

LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
SEPTEMBER 27, 2017 MEETING

AMENDMENTS TO THE AGENDA
(Updated 09/26/17)

1

#1	Exhibit H, Art. 8.G.3.B, Electronic Message Signs, Part 2, Page 19 of 19, (line 8)
1.	Remove reference to note 2, which does not exist in the Waivers table.
2.	Clarify waiver criteria that allows a Type 2 Electronic Sign to be located on an Urban Collector Street. The criteria is revised to ensure that no residential use, zoning district or Future Land Use (FLU) designation, is located within 100 feet of the side of the property seeking to include the electronic message sign. The separation standard is currently applicable to signs adjacent to Arterial Streets or Expressways.
3.	Three of the Electronic Message Sign waivers criteria require professional opinions that the proposed waiver is not going to cause adverse impact to pedestrians, vehicular traffic, and residents, or increase nuisances. This amendment requires design professionals with related experience to sign and seal the documentation as the ULDC defines it as follows: "an architect, landscape architect, or engineer licensed in the State of Florida with good standing."

2

Table 8.G.3.B, Type # 2 Waivers for Electronic Message Signs

Article/Table Reference and Title	Maximum Waiver	Criteria ⁽²⁾
....		▪
<u>Art. 8.G.3.B.4.b.3) Standards for Type 1 Electronic Message Signs (Related to roadway classification)</u>	<u>Allow a Type 1 Sign on an Urban Collector road as classified on Map TE 3.1 Functional Classification of Roads</u>	<ul style="list-style-type: none"> ▪ <u>The sign shall not be located within 100 feet of Property is not contiguous to a residential use, zoning district or FLU designation.</u> ▪ <u>The regional facility annually supports a variety of events and attractions on a frequent basis.</u>
....		
Notes:		
(1)	<u>Report must be prepared, signed and sealed by a licensed design professional in the State of Florida as defined in Art. 1, with related experience in signage.</u>	

3

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Notes:

Double underlined indicates new text or previously stricken text to remain.

~~Double Stricken~~ indicates text to be ~~deleted~~.

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



September 21, 2017

**Department of Planning,
Zoning & Building**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
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**Palm Beach County
Board of County
Commissioners**

Paulette Burdick, Mayor
Melissa McKinlay, Vice Mayor

Hal R. Valeche
Dave Kerner
Steven L. Abrams
Mary Lou Berger
Mack Bernard

County Administrator

Verdenia C. Baker

Mr. Wesley Blackman, AICP, Chairman, and
Members of the Land Development Regulation Advisory Board (LDRAB)
241 Columbia Drive
Lake Worth, FL 33460

RE: September 27, 2017 LDRAB Meeting

Dear Mr. Blackman & Board Members:

Attached please find the agenda and supporting materials to assist you in preparing for the LDRAB Meeting on Wednesday, September 27, 2017.

The meeting will commence at **2:00 p.m.** in the Vista Center 1st Floor Kenneth S. Rogers Hearing Room (VC-1W-47), located at 2300 North Jog Road, West Palm Beach, Florida.

If you should have any questions or require additional information, please contact Monica Cantor, Senior Site Planner at (561) 233-5205, or via email at MCantor@pbcgov.org.

Sincerely,

Jon MacGillis, ASLA
Zoning Director

JM/zc

Attachments: September 27, 2017 LDRAB Agenda

c: Faye W. Johnson, Assistant County Administrator
Patrick Rutter, Executive Director, PZB
Lorenzo Aghemo, Planning Director
Robert P. Banks, Chief Land Use County Attorney
Leonard W. Berger, Chief Assistant County Attorney
Maryann Kwok, Deputy Zoning Director
Monica Cantor, Senior Site Planner, Zoning

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PALM BEACH COUNTY

LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)

SEPTEMBER 27, 2017

BOARD MEMBERS

Wesley Blackman, AICP, Chair (PBC Planning Congress)

David Carpenter, RLA, Vice Chair (District 2)

Michael J. Peragine(District 1)

Philip L. Barlage (District 3)

James Knight (District 4)

Dr. Lori Vinikoor (District 5)

Dr. Rena Borkhataria (District 6)

Robert J. Harvey (District 7)

Daniel J. Walesky (Gold Coast Builders Assoc.)

Anna Yeskey (Palm Beach League of Cities)

Terrence N. Bailey (Florida Engineering Society)

James M. McKay (American Institute of Architects)

Tommy B. Strowd (Environmental Organization)

Frank Gulisano (Realtor's Assoc. of the Palm Beaches)

Derek Zeman (Fl. Surveying and Mapping Society)

Vacant (Association Gen. Cont. of America)

Abraham Wein (Member at Large/Alternate)

Winifred Park Said (Member at Large/Alternate)

Board of County Commissioners

Paulette Burdick
Mayor, District 2

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David Kerner
Commissioner, District 3

Steven L. Abrams,
Commissioner, District 4

Mary Lou Berger
Commissioner, District 5

Mack Bernard
Commissioner, District 7

Verdenia C. Baker
County Administrator



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2300 North Jog Road, West Palm Beach, Florida 33411 (561) 233-5200

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LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)

WEDNESDAY, SEPTEMBER 27, 2017 AGENDA

2300 NORTH JOG ROAD

KEN ROGERS HEARING ROOM - 1ST FLOOR (VC-1W-47)

2:00 P.M.

A. CALL TO ORDER/CONVENE AS LDRAB

1. Roll Call
2. Additions, Substitutions and Deletions
3. Motion to Adopt Agenda
4. Adoption of August 23, 2017 Minutes (Exhibit A)

B. ULDC AMENDMENTS

1. Exhibit B – Art. 1.C.4, Measurement [Related to Rules of Construction]
2. Exhibit C – Art. 3.B.14, Westgate Community Redevelopment Area Overlay (WCRAO)
3. Exhibit D – Art. 4, Use Regulations [Related to Self Service Storage Facility and Gas and Fuel Wholesale]
4. Exhibit E – Art. 5.B.1.A, Dumpsters
5. Exhibit F – Art. 5.C.1.H, Guidelines [Related to Architectural Guidelines]
6. Exhibit G – Wall Height
7. Exhibit H – Art. 8.G.3.B, Electronic Message Signs

E. PUBLIC COMMENTS

F. STAFF COMMENTS

1. Subcommittee Meetings Update

G. ADJOURN

On Wednesday, August 23, 2017 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, Wesley Blackman called the meeting to order at 2:00 p.m. Zona Case, Code Revision Zoning Technician, called the roll.

Members Present: 13

Wesley Blackman (PBC Planning Congress)*
David Carpenter (District 2)
Michael Peragine (District 1)
Philip Barlage (District 3)
Lori Vinikoor (District 5)**
Dr. Rena Borkhataria (District 6)
Robert J. Harvey (District 7)
Terrence Bailey (Florida Eng. Society)
Anna Yeskey (PBC League of Cities)
Frank Gulisano (PBC Board of Realtors)
Tommy Strowd (Environmental Organization)
Derek Zeman (FL Surveying & Mapping)
Abraham Wein (Member at Large, Alt. 1)*

Members Absent: 3

Jim Knight (District 4)
Daniel Walesky (Gold Coast Bld. Assoc.)
James McKay (AIA)

Vacancies: 2

Assoc. General Contractors of America
Member at Large, Alt #2

County Staff Present:

Jon MacGillis, Director, Zoning
Leonard Berger, Assistant County Attorney
Maryann Kwok, Deputy Director, Zoning
Monica Cantor, Senior Site Planner
Jehan Wallace, Site Planner 2
Zona Case, Zoning Technician, Zoning

2. Additions, Substitutions, and Deletions

Mr. Blackman noted the distribution of an add/delete sheet, and requested that it be included in the motion to adopt the agenda.

