

1  
2  
3  
4 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH  
5 COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE  
6 2003-067, AS AMENDED, AS FOLLOWS: **ARTICLE 1 - GENERAL PROVISIONS:** CHAPTER  
7 C, RULES OF CONSTRUCTION AND MEASUREMENT; CHAPTER F, NONCONFORMITIES;  
8 CHAPTER I, DEFINITIONS & ACRONYMS; **ARTICLE 2 - DEVELOPMENT REVIEW**  
9 **PROCEDURES:** CHAPTER A, GENERAL; CHAPTER B, PUBLIC HEARING PROCESS;  
10 CHAPTER D, ADMINISTRATIVE PROCESS; **ARTICLE 3 - OVERLAYS AND ZONING**  
11 **DISTRICTS:** CHAPTER A, GENERAL; CHAPTER B, OVERLAYS; CHAPTER D, PROPERTY  
12 DEVELOPMENT REGULATIONS (PDRs); CHAPTER E, PLANNED DEVELOPMENT  
13 DISTRICTS (PDDs); CHAPTER F, TRADITIONAL DEVELOPMENT DISTRICTS (TDD's);  
14 **ARTICLE 4 - USE REGULATIONS:** CHAPTER A, USER GUIDE AND GENERAL  
15 PROVISIONS; CHAPTER B, USE CLASSIFICATION; **ARTICLE 5 - SUPPLEMENTARY**  
16 **STANDARDS:** CHAPTER B, ACCESSORY USES AND STRUCTURES; CHAPTER C,  
17 DESIGN STANDARDS; CHAPTER E, PERFORMANCE STANDARDS; CHAPTER G,  
18 DENSITY BONUS PROGRAMS; **ARTICLE 6 - PARKING:** CHAPTER A, PARKING; CHAPTER  
19 B, LOADING STANDARDS; **ARTICLE 7 - LANDSCAPING:** CHAPTER C, MGTS TIER  
20 COMPLIANCE; **ARTICLE 8 - SIGNAGE:** CHAPTER F, GENERAL PROVISIONS FOR ALL  
21 SIGN TYPES; CHAPTER G, STANDARDS FOR SPECIFIC SIGN TYPES; **ARTICLE 16 -**  
22 **AIRPORT REGULATIONS:** CHAPTER A, GENERAL; CHAPTER B, AIRSPACE HEIGHT  
23 REGULATIONS; CHAPTER C, AIRPORT LAND USE REGULATIONS; PROVIDING FOR:  
24 INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A  
25 SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND, AN  
26 EFFECTIVE DATE.

27  
28 **WHEREAS**, Section 163.3202, Florida Statutes, mandates the County compile Land  
29 Development Regulations consistent with its Comprehensive Plan into a single Land  
30 Development Code; and

31 **WHEREAS**, pursuant to this statute the Palm Beach County Board of County  
32 Commissioners (BCC) adopted the Unified Land Development Code (ULDC), Ordinance 2003-  
33 067, as amended from time to time; and

34 **WHEREAS**, the BCC has determined that the proposed amendments further a  
35 legitimate public purpose; and

36 **WHEREAS**, the Land Development Regulation Commission has found these  
37 amendments to the ULDC to be consistent with the Palm Beach County Comprehensive Plan;  
38 and

39 **WHEREAS**, the BCC hereby elects to conduct its public hearings on this Ordinance at  
40 9:30 a.m.; and

41 **WHEREAS**, the BCC has conducted public hearings to consider these amendments to  
42 the ULDC in a manner consistent with the requirements set forth in Section 125.66, Florida  
43 Statutes.

44  
45 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF**  
46 **PALM BEACH COUNTY, FLORIDA, as follows:**

1           **Section 1. Adoption**

2           The amendments set forth in Exhibits listed below, attached hereto and made a part  
3 hereof, are hereby adopted.

- 4           ▪ Exhibit A - Art. 1.C.1, Rules of Construction - Rounding of Fractions
- 5           ▪ Exhibit B - Mobile Home Owner Disclosure Requirements to Potential Buyers
- 6           ▪ Exhibit C - Administrative Approvals-Unmanned Retail Structures
- 7           ▪ Exhibit D - Art. 3, Planned Development Districts
- 8           ▪ Exhibit E - Art. 3.B.14.F, Property Development Regulations [Related to WCRAO]
- 9           ▪ Exhibit F - Lifestyle Commercial Center LCC
- 10          ▪ Exhibit G - Art. 4, Use Regulations
- 11          ▪ Exhibit H - Art. 4.B, Use Classification [Related to URAO]
- 12          ▪ Exhibit I - Retail Gas and Fuel - Standards for Approval
- 13          ▪ Exhibit J - Art. 5.B.1.A, Accessory Uses and Structures - General Exceptions
- 14          ▪ Exhibit K - Art. 5.B.1.A, Accessory Uses and Structures - Exceptions for Buildings  
15              Accessory to Residential
- 16          ▪ Exhibit L - Accessory Solar Energy Systems
- 17          ▪ Exhibit M - Art. 5.B.1.B, Temporary Structures - Portable Storage Containers and  
18              Shipping Containers
- 19          ▪ Exhibit N - Requested Use Reference
- 20          ▪ Exhibit O - Art. 6 Parking
- 21          ▪ Exhibit P - Art. 8.F.5, Illumination [Related to Signage]
- 22          ▪ Exhibit Q - Art. 8.G.3.B, Electronic Message Signs
- 23          ▪ Exhibit R - Art. 16, Airports and F.S. 333

24  
25  
26           **Section 2. Interpretation of Captions**

27           All headings of articles, sections, paragraphs, and sub-paragraphs used in this  
28 Ordinance are intended for the convenience of usage only and have no effect on interpretation.

29  
30           **Section 3. Repeal of Laws in Conflict**

31           All local laws and ordinances in conflict with any provisions of this Ordinance are hereby  
32 repealed to the extent of such conflict.

33  
34           **Section 4. Severability**

35           If any section, paragraph, sentence, clause, phrase, word, map, diagram, or any other  
36 item contained in this Ordinance is for any reason held by the Court to be unconstitutional,  
37 inoperative, void, or otherwise invalid, such holding shall not affect the remainder of this  
38 Ordinance.

39  
40           **Section 5. Savings Clause**

41           All development orders, permits, enforcement orders, ongoing enforcement actions, and  
42 all other actions of the Board of County Commissioners, the Zoning Commission, the  
43 Development Review Officer, Enforcement Boards, all other County decision-making and  
44 advisory boards, Special Masters, Hearing Officers, and all other County officials, issued  
45 pursuant to the regulations and procedures established prior to the effective date of this  
46 Ordinance shall remain in full force and effect.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17

**Section 6. Inclusion in the Unified Land Development Code**

The provisions of this Ordinance shall be codified in the Unified Land Development Code and may be reorganized, renumbered or re-lettered to effectuate the codification of this Ordinance.


**Section 7. Providing for an Effective Date**

The provisions of this Ordinance shall become effective upon filing with the Department of State.

**APPROVED and ADOPTED** by the Board of County Commissioners of Palm Beach County, Florida, on this the 24th day of August, 2017.

SHARON R. BOCK, CLERK & COMPTROLLER

PALM BEACH COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS

By:   
Deputy Clerk



By:   
Paulette Burdick, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By:   
County Attorney

**EFFECTIVE DATE:** Filed with the Department of State on the 28th day of August, 2017.

## EXHIBIT A

### ART. 1.C.1, RULES OF CONSTRUCTION [ROUNDING OF FRACTIONS] SUMMARY OF AMENDMENTS

1  
2 Part 1. ULDC Art. 1.C.1.A.2, Interpretation and Application (pages 7 - 8 of 110), is hereby  
3 amended as follows:

#### 4 CHAPTER C RULES OF CONSTRUCTION AND MEASUREMENT

#### 5 Section 1 Rules of Construction

6 The rules set out in this Section shall be used to enforce and apply this code, unless such rules are  
7 inconsistent with the Plan. References to Florida Statutes (F.S.) and the Florida Administrative Code  
8 (F.A.C.) refer to citations published in 2003 as may be amended.

##### 9 A. General

##### 10 1. Rules and Definitions

11 The rules and definitions set out in this Section shall not be applied to any express provision,  
12 which are specifically excluded. This Code shall be liberally construed in order that the intent  
13 of the Plan may be fully carried out. In cases of conflict, the Plan shall prevail to the extent of  
14 the conflict. Terms used in this Code, unless otherwise stated, shall have the meanings  
15 prescribed by the statutes of the State of Florida for the same terms.

##### 16 2. Interpretation and Application

17 The interpretation and application of any provision in this Code shall be the minimum required  
18 to promote the public health, safety, comfort, convenience and general welfare. Where  
19 interpretation and application of any provision in this Code imposes greater restrictions upon  
20 the subject matter than a general provision imposed by the Plan or other provision in this Code,  
21 the provision imposing the greater restriction shall control.

22 ....

##### 23 f. Rounding of Fractions

24 Rounding may be permitted for itemized requirements such as minimum parking spaces,  
25 trees, shrubs or other similar required by this Code, as well as linear or area dimensions,  
26 except that PDRs for minimum lot dimensions may only be rounded for legal lots of record,  
27 and rounding shall not apply to density. Rounding shall not be permitted for any build to  
28 lines, maximum height limitations, or any measurement used to calculate a number. The  
29 results of calculations containing a fraction of 0.5 or greater, shall be rounded up to the  
30 nearest whole number, and, a fraction of less than 0.5 shall be rounded down to the nearest  
31 whole number.

32 [ReNUMBER accordingly]

---

#### 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.

## EXHIBIT B

### MOBILE HOME OWNER DISCLOSURE REQUIREMENTS TO POTENTIAL BUYERS SUMMARY OF AMENDMENTS

1 Part 1. ULDC Art. 2.A.1.J, Notification (pages 17 of 18), is hereby amended as follows:

2 CHAPTER A GENERAL

3 Section 1 Applicability

4 J. Notification

5 1. Applicability

6 Applications subject to Public Hearing or Type 1B Variance processes, corrective resolutions,  
7 or Administrative Inquiries, or any application that will result in the redevelopment of an existing  
8 occupied mobile home park, shall require notification to the public, in accordance with the  
9 following table: [Ord. 2011-016] [Ord. 2015-031] [Ord. 2017-002]  
10

Table 2.A.1.J – Notification Applicability

Process	Newspaper Publication	Courtesy Notice	Signs
....	....	....	....
<u>Redevelopment of Mobile Home Parks</u>	<u>N/A</u>	<u>N/A</u>	<u>Yes (4)</u>
[Ord. 2015-031] [Ord. 2017-002] [Ord. 2017-007]			
Notes:			
1. Applies to Administrative and Public Hearing Abandonments, excluding: Development Orders advertised and abandoned simultaneously as part of a subsequent Development Order; and, Development Orders advertised and reviewed for revocation pursuant to Art. 2.E, Monitoring.			
2. Reasonable notice shall be required in compliance with F.S. 286.011.			
3. Only applicable to an inquiry related to a specific development or parcel and not for general direction on a topic. [Ord. 2017-002]			
4. <u>In addition to any applicable signs required for the Public Hearing processes applications for the redevelopment of occupied mobile home parks shall be subject to additional sign requirements.</u>			

11  
12  
13 4. Signs

14  
15 c. Additional Sign Notification Requirements for Redevelopment of Mobile Home Parks

16 The purpose of this Section is to provide additional notice to a prospective purchaser of a  
17 mobile home in a mobile home park that has either applied for or received an approval to  
18 redevelop the property, potentially to another use. Should a person decide to purchase  
19 any mobile home in this park, he or she may be required to bear the cost of removing the  
20 mobile home to another suitable location. An application for a DO that will result in the  
21 redevelopment of an existing occupied mobile home park, shall be subject to the following  
22 additional notification requirements:

23 1) Standards for Notification

24 In addition to the sign requirements above, the following additional requirements shall  
25 apply:

- 26 a) The applicant shall post signs within 30 days of an application being deemed  
27 sufficient.
- 28 b) Signs shall be prepared by the applicant using information provided by the Zoning  
29 Division, consistent with the requirements of the Zoning Technical Manual, and at  
30 a minimum shall be posted in English, Creole and Spanish, to include the following  
31 specific text: "This mobile home park has applied for or has received an approval  
32 to redevelop the property, potentially to another use. Should you decide to  
33 purchase any mobile home in this park, you may be required to bear the cost of  
34 removing the mobile home to another suitable location".
- 35 c) One sign shall be posted for each 250 feet of frontage, evenly spaced, along a  
36 street up to a maximum of 5 signs, and where applicable at the entrance to any  
37 park management offices and recreational facilities.
- 38 d) Signs shall remain posted until such time as the application is approved, denied or  
39 withdrawn.

40 2) Standards Applicable to Redevelopment Approvals

41 Upon approval, the above public information signs shall be updated and reposted in  
42 accordance with the following:

- 43 a) The signs shall be posted within 30 days of a zoning application approval, in  
44 accordance with the information above, including number, spacing, location and  
45 language, to include the following text: "This mobile home park has been approved  
46 for (specific use). Should you decide to purchase any mobile home in this park,  
47 you may be required to bear the cost of removing the mobile home to another  
48 suitable location".

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.

## EXHIBIT B

### MOBILE HOME OWNER DISCLOSURE REQUIREMENTS TO POTENTIAL BUYERS SUMMARY OF AMENDMENTS

1                    b) The signs shall be maintained until such time as all mobile home units within the  
2                    affected development area have been removed from the park, or the approval is  
3                    abandoned.

4                    **3) Compliance with Notice Requirement**

5                    The owner of the mobile home park shall be required to submit the form Affidavit of  
6                    Installation of Notification Signs substantiating that such signage is consistently being  
7                    maintained, on a quarterly basis, as follows:

8                    a) To the Zoning Division, for signs required under 1 above; and,

9                    b) To the Monitoring and Compliance Section of the Planning Division, for signs  
10                    required under 2 above.

11  
12  
13                    Part 2.        ULDC Art. 2.B.1, Official Zoning Map Amendment (Rezoning) (page 26 of 87), is hereby  
14                    amended as follows:

15                    CHAPTER B    PUBLIC HEARING PROCESS

16                    Section 1       Official Zoning Map Amendment (Rezoning)

17                    ....  
18                    **E. Rezoning of Mobile Home Parks**

19                    Any rezoning of property having an existing mobile home park shall comply with the requirements  
20                    of F.S. 723.083, Governmental Action Affecting Removal of Mobile Home Owners.

