standards, service bay doors shall not face any residential use, or vacant parcel of land with a residential FLU designation, except as follows:

a. When separated by an Arterial or Collector Street a minimum of 80 feet in width.

b. When separated by a Local Commercial Street, provided the R-O-W buffer is upgraded to include a minimum six-foot high hedge.

c. When separated by a parcel with a non-residential use such as utilities, canal R-O-W, easements, FDOT or County drainage, a minimum of 80 feet in width, subject to the provision of a Type 3 Incompatibility Buffer with a continuous two-foot high berm. The required wall shall be placed on the top of the berm. Canopy Trees shall be one and one half times the required tree quantity.

d. Requests for Type 2 Variance from Bay Doors regulations may be allowed in accordance with Art. 2, Application Processes and Procedures.

e. When residential uses are within the same MUPD and not vertically integrated, the non-residential structure with the bay doors shall be separated from a residential structure by a minimum of 50 feet and screened from view.

C. Definitions and Supplementary Use Standards for Specific Uses

....

Part 10. ULDC Art. 4.B.2 Use Regulations, Use Classification, Commercial Uses (page 91 of 208, Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning]

1. Modify the reference for freestanding structures due to modification under Part 5

17. Warehouse

a. Definition

An establishment used for the storage of raw materials, equipment, or products.

b. Typical Uses

Typical uses include moving companies, cold storage, and dead storage facilities, but excludes self-service storage facilities.

c. Overlay – WCRAO

Office/warehouse uses shall be allowed as specified in Table 3.B.14.E, WCRAO Sub-area Use Regulations. The office/warehouse development shall have a minimum of 25 percent office space per gross floor area for each bay.

d. Accessory Office

Unless approved as a Class A Conditional Use, or as specified in the Overlay – WCRAO standard, office space in each warehouse bay shall be a maximum of 30 percent of the GFA of that bay.

e. Sales

General Retail Sales shall be prohibited, except where allowed in conjunction with Flex Space.

f. Freestanding Structures

Freestanding structures for Warehouse developments located in an MUPD with an IND FLU designation shall not be subject to the provisions of Table 3.E.3.B.2.a.23.

Freestanding Buildings.
### ARTICLE 5.B – ACCESSORY USES AND STRUCTURES

#### SUMMARY OF AMENDMENTS

(Updated 10/2/18)

Part 1. ULDC Art. 1.I.2.T.19, Temporary (page 204 of 212, Supplement 23), is hereby amended as follows:

<table>
<thead>
<tr>
<th>Reason for amendments: [Zoning]</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Reduce redundancy by deleting part of these definitions. Relocate definition of Temporary to Art. 4.A.7, Determining Approval Process, where that section of Article 4 specifically explains the different types of applications, which ranges from Permitted by Right, Conditional Use Approval, Prohibited Use, and are generally compatible with the other uses permitted in a district, but that require individual review of their location, design, configuration and intensity of use, and may require the imposition of conditions in order to ensure the appropriateness of the use at a particular location. These uses are generally provisional for a specified fixed period of time. [Ord. 2017-002]</td>
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<tr>
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</table>

#### Part 2. ULDC Art. 4.A.7.C (page 10 of 212, Supplement 23), is hereby amended as follows:

<table>
<thead>
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<th>Reason for amendments: [Zoning]</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Relocate and redefine Temporary Use in Art. 4.A.7.C, Use Matrix since explanation of Temporary Use is missing under the current Code. Also correct current code language related to the five processes since Prohibited Use is not a process.</td>
</tr>
<tr>
<td><img src="#" alt="4.A.7.C.2" /></td>
</tr>
</tbody>
</table>

#### CHAPTER A USER GUIDE AND GENERAL PROVISIONS

### Section 7 Determining Approval Process

#### C. Use Matrix

| There are five processes to obtain a zoning approval for a use, as follows: Permitted by Right, DRO, Class B Conditional Use, or Class A Conditional Use. Each Use Matrix identifies all zoning districts, uses, and approval process, except where indicated otherwise. The Use Matrix consolidates use indicates the approval process for each Use Type in standard Zoning Districts, PDDs, TDDs, URAO, and IRO in PDDs and TDDs. A number in the column under the "Supplementary Use Standard column of the Use Matrix refers to the Definition and Supplementary Use Standards applicable to the each use. [Ord. 2018-002] |
| 1. Permitted by Right |
| Uses identified with a "P" are allowed in the zoning district, subject to the Supplementary Use Standards and the other applicable requirements of this Code. Uses in this category that do not require a Building Permit or Zoning Division site plan approval are still required to comply with all applicable requirements of the ULDC. |
| 2. Development Review Officer (DRO) |
| Uses identified with a "D" or exceeding the thresholds of Table 4.A.9.A, Thresholds for Projects Requiring DRO Approval, are allowed subject to approval by the DRO in accordance with Art. 2.C, Administrative Processes. |
| 3. Class B Conditional Use |
| Uses identified with a "B" are allowed in the zoning districts only if approved by the ZC in accordance with Art. 2.B, Public Hearing Processes. |
| 4. Class A Conditional Use |
| Uses identified with an "A" are allowed in the zoning districts with a recommendation by the Zoning Commission, and approved by the BCC in accordance with Art. 2.B, Public Hearing Processes. |
| 5. Temporary Use |
| Uses identified in Use Matrix 4.B.11 with a "D" are allowed in the zoning districts with an approval by the Development Review Officer subject to the Zoning Agency Review process. |

Notes:
- Underlined text; Double underline indicates new text; Strikethrough indicates text to be deleted; Double strikethrough indicates revised deleted text; *Italicized text* means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [Relocated to: ].
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EXHIBIT J

ARTICLE 5.B – ACCESSORY USES AND STRUCTURES

SUMMARY OF AMENDMENTS
(Updated 10/2/18)

Temporary uses are not permanent in nature; not intended to be permanently fixed at a location; and are typically approved for a defined period of time [Ord. 2017-007] [Partially relocated from Art. 1.1.Z.T.19, Temporary]

56. Prohibited Uses

Uses identified with a dash “-”, in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays.

Part 3. ULDC Art. 3.E.1.G, Sales Office and Models (page 142-144 of 212, Supplement 23), is hereby amended as follows:

Reason for amendments: [Zoning/Building]

1. Relocate Real Estate Sales Office, Planned Development in Temporary Pod or Project from Art.3.E.1.G to Art. 4.B.11.C.8 as this use is temporary in nature, and is only subject to a Zoning Agency Review and Building Permit Review. Art.4.B.11 addresses requirements for Temporary Uses.

2. Minor edits to the existing plan requirements to reflect the most current plan terminology.

3. Relocate definitions of Real Estate Sales Office that are temporary in nature to Art. 4.B.11, Temporary Use.

4. Clarify process for the gatehouse, entry features and utilities, that building permits for these features shall not be issued unless the plat is recorded or the Subdivision/Site Plan has been finalized by the Development Review Officer.

CHAPTER E

PLANNED DEVELOPMENT DISTRICTS (PDDs)

Section 1 General

G. Sales Office and Models

1. General

a. Permits

Building permits for real estate sales offices, sales models, gatehouses, entry features, and utilities may be issued prior to recording a final plat, but not before approval of a site plan/final subdivision plan by the DRO.

b. Permanent

A Real Estate Sales and Management Office is allowed as a Temporary Use in a PDD or TDD pursuant to Art. 4.B.11.C.5, Real Estate Sales and Management Office, PDD or TDD, and Art. 4.B.11.C.6, Real Estate Sales Model, PDD or TDD. A permanent Real Estate Sales Office is permitted in a commercial pod only, except where allowed otherwise within a Recreational Vehicle Park Development (RVPD). [Ord. 2014-025]

c. Definitions – see Art. 1.1, Definitions & Acronyms

1) Real Estate Sales Office, Planned Development

An office for the sale and resale of new and existing residential units. [Partially relocated to Art. 4.B.11.C.5.a, Definition as it related to Real Estate Sales Office and Management Office, PDD or TDD] or Recreational Vehicle (RV) sites, in a planned development. [Ord. 2014-025]

a) Temporary, Pod

A temporary real estate sales office for the sale of new units only shall be permitted in a residential pod or other temporary location approved by the DRO. Sales shall be limited to only new units in the pod. [Partially relocated to Art. 4.B.11.C.5.h.1, Pod as it related to Real Estate Sales and Management Office, PDD or TDD]

A temporary sales office in a Mobile home shall be subject to Art. 5.B.1.B, Temporary Structures. Sanitary facilities shall be available in the office. A temporary real estate sales office shall be removed from the site prior to the issuance of the CO for the last remaining unit in the pod. Temporary access to the sales office may be permitted, subject to approval by the DRO. The temporary access shall be limited to one year, unless extended by the DRO. [Partially relocated to Art. 4.B.11.C.5.d, Access as it related to Real Estate Sale and Management Office, PDD or TDD]

b) Temporary, Project

A temporary real estate sales office for the sale and resale of units in the entire project, or phase of a project, shall be permitted in a residential pod, private civic pod, commercial pod, or recreation pod, subject to approval by the BCC. A temporary sales office in a Mobile home shall be subject to Art. 5.B.1.B, Temporary Structures.

