



LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
USE REGULATIONS PROJECT SUB-COMMITTEE

JANUARY 28, 2014 AGENDA
2300 NORTH JOG ROAD

1ST FLOOR HEARING ROOM (VC-1W-47)
2:00 P.M. – 4:00 P.M.

A. CALL TO ORDER

1. Introductions
2. Additions, Substitutions, and Deletions
3. Motion to Adopt Agenda
4. Adoption of November 21, 2013 Meeting Summary (Exhibit A)

B. SUBCOMMITTEE RULES AND PROCEDURES

C. RECREATION USES

1. Recap of Issues from Previous Meeting
2. Article 4, Use Regulations (Exhibit B – Revised text in blue font)

D. STAFF COMMENTS

1. Industrial Uses
2. Residential Uses

E. ADJOURN

EXHIBIT A

PALM BEACH COUNTY LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB) USE REGULATIONS PROJECT SUBCOMMITTEE

NOVEMBER 21, 2013 MEETING SUMMARY

Prepared by David Nearing, Site Planner I

On Thursday, November 21, 2013, the Use Regulations Project Subcommittee held a meeting at the Vista Center, Room VC-1E-47 Conference Room at 2300 North Jog Road, West Palm Beach, Florida.

A. CALL TO ORDER

The meeting commenced at 2:05 p.m.

1. Introduction of Members, Staff and Interested Parties

LDRAB Subcommittee Members: Jim Knight, Joni Brinkman, and Edward Tedtmann.

Interested Parties: Anne Kuhl, Gert Kuhl, Thuy Shutt, Alex Larson, Gladys DiGirolamo, Jennifer Morton, Curtis Dubberly, and Julie Barnett.

County Staff: Rebecca Caldwell, Ramsay Bulkeley, Doug Wise, Tim Granowitz, Jean Matthews, Diane Burress, Gail James, Ruth Moguillansky, Danna L. Ackerman-White, Eric McClellan, William Cross, Monica Cantor, Lauren Dennis, Scott Rodriguez, and David Nearing.

2. Additions, Substitutions and Deletions

Mr. Cross stated that there were no additions, substitutions or deletions.

3. Motion to Adopt Agenda

Motion to adopt agenda by Mr. Tedtmann, seconded by Ms. Brinkman.

4. Adoption of August 20, 2013 Meeting Summary (Exhibit A)

Motion to adopt August 20, 2013 Meeting Summary by Mr. Knight, seconded by Ms. Brinkman.

B. SUBCOMMITTEE RULES AND PROCEDURES

Mr. Cross presented a general overview of the subcommittee's goals and objectives. He explained that staff will follow the same methodology used at previous meetings: staff will present a brief overview of proposed draft amendments; discussion and input of material by the Subcommittee and interested parties; conclude with Subcommittee recommendations.

C. OVERVIEW

1. General Changes to the ULDC

Mr. Cross clarified that general amendments to Article 1.I, Definitions and Acronyms relate to deletion of duplicated use definitions already contained in Article 4, Use Regulations. In addition, he indicated that use matrices for URAO, IRO, PDDs and TDDs will be consolidated in Art. 4. These will be presented as part of the final amendment packet.

2. Presentation Format

Mr. Cross re-stated that the meeting will be conducted as noted in section B of this agenda.

D. RECREATION USES

1. Article 4, Use Regulations (Exhibit B)

The following topics were discussed:

- **Arena or Stadium or Amphitheater (#1), PM: Monica Cantor**

Additional information on the capacity (number of seats) is needed to determine the size or scale of the use. Staff clarified that in many cases it will be on case by case analysis.

- **Campground (#2), PM: David Nearing**

EXHIBIT A

PALM BEACH COUNTY LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB) USE REGULATIONS PROJECT SUBCOMMITTEE

NOVEMBER 21, 2013 MEETING SUMMARY

There was a discussion regarding the limits on length of stay for Campgrounds to allow the use to be industry-driven and clarify that stay in RVs cannot exceed 180 days by state statutes.

- **Entertainment, Indoor (#3), PM: David Nearing**
Discussion to determine if Gym/Dance Studio fits better in this category instead of the category of Fitness Center to be allowed in Industrial Zoning Districts.
- **Entertainment, Outdoor (#4), PM: Scott Rodriguez**
Categorize the type of use for a privately owned outdoor soccer field that does not charge a fee. Discussion also included Archery which has been relocated under Shooting Range use.
- **Fitness Center (#5), PM: Monica Cantor**
Include all martial arts instead of limiting to karate studios, and provide flexibility for gyms that require buildings with higher internal ceiling heights.
- **Golf Course (#6), PM: David Nearing**
 - Clarification that environmental management plans required for Golf Courses developed in the AGR Tier are redundant due to the applicability of other State Agency regulations for all Golf Courses. Several participants requested that the standard be retained and made applicable to all zoning districts.
 - Golf courses in PUDs will be addressed in the Residential Uses draft.
- **Marina (#7), PM: Scott Rodriguez**
The use will be relocated to the more appropriate Commercial Use classification.
- **Park, Neighborhood Infill (#8), PM: Lauren Dennis**
Allow reduction of setbacks to be 15 feet in active recreation facilities when no residential structure is adjacent to the Park.
- **Park, Passive (#9), PM: Scott Rodriguez**
Activities such as fishing, canoeing and kayaking are allowed on site.
- **Park, Public (#10) PM: Monica Cantor**
 - Request from Parks and Recreations Department to allow the use in Agricultural Reserve (AGR), Agricultural Production (AP) Zoning Districts and in the Agricultural Preserve Pod of a Planned Unit Development (PUD).
 - Create a list of collocated uses and include archery to be permitted as a separate use from Sport Shooting Range requirements.
- **Shooting Range, Indoor (#11), PM: Scott Rodriguez**
Air soft guns are classified as Outdoor Entertainment.
- **Shooting Range, Outdoor (#12), PM: Scott Rodriguez**
Request for flexible standards to be applied to archery.
- **Zoo (#13), PM: Lauren Dennis**
No comments were made on this use.

Subcommittee and staff concluded that additional research was needed to address the issues discussed and a second meeting is to be scheduled.

E. STAFF COMMENTS

No comments

F. ADJOURN

The meeting adjourned at 4:30 PM

EXHIBIT B

ARTICLE 4.B, USE REGULATIONS
SUMMARY OF AMENDMENTS
(Updated 01/24/14)

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2 Part 1. New ULDC Art. 4.B.3, Recreation Uses, is hereby established as follows:

3 **CHAPTER B USE CLASSIFICATION**

4 **Section 3 Recreation Uses**

5 **A. Recreation Use Matrix**

6 **Reason for amendments:** [Zoning] Consolidate all zoning districts into one Use Matrix to improve ease of use and better delineate differences in approval processes for standard, Planned Development Districts (PDDs) or Traditional Development Districts (TDDs). Tables consolidated are as follows: Table 3.B.15.F, Infill Redevelopment Overlay (IRO) Permitted Use Schedule; Table 3.B.16.E, Priority Redevelopment Area (PRA) Use Matrix; Table 3.E.1.B, PDD Use Matrix; Table 3.F.1.F, TDD Use Schedule; and, Table 4.A.3.A, Use Matrix.