21  
22  
23                    Part 3.        ULDC Art. 2.B.1, Official Zoning Map Amendment (Rezoning) (page 26 of 87), is hereby  
24                    amended as follows:

25                    CHAPTER D    ADMINISTRATIVE PROCESS

26                    Section 1       Development Review Officer (DRO)

27                    ....  
28                    **H. Application for Redevelopment of Mobile Home Parks**

29                    Any application for a DO, for property having an existing mobile home park shall comply with the  
30                    requirements of F.S. 723.083, Governmental Action Affecting Removal of Mobile Home Owners.

31  
32  
33                    Part 4.        ULDC Art. 3.E.6.G, Rezoning of Mobile Home Parks (page 170 of 216), is hereby amended  
34                    as follows:

35                    CHAPTER E    PLANNED DEVELOPMENT DISTRICTS (PDDS)

36                    Section 6       Mobile Home Planned Development District (MHPD)

37                    **G. Rezoning or Other Application for Redevelopment of Mobile Home Parks**

38                    Any rezoning, ~~or other application for a DO, for~~ of property having an existing mobile home park  
39                    shall comply with the requirements of F.S. 723.083, Governmental Action Affecting Removal of  
40                    Mobile Home Owners. [Ord. 2011-001]

---

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.

## EXHIBIT C

### ADMINISTRATIVE APPROVALS UNMANNED RETAIL STRUCTURES SUMMARY OF AMENDMENTS

1 Part 1. ULDC Art. 2.D.1.G.1, Modifications to BCC or ZC Approvals (pages 39-40 of 87), is hereby  
2 amended as follows:

3 CHAPTER D ADMINISTRATIVE PROCESS

4 Section 1 Development Review Officer (DRO)

5 G. Modifications to Prior Development Orders

6 1. Modifications to BCC or ZC Approvals

7 The DRO shall have the authority to approve modifications to a Development Order approved  
8 by the BCC or ZC. An application for an amendment shall be submitted in accordance with  
9 Article 2.A.1, Applicability, and reviewed in accordance with the standards in Article 2.D.1.C,  
10 Review Procedures. Applications must be submitted on deadlines established on the Zoning  
11 Calendar. The authority of the DRO to modify a BCC or ZC approved plan shall be limited to  
12 the following: [Ord. 2008-003] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2011-001]

13 ....

14 i. Add new or amend existing Freestanding ATMs, or Unmanned Retail Structure. [Ord.  
15 2013-021]

16 ....

17 2. Administrative Modifications

18 a. Purpose

19 To establish procedures to allow for approvals of specific minor corrections, additions and  
20 amendments to Final Plans approved by the BCC, ZC or DRO. [Ord. 2007-001] [Ord.  
21 2014-001] [Ord. 2015-006] [Ord. 2016-016]

22 b. Agency Review

23 Agency Review is for applications that require amendment(s) to existing approved plan(s).  
24 This type of application requires review, comments, and conditions by a maximum of five  
25 DRO Agencies. The DRO shall determine which Agencies are required to review the  
26 amendment based upon the request and compliance with County Ordinances. The Zoning  
27 Director shall maintain PPM Z0-0-29, Administrative Modifications to Approved Site Plans,  
28 outlining a list of minor amendments and establishing items that are exempt from the  
29 Administrative Modifications process. Amendments include the following, provided Art.  
30 2.D.1.G.1, Modifications to BCC/ZC Approvals, requirements are not exceeded: [Ord.  
31 2008-003] [Ord. 2011-001] [Ord. 2014-001] [Ord. 2015-006] [Ord. 2016-016]

32 ....

33 9) Proposed or relocated guard houses; ~~and~~; [Ord. 2014-001] [Ord. 2015-031]

34 10) PUD informational signs; ~~and~~; [Ord. 2015-031]

35 11) Add new or amend existing Freestanding ATMs, or Unmanned Retail Structure.

36 ....

---

**Notes:**

Underlined indicates **new** text.

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

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

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

EXHIBIT D

ARTICLE 3.E, PLANNED DEVELOPMENT DISTRICTS  
SUMMARY OF AMENDMENTS

Part 1. ULDC Art. 3.A.3, Zoning District Consistency with the Future Land Use Atlas (FLUA) (pages 17 to 18 of 215), is hereby amended as follows:

CHAPTER A GENERAL

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

B. Standard Districts

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

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

FLU Designation	Zoning District			
....				
Institutional/Public and Civic				
INST	IPF			
PARK	IPF			
U/T	PO	IPF (4)		

[Ord. 2006-004] [Ord. 2008-003] [Ord. 2008-037] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2011-016] [Ord. 2014-025] [Ord. 2016-042] [Ord. 2017-007]

Notes:

- Unless exempted otherwise all applications for a Development Order shall require the subject site be rezoned to a shaded district.
- Existing zoning districts by FLU designation that may qualify for SFD exemption in accordance with the exceptions listed below.
- See Art. 3.A.3.B.1, Standard District Exceptions and Limitations below, for additional notes. [Ord. 2016-042]  
Typical Example of a "shaded district." [redacted]

1. Standard District Exceptions and Limitations

The following list of exceptions shall be permitted:

- ....
- h. The RM District is consistent with the MR-5 designation only for those areas already zoned RM or RH, prior to the Plan's August 31, 1989 adoption. [Ord. 2011-016]
  - ....
  - m. The IPF District shall only be consistent with the U/T FLU Designation for the purposes of accommodating privately owned or operated utility uses, including those considered publically held utilities that are not owned or operated by the State of Florida or local PBC governmental entity.
  - ....

C. Planned Development Districts (PDDs)

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

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

	AGR (2)	RR	WCR	AGE	LR1	LR2	LR3	MR5	HR8	HR12	HR18	MLU
PUD	√	√	√	(4-3)	√	√	√	√	√	√	√	√
MHPD		√			√	√	√	√	√	√	√	
<del>MXPD</del>										(3)	(3)	

	AGR (1)	RR	AGE	CL	CH	CLO	CHO	IND	INST	CRE	MLU	EDC
MUPD			(4-3)	√	√	√	√	√	√	√	√	√
<del>MXPD</del>					√		√				√(4)	
PIPD								√			√	√
RVPD		√								√		
<del>LCC</del>				√	√							

[Ord. 2008-037] [Ord. 2009-040] [Ord. 2009-040] [2010-005] [Ord. 2010-022] [Ord. 2014-025] [Ord. 2017-011]

Notes:

- Check (√) indicates the PDD corresponds to the FLU designations. Any application for a rezoning to a PDD shall be to a PDD that corresponds to a FLU designation. [Ord. 2008-037]
- PDDs in the AGR Tier are limited to the 80/20 PUD OR 60/40 PUD. [Ord. 2006-004]
- ~~MXPD shall be permitted when located at an intersection, as defined by the Plan, or when adjacent to a parcel with a CH-FLU designation. [Ord. 2010-005]~~
- ~~4-3~~ A PUD or MUPD Pod may be permitted within a TTD with an AGE FLU designation in accordance with Table 3.F.5.D, Traditional Town Development Land Use Allocation. [2014-031]
- ~~A MXPD is consistent with the MLU FLU designation in the Urban/Suburban Tier only.~~

Notes:

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



## EXHIBIT D

### ARTICLE 3.E, PLANNED DEVELOPMENT DISTRICTS SUMMARY OF AMENDMENTS

- 1 Part 2. ULDC Art. 3.E.4, Mixed Use Planned Development (MXPB) (page 163 of 215), is hereby  
2 amended as follows:
- 3 CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)
- 4 Section 4 Mixed Use Planned Development (MXPB)
- 5 A. General
- 6 1. Purpose and Intent
- 7 The purpose and intent of the MXPB district is to provide for the compatible development and  
8 integration of residential and non-residential uses into a unified development with enlightened  
9 and imaginative approaches to community planning, including: **[Ord. 2007-001]**
- 10 a. the use of vertical or horizontal integration with residential and non-residential uses;
- 11 b. the selection of land uses which allows for ~~internal automobile trip capture and~~ compatibility  
12 with residential uses;
- 13 ....
- 14 B. Objectives and Standards
- 15 1. Design Objectives
- 16 An MXPB shall comply with the following objectives:
- 17 a. Provide ~~for the~~ vertical ~~and~~/or horizontal integration of residential and non-residential uses;
- 18 b. Provide a continuous non-vehicular circulation system for pedestrians;
- 19 c. Allow for innovative building design and orientation;
- 20 d. Provide for interconnection between all uses in and adjacent to the project; and
- 21 ~~e. Demonstrate the ability to achieve an internal trip capture concurrent with the build-out of~~  
22 ~~the project see Article 3.E.4.B.2.e, Transportation Program; and~~
- 23 ef. Provide recreational opportunities for the residential population of the MXPB.
- 24 2. Performance Standards
- 25 An MXPB shall comply with the following standards:
- 26 ....
- 27 ~~e. Transportation Program~~
- 28 ~~The applicant shall provide a traffic study demonstrating the ability of the MXPB to achieve~~  
29 ~~a significant (ten percent) internal trip capture rate concurrent with the build-out of the~~  
30 ~~project.~~
- 31 **[Renumber accordingly]**

---

#### Notes:

Underlined indicates new text.

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

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

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

EXHIBIT E

ART. 3.B.14.F, PROPERTY DEVELOPMENT REGULATIONS  
[RELATED TO WCRAO]  
SUMMARY OF AMENDMENTS

Part 1. ULDC Art. 3.B.14.F, Property Development Regulations [Related to WCRAO] (pages 48-49 of 216), is hereby amended as follows:

CHAPTER B OVERLAYS

Section 14 WCRAO, Westgate Community Redevelopment Area Overlay

F. Property Development Regulations (PDRs)

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

Sub-areas	NR	NRM	NG	NC	UG	UH	UI
.....							
Minimum Building Frontage							
Minimum Frontage (1) (9) [Renumber Accordingly]	-	60%	60%	80%	60%	-	C/IND: 60%
<u>Optional Plazas and Squares</u>							
Build to Line Exception (1, <del>5, 10</del> )	-	Maximum 50% of Building Frontage, minimum width: 20' and maximum depth of 25'				-	-
.....							
[Ord.2006-004] [Ord. 2010-022] [Ord. 2015-031] [Ord. 2017-002] [Ord. 2017-007]							
<b>Key</b>							
- PDRs not specified in this table shall be subject to the PDRs of the lot's zoning district.							
C For Commercial Uses							
MU For Mixed Uses							
<b>Notes:</b>							
.....							
5. <del>Width may be reduced by 50 percent for buildings with a building frontage less than 80 feet in length along the build-to-line. [Ord. 2006-004] [Ord. 2010-022] [Renumber Accordingly]</del>							
9. Minimum frontage shall only apply to the front build to line, <del>and may be reduced in accordance with Art. 3.B.14.F.2.b.1(a) Exception. [Ord. 2015-031]</del>							
10. <del>Dimensions for Plazas and Squares shall be met when applied as an exception to Build-to-Line in accordance with Art. 3.B.14.F.2.a, Build to Line. [Ord. 2017-002] [Relocated to Art. 3.B.14.F.2.a.1)(d) under Build to Line General Exceptions, below]</del>							

2. Build to Line and Frontages

a. Build to Line

~~The build-to-line may be adjusted by the DRO, or at Building Permit review for projects Permitted by Right, to accommodate requirements such as increased R-O-W buffers due to location of existing utility easements, or required corner clips. The first three floors of all main structures, excluding parking garages, shall be constructed at the build to line, unless specified otherwise. An additional ten or 12 foot setback is permitted where a gallery is used in lieu of an arcade. Up to 25 percent of the building frontage or footprint that is required to be on the build-to-line may be either setback or projected beyond the build to line to accommodate requirements for balconies, stoops, porches, or other architectural features designed to enhance the pedestrian streetscape environment, provided that ground floor improvements do not conflict with the placement of street trees. Recesses and projections of the building façade up to a maximum of three feet shall be permitted. Maximum encroachments for balconies, and entryways shall comply with Table 3.B.14.G – WCRAO Supplementary Standards by Sub-Area. [Ord. 2006-004] [Ord. 2011-001]~~

1) General Exceptions

The following exceptions to the build to line shall be permitted by right:

- (a) An additional ten or 12 foot setback is permitted where a gallery is used in lieu of an arcade.
- (b) Up to 25 percent of the building frontage or footprint that is required to be on the build to line may be either setback or projected beyond the build to line to accommodate requirements for balconies, stoops, porches, or other architectural features designed to enhance the pedestrian streetscape environment, provided that ground floor improvements do not conflict with the placement of street trees.
- (c) Recesses and projections of the building façade up to a maximum of three feet.
- (d) Plazas and squares are optional. References to such shall not be misconstrued as a requirement, except that dimensions for Plazas and Squares shall be met when applied as an exception to Build to Line in accordance with Art. 3.B.14.F.2.a, Build to Line. [Ord. 2017-002] [Relocated from Table 3.B.14.F - WCRAO Sub-area PDRs note 10, above]

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.