Notes:

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EXHIBIT J

ARTICLE 5.B – ACCESSORY USES AND STRUCTURES

SUMMARY OF AMENDMENTS
(Updated 10/2/18)

Structures. Sanitary facilities shall be available in the office. A temporary real
estate sales office serving an entire project shall only be permitted within a planned
development and/or phase approved for 300 or more units. Sales and resale shall
be limited to only units within the planned development. A temporary real estate
sales office shall be removed from the site prior to the issuance of the CO for the
last remaining unit in the project or phase, as applicable. Temporary access to the
sales office may be permitted subject to approval by the BCC. [Partially
relocated to Art. 4.B.11.C.5.h.2], Project as it related to Real Estate Sales and
Management Office, PDD or TDD]
c) RVPD
A temporary real estate sales office for the sale of RV sites shall be permitted
within an RVPD in accordance with the provisions above, and the following: [Ord.
2014-025]
(1) Units shall mean RV sites. [Ord. 2014-025][Relocated to Art. 4.B.11.C.5.a,
Definition as it related to Real Estate Sales and Management Office, PDD
or TDD]
(2) May be located within the Recreation Pod. [Ord. 2014-025][Relocated to
Art. 4.B.11.C.5.c, Location as it related to Real Estate Sales and
Management Office, PDD or TDD]
(3) The temporary RVPD real estate sales office shall be removed upon completion
of the project CO of a permanent RV site real estate sales office, or upon
expiration of the maximum time to commence development for the last phase, in
accordance with Table 2.E.3.B, Time Limitation of Development Order for Each
Phase. The BCC may impose a Condition of Approval with a specific date for
compliance. [Ord. 2014-025][Partially relocated to Art. 4.B.11.C.5.g.1,
Removal as it related to Real Estate Sales and Management Office, PDD or
TDD]

2) Planned Development, Sales Model
A residential unit used for the sale of only new units within a residential pool of a
planned development. [Partially relocated to Art. 4.B.11.C.6.a, Definition as it
related to Real Estate Sale Model, PDD or TDD]

2a. Sales Office

a) Resale
Resale of existing units from a temporary real estate sales office for a project shall cease
when the remaining number of units without a CO in the project or, phase, as applicable,
reaches the following:

<table>
<thead>
<tr>
<th>No. Units in</th>
<th>Units Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project or Phase</td>
<td>with a CO</td>
</tr>
<tr>
<td>1000 or more</td>
<td>20</td>
</tr>
<tr>
<td>500-999</td>
<td>10</td>
</tr>
<tr>
<td>500-999</td>
<td>10</td>
</tr>
</tbody>
</table>

[Relocated to Art. 4.B.11.C.5.i, Resale as it related to Real Estate Sales and Management
Office, PDD and TDD]

3) Sales Models
See Art. 4.B.11.C.6, Real Estate Sales Model.

3a. General
A maximum of eight sales models per pod may be constructed prior to platting. [Relocated
to Art. 4.B.11.d.6, Residential Pod as it related to Real Estate Sales Model, PDD and
TDD] Subdivision approval of the sales model lots by the DRO shall be required prior to
issuance of a building permit. Sales models shall comply with all applicable PDROs prior to
issuance of a CO. [Partially relocated to Art. 4.B.11.C.6.b, Subdivision Process as it
related to Real Estate Sales Model, PDD or TDD] A sales model may be used as a
temporary real estate sales office. [Partially relocated to Art. 4.B.11.C.6.a, Definition as
it related to Real Estate Sales Model, PDD or TDD]

1) Parking
A minimum of two parking spaces per model shall be provided. The parking area shall
comply with Art. 6.A.1.D, Off-Street Parking. [Relocated to Art. 4.B.11.C.6.g, Parking
as it related to Real Estate Sales Model, PDD or TDD]

2) Duration

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October 24, 2018 Page 54
EXHIBIT J

ARTICLE 5.B – ACCESSORY USES AND STRUCTURES

SUMMARY OF AMENDMENTS

(Updated 10/2/18)

The use of a residential unit as a sales model shall cease prior to issuance of the CO
for the last remaining unit in the pod. [Relocated to Art. 4.B.11.C.6.c, Duration as it
related to Real Estate Sales Model, PDD or TDD]

b.  Residential Pod

A maximum of eight, or 20 percent of the number of units in the pod, whichever is less,
shall be permitted as sales models. [Relocated to Art. 4.B.11.C.6.d, Residential Pod as
it related to Real Estate Sales Model, PDD or TDD]

e.  Model Rows

Planned developments approved for a total of 300 or more units may construct a model
row for the project. [Partially relocated to Art. 4.B.11.C.6.e, Model Rows as it related
to Real Estate Sales Model, PDD or TDD]

1)  Number

A maximum of 16 sales models shall be permitted in the model row. A maximum of
one model row shall be permitted for every three pods under development, consisting
of a minimum of 60 units each. [Relocated to Art. 4.B.11.C.6.e.1, Number as it
related to Real Estate Sales Model, PDD or TDD]

2)  Location

A model row shall be located in a residential pod. The location of the model row shall be
designated on the preliminary development plan at the time of BCC approval.
Access to the model row shall be from a location approved by the BCC or allowed by
this Code. [Partially relocated to Art. 4.B.11.C.6.e.2, Location as it related to Real
Estate Sales Model, PDD or TDD]

3)  Use

A model row shall be open to the public for the sale of only new units in the project.
The sale or resale of units outside the project shall be prohibited. [Relocated to Art.
4.B.11.C.6.e, Model Rows as it related to Real Estate Sales Model, PDD or TDD]

Part 4.  ULDC Art. 3.E.1,H, Planned Development Districts, General, Accessory Structures (page
144 of 212, Supplement 24), is hereby amended as follows:

Reason for amendments:  [Zoning/Building]

1.  Amend to refer to new code location.

CHAPTER E  PLANNED DEVELOPMENT DISTRICTS (PDDs)

Section 1  General

H.  Accessory Structures

1.  Standards

Building permits for gatehouses, entry features, and utilities may be issued prior to recording a
final plat, but not before approval of a Final Site or Subdivision Plan by the DRO. The following
accessory uses and structures in permanent or temporary structures shall comply with the
following standards:

a.  Gatehouses

Gatehouses for security of the project may be permitted, subject to approval by the DRO.

b.  Utilities

Public or private utilities, accessory buildings/structures, and related infrastructure shall be
permitted, subject to compliance with all applicable rules and regulations governing such
facilities.

c.  Temporary Structures

Temporary structures, such as construction trailers, shall be permitted in accordance with
Art. 5.B.1 BC, Temporary Structures.

d.  Permits

Building Permits for temporary and accessory structures may be issued in accordance with
Art. 3.E.1.G.1.a, Permits.
EXHIBIT J

ARTICLE 5.B – ACCESSORY USES AND STRUCTURES

SUMMARY OF AMENDMENTS

(Updated 10/2/18)

Reason for amendments: [Zoning/Building]

1. Amend to refer to new code location.

CHAPTER E  PLANNED DEVELOPMENT DISTRICTS (PDDs)....

Section 7  Recreational Vehicle Planned Development District (RVPD)

G. Supplemental Standards

1. Permanent Structures or Additions

a. Permanent structures or additions attached to an RV, such as screen rooms, carports, or utility sheds, shall be prohibited except as provided for under b. below. [Ord. 2014-001]

b. Detached accessory structures used for storage, utilities or entertainment are permitted on individual RV sites subject to the following: [Ord. 2014-001]

1) Maximum of 200 square feet in size; [Ord. 2014-001]

2) Minimum ten-foot separation between buildings; [Ord. 2014-001]

3) Sleeping accommodations are prohibited; [Ord. 2014-001]

4) Full kitchens or cooking facilities shall be prohibited. Sinks, refrigerators and cabinets/counters shall be allowed; and, [Ord. 2014-001]

5) HVAC and bathroom facilities may be permitted. [Ord. 2014-001]

6) Minimum RV site size shall be 3,000 square feet; [Ord. 2014-001]

7) Accessory structures shall be exempt from the requirements of Art. 5.C.1.H.1.g.4), Porches and Entryways; and, [Ord. 2014-001]

8) Accessory structures shall be exempt from the Foundation Planting requirements of Table 7.C.3, Minimum Tier Requirements, provided that a minimum of 40 percent of the perimeter façade shall have a foundation planting a minimum of two feet in width. [Ord. 2014-001]

2. Parking

Parking or storage of vehicles in areas not designed or designated for parking or storage is prohibited.

3. Temporary Structures

Temporary structures, such as construction trailers, RV site real estate sales office and security quarters, may be allowed, subject to Art. 5.B.1.B.C. Temporary Structures. A mobile home may be used as a caretakers quarters, security quarters, watchman's trailer, or temporary structure. [Ord. 2014-025]

4. Storage

The site plan shall contain an area for outdoor storage of boats, trailers, RV's, etc. if required by the DRO.

5. Real Estate RV Site Sales

A permanent real estate sales office for RV sites may be collocated with an accessory management office in a Recreational Pod. [Ord. 2014-025]

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EXHIBIT J

ARTICLE 5.B – ACCESSORY USES AND STRUCTURES

SUMMARY OF AMENDMENTS
(Updated 10/2/18)

理由 for amendments: [Zoning/Building]

1. Amend to refer to new code location.

CHAPTER A  USER GUIDE AND GENERAL PROVISIONS

Section 8  Use Functions

D. Flex Space

This option allows for limited office or retail opportunities where otherwise prohibited in industrial
Zoning Districts, or inversely allows for a limited type of industrial Uses in the commercial zoning
districts that are consistent with the CH FLU designation. Flex space is only permitted when
approved in accordance with Art. 5.B.1. Flex Space.

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## ARTICLE 5.B – ACCESSORY USES AND STRUCTURES

### SUMMARY OF AMENDMENTS

CR-2016-002 and CR-2018-046  
(Updated 10/2/18)

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**Part 7.** ULDC Art. 4.B.11, Temporary Use Matrix (page 195 of 204, Supplement 23), is hereby amended as follows:

**Reason for amendments:** Zoning

1. Edit the Use Matrix to add two temporary uses (Real Estates Sales and Management Office, PDD or TDD and Real Estate Sales Model). These 2 uses are being relocated from Art.3, PDD.

