

Exhibit D
2011 URAO Waiver Worksheet
(Revised 5-2-11)

| Line # | Page # | Art/Table Reference | Title | Code Language | Type I Waiver Limitations | Type II Waiver Limitations |
|--|--------|---------------------|---|---|---|--|
| Art. 3.B.16.A, Purpose and Intent | | | | | | |
| 1 | 4 | n/a | | | n/a | n/a |
| Art. 3.B.16.B, Applicability | | | | | | |
| 2 | 4 | n/a | | | n/a | n/a |
| Art. 3.B.16.C, Future Land Uses and Density | | | | | | |
| 3 | 6 | n/a | | | n/a | n/a |
| Art. 3.B.16.D, Application Requirements | | | | | | |
| 4 | 6 | n/a | | | n/a | n/a |
| Art. 3.B.16.E, PRA Use Matrix | | | | | | |
| 5 | 11 | n/a | | | n/a | n/a |
| 6 | 12 | 3.B.16.E.4.a | Residential Setbacks [Related to Outdoor Uses] | <i>Outdoor uses shall be setback a minimum of 200 feet from any abutting non-PRA residential use or parcel with a residential future land use designation....</i> | 10% reduction, provided the use is screened. | Permitted. |
| 7 | 12 | 3.B.16.4.b | Screening [Related to Outdoor Use] | <i>Outdoor uses, excluding uses such as outdoor dining uses in compliance with Residential Setbacks, walk up Restaurant take out windows, shall be screened from all streets by the use of a Street Wall comprised of either or a combination of the following:</i> | No Waiver. | No Waiver. |
| 8 | 12 | 3.B.16.4.c | Drive-through Uses and Gasoline Service Facilities [Related to Outdoor Use] | <i>All drive-through lanes and gasoline service areas, inclusive of pump islands, canopies, and queuing areas shall be located behind buildings or the Street Wall screening requirements above, and shall be consistent with Figure 3.B.16.F, Typical Gasoline Service Facilities and Figure</i> | Exceptions to Street Wall requirements may be permitted for pedestrian or vehicular access. | Permitted. Requires submittal of alternative design that meets the intent of these provisions. |
| 9 | 13-14 | Table 3.B.16.E | PRA Use Matrix | Table. | No Waiver. Prohibited due to Use Restrictions | No Waiver. Prohibited due to Use Restrictions. |
| 10 | | | | | | |
| Art. 3.B.16.F, PRA Design and Development Standards | | | | | | |
| 11 | 15 | n/a | | | n/a | n/a |
| 3.B.16.F.1, PRA Transect Zones (TZ) | | | | | | |
| 12 | 17 | 3.B.16.F.1 | PRA Transect Zones (TZ) | <i>Transect Zones are distinct categories that define and organize density and intensity ranging from the most urban to the least urban. The URAO establishes the Urban Center (UC) and Urban Infill (UI) FLU designations for the PRAs, and further refines these designations using sub-areas as transect zones....</i> | No Waiver. GIS Regulating Plan. | No Waiver. GIS Regulating Plan. |
| 13 | 17 | 3.B.16.F.1.a | Urban Center (UC) Sub-area Transects | <i>The UC is designated at prominent intersections and is the most intense PRA district, typically comprised of larger interconnected commercial and buildings containing a wide variety of uses, of at least two stories in height....</i> | No Waiver. GIS Regulating Plan. | Limited Waiver Permitted only for reference to minimum number of stories within this TZ. |
| 14 | 17 | 3.B.16.F.1.b | Urban Infill (UI) Sub-area Transects | <i>The UI accommodates mixed use redevelopment along the corridors, while providing a transition to the adjacent, existing residential neighborhoods....</i> | No Waiver. GIS Regulating Plan. | No Waiver. GIS Regulating Plan. |

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| 15 | 18 | 3.B.16.F.1.c | TZ Sub-area Modifications | <i>The DRO shall have the authority to allow modifications to the location and boundaries of the default UC or UI Sub-area Transects illustrated in the PRA GIS Regulating Plan</i> | n/a | n/a |