EXHIBIT E

ART. 3.B.14.F, PROPERTY DEVELOPMENT REGULATIONS  
[RELATED TO WCRAO]  
SUMMARY OF AMENDMENTS

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23

2) R-O-W/Easement Exception

*The build to line may be adjusted by the DRO where a site plan is required, or at Building Permit review for projects Permitted by Right, to accommodate requirements such as increased R-O-W buffers due to location of existing utility easements, or required corner clips.*

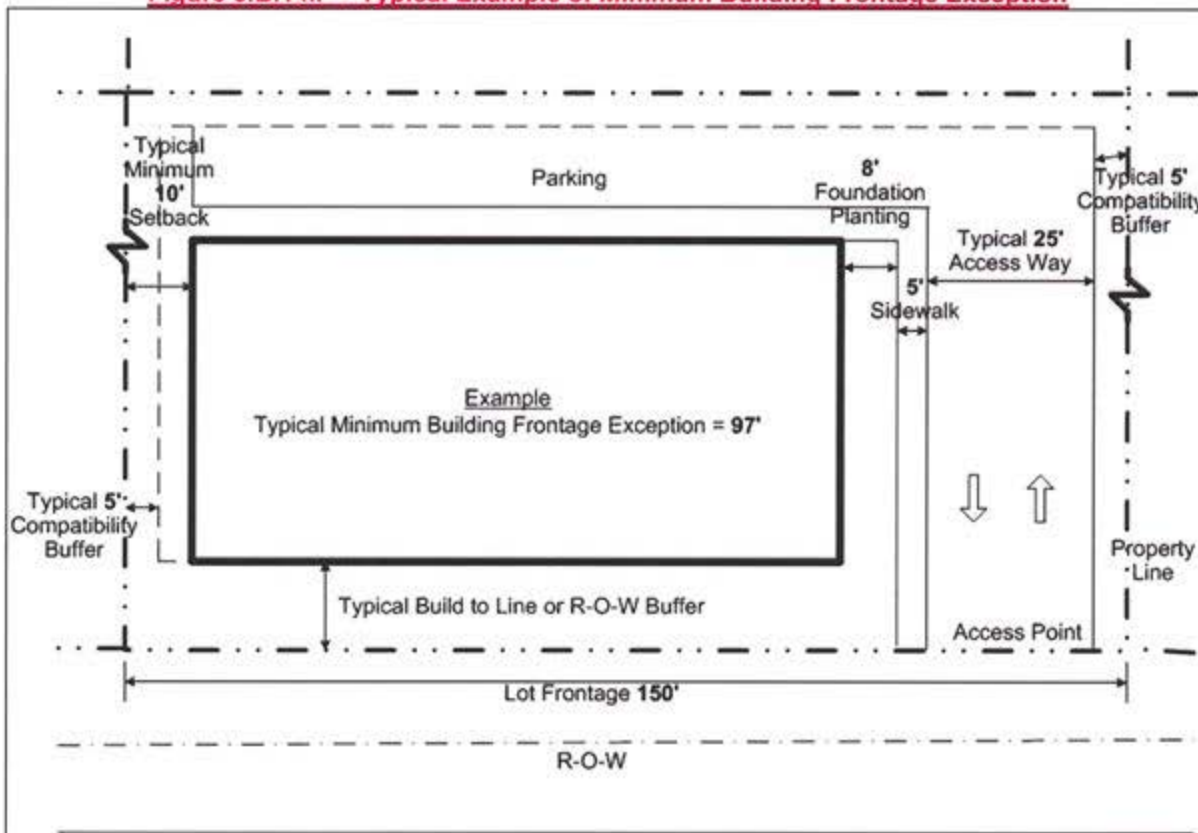
b. **Minimum Building Frontage**

1) The minimum building frontage shall be in accordance with the requirements for each Sub-area and Figure 3.B.14.F, WCRAO Sub-area Building Configurations and Lot Placements. The portion of the structure required to meet the building frontage shall be located on the build to line unless otherwise stated. ~~Frontage requirements may be reduced for lots with no rear access to required parking, or to accommodate a drive aisle to the rear of the lot and required landscaping.~~ [Ord. 2006-004] [Ord. 2010-022] [Ord. 2011-001] [Ord. 2015-031]

(a) Minimum Building Frontage Small-Lot Exception

*This provision is established for lots that only have frontage on one street, or where side or rear access to required parking is unobtainable, or where a narrow lot with side or rear access cannot meet minimum building frontage and setback requirements. The minimum building frontage may be reduced, provided that the reduction shall be the minimum necessary to accommodate required side setbacks, perimeter buffers, foundation planting areas and a maximum of one vehicular access point for required parking, as well as any pedestrian sidewalk up to five feet in width.*

Figure 3.B.14.F – Typical Example of Minimum Building Frontage Exception



Typical example of how Minimum Building Frontage Exception is calculated:

- Lot frontage = 150'
- Neighborhood Commercial (NC) Sub-area requires a minimum 80 percent Building Frontage per Table 3.B.14.F, WCRAO Sub-area PDRs.
- 150' x 80% = Minimum Building Frontage of 120' required.
- If no side or rear access, Minimum Building Frontage may be reduced to accommodate the following ULDC requirements: 10' Side Setback (includes typical 5' Compatibility Buffer); 8' side Foundation Planting area; 5' foot sidewalk; 25' Access Way; and typical 5' Compatibility Buffer.
- Reduction is taken from Lot Frontage: 150' - (10' + 8' + 5' + 25' + 5') = Minimum Building Frontage of 97'.

[Ord. 2017-xxx]

24

....

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.

## EXHIBIT F

### LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

1  
2 Part 1. ULDC Art. 1.I.2, Definitions (pages 30, 85, 102 and 117 of 119), is hereby amended as  
3 follows:

4 CHAPTER I DEFINITIONS AND ACRONYMS

5 Section 2 Definitions

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

7 ....

8 ~~7. Access, Primary~~—for the purposes of a Lifestyle Commercial Center, a primary access shall  
9 be from an arterial street. If a development fronts two arterial streets, the primary access shall  
10 have the largest ADT as determined by the County Engineer. [Ord. 2010-005]

11 ....

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

13 ....

14 49. **Build-to-Line** - an alignment establishing a certain location for a building from either the R-O-  
15 W for a public street or the curb line along internal streets for a TMD, TND Neighborhood  
16 Center, ~~LCC~~, WCRAO, IRO or PRA project. [Ord. 2010-005] [Ord. 2010-022]

17 ....

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

19 59. **Lot Frontage** -

20 ....

21 b. For the purposes of TDD, WCRAO, IRO, ~~LCC~~ or PRA projects where a build-to-line is  
22 required, and vehicular access may be from the side or rear of the property, the property  
23 line used to meet the build-to-line requirements shall be the lot frontage. [Ord. 2006-004]  
24 [Ord. 2010-005] [Ord. 2010-022]

25 ....

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

27 ....

28 41. **Planned Development, District (PDD)** - a zoning district which is approved pursuant to the  
29 policies and procedures of Art. 3.E, Planned Development Districts of this Code including: PUD,  
30 Residential Planned Unit Development District; MXPDP, Mixed-Use Planned Development  
31 District; MUPDP, Multiple Use Planned Development District; PIPDP, Planned Industrial Park  
32 Development District; MHPDP, Mobile Home Park Planned Development District; ~~and~~ RVPDP,  
33 Recreational Vehicle Park Planned Development District; ~~and LCC, Lifestyle Commercial  
34 Center.~~ [Ord. 2010-005]

35 ....

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

37 ....

38 ~~99. Street, Main~~—for the purposes of a Lifestyle Commercial Center, a street consisting of  
39 buildings located on both sides with on-street parking; sidewalks for pedestrian circulation with  
40 provisions for streetscape; usable open spaces, and buildings with a variety of heights and  
41 sizes characterized by distinctive architectural elements. [Ord. 2010-005]

42 ....

43 105. **Streetscape** – For the purposes of the IRO, WCRAO, PRAs, ~~LCC~~ and TDDs, the visual  
44 elements of a street, adjoining buildings, street furniture, trees, pedestrian areas and open  
45 spaces, that combine to form the street's character. [Ord. 2010-005] [Ord. 2010-022]

46 ....

47  
48  
49 Part 2. ULDC Art. 2, Development Review Procedures (pages 12 and 46 of 87), is hereby  
50 amended as follows:

51 CHAPTER A GENERAL

52 Section 1 Applicability

53 ....  
54 E. Pre-Application Conference (PAC)

55 ....

56 1. **Plan Review**

57 The applicant shall specify in the application whether the PAC is requested for a conceptual  
58 plan review. A conceptual master plan shall be required for the Infill Redevelopment Overlay  
59 (IRO), ~~Lifestyle Commercial Center (LCC)~~, or applications for rezoning or conditional use

---

#### Notes:

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

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

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

EXHIBIT F

LIFESTYLE COMMERCIAL CENTER (LCC)  
SUMMARY OF AMENDMENTS

approval for Development Orders in the Priority Redevelopment Areas (PRAs). [Ord. 2005 – 002] [Ord. 2010-005] [Ord. 2010-022]

3. Additional LCC, IRO and PRA Requirements

Table 2.A.1.E - Conceptual Master Plan Requirements for PAC

Conceptual Master Plan Requirements	IRO	LCC	PRAs
Intensity or density	✓	✓	✓
Transect zones assigned to all land.	✓		✓
Vehicular and pedestrian circulation, including location of access points and interconnectivity to adjacent parcels, perimeter streets, internal street network including alleys.	✓	✓	✓
General outline of building placement and building type, including any tenants 65,000 square feet or larger.	✓		
<del>Freestanding or any tenants 65,000 square feet or larger.</del>		✓	
Pedestrian streetscape realm for all perimeter street frontages or required frontage types.	✓		✓
Pedestrian area for main street(s).		✓	
Proposed or required mix of uses, including residential units, identifying whether or not such is horizontally or vertically integrated.	✓	✓	✓
Location of any Conditional Uses, and outdoor uses such as Restaurant, Financial Institution with Drive Thru Facilities, Financial Institution Freestanding ATM, gasoline pumps and related queuing areas, outdoor dining areas, and required outdoor daycare areas, among others. Where applicable, additional detail shall be required to demonstrate how such uses will be located behind buildings, or shielded from adjacent residential uses or perimeter streets.	✓	✓	✓
Location of parking, loading and service areas (dumpsters, etc.).	✓	✓	✓
Required public open space or usable open space.	✓	✓	✓
<del>Demonstrate consistency with the master plan or design guidelines adopted under the Future Land Use Atlas amendment ordinance, if applicable.</del>		✓	
Green Building Incentive Program: Where applicable, include any site improvements that will be used towards an application for bonus height.			✓
[Ord. 2010-005] [Ord. 2010-022] [Ord. 2017-007]			

Part 3. ULDC Art. 3.A.1.B, Overlays and Zoning Districts (pages 16 of 234), is hereby amended as follows:

CHAPTER A GENERAL

Section 1 Districts

B. Overlays and Zoning Districts

3. ~~Planned Development Districts (PDD)  
LCC, Lifestyle Commercial Center [Ord. 2011-016]~~

Part 4. ULDC Table 3.A.3.C – FLU Designation and Corresponding Planned Development Districts (pages 18 of 234), is hereby amended as follows:

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

	AGR (2)	RR	AGE	LR1	LR2	LR3	MR5	HR8	HR12	HR18	MLU	
....												

	AGR (1)	RR	AGE	CL	CH	CLO	CHO	IND	INST	CR	MLU	EDC
....												
LCC				✓	✓							

[Ord. 2008-037] [Ord. 2009-040] [Ord. 2009-040] [2010-005] [Ord. 2010-022] [Ord. 2014-031]

Notes:

1. Check (✓) indicates the PDD corresponds to the FLU designations. Any application for a rezoning to a PDD shall be to a PDD that corresponds to a FLU designation. [Ord. 2008-037]

Notes:

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

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

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

## EXHIBIT F

### LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

Part 5. ULDC Table 3.A.3.C – TDD Corresponding Land Use (pages 19 of 234), is hereby amended as follows:

Table 3.A.3.D - TDD Corresponding Land Use

	AGE	AGR	RR	LR1	LR2	LR3	MR5	HR8	HR12	HR18	MLU	EDC
TND	(1)			√	√	√	√	√	√	√	√	....
TTD	√			√	√	√	√	√	√	√	√	
	AGE	AGR	RR	CL	CH	CLO	CHO	IND	INST	CRE	MLU	EDC
TMD	(1)			√	√	<del>√</del>	<del>√</del>			√	√	....

[Ord. 2010-022] [Ord. 2014-025] [Ord. 2014-031]

**Legend:** Check (√) indicates the TDD corresponds to the FLU category. Any application for a rezoning to a TDD shall be to a TDD that corresponds to a FLU designation. [Ord. 2008-037]

**Note:**

1. A TND or TMD Pod may be permitted within a TTD with an AGE FLU designation in accordance with Table 3.F.5.D, Traditional Town Development Land Use Allocation.

Part 6. ULDC Art. 3.E.1.B.2.f, LCC Minimum Density Requirements (pages 133 of 234), is hereby deleted:

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

##### Section 1 General

##### B. FAR, Density, and Use Standards

##### 2. Density

##### ~~f. LCC Minimum Density Requirements~~

~~All residential units shall be vertically or horizontally integrated. The minimum required density shall be determined as a percentage of maximum density indicated in Table 3.E.1.B, PUD Density, as follows: [Ord. 2010-005]~~

~~1) Sites with Future Land Use designations of LR-2 or lower shall provide, at a minimum, 50 percent of the maximum PUD density; or [Ord. 2010-005]~~

~~2) Sites with an LR-3 Future Land Use designation shall provide, at a minimum, 33 percent of the maximum PUD density; or [Ord. 2010-005]~~

~~3) Sites with Future Land Use designations of MR-5 or higher shall provide, at a minimum, 20 percent of the maximum PUD density. [Ord. 2010-005]~~

~~Minimum workforce housing units shall be calculated in accordance with Art. 5.G.1, Workforce Housing Program. [Ord. 2010-005]~~

Part 7. ULDC Art. 3.E.1.D.1, Pre-Application Conference (pages 137 of 234), is hereby deleted:

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

##### Section 1 General

##### D. Application Requirements

For a rezoning to a PDD, the applicant shall comply with the requirements in Article 2.B.1, Official Zoning Map Amendment (Rezoning), Art. 2.A.1.G.2, Application Procedure, General and Art.2.A.1.G.3, Plan Requirements for certification and final approval by the DRO. [Ord. 2009-040]

##### ~~1. Pre-Application Conference (PAC)~~

~~All applications for a LCC shall require a PAC pursuant to Art. 2.A.1.E, Pre-Application Conference. [Ord. 2010-005]~~

[Renumber Accordingly]

Part 8. ULDC Art. 3.E, Lifestyle Commercial Center Development (LCC) (pages 117 of 119), is hereby amended as follows:

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

##### ~~Section 8 Lifestyle Commercial Center Development (LCC)~~

**Notes:**

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

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

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

## EXHIBIT F

### LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

#### A. General

##### 1. Purpose and Intent

The purpose and intent of the LCC is to implement the FLUE Policy 2.2.2-c of the Plan, as amended. A LCC is a mixed-use form of development that incorporates a variety of uses such as: commercial, residential, civic and recreational. The LCC may be a transitional form of development located adjacent to properties with a residential future land use or Zoning district. The layout typically supports an open air, traditional market place design configuration, which consists of one or more main streets with integrated in-line tenants and may include limited freestanding tenants.