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**CHAPTER B USE CLASSIFICATION**

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**Section 11 Temporary Uses**

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**A. Temporary Use Matrix**

### TABLE 4.B.11.A, TEMPORARY USE MATRIX

<table>
<thead>
<tr>
<th><strong>AGI/CON</strong></th>
<th><strong>RESIDENTIAL</strong></th>
<th><strong>COMMERCIAL</strong></th>
<th><strong>IND</strong></th>
<th><strong>INST</strong></th>
<th><strong>Use Type</strong></th>
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</thead>
<tbody>
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<th><strong>INST</strong></th>
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<tr>
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<th><strong>IND</strong></th>
<th><strong>INST</strong></th>
<th><strong>Use Type</strong></th>
</tr>
</thead>
<tbody>
<tr>
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</tr>
</tbody>
</table>

**Temporary Use Matrix**

- Communication Call Sites on Wheels (COM)
- Day Camp
- Mobile Retail Sales
- Real Estate Sales Model and Management Office - Non-PDD
- Real Estate Sales Model and Management Office, PDD and TDD
- Real Estate Sales Model, PDD and TDD
- Recycling Drop-Off Bin
- Special Event
- Temporary Green Market
- Temporary Retail Sales

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**Notes:**

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October 24, 2018  
Page 58
## Summary of Amendment

### Article 5.B – Accessory Uses and Structures

**EXHIBIT J**

### Use Type

<table>
<thead>
<tr>
<th>Use Type</th>
<th>PLANNED DEVELOPMENT DISTRICTS (PDDs)</th>
<th>TRADITIONAL DEV. DISTRICTS (TDDs)</th>
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<td></td>
<td>FUD</td>
<td>MUPD</td>
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<td></td>
<td>POOD</td>
<td>FLU</td>
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<td>INST</td>
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</tr>
<tr>
<td>Use approval process key:</td>
<td>P Permitted by Right</td>
<td>D Subject to DRO Approval</td>
</tr>
</tbody>
</table>
| Supplementary Use Standards for each use must be reviewed regardless of the approval process set forth in the Use Matrix. Refer to the numbers in the Supplementary Use Standard column.

### Notes:

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EXHIBIT J

ARTICLE 5.B – ACCESSORY USES AND STRUCTURES

SUMMARY OF AMENDMENTS
(Updated 10/2/18)

Part 8. ULDC Art. 4.B.11.C.4, Real Estate Sales Model, Non-PDD (page 204 of 212, Supplement 23), is hereby amended as follows:

Reason for amendments: [Zoning]

1. Rename title of Real Estate Model, Non-PDD to include Sales and Management Office. Also clarify that in a Standard Residential Zoning District, a real estate sales office can be located in a temporary structure. However, a sales model must be in a residential unit.

2. Clarify that the location of a temporary sales model or sales office must be located on a property that has a valid Development Order (DO) approval for a residential use.

3. Delete temporary signs to Art.8.D, Temporary Signs so as not to create inconsistency between this Article, Art.4.B.11, Temporary Use and Article 8, Signage.

CHAPTER B USE CLASSIFICATION

C. Definitions and Supplementary Use Standards for Specific Uses

4. Real Estate Sales Model, and Management Office, Non-PDD

a. Definition

A residential unit used for real estate marketing and sales as a builder’s office, and for other services directly associated with the sale of residential units.

b. Duration

The DO shall be valid for five years from the date of issuance and may be renewed for an additional five years. [Ord. 2018-002]

c. Location

Shall be located on the property with access directly from a paved street.

1. Exception

Sales Model or Office may be located off site for properties that are in Jupiter Farms, The Acreage or Palm Beach Country Estates.

d. Parking

The driveway and required handicap spaces shall be the only paved parking areas.

e. Signage

Shall comply with Art. 8.D, Temporary Signs.

1) Temporary

One gound mounted sign not exceeding eight feet in height and 32 square feet of sign face area.

2) Directional

A maximum of two directional signs not exceeding four feet in height and two square feet in sign face area.

3) Flags

A maximum of three roadside flags shall be permitted per lot between the hours of 9:00 a.m. and 6:00 p.m.

f. Storage

Outdoor storage of construction material, supplies, or equipment shall not be permitted.

g. Number

A builder may construct and operate a maximum of two manned and two unmanned models in a platted residential subdivision which is not in a PUD, or in one of the following residential areas:

1) Jupiter Farms.

2) The Acreage.

3) Palm Beach Country Estates.

h. Operation

1) A builder’s office may be allowed provided it is limited to the garage area.

2) Unmanned models shall not have employee office space.

3) Sales shall be limited to new units built by the company operating the sales model.

i. Completion Agreement

All sales models, including those in existence prior to January 1, 1998, shall execute a completion agreement in a completion agreement in a manner and form acceptable to the County Attorney. The completion agreement shall include any modification(s) necessary to convert the model to a residential use.

1) Existing Models

All sales models existing on January 1, 1998 shall file a completion agreement with PBC by July 1, 1998. This agreement shall specifically identify all improvements, which are not consistent with the provisions of this Section, such as but not limited to:

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October 24, 2018 Page 60
ARTICLE 5.B – ACCESSORY USES AND STRUCTURES

SUMMARY OF AMENDMENTS


(Updated 10/2/18)

additional parking or location on unpaved roads. At the time of executing the
completion agreement, all signage shall comply with the requirements of this Section.

j. Modifications

Non-residential interior modifications shall be prohibited. The following improvements may
be permitted only within the garage of the model:
1) Room divider partitions;
2) Electrical improvements; and
3) A temporary facade in lieu of a garage door.

k. Removal

The temporary office shall be removed from the site no later than 30 days after the final
CO has been issued for the last residential unit.

Part 9. ULDC Art. 4.B.11.C.5, Real Estate Sales and Management Office, PDD (page 204 of 212,
Supplement 23), is hereby amended as follows:

Reason for amendments: [Zoning]

1. Relocate Real Estate Sales and Management Office from Art. 3.E, Planned Development Section to
Art.4.B.11.C, Temporary Use since Art. 3.E is for permanent use, and those requirements are not the
same. Consolidate the requirements from Art. 3.E.1.G, Real Estate Sales and Management
Office and Art. 5.B.1 under the new Section Art. 4.B.11.C.5, Real Estate Sales and Management
Office, PDD and TDD.

2. Allow the Temporary Project Sales Office be approved administratively and not through the Public
Hearing process, since this is a temporary use and should be subject to the DRO approval.

3. Defer temporary signs to Art.8.D. Temporary Signs so as not to create inconsistency between
Art.4.B.11, Temporary Use and Article 8, Signage.

5. Real Estate Sales and Management Office, PDD or TDD

a. Definition

An office for the sale and resale of new and existing residential units. [Partially relocated
from Art.3.E.1.G.1.c.1) Definitions as it related to Real Estate Sales Office, Planned
Development] For RVPD, units shall mean RV sites. [Relocated from Art.
3.E.1.G.1.c.1)c)(1), RVPD as it related to Real Estates Sales Office, Planned
Development]

b. Submittal Requirement

The Applicant shall submit a Regulating Plan showing the location of the sales office and
required parking. Partially relocated from Art. 5.B.1.3.C.4 Location as it related to Real
State Sales and Management Office] A notarized removal agreement shall be executed
and submitted concurrently with the application. [Partially relocated from Art.
5.B.1.B.3.c.9(b), Removal Agreement as it related to Sales Office and Models]

c. Location

The Sales Office may be allowed in residential, commercial, private civic or recreation pod.
Sales of RV Sites may be located within the Recreation Pod of the RVPD. [Ord. 2014-025]
[Relocated from Art. 3.E.1.G.1.c.1)c)(2), RVPD as it related to Sales Office and
Models)] A sales office shall comply with the setback requirements in Table 3.D.1.A,
Property Development Regulations, and shall be located so as not to interfere with on site
construction operations and access. [Relocated from Art. 5.B.1.B.3.c.4), Location as it
related to Real Estate Sales And Management Office]

d. Access

Temporary access to the Sales and Management Office may be approved by the DRO,
and shall be limited to one year. Extension may be approved by the DRO. [Partially
relocated from Art. 3.E.1.G.1.c.1)a), Temporary, Pod as it related to Sales Office and
Models]

e. Parking

A minimum of two parking spaces, plus one for each employee on the shift of greatest
employment, shall be provided. All parking areas, with the exception of handicap spaces
and access, shall be provided on a hard surface of pavement, asphalt, shell rock, or mulch,
provided the sub-grade is compacted. Handicap spaces and access shall be provided in
5.B.1.B.3.c.5), Parking as it related to Real Estate Sales And Management Office]

f. Signs

Refer to Art. 8.D. Temporary Signs.

g. Removal

U:Zoning\CODEREV\2018\LDRAB\Meetings\10-24-18 LDRC -legal ad Post 10-3-185 - Final Packet\LDRC- Exh with changes following LDRAB\Exh. J - Article 4.B.11, Real Estate Sales Model and Management Office.docx

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ARTICLE 5.B – ACCESSORY USES AND STRUCTURES

SUMMARY OF AMENDMENTS


(Updated 10/2/18)

The temporary office shall be removed from the site no later than 30 days after the final CO has been issued for the last residential unit. [Ord. 2008-037] [Partially relocated from Art. 5.B.1.B.3.c.8], Removal as it related to Real Estate and Management Office

1) RVPD

If the temporary office has been removed, the use shall be permitted upon completion of the project, CO of a permanent RV site real estate sales office, or upon expiration of the maximum time to commence development for the last phase. The BCC may impose a Condition of Approval with a specific date for compliance. [Ord. 2014-025] [Partially relocated from Art. 3.E.1.G.1.c.1)c)(3), RVPD as it related to Sales Office and Models]

b. Sale

1) Pod

A temporary real estate sales office for the sale of new units shall be permitted only in a pod project, or phase, as applicable, reaches the following: [Relocated from Art. 3.E.1.G.1.c.1)a], Temporary, Pod as it related to Real Estate Sales Office, Planned Development]

2) Project

A temporary real estate sales office for the sale and resale of units in the entire project, or phase of a project, shall be permitted in a residential pod, private civic pod, commercial pod, or recreation pod, subject to approval by the DRO. A temporary real estate sales office serving an entire project shall only be permitted within a planned development and/or phase approved for 300 or more units. Sales and resales shall be limited to only units within the planned development. [Partially relocated from Art., 3.E.1.G.1.c.1)b), Temporary, Project as it related to Real Estate Sales Office, Planned Development]

i. Resale

Resale of existing units from a temporary real estate sales office shall cease when the following:

<table>
<thead>
<tr>
<th>No. Units in Project or Phase</th>
<th>Units Remaining w/out a CO</th>
</tr>
</thead>
<tbody>
<tr>
<td>1000 or more</td>
<td>20</td>
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<tr>
<td>500-999</td>
<td>16</td>
</tr>
<tr>
<td>300-499</td>
<td>12</td>
</tr>
</tbody>
</table>

[Relocated from Art. 3.E.1.G.2, Resale related to Sales Office]

Reason for amendments: [Zoning]

Under the prior Code (pre-2003), sales models were limited to only 8 units per model row, or 8 models per pod. Staff had imposed limitations in allowing multiple pods with model rows to address access, parking and paving issues. The prior Planned Unit Developments (PUDs) were much larger in size and in the proposed number of units, and usually more than one builders were involved in the development of a PUD within the same timeframe. Developers used to build 8 models per pod and when the models of the pod are sold as permanent units, they will build new models in another pod.