3. Motion to Adopt Agenda

Motion to adopt the agenda by Mr. Gulisano, seconded by Mr. Carpenter. Motion passed (11 - 0)*, **.

Mr. Blackman welcomed new Member, Ms. Anna Yeskey, who replaces Ms. Joni Brinkman as the League of Cities representative on the Board.

4. Adoption of July 26, 2017 Minutes (Exhibit A)

Motion to adopt by Mr. Peragine, seconded by Mr. Carpenter. Motion passed (11 - 0)*, **.

B. Initiation of Amendment Round 2017-02 (Attachment 1)

Ms. Cantor referred to Attachment 1, the summary of proposed ULDC amendments scheduled for Round 2017-02, some of which are included in the this agenda. She summarized the amendments on each page, briefly highlighting the main topics to be addressed.

*Mr. Wein arrived at 2:10 p.m.

C. ULDC AMENDMENTS

1. Exhibit B - Art. 3, Overlays & Zoning Districts [Related to Requested Uses Reference]

Ms. Cantor explained that the minor changes are to delete the references to Requested Use in various sections of Article 3, for consistency with the changes made through the Use Regulations Project as contained in Ordinance 2017-007.

Motion to adopt by Mr. Carpenter, seconded by Mr. Gulisano. Motion passed (12 - 0)**.

2. Exhibit C - Art. 3.E.1.E.1.c, Housing Classification and Type

Ms. Cantor indicated that the proposed amendment removes the restriction that allows conversion from attached to detached housing, related to modifications by the Development Review Office (DRO) to Master Plan, Subdivision Plan or Regulating Plans.

Motion to adopt by Mr. Gulisano, seconded by Mr. Carpenter. Motion passed (12 - 0)**.

3. Exhibit D – Art. 7, Landscaping

Ms. Kwok opened the discussion on Exhibit D and explained that Article 7 is being re-organized with the goal of consolidating, clarifying and updating the article. Through four

sub-committee meetings, each lasting approximately two hours, industry and interested participants provided input for the amendments.

Ms. Kwok also clarified that the purpose of Article 7 is to provide general direction, minimum landscaping standards and design principles, required to ensure compliance with the Managed Growth Tier System (MGTS). The re-organization addresses the submittal and review process, the requirements for buffers, standards for plant materials, preservation of native vegetation, installation and maintenance, and enforcement of code requirements. In the process, many sections have been relocated to facilitate consolidation and clarity, many were deleted to eliminate redundancies, and graphics were updated.

Ms. Kwok suggested a brief page by page review, during which she pointed out significant changes and responded to questions. The following amendments were noted:

- On page 24 - an outline of the submittal and review process, including inspection, and the process for optional special certificate of compliance in lieu of landscape inspections and certification by PZB.
- Requirements for eligibility to apply for a Type 1 Waiver include Right of Way (R-O-W) and incompatibility buffers, berms, foundation planting and landscape islands.
- Measurements, locations and exemptions allowing for flexibility, are provided for R-O-Ws, compatibility and incompatibility buffers in order to avoid having to use the waiver process.
- It was noted that AGR PUD landscape buffer requirements is being relocated from Article 3 to Art. 7, Landscaping.
- Calculation of interior landscaping for both residential and non-residential are listed in Table 7.C.3.A, Interior Landscaping Requirements. Quantities of trees and shrubs shall be based on pervious surface, excluding perimeter buffers, lakes, preservation and retention areas.
- Foundation plantings for rear facades of non-residential structures in the AGR, Glades, Exurban and Rural Tiers are reduced, as most of the loading and service activities are located in the rear of buildings. Identification of the primary pedestrian entrance is introduced to assist with the applicability of foundation planting required per façade.

** Ms. Vinikoor arrived at 2:50 p.m.

- The distance between landscape islands in rows of parking spaces will be allowed provided such islands are increased in width. In response to Mr. Carpenter's inquiry about the process for requesting increases, Ms. Kwok said applications will be addressed through the DRO process.
- Revisions include minimum standards required for plant materials and ground treatment and address requirements for landscape barriers, such as hedges, walls and fences. A substitute for Canopy Tree is also provided. Additionally, regulations on height and spacing of hedges, walls and fences are clearly defined and location of wall or fence in a Landscape Buffer is specified.
- The preservation of native vegetation chapter codifies PPM ZO-060 which gives the Zoning Director the authority to address native trees outside of the Environmental Resources Management (ERM)'s preservation goals.
- Table 7.E.3.c, Tree Credit and Replacement, provides the formula for preservation, replacement, or mitigation. Mr. Rodney Swonger, Landscape Inspector, clarified that a Tree survey indicating which trees are being retained and those to be disposed of, is required. The document is recorded and the site checked one year later for compliance. Thereafter, Code Enforcement is responsible for compliance.
- Phasing: Required landscaping may be installed in phases but shall be designated on the approved Zoning plan and a formula is set out for the quantity of plant materials for each development phase.
- Irrigation systems are required to comply with the irrigation standards, no amendments were made to this portion of the Code. Mr. Wein inquired about regulations regarding wells and Mr. MacGillis responded that these are regulated by the Building Division.
- It was noted in Chapter G, Enforcement, that the Executive Director of Planning, Zoning and Building may temporarily suspend the standards of Article 7, in relation to damaged landscape material due to events such as a hurricane, freeze, a period of drought, or similar events.

EXHIBIT B

ARTICLE 1.C.4 – MEASUREMENT [RELATED TO RULES OF CONSTRUCTION] SUPPLEMENTARY STANDARDS SUMMARY OF AMENDMENTS

(Updated 09/15/17)

1 Part 1. ULDC Art. 1.C.4, Measurement (page 13 of 110), is hereby amended as follows:
2
3

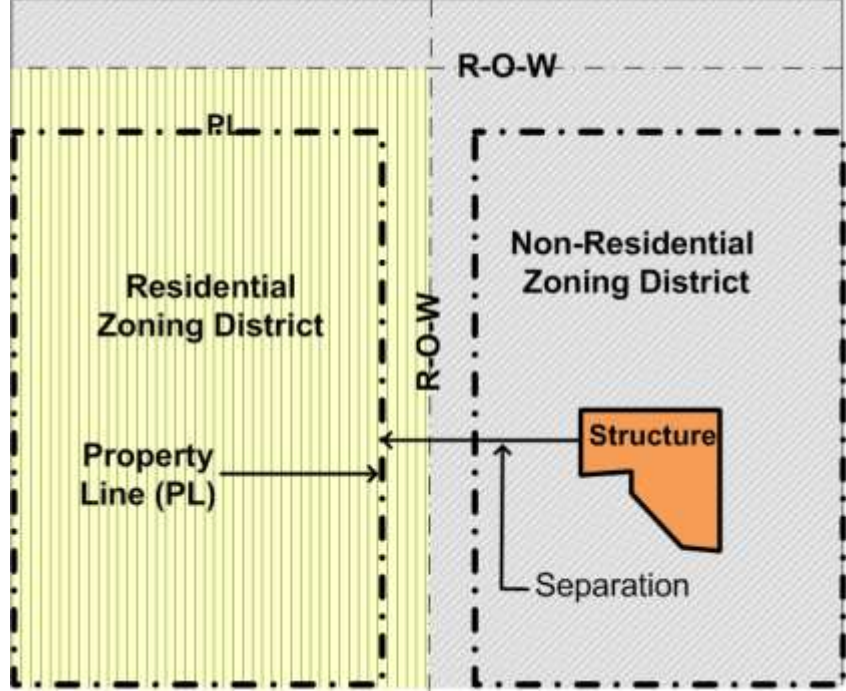
Table with 2 rows and 1 column. Row 1: Reason for amendments: [ZONING] 1. To revise the way separation should be measured between two properties in different zoning districts or Future Land Use (FLU) designations that are divided by a Right-Of-Way. Row 2: 2. To add a graphic to further clarify where and how this measurement rule should be applied.