LCC regulations are established to provide predictability in the built environment with a degree of design flexibility while ensuring compatibility, interconnectivity and intensity issues are addressed. **[Ord. 2010-005]**

##### 2. Applicability

The requirements of this Section shall apply to all LCCs. **[Ord. 2010-005]**

##### 3. Conflicts

If a conflict exists between this Section and other Articles in this Code, the provisions of this Section shall apply to the extent of the conflict. **[Ord. 2010-005]**

#### B. Design Principles

The LCC form of development shall consider the impact of proposed commercial uses, and the need to establish an interface with existing and future adjacent developments. This interface shall be comprised of the following: site layout, building form, interconnectivity, and mixed of uses that will support the surrounding residential uses. The LCC shall be laid out with one or more main streets that incorporate any in-line large tenant that is designed as a multi-tenant store front. It may also include a freestanding large tenant and outparcel tenants that are located outside of the main street. **[Ord. 2010-005]**

##### 1. Site Layout

###### a. Street

Streets within an LCC shall be designed to create block configurations composed of main streets, secondary streets and alleys, as defined in Art. 3.E.8.C.3, Site Layout. **[Ord. 2010-005]**

###### b. Interconnectivity and Circulation

The site layout shall provide interconnectivity between the LCC and adjacent parcels on at least two sides. The ingress/egress shall be aligned with that of existing and future developments on adjacent parcels and shall be shown on the Preliminary Site Plan (PSP) pursuant to Art. 2.A.1.G.3, Plan Requirements. The design principles are: **[Ord. 2010-005]**

- 1) Minimize internal vehicular trips by arranging buildings, amenities, and parking in proximity to each other to reduce pedestrian walking distance; **[Ord. 2010-005]**
- 2) Establish location of vehicular or pedestrian interconnectivity points with adjacent properties; **[Ord. 2010-005]**
- 3) The site shall be designed without any provisions for gates unless stated otherwise herein. **[Ord. 2010-005]**

###### c. Buildings

- 1) A majority of the buildings (building square footage) shall front on an internal main street with a build-to-line. Buildings shall frame the main street integrating site elements such as sidewalks and pedestrian amenities. **[Ord. 2010-005]**
- 2) Buildings in developments that include a freestanding large tenant, or outparcel tenants, shall be oriented in a manner that complements the main street buildings and associated parking areas, and mitigates the impact of potential incompatibilities on surrounding properties. **[Ord. 2010-005]**

###### d. Pedestrian Area and Usable Open Space

- 1) Pedestrian areas in any form of usable open space shall function as activity nodes within the development. These areas or activity nodes shall include, but not limited to: art, fountains, shaded sitting areas and other similar amenities to encourage public use. **[Ord. 2010-005]**
- 2) Large or out parcel tenants located outside of the main street areas shall be connected to the LCC pedestrian circulation system through a series of usable open spaces and shaded sidewalks. **[Ord. 2010-005]**

###### e. Parking and Loading

- 1) Required parking and loading for each tenant shall be located to the side and rear of the building. **[Ord. 2010-005]**
- 2) Perimeter of parking lots shall be framed by buildings, structures or landscaping to create user friendly spaces. **[Ord. 2010-005]**

###### f. Transitional Elements

Drainage or preserve areas shall serve as a transition between the commercial portion of the development and adjacent existing residential uses when possible. **[Ord. 2010-005]**

#### Notes:

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

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

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

EXHIBIT F

LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

1

Figure 3.E.8.B – Typical Open Space and Main Street Layouts



[Ord. 2010-005]

2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38

**2. Building Forms and Design**

- a. Buildings shall be designed in scale and proportion to provide pedestrian level interest and establish a sense of place by incorporating a variety of heights and façade treatments. Architectural, landscape, or hardscape focal points shall be provided at key locations such as internal street intersections, public gathering areas and along external streets to create a sense of arrival and place or to provide terminus. **[Ord. 2010-005]**
- b. Buildings facing the arterial street shall provide pedestrian sidewalks or usable open space to be oriented towards the arterial street to encourage walkability, and a positive visual interface along the street right-of-way. **[Ord. 2010-005]**

**3. Mixed Use and Integration**

- The LCC shall primarily consist of commercial related uses, live-work units, and limited residential units based upon the site's FLU designation. The integration of uses shall consist of the following: **[Ord. 2010-005]**
- a. Placement of buildings providing a harmonious interface between internal mixed uses, and adjacent uses; and **[Ord. 2010-005]**
- b. Horizontally integrated residential units are serving as a transition between the more intense uses and immediately adjacent existing or future residential uses to reduce the need for large buffers. **[Ord. 2010-005]**

**C. Design and Development Standards**

An LCC shall comply with all standards listed below unless a waiver is granted pursuant to Article 3.E.8.D, Type I Waivers. **[Ord. 2010-005]**

**1. Minimum Site Area**

Site area shall be 10 acres. **[Ord. 2010-005]**

**2. Access and Frontage**

- a. Minimum frontage shall be consistent with PDD standards pursuant to Art. 3.E.1.C.2.a., Access and Circulation. **[Ord. 2010-005]**
- b. Primary access shall be provided from the arterial street to a main street of the LCC. **[Ord. 2010-005]**

**3. Site Layout**

Blocks and streets shall establish the general framework for the site layout. **[Ord. 2010-005]**

**a. Blocks**

- Blocks shall be created by utilizing streets and alleys to provide continuous vehicular circulation, interconnectivity, and accessibility within the LCC, with exception in area where an access is required by the Engineering Department. Blocks shall be subject to the following thresholds: **[Ord. 2010-005]**
- 1) Minimum length of a block shall be 160 feet; **[Ord. 2010-005]**

**Notes:**

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



## EXHIBIT F

### LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

2) ~~Maximum length of a block shall be 660 feet without pedestrian pass-thru; and, [Ord. 2010-005]~~

3) ~~Maximum length of a block shall be 750 feet with pedestrian pass-thru. [Ord. 2010-005]~~

#### b. ~~Streets~~

~~Streets shall include main streets, secondary streets, alleys, and driveways that are designed consistent with the following. Streets designated as public or private R-O-W shall also comply with any Engineering requirements. [Ord. 2010-005]~~

##### 1) ~~Main Street~~

~~The main street(s) shall be designed as the primary street(s) in the LCC and shall comply with the following standards: [Ord. 2010-005]~~

a) ~~A continuous main street shall traverse a minimum of 60 percent of the length or width of the LCC, whichever is greater. [Ord. 2010-005]~~

b) ~~The design shall be consistent with Figure 3.F.2.A, TDD Commercial Street or the TMD design exception summarized in Figure 3.F.4.D, Typical Example of TMD Commercial Street with Angled Parking; [Ord. 2010-005]~~

c) ~~A minimum of 65 percent of the total GFA for the overall development shall be located on the main street(s); [Ord. 2010-005]~~

d) ~~A plaza may be located at the end of a main street provided a building is located immediately adjacent to the plaza to frame the space and establish a visual terminus; and, [Ord. 2010-005]~~

e) ~~Intersections of two main streets, if provided, shall provide an amenity including, but not limited to: roundabout with decorative pavers and a focal point; or any other element that reflects a common architectural theme of the LCC. [Ord. 2010-005]~~

##### 2) ~~Secondary Street~~

~~Secondary streets shall be designed consistent with Figure 3.F.2.A, TDD Commercial Street, except that on-street parking may not be required and minimum sidewalk width may be reduced from ten to four feet in width. [Ord. 2010-005]~~

##### 3) ~~Alley~~

~~Alley access shall not be permitted from a main street. Alleys shall conform with the requirements of Art. 3.F.2.A.1.e, Alleys. [Ord. 2010-005]~~

#### c. ~~Interconnectivity~~

1) ~~Interconnectivity shall be required if the LCC is adjacent to an existing development or vacant parcels. The Planning Division shall review and make a recommendation on interconnectivity, pursuant to Objective 4.3, Community Design of the Plan. In addition, the following shall apply: [Ord. 2010-005]~~

2) ~~All required connecting points shall be paved up to the property line of adjacent parcels and a cross access agreement shall be recorded. [Ord. 2010-005]~~

3) ~~All connecting access points shall be designed and constructed pursuant to the Land Development Design Standards Manual. [Ord. 2010-005]~~

4) ~~The use of gates or other preventative barriers is prohibited, exceptions are allowed for: dumpsters, loading areas, private garages and parking areas. [Ord. 2010-005]~~

#### 4. ~~Buildings~~

~~All buildings shall front a street, and shall be designed in compliance with the following: [Ord. 2010-005]~~

##### a. ~~Internal Frontage~~

1) ~~Buildings or structures located on the main or secondary street shall be setback a minimum of 15 feet and maybe expanded to 25 feet to provide outdoor dining areas, pedestrian area or usable open space. Setbacks are measured from the proposed building façade to the inside edge of the curb. [Ord. 2010-005]~~

##### b. ~~Perimeter Frontage~~

~~Buildings that front on the perimeter of a LCC and adjacent to residential uses, arterial streets or any other street exterior to the development shall be considered perimeter building frontage, and shall comply with the following: [Ord. 2010-005]~~

1) ~~Buildings or structures located on the perimeter of the site shall be setback a minimum of 25 feet. Setbacks are measured from the proposed building façade to the inside edge of the perimeter R-O-W buffer. [Ord. 2010-005]~~

2) ~~Facade shall provide design features including, but not limited to: building entrances, display windows, usable open space and pedestrian circulation system. [Ord. 2010-005]~~

3) ~~Outdoor vehicular circulation and queuing areas for uses including, but not limited to: gas sales, financial institution, restaurants, and other facilities with drive-thru shall only be allowed if the associated outdoor vehicular activities are not visible from the street or adjacent residential uses. [Ord. 2010-005]~~

##### c. ~~Building Design~~

#### Notes:

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

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

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

## EXHIBIT F

### LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

1) ~~The facade design of all buildings shall comply with Art. 5.C, Design Standards. [Ord. 2010-005]~~

2) ~~For perimeter building that faces a street R-O-W, a pedestrian area with sidewalks and street trees shall be provided abutting the building. [Ord. 2010-005]~~

#### ~~d. Building Height~~

~~The maximum building height shall be 45 feet. The height limit shall not apply to those exceptions listed in Art. 3.D.1.E.4, Height Exceptions.~~

#### ~~e. Tenant Size and Large Tenant~~

1) ~~The total square footage for all freestanding buildings and large tenants shall not exceed 40 percent of the GFA of the LCC. [Ord. 2010-005]~~

2) ~~Large tenants occupying more than 100,000 square feet shall be prohibited. [Ord. 2010-005]~~

3) ~~Any large scale single tenant retail use (as defined by the definition of big box in the Plan), with or without accessory tenants, in a single building, shall not exceed 65,000 square feet. [Ord. 2010-005]~~

4) ~~Large tenants shall be architecturally designed to appear as a multi-tenant building. [Ord. 2010-005]~~

5) ~~Large tenants shall comply with requirements for fenestration details and exterior treatments of Table 5.C.1.1-13, Large Scale Commercial Development. [Ord. 2010-005]~~

6) ~~No single tenant shall occupy more than 200 feet of frontage. An increase of up to 240 feet per single tenant shall be permitted, provided that any increase over 200 feet incorporates the appearance of a separate storefront to include: a distinct architectural style a minimum of 40 feet in length, similar transparency, and an additional building entrance, or appearance of an entrance. [Ord. 2010-005]~~

#### ~~f. Integrated Residential Use~~

~~Residential uses shall be provided in compliance with Art. 3.E.1.B.2.f, LCC Minimum Density Requirements and the following standards: [Ord. 2010-005]~~

1) ~~For project with vertically integrated units, these units shall be located above non-residential buildings, and shall be accessed from the main street through a common area, including but not limited to: an internal lobby, courtyard, gathering areas, or usable open space between buildings. [Ord. 2010-005]~~

2) ~~For horizontally integrated units, alternative frontage requirements may be permitted pursuant to Art. 3.F.4.D.4.d, Optional Standards for Residential PDRs. [Ord. 2010-005]~~

#### ~~5. Pedestrian Area on Main Street~~

~~The area between the building façade and the main street curb is defined as pedestrian area, and shall be subject to the following: [Ord. 2010-005]~~

a. ~~Required on both sides of a main street with open or arcaded sidewalks, street trees, pedestrian amenities, and street furniture. [Ord. 2010-005]~~

b. ~~All sidewalks shall be a minimum six feet width with no encumbrance. The width may be increased to accommodate seating areas or other pedestrian amenities. In addition to the sidewalk, a minimum width of five feet shall be provided for the installation of street trees, landscaping and street lights. [Ord. 2010-005]~~

c. ~~A minimum of 75 percent of the frontage on the main street shall have arcaded sidewalks or any other architectural element that provides shade to pedestrians such as permanent canopies and awnings. All arcades or architectural shade elements shall have a minimum height clearance of 12 feet. When canopies or awnings are provided to comply with the 75 percent requirement, they shall extend at least 6 feet to shade pedestrian sidewalks. [Ord. 2010-005]~~

d. ~~Pedestrian pass thru that connects the main street and the parking lots or service areas at the rear or the side of the building shall have a maximum width of 25 feet. Pedestrian pass-thrus shall be occurred at intervals no greater than 100 feet to provide convenient pedestrian access. [Ord. 2010-005]~~

#### ~~6. Pedestrian Area on Secondary Street~~

~~Pedestrian area shall be a minimum width of ten feet and shall be located on both sides of the street. The sidewalk shall be a minimum width of five feet with no encumbrance and a minimum width of five feet for amenities such as street trees and street lights. [Ord. 2010-005]~~

#### ~~7. Usable Open Space~~

~~A minimum of five percent of the total site GFA shall be provided as usable open space. [Ord. 2010-005]~~

##### ~~a. Dimensions~~

~~All usable open spaces shall meet the minimum dimensions provided under Table 3.E.8.C, Dimensions for Usable Open Space. The provision of usable open space in excess of the minimum required shall be noted. [Ord. 2010-005]~~

##### ~~b. Street Frontage~~

#### Notes:

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

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

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

## EXHIBIT F

### LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

Usable open space shall be bounded by a street on at least one side. ~~[Ord. 2010-005]~~