1. Relocate Real Estate Sales Model from Art. 3.E.1.G.3, Sales Model to Art.4.B.11.C.6 since the Sales Model is a Temporary Use and is subject to a lesser process such as Zoning Agency Review. Clarify that a residential unit can be utilized as a Sales Model subject to all the Property Development Regulations of a permanent dwelling unit.

2. Add requirement to address when a Sales Model needs to be ceased as a temporary use, and revert the use to a permanent dwelling unit.

3. Defer temporary signs to Art.8.D, Temporary Signs so as not to create inconsistency between Art.4.B.11, Temporary Use and Article 8, Signage

6. Real Estate Sales Model, PDD or TDD

a. Definition

A residential unit for the sale of only new units within a residential pod of a PDD or TDD, [Partially relocated from Art. 3.E.1.G.1.c.2], Planned Development Sales Model] A Sales Model may be used as a temporary Real Estate Sales and Management Office. [Partially relocated from Art. 3.E.1.G.3.a, General as it related to Sales Model].

b. Approval Process

Subdivision approval of the Sales Model lots by the Land Development Division, shall be required prior to the issuance of a Building Permit. The Land Development Division may

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LDRAB/LDRC
October 24, 2018 Page 62
ARTICLE 5.B – ACCESSORY USES AND STRUCTURES

SUMMARY OF AMENDMENTS

(Updated 10/2/18)

approved the lots prior to final plating. Sales Models shall comply with all applicable PDRs prior to the issuance of a CO. [Partially relocated from Art. 3.E.1.G.3.a, General as it related to Sales Model].

c. Duration

The use of a residential unit as a sales model shall cease prior to issuance of the CO for the last remaining unit in the pod. [Relocated from Art. 3.E.1.G.3.a,2), Duration as it related to General, Sales Model]
d. Residential Pod

A maximum of eight, or 20 percent of the number of units in the pod, whichever is less, shall be permitted as sales models. [Relocated from Art. 3.E.1.G.3.b, Residential Pod as it related to General, Sales Model] A maximum of eight sales models per pod may be constructed prior to plating. [Relocated from Art. 3.E.1.G.3.a, General as it related to Sales Model].
e. Model Row

Developments that are approved for a total of 300 or more units may construct a model row [Partially relocated from Art. 3.E.1.G.3.c, Model Rows as it related to Sales Model] A model row shall be open to the public for the sale of only new units in the project. The sale or resale of units outside the project shall be prohibited. [Relocated from Art. 3.E.1.G.3.c.3), Use as it related to Model Rows of Sales Model]

1) Number

A maximum of 16 sales models shall be permitted in the model row. A maximum of one model row shall be permitted for every three pods under development, consisting of a minimum of 60 units each. [Relocated from Art. 3.E.1.G.3.c.1), Number as it related to Model Rows]

2) Location

A model row shall be located in a Residential Pod. Access to the model row shall be from a location approved by the DRO or allowed by this Code. [Partially relocated from Art. 3.E.1.G.3.c.2), Location as it related to Real Estate Sales Model, PDD or TDD]
f. Access

Temporary access to the Sales Model(s) may be permitted by the DRO, and shall be limited to one year. Extension may be approved by the DRO.
g. Parking

A minimum of two parking spaces per model shall be provided. The parking area shall comply with Art.6.A.1.D, Off-Street Parking. [Relocated from Art. 3.E.1.G.3.a.1) Parking as it related to Sales Model]
h. Signs

Refer to Art. 8.D, Temporary Signs.
i. Removal

The Sales Model shall cease no later than 30 days after the final CO has been issued for the last remaining residential unit in the pod.

…[Renumber accordingly]

Part 10. ULDC Art. 5.B.1.B.3, Temporary Structures and Uses During Development Activity (page 41 of 110, Supplement 23), is hereby amended as follows:

Reason for amendments: [Zoning]

1. Relocate Real Estate Sales And Management Office from Art. 5.B.1.B to Art. 4.B.11, Temporary Use since this use is allowed in both Planned Unit Developments and Standard zoning districts, and are subject to Zoning Review, and Building Permit review.

CHAPTER B ACCESSORY USES AND STRUCTURES

Section 1 Supplementary Regulations

3. Temporary Structures and Uses During Development Activity

Temporary structures and uses may be allowed as follows… [Ord. 2008-003]

....

c. Real Estate Sales And Management Office

1. Use

A temporary structure for real estate sales and sales management offices may be allowed on the site of an active construction project which has been authorized by a legal ad Post 10.

Notes:
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October 24, 2018 Page 63
ARTICLE 5.B – ACCESSORY USES AND STRUCTURES

SUMMARY OF AMENDMENTS


(Updated 10/2/18)

EXHIBIT J

building permit. Use of the structure shall be limited to on site real estate sales and related activities only. A temporary structure used for real estate sales may not be used as a dwelling, as defined in Article 3.E.1.G. Sales Office and Models.

2) PDD

Real estate sales offices in PDDs shall be in accordance with Article 3.E.1.G. Sales Office and Models.

3) Number

A maximum of one sales office per construction project shall be allowed.

4) Location

The office, and required parking, shall be shown on the master plan, site plan, or subdivision plan approved by the DRO. [Partially relocated to Art. 4.B.11.C.5.b, Submittal Requirement as it related to Real Estate Sales and Management Office, PDD or TDD] A sales office shall comply with the setback requirements in Table 3.D.1.A, Property Development Regulations, and shall be located so as not to interfere with on site construction operations and access. [Relocated to Art. 4.B.11.C.5.c, Location as it related to Real Estate Sales and Management Office, PDD or TDD]

5) Parking

A minimum of six parking spaces, plus one for each employee on the shift of greatest employment, shall be provided. All parking areas, with the exception of handicap spaces and access, shall be provided on a hard surface of pavement, asphalt, shell rock, or mulch, provided the sub grade is compacted. Handicap spaces and access shall be provided in accordance with F.S. §316.1955, F.S. §316.1956, and F.S. §553.46. [Relocated to Art. 4.B.11.C.5.e, Parking as it related to Real Estate Sales and Management Office, PDD or TDD]

6) Banners, Streamers, and Pennants

A maximum of two of any one of the following: banners, streamers or pennants may be permitted for every 200 feet of frontage along a public R-O-W. They shall be set back a minimum of five feet from the property line, not to exceed eight feet in height and 20 square feet in size, and may be clustered or dispersed along the R-O-W. [Ord. 2008-037]

7) Duration

A sales office shall remain on site only for the length of time necessary to construct a building or structure which has been issued a permit.

8) Removal

A sales office, and all accessory signs, banners, streamers and pennants shall be removed from the site no later than 30 days after the final CO has been issued for the last residential unit. The office shall be removed if construction ceases for more than 180 days. An abandoned office shall be considered an unsafe structure and abated pursuant to the Building Code Enforcement Administrative Code of PBC. [Ord. 2008-032] [Partially relocated to Art. 4.B.11.C.5.g, Removal as it related to Real Estate Sales and Management Office, PDD or TDD]

9) Mobile Home

A Mobile home used as a sales office shall be subject to the following additional requirements:

a) Special Permit

A special permit shall be required. The special permit shall be renewed annually, for a maximum of two years.

b) Removal Agreement

A notarized removal agreement shall be executed and submitted with the application for a special permit. [Partially relocated to Art. 4.B.11.C.5.b, Submittal Requirement as it related to Real Estate Sales and Management Office, PDD or TDD]
EXHIBIT K

ARTICLE 5.B. – MECHANICAL EQUIPMENT

SUMMARY OF AMENDMENTS

CR – 2018-044
(Updated 10/4/2018)

Part 1. ULDC Art. 2.C.5.E. Application Process and Procedures, Administrative Process, Types of Application, Type I Waiver, Table 2.C.5.E Summary of Type I Waivers (page 51 of 105), is hereby amended as follows:

Reason for amendments: [Zoning]
1. Remove reference for Mechanical Equipment to obtain a Type I Waiver. Requirement of Article 5 will be for an Applicant to provide a Line of Site Analysis.