7 **Use Matrix has been provided as a separate handout for ease of use.**

8 **Reason for amendments:** [Zoning] Clarify that recreation uses are prohibited to include any kind of gaming or pari-mutuel betting when located in the Agricultural Reserve (AGR) Tier for consistency with the Comprehensive Plan policy 1.5-p. This provision was relocated from supplementary use standards contained in Arena, Auditorium or Stadium and Commercial Equestrian Arena.

9 **B. General Recreation Standards**

10 **1. Tier Specific**

11 Pari-mutuel betting or gaming is prohibited in the Agricultural Reserve (AGR) Tier.

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15 **C. Definitions and Supplementary Use Standards for Specific Uses**

16 **1. ~~Arena, Auditorium or Stadium~~ Amphitheater**

17 **Reason for amendments:** [Zoning]
1. Remove Auditorium from the use name and include Amphitheater as it is the most common term that describes an outdoor facility designed for performances.
2. Revise definition to clarify that the use is intended to be for large sport events or performance. Convention center, exhibition halls and conference center will be relocated to be addressed as civic use, tentatively under revised assembly use or similar.
3. Delete provision related to location of the use in the Rural Residential (RR) Future Land Use (FLU) designation associated with the Commercial Recreation (CRE) Zoning District as this zoning district is not consistent with that FLU designation.
4. Delete limitation of lot size as the minimum standards already existing in the Code such as the zoning district property development regulations, landscaping, drainage and parking spaces should dictate the minimum lot size needed for the use to function.
5. Clarify that vehicular access has to be from Collector or Arterial Street to prevent vehicular traffic to and through local streets in nearby local streets.
6. Relocate Pari-mutuel betting prohibition to the new section General Recreation standards in order to make this regulation applicable to all recreation uses when located in the AGR Tier for consistency with Comprehensive Plan policy 1.5-p.

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19 **a. Definition**

20 An ~~open, partially or fully enclosed facility establishment open, partially or fully enclosed~~
21 primarily used or intended for commercial spectator sports, or entertainment
22 performance. Typical uses include ~~convention and exhibition halls, large conference~~
23 ~~centers, sports arenas, jai alai frontons, amphitheaters and racetracks, and concert halls.~~

24 **CRE District**
25 ~~An arena, auditorium or stadium use shall not be located in an RR FLU designation.~~

26 **b. Lot Size**

27 ~~A minimum of five acres.~~

28 **c. Frontage Location**

29 A minimum of 200 feet of frontage ~~on a public street providing the primary access is~~
30 ~~required. All vehicular access shall be from an on a Collector or a Arterial street from~~
31 ~~which primary point of vehicular access shall be provided.~~

32 **d. ~~AGR District or FLU Designation~~**

33 ~~Paramutal betting is not permitted.~~

34 **Reason for amendments to Arena or Stadium or Amphitheater in the Use Matrix:** [Zoning]
1. No changes are recommended to the approval process

Notes:

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EXHIBIT B

ARTICLE 4.B, USE REGULATIONS
SUMMARY OF AMENDMENTS
(Updated 01/24/14)

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242. Campground

- Reason for amendments:** [Zoning]
1. Amend definition to add Recreational Vehicles (RV) ~~Parks which are under 10 acres in size and are not zoned RVPD, Recreation Vehicle Planned Development to the use, as this is a better reflection of reality.~~
 2. With the revision of the use to include RVs the setback should be for all sites (camp and RV), not just campsites.
 3. Differentiate between the uses campsite and RV site to show how they are to be distinguished, and what type of activity is to take place on the site. Campsites are intended for more rustic type of camping in tents or pop-up trailers, or in camping cabins, and RV sites are to be improved with paved parking for the RV unit and the accompanying vehicle.
 4. Add provisions regulating the number of RV sites and campsites which may be located in a ~~non RVPD RV Park campground~~ based on the Future Land Use (FLU) designation of the property. The lower the underlying density, the less ~~RV sites~~ one can have. ~~Because of the transient nature of campsites, this aspect of the use need not be reduced from current standards, especially with a 30 day maximum occupancy. However, since occupants of RVs are permitted to remain in one location for up to 180 days, there permanency prompts the need to regulate their numbers. The table is intended to clearly indicate that the number of sites per acre is campsite OR RV site, not both.~~
 5. The table contains a footnote for the AP, Agricultural Production Zoning District to clarify that the table only applies to AP zoned land in the LOSTO, Lake Okeechobee Scenic Trail Overlay.

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a. Definition

A parcel of land used for a temporary camping and recreational vehicle (RV) uses, and not as permanent living quarters. ~~Campgrounds are predominantly intended for use by patrons occupying tents or Camping Cabins, and non-motorized campers and trailers.~~ [Ord. 2005-002]

ab. Lot Size

A minimum of five acres or the minimum required by the district, whichever is greater.

c. Use

1. Campsite

Campsites are predominantly intended for use by patrons occupying tents, pop-up style campers, or Camping Cabins.

2. RV Site

RV sites are primarily intended to accommodate RVs, and shall be improved with a paved parking pad for the RV and one passenger vehicle.

bd. Intensity

Campgrounds may be developed at the following intensities:

Table 4.B.3.C – Campground Intensity

Zoning Districts		# of Sites/Acre (2)	
Standard		Campsites	RVs
AP (1)		10/Acre	N/A
PC		10/Acre	N/A
PO		12/Acre	6/Acre
IPE		12/Acre	
CRE		12/Acre	
PDD			
MUPD	CR FLU	16/Acre	8/Acre
RVPD	RR FLU (3)	10/Acre (3)	4/5 Acres
	CR FLU	24/Acre	12/Acre
[Ord.]			
Notes:			
1.	<u>In the LOSTO only.</u>		
2.	<u>The acreage used to calculate campsites cannot be used to calculate RV sites, or vice versa. Campsites and RV sites may be interspersed throughout the site.</u>		
3.	<u>RVPDs existing prior to the adoption of this ordinance shall not be considered non-conforming for intensity.</u>		

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ARTICLE 4.B, USE REGULATIONS
SUMMARY OF AMENDMENTS
(Updated 01/24/14)