~~c. Landscaping~~

~~A minimum of 15 percent of each usable open space shall be shaded by landscape material or shade structures at time of construction, and a minimum of 30 percent of the total square footage shall be pervious. [Ord. 2010-005]~~

~~d. Pedestrian Amenities~~

~~If one or more usable open spaces are provided within the LCC, a minimum of 50 percent of these spaces shall be designed with seating areas for pedestrians. Each space shall have a minimum of one linear foot of seating for each 200 square feet of overall area. [Ord. 2010-005]~~

~~8. Street Trees, Street Lights and Utilities~~

~~a. Street trees shall be planted pursuant to Art. 3.F.2.A.4.d, Street Trees. [Ord. 2010-005]~~

~~b. Street lights shall be provided along all streets and alleys pursuant to Art. 3.F.2.A.1.f.2.a), TDD Street Lighting. At least one light fixture shall be located at the pedestrian crosswalk and along of all pedestrian pass-thru. [Ord. 2010-005]~~

~~c. All public utilities shall be installed in accordance to the standard of Art. 11.E.7, Utilities. [Ord. 2010-005]~~

~~9. Parking and Loading~~

~~Parking shall comply with Art. 6, Parking, unless otherwise stated below. [Ord. 2010-005]~~

~~a. Parking Lot~~

~~A maximum of 200 parking spaces shall be permitted in each parking lot. The perimeter of the parking lot shall be framed by: [Ord. 2010-005]~~

~~1) buildings or structures on all four sides; or [Ord. 2010-005]~~

~~2) an eight-foot wide landscape strip. The landscape strip shall have a 30 inch high hedge or a 30 inch concrete wall and appropriate groundcover. Canopy trees shall be planted at 20 feet on center. [Ord. 2010-005]~~

~~b. Parking Structures~~

~~Parking for any use in excess of six spaces per 1,000 square feet of non-residential floor area shall be located in a parking structure. [Ord. 2010-005]~~

~~c. Service and Loading Areas~~

~~All service and loading areas shall be located along the rear or side of the structures, and shall not be visible from the main street and any usable open space. The service areas shall be located within the footprint of the building or immediately adjacent to the building. [Ord. 2010-005]~~

~~10. Landscaping~~

~~Landscaping shall comply with Art. 7, Landscaping, unless otherwise stated below. [Ord. 2010-005]~~

~~a. Landscape Buffer Exemption~~

~~Required perimeter buffers may be modified subject to an approved Alternative Landscape Plan, if: [Ord. 2010-005]~~

~~1) the proposed horizontally integrated residential units of the LCC are located adjacent to existing residential units of the same housing type and density, and the adjacent parcel has an existing buffer that meets this Code; or [Ord. 2010-005]~~

~~2) the adjacent non-residential development is compatible with the LCC and has an existing buffer that meets this Code. [Ord. 2010-005]~~

~~b. Foundation Planting~~

~~Foundation planting shall be in compliance with Art. 7, Landscaping, unless otherwise stated below: [Ord. 2010-005]~~

~~1) Foundation plantings shall not be required for the following: buildings with frontages on the main streets, secondary streets, buildings along an alley or internal street between non-residential buildings, or where buildings front on a plaza or square. [Ord. 2010-005]~~

~~2) Buildings that face a perimeter street R-O-W and designed with: arcades, pedestrian area or framed by an usable open space. [Ord. 2010-005]~~

~~D. Type I Waivers~~

~~An applicant may seek Type I Waivers from specific code requirements listed in accordance with Art. 2.D.6, Type I Waiver, and Table 3.E.8.D, LCC Waivers. Type I Waiver approval shall be granted prior to DRO certification. The following table summarizes the development standards that could be requested through a Type I Waiver process. [Ord. 2011-016] [Ord. 2012-027]~~

(This space intentionally left blank)

**Notes:**

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

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

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

EXHIBIT F

LIFESTYLE COMMERCIAL CENTER (LCC)  
SUMMARY OF AMENDMENTS

1

Table 3.E.8.D – Type I Waivers

Requirements	Waiver	Criteria of Review (1)
<b>Main Street</b>		
<del>Art. 3.E.8.C.3.b.1).a) A continuous main street shall traverse a minimum of 60 percent of the length or width of the LCC; whichever is greater.</del>	<del>Reduce a maximum of 10 percent.</del>	<del>-Constraints on site configuration prohibiting compliance with minimum length; -Encumbrance by existing natural features or easements (lake, preserve, etc.).</del>
<del>Art. 3.E.8.C.3.b.1).c) A minimum of 65 percent of the total GFA shall be located on the main street(s).</del>	<del>Reduce a maximum of 10 percent.</del>	<del>-Existing site constraints that prohibit compliance with required layout and square footage cannot be accommodated on main streets.</del>
<b>Interconnectivity</b>		
<del>Art. 3.E.8.C.3.c.4) The use of gates or other preventative barriers is prohibited, exceptions are allowed for: dumpsters, loading areas, private garages and parking areas.</del>	<del>Allow use of gates within the development.</del>	<del>-Special circumstances between adjacent uses; -Specific user requirements within the LCC requires building(s) to be gated provided these gates do not impact the continuity of the LCC street network.</del>
<b>Perimeter Frontage</b>		
<del>Art. 3.E.8.C.4.b.2) Facade shall provide design features, including but not limited to: building entrances, display windows, usable open space and pedestrian circulation system.</del>	<del>No facade design features</del>	<del>-If proposed building is separated from the adjacent street or use by a canal R-O-W or other geological encumbrance or utility easement that is 80 feet or greater. -Facade shall meet Art.5.C.</del>
<del>Art. 3.E.8.C.4.b.3) Outdoor vehicular circulation and queuing areas for uses including, but not limited to: gas sales, financial institution, restaurants, and other facilities with drive thru shall only be allowed if the associated outdoor vehicular activities are not visible from the street or adjacent residential uses.</del>	<del>Allow outdoor vehicular activities to be visible from the perimeter street.</del>	<del>-Provide a Type 3 Incompatibility Buffer, and exemplary architectural design that incorporates walls or other visual barriers a minimum of six feet in height, or a combination of the two.</del>
<b>Building Height</b>		
<del>Art. 3.E.8.C.4.d The maximum building height shall be 45 feet.</del>	<del>Increase building height up to a maximum of 60 feet. &gt;60 feet shall be subject to a Waiver approval by the BCC.</del>	<del>-Demonstrate that the use associated with the building requires additional height due to its use or structural reasons related to the use or building design; -Architectural focal point shall be provided and proportional to the additional height of the building. -Additional height of the building shall create no impact on adjacent properties. -Utilize Green Architecture, if applicable.</del>
<b>Tenant Size and Large Tenant</b>		
<del>Art. 3.E.8.C.4.e.1) The total square footage for all freestanding building and large tenants shall not exceed 40 percent of the GFA of the LCC.</del>	<del>Increase a maximum of 10 percent of the total GFA to be designated for freestanding buildings and large tenants.</del>	<del>-Increase Architectural features that exceed Art.5.C.; or -Utilize Green Architecture, if applicable; and -Increase usable open space by 10% for the site.</del>
<del>Art. 3.E.8.C.4.e.6) Single tenants shall not occupy more than 240 feet of frontage.</del>	<del>Increase to a maximum of 325 feet for sides that do not have pedestrian use areas or street frontages other than for service areas.</del>	<del>-Provide Architectural features that exceed Art.5.C.; -Utilize Green Architecture, if applicable</del>
<b>Vertical Integration</b>		
<del>Art. 3.E.8.C.4.f.1) Vertically integrated units shall be accessed from the main street through a common area, including but not limited to: an internal lobby, courtyard, gathering area or usable open space between buildings.</del>	<del>Vertically integrated units without access from the main street</del>	<del>-Proposed access complies with the entry requirements of Art. 5.C.1.H.1.d, Entries, provided it is adjacent to usable open space.</del>
<b>Usable Open Space</b>		
<del>Table 3.E.8.C. Dimensions for Usable Open Space</del>	<del>Reduce a maximum of 25 percent of the minimum dimensions.</del>	<del>-Proposed design features of the reduced usable open space elements shall exceed minimum code requirements; and, -Demonstrate the overall usable open spaces are evenly distributed to meet the purpose and intent of this requirement.</del>
<b>Parking Lot</b>		
<del>Art. 3.E.8.C.9.a A maximum of 200 parking spaces shall be permitted in each parking lot.</del>	<del>Increase a maximum of 20 percent.</del>	<del>-Only allowed if framed by buildings on all four sides and designed to give the appearance of small parking lots.</del>
<del>[Ord. 2010-005] [Ord. 2012-027]</del>		
<del>Notes:</del>		
<del>1. The applicant can submit additional justification or documentation to support waiver request.</del>		

2  
3

Notes:

**Stricken** indicates text to be deleted. **Stricken and italicized** means text to be totally or partially relocated.

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

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

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

## EXHIBIT F

### LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

1  
2 Part 9. ULDC Art. 3.F, Traditional Development Districts (TDDs) (pages 177 and 192 of 213), is  
3 hereby amended as follows:

4 CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDS)

5 Section 1 General Provisions for TDDs

6 D. Types of TDDs

7 TDDs include the following:

8 ....  
9 2. Traditional Marketplace Development (TMD)

10 TMDs are mixed-use commercial, residential, and office areas that function as town activity  
11 centers serving residents in the vicinity. The Lifestyle Commercial Center (LCC) is a type of  
12 TMD in the Urban Suburban Tier limited only to sites required by Condition of Approval by  
13 Ordinances 2008-048 and 2009-028.  
14 ....

15 Section 3 Traditional Neighborhood Development (TND)

16 D. Land Use Zones

17 1. Neighborhood Center

18 A Neighborhood Center is intended to accommodate neighborhood-oriented non-residential  
19 uses and services. It may include professional offices, community facilities, and civic uses to  
20 serve the population of the TND and adjacent neighborhoods. Multi-family ~~or live/work~~  
21 ~~residential uses are~~ is encouraged when located above non-residential uses. [Ord. 2012-027]

22 a. General Standards

23 ....  
24 6) Maximum Total Floor Area

25 40,000 square feet of GFA, excluding multi-family units ~~or the residential portion of a~~  
26 ~~live/work unit counted as density.~~  
27 Ord. 2012-027]

28 b. Building Standards

29 ....  
30 3) Multi-family ~~and Live/Work~~

31 Multi-family ~~residential and live/work~~ units shall only be permitted subject to the  
32 following: [Ord. 2012-027]  
33 ....

34  
35  
36 Part 10. ULDC Art. 3.F.4.C, Development Standards for All TMDs (pages 199 of 213), is hereby  
37 amended as follows:

38 CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDS)

39 Section 4 Traditional Marketplace Development (TMD)

40 C. Development Standards for all TMDs

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

42 1. General Standards

43 The following standards apply to all TMDs; however, additional standards or provisions shall  
44 apply to the AGR Tier, per Art. 3.F.4.D, Standards Applicable to AGR Tier, and  
45 Urban/Suburban Tier, per Art. 3.F.4.E, Standards Applicable to Urban/Suburban Tier. [Ord.  
46 2005-002] [Ord. 2005-041]  
47 ....

48 c. Maximum Floor Area per Single Tenant [Ord. 2005-041]

49 1) U/S Tier

50 Variance from these requirements shall be prohibited. No single tenant may occupy  
51 more than 50,000 ~~sq.-ft. unless approved as a requested use~~ square feet, except as  
52 follows:

53 a) CL FLU

54 A maximum of 65,000 square feet may be permitted subject to Class A Conditional  
55 Use approval.

56 b) CH FLU

57 Single tenants occupying more than A maximum of 100,000 square feet are  
58 prohibited may be permitted subject to Class A Conditional Use approval. [Ord.  
59 2005 – 002]

**Notes:**

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

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

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

## EXHIBIT F

### LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

1                   2) Exurban/Rural and AGR Tiers

2                   No single tenant may occupy more than 25,000 ~~sq-ft. square feet~~ unless approved as  
3                   a ~~requested Conditional Use~~. Single tenants occupying 65,000 ~~sq-ft. square feet~~ or  
4                   more are prohibited. [Ord. 2005 – 002]

5                   ....

6                   3. Building Form

7                   a. Maximum Building Height

8                   1) U/S Tier

9                   a) 45 feet and two stories ~~unless waived through a Type 2 Waiver~~. A third story is  
10                  allowed if the top floor is dedicated to residential uses. [Ord. 2005 – 002]

11                  b) The height limit shall not apply to those exceptions listed in Art. 3.D.1.E.4, Height  
12                  Exceptions. [Ord. 2005 – 002]

13                  ....