CHAPTER C ADMINISTRATIVE PROCESSES

Section 5. Types of Application

E. Type 1 Waiver

1. Purpose

To establish procedures and evaluation standards for a Type 1 Waiver. A Type 1 Waiver is to allow flexibility and minor adjustments to the property development-regulations; site design; preservation or incorporation of existing native vegetation; or for an improved site design where alternative solutions can be permitted subject to the criteria. Waivers are not intended to relieve specific financial hardship nor circumvent the intent of this Code. A Waiver may not be granted if it conflicts with other sections of this Code, or the Florida Building Code. [Ord. 2011-016] [Ord. 2016-042] [Ord. 2018-002]

2. Applicability

Requests for Type 1 Waivers shall only be permitted where expressly stated within the ULDC: [Ord. 2011-016] [Ord. 2012-027] [Ord. 2018-002]

Table 2.C.5.E - Summary of Type I Waivers

<table>
<thead>
<tr>
<th>Requests</th>
<th>ULDC Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Glades Area Overlay (GAO)</td>
<td>Art. 3.B.4.F. Type I Waivers for Industrial Pods</td>
</tr>
<tr>
<td>NEO: Native Ecosystem Overlay</td>
<td>Art. 3.B.7.D. Property Development Regulations (PDR)</td>
</tr>
<tr>
<td>Northlake Boulevard Overlay Zone (NBOZ) Design Guidelines</td>
<td>Table 3.B.8.E. Type I Waivers for NBOZ Design Guidelines</td>
</tr>
<tr>
<td>Infill Redevelopment Overlay (IRO)</td>
<td>Table 3.B.15.G. Type I Waivers</td>
</tr>
<tr>
<td>Urban Redevelopment Overlay (URAO)</td>
<td>Table 3.B.16.G. Type I and 2 URAO Waivers</td>
</tr>
<tr>
<td>Structural Setback – Reduction not to exceed five percent less than the minimum requirement.</td>
<td>Table 3.D.1.A – Property Development Regulations</td>
</tr>
<tr>
<td>Required Parking in Type I Restaurant with Drive Through</td>
<td>Art. 4.B.2.C.3.31.3(a)(2), Location Criteria – Exceptions, Design Criteria</td>
</tr>
<tr>
<td>Commercial Greenhouse Loading</td>
<td>Art. 4.B.6.C.17.c.4.b), Loading</td>
</tr>
<tr>
<td>Mechanical Equipment</td>
<td>Art. 5.B.1.9.h.-9.i.1 – Screening Requirements for, Mobile Mounted Mechanical Equipment</td>
</tr>
<tr>
<td>Green Architecture</td>
<td>Art. 5.C.1.E.1, Type I Waiver – Green Architecture</td>
</tr>
<tr>
<td>Loading Spaces</td>
<td>Art. 6.B.1.D.2, Type I Waiver – Reduction of Minimum Number of Required Loading Spaces</td>
</tr>
<tr>
<td>Loading Space Width or Length</td>
<td>Art. 6.B.1.H.7, Type I Waiver – Reduction of Loading Space Width or Length</td>
</tr>
<tr>
<td>Landscaping</td>
<td>Table 7.B.4.A. Type I Waiver for Landscaping</td>
</tr>
<tr>
<td>Billboard Location</td>
<td>Art. 8.H.2.D.4, Replacement</td>
</tr>
<tr>
<td>PUD Informational Signs</td>
<td>Art. 8.G.3.B.5.b, Standards for Type 3 Electronic Message Signs</td>
</tr>
</tbody>
</table>


Notes:
1. This Waiver shall only be utilized for detached housing types on individual lots, and shall not be utilized for multiple lots under one application, i.e. "blanket" application.

Part 2. ULDC Art. 3.B.4.F.2 Overlays and Zoning Districts, Overlays, Glades Area Overlay, Planned Industrial Park Development Type I Waiver for Industrial Development (page 27-29 of 212), is hereby amended as follows:

Reason for amendments: [Zoning]
1. Remove reference for Mechanical Equipment to obtain a Type I Waiver. Requirement of Article 5 will be for an Applicant to provide a Line of Site Analysis.

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CHAPTER B  OVERLAYS

Section 4  GAO, Glades Area Overlay

F.  Planned Industrial Park Development (PIPD)

2. Type 1 Waivers for Industrial Pods

An applicant may apply for waivers for development standards within an Industrial Pod in accordance with Art. 2.C.5.E, Type 1 Waiver. Applications for Type 1 Waivers shall be expressly limited to the requirements listed below: [Ord. 2014-025]

<table>
<thead>
<tr>
<th>Article/Table Reference and Title</th>
<th>Maximum Waiver</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Art. 3.E.1.C.2.h.2, Non Residential Uses [Related to PDD Performance Standards for Parking]; or, Table 6.A.1.B, Minimum Off-Street Parking and Loading Requirements</td>
<td>The minimum or maximum number of parking spaces may be reduced or increased by up to 25 percent, subject to DRO approval of a parking demand study.</td>
<td>• The parking demand study, justification and any supporting documentation shall be submitted in a form established by the Zoning Director; • Alternative calculations shall be based on evidence of actual parking demand for similar uses or reliable traffic engineering and planning information; and, • A reduction in required parking shall require designation of reserved space or a limitation of uses consistent with the parking demand study.</td>
</tr>
<tr>
<td>Art. 3.E.1.C.2.h.5, Location Non Residential PDDs [Related to PDD Performance Standards for Parking]; or, Art. 6.A.1.D.2.c, Location of Required Front, Side and Rear Parking</td>
<td>Parking required to be located on the side or rear of a building may be relocated for industrial uses.</td>
<td>For one of the following scenario's: • Any R-O-W buffer 30 feet in width or greater resulting from use of Art. 3.B.4.F.1.d, Architectural Review; or • Landscape buffers 20 feet in width or greater, upon demonstration that new technology developed after the original utility easement was platted necessitated increased easement width.</td>
</tr>
<tr>
<td>Art. 7.C.5 – Easements in Landscape Buffers</td>
<td>Landscape buffers may overlap easements by up to 10 feet.</td>
<td>• Demonstration that proposed use(s) require limited public or employee access due to special security requirements, or where side or rear facades are primarily utilized for bay door or other transportation logistics parking or access; and, • Demonstration that proposed Site Plans and building floor plans provide building entrances within reasonable proximity to any public or employee parking areas.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Article/Table Reference and Title</th>
<th>Maximum Waiver</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Art. 5.B.1.A.2.e, Dangerous Materials</td>
<td>Barbed wire on the top of fences or walls may be allowed.</td>
<td>• When the applicant demonstrates that an increased level of security is necessary. • The applicant shall provide written justification and support documentation to support the need for barbed wire.</td>
</tr>
<tr>
<td>Art. 5.B.1.A.3.b Outdoor Storage - Location</td>
<td>Outdoor storage may be allowed within required building setbacks.</td>
<td>• When all parcels adjacent to the outdoor storage are within an Industrial pod of the PIPD.</td>
</tr>
<tr>
<td>Art. 5.B.1.A.19 Permanent Generators</td>
<td>Permanent generators may be allowed within required side or rear building setbacks.</td>
<td>• When all parcels adjacent to the generator location are within an Industrial pod of the PIPD.</td>
</tr>
<tr>
<td>Art. 5.B.1.A.20.a.23 Screening Requirements</td>
<td>Screening for ground mounted mechanical equipment is not required.</td>
<td>• If the equipment cannot be viewed from a ROW or any Commercial, Civic, Recreation or Residential parcels.</td>
</tr>
</tbody>
</table>

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EXHIBIT K

ARTICLE 5.B. – MECHANICAL EQUIPMENT

SUMMARY OF AMENDMENTS
CR – 2018-044
(Updated 10/4/2018)

If all adjacent parcels having a view of the roof mounted mechanical equipment are within the industrial pods of the facility, screening shall not be required. If all adjacent parcels having a view of the roof mounted mechanical equipment are not within the industrial pods of the facility, screening shall be for roof mounted mechanical equipment in writing and with supporting documentation that increased illumination levels will not adversely impact other uses within or abutting the PIPD.

Table 5.E.4.D, Illumination Levels

<table>
<thead>
<tr>
<th>Increased illumination levels in outdoor work areas of up to 25 percent may be allowed when all adjacent parcels are within an industrial pod, as follows:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Demonstration in writing and with supporting documentation that increased illumination levels will not adversely impact other uses within or abutting the PIPD.</td>
</tr>
<tr>
<td>• Demonstration that the need for additional lighting is for employee safety or site security;</td>
</tr>
<tr>
<td>• Provided the illumination level complies with the Table at the perimeter property line adjacent to a public ROW or to residentially zoned property.</td>
</tr>
</tbody>
</table>

Table 5.E.4.D, Maximum Permitted Luminare Height

<table>
<thead>
<tr>
<th>Luminaire heights may be increased by 25 percent.</th>
</tr>
</thead>
<tbody>
<tr>
<td>• When all adjacent parcels are within an industrial pod.</td>
</tr>
</tbody>
</table>

Table 8.G.2.A, Freestanding Sign Standards

<table>
<thead>
<tr>
<th>Maximum sign area for freestanding signs may be increased by 25 percent to accommodate additional address information for multiple tenant buildings.</th>
</tr>
</thead>
<tbody>
<tr>
<td>• With uses that generate heavy truck traffic, as documented within the traffic study for the project.</td>
</tr>
</tbody>
</table>

Table 8.G.2.B, Outparcel Identification Signs

<table>
<thead>
<tr>
<th>Maximum sign area for freestanding outparcel identifications signs may be increased by up to 50 percent to accommodate additional address information for multiple tenant buildings.</th>
</tr>
</thead>
<tbody>
<tr>
<td>• With uses that generate heavy truck traffic, as documented within the traffic study for the project.</td>
</tr>
</tbody>
</table>

[Ord. 2014-025]

1. To clarify that for Industrial Uses with an Industrial FLU that may be visible from an adjacent R-O-W, the applicant must demonstrate that the roof mounted mechanical equipment will not be seen from an adjacent R-O-W through the use of a Line of site Analysis and remove the requirement for a Type I Waiver.

CHAPTER B

ACCESSORY USES AND STRUCTURES

Section 1

Supplementary Regulations

A. Accessory Uses and Structures

20. Mechanical Equipment

a. Applicability

This section shall apply to the installation of improvements associated with mechanical equipment.