1

- Reason for amendments:** [Zoning]
6. Relocated and change the duration in which someone may reside in a Camping Cabin to apply to ~~campgrounds in general campsites~~. The duration noted in 3.E.7.D is 180 days. This is in excess of identified standards of other jurisdictions. The duration of stay is to show that campsites and camping cabins may be occupied by the same person(s) up to 30 days in a six month period, and in accordance with State Statutes, RV sites may be occupied by the same person(s) up to 180 days.
 7. Create a subsection to deal with Accessory Uses, specifically camping cabins, and a general retail facility specifically to serve the needs of the campground and RV occupants.
 8. Relocate and revise the maximum number of camping cabins permitted in a campground. Clarify that the maximum number of approved sites (both camp and RV) which can be used to site a camping cabin is limited to 30%.
 9. Delete the requirement that camping cabins must comply with the Building Code. This is mandatory by State law, and redundant.
 10. Remove reference to RVPD, which is a Planned Development District located in Article 3, from the subsection dealing with camping cabins. Camping cabins in an RVPD need to be addressed in Article 3.
 11. Clarify that the setback for camping cabins is based on the setback for campsites, not RV sites. There are not setbacks for RV sites identified in this use.
 12. ~~Delete~~ Change the standard regarding the location of camping cabins in-lieu of RV sites to sites in general. The use is a campground, not an RV Park. Plus there is no other logical location for a cabin than on a campsite.
 13. Simplify setbacks for Camping Cabins to apply a standard 50 foot setback from the perimeter of the project for all sites in the campground.

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bee Setback for **RV or Camp Sites Campsites**

All sites shall be set back a minimum of 50 feet from any property line.

cef Duration of Stay

1) Campsites and Camping Cabins

~~Time limitations for occupancy shall be in accordance with Article 3.E.7.D, Time Limitations~~ A maximum of 30 consecutive days in a six month period. [Partially relocated from c.3) below]

2) RV Sites

a) ~~No person, other than the caretakers, shall reside or be permitted to reside in a RV site for more than 180 days per calendar year.~~ [Relocated from Art. 3.E.7.D.1, Residence]

b) Record Keeping

The Campground owner or operator shall keep the following records: [Partially relocated from Art. 3.E.7.D.2, Record Keeping]

(1) the make, model, and year of each RV; [Relocated from Art. 3.E.7.D.2.a.]

(2) the lot on which each RV is/was located; [Relocated from Art. 3.E.7.D.2.b.]

(3) the dates of occupancy for each RV owner; and [Relocated from Art. 3.E.7.D.2.c.]

(4) the name and permanent address of each RV owner. [Relocated from Art. 3.E.7.D.2.d.]

c) Mobility

The mobility of each recreational vehicle shall be maintained at all times. All recreational vehicles shall be currently licensed by the State of Florida, or the state of residency of the RV owner. The license plate shall be visible at all times. [Relocated from Art. 3.E.7.D.3, Mobility]

g. Accessory Use

1) Camping Cabin

a) Definition

A rental cabin used for temporary occupancy.

~~**1a)**~~ Use

A camping cabin shall be permitted as an accessory use to a ~~RVPD or~~ campground ~~or Non-RVPD RV Park.~~

~~**2b)**~~ Structure Number

~~The cabin shall comply with all structural requirements of the Building Code.~~

~~A maximum of 30 percent of the total approved campsites may be used for camping cabins use.~~ [Partially relocated from c.9) below]

~~**3)**~~ Duration

~~Time limitations for occupancy shall be in accordance with Article 3.E.7.D, Time Limitations.~~ [Relocated and consolidated to Art. 4.B.3.C.2.f above]

~~**4c)**~~ Setback

~~Camping cabins shall meet the setbacks required for a recreational vehicle campsite.~~

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~~5) Location~~

~~A camping cabin may be located on a recreational vehicle lot or campsite in lieu of a recreational vehicle or campsite.~~

~~6d) Floor Area~~

~~A camping cabin shall not exceed 800 square feet of GFA.~~

~~7e) Additional Floor Area~~

~~Floor area under a solid roof that is utilized as a porch, patio, porte cochere, or carport shall not exceed 500 square feet.~~

~~8f) Amenities~~

~~A camping cabin may contain electrical outlets (excluding 220 volt), heating, lighting, air conditioning, fans, cooking facilities and plumbing.~~

Reason for amendments: [Zoning]

14. Delete the standard allowing up to 49% of the sites to be occupied by Camping Cabins. This is direct conflict with the previous standard allowing no more than 30% of sites to be "converted" from campsites to cabins.

15. Permit the establishment of a small accessory general retail sales component to a campground subject to:

- Limited to 1,500 square feet of gross floor area (GFA), including storage;
- Located to the interior of the campground with no exposure to external abutting streets;
- Requiring one parking space per 500 square feet of GFA, including storage, plus on space per employee on duty;
- Signage limited to wall signage on the front elevation of the building, not freestanding signage, and no signage associated with the retail facility visible to the exterior of the campsite.

16. Amend the section dealing with the LOSTO, Lake Okeechobee Scenic Trail Overlay to:

- Remove the word "Overlay" from the title, as it is redundant;
- Specify uses to allow differentiation between Campgrounds and Camping Cabins, as Camping Cabins in the LOSTO have historically been treated differently in that they can be an accessory to a single family dwelling, or a principal use;
- Specify that Campgrounds without RV sites are permitted in the LOSTO through a DRO approval. If RV sites are desired, the owner must obtain a land use amendment to CR; and
- Clarify that Camping Cabins as an accessory to a single family residence or as a principal use may be permitted through issuance of a Special Permit, as opposed to a Special Use. The ULDC does not identify a Special Use as an approval process in Article 2.

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~~9) Number~~

~~A maximum of 30 percent of the total approved RV lots or campsites may be converted to cabin use.~~ [Relocated to new Art. 4.B.3.C.2.g.1).c) above]

~~10) Camping Cabin Lots~~

~~At no time shall the number of camping cabins exceed 49 percent of the developed lots or campsites.~~

~~2) Retail Sales, General~~

~~A camp store selling goods intended for consumption and use by the patrons of a campground shall be permitted pursuant to the following:~~

~~a) Size~~

~~Shall not exceed 2,500 square feet of GFA, including storage.~~

~~b) Location~~

~~Shall be located to the interior of the campground, ~~and shall~~ and shall not be accessible from any external roads abutting the campground property.~~

~~c) Parking~~

~~Shall provide one parking space per 500 square feet of GFA, plus one space per employee on duty.~~

~~d) Signage~~

~~Signage shall be limited to a maximum of 25 square feet of wall signage located on the front facade of the building, and shall not be visible from the exterior of the campground. Freestanding signs shall be prohibited.~~

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SUMMARY OF AMENDMENTS
(Updated 01/24/14)

1 **dh. LOSTO Overlay**

2 A Campground or Camping Cabins may be located on parcels within the LOSTO where
3 the use is not allowed by the Use Matrix, subject to the following:

4 **1) Campground**

5 A campground without RV sites may be permitted in the LOSTO subject to DRO
6 approval. If a campground owner wishes to have RV sites, they must change the
7 FLU to CR.