14  
15  
16 Part 11. ULDC Art. 3.F.4, Traditional Marketplace Development (TMD) (pages 209 of 213), is  
17 hereby amended as follows:

18 CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDS)

19 Section 4 Traditional Marketplace Development (TMD)

20 **E. Urban/Suburban Tier – Lifestyle Commercial Center (LCC)**

21 **1. Applicable to existing sites assigned a commercial FLU designation and Condition of Approval**  
22 **requiring the use of the LCC within the boundaries of two site specific FLUA amendments:**

23 **a. LGA 2008-009 - Lake Worth Commercial - Ordinance 2008-048**

24 **b. LGA 2009-006 – Lake Worth/Turnpike SW Commercial - Ordinance 2009-028**

25 **2. Unless stated otherwise, TMD provisions shall apply to all site specific FLUA noted above.**

(This space intentionally left blank)

---

**Notes:**

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

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

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



EXHIBIT F

LIFESTYLE COMMERCIAL CENTER (LCC)  
SUMMARY OF AMENDMENTS

1

TABLE 4.B.2.A - COMMERCIAL USE MATRIX

STANDARD DISTRICTS															PLANNED DEVELOPMENT DISTRICTS (PDDs)															TRADITIONAL DEV. DISTRICTS (TDDs)											
AG/CON	RESIDENTIAL					COMMERCIAL					IND		INST		Use Type	Supplementary Use Standards (1)	PUD		MUPD				MXPD		PIPD		M		R		LCC		TND		TMD						
	P	A	A	AR	R	C	C	C	C	C	U	U	I	I			P	P	PODS	FLU	FLU	FLU	FLU	FLU	PODS	H	V	H	V	FLU	FLU	U/S	EX/RURAL	U	E						
C	G	P	S	S	O	O	E	E	E	1	2	L	L	O	O	E	O	S	M	C	V	R	R	L	L	H	H	N	N	R	R	O	O	R	R						
Commercial Uses																																									
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-						
-	P	-	-	-	-	-	-	-	-	D	P	P	D	D	D	D	D	-	P	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
-	P	-	-	-	-	-	-	-	-	A	A	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
-	-	-	D	D	D	D	D	D	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
-	-	-	-	-	-	-	-	-	-	A	A	D	D	D	D	D	A	-	D	-	D	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
-	-	-	-	-	-	-	-	-	-	P	P	P	P	D	D	D	D	D	-	D	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
-	-	-	-	-	-	-	-	-	-	A	A	A	D	D	A	A	A	-	A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
-	-	-	-	-	-	-	-	-	-	A	B	P	-	D	D	D	D	D	-	D	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
-	-	-	-	-	-	-	-	-	-	D	D	-	D	D	D	D	D	D	-	D	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

2  
3

Page 24 of 82

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







EXHIBIT F

LIFESTYLE COMMERCIAL CENTER (LCC)  
SUMMARY OF AMENDMENTS

- 1 C. Definitions and Supplementary Use Standards for Specific Uses
- 2 ....
- 3 4. Car Wash
- 4 ....
- 5 e. ~~LCC-District Zoning District – TMD~~
- 6 A maximum of one Car Wash may be allowed. The Car Wash shall be located outside the
- 7 main street, and may be accessed from a secondary street, alley or from a parking lot. The
- 8 Car Wash shall not be visible from the main street. [Ord. 2010-005]
- 9 ....
- 10 11. Financial Institution with Drive Thru Facilities
- 11 ....
- 12 b. Approval Process
- 13 1) CC District, Commercial Pod of PUD, CLO PDD, ~~CL-LCC~~ and TMD
- 14 ....
- 15 b) PDD ~~of LCC~~ with CLO future land use designation; and,
- 16 ....
- 17 c. Zoning Districts - TDD ~~and LCC~~
- 18 ....
- 19 12. Financial Institution – Freestanding ATM
- 20 ....
- 21 b. Zoning Districts - TDD ~~and LCC~~
- 22 ....
- 23 15. Gas and Fuel Sales, Retail
- 24 ....
- 25 e. Zoning Districts – TMD ~~and LCC~~
- 26 ....
- 27 32. Restaurant, Type 1
- 28 ....
- 29 d. Zoning Districts – TMD ~~and LCC~~
- 30 ....
- 31 33. Restaurant, Type 2
- 32 ....
- 33 c. Zoning Districts - TND, ~~and TMD,~~ ~~and LCC~~
- 34 ....
- 35 40. Vehicle Sales and Rental, Light
- 36 ....
- 37 e. Zoning Districts
- 38 ....
- 39 2) ~~LCC and TMD~~
- 40 ....
- 41 41. Veterinary Clinic
- 42 ....
- 43 d. Zoning District
- 44 ....
- 45 2) MUPD with CL FLU Designation, ~~LCC~~ and TDD Districts
- 46 ....

(This space intentionally left blank)

Notes:

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













**EXHIBIT F**  
**LIFESTYLE COMMERCIAL CENTER (LCC)**  
**SUMMARY OF AMENDMENTS**

1

**TABLE 4.B.6.A - AGRICULTURAL USE MATRIX**

STANDARD DISTRICTS																	Use Type	A. Supplementary Use Standards (2)	PLANNED DEVELOPMENT DISTRICTS (PDDs)										TRADITIONAL DEV. DISTRICTS (TDDs)																								
AG/ CON		RESIDENTIAL						COMMERCIAL							IND	INST			PUD		MUPD				MXPD	PPD	M	R	LCC	TND		TMD																					
P	A	AR	R	R	R	R	C	C	C	C	C	URAD				IRO			I	I	P	I	PODS	FLU				FLU	PODS	H	V	FLU	TIER		TIER																		
C	G	R	R	R	R	R	C	C	C	C	C	1	2	3	1	2			C	C	C	C	L	L	H	H	R	C	R	C	A	C	C	C	C	C	E	I	I	C	C	I	C	I	M	R	L	H	US	EX/ RURAL	U	E	AGR
Agricultural Uses (1)																																																					
-	P	-	B	A	A	A	A	A	P	-	P	-	D	D	D	D	D	-	-	-	-	B	B	-	-	Nursery, Retail	13	-	P	-	-	P	-	P	-	-	-	-	-	-	-	-	-	P	-	-	P	P	P	-			
-	P	P	D	B	B	B	B	B	B	-	P	-	P	P	-	-	-	-	-	-	-	-	P	P	P	-	Nursery, Wholesale	14	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	
-	D	D	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	B	D	P	-	Potting Soil Manufacturing	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
-	S	S	S	S	A	A	A	A	S	S	S	S	S	S	S	S	S	S	B	-	-	-	-	-	-	-	Produce Stand	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	S	S	S
-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	P	P	P	P	Shadehouse	17	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
-	D	D	D	D	A	A	A	A	B	B	D	D	D	P	-	-	-	-	-	-	-	D	D	D	D	Stable, Commercial	18	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	D	
-	P	P	P	P	P	B	B	B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Stable, Private	19	P	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	P		
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-	-	Sugar Mill Or Refinery	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			

[Ord. 2005-002] [Ord. 2005-041] [Ord. 2005-036] [Ord. 2008-037] [ Ord. 2009-040] [Ord. 2010-005] [ Ord. 2011-016] [Ord. 2012-027] [Ord. 2014-025] [Ord. 2015-031] [Ord. 2017-007]

Use approval process key:

P Permitted by Right	D Subject to DRO Approval	A Subject to BCC Approval (Class A Conditional Use)
S Subject to Special Permit Approval	B Subject to Zoning Commission Approval (Class B Conditional Use)	- Prohibited use, unless stated otherwise within Supplementary Use Standards

(1) Policy and Procedures Manual (PPM) # Multiple Department (MD)-RI-002, Processing Building Permit and Zoning Applications for Farms, guides PZ&B staff in determining the preemptive effect of State law. This PPM is available upon request at Planning, Zoning and Building Department.  
(2) Supplementary Use Standards for each use must be reviewed regardless the approval process set forth in the Use Matrix. Refer to the numbers in the Supplementary Use Standard column.

2 Section 7 Utility Uses

3 A. Utility Use Matrix

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





## EXHIBIT F LIFESTYLE COMMERCIAL CENTER (LCC) SUMMARY OF AMENDMENTS

1 Section 9 Commercial Communication Towers

2 A. Commercial Communication Towers Matrix

3

TABLE 4.B.9.A –COMMERCIAL COMMUNICATION TOWERS MATRIX

STANDARD DISTRICTS																						Tower Type	Supplementary Use Standards (1)	PLANNED DEVELOPMENT DISTRICTS (PODs)													TRADITIONAL DEV. DISTRICTS (TDDs)																																																						
AG/ CON		RESIDENTIAL				COMMERCIAL								IND	INST	PUD		MUPD						MXPD	PIPD	M	R	LCC	TND		TMD																																																												
P	A	A	AR	R	R	R	R	C	C	C	C	C	URAD				IRO	I	I	P	I			PODS	FLU				FLU	PODS	H	V	FLU	TIER		TIER																																																							
C	G	P	R	U	E	T	S	M	N	L	C	H	G	R	U	U	U	U	U	C	L			L	H	H	E	O	E	I	G	L	H	L	H	R	N	D	N	H	H	N	O	N	P	P	C	C	US	EX	U	E	S	M	C	V	R	O	O	D	C	S	O	D	M	D	D	D	L	H	G	R	N	O	R	N	O	R	N	O	R	E	S	E	C	R	S	E	C	S	R
Commercial Communication Towers																								Commercial Communication Towers																																																																			
P	D	P	D	D	D	D	D	P	P	P	P	P	A	A	A	A	A	A	A	A	P	P	P	P	Stealth Tower ≤ 100'	1	-	A	-	A	-	P	P	-	-	-	P	P	P	P	-	P	P	P	-	-	-	-	D	-	D	-	-	-	-	-																																			
D	D	D	D	D	D	B	B	B	D	D	D	D	A	A	A	A	A	A	A	A	D	D	D	D	Stealth Tower > 100' ≤ 125'	1	-	A	-	A	-	D	D	-	-	-	D	D	D	D	-	D	D	D	-	-	-	-	D	-	D	-	-	-	-	-																																			
B	B	B	B	B	B	A	A	A	B	B	B	B	A	A	A	A	A	A	A	A	B	B	A	B	Stealth Tower > 125' ≤ 200'	1	-	A	-	A	-	B	B	-	-	-	B	B	B	B	-	B	B	B	-	-	-	-	B	-	B	-	-	-	-	-																																			
P	P	P	P	P	P	D	D	D	P	P	P	P	A	A	A	A	A	A	A	A	P	P	P	P	Camouflage Tower ≤ 150'	2	-	A	-	A	-	P	P	-	-	-	P	P	P	P	-	P	P	P	-	-	-	-	D	-	D	-	-	-	-	-																																			
B	P	D	D	D	-	-	-	B	B	D	B	D	A	A	A	A	A	A	A	A	D	D	D	B	Monopole Tower ≤ 60'	3	-	D	-	D	-	B	B	-	-	-	D	D	B	B	-	D	D	D	-	-	-	-	D	-	D	-	-	-	-	-																																			
B	D	D	B	B	B	-	-	-	B	B	D	B	D	B	A	A	A	A	A	A	D	D	D	B	Monopole Tower > 60' and ≤ 100'	3	-	A	-	A	-	B	B	-	-	-	D	D	B	B	-	D	D	D	-	-	-	-	B	-	B	-	-	-	-	-																																			
B	B	D	B	B	B	-	-	-	B	B	D	B	D	B	A	A	A	A	A	A	D	D	D	B	Monopole Tower > 100' and ≤ 150'	3	-	A	-	A	-	B	B	-	-	-	D	D	B	B	-	D	D	D	-	-	-	-	B	-	B	-	-	-	-	-																																			
B	B	D	B	B	B	-	-	-	B	B	D	B	D	B	A	A	A	A	A	A	D	D	D	B	Monopole Tower > 150' and ≤ 200'	3	-	-	-	-	B	B	-	-	-	D	D	B	B	-	D	D	D	-	-	-	-	-	-	-	-	-	-	-	-																																				
A	A	D	A	A	-	-	-	-	A	A	B	A	B	A	A	A	A	A	A	A	D	D	A	A	Monopole Tower > 200' and ≤ 250'	3	-	-	-	-	A	A	-	-	-	D	D	A	A	-	D	D	D	-	-	-	-	-	-	-	-	-	-	-																																					
A	A	B	A	A	-	-	-	-	A	A	A	A	A	A	A	A	A	A	A	A	B	B	A	A	Monopole Tower > 250'	3	-	-	-	-	A	A	-	-	-	B	B	A	A	-	B	B	B	-	-	-	-	-	-	-	-	-	-	-																																					
P	P	P	D	D	B	-	-	-	-	-	-	-	P	-	A	A	A	A	A	A	P	P	P	-	Self Support/Lattice Tower ≤ 60'	4	-	D	-	D	-	-	-	-	-	-	P	P	-	P	-	P	P	P	-	-	-	-	D	-	D	-	-	-	-																																				
D	D	D	B	B	A	-	-	-	-	-	-	-	D	-	A	A	A	A	A	A	D	D	D	-	Self Support/Lattice Tower > 60' and ≤ 100'	4	-	A	-	A	-	-	-	-	-	-	D	D	-	D	-	D	D	D	-	-	-	-	B	-	B	-	-	-	-																																				
D	B	D	A	A	A	-	-	-	-	-	-	-	D	-	A	A	A	A	A	A	D	D	D	-	Self Support/Lattice Tower > 100' and ≤ 150'	4	-	A	-	A	-	-	-	-	-	-	D	D	-	D	-	D	D	D	-	-	-	-	A	-	A	-	-	-	-																																				

4  
5

**Notes:**

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

EXHIBIT F

LIFESTYLE COMMERCIAL CENTER (LCC)  
SUMMARY OF AMENDMENTS

1

TABLE 4.B.9.A – COMMERCIAL COMMUNICATION TOWERS MATRIX

STANDARD DISTRICTS															Tower Type	Supplementary Use Standards (1)	PLANNED DEVELOPMENT DISTRICTS (PODs)										TRADITIONAL DEV. DISTRICTS (TODs)												
AG/CON		RESIDENTIAL					COMMERCIAL										IND	INST	PUD		MUPD				MFPD	PIPD	M	R	LCC	TND		TMD							
P	A	A	AR	R	R	R	R	C	C	C	C	C	C	U			U	U	U	U	U	I	I	I	I	I	P	P	P	P	H	V	C	C	US	EX/	U	E	
C	G	P	R	U	E	T	S	M	N	L	C	H	G	R			U	U	U	U	U	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
R	A	A	S	S	A	A	A	O	O	E	C	C	C	C			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Commercial Communication Towers																																							
D	A	D	A	A	-	-	-	-	-	-	-	-	B	-	A	A	A	A	A	A	A	A	A	A	D	D	A	-	-	-	-	-	-	-	-	-	-		
Self Support/Lattice Tower > 150' and ≤ 200'																																							
B	A	B	A	A	-	-	-	-	-	-	-	-	B	-	A	A	A	A	A	A	A	A	A	A	B	B	A	-	-	-	-	-	-	-	-	-	-	-	
Self Support/Lattice Tower > 200' and ≤ 250'																																							
A	A	B	A	A	-	-	-	-	-	-	-	-	A	-	A	A	A	A	A	A	A	A	A	B	B	A	-	-	-	-	-	-	-	-	-	-	-	-	
Self Support/Lattice Tower > 250'																																							
P	P	P	D	D	B	-	-	-	-	-	-	-	P	-	A	A	A	A	A	A	A	A	A	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Guyed Tower ≤ 60'																																							
D	D	D	B	B	A	-	-	-	-	-	-	-	D	-	A	A	A	A	A	A	A	A	A	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
Guyed Tower > 60' and ≤ 100'																																							
D	B	D	A	A	-	-	-	-	-	-	-	-	D	-	A	A	A	A	A	A	A	A	A	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
Guyed Tower > 100' and ≤ 150'																																							
B	A	D	A	A	-	-	-	-	-	-	-	-	B	-	A	A	A	A	A	A	A	A	A	D	D	A	B	-	-	-	-	-	-	-	-	-	-	-	-
Guyed Tower > 150' and ≤ 200'																																							
B	A	B	A	A	-	-	-	-	-	-	-	-	B	-	A	A	A	A	A	A	A	A	B	B	A	B	-	-	-	-	-	-	-	-	-	-	-	-	
Guyed Tower > 200' and ≤ 250'																																							
A	A	B	A	A	-	-	-	-	-	-	-	-	A	-	A	A	A	A	A	A	A	B	B	A	A	-	-	-	-	-	-	-	-	-	-	-	-	-	
Guyed Tower > 250'																																							
D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	-	-	-	-	-	-	-	-	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D		
Electrical Transmission Line ≥ 250' Streets																																							
D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	-	-	-	-	-	-	-	-	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D		
Florida Department of Transportation (FDOT) ≥ 250' Streets																																							