4 CHAPTER C RULES OF CONSTRUCTION AND MEASUREMENT

5 Section 4 Measurement

6
7 **G. Separation from a Zoning District or FLU Designation**
8 When adjacent parcels, located in different zoning districts or FLU designations, and are separated
9 by a R-O-W, the required separation distance shall be measured by drawing a straight line from
10 the closest point of the applicable structure to the closest point of the adjacent property line across
11 the R-O-W.
12

Figure 1.C.4.G- Typical Example of Separation from a Zoning District or FLU Designation



13 [Renumber Accordingly]

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EXHIBIT C

ART. 3.B.14, WESTGATE COMMUNITY REDEVELOPMENT AREA OVERLAY (WCRAO) SUMMARY OF AMENDMENTS (Updated 9/19/17)

1
2 Part 1. ULDC Article 3.B.14, WCRAO, Westgate Community Redevelopment Area Overlay–
3 (pages 44-46 of 218), is hereby amended as follows:
4

Reason for Amendment: [Westgate CRA] To modify use regulations to remove the requirement for mixed use in the NC, NRM, and NG Sub-areas; to correct a long-standing glitch by removing the Class A Conditional Use approval (A) designation on office warehouse use in the UI Sub-area; and, to allow residential uses, as permitted by zoning district, on the 1st floor in the core of the NC Sub-area.

Background: The 2005 CRA Redevelopment Plan provided the framework to transform the WCRA Overlay into one focused on form based code and mixed use, particularly in key redevelopment areas such as the Westgate Avenue corridor. The 2017 CRA Redevelopment Plan recognizes the challenges to expedient and successful redevelopment that have resulted from the 12-year implementation of strict WCRAO regulations and standards. While building placement, massing and frontage remain an important element of the vision for Westgate, consideration must be made to accommodate changing economic needs and market trends that will allow for a healthy functional mix of uses. The Westgate CRA will continue to implement incentives that encourage a property owner or developer to combine a mix of uses to allow for better trip internalization. Mixed use development is incentivized through criteria for bonus density units, and in provisions that allow deviations from parking standards and landscape buffer requirements.

1. The CRA recognizes that mandatory mixed use has presented a challenge to redevelopment and has, in many cases, deterred development interest. The provision for "required" mixed use in the NC (Neighborhood Commercial), NRM (Neighborhood Residential Medium Density), and NG (Neighborhood General) Sub-areas in Table 3.B.14.E, WCRAO Mixed Use, shall be modified to "permitted" with current limitations on non-residential uses in the NRM and NG Sub-areas per Art. 3.B.14.E.1.a. to remain. Notes are reordered to reflect deleted provisions, and that with the removal of required mixed use, are no longer necessary.

2. 2006 text amendments to the WCRAO conceived the term "office warehouse", to allow, by Class A approval, a warehouse use in commercial zoning districts where otherwise it would not be allowed, for example in the UG (Congress Ave.) and UH (Okeechobee Blvd, N. Military Trail) Sub-areas which are primarily zoned commercial with a CH FLU. The amendment inadvertently included lots with an IND FLU and created a glitch by also restricting the use by Class A approval in the UI sub-area where warehouse is permitted by right in districts consistent with an IND FLU. Provisions for warehouse outlined in Art. 4.B.5.C.17 already allow for a percentage of accessory office in warehouse developments.

3. Multi-family and townhouse units are permitted by right in non-residential districts where mixed use is required or permitted in accordance with Table 3.B.14.E – WCRAO Mixed Use, however, current sub-area use regulations in Table 3.B.14.E - WCRAO Sub-area Uses Permitted by Floor for the core area of Westgate Avenue between Wabasso Drive and Loxahatchee Drive do not allow residential uses on the 1st floor. This amendment clarifies that with the removal of required mixed use in the core of the NC Sub-area, and for consistency with Table 3.B.14.E - WCRAO Mixed Use, residential uses, permitted by zoning district, will be allowed on the 1st floor. Prohibited uses in the NC Sub-area, as defined by Table 3.B.14.E - WCRAO Sub-area Use Regulations will remain. Note 2 in Table 3.B.14.E. is deleted commensurate with the removal of mandatory mixed use in the core of the NC Sub-area and to clarify that "All" uses as defined by the Key does not include Industrial in the NC Sub-area.

5 CHAPTER B OVERLAYS

6 Section 14 WCRAO, Westgate Community Redevelopment Area Overlay

7 C. Boundaries

8 9 2. Sub-area Boundaries and Descriptions

10 11 d. NC, Neighborhood Commercial

12 Intended to be the key focal point of the redevelopment area, with provisions ~~allowing for~~
13 ~~or requiring to encourage and incentivize~~ mixed use development ~~with more intense~~
14 ~~commercial uses.~~ [Ord. 2006-004]

15 16 E. Use Regulations

17 1. Mixed Use

18 In the WCRAO, mixed use means the combination of residential and one or more non-
19 residential uses that are functionally integrated. Mixed use may be required or permitted in

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EXHIBIT C

ART. 3.B.14, WESTGATE COMMUNITY REDEVELOPMENT AREA OVERLAY (WCRAO) SUMMARY OF AMENDMENTS (Updated 9/19/17)

1 commercial districts that have a commercial with underlying residential FLU designation, as
2 indicated in Table 3.B.14.E, WCRAO Mixed Use. **[Ord. 2006-004]**
3

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

Sub-areas	NR	NRM	NG	NC	UG	UH	UI
Mixed Use (6)	Prohibited	<u>Required Permitted (1) (73)</u>	<u>Required Permitted (1) (73)</u>	<u>Required Permitted (3) (2) (5)</u>	Permitted	Permitted	Prohibited
Minimum Residential Use (42)	N/A	50%	50%	25% N/A	N/A	N/A	N/A
Maximum Residential Use	N/A	100% (73)	100% (73)	75% (3) N/A	N/A	N/A	N/A
Minimum Non-residential Use	N/A	0%	0%	25% (3) N/A	N/A	N/A	N/A
Maximum Non-residential Use (42)	N/A	50%	50%	75% N/A	N/A	N/A	N/A

[Ord. 2006-004] [Ord. 2011-001] [Ord. 2015-031]

Notes:

1. Non-residential uses on parcels with a commercial with underlying residential FLU designation, approved as part of Plan Amendment Round 2005-01, shall only be permitted in accordance with of Art. 3.B.14.E.1.a, Mixed Use in NRM, NG and NC Sub-areas. **[Ord. 2006-004] [Ord. 2015-031]**
- ~~2. Required only on Westgate between Loxahatchee Drive and Wabasso Drive in accordance with Art. 3.B.14.E.1.a, Mixed Use in the NRM, NG and NC Sub-areas. [Ord. 2006-004] [Ord. 2015-031]~~
- ~~3. Maximum residential use may be increased to 100% and minimum non-residential uses may be reduced to 0%, east of Loxahatchee Drive, and West of Wabasso Drive. [Ord. 2006-004]~~
- ~~4-2. 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]~~
- ~~5. Minimum residential and maximum non-residential percentages may be waived once all permitted residential density has been utilized, if no Density Bonus Pool units are available. [Ord. 2006-004]~~
- ~~6. Mixed Use requirement shall not apply to improvements to or rehabilitation of existing structures or the expansion of a nonconforming use, pursuant to Art. 1.F.4.D, Expansion. [Ord. 2011-001]~~
- ~~73. Stand-alone residential developments are permitted within the NC, NRM and NG Sub-areas. [Ord. 2015-031]~~