8 **2) Camping Cabins**

9 A camping cabin shall be allowed as a principal use, or as an accessory use to a
10 single family dwelling, subject to approval as a ~~special~~ Special use Permit and the
11 following:

12 **1a) Density**

13 A maximum of ten camping cabins per acre when developed as principal use.

14 **2b) Setback**

15 A minimum of 25 feet from all property lines.

16 **3c) Occupants**

17 Only users of the LOSTO Trail, such as hikers, bikers and tourists, shall be
18 allowed to occupy the cabins.
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Reason for amendments to Campground in the Use Matrix: [Zoning]

~~Research did not reveal a need for changes to the approval process. Staff recommends deletion of the use from the AP, Agriculture Production Zoning District, as this district is typically not intended to support residential activity, with the exception of the LOSTO, Lake Okechobee Scenic Trail Overlay, which is intended to support tourism.~~

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23 **453. Entertainment, Indoor**
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Reason for amendments: [Zoning]

- 1. Revise definition to clarify that Indoor Entertainment includes such indoor recreational activities as skating (ice and roller), paintball, and soccer. This is intended to be an example, not a definitive list.
- 2. Delete CRE Zoning District standard related to Rural Residential (RR) FLU designation as the zoning district is not consistent with that FLU designation.
- 3. Delete reference to IL, since the use is to be prohibited in IL.
- 34. Add MXP and PIPD Zoning districts to 3,000 sq. ft. exemption from more restrictive review process.
- 45. Delete provision for banquet or reception facility as principal use. This provision has never been used, and the concept is not common to this region as it is elsewhere. The use of banquet and reception facility should be addressed with restaurants and catering facilities, and with institutional and private assembly.

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26 **a. Definition**

27 An establishment offering recreational opportunities or games of skill such as: skating,
28 paintball, soccer, bowling alleys, bingo or pool hall and video game arcades to the
29 general public for a fee ~~or charge and in a~~ wholly enclosed ~~in a~~ building. ~~Typical uses~~
30 ~~include bowling alleys, bingo parlors, pool halls, billiard parlors and video game arcades.~~
31 [Ord. 2005-002] [Ord. 2012-007]

32 ~~a. CRE District~~

33 ~~An indoor entertainment shall not be located in a CRE district with RR FLU designation.~~

34 ~~b. IL District~~

35 ~~An indoor entertainment facility exceeding three acres in the IL district, the use shall~~
36 ~~rezone to the CRE district.~~

37 **eb. CC, CG, and MUPD, MXP and PIPD Districts**

38 4) An indoor entertainment use encompassing less than 3,000 square feet of floor area is
39 a shall be permitted use by right.

40 2) ~~Banquet and reception facilities as a principal use are subject to Class A conditional~~
41 ~~use or requested use.~~

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Reason for amendments to Entertainment, Indoor in the Use Matrix: [Zoning]
1. Delete from IL Zoning District. The Comprehensive Plan does not support this use in the IND FLU designation. Therefore, the use should not be located in the IL or General Industrial (IG) Zoning Districts.
2. Because of the level of scrutiny PDDs are given in their approval process, it is proposed that the use be reviewed by the Development Review Officer (DRO) in the following zoning districts:
• Multiple Use Planned Development (MUPD) with a Commercial High (CH) FLU designation;
• MXPD with a CH FLU designation; and
• Lifestyle Commercial Center (LCC) with a CH FLU designation.
3. Change the use from a Permitted to DRO review in the Commercial (COM) Pod of a PIPD to ensure that the use is truly oriented to serve those employed within the district or residing therein.



464. Entertainment, Outdoor

Reason for amendments: [Zoning]
1. Revise definition to:
• Clarify commercial activity and;
• Relocate "Archery Ranges" to Sport Shooting Range use.
2. Delete CRE Zoning District supplementary use standard. The standard, as written, excludes privately owned commercial recreation. The County has a zoning district that specifically focuses on public ownership and is consistent with all FLU designations.
3. Delete Community Commercial (CC) Zoning District supplementary use standard. The use is allowed as a Class A Conditional Use. The definition of CC in the ULDC does not clearly delineate the meaning of community nature and neighborhood serving. Determination of "community nature" and "neighborhood serving" would be discussed during the review process and confirmed by the BCC.
4. Delete IL Zoning District supplementary use standard. The use will be deleted from the Use Matrix and the standard will no longer apply.
5. Location supplementary use standard to be revised. Delete the words "paved public" and minimum frontage requirement from the standard.

a. Definition

An establishment offering ~~entertainment~~ recreational opportunities or games of skill to the general public where any portion of the activity takes place in the open for a fee, excluding golf courses and public parks. Typical uses include ~~archery ranges~~, athletic fields, batting cages, golf driving ranges, water skiing facilities, tennis courts, go-cart tracks, miniature golf courses, paintball fields, jet skiing, and wind surfing. [Ord. 2005-002]

a. CRE District

~~Shall not be located in a CRE district with an RR FLU designation unless owned or operated by a public agency, or approved as a Class A Conditional Use, subject to the following additional criteria: [Ord. 2005-002]~~

~~1) Maximum size — 20 acres. [Ord. 2005-002]~~

~~2) Maximum FAR — 0.05. [Ord. 2005-002]~~

~~3) Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. [Ord. 2005-002]~~

~~4) Frontage shall be required on a roadway designated as a Florida Intrastate Highway System (FIHS) or Strategic Intermodal System (SIS) facility. [Ord. 2005-002] [Ord. 2009-040]~~

~~5) Shall not be located within 1,320 feet of any other privately owned outdoor entertainment use with a RR FLU designation. [Ord. 2005-002]~~

b. IL District

~~The use shall rezone to the CRE district if exceeding three acres in size.~~

c. CC District

~~An outdoor entertainment facility shall be limited to uses that are of a community nature and that serve residential neighborhoods within a three to five mile radius.~~

bd. Location Frontage

Access to an outdoor entertainment use shall be from a ~~paved public~~ collector or arterial street. ~~The minimum required frontage for the primary point of access shall be 200 feet.~~

ce. Setbacks

No building, structure, trailer, vehicle, mechanical device, or outdoor area shall be located closer to the property line than as follows:

Notes:

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EXHIBIT B

ARTICLE 4.B, USE REGULATIONS
SUMMARY OF AMENDMENTS
(Updated 01/24/14)

Table 4.B.4.A3.C – Outdoor Entertainment Setbacks

Adjacent Use	Minimum Setback
Non-residential and streets	50 feet
Residential District or Use	100 feet

Reason for amendments to Entertainment, Outdoor in the Use Matrix: [Zoning]
 1. Delete the DRO approval process from Industrial standard Zoning District and MUPD with IND FLU designation. The Regulation Section of the Comprehensive Plan identifies that the Outdoor Entertainment use is allowed in Commercial, Commercial Recreation and Industrial Future Land Use designations within a PIPD. Existing approvals within the IL standard Zoning District and MUPD with IND FLU designation will be deemed legal non-conforming uses.