2

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

EXHIBIT F

LIFESTYLE COMMERCIAL CENTER (LCC)  
SUMMARY OF AMENDMENTS

B. General Standards

2. Separation and Setbacks

b. Towers Located in Non-Residential Zoning Districts

Table 4.B.9.B – Minimum Separation and Setbacks for Towers Located in Non-Residential Zoning Districts

TOWER TYPE	Adjacent to	PC	AP	CN	CLO	CC	CHO	CG	CRE	UC	UI	IRO	IL	IG	IPF	PO	MUPD	MXPD	PIPD	LCC	
....	....																				
....	....																				
....	....																				
....	....																				
[Ord. 2015-006]																					
Notes:																					
(1) Maximum height subject to the specific requirements contained in the Supplementary Use Standards.																					
(2) Applicable to any tower height																					
% Separation or setback as a percentage of tower height																					

4. Distance Between Towers

Towers shall be subject to the following minimum distances between towers:

Table 4.B.9.B - Distances Between Towers

Tower Type	Zoning District							
	AGR, PC, and parcels less than 10 acres in AR	CC, CHO, CLO, CN, RE, RM, RS, RT, TND - NC	PUD: Commercial and Recreation pods. UC, UI CG, CRE, MUPD: CL and CH FLU. MXPD, LCC, TND OSREC	Parcels less than 10 acres in: AP, IG, IL, PIPD	Parcels 10 or more acres in: AP, AR, IG, IL, PIPD	PO	PUD: Civic pod, MUPD: INST FLU, IPF	FPL Trans. R-O-Ws and FDOT R-O-Ws
....								
....								

(This space intentionally left blank)

Notes:

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



**EXHIBIT F**  
**LIFESTYLE COMMERCIAL CENTER (LCC)**  
**SUMMARY OF AMENDMENTS**

1 Section 11 Temporary Uses

2 A. Temporary Use Matrix

3

**TABLE 4.B.11.A - TEMPORARY USE MATRIX**

STANDARD DISTRICTS																				Supplementary Use Standards (1)	PLANNED DEVELOPMENT DISTRICTS (PODs)														TRADITIONAL DEV. DISTRICTS (TDDs)														
AG/ CON		RESIDENTIAL					COMMERCIAL								IND	INST	PUD				MUPD				MXPD	PIPD	M	R	LCC	TND		TMD																	
P	A	AR	R	R	R	R	C	C	C	C	C	URAO				IRO	I	I	P		I	PODS			FLU				FLU	POOS	H	V	FLU	TIER		TIER													
C	G	R	U	E	T	S	M	N	L	C	H	G	R	U	U	U	U	U	I		C	C	C	C	I	I	C	C	C	I	C	I	C	I	U	S	EX/ RURAL	U	E	AGR									
C	R	S	S	A	A	O	O	E	C	C	C	C	1	2	3	1	2	L	L		H	H	O	O	L	H	O	H	H	O	D	M	D	L	G	R	N	O	R	N	O	R	D	P					
																				#																													
																					Use Type																												
																						Temporary Uses																											
-	-	S	S	S	-	-	-	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	-	S	S	-	-	-	-	-	-	S	S	-			
-	-	-	-	-	-	-	-	-	D	D	P	D	D	D	D	D	D	D	-	D	-	-	-	P	P	-	-	D	-	-	P	D	-	-	D	-	-	-	D	-	-	D	D	D	-				
-	-	-	-	-	-	-	-	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	-	S	S	-	-	S	S	-	-			
-	-	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
-	-	-	-	-	-	-	-	D	D	D	D	D	D	D	D	D	D	D	-	D	-	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	-	-	D	D	-	-	D	-	D	D	D	-	
-	-	D	D	D	-	-	-	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	-	-	D	D	-	-	D	-	D	D	D	-		
-	S	-	-	-	-	-	-	S	-	S	-	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	-	S	S	-	-	S	-	-	S	-	S	S	S	-	
-	S	-	-	-	-	-	-	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	-	S	S	-	-	S	-	-	S	-	S	S	S	-
-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
[Ord. 2005-002] [Ord. 2007-001] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2011-016] [Ord. 2012-027] [Ord. 2013-001] [Ord. 2017-007]																																																	
Use approval process key:																																																	
P	Permitted by Right										D	Subject to DRO Approval										A	Subject to BCC Approval (Class A Conditional Use)																										
S	Subject to Special Permit Approval										B	Subject to Zoning Commission Approval (Class B Conditional Use)										-	Prohibited use, unless stated otherwise within Supplementary Use Standards																										
(1) Supplementary Use Standards for each use must be reviewed regardless the approval process set forth in the Use Matrix. Refer to the numbers in the Supplementary Use Standard column.																																																	

4  
5

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



EXHIBIT F

LIFESTYLE COMMERCIAL CENTER (LCC)
SUMMARY OF AMENDMENTS

C. Definitions and Supplementary Use Standards for Specific Uses

5. Recycling Drop-Off Bin

c. Location

The drop-off bin shall be located in or adjacent to an off-street parking area, and shall not be located within required parking spaces. In TMD and LCC districts, and for IRO projects, the recycling drop-off bins shall be designed to be consistent with the building's design and shall not be located on a Main Street. [Ord. 2010-005] [Ord. 2013-001]

Part 13. ULDC Art. 5, Supplementary Standards (pages 15, 38 of 100), is hereby amended as follows:

CHAPTER B ACCESSORY AND TEMPORARY USES

Section 1 Supplementary Regulations

A. Accessory Uses and Structures

2. Fences and Walls

e. Dangerous Materials

2) Electrified Fences - Exceptions and Regulations

b) Standards

(7) URAO, IRO, LCC, WCRAO and TDD Limitations

(a) Electrified fences shall not be permitted in any URAO, IRO, LCC, or TDD developments constructed with a required build to line or any other area unless located behind buildings and in areas not accessible by the public. [Ord. 2013-018]

Part 14. ULDC Art. 5, Supplementary Standards (pages 15, 38 of 100), is hereby amended as follows:

CHAPTER C DESIGN STANDARDS

Section 1 Architectural Guidelines

C. Exemptions

7. All building frontages that are required to be located on a main street in an LCC shall be exempt from the requirements of Art. 5.C.1.H.1.c.1), a), Recesses and Projections. [Ord. 2010-005]

I. Large Scale Commercial Development

1. Single Tenant Limit

Variances from these requirements shall be prohibited. [Ord. 2005 - 002] [Ord. 2011-001]

a. CL FLU

The maximum building size for a single tenant shall be less than 65,000 gross square feet except as follows: [Ord. 2005-002] [Ord. 2013-001]

1) The commercial development of the parcel located at the northwest corner of Southern Boulevard and Seminole Pratt Whitney Road and identified in the legal description in Ordinance 2010-030 (LGA 2010-012); and, shall be exempt from the maximum square footage limitation for single tenants in the CL-FLU designation. [Ord. 2005-002] [Ord. 2013-001]

2) Sites approved under Ordinances 2008-048 and 2009-028 as an LCC in the Urban/Suburban Tier are allowed to have up to a maximum of 100,000 square feet.

Notes:

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

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

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

**EXHIBIT F**

**LIFESTYLE COMMERCIAL CENTER (LCC)  
SUMMARY OF AMENDMENTS**

1 **CHAPTER E PERFORMANCE STANDARDS**

2 **Section 5 Hours of Operation**

3 **A. Proximity to Residential**

4 Any non-residential use shall be subject to the hours of operations indicated in Table 5.E, Hours of  
5 Operation, when-located within 250 feet of a Residential FLU designation or use, unless stated  
6 otherwise. Mixed uses located in the following zoning districts shall not be considered residential  
7 uses for the purposes of hours of operation: Neighborhood General (NG), Neighborhood  
8 Commercial (NC) and Urban General (UG) Sub-areas of the WCRAO and UC, UI, MXP, ~~LCC~~,  
9 and TMD. [Ord. 2017-007]

10  
11  
12 **Part 15. ULDC Art. 7, Landscaping (pages 16 of 52), is hereby amended as follows:**

**Table 7.C.3 - Minimum Tier Requirements**

Code Requirements	U/S Tier <sup>a</sup>	AGR and Glades Tiers	Exurban and Rural Tiers
....			
....	....	....	....
[Ord. 2005-002] [Ord. 2006-004] [Ord. 2009-040] [Ord. 2010-022] [Ord. 2011-001] [Ord. 2014-025] [Ord. 2014-031]			
<b>Notes:</b>			
....			
6. TDDs, <del>LCC</del> , IRO and PRA Development Orders are exempt from foundation planting requirements for primary and secondary, or other similar types of building frontages, buildings along an alleyway or accessway to a parking area, or where buildings front on a plaza or square. [Ord. 2005-002] [Ord. 2006-004] [Ord. 2010-022]			
....			

14

**Notes:**

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken-and-italicized~~ means text to be totally or partially relocated.

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

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

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

EXHIBIT G

ARTICLE 4, USE REGULATIONS  
SUMMARY OF AMENDMENTS

Part 1. ULDC Art. 4.A.9, Development Thresholds (page 12 of 199), is hereby amended as follows:

CHAPTER A USER GUIDE AND GENERAL PROVISIONS

Section 9 Development Thresholds

A. Development Review Officer

Any amendment to an existing development, or new construction of projects that meets or exceeds either the maximum square footage or number of units, shall require DRO site plan approval.

....

B. Public Hearing Approval

Any amendment to an existing development, or new construction of residential, commercial or industrial projects that meets or exceeds either the maximum square footage or units, or maximum acreage of Table 4.A.9.B, ....

C. Density Bonus

Any amendment to an existing development, or new construction of projects, which includes an existing or proposed WHP, AHP or TDR residential density bonus, shall require confirmation of any applicable thresholds for approval process in accordance with Art. 5.G, Density Bonus Programs.

[Renumber Accordingly]

Part 2. ULDC Art. 4.B.1.C.3.d, Zoning Districts [Related to Multifamily] (page 14 to 15 of 188), is hereby amended as follows:

CHAPTER B USE CLASSIFICATION

Section 1 Residential Uses

C. Definitions and Supplementary Use Standards for Specific Uses

3. Multifamily

....

d. Zoning District

1) TMD District

AGR-TMDs shall be exempt from the integration requirement and shall comply with the Development Order approved by the BCC.

2) RM District

Multifamily units may be allowed in the RM Zoning District ~~with an MR5-FLU designation subject to the following as follows:~~ [Partially relocated below]

a) MR5 FLU Designation

a(1) Planning Determination

A written determination from the Planning Director that the property meets the criteria for an Infill Density Exemption in the Plan; and,

b(2) Existing RM Zoning

The property was zoned RM prior to the 1989 adoption of the Plan.

c(3) Approval Process

The approval process shall be as follows:

Table 4.B.1.C - Approval Process  
RM District with MR-5 FLU Designation

Process	Units
Class A Conditional Use	Over 24
Class B Conditional Use	9-24
DRO	5-8
Permitted by Right	1-4

d(4) Development Order

Prior approvals for Multifamily units in the RM Zoning District with MR5 FLU designation shall be considered legal conforming uses.

b) HR-8, HR-12 or HR-18 FLU Designation

Multifamily units on parcels with an HR-8, HR-12 or HR-18 FLU designation, may be Permitted by Right unless Development Thresholds in Art. 4.A.9 are triggered.

ec) Limestone Creek

Multifamily units in the RM Zoning District shall be prohibited in the area bounded on the north by 184 Place North, on the south by the C-18 Canal, on the east by

Notes:

Underlined indicates new text.

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

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

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

## EXHIBIT G

### ARTICLE 4, USE REGULATIONS SUMMARY OF AMENDMENTS

1 Central Boulevard and the municipal limits of the Town of Jupiter, and on the west  
2 by Narcissus Avenue (north of Church Street) and Limestone Creek Road (south  
3 of Church Street).

4 ....

5  
6  
7 **Part 3.** ULDC Table 4.B.2.A – Commercial Use Matrix, [Related to Microbrewery] (page 24 of  
8 188), is hereby amended as follows:  
9

10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
(This space intentionally left blank)

---

#### Notes:

Underlined indicates **new** text.

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

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

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

EXHIBIT G

ARTICLE 4, USE REGULATIONS  
SUMMARY OF AMENDMENTS

TABLE 4.B.2.A - COMMERCIAL USE MATRIX

STANDARD DISTRICTS															Use Type	Supplementary Use Standards (1)	PLANNED DEVELOPMENT DISTRICTS (PODs)											TRADITIONAL DEV. DISTRICTS (TDOs)					
AGI/ CON		RESIDENTIAL					COMMERCIAL										IND	INST	PLD			M	R	LCC	TND		TMD						
P	A	AR	R	R	R	R	C	C	C	C	C	URAO					IRO		I	I	P	I	POD			M	R	LCC	TND		TMD		
C	G	R	U	E	T	S	M	N	L	C	H	G	R	U			U	U	U	U	L	G	O	P	H	V	FLU	US	EX/ RURAL	U	E		
Commercial Uses																																	
[Ord. 20178-007]																																	
Use approval process key:																																	
P Permitted by Right															D Subject to DRO Approval					A Subject to BCC Approval (Class A Conditional Use)													
S Subject to Special Permit Approval															B Subject to Zoning Commission Approval (Class B Conditional Use)					- Prohibited use, unless stated otherwise within Supplementary Use Standards													
(1) Supplementary Use Standards for each use must be reviewed regardless of the approval process set forth in the Use Matrix. Refer to the numbers in the Supplementary Use Standard column.																																	