2) Screening Requirements

a) New and replacement equipment, shall be screened on all sides by an opaque barrier constructed of materials, and color compatible with the building or structure, or equivalent landscaping for ground mounted equipment, to a minimum height equal to the highest point of the equipment. [Ord. 2006-004] [Ord. 2008-037] [Ord. 2011-016]

b) Type I Waiver – Roof Mounted Mechanical Equipment Exemption

(1) Screening shall not be required for roof mounted mechanical equipment for the following: [Ord. 2006-004] [Ord. 2011-016]

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EXHIBIT K

ARTICLE 5.B. – MECHANICAL EQUIPMENT

SUMMARY OF AMENDMENTS

CR – 2018-044

(Updated 10/4/2018)

(a) if the equipment is less than one foot in height, measured from the roof
deck, and is painted to match the color of the structure it is attached to or
servicing; [Ord. 2006-004] [Ord. 2008-037] [Ord. 2011-016]
(b) for any industrial use with an industrial FLU designation if adjacent to a
parcel with an industrial use and industrial FLU designation; [Ord. 2011-
016]
(c) if an existing roof cannot structurally support additional weight associated
with required screening materials. A certified letter, from a structural
engineer or architect registered in the State of Florida, shall be submitted
with the applicable permit substantiating that the roof cannot support the
additional weight.; [Ord. 2008-037] [Ord. 2011-016]

(2) (6) Subject to approval of a Type 1 Waiver, the screening may not be required
for any industrial use with an industrial FLU designation if the equipment
cannot be viewed from an adjacent R-O-W. A line of sight plan prepared
in accordance with Art. 5.C.1.G.2. Line of Sight Analysis, shall be
submitted with the applicable permit demonstrating that equipment cannot
be viewed from the adjacent R-O-W. In addition to the standards
applicable to Type 1 Waiver, a line of sight drawing may be required by
the DRO to ensure compliance with screening of equipment. [Ord. 2011-
016] [Ord. 2012-027]
INTER-OFFICE COMMUNICATION
DEPARTMENT OF PLANNING, ZONING AND BUILDING
PLANNING DIVISION

TO: Wesley Blackman, AICP, Chairman, and Members of the Land Development Regulation Advisory Board (LDRAB) wesblackman@gmail.com

FROM: Scott Rodriguez, Senior Planner Planning Division

DATE: October 17, 2018

RE: Comprehensive Plan Consistency Determination for Proposed ULDC Amendments

The Planning Division has determined the proposed ULDC amendments Exhibit B through Exhibit K of the packet provided by the Zoning Division and scheduled for the October 24, 2018 LDRAB/LDRC meeting are generally consistent with the Comprehensive Plan.

Additional review will be required for any revision(s) to an amendment other than for the purpose of correcting grammatical or spelling errors.

cc: Lorenzo Aghemo, Planning Director
Jon MacGillis, ASLA, Zoning Director
Bryan Davis, CNU-A, Principal Planner
Wendy Hernandez, Principal Site Planner
Jan Rodriguez, Senior Site Planner
Zona Case, Zoning Technician
E. Appeal to Circuit Court
An applicant may appeal a final decision of the DRAB within 30 calendar days of the rendition of
the decision by filing a petition for Writ of Certiorari in Circuit Court of the Fifteenth Judicial Circuit
in and for PBC.

CHAPTER G DECISION MAKING BODIES

Section 1 Board of County Commissioners

A. Powers and Duties
In addition to any authority granted to the Board of County Commissioners (BCC) by general or
special law, the BCC shall have the following powers and duties under the provisions of this Code:
1. to initiate, hear, consider and approve, approve with conditions, or deny applications to amend
the text of the Plan;
2. to initiate, hear, consider and approve, approve with conditions, or deny applications for Site
Specific amendments to the FLUA of the Plan;
3. to initiate, hear, consider and approve, or deny requests to amend the text of this Code; [Ord.
2009-040]
4. to initiate, hear, consider and approve, approve with conditions, or deny applications for DO to
amend the Official Zoning Map of this Code; [Ord. 2018-002]
5. to hear, consider and approve, approve with conditions, or deny applications for DO for Class
A Conditional uses; [Ord. 2018-002]
6. to initiate, hear, consider and approve, approve with conditions, or deny applications for
Transfer of Development Rights (TDRs) and Workforce Housing Program (WHP) Programs;
[Ord. 2018-002]
7. to hear, consider and approve, approve with conditions, or deny applications for DOA and EAC;
[Ord. 2018-002]
8. to hear, consider and approve, approve with conditions, or deny applications for DO for Preliminary Plans for those specific PDDs, TDDs, or Class A Conditional Uses pursuant to Art.
9. to hear, consider and approve, approve with conditions, or deny applications for ABN; [Ord.
2018-002]
10. to hear, consider and approve, approve with conditions, or deny applications for Status Report
of a prior approved DO; [Ord. 2018-002]
11. to review, hear, consider, and approve, approve with conditions, or deny requests for
Deviations from: Art. 4.B.4.C.10.d, Homeless Resource Center, Location and Separation
Requirements, and Articles 5, 6, and 7 for development supporting government facilities within
the PO Zoning District; [Ord. 2018-002]
12. to hear, consider and approve, approve with conditions or deny applications for Type 2
Waivers; [Ord. 2018-002]
13. to hear, consider and approve, approve with conditions, or deny application for Unique
Structures; [Ord. 2018-002]
14. to hear and consider release of agreement; [Ord. 2018-002]
15. to hear and consider AI; [Ord. 2018-002]
16. to review, hear, consider, and approve, or deny applications for Corrective Resolutions; [Ord.
2018-002]
17. to establish fees for the review of applications for development orders or permits, and
appropriate funds to defray the costs of administering this Code; [Ord. 2018-002]
18. to act to ensure compliance with development orders or permits as approved and issued; [Ord.
2018-002]
19. to hear and consider appeals from, and affirm or reverse decisions of the Zoning Commission
on applications for development permits for Class B conditional uses; [Ord. 2018-002]
20. to hear, consider and decide appeals from decisions of the DRO on applications for URAO
Type 1 Waivers; [Ord. 2018-002]
21. to designate and appoint hearing officers to make decisions as the BCC may deem appropriate;
[Ord. 2018-002]
22. to appoint other advisory boards that are determined necessary to assist in the implementation of this Code or the Plan; and, [Ord. 2018-002]
23. to take such other action not delegated to the decision-making bodies set forth in this Article or other officials of PBC Departments, as the BCC may deem desirable and necessary to implement the provisions of the Plan and this Code; [Ord. 2009-040] [Ord. 2018-002]

Section 2 GENERAL PROVISIONS

Unless otherwise noted, the following provisions shall apply to each appointed body described in this Article. In addition, each board shall be governed by PBC Resolution No. 2013-0193. In case of conflict between the general provisions in this Section, and the specific provisions of each appointed body, the specific provisions shall prevail. [Ord. 2014-001]

A. Board Membership
1. Qualifications
   Unless otherwise noted, each member of a board described in this Article, Decision-Making Bodies shall be a qualified elector of PBC for at least two years prior to appointment. No member of the BCC, BCC aide, or PBC employee shall serve on a board described herein.
2. Term of Office
   The term of office for each member shall be three years. All members serving on a board on the effective date of this Code shall complete their terms according to their prior appointments.
3. Vacancy
   a. The BCC shall fill a vacancy within 60 days.
   b. When a person is appointed to fill out the term of a departing member, that person’s term shall end at the same time the departing member’s term would have ended.
4. Maximum Number of Boards
   The maximum number of boards a person may serve on at one time shall be three. [Ord. 2006-004]
5. Elected Office
   Members shall not be prohibited from qualifying as a candidate for elected office.

B. Appointments and Termination
1. Appointments
   a. Individual BCC Appointments
      A board member shall serve at the pleasure of the member of the BCC who appointed that member and may be removed by the BCC member without cause at any time.
   b. At-Large BCC Appointments
      A board member shall serve at the pleasure of the BCC and may be removed by the BCC without cause at any time.
   c. Attendance
      Members of boards shall be automatically removed for lack of attendance. Lack of attendance is defined as a failure to attend three consecutive meetings or a failure to attend at least two-thirds of the meetings scheduled during a calendar year. Participation for less than three-fourths of a meeting shall be the same as a failure to attend a meeting. Only regular meetings shall be counted towards the attendance requirements. Special meeting shall not be counted towards the attendance requirements.
   d. Termination
      In the event that any board member is no longer a qualified elector, or the member is convicted of a felony, or an offense involving moral turpitude while in office, the BCC shall terminate the appointment of the member.
   e. Immediate Removal
      Members removed pursuant to Art. 2.G.2.B.1, Appointments through Art. 2.G.2.B.1.d, Termination, above, shall not continue to serve on the board and such removal shall create a vacancy.

(This space intentionally left blank)
C. Conflict of Interest
   1. Substantive Conflict
      No board member shall have any interest, financial or otherwise, direct or indirect, or engage in any business transaction or professional activities, or incur any obligation of any nature which is in substantial conflict with the proper discharge of duties as a board member.
   2. Provisions Related to Conflict of Interest
      To implement this policy, members are directed to:
      a. be governed by the applicable provisions of state and local law;
      b. not accept any gift, favor or service that might reasonably tend to improperly influence the discharge of official duties;
      c. make known by written or oral disclosure, on the record at a meeting, any interest which the member has in any pending matter before that board, before any deliberation on that matter;
      d. abstain from using membership on the board to secure special privileges or exemptions;
      e. refrain from engaging in any business or professional activity which might reasonably be expected to require disclosure of information acquired by membership on the board not available to members of the general public, and to refrain from using such information for personal gain or benefit;
      f. refrain from accepting employment which might impair independent judgment in the performance of responsibilities as a member of the board; and
      g. refrain from participation in any matter in which the member has a personal investment which will create a substantial conflict between private and public interests.
   3. Board Action
      Willful violation of this Section which affects a vote of a board member shall render that action voidable by the BCC.

D. Officers
   1. Chair and Vice-Chair
      At an annual organizational meeting, each board shall elect a Chair and Vice-Chair from among the members. The term of the Chair and Vice-Chair’s terms shall be one year. The Chair shall administer oaths, be in charge of all procedures before the board and shall take such action as shall be necessary to preserve the order and integrity of all proceedings before the board. In the absence of the chair, the vice-chair shall act as Chair and shall have all the powers of the Chair.