4
5 **a. Mixed Use in NRM, NG, and NC Sub-areas**
6 In the NRM, and ~~NG and NC~~ Sub-areas, non-residential uses shall only be permitted if all
7 permitted residential density is utilized, but in no case shall it be less than one unit. Density
8 shall be calculated as standard density, or maximum density for PDDs, TDDs, and projects
9 meeting the requirements of FLUE Policy 2.2.1-e of the Plan, which ever is greater. **[Ord.**
10 **2006-004] [Ord. 2015-031]**

11 **....**
12 **2. Sub-area Use Regulations**
13 **a. Use Regulations**
14 In addition to the requirements of Table 3.E.1.B, Table 3.F.I.F, and Table 4.A.3.A, the
15 following uses shall be prohibited or permitted in the WCRAO Sub-areas: **[Ord. 2006-004]**
16

Table 3.B.14.E - WCRAO Sub-area Use Regulations

Sub-areas	NR	NRM	NG	NC	UG	UH	UI	NOTE (2)
Residential Uses								
....								
Commercial Uses								
....								
Office Warehouse	X	X	X	X	A (1)	A (1)	A (1)	4.B.5.C.17
....								

[Ord. 2006-004] [Ord. 2007-013] [Ord. 2009-040] [Ord. 2010-022] [Ord. 2011-016] [Ord. 2012-007] [2017-002] [Ord. 2017-007]

Notes:

1. Limited to lots with a CH ~~or IND~~ FLU Designation and corresponding zoning district. **[Ord. 2006-004]**
2. A number in the NOTE column refers to Art 4.B, Supplementary Use Standards, which are applicable to the use. **[Ord. 2006-004]**
3. Adult entertainment shall also be prohibited as an accessory use to other principal uses within the sub-areas. **[Ord. 2007-013]**
4. Limited to lots with a CH or CL FLU Designation and corresponding zoning district. **[Ord. 2007-013]**
5. Multi-family and Townhouse units may be Permitted by Right in non-residential districts where Mixed Use is required or permitted in accordance with Table 3.B.14.E. WCRAO Mixed Use. **[Ord. 2017-002]**
6. Employment Agencies as contained in Art. 4 under Office, Business or Professional. **[Ord. 2017-007]**

Key:

- X Prohibited in Sub-area.
- Subject to Use Regulations of zoning district.
- P Permitted by Right. **[Ord. 2007-013] [2009-040]**
- A Class A Conditional Use **[Ord. 2017-007]**

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EXHIBIT C

ART. 3.B.14, WESTGATE COMMUNITY REDEVELOPMENT AREA OVERLAY (WCRAO) SUMMARY OF AMENDMENTS (Updated 9/19/17)

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b. Table for Allowable Uses by Floor

Where permitted by the existing zoning district, uses shall be further regulated by floor, as indicated in Table 3.B.14.E, WCRAO Sub-area Uses Permitted by Floor, and Figure 3.B.14.F, WCRAO Sub-area Building Configurations and Lot Placements. **[Ord. 2006-004]**

Table 3.B.14.E - WCRAO Sub-area Uses Permitted by Floor (1)

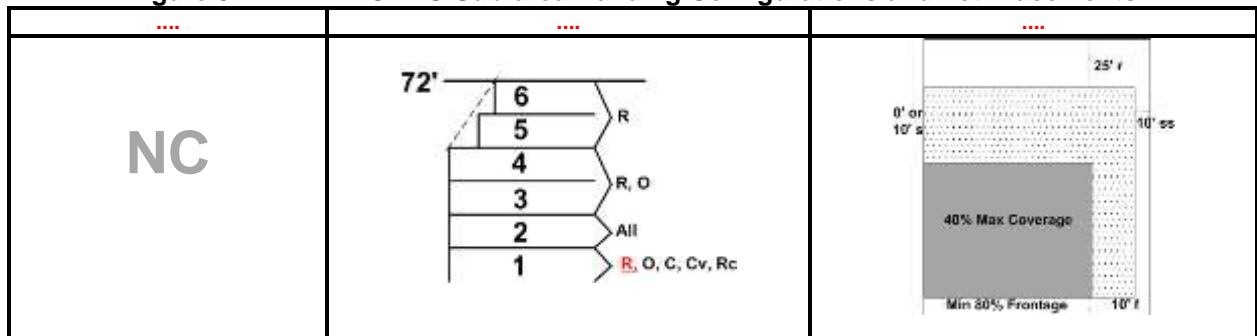
Sub-areas	NR	NRM	NG	NC	UG	UH	UI
1 st Floor	R,Cv, Rc	All	All	<u>R</u> , C, O, CV, Rc (?)	All	All	C, I, O
....							
[Ord. 2006-004]							
Key:							
All	Residential, Civic, Recreation, Office, Commercial, and Industrial			R	Residential		
C	Commercial, other than office			CV	Civic		
I	Industrial			Rc	Recreation		
NA	Not Applicable			O	Office		
Notes:							
1. Use allowed by floor only where permitted by existing zoning district, and the mixed use provisions of Table 3.B.14.E, WCRAO Mixed Use. [Ord. 2006-004]							
2. All uses are permitted East of Loxahatchee Drive and West of Wabasso Drive. [Ord. 2006-004]							

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4. Base Building Line

The 40 foot wide visual buffer requirement of Article 3.D.1.D.1, Base Building Line, shall not apply to those lots abutting Westgate Avenue between Congress Avenue and Military Trail. The base building line for said lots shall be the existing R-O-W line of Westgate Avenue. **[Ord. 2006-004]**

Figure 3.B.14.F - WCRAO Sub-area Building Configurations and Lot Placements



KEY for allowable usage by floor:*
R= Residential O= Office
C= Commercial I= Industrial
Cv= Civic Rc= Recreational
All= R, O, C, I, Cv, Rc

Key for setbacks:
f= front setback ss= side setback
s= side setback r= Rear Setback
ZD= Regulations of Applicable Zoning District

Building Coverage
Buildable Area

* Use allowed by floor only where permitted by existing zoning district, and the mixed use provisions of Table 3.B.15.E-1, WCRAO Mixed Use.

[Ord. 2006-004]

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EXHIBIT D

ARTICLE 4 – USE REGULATIONS SUMMARY OF AMENDMENTS

(Updated 09/20/17)

1
2 Part 1. ULDC Art. 4.B.2.C.36, Self Service Storage, (page 53-55 of 203), is hereby amended as
3 follows:
4

Reason for amendments: [Zoning]
1. Delete redundant standards regulating the orientation of storage unit doors. The intent is to further clarify longstanding exceptions to prohibitions on Self Service Storage bay door or fenestration orientation towards residential uses or public streets, when such doors or windows are blocked from view of affected residential uses by other structures or walls within the Self Service Storage facility.
2. Establish additional exceptions to limitations on fenestration for interior corridors with doors to limited access storage units. Staff recently collaborated with industry representatives seeking to comply with architectural requirements and/or desiring a more attractive facility, where it was determined that fenestration covered by opaque Bahama shutters or other similar architectural embellishment which precludes prohibited visibility of interior storage unit doors complies with the intent of the Code.