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

## EXHIBIT H

### ART. 4.B. USE CLASSIFICATION [RELATED TO URAO] SUMMARY OF AMENDMENTS

1  
2  
3  
4  
5  
6  
7  
8

Part 1. Art. 4.B, Use Classification [Related to Commercial, Industrial and Agricultural Use Matrices] (pages 25, 26, 27, 83, and 93 of 204), is hereby amended as follows:

CHAPTER B USE CLASSIFICATION

---

**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.









**EXHIBIT I**  
**RETAIL GAS AND FUEL**  
**ADDITIONAL STANDARDS FOR APPROVAL**  
**SUMMARY OF AMENDMENTS**

1  
2 Part 1. ULDC Art. 4.B.2.C.16.d, Additional Standards for Approval [Related to Retail Gas and  
3 Fuel], is hereby amended as follows:

4 Section 2 Commercial Uses

5 C. Definitions and Supplementary Use Standards for Specific Uses

6 15. Gas and Fuel Sales, Retail

7 **d. Additional Standards for Approval**

8 ~~In addition to the Standards of Art. 2.B.2.B, Standards for Conditional Uses and~~  
9 ~~Development Order Amendments, or Art.2.B.2.G.3, Standards (Type 2 Waiver), when~~  
10 ~~considering a Development Order application for a Conditional Use, DOA or Type 2~~  
11 ~~Waiver, the BCC shall consider whether or not: [Ord. 2011-016]~~

12 1) ~~Adequate ingress and egress have been provided. [Ord. 2006-004]~~

13 2) ~~Adequate buffering and setbacks from residential areas have been provided. [Ord.~~  
14 ~~2006-004]~~

15 3) ~~Sufficient vehicle stacking, circulation, access, and area for turning movements have~~  
16 ~~been provided. [Ord. 2006-004]~~

17 4) ~~The number of fueling positions proposed is excessive. [Ord. 2006-004]~~

18 5) ~~There are an excessive number of similar stations in the vicinity. [Ord. 2006-004]~~

19 [Renumber accordingly]  
20

---

**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.

## EXHIBIT J

### ART. 5.B.1.A, ACCESSORY USES AND STRUCTURES GENERAL EXCEPTIONS SUMMARY OF AMENDMENTS

1  
2 Part 1. ULDC Art. 5.B.1.A.1.b, Location [Related to Accessory Uses and Structures] (page 9 of  
3 107), is hereby amended as follows:

4 CHAPTER B ACCESSORY USES AND STRUCTURES

5 Section 1 Supplementary Regulations

6 A. Accessory Uses and Structures

7 1. General

8 a. Standards

9 Uses indicated in the Use Matrix as blank in a zoning district shall not be allowed as  
10 accessory use unless stated otherwise in Art. 4, Use Regulations. An accessory use or  
11 structure shall be subject to the same regulations that apply to the principal use or structure,  
12 except as otherwise stated. [Ord. 2017-007]

13 b. Location

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

17 **1) General Exceptions**

18 Structures such as: fences and walls; entry features for access ways internal to a PUD;  
19 bike racks; outdoor recreation amenities and support structures such as cabanas,  
20 located within a Neighborhood Recreation Facility or Recreation Pod; or, structures,  
21 projects and improvements listed in Art. 3.D.1.D.5, Setback Exceptions, excluding  
22 mechanical equipment accessory to a building, may be allowed within front or side  
23 street yards.  
24

---

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.

## EXHIBIT K

### ART. 5.B.1.A, ACCESSORY USES AND STRUCTURES\ EXCEPTIONS FOR BUILDINGS ACCESSORY TO RESIDENTIAL SUMMARY OF AMENDMENTS

1  
2 Part 1. ULDC Art. 5.B.1.A.1.b, Location [Related to Accessory Uses and Structures] (page 9 of  
3 107), is hereby amended as follows:

#### 4 CHAPTER B ACCESSORY USES AND STRUCTURES

#### 5 Section 1 Supplementary Regulations

#### 6 A. Accessory Uses and Structures

#### 7 1. General

#### 8 b. Location

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

#### 12 1) Exceptions for Buildings Accessory to Residential

13 A detached garage, cabana, Accessory Quarters, or Guest Cottage, may be allowed  
14 within the front or side street yard, subject to the following:

15 a) The building is consistent with the architecture characteristics of the principal  
16 building, including roofing materials, fenestration, and paint color, where  
17 applicable;

18 b) When accessory to a principal residential use, such as a Single Family Home,  
19 accessory structures shall be connected to the principal building by common  
20 shared driveways, sidewalks, or pathways; and,

21 c) An application for a DO or Building Permit for any building proposing to utilize this  
22 provision shall include an affidavit from a licensed architect or general contractor,  
23 delineating how the proposed building will be in compliance with the requirements  
24 above.

---

#### 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.

## EXHIBIT L

### ACCESSORY SOLAR ENERGY SYSTEMS SUMMARY OF AMENDMENTS

1  
2 Part 1. ULDC Art. 5.B.1.A.1.b, Location [Related to Accessory Uses and Structures] (page 9 of  
3 107), is hereby amended as follows:

4 CHAPTER B ACCESSORY USES AND STRUCTURES

5 Section 1 Supplementary Regulations

6 A. Accessory Uses and Structures

7 1. General

8 b. Location

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

12 3. Accessory Solar

13 Accessory solar in the form of mechanical equipment attached to other permitted  
14 structures, or Solar Trees, in accordance with the standards of Art. 5.B.1.A.26,  
15 Accessory Solar.

16 ....

17  
18  
19 Part 2. ULDC Art. 5.B.1.A.1.b, Location [Related to Accessory Uses and Structures] (page 9 of  
20 107), is hereby amended as follows:

21 CHAPTER B ACCESSORY USES AND STRUCTURES

22 Section 1 Supplementary Regulations

23 A. Accessory Uses and Structures

24 ....  
25 19. Mechanical Equipment

26 a. Applicability

27 ....  
28 2) Screening Requirements

29 ....  
30 c) Screening Exemptions

31 (1) Solar Energy Systems

32 Solar Energy Systems, including Solar Trees, are exempted from the  
33 screening requirements. [Ord. 2014-001]

34 (2) Existing Multifamily Condominium

35 ....

36 26. Accessory Solar Energy Systems

37 Accessory Solar Energy Systems may be allowed as an accessory use, subject to the following:

38 a) Incidental and Subordinate

39 Applications for the installation of an accessory Solar Energy System shall include  
40 documentation from the manufacturer, architect, engineer, or contractor performing  
41 installation, verifying the system is the maximum necessary to meet onsite energy usage.  
42 This limitation does not prohibit the use of net metering where permitted.

43 b) Collocation with Buildings

44 Solar Energy Systems are classified as mechanical equipment, and may be placed on  
45 principal or accessory buildings, including those permitted within a front or side-street yard.

46 c) Standards for Other Structures

47 Solar Energy Systems installed on other structures shall be limited to the side or rear yard  
48 in accordance with the Standards of this Chapter, except as follows:

49 1) Exception

50 Where the conditions of the side or rear yard prohibit installation, a Solar Energy  
51 System may be installed in the front or side street yard, subject to the following"

52 (a) Structures greater than six feet in height shall meet the minimum setbacks for the  
53 district. Structures less than six feet in height may be permitted within required  
54 setbacks, but in no case shall the system be located within 25 feet of the property  
55 line; and,

56 (b) The system is completely screened from view from any other parcel or R-O-W  
57 through use of landscaping, fences or walls.

58 (2) Solar Trees

59 A Solar Energy System installed on a structure intended to provide shade, provide for  
60 public art, or other similar function, may be allowed provided that the structure complies  
61 with setbacks, does not adversely impact any required or preserved landscaping, be

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.

## EXHIBIT L

### ACCESSORY SOLAR ENERGY SYSTEMS SUMMARY OF AMENDMENTS

1  
2  
3  
4  
5  
6  
7  
8  
9

placed so as to conflict with any vehicular or pedestrian circulation system, nor shade more than ten percent of any Open Space area.

**(3) Associated Solar – with Mechanical Structures**

Where used to power electric gates, environmental monitoring stations, street lights, or other similar, provided the solar panel does not exceed a maximum of four square feet, and all electrical cables or equipment are hidden within the structure.

**d) Incorporation of Solar in Vehicular and Pedestrian Surfaces**

The incorporation of Solar Energy Systems into any parking lot, sidewalk, bike path, or similar surface, shall be exempt from any setback or front or side-street yard limitation.

---

**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.

## EXHIBIT M

### ART. 5.B.1.B, TEMPORARY STRUCTURES [PORTABLE STORAGE CONTAINERS AND SHIPPING CONTAINERS] SUMMARY OF AMENDMENTS

1 Part 1. ULDC Art. 5.B.1.B, Temporary Structures (page 42 of 107), is hereby amended as  
2 follows:

3 CHAPTER B ACCESSORY USES AND STRUCTURES

4 Section 1 Supplementary Regulations

5 B. Temporary Structures

6 **4. Portable Storage Container**

7 Portable storage containers are weather resistant receptacles used for the temporary storage  
8 of goods for residential uses which may be Permitted by Right as follows:

9 a) A maximum of one container 16 feet in length, 8 feet in width and 8 feet in height may be  
10 allowed, for no more than 2 times a year for a maximum of 15 days each time.

11 b) Shall be located on driveways not to overlap easements, sidewalks or R-O-W.

12 c) Shall be setback a minimum of 7.5 feet from the side property lines, except where no other  
13 driveway areas are available, the setback may be reduced subject to the dimensions in  
14 Art. 6.C.1.A.1.a. Local or Residential Access Streets.

15 d) Container location shall not result of required parking to be placed on areas not designed  
16 to park vehicles.

17 **5. Shipping Containers**

18 a) Shipping containers used as temporary storage on a construction site shall be permitted  
19 by right subject to the Building Division requirements.

20 b) A repurposed Shipping Container that complies with the Florida Building Code shall not be  
21 considered a Shipping Container.

---

#### 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.

1  
2  
3  
4

Part 1. ULDC Table 5.G.2.D, Review Process (page 84 of 107), is hereby amended as follows:

Table 5.G.2.D - Review Process

Density Bonus	DRO Approval	Class A Conditional Use	Requested Use
Standard District >30% - 50%	X		
Standard District >50% - 100%		X	
PDD or TDD >30% - 100%		X	X
[Ord. 2009-040]			



EXHIBIT O

ARTICLE 6, PARKING  
SUMMARY OF AMENDMENTS

1  
2 Part 1. Table 2.D.6.B, Summary of Type 1 Waivers (page 46 of 88), is hereby amended as  
3 follows:  
4

Table 2.D.6.B - Summary of Type I Waivers

Type I Waiver Summary List
....
Reduction in Number of Minimum Required Loading Spaces [uses < 10,000 square feet; <u>or Type 3 CLF, or, Nursing Home or Convalescent Facility</u> ]
....
[Ord. 2012-027] [Ord. 2014-025] [Ord. 2015-031] [Ord. 2016-016] [Ord. 2016-042]

5  
6 Part 2. Table 6.A.1.B, Minimum Off-Street Parking and Loading Requirements (page 4-12 of 40),  
7 is hereby amended as follows:  
8  
9

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

Use <u>Type Classification:</u> Residential	Parking	Loading (1)
Congregate Living Facility, Type 1, Type 2, Type 3	1 space per unit or 2 beds whichever is greater; plus 1 space per 200 sq. ft. of office space	<u>D (12)</u>
....		
<b>Loading Key:</b>		
Standard "A" One space for the first 5,000 square feet of GFA, plus one for each additional 30,000 square feet of GFA.		
Standard "B" One space for the first 10,000 square feet of GFA, plus one for each additional 15,000 square feet of GFA.		
Standard "C" One space for the first 10,000 square feet of GFA, plus one for each additional 100,000 square feet of GFA.		
Standard "D" One space for each 50 beds for all facilities containing 20 or more beds.		
Standard "E" One space for the first 10,000 square feet of GFA, plus one for each additional 20,000 square feet of GFA The space shall be a minimum of 12 feet in width and 18.5 feet in length for uses that require limited loading.		
<b>Notes:</b>		
....		
<u>(12) A Type 3 CLF with more than 20 beds or a Nursing Home or Convalescent Facility with more than 20 beds shall provide at least one loading space per building unless approved as a Type 1 Waiver.</u>		

10

Use <u>Type Classification:</u> Commercial	Parking	Loading (1)
Auction, <u>Enclosed-Indoor</u>	1 space per 200 sq. ft.	C
....		
<u>Convenience Store</u>	<u>1 space per 200 sq. ft.</u>	<u>C</u>
....		
Dispatching <u>office-Service</u>	1 space per 250 sq. ft.	N/A
Dog <u>day-care-Daycare</u>	3 - 12' x 20' transient spaces for 50 dogs; 1 space per 500 sq. ft. of cage and retail area	E
Financial Institution	1 space per 200 sq. ft.	E
<u>Financial Institution with Drive Thru Facilities</u>		
<u>Financial Institution</u> Freestanding ATM	2 spaces (9)	N/A

11  
12  
13  
14  
15  
16  
17  
(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text.

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

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

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

**EXHIBIT O**  
**ARTICLE 6, PARKING**  
**SUMMARY OF AMENDMENTS**

1

Use Type Classification: Commercial	Parking	Loading (1)
<del>Flea Market, enclosed-Indoor</del>	2 spaces per 200 sq. ft.	C
<del>Flea Market, open-Outdoor</del>	1 space per 250 sq. ft. of affected land area	N/A
<del>Funeral—Home</del> [Relocated to Institutional, Public and Civic Use Classification]	<del>1 space per 4 seats</del>	<del>C</del>
Gas and Fuel Sales, Retail	1 space per 250 sq. ft.	N/A
<del>Green Market</del> Permanent	1 space per 250 sq. ft.	A
<del>Hotel, or Motel, SRO, rooming and boarding</del>	1.25 spaces per room; (convention areas, restaurants, etc. over 2,000 sq. ft. to be calculated separately)	C
<del>Kennel, Type # 2 (Commercial) or #3 (Enclosed)</del>	1 space per employee; and, 1 space for each 200 sq. ft. of sale, grooming or office area.	E (8)
<del>Cocktail Lounge, cocktail</del>	1 space per 3 seats	C
....		
<del>Microbrewery</del>