565.Fitness Center

Reason for amendments: [Zoning]
 1. Update to reflect indoor or outdoor operation of the use and update the terminology for consistency with new industry trends.
 2. Delete Multifamily Residential (RM) Zoning District from SF standard for consistency with deletion of the use approval in that zoning district as indicated in the Use Matrix. The supplementary use standard still remains applicable to Neighborhood Commercial (CN) Zoning District.
 3. Remove General Commercial (CG) Zoning District from the standards that allow the use to be Permitted when less than 15,000 SF since the use is here now proposed to be Permitted as indicated in the Use Matrix.
 4. Provide consistency between the square footage in Table 4.A.3.A, Threshold of Projects Requiring DRO approval, where the threshold for CC Zoning District is 8,000 SF, and the supplementary use standard that allows a Fitness Center in CC Zoning District to be Permitted when less than 15,000 SF. This change modifies the minimum square footage from 15,000 SF to 8,000 SF.
 5. Delete Commercial High Office (CHO) Zoning District from the provisions that allow the use to be Permitted by Right when less than 15,000 SF for consistency with the intent of that district to include mainly uses of office nature and deletion of use from that zoning district in the Use Matrix.
 6. Delete CRE Zoning District standard related to RR FLU designation as the zoning district is not consistent with that FLU designation.

a. Definition

An ~~enclosed building or structure establishment~~ containing multi-use facilities for conducting recreational sport activities such as: aerobic exercises, weight lifting, running, swimming, racquetball, handball, ~~and squash.~~ ~~This use also includes~~ dance studios and ~~karate schools martial arts studios.~~ ~~A fitness center may also include the following customary accessory activities as long as they are intended for the use of the members of the center and not for the general public: babysitting, food service, and the serving of alcoholic beverages consumed on the premises.~~

a. RM and CN Districts

~~Shall not occupy more than 3,000 square feet of GFA or have outdoor activities.~~
[Partially relocated under d. below]

b. CC, CHO, CG Districts and PDDs Approval Process

A fitness center that has less than ~~15,000~~ 8,000 square feet of GFA shall be ~~permitted by right~~ Permitted by Right in the CC Zoning District. **[Ord. 2010-005]**

c. CRE District

~~Shall not be located in a CRE district with an RR FLU designation.~~

cd. PIPD Light Industrial Use Zone

A fitness center in a Light Industrial Use Zone of a PIPD shall primarily serve the workforce or residential population within the PIPD. **[Ord. 2012-027]**

d. Zoning District

The use shall be limited to 3,000 square feet of GFA without outdoor activities when located in CN Zoning District. **[Partially relocated from a. above]**

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EXHIBIT B

ARTICLE 4.B, USE REGULATIONS
SUMMARY OF AMENDMENTS
(Updated 01/24/14)

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Reason for amendments to Fitness Center in the Use Matrix: [Zoning]

1. Delete from the RM Zoning District as any form of this use open to the general public would not be consistent with the purpose and intent for a residential district. There are other provisions to allow for similar uses where limited to residents of a residential development.
2. Amend the approval process in CN Zoning Districts from Class B Conditional Use approval to be Permitted. The supplementary use standard limiting the building to 3,000 SF and no outdoor activities makes the structure consistent with the neighborhood character of the CN Zoning District and the prohibition of outdoor activities protects surrounding residential from nuisances.
3. Delete from IL Zoning District to keep industrial land limited to industrial uses or uses of an industrial nature.
4. Delete from CHO Zoning District, MUPD with CHO FLU designation, and MXPDP with CHO FLU designation as the CH-O FLU designation is intended to support mainly office related uses as contained in the FLU Element Section III.C.2 of the Comprehensive Plan for Commercial Office Uses.
5. Amend the approval process from Class A Conditional Use to Permitted in CG Zoning District and MUPD with CH FLU designation to make the use consistent with expected intensity in CH FLU designation. In the CG Zoning District the building square footage will trigger upper level of review (Board of County Commissioners [BCC] approval) when the structure is above 49,999 SF.
6. Increase the approval process from Permitted to DRO in COM Pod of a PIPD to ensure the use is site planned and determine the size of the use is of an intensity intended to serve mainly the population within the PIPD as stated in the FLU Element Section III.C.4 of the Comprehensive Plan.



626. Golf Course

Reason for amendments: [Zoning]

1. Delete reference to Management Plan. Per the Environmental Resource Management (ERM), this document is required by South Florida Water Management District, and is based on the plans approved by the County. This would be redundant with State Agency requirements.
2. Change reference to clubhouse to be an accessory use to comply with new wording for reordered Supplementary use standards.
3. Change fencing to be a subcategory of accessory use due to the specialized nature of the type of fencing being referenced in this standard.

a. Definition

An ~~facility establishment~~ providing a golf recreation area designed for executive or regulation play along with accessory support facilities, excluding miniature golf.

AGR Tier

~~1) PUD~~

~~A golf course is only permitted in the development area of a PUD, subject to the following additional application requirements.~~

~~a) Management Plan~~

~~To protect adjacent farmland from golf course maintenance practices, a maintenance plan shall be developed and complied with in perpetuity. Prior to DRO approval of the master plan, a management plan shall be submitted to and approved by ERM. At a minimum, the management plan shall include the following information:~~

~~(1) A Best Management Plan (BMP) detailing procedures for the construction, irrigation, operation, and maintenance of the golf course, designed to prevent contamination of adjacent properties and ground and surface waters;~~

~~(2) A Pest Management Plan (PMP) designed to prevent contamination of ground and surface water from pesticides, herbicides, and fertilizers; and~~

~~(3) A Water Quality Monitoring Plan designed to protect adjacent wetlands and surface waters.~~

b. Clubhouse Accessory Use

1) Clubhouse

A golf course use may include a clubhouse. In addition to traditional and customary services, the clubhouse may also contain uses such as food service, catering, related retail sales, financial services, and other personal services.

42) Fencing

~~Protective f~~Fencing or netting may be erected to protect neighboring property, vehicles, pedestrians, or bicyclists from golf balls, subject to the following restrictions:

a) Maximum Height Adjacent To

(1) Residential Use

15 feet.

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- (2) Street or Easement
30 feet.
- (3) Non-Residential Use
30 feet.