5 CHAPTER B USE CLASSIFICATION

6 Section 2 Commercial Uses

7 C. Definitions and Supplementary Use Standards for Specific Uses

8 36. Self-Service Storage

9

10 e. Architecture

11 1) ~~Storage Unit Door Orientation~~

12 a) ~~First Floor Door Orientation~~

13 ~~Storage unit doors shall not face a residential use or vacant parcel with a~~
14 ~~residential FLU designation, or public street.~~

15 b) ~~Door Orientation on the Second Story or Above~~

16 ~~Limited Access storage unit doors and access points located on the second story~~
17 ~~or above shall be oriented toward the interior of the site where fenestration is used~~
18 ~~to allow visibility into interior corridors.~~

19 **12) Storage Access or Storage Unit Door Screening**

20 Access points and storage unit doors shall be screened from all public streets,
21 residential uses or vacant parcels with a residential FLU designation, through the use
22 of buildings, walls, opaque vehicular gates which primarily remain closed, or other
23 similar barriers.

24 **23) Fenestration**

25 The use of fenestration that allows visibility of storage unit doors or is purposely
26 designed in conjunction with interior signage, logos, lighting, or paint schemes
27 intended to expand permitted exterior signage shall be prohibited.

28

29
30
31 Part 2. ULDC Art. 4.B.5.C.5, Wholesale Gas and Fuel, (page 87 of 203), is hereby amended as
32 follows:
33

Reason for amendments: [Zoning]
1. Reinstate clarification that use is intended to address wholesaling involving flammable or explosive gases and fuels, which commonly includes motor vehicle fuels or fuels for other uses, including propane or natural gas, as well as gases used for welding, among other similar uses. The term gas was also amended to read "gases" as a number of industry representatives had attempted to suggest the term was limited to "gasoline". Similarly, the term "fuel" is generally all encompassing and not limited to motor vehicle fuel. The term "flammable" was deleted as part of the Use Regulations Project as many non-flammable gases were considered likely to intensify potential flammable or explosive hazards. However, this revision inadvertently hinders industries that supply critical medical gases such as oxygen, or other industrial gases such as Argon or Carbon Dioxide.
2. Reinstate prior exemption for low volume sales of flammable gases subject to additional safeguards. A number of concerns were identified with the prior exemption as part of the Use Regulations Project, however, recent discussions with industry representatives have identified additional safeguards that should serve to mitigate any potential adverse impacts.
3. Delete limitation within the Airport Zoning Overlay. This provision mistakenly prohibited the use in areas not intended nor requested by the PBC Department of Airports.

Notes:

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EXHIBIT D

ARTICLE 4 – USE REGULATIONS SUMMARY OF AMENDMENTS

(Updated 09/20/17)

1 CHAPTER B USE CLASSIFICATION

2 Section 5 Industrial Uses

3 C. Definitions and Supplementary Use Standards for Specific Uses

4 5. Gas and Fuel, Wholesale

5 a. Definition

6 An establishment engaged in the storage of flammable or explosive gases or ~~and~~ fuels for
7 wholesale distribution, ~~to businesses~~.

8 **b. Typical Uses**

9 Wholesale Gas and Fuel may include but is not limited to the bulk storage, distribution and
10 wholesaling of motor vehicle fuels, propane, natural gas, welding gases, or other similar
11 materials.

12 **c. Approval Process – Exception**

13 Wholesale Gas and Fuel may be Permitted by Right subject to compliance with all of the
14 following:

15 1. Limited to a maximum of 2,500 gallons or less or 2,000 gallons water capacity.

16 2. Storage areas shall be located a minimum of 200 feet from any parcel supporting
17 residential uses or vacant parcels with a residential future land use designation.

18 3. Bulk storage of flammable gases shall be prohibited unless approved by PBC Fire
19 Rescue.

20 4. The applicant shall submit a storage management plan for all flammable liquids or
21 gases and any non-flammable gases to include documentation demonstrating
22 compliance with all applicable US Department of Labor, Occupational Safety and
23 Health Hazard (OSHA) standards, the National Fire Protection Association (NFPA)
24 Compressed Gas and Cryogenic Fluids Code, Compressed Gas Association (CGA)
25 Safe Handling of Compressed Gases, and any PBC Fire Rescue standards.

26 **b. Overlay – Airport Zoning Overlay (AZO)**

27 ~~Wholesale of gas and fuel shall be allowed in the AZO Overlay as an airport-related use~~
28 ~~only when associated with sales of aviation fuel.~~

29 **de. Location**

30 This use shall not be located within any Prohibited Land Use Area/Five Mile Runway Buffer
31 Zone.

32 **ed. Separation Distance**

33 A separation distance shall be established between this use and any adjacent uses. The
34 separation distance shall be that prescribed by PBC Fire Rescue Department based upon
35 recognized standards and guidelines,
36

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EXHIBIT E

ARTICLE 5.B.1.A.8 – DUMPSTER SUMMARY OF AMENDMENTS

(Updated 09/15/17)

Part 1. ULDC Art. 5.B.1.A.8, Dumpsters (page 21 of 107), is hereby amended as follows:

Reason for amendments: [ZONING]
1. Clarify that dumpsters, as an accessory structure, may be located in the front yard or side street yard due to the 25 feet minimum setback.
2. Replace existing dumpster graphic with an updated one reflecting the applicable provisions.
3. Prohibit location of dumpster on easements and landscape buffer to avoid future request for variance. Prohibition in Code standards precludes variance relief as defined in Art. 1.C.1.A.2.p. Permanent structures cannot overlap easements therefore dumpsters, as permanent structures, are subject to the same regulations.
4. Create a reference to current dumpster setback of 50 feet when it is located in a Commercial pod of a Planned Unit Development (PUD).
5. Current provisions require 25 feet for dumpster separation from residential zoning district or use, leaving unclear what is the applicable setback when adjacent to nonresidential use or zoning district. In some cases, where the residential zoning district setback is more restrictive than the dumpster setback, staff did not consistently apply the Code. This amendment is clarifying the minimum setback applicable to dumpsters is 25 feet from all property lines in all zoning districts except for the Commercial pod of a PUD.

CHAPTER B ACCESSORY USES AND STRUCTURES

Section 1 Supplementary Regulations

A. Accessory Uses and Structures

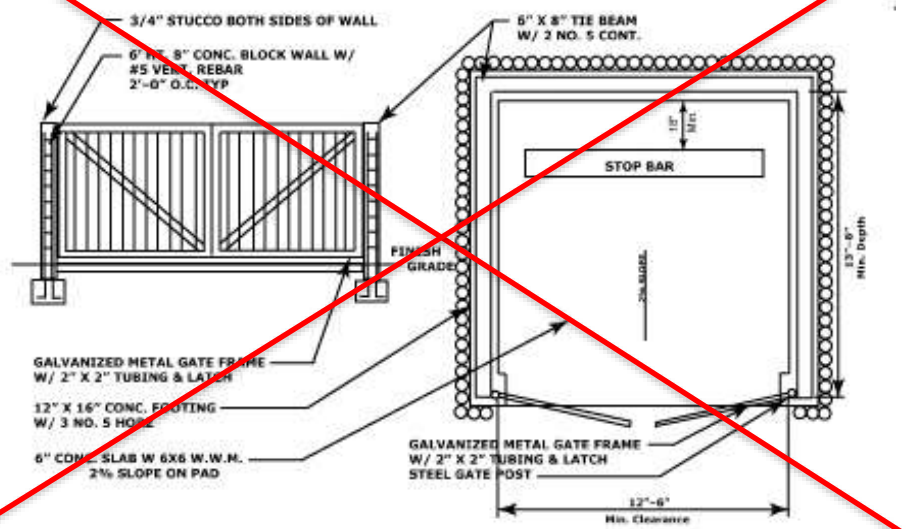
1. General

The following provisions in this Section shall apply to all development in Standard, PDD or TDD Zoning Districts, unless otherwise stated. [2007-001] [2017-007]

b. Location

All accessory uses and structures except for approved off-site parking, shall be located on the same lot as the principal use. No accessory structure shall be located in the front or side street yard except for dumpsters. [Ord. 2017-007]