E. Rules of Procedure
   1. Quorum and Voting
      The presence of a majority of the members of the board shall constitute a quorum necessary to take action and transact business. All actions shall require a simple majority of the quorum present and voting at the meeting. In the event of a tie vote, the motion shall fail. No member shall abstain from voting unless the member has a voting conflict pursuant to State of Florida law.
   2. Robert’s Rules of Order
      All meetings shall be governed by Robert’s Rules of Order. Each board may by majority vote of the entire membership adopt additional rules of procedure for the transaction of business and shall keep a record of meetings, resolutions, findings and determinations.
   3. Meetings
      a. The location of all meetings shall be in PBC, Florida.
      b. If a matter is postponed due to lack of a quorum, the item shall be rescheduled to the next meeting.
      c. All meetings and public hearings shall be open to the public.
      d. All meetings shall be set for time certain after due public notice. Due public notice shall include notification that a record is required to appeal a final decision of the board pursuant to F.S. §286.0105.
   4. County Attorney’s Office
      The County Attorney’s Office shall provide counsel and interpretation on legal issues.
F. Compensation
Board members shall receive no compensation for their services with exception of Code Enforcement Special Master and Hearing Officers who may be compensated for their services at discretion of the BCC. Travel reimbursement for members shall be limited to expenses incurred only for travel outside PBC necessary to fulfill the responsibilities of membership on the particular board. Travel reimbursement shall be made only when sufficient funds have been budgeted and are available, and upon prior approval of the BCC. No other expenses are reimbursable except documented long distance telephone calls to PBC staff that are necessary to fulfill the responsibility of membership on the particular board. [Ord. 2006-036]

Section 3 APPONTEED BODIES

A. Land Development Regulation Advisory Board

1. Land Development Regulation Advisory Board
   There is hereby established a Land Development Regulation Advisory Board (LDRAB).

2. Powers and Duties
   The LDRAB shall have the following powers and duties under the provisions of this Code:
   a. to periodically review the provisions to this Code that are not reviewed by another advisory
      board established by BCC for that purpose, and to make recommendations to the BCC for
      those provisions reviewed;
   b. to make its special knowledge and expertise available upon written request and
      authorization of the BCC to any official, department, board, commission or agency of PBC,
      the State of Florida or Federal governments; and
   c. to serve as Land Development Regulation Commission (LDRC) as provided by F.S.§
      163.3164(22) and F.S.§ 163.3194.

3. Board Membership
   a. Appointment
      1) The LDRAB shall be composed of 16 members and two at-large alternate members.
         [Ord. 2015-006]
      2) Nine of the members shall be appointed by a majority of the BCC upon a
         recommendation by the organizations listed in Table 2.G.3.A, LDRAB Expertise. [Ord.
         2015-006]
      3) Seven members shall be appointed by the BCC. Each PBC Commissioner shall
         appoint one member with consideration of the expertise in Art. 2.G.3.A.3.b,
         Qualifications.
      4) The BCC shall appoint two at-large alternate members, by a majority vote of the BCC,
         with consideration of the expertise in Art. 2.G.3.A.3.b, Qualifications.
   b. Qualifications
      1) The Board shall be composed of members with the expertise recommended for
         appointment by the corresponding organization as outlined in Table 2.G.3.A, LDRAB
         Expertise.
      2) Each BCC appointment shall be with consideration in the following areas of expertise:
         a) Landscape Architecture.
         b) Redevelopment Expertise.
         c) Fiscal Impact Analysis Expertise.
         d) Land Use/Real Estate Law.
         e) Natural Sciences.
         f) Business Development.
      3) No more than two members of the LDRAB shall represent the same occupation or
         business. [Ord. 2010-022]
Table 2.G.3.A - LDRAB Expertise

<table>
<thead>
<tr>
<th>Occupations</th>
<th>Organizations</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Residential Builder</td>
<td>Gold Coast Builders Association</td>
</tr>
<tr>
<td>2. Municipal Representative</td>
<td>League of Cities</td>
</tr>
<tr>
<td>3. Engineer</td>
<td>Florida Engineering Society</td>
</tr>
<tr>
<td>4. Architect</td>
<td>American Institute of Architects</td>
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<td>5. Environmentalist</td>
<td>Environmental Organization</td>
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<td>Realtors Association of the Palm Beaches</td>
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<tr>
<td>8. Commercial Builder</td>
<td>Assoc. General Contractors of America</td>
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<tr>
<td>9. AICP Planner</td>
<td>PBC Planning Congress</td>
</tr>
</tbody>
</table>

[Ord. 2010-022] [Ord. 2015-006]

c. Terms of Office
Members of the LDRAB shall hold office until the first Tuesday after the first Monday in February of the year their term expires. Beginning on or after March 2, 2013, no person shall be appointed or reappointed to this Board for more than three consecutive terms. [Ord. 2014-001]

4. Staff
The Zoning Director of PZB shall serve as the Secretary and the professional staff of the LDRAB.

5. Meetings
   a. General
      General meetings of the LDRAB shall be held as needed to dispense of matters properly before the LDRAB. Special meetings may be called by the Chair or in writing by a majority of the members of the LDRAB. Staff shall provide 24-hour written notice to each LDRAB member before a special meeting is convened.
   b. Subcommittees
      The LDRAB shall consider recommendations from the Zoning Director and determine by majority vote to create subcommittees with the expertise necessary to make recommendations on specific Code amendments. Subcommittee appointments shall be made at a regular LDRAB meeting. [Ord. 2009-040]
   c. Alternate Members Vote
      The alternate members may vote on a matter only when serving in place of an absent regular member. [Ord. 2018-002]

B. Code Enforcement Special Master
   1. Creation and Appointment
      Code enforcement hearings pursuant to this Code shall be conducted by designated Special Master. Applications for Special Master positions shall be directed to County Administrator pursuant to a notice published in a newspaper of general circulation. The BCC shall select a pool of candidates from the applications filed with County Administrator on the basis of experience and qualifications. County Administrator shall appoint Special Master to conduct hearings from the pool of candidates selected by the BCC as necessary. For a period of two years from the date of termination as holder of office, a former Special Master shall not act as agent or attorney in any proceeding before any decision-making body of PBC on any matter that was the subject of a proceeding which was considered by the former Special Master. [Ord. 2015-006]
   2. Qualification
      Special Master shall have the following minimum qualifications:
      a. be a graduate of a law school accredited by the American Bar Association;
      b. demonstrate knowledge of administrative laws, land use law, and local government regulation and procedures;
      c. be a current member, in good standing, of the Florida Bar Association;
      d. have such other qualifications that may be established by resolution of the BCC; and
      e. in the event County Administrator does not receive a sufficient number of applications from qualified members of the Florida Bar Association, the BCC may select attorneys who are not members of the Florida Bar Association as candidates for Special Master. Among those
"Rules of Procedure"

March 27, 2013*
Article I
Introduction

A. The Palm Beach County Unified Land Development Code, hereinafter referred to as the ULDC, authorizes the Land Development Regulation Advisory Board and Land Development Regulation Commission, herein after referred to as the LDRAB and LDRC to Rules of Procedures for the transaction of business.

B. The within Rules of Procedure have been adopted by the LDRAB and LDRC, and all previously adopted Bylaws or Rules of Procedure are deemed repealed.

Article II
Powers and Duties

A. The LDRAB shall have the powers and duties as outlined in ULDC Art. 2.G.3.A.2, Powers and Duties, as amended. [2/23/2011]

Article III
Membership, Officers and Staff

A. The LDRAB shall be composed of members as outlined in ULDC Art. 2.G.3.A.3, Board Membership, as amended. [2/23/2011]

B. The Zoning Director shall serve as the Secretary and the professional staff of the LDRAB as outlined in ULDC Art. 2.G.3.A.4, Staff, as amended. [2/23/2011]

Article IV
Meetings

A. General meetings and special meetings of the LDRAB shall be governed as outlined in ULDC Art. 2.G.2.E, Rules of Procedure, as amended. [2/23/2011]

B. A member of the LDRAB shall be permitted to participate in a general or special meeting via telephone or teleconference if the following conditions are met:

1. That the quorum necessary to take action and transact business is physically present at the meeting; and
2. That the LDRAB, by a majority vote of the quorum present, determines that the extraordinary circumstances justify the members’ absence.

Article V
Subcommittees
A. The LDRAB may create subcommittees, which will be governed by the regulations in Art. 2.G.3.A.5.b, Subcommittees, as amended, as well as the following regulations:

1. At a minimum, the subcommittee shall be composed of two members. Membership shall include at least one LDRAB member. Interested parties who have the necessary expertise on the specific Code amendment may be appointed by a majority vote of the LDRAB;

2. The subcommittee shall meet as often as determined necessary by the LDRAB;
3. The presence of at least two members of the subcommittee, one of whom must be an LDRAB member, shall constitute a quorum necessary to take action and transact business;
4. The location of all meetings shall be in PBC, Florida and all meetings shall be open to the public;
5. The Zoning Director shall serve as the Secretary and the professional staff of the subcommittee;
6. The County Attorney’s Office shall provide counsel and interpretation on legal issues; and
7. The subcommittee shall submit their findings at the next scheduled LDRAB meeting.

Article VI
Amendments to the Rules of Procedures

A. The LDRAB may amend these rules at a regular meeting by a majority vote of the quorum present.
B. The LDRAB Secretary shall maintain a copy of the “Rules of Procedures” in the Zoning Division for the Public to view.