Reason for amendments to Golf Course in the Use Matrix: [Zoning]

- ~~1. Delete use from all standard zoning districts except CG, CRE, Public Ownership (PO), and Institutional and Public Facilities (IPF). Allowing, even as a Class A would permit establishment of commercial standalone golf courses in all residential zoning districts. The Unified Land Development Code (ULDC) should be amended to reflect that ancillary golf courses can be approved with residential developments as an amenity of that development.~~
- ~~2. Deleting from IL Zoning District. With the exception of the COM Pod of a PIPD, this use is not consistent with the industrial zoning districts.~~
- 13. Change from Class B to Permitted in PO Zoning District, publicly owned golf course serve a greater public good with minimal impacts under government control.
- 24. Allow as a Class A Conditional Use in a COM Pod of a PIPD, as Commercial Recreation (CR) FLU designation is not a land use permitted in PIPD.
- ~~5. Remove from all residential PDD's. The ULDC should be amended to allow the use to be a collocated recreational amenity in residential PDD's. If it is later decided to make a golf course open to the public, the owner would be required to go before the BCC to obtain the necessary approvals to do so. This will provide a public forum to discuss the proposal.~~
- ~~6. Delete from the Mobile Home Planned Development District (MHPD) and RVPD Zoning Districts. The standards for these two zoning districts should be revised to permit golf courses as an amenity to a development.~~

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782. MARINE FACILITY HAS BEEN RELOCATED TO COMMERCIAL USE CLASSIFICATION TO BE ADDRESSED AT A LATER TIME

7892. Park, Neighborhood Infill

Reason for amendments: [Zoning]

- 1. Minor revision to the use definition;
- 2. Delete limitation on hours of operation and landscaping standards to defer to Parks and Recreation handbook;
- 3. Delete limitation on hours of operation and defer to Parks and Recreation. With the prohibition on lighting and other amenities, most parks of this nature will be posted as closed from dusk to dawn.
- 4. Consolidate redundant minimum setbacks for residential, non residential, and ROW, and allow for reduction of minimum setback for active recreation by the Parks and Recreation Director when compatibility issues are addressed with any adjacent residential uses.

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a. Definition

~~A public park~~**PBC public parks facilities facility operated by PBC usually less than two and one half acres** located in the Revitalization and Redevelopment Overlay as designated by the BCC, ~~or in any residential neighborhood. Infill neighborhood parks, including passive and active recreational facilities, are generally few in number due to size constraints and are developed according to the demands and character of the specific neighborhoods that they serve. Access is primarily pedestrian oriented with no support facilities such as parking lots or restrooms provided.~~ **[Ord. 2006-004]**

ba. Lot Size

A maximum of five acres.

cb. Recreational Amenities

Active recreation amenities may include playground equipment and non-regulation basketball courts.

c. Landscaping

~~Landscaping shall be subject to the PBC Parks and Recreation Department landscape standards.~~

d. Minimum Setbacks from Residential Uses

1) Playground Surface Areas

~~Ten~~ **10** feet.

2) Structures, Park Furniture and Playground Equipment

15 feet.

3) Active Recreation Facilities

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EXHIBIT B

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- a) A minimum of 15 feet when adjacent to R-O-Ws and parcels with a non-residential FLU, district, or use.
- b) A minimum of 25 feet when adjacent to parcels with residential FLU, district, or use. The Parks and Recreation Director may authorize a setback reduction to 15 feet, when compatibility issues are addressed with any adjacent residential uses.

~~e. Setbacks from R-O-Ws and Non-residential Uses~~

~~1) Playground Surface Areas~~

~~A minimum of ten feet.~~

~~2) Structures Park Furniture and Playground Equipment~~

~~A minimum of 15 feet.~~

f. Hours of Operation

~~Shall be pursuant to the PBC Parks and Recreation Department.~~

gh. Restrictions

Sports lighting, parking spaces and permanent sanitary facilities shall be prohibited.

Reason for amendments to Park, Neighborhood Infill in the Use Matrix: [Zoning]

Research did not reveal a need for approval process changes.



8993. Park, Passive

Reason for amendments: [Zoning] Minor revision to the use definition and supplementary use standard.

a. Definition

A public or private outdoor recreation area relying on a natural or man-made resource base and developed with a low intensity of impact on the land. Typical uses include trail systems, wildlife management and demonstration areas for historical, cultural, scientific, educational or other purposes that relate to the natural qualities of the area, and support facilities for such activities.

b.a. PC Zoning District

~~In the PC district, a~~ **A** passive park use shall generally include but not be limited to nature and foot trails; canoe trails; wildlife management performed by official game, fish and wildlife commissions; public hunting and fishing camps; the use of boats, airboats and wheeled and tracked vehicles under policies and regulations prescribed by the appropriate government agencies; hunting and fishing camps on private property under policies prescribed by official game, fish and wildlife commissions; exploration, observation and archeological studies supervised by recognized authorities or persons granted permission to proceed by the State of Florida; preserves and passive recreation areas, and residences for preservation management officers or substantially similar recreational conservation accessory uses. **[Ord. 2006-004]**

Reason for amendments to Park, Passive in the Use Matrix: [Zoning]

1. Change Class A Conditional Use to Permitted in the AGR/P Pod of a PUD.
2. Add as a Permitted use in the following zoning districts:
 - MUPD with an IND and EDC FLU designation.
 - Neighborhood Center (NC) and Residential (RES) Pods of a Traditional Neighborhood Development (TND) in Urban/Suburban, Exurban and Rural Tiers.
 The Comprehensive Plan states that parks are generally permitted in all future land use designations.
3. Delete limitation on hours of operation and defer to Parks and Recreation. With the prohibition on lighting and other amenities, most parks of this nature will be posted as closed from dusk to dawn.



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EXHIBIT B

ARTICLE 4.B, USE REGULATIONS
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94094. Park, Public

Reason for amendments: [Zoning]

1. Review the definition to clarify that ownership and management of the use is government;
- ~~2)~~ Allow golf course to be permitted by right when collocated with a public park located in PO Zoning District as this use is subject to Class B Conditional Use in that district and facilitate its approval since it is typically collocated with public parks; and,
- ~~3.~~ Expand on the type of parks for consistency with the terminology and classification contained in the Parks and Recreation Department list of Public Parks contained in Article 5.B and the Comprehensive Plan Recreation and Open Space Element; and,
3. Clarify that uses incidental to the operation of a public park located on Public Ownership (PO) Zoning District that are subject to a different approval process other than Permitted by Right are permitted as collocated. The uses are still subject to the supplementary use standards applicable to every use as contained in the Code.

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a. Definition

A park publicly owned or operated ~~by government agencies park or beach that~~ providing opportunities for active or passive recreational activities to the general public.

~~b. Collocated Uses~~

~~Golf course collocated with a public park located in PO Zoning District shall be permitted by right use.~~

eb. Type of Parks

The use includes Regional Park, District Park, Beach Park, and Community Park.

c. Collocated Uses

The following shall be collocated uses permitted by right in the PO Zoning District when included as part of a public park:

- 1) Outdoor shooting range limited to non-mechanical equipment archery;
- 2) Arena or stadium or amphitheater separated at least 1,500 feet from parcels with a Conservation and Residential FLU designation, Zoning District or use.
- 4) Equestrian arena;
- 5) Marina limited to docks, wet slips or boat ramps; and,
- 7) Security or caretakers quarters.

Reason for amendments to Park, Public in the Use Matrix: [Zoning]

1. Streamline the approval process in MUPD with CL FLU designation from Class A Conditional Use to Permitted as PDDs are subject to Public Hearings and opportunities are provided for adjacent residents to participate. In addition the location of the use will be part of a Master Plan.

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~~104167. Gun Club Sport Shooting Range, Indoor~~

Reason for amendments: [Zoning]

1. In 1993, Open Gun Club and Closed Gun Club use definitions and Supplemental Use Standards were consolidated but shown as two separate uses in the Use Matrix. The amendment will rename and separate the uses in the Supplemental Use Standards consistent with the Use Matrix as further specified below.
2. Add standard to exempt indoor ranges dedicated exclusively to the use of archery equipment. This use is typically identified with shooting ranges by other municipalities.
- ~~3.~~ Update the use definition to clarify the recreational and training aspect of the use consistent with ~~F.S.~~ 700.333 and 823.16 (Shooting Range Nuisances, i.e., noise). To clarify the word "Sport" has been removed from the Use Title per LDRAB Subcommittee recommendation.
- ~~4.~~ Delete the Minimum Lot Size standard. Industry and municipal research does not show any specific trend for minimum threshold of lot size for indoor shooting ranges. This type of use can range from one to 10 or more acres.
- ~~4.~~ Relocate and clarify setback and buffer requirements from indoor shooting range to outdoor shooting range. Safety concerns will be further addressed by separation criteria established.
- ~~5.~~ Relocating "Setback and Buffer" with "Separation Distance" Supplemental Use Standard and increasing the 100 foot distance to 500 feet. Research indicates that separation distance assists with the mitigation of noise and potential safety concerns. Some jurisdictions have similar separation distance requirements that range from 50 feet to 1000 feet. For the purposes of this amendment, park would include Passive, Neighborhood Infill and Public Parks. The 500 foot separation distance is consistent with other uses in the Code (Adult Entertainment and Cocktail Lounge) that do or may have perceived similar negative impacts to public, civic, or residential uses.

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6. Establish a general standard for gun range design to address safety (projectile containment and accidental discharge) and nuisance (sound abatement) concerns consistent with industry standards. Examples of the industry standards include U.S. Department of Energy, Office of Health, Safety and Security's Range Design Criteria (DOE O 473.3, Protection Program Operations); National Rifle Association's (NRA) The Range Source Book, A Guide to Planning and Construction (2012); and National Institute for Occupational Safety and Health's (NIOSH) Lead Exposure and Design Considerations for Indoor Firing Ranges (Publication Number 76-130).
7. Delete AR/RSA standard. The Comprehensive Plan, III.C.5, identifies the Special Agriculture (SA) FLU designation as a "transitional agricultural classification". Sport Shooting Ranges do not meet the intent of the SA FLU designation.

a. Definition

An ~~open or enclosed facility~~ indoor establishment used for the discharge of firearms or projectiles at targets for sport or training shooting.

b. Approval Process

Where a more restrictive approval standard is required, an indoor range limited to archery may be approved by the DRO.

~~a. Setbacks and Buffers~~

~~1) Enclosed~~

~~An enclosed gun club shall have a 100-foot setback and a 50-foot buffer from a residentially occupied or zoned property. These setbacks are in addition to the minimum required setbacks of the district.~~

~~2) Open~~

~~An open gun club and its accessory shooting areas shall have a 300-foot setback to a 100-foot buffer from residentially occupied or zoned property. These setbacks are in addition to the minimum required setbacks of the district. [Relocated to Outdoor Shooting Range 4.B.6.C.12 below]~~

~~b. Lot Size~~

~~Except in the IL district, a gun club shall be located on a minimum of five acres or meet the minimum lot and setback requirements of the district in which it is located, whichever is greater.~~

~~c. Nuisances~~

~~All use areas shall be within an enclosed building constructed, maintained and operated so that no noise nuisances related to the range operations can be detected outside the building.~~

~~d. Separation Distance~~

~~An indoor shooting range shall not be located within 400 500 feet of a parcel with a civic or residential use, zoning district, or FLU designation or a park.~~

~~e. Site Design~~

~~During Zoning or Building Permit review, whichever occurs first, the applicant shall provide documentation demonstrating acceptable industry design and configuration standards based on type of shooting activity to address potential adverse safety and nuisance concerns. Range design shall include but not be limited to: ventilation, safety baffles, bullet traps, and impenetrable backstops, floors, walls and ceilings.~~

~~e. AR/RSA~~

~~An open gun club may be permitted in the SA FLU subject to a Class A conditional use approval. [Ord. 2005-002]~~

Reason for amendments to Sport Shooting Range, Indoor in the Use Matrix: [Zoning]
1. Change the approval process from Class B Conditional Use to Class A Conditional Use in the CG Zoning District for consistency with MUPD with a CH FLU designation.
2. Change the approval process from Permitted to Class A Conditional Use in CRE Zoning District for consistency with MUPD with a CR FLU designation.
3. Change the approval process from DRO to Class A Conditional Use in the IRO with a CH FLU designation for consistency with MUPD with a CH FLU. The changes provide an opportunity for the public to discuss any potential impacts from an indoor shooting range before the Board of County Commissioners.

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114268. ~~Gun Club~~ Sport Shooting Range, Outdoor

Reason for amendments: [Zoning]

1. In 1993, Open Gun Club and Closed Gun Club use definitions and supplementary use standards were consolidated but shown as two separate uses in the Use Matrix. The amendment will rename and separate the uses in the supplementary use standard consistent with the Use Matrix.
2. ~~Relocate and clarify setback requirements. Delete the Setback Standard and establish a Separation Distance requirement to assist in the mitigation of projectile containment and noise. The separation distance would provide a better regulatory tool. The measurement of distance (see also Article 1.C, Rules of Construction and Measurement) shall be measured by drawing a straight line from the location of a gun range development area to the property line of a civic or residential use, zoning district or FLU designation.~~
3. ~~Add additional landscaping requirements. Buffer and berm requirements provide for additional safety and screening adjacent to residential areas.~~
4. ~~Add Separation requirements. Distancing requirements assist in the mitigation of noise and odor.~~
3. ~~Establish a general standard to address safety (projectile containment) and nuisance (sound abatement) concerns.~~
4. ~~Add Archery Range Standard to clarify approval process and separation distance alternatives for non-mechanical archery equipment. Mechanical archery equipment consists of compound bows and crossbows. This use is typically identified with shooting ranges by other municipalities.~~

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a. Definition

An outdoor establishment used for the discharge of firearms or projectiles at targets for sport or training.

~~**b. Setbacks**~~

~~An *open gun club* outdoor shooting range and its accessory shooting areas shall have a 300 foot setback from all property lines *a parcel adjacent to a residential use, zoning district or FLU designation.* **[Partially relocated from Indoor Shooting Range]**~~

~~**c. Landscaping**~~

~~An outdoor shooting range shall have a 100 foot Type II Incompatibility buffer consisting of a 15 foot tall berm located between any adjacent civic, commercial, residential, or other recreation use, zoning district or FLU designation and the portion of the range at which targets are oriented.~~

~~**db. Separation Distance**~~

~~An outdoor shooting range shall not be located within 1,320 feet of a property line with parcel adjacent to a civic, commercial, or residential, or other recreation use, zoning district, or FLU designation, unless the adjacent properties are owned by a government agency and utilized for other than civic or residential purposes.~~

~~**c. Site Design**~~

~~During Zoning or Building Permit review, whichever occurs first, the applicant shall provide documentation demonstrating acceptable industry design, configuration and operational standards, based on type of shooting activity, to address potential adverse safety and nuisance concerns. Range design shall include but not be limited to: backstops, sideberms, sidewalls, sound and visual baffles and target placement.~~

~~**d. Archery Range**~~

~~**1. Approval Process**~~

~~An outdoor shooting range allowed as a Conditional Use may be approved by the DRO when limited to non-mechanical archery equipment.~~

~~**2. Separation Distance**~~

~~Shall not be subject to the 1,320 foot Separation Distance. An alternative separation distance may be required if warranted based on the Site Design requirements contained above.~~

Reason for amendments to Sport Shooting Range, Outdoor in the Use Matrix: [Zoning]

Change the approval process from a Class B Conditional Use to Class A Conditional Use in the PO Zoning District. The change provides an opportunity for the public to discuss any potential impacts from an outdoor shooting range before the Board of County Commissioners.



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~~1243~~143. Zoo

Reason for amendments: [Zoning]
1. Revise the definition to clarify zoo use is intended for entertainment and educational purposes;
2. Delete the Agricultural Residential (AR) Zoning District use standard due to the inconsistency between the typical low density residential uses of AR and the traffic intensity and commercial nature of a Zoo use;
3. Relocate and consolidate supplementary use standards regarding barbed wire, which will be addressed in Art. 5.

- a. **Definition**
~~Means a place~~An establishment where animals are kept in captivity for the public to view or for educational ~~or animal rehabilitative~~ purposes.
- ~~a. AR District~~
~~A zoo shall be located on a minimum of ten acres and shall provide a 500 foot buffer adjacent to existing residential uses, districts or FLU designated property.~~
- b. **Accessory Uses**
A veterinary clinic, gift shop, and food service may be permitted as accessory uses to a zoo.
- c. **Setbacks**
No animal containment area shall be located within 500 feet of any residential district.
- d. **Barbed Wire**
~~Barbed wire may be installed pursuant to Art. 5.B.1.A.2.c, Dangerous Materials. [Ord. 2011-001]~~

Reason for amendments to Zoo in the Use Matrix: [Zoning]
1. To Delete from the AR Zoning District due to the inconsistency between the typical low density residential uses of AR and the traffic intensity and commercial nature of a Zoo use.
2. Use is currently a DRO approval in the CRE Zoning District, which is consistent with a CR FLU designation. Therefore, for consistency, make use DRO approval in the MUPD with a CR FLU designation.
3. Change the approval process from a Class B Conditional Use to Class A Conditional Use in the CG Zoning District. The change provides an opportunity for the public to discuss any potential impacts from a zoo before the BCC.

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Part 2. ULDC Art. 3.E.7.B.2, Sites (page 183 of 229), is hereby amended as follows:

Reason for amendments: [Zoning]: In revising the use "Campground", staff identified issues regarding the intensity of the number of RV and campsites permitted through this section of the ULDC and the Future Land Use (FLU) designation. Areas where the density was capped at one unit/10 acres were permitted to have up to 12 RV sites or 40 campsites per acre. A new intensity of development was created using the FLU as a basis. The resulting table includes intensity of use for land with the RVPD Zoning designation with both a Rural Residential (RR) and Commercial Recreation (CR) FLU designation. It is intended that this table supersede the threshold for RVPD. It is also intended to link the intensity to Article 4 to preclude anyone requesting a variance from the standard.

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CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDD)

Section 7 Recreational Vehicle Planned Development District (RVPD)

B. Thresholds

2. Sites

~~The multiplier for RV sites is 12/acre. The multiplier for camp sites is 40/acre. Camp sites may be allowed in addition to RV sites. The number of RV and campsites permitted shall be as specified in Table 4.B.3.C – Campground Intensity.~~



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Notes:

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

ARTICLE 4.B, USE REGULATIONS
SUMMARY OF AMENDMENTS
(Updated 01/24/14)

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Part 3. ULDC Art. 3.E.7.D., Sites (page 184 of 229), is hereby amended as follows:

Reason for amendments: [Zoning]: Consolidate Recreational Vehicle standards contained in Recreational Vehicle Planned Development District (RVPD) into Campground use in Article 4. to accompany intensity thresholds. This will permit the use of one set of standards to be applied to multiple sections of the Code, and to link the RVPD Zoning District with Campsite to ensure consistence between the two uses, due to their similarities.

CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDD)

Section 7 Recreational Vehicle Planned Development District (RVPD)

D. Time Limitations

RV sites, campsites, and camping cabins shall comply with standards in Article 4.C.2.f, Duration of Stay.

~~1. Residence~~

~~No person, other than the caretakers, shall reside or be permitted to reside in a RVPD for more than 180 days per calendar year.~~ Relocated to Article 4.B.3.C.2.f.2)a)]

~~2. Record Keeping~~

~~The RVPD owner or operator shall keep the following records:~~ Relocated to Article 4.B.3.C.2.f.2)b)]

~~a. the make, model, and year of each RV;~~ Relocated to Article 4.B.3.C.2.f.2)b)(1)]

~~b. the lot on which each RV is/was located;~~ Relocated to Article 4.B.3.C.2.f.2)b)(2)]

~~c. the dates of occupancy for each RV; and~~ Relocated to Article 4.B.3.C.2.f.2)b)(3)]

~~d. the name and permanent address of each RV owner.~~ Relocated to Article 4.B.3.C.2.f.2)b)(4)]

~~3. Mobility~~

~~The mobility of each recreational vehicle shall be maintained at all times. All recreational vehicles shall be currently licensed by the State of Florida. The license plate shall be visible at all times.~~ [Relocated to Article 4.B.3.C.2.f.2)c)] [Renumber Accordingly]

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