Figure 5.B.1.A - Typical Dumpster Layout



8. Dumpsters

Each use shall provide a method for the removal of refuse when individual collection, from a licensed solid waste hauler is not provided. All outdoor receptacles for the storage and disposal of refuse, vegetation, and recyclable material, such as dumpsters, trash compactors, and recycling containers, shall meet the following standards:

a. Storage Area

A minimum of one refuse container and one recycling container shall be provided ~~per multi-family project with 16 units or more and for~~ each nonresidential project and per multi-family

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EXHIBIT E

ARTICLE 5.B.1.A.8 – DUMPSTER SUMMARY OF AMENDMENTS

(Updated 09/15/17)

project with 16 units or more. All refuse containers shall be stored in a storage area. Storage areas shall have a minimum dimension of ten feet by ten feet.

b. Location

Containers shall be located to minimize turning and back up movements by pick-up and removal vehicles. Dumpster shall not encroach into easements or landscape buffers.

c. Setback

1) Dumpsters located in a Commercial pod of a PUD shall comply with Art. 3.E.2.E.2.b, Design.

2) Containers In all other zoning districts, dumpsters shall be setback a minimum of 25 feet from all property lines ~~from adjacent residential districts and uses.~~ Existing legally approved dumpster within the required setback may remain provided no significant improvements are made to the enclosure.

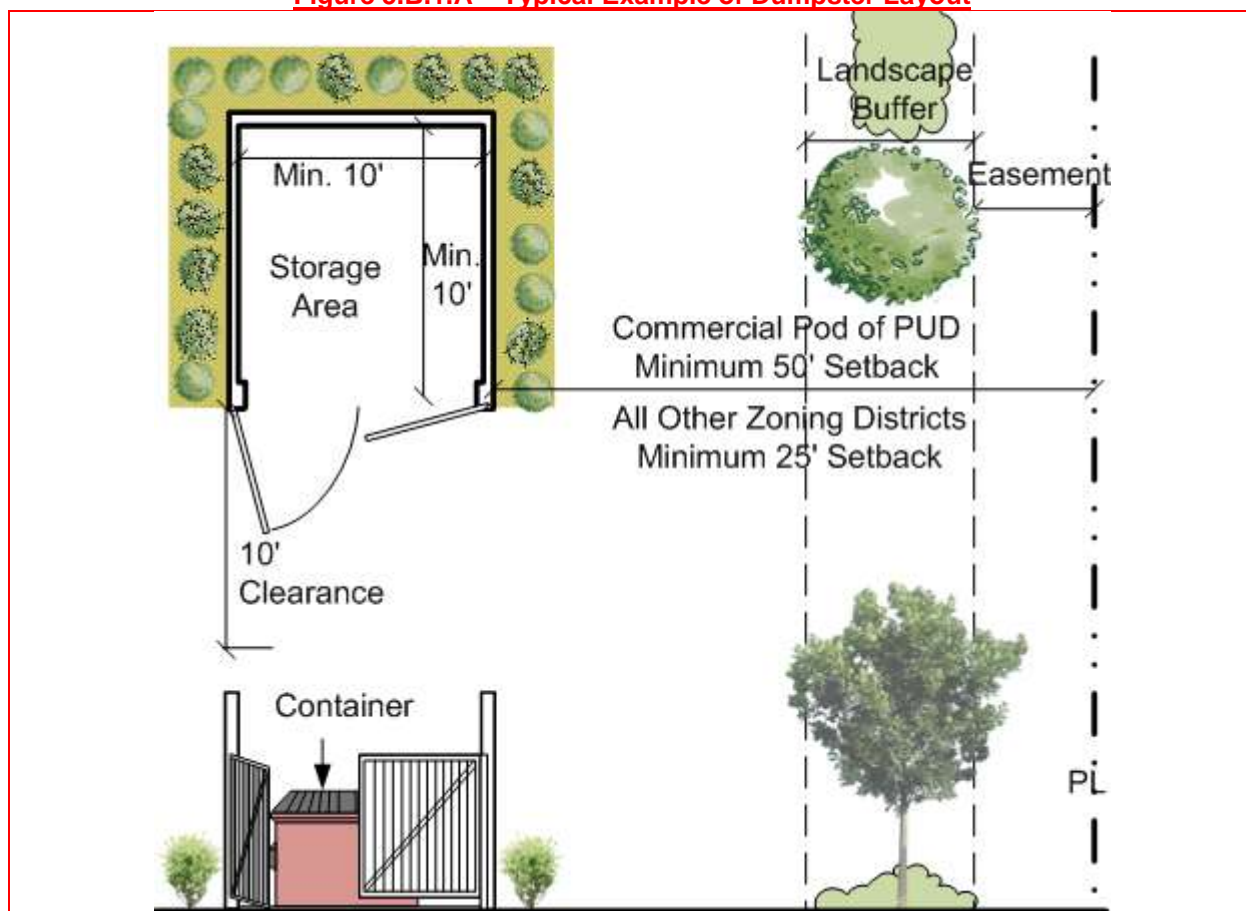
d. Screening

Containers shall be screened from view by a solid opaque enclosure. The open end of the enclosure shall have an opaque gate which provides a minimum of ten feet of clearance when open for service. All exposed exterior sides of the enclosure, other than the open end, shall be landscaped with one 36-inch high shrub planted 24 inches on center. If improvements are proposed for previously approved containers, screening shall be provided to the greatest extent possible.

e. Retrofitting of Existing Developments

The retrofitting of existing developments to comply with the standards of this Section is permitted at a ratio of deletion of one parking space for each outdoor receptacle, not to exceed ten percent of the total required parking spaces.

Figure 5.B.1.A – Typical Example of Dumpster Layout



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EXHIBIT F

ARTICLE 5.C.1.H – GUIDELINES [RELATED TO ARCHITECTURAL GUIDELINES] SUMMARY OF AMENDMENTS (Updated 09/16/17)

Part 1. ULDC Art. 5.C.1.H, Guidelines (page 48 of 107), is hereby amended as follows:

Reason for amendments: [ZONING]
1. Clarify that all rooflines are required to incorporate roof design elements to ensure consistency with Rural and Exurban Tier standards.
2. Revise language to require structures with an articulated roofline to incorporate a pitched roof, a minimum of 70% of the length of the façade, in the Rural and Exurban Tiers. This minimum requirement ensures the rural character of the area is maintained. In addition, amendments to Article 2 will allow an applicant to provide less than the 70% subject to approval of a Type 2 Variance.
3. Include language to provide greater design flexibility related to the placement of porches, by allowing them to be located along the side facades as well as the rear if contiguous to a public street or residential zoning district.

CHAPTER C DESIGN STANDARDS

Section 1 Architectural Guidelines

H. Guidelines

1. Nonresidential Design Elements

b. Roofline

The roofline along each elevation shall incorporate a minimum of one design feature each from Table 5.C.1.H, Primary Roof Design Element, and Table 5.C.1.H, Secondary Roof Treatment, below. The same features are not required on each elevation:

g. Rural Design Elements

The following standards shall also apply to nonresidential projects, buildings, and signs in the Rural and Exurban Tiers.