Article VII
Rules of Debate

This section sets forth the rules of debate to maintain decorum, the various motions available for use by the Board, and related matters. [3/27/2013]

A. Decorum. A motion must be made and seconded before the Board votes on a matter. Every member of the Board has a right to speak in the debate and shall always be recognized by the Chair. Non-member recognition shall be at the Chair’s discretion. The member who made the motion shall be entitled to speak first. A member shall be deemed to have yielded the floor when she/he has finished speaking. The discussion shall be related to the motion on the floor. All questions are to be directed through the Chair. [3/27/2013]
B. As to the Chair. Upon passing the gavel, the Chair or other presiding
member of the Board may move or second a motion. [3/27/2013]

C. Point of Order. Any member who believes that a breach of the rules has
occurred has a right to call immediate attention to the matter by raising a
“point of order.” A point of order (1) may interrupt a speaker who has the
floor; (2) does not need to be seconded; (3) is not debatable; and (4) is
decided by the Chair. By motion and second, a decision of the Chair on a
point of order may be appealed to the Board and, without debate, the
Chair shall submit to the Board the question, “Shall the decision of the
Chair be sustained?” and the Board shall decide by a majority vote.
[3/27/2013]

D. Motion to Reconsider. A recommendation of the Board may be
reconsidered at the same meeting or at the very next meeting. A motion
to reconsider can only be made by a member who voted on the prevailing
side of the question, and is debatable. Such motion shall not be
entertained if the Board of County Commissioners has already acted on
the recommendation, or if the vote has otherwise caused something to be
done that is impossible to undo. Adoption of a motion to reconsider shall
rescind the original action; therefore a new motion, second, and vote is
required to take formal action on the item, if desired, and may take place
at a future meeting. [3/27/2013]

E. Substitute Motion. A member may make a substitute motion if he/she is
not in agreement with the motion on the floor. This motion requires a
second and is debatable. The substitute motion must be disposed of
before returning to the original motion. No more than two motions, the
original and one substitute, shall be on the floor at any given time.
[3/27/2013]

F. Motion to Postpone. If a member would like to defer consideration of a
matter, a motion to postpone is in order, which may include a time and
date to continue the discussion. When postponing an advertised public
hearing of the Land Development Regulation Commission, a time and
date certain must be included in the motion. This motion is debatable.
[3/27/2013]

G. Motion to Close Debate/Call the Question. Any Board member may move
to close debate/call the question on the motion being considered. This
motion is not debatable and requires a two-thirds vote of the members. If
the motion passes, all discussion ends and a vote is taken on the motion
on the floor. [3/27/2013]

H. Adjournment. No motion is required to end the meeting. The Chair
declares the meeting adjourned without objection. [3/27/2013]

<table>
<thead>
<tr>
<th>Seat</th>
<th>Member</th>
<th>District or Organization</th>
<th>Term Expires</th>
<th>2018 Dates</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Joanna Davis</td>
<td>District 1</td>
<td>Feb. 5, 2019</td>
<td>Cancelled</td>
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<tr>
<td>2</td>
<td>Drew Martin</td>
<td>District 2</td>
<td>Feb. 2, 2021</td>
<td>Y</td>
</tr>
<tr>
<td>3</td>
<td>Philip Barlage</td>
<td>District 3</td>
<td>Feb. 5, 2019</td>
<td>Y</td>
</tr>
<tr>
<td>4</td>
<td>James Knight</td>
<td>District 4</td>
<td>Feb. 2, 2021</td>
<td>Y</td>
</tr>
<tr>
<td>5</td>
<td>Lori Vinkoor</td>
<td>District 5</td>
<td>Feb. 5, 2019</td>
<td>Y</td>
</tr>
<tr>
<td>6</td>
<td>Myles Basore</td>
<td>District 6</td>
<td>Feb. 2, 2021</td>
<td>Vac</td>
</tr>
<tr>
<td>7</td>
<td>Robert J. Harvey</td>
<td>District 7</td>
<td>Feb. 5, 2019</td>
<td>N</td>
</tr>
<tr>
<td>8</td>
<td>Daniel Walefsky</td>
<td>Gold Coast Builders Association</td>
<td>Feb. 2, 2021</td>
<td>Y</td>
</tr>
<tr>
<td>9</td>
<td>Anna Yeskey</td>
<td>League of Cities</td>
<td>Feb. 2, 2021</td>
<td>Y</td>
</tr>
<tr>
<td>11</td>
<td>Xavier Salas</td>
<td>American Institute of Architects</td>
<td>Feb. 2, 2021</td>
<td>Y</td>
</tr>
<tr>
<td>12</td>
<td>Vacant</td>
<td>Environmental Organization</td>
<td>Feb. 2, 2021</td>
<td>Vac</td>
</tr>
<tr>
<td>13</td>
<td>Frank Guiliano</td>
<td>PBC Board of Realtors</td>
<td>Feb. 2, 2021</td>
<td>Y</td>
</tr>
<tr>
<td>14</td>
<td>Derek Zeman</td>
<td>Florida Society Prof. Surveyors</td>
<td>Feb. 5, 2019</td>
<td>Y</td>
</tr>
<tr>
<td>15</td>
<td>Charles D. Drewdy</td>
<td>Assoc. General Contractors of America</td>
<td>Feb. 5, 2019</td>
<td>Y</td>
</tr>
<tr>
<td>16</td>
<td>Wes Blackman</td>
<td>PBC Planning Congress</td>
<td>Feb. 2, 2021</td>
<td>Y</td>
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<tr>
<td>17</td>
<td>Winfred P. Said</td>
<td>Alternate #1</td>
<td>Feb. 2, 2021</td>
<td>Y</td>
</tr>
<tr>
<td>18</td>
<td>Abraham Wien</td>
<td>Alternate #2</td>
<td>Feb. 2, 2021</td>
<td>Y</td>
</tr>
</tbody>
</table>

Legend/Notes:
- Present
- Vacant
- Member participated via teleconference with quorum physically present and Board approval
- N Absent
- *N Absent (Attended less than ¾ of meetings)

- Anna Yeskey appointed on August 15, 2018.
- Xavier Salas replaced James McKay, eligible for first meeting on September 27, 2016, eligible for first meeting on October 14, 2016. Term ends Feb. 6, 2018.
- Vacant
**LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)**

**2018 ATTENDANCE MATRIX**

(Updated 9/26/2018)

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>*</td>
<td>Special meetings will not be a factor in calculating total attendance.</td>
</tr>
<tr>
<td>**</td>
<td>Attendance reflects previous LDRAB member.</td>
</tr>
</tbody>
</table>

ULDC Art. 2.G.2.B.1.c. Attendance: 1) "Lack of attendance is defined as a failure to attend three consecutive meetings..." or, 2) "...a failure to attend at least two-thirds of the meetings scheduled during the calendar year." Also *Participation for less than three-fourths of a meeting shall be the same as a failure to attend a meeting.*

A total of 10 meetings are scheduled for 2015. A special meeting will be held on June 24, 2015. Minimum attendance – seven meetings of all meeting scheduled. (Cancelled meetings are counted towards the total of meetings attended). Members cannot miss any more than three meetings.
## 2018
### PALM BEACH COUNTY ZONING DIVISION
| LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB) |
| LAND DEVELOPMENT REGULATION COMMISSION (LDRC) |
### CURRENT MEMBER LIST

**Updated: July 10, 2018**

<table>
<thead>
<tr>
<th>SEAT</th>
<th>MEMBER (OCCUPATION)</th>
<th>DISTRICT OR ORGANIZATION</th>
<th>TERM ENDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Joanne Davis (Environmentalist)</td>
<td>District 1 Commissioner Valeche</td>
<td>February 5, 2019</td>
</tr>
<tr>
<td>2</td>
<td>Drew Martin (Conservation Chair)</td>
<td>District 2 Commissioner Burdick</td>
<td>February 3, 2021</td>
</tr>
<tr>
<td>3</td>
<td>Philip L. Barlage (Retired Property Appraiser/Officer COWBRA)</td>
<td>District 3 Commissioner Kerner</td>
<td>February 5, 2019</td>
</tr>
<tr>
<td>4</td>
<td>James Knight (Builder/Developer)</td>
<td>District 4 Commissioner Abrams</td>
<td>February 6, 2021</td>
</tr>
<tr>
<td>5</td>
<td>Lori Vinikoor (Community Activist)</td>
<td>District 5 Commissioner Berger</td>
<td>February 5, 2019</td>
</tr>
<tr>
<td>6</td>
<td>Myles Basore (Mgr. Food Safety Operations/Real Estate Advisor)</td>
<td>District 6 Commissioner McKinlay</td>
<td>February 3, 2021</td>
</tr>
<tr>
<td>7</td>
<td>Richard J. Harvey (Attorney)</td>
<td>District 7 Commissioner Bernard</td>
<td>February 5, 2019</td>
</tr>
<tr>
<td>8</td>
<td>Daniel Walesky (Residential Builder)</td>
<td>Gold Coast Builders Association</td>
<td>February 2, 2021</td>
</tr>
<tr>
<td>9</td>
<td>Anna Yeskey (Dir. PBC Intergovernmental)</td>
<td>PBC League of Cities</td>
<td>February 6, 2021</td>
</tr>
<tr>
<td>10</td>
<td>Terrence N. Bailey (Engineer)</td>
<td>Florida Engineering Society</td>
<td>February 5, 2019</td>
</tr>
<tr>
<td>11</td>
<td>Xavier Salas (Architect)</td>
<td>American Institute of Architects</td>
<td>February 8, 2021</td>
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<tr>
<td>12</td>
<td>Pending</td>
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<tr>
<td>13</td>
<td>Frank J. Gulisano (Realtor)</td>
<td>Realtor Association of the Palm Beaches</td>
<td>February 2, 2021</td>
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<tr>
<td>14</td>
<td>Derek Zeman (Surveyor)</td>
<td>Florida Surveying &amp; Mapping Society</td>
<td>February 5, 2019</td>
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<td>15</td>
<td>Charles Duane Drawdy (Commercial Builder)</td>
<td>Associated General Contractors of America</td>
<td>February 5, 2019</td>
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<tr>
<td>16</td>
<td>Wesley Blackman, AICP (AICP Planner)</td>
<td>PBC Planning Congress</td>
<td>February 2, 2021</td>
</tr>
<tr>
<td>17</td>
<td>Winifred (Winnie) Park Said (Environmental)</td>
<td>Alternate #1</td>
<td>February 3, 2021</td>
</tr>
<tr>
<td>18</td>
<td>Abraham Wien (Environmental Architect)</td>
<td>Alternate #2</td>
<td>February 3, 2021</td>
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