| 16 | 18 | Table 3.B.16.F | PRA Sub-area Transect Standards | Table. | n/a | Limited Waiver Permitted. • Additional 25% Deviation for Transect Zone Minimum Setback from Abutting Residential: Minimum UC 1 = 300'; and, UC 2 and UI 1 = 150'. • The reduction of 25% is subject to a hearing and therefore neighbors will be notified and BCC can impose conditions addressing neighbors' concerns. 300 feet versus 400 feet for UC1. Subject to a wall? and 150 feet versus 200 feet for UC2 and UI1, same treatment using some kind of spatial separation. If the lot has less depth and more width - lot configuration restriction. Also got to look at the design layout, height of buildings. |
| 3.B.16.F.2, Access and Lot Frontage | | | | | | |
| 17 | 18 | 3.B.16.F.2 | Access and Lot Frontage | External Access -1 per 160 linear feet Internal Access -1 per 160 Linear feet Existing on <160 feet frontage | No Waiver. | No Waiver. |
| 3.B.16.F.3, Block Standards Design | | | | | | |
| 18 | 18 | 3.B.16.F.3 | Block Standards Design | Blocks shall be created by utilizing streets and alleys to provide continuous pedestrian and vehicular circulation, interconnectivity and accessibility in PRA projects. | No Waiver. | No Waiver. |
| 19 | 18 | 3.B.16.F.3.a | Applicability | Blocks are required for projects five or more acres in size, or where the subdivision of land is proposed, excluding lot recombination. | No Waiver. | No Waiver. |
| 20 | 18 | 3.B.16.F.3.b. | Minimum | Table. | Allow 5% plus or minus due to unusual lot configuration. | Permitted. |
| 21 | 18 | 3.B.16.F.3.c | Block Frontage | All blocks shall have frontage on a perimeter or internal street. Streets shall be used to interconnect blocks. | No Waiver. | No Waiver. |
| 22 | 18 | 3.B.16.F.3.d | Subdivision | Any subdivision of land shall comply with all lot dimensions applicable to the UC or, UI or SD district, with exception to townhouse or ZLL lots. | No Waiver. | No Waiver. |
| 23 | 18 | 3.B.16.F.3.e | PDD Subdivision Alternative | A PRA Development Order may apply for an exemption from subdivision recordation requirements and subdivide by fee title conveyance of individual lots | n/a | n/a |
| 3.B.16.F.4, Frontage Classifications and Street Standards | | | | | | |
| 24 | 19 | 3.B.16.F.4 | Frontage Classifications and Street Standards | This code addresses the design of perimeter and internal streets and establishes related standards to ensure that pedestrian amenities and walkways, buildings and other improvements are properly and safely situated. | n/a | n/a |

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| 25 | 19 | 3.B.16.F.4.a | Frontage Classifications | <i>Frontage classifications define the details of the pedestrian realm located between the public R-O-W or internal streets and the building facade. Three frontage types are established, as follows: Slip Street, Primary, and Secondary. The default location for the PRA Frontage Types shall be in accordance with Maps LU 9.1 and LU 9.2, Urban Redevelopment Area Regulating Plan.</i> | No Waiver. | No Waiver. |
| 26 | 19 | 3.B.16.F.4.a.1) | Slip Street Frontage | <i>The Slip Street is an optional designation for areas that were determined to have sufficient depth to accommodate landscaping along the existing thoroughfare, a one-way vehicular lane, a parallel parking lane, and a wide pedestrian zone.</i> | No Waiver. | Permitted. |
| 27 | 20 | 3.B.16.F.4.a.2) | Primary Frontage | <i>Primary Frontages are located along adjacent thoroughfares or new internal streets, and accommodate a wide pedestrian zone, lined by the main building façade and entrance(s).</i> | n/a | n/a |
| 28 | 20 | 3.B.16.F.4.a.3) | Secondary Frontage | <i>Secondary frontages are located along existing side streets that intersect the main commercial thoroughfare, or new internal side streets. Secondary frontages provide a planting strip for street trees and a pedestrian zone appropriate for less intense uses and building sides.</i> | n/a | n/a |
| 29 | 21 | 3.B.16.F.4.b | Internal Streets | The design for the street and on-street parking shall comply with Figure 3.F.2.A, TDD Commercial Street, or the TMD design exception summarized | Allow additional lanes, or minor increases in lane width. - Min.- Where required to accommodate traffic, or where required by the DEPW or Palm Tran. - Minimum modification deviation required and remains generally consistent with TDD street standards. - Consistent with livable street standards that prioritize pedestrian safety. | Permitted. |
| 30 | 21 | 3.B.16.F.4.c. | Alleys | Alleys shall provide primary access to parking lots, service areas, residential garages or driveways. | No Waiver. | Permitted. |
| 3.B.16.F.5, Interconnectivity Standards | | | | | | |
| 31 | 21 | 3.B.16.F.5 | Interconnectivity Standards | | No interconnectivity required. - Document prohibition by Federal, State, local or other laws that serve to establish limited access standards necessary to protect facilities such as water treatment plants, jails, or other similar facilities.ment. | No Waiver. |
| 3.B.16.F.6, Building Standards | | | | | | |
| 32 | 22 | 3.B.16.F.6.a | Building Placement | 1. General 2. Corners 3. Building Hierachy 4. Civic Buildings 5. Parking Structures | No Waiver. | Permitted. |
| 33 | 22 | 3.B.16.F.6.b | Building Property Development Regulations | 1. Perimeter Street Building Frontage 2. Perimeter Frontage Exemp 3. Internal Building Frontage 4. Setack Measurement | No Waiver. | Permitted. |

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| 34 | 23 | Table 3.B.16.F | PRA Block Building PDRs | Table. | Max. 10% Waiver. | Permitted. | |
| 35 | 24 | Table 3.B.16.F | PRA Liner Building Configuration PDRS | Table. | Max. 10% Waiver. | Permitted. | |
| 36 | 25 | Table 3.B.16.F | PRA Townhouse Lot and Building PDRs | Table. | Max. 10% Waiver. | Permitted. | |
| 37 | 25 | 3.B.16.F.6.c | Building Height and Floors | n/a | n/a | n/a | |
| 38 | 25 | 3.B.16.F.6.c.1) | Building Floors | <u>a) Minimum Floors Required</u> All buildings shall be a minimum of two stories, except for legal lots of record less than one acre in size existing prior to the adoption of the URAO. <u>b) Maximum Floors</u> The maximum number of floors permitted in any building shall be determined by the parcels Zoning District and Transect Zone, as indicated in the following table: | No Waiver. | Waiver. | |
| 39 | 26 | Table 3.B.16.F | Maximum Building Floors | Table. | No Waiver. | Permitted. | |
| 40 | 26 | 3.B.16.F.6.c.2) | Exterior Height | Table. | No Waiver. | Permitted. | |
| 41 | 26 | 3.B.16.F.6.c.3) | Green Building Incentive Program | The Green Building Incentive Program is intended to stimulate private sector investment to construct sustainable buildings by allowing for "bonus height" for projects meeting industry criteria and standards for certification. | Allow deviations for different certifying standards as may be approved by the County. | Permitted. | |
| 42 | 27 | 3.B.16.F.6.d | Additional Architectural Design Standards | Architecture shall be in accordance with Art. 5.C, Design Standards, unless specified otherwise herein. | n/a | n/a | |
| 43 | 27 | 3.B.16.F.6.d.1) | Primary Entrance | The primary entrance for all 1st floor tenants must directly face a street, courtyard, plaza, square or other form of usable open space fronting a street. | No Waiver. | Permitted. | |
| 44 | 27 | 3.B.16.F.6.d.2) | Secondary Entrance | Each tenant may be permitted to have additional entrances located at side or rear facades facing a parking lot or other area | n/a | n/a | |
| 45 | 27 | 3.B.16.F.6.d.3) | Fenestration | Non-residential and multi-family building facades facing perimeter and primary streets or usable open space shall provide transparent windows covering a minimum of 35 percent of the wall area of each story as measured between finished floors, to allow transmission of visible daylight. | Allow > 20% and < 35%. | Permitted. | |
| 46 | 27 | 3.B.16.F.6.d.4) | Storefronts | a. Extend across 75% b. Glazing c. Glazing d. 50%facad: awning, etc | > 50% and < 75% | > 35% and < 75% | |
| 47 | 27 | 3.B.16.F.6.d.5) | Architectural Appurtenances | Min of 1 from chart | n/a | n/a | |
| 48 | 28 | Table 3.B.16.F | PRA Appurtenances | Table | Allow for similar alternative. | No Waiver. | |
| | 29 | 3.B.16.F.7, Streetscape Standards | | | | | |
| 49 | 29 | 3.B.16.F.7.a | General Standards | a.1 - 10 | n/a | n/a | |

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| | 30 | 3.B.16.F.7.b | Streetscape Components | | | |
| 50 | 30 | 3.B.16.F.7.b.1) | Planting Amenity Zone | The planting/amenity zone shall be a minimum of five feet in width, and serves as the transition between the vehicular and pedestrian areas. Bus stop locations, lighting, benches, trash receptacles, art, street trees, groundcovers and pavers may be placed in these areas. | No Waiver. | Permitted. |
| 51 | 30 | 3.B.16.F.7.b.2) | Pedestrian Circulation Zone | The pedestrian circulation zone is a continuous unobstructed space reserved for pedestrian movement typically located adjacent to the planting/amenity zone. Minimum width shall be eight feet for slip street and primary frontages, and five feet for secondary frontages. | No Waiver. | Permitted. |
| 52 | 30 | 3.B.16.F.7.b.3) | Slip Street Planting/Amenity Zone | The following standards shall apply for all slip street frontages: | No Waiver. | Permitted. |
| | 31 | 3.B.16.F.8, Civic and Usable Open Space Standards | | | | |
| 53 | 31 | 3.B.16.F.8 | Civic and Usable Open Space Standards | A minimum of five percent of the gross acreage of all PRA projects shall be dedicated or provided as usable open space. Plaza's or squares that provide a concentrated focal point for pedestrians shall be the preferred method | No Waiver. | Permitted. |
| 54 | 31 | Table 3.B.16.F | PRA Dimensions for Usable Open Space | Table. | No Waiver. | Permitted. |
| 55 | 31 | 3.B.16.F.8.a | General | 1. 50% of Res units 2. 95% residence within 2/4 mile 3. Ped Access | No Waiver. | Permitted. |
| 56 | 31 | 3.B.16.F.8.b | Plazas and Squares | A plaza or square shall be defined by building facades or streets. It is primarily comprised of hardscape/pavers, with trees | No Waiver. | Permitted. |
| 57 | 31 | 3.B.16.F.8.c | Greens | Greens are commonly developed with grassy lawn areas unstructured recreation, intended for less intensive foot traffic. | No Waiver. | Permitted. |
| 58 | 31 | 3.B.16.F.8.d | Streetscape Credit | Projects that have net land areas of less than two and one-half acres in size may count all streetscape areas towards the usable open space requirement. | No Waiver. | Permitted. |
| 59 | 31 | 3.B.16.F.8.e | Street Frontage | If applicable, required usable open space areas shall front on a secondary or side street frontage and be located in a prominent or central area internal | No Waiver. | Permitted. |
| 60 | 31 | 3.B.16.F.8.f | Shade | A minimum of 15 percent of each plaza, square or other usable open space area shall be shaded by landscape material or shade structures at time of construction. | No Waiver. | Permitted. |
| 61 | 31 | 3.B.16.F.8.g | Pedestrian Amenities | 1. Min seating: 1 linear ft per 200 sq ft 2. 1 trash rec per 5000 sq ft 3. 1 water fountain per 5000 sq ft | No Waiver. | Permitted. |
| | 32 | 3.B.16.F.9, Parking and Loading Standards | | | | |
| 62 | 32 | 3.B.16.F.9 | Parking and Loading Standards | <i>Parking and loading for each tenant shall be located behind buildings or a street wall. Parking shall only be permitted in front of buildings in the form of on-street parking.....</i> | No Waiver. | Permitted for location of parking only. |

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| 63 | 32 | 3.B.16.F.9.a | Location and Access | Parking may be provided in surface lots, attached/detached garages or outbuildings, or a parking structure. | No Waiver. | No Waiver. |
| 64 | 32 | 3.B.16.F.9.a.1) | On Street Parking | Parking in front of buildings shall only be permitted where on-street parking is allowed. | No Waiver. | Permitted. |
| 65 | 32 | 3.B.16.F.9.a.2) | Parking Lots | It is the intent that parking lots shall be located behind buildings to screen from view from all street frontages and usable open space areas, unless specified otherwise herein. | No Waiver. | Permitted. |
| 66 | 32 | 3.B.16.F.9.a.3) | Requirement for Parking Garages | <i>Parking for any use in excess of five spaces per 1,000 square feet of non-residential floor area shall be located in a parking structure/garage.</i> | No Waiver. | Permitted. |
| 67 | 33 | 3.B.16.F.9.a.4) | Townhouse | Parking for <u>Row Town</u> Houses shall only be permitted to the rear and shall meet the requirements for town house parking. Garage setbacks shall be in accordance with PDRs for Row Houses. | No Waiver. | Permitted. |
| 68 | 33 | 3.B.16.F.9.a.5) | Service and Loading Areas | All service and loading areas shall be located along the rear or side of buildings, and shall not be visible from usable open space areas, streets or abutting residential neighborhoods. | No Waiver. | Permitted. |
| 69 | 33 | 3.B.16.F.9.b | Parking Ratios | The required number of parking spaces shall correspond to broad uses and not to a specific use, | No Waiver. | No Waiver. |
| 70 | 33 | 3.B.16.F.9.c | Bicycle Parking | One parking area shall be provided for every five units in multi-family housing and for every 20 vehicle parking spaces serving non-residential uses. | Allow for a 10% reduction. | Allow for a 20% reduction. |
| | 33 | 3.B.16.F.10, Landscape Standards | | | | |
| 71 | 33 | 3.B.16.F.10 | Landscape Standards | <i>Landscaping in the PRA shall be in an urban form that compliments the intended intensity and density of the PRA corridors</i> | No Waiver. | No Waiver. |
| 72 | 33 | 3.B.16.F.10.a | Perimeter Buffers | n/a | n/a | n/a |
| 73 | 33 | 3.B.16.F.10.a.1) | Streetscape Exemptions | Required landscape perimeter buffers pursuant to Art. 7, Landscaping shall not be required where an PRA streetscape is required. | No Waiver. | No Waiver. |
| 74 | 33 | 3.B.16.F.10.a.2) | Compatibility Buffers | The PRAs shall be exempt from compatibility buffer requirements. | No Waiver. | No Waiver. |
| 75 | 34 | 3.B.16.F.10.a.3) | Alternative Compatibility Buffer | a) min 10ft width b) 6ft tall wall along property line c) wall consistent with architecture d) low maint landscape e) canopy trees f) hedge per Table 7.f.7, Shrub planting req g) drainage | No Waiver. | No Waiver. |
| 76 | 34 | 3.B.16.F.10.b | Foundation Planting | The PRAs shall be exempt from foundation planting requirements. | No Waiver. | No Waiver. |

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| 77 | 34 | 3.B.16.F.10.c | Alternative Parking Lot Design Options | 1) Opt 1 less than 1/2 acre with <20 spaces 2) Opt 2 acres or less 3) Opt 3 Landscape ares and Shrub req 4) Opt 4 25% max landscape area not req if covered parking is used 5) Opt 5 Landscape ares and shrubs not req if: a) median trees are doubled b) Trees are protected c) green building standards utilized d) parking util pervious pavement e) Land Dev Approval 6) Opt 6 No int Isle req if parking spaces are abutting landscape buffers | No Waiver. | No Waiver. |
| 78 | 34 | 3.B.16.F.10.d | Rear or Side Entrances | Buildings with secondary entrances located on the side or rear facades shall either apply the streetscape standards for a side street building frontage; or shall provide foundation planting along a minimum of 50 percent of the applicable façade, with a minimum depth of five feet, to be planted in accordance with Art. 7, LANDSCAPING, with a sidewalk a minimum of five feet in width as needed to separate pedestrians from abutting vehicle use areas along the building façade. | No Waiver. | No Waiver. |
| | 34 | 3.B.16.F.11, Signage Standards | | | | |
| 79 | 34 | 3.B.16.F.11.a | Freestanding Signage Prohibitions | 1) not to exceed 150sq ft and 15' high 2) max 1 sign per right of way frontage | No Waiver. | Permitted. |