1) Roof

The roofline along each ~~applicable~~ elevation shall incorporate a minimum of one design feature each from Table 5.C.1.H, Roof Design Element, and Table 5.C.1.H, Decorative Roof Treatment below. The same features are not required on each elevation.

Table 5.C.1.H – Rural Roof Design Element

1.	Articulated parapet roofline for each 200 linear feet with an attached hip pitched roof (e.g. hip-on-deck, hip, gable, gambrel, or a combination of them) <u>along a minimum of 70% of the length of the facade, two or more plane breaks or slopes, and, a minimum 12 inch overhanging eave; or,</u>
2.	Full pitched roof (e.g. hip, gable, mansard, gambrel, etc.) with two or more plane breaks or slopes; or
3.	Combination of items 1 and 2 above.

Table 5.C.1.H – Rural Decorative Roof Treatment

1.	Decorative roof details such as dormers, cupolas, rafter tails, balconies, terraces, or exposed beams;
2.	Cornices with decorative moldings; or
3.	Pediments, porticos, or architectural features at entryways, or decorative towers.

4) Porches and Entryways

All buildings shall have prominent entryways with well-defined porches and railings. Porches shall be provided along the entire front facades, and 50 percent of the ~~side or~~ rear facades if contiguous to a public street or residential zoning district. The design of a porch may be interrupted by required exits, paved pedestrian entrances, loading areas, and shall include the following:

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Notes:

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EXHIBIT G
WALL HEIGHT
SUMMARY OF AMENDMENTS
(Updated 9/19/17)

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2 Part 1. ULDC Art. 5.B.1.A.2.b.4), General Exceptions (page 14 of 107), is hereby amended as
3 follows:
4

Reason for amendments: [Zoning]
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- | |
|---|
| 1. Update regulations pertaining to walls and fences in Art. 5 by providing a cross reference to the Noise Mitigation Walls regulations in Art. 7, Landscaping where the standard is developed. |
|---|

5 **CHAPTER B ACCESSORY USES AND STRUCTURES**

6 **Section 1 Supplementary Regulations**

7 **A. Accessory Uses and Structures**

8 **2. Fences and Walls**

9 **b. Height and Related Standards**

10 **4) General Exceptions**

11
12 f) Walls subject to noise mitigation shall comply with Art. 7.D.4.B.2, Noise Mitigation
13 Walls.

14
15 Part 1. ULDC Art. 7.D, General Standards (page 16 of 49), is hereby amended as follows:
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Reason for amendments: [Zoning]
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|--|
| 1. For properties adjacent to the Florida Turnpike in most cases residential, the BCC or Zoning Commission through Land Development often sets a condition for a noise mitigation improvement in the form of a sound wall. Due to the condition, the applicant is required to submit a sound study to the Florida Department of Transportation (FDOT) to determine the necessary wall height that would most reduce the noise levels along that section of the Turnpike or the applicable road. According to Project Development and Environment Manual (PD&E) which is the FDOT's procedure for complying with the National Environmental Policy Act (NEPA) of 1969, Title 42 U.S.C. section 4321, et seq. , <i>noise barriers cannot exceed the following heights:</i>
1. <i>For ground mounted noise barriers, the maximum height will be 22 feet.</i>
2. <i>For noise barriers on bridge and retaining wall structures the maximum height will be 8 feet unless a taller noise barrier is specifically approved in writing by the State Structures Design Engineer.</i>
3. <i>For ground mounted Traffic Railing/Noise Barrier combinations the maximum height will be 14 feet. (Part 2: 18.2.3.2.3 Safety Factors).</i> Such information is provided to Land Development for compliance with the condition.
Currently, the Code requires that any increases of wall height be subject to a Type 1B Variance. Therefore, this amendment allows noise mitigation walls to be a maximum of 20 feet when they are imposed as condition of approval without becoming subject to Type 1B Variance application. |
|--|

18 **CHAPTER D ~~GENERAL~~ LANDSCAPE STANDARDS**

19 **Section 4 Landscape Barriers**

20
21 **B. Walls**

22
23 **2. Noise Mitigation Walls**

24 Walls that are located within a R-O-W buffer, which abuts the Florida Turnpike or any public
25 street, may be increased to 20 feet provided there is a Condition of Approval imposed by the
26 ZC or BCC specifying the requirement of the noise mitigation wall.
27

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EXHIBIT H

ART. 8.G.3.B, ELECTRONIC MESSAGE SIGNS SUMMARY OF AMENDMENTS

(Updated 9/20/17)

1

Reason for amendments:

Type 1 Electronic Message Signs are only permitted at “regional facilities, facilities with serial performances, and specialized attractions that, by their operating characteristics, have unique sign requirements”. There are only a few facilities within the unincorporated Palm Beach County that meet the above description with the South Florida Fair & Exposition being one of these facilities. Other privately owned/operated facilities that would meet the intent and proposed definition include Lion Country Safari, Palm Beach International Raceway, and Palm Beach Kennel Club. Publicly owned facilities could include Morikami Museum and Japanese Gardens, Burt Aaronson South County Park and Coral Cove Amphitheatre, DuBois Park and Palm Beach International Airport.

As recognized in the description of Type 1 Electronic Message Signs, these facilities often have unique sign requirements based on: location, mission, use, types of events and activities offered or hosted, and the messaging needs for all of the above.

The ULDC sets forth very specific criteria for Type 1 Signs; however, it does not allow consideration for variances or waivers for size, location and content for Type 1 signs, except for a reduction in setbacks. Type 1 Signs must be approved by the Board of County Commission (BCC) as a Class A Conditional Use. These proposed amendments would allow for the BCC to consider Type 2 Waivers in conjunction with their consideration of approving the Type 1 Sign. Due to the unique nature and location of regional facilities, this approach would allow the Board to consider deviations from code in conjunction with their consideration of the Type 1 Sign.

The Code is also being amended to reflect current technology and standards in the electronic sign industry. Digital technology has significantly improved, and some of the changes proposed reflect the type of electronic message board hardware and software capabilities that are the current standard. National and State agencies have implemented revised regulations and standards for Dynamic Message Signs (DMS), comparable to Electronic Message Signs in the ULDC. These regulations promote full color signage and the use of graphics to improve the legibility of the message and provide better recognition within a multi-cultural population, seasonal drivers and out of area visitors. For example, FDOT District 6 -South Florida (Miami) recently converted several amber colored DMS signs to full color with graphics.

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Part 1. ULDC Art. 1.1.2 Definitions, (Page 89 of 110) are hereby amended as follows:

Reason for amendments: [Zoning]

1. Create a definition for Regional Facility for the purposes of determining facilities that would be eligible for Type 1 Electronic Message Sign.

7

8

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CHAPTER I DEFINITIONS AND ACRONYMS

10

Section 2 Definitions

11

A. Terms defined herein or referenced in this Article shall have the following meanings:

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R. Terms defined herein or referenced Article shall have the following meanings:

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Part 2. ULDC Art. 8.G.3.B, Electronic Message Signs (pages 29-34 of 42 [Supplement 21]), is hereby amended as follows:

Reason for amendments: [Zoning]

1. Current technology utilizes the full color spectrum. Industry standards such as National Transportation for Communications for ITS Protocol (NTCIP), National Electrical Manufacturers Association (NEMA) and Manual on Uniform Traffic Control Devices (MUTCD) have updated their specifications to support full-color dynamic message signage (DMS). The Florida Department of Transportation (FDOT) recently changed their specifications for DMS to include full color messaging boards with graphics.

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EXHIBIT H

ART. 8.G.3.B, ELECTRONIC MESSAGE SIGNS SUMMARY OF AMENDMENTS (Updated 9/20/17)

CHAPTER G STANDARDS FOR SPECIFIC SIGN TYPES

Section 3 Other Sign Types

B. Electronic Message Signs

2. Prohibited Elements

- b. Message units that change copy, light, ~~color~~, intensity, words or graphics more than once per eight seconds for Type 1 or Type 3 Electronic Message Signs. Any change in message shall be completed instantaneously. There shall be no special effects in-between messages;

3. General Standards

- ~~d. Each message shall be monochromatic. Separate messages may have different colors;~~

Reason for amendments: [Zoning]

2. The Board of County Commission may consider the unique characteristics, location and signage needs of each regional facility when they apply for Class A Conditional Use pursuant to the standards and findings. The changes proposed to the Standards for Type 1 Signs are subject to Board consideration and discretion on a case-by-case basis as each application is reviewed.

Art. 8.G. 3.B.4.b.3) is amended to separate the criteria so that it may be considered independently for Type 1 signs.

4. Standards for Type 1 Electronic Message Signs

Table 8.G.3.B – Type 1 Electronic Message Sign Face Area and Setbacks

Maximum Sign Area	50 percent of The total sign face area, including electronic and static signage, shall not exceed the allowable freestanding sign area (Table 8.G.2.A, Freestanding Sign Standards)
Minimum Setback: Front	15 feet
Minimum Setback: Side and Rear	30 feet
Minimum Setback: Side Street	50 feet
[Ord. 2014-025] [Ord. 2015-031]	

b. Location

A Type 1 electronic message sign may be located in the following areas and subject to the following provisions:

- 3) Adjacent to roadways classified as arterials or expressways:
~~4) and a~~ A minimum of 1,000 feet from any signalized intersection or existing electronic message signs;
~~4) 5)~~ No more than one electronic message sign shall be permitted per ~~project frontage~~; and,
~~5) 6)~~ Type 1 electronic message signs are prohibited in the WCRAO.

Reason for amendments: [Zoning]

3. There are Standards in Art. 2.B.2.B that the Board must consider when evaluating a Class A Conditional Use. There are also standards in Art. 2.B.2.G for Type 2 Waivers that the Board must consider. And there are required findings in Art. 8.G.3.B.4.c that the Board must make. The BCC can consider the unique characteristics, location and signage needs of each regional facility, facility with serial performances or specialized attraction, when they apply for Class A Conditional Use pursuant to the standards and findings, and these proposed amendments will allow them to consider deviations if deemed appropriate. The changes proposed to the Standards for Type 1 Signs are subject to Board consideration and discretion on a case-by-case basis as each application is reviewed.

An overview of the proposed Type 2 Waivers that would be subject to BCC consideration is:

- Waiver in Type 1 sign height, allowing up to 35 feet in height.
- Waiver in Type 1 sign setbacks (already allowed in the code – changes proposed only to clarify application)
- Waiver to allow for up to 50% increase in the total sign face area for Type 1 signs only.
- Waiver in Type 1 signs setback to residentially zoned property from 100 feet to 50 feet.

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EXHIBIT H

ART. 8.G.3.B, ELECTRONIC MESSAGE SIGNS SUMMARY OF AMENDMENTS (Updated 9/20/17)

- Waiver to allow a Type 1 sign on an Urban Collector Road or greater classification.
- Waiver to reduce separation from intersection for Type 1 signs.

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7. Type ~~H-2~~ Waivers for Electronic Message Signs

An ~~a~~Applicant may apply for waivers for Electronic Message Sign standards in accordance with Art. 2.B.2.G, Type ~~H-2~~ Waivers, in accordance with Table 8.G.3.B, Type ~~H-2~~ Waivers for Electronic Message Signs, below: The Applicant shall demonstrate in the Justification Statement and provide supporting documents that all applicable criteria in the following Table have been met.

Table 8.G.3.B, Type ~~H-2~~ Waivers for Electronic Message Signs

Article/Table Reference and Title	Maximum Waiver	Criteria (2)
<u>Art. 8.G.3.B.4.a, Standards for Type 1 Electronic Message Signs (Related to Maximum Height)</u>	<u>Additional 15 feet in height.</u>	<ul style="list-style-type: none"> ▪ <u>Sign is adjacent to a R-O-W with a minimum of 6 existing lanes of vehicle travel.</u> ▪ <u>Line of sight analysis is provided to demonstrate that the sign height is necessary to address visibility of the sign.</u>
<u>Art. 8.G.3.B.4.a, Table 8.G.3.B, Standards for Type 1 Electronic Message Signs (Related to Setbacks)</u>	50 percent reduction.	<ul style="list-style-type: none"> ▪ <u>Demonstrate reduced setback won't will not adversely impact traffic or pedestrian safety, or residential property, to include:</u> <ul style="list-style-type: none"> • Distractions to vehicular traffic caused by frequent message change and proximity to roadways or intersections; and, • Impacts of urban sky glow caused by sign lighting, inclusive of message changes, on residential properties. (1)
<u>Art. 8.G.3.B.4.a, Table 8.G.3.B, Standards for Type 1 Electronic Message Signs (Related to Maximum Sign Area)</u>	<u>50 percent increase</u>	<ul style="list-style-type: none"> ▪ <u>The regional facility annually supports a variety of events and attractions on a frequent basis.</u> ▪ <u>Sign is adjacent to a R-O-W with a minimum of 6 existing lanes of vehicle travel.</u> ▪ <u>Demonstrate that the sign program related to the use of the site requires more sign area to address the text needed to inform the public of events and programs.</u>
<u>Art. 8.G.3.B.4.b.2) Standards for Type 1 Electronic Message Signs (Related to Location and separation from residential)</u>	<u>Minimum 50-foot setback.</u>	<ul style="list-style-type: none"> ▪ <u>Demonstrate that combination of sign orientation, location of buildings, walls, or other permanent natural or man-made barriers, additional separations, limits on hours of operation, or other similar measures, will mitigate any glare or light pollution, including urban sky glow, that may adversely impact residential uses. (1)</u> ▪ <u>Sign is adjacent to a R-O-W with a minimum of 6 existing lanes of vehicle travel.</u>
<u>Art. 8.G.3.B.4.b.3) Standards for Type 1 Electronic Message Signs (Related to roadway classification)</u>	<u>Allow a Type 1 Sign on an Urban Collector road as classified on Map TE 3.1 Functional Classification of Roads</u>	<ul style="list-style-type: none"> ▪ <u>Property is not contiguous to a residential, use, zoning district or FLU designation.</u> ▪ <u>The regional facility annually supports a variety of events and attractions on a frequent basis.</u>
<u>Art. 8.G.3.B.4.b.4) Standards for Type 1 Electronic Message Signs (Related to distance from signalized intersection)</u>	<u>No minimum distance from signalized intersection.</u>	<u>Demonstrate that the reduced separation will not adversely impact vehicular or pedestrian safety, or be a distraction to vehicular traffic. (1)</u>
Notes:		
<u>(1) Report must be prepared, signed and sealed by a licensed professional in the State of Florida with experience in signage.</u>		

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Notes:

- Underlined indicates **new** text.
- ~~Stricken~~ indicates text to be **deleted**. If being relocated, or partially relocated, destination is noted in bolded brackets [**Relocated to:**] or [**Partially relocated to:**].
- *Italicized* indicates relocated text. Source is noted in bolded brackets [**Relocated from:**].
- A series of four bolded ellipses indicates language omitted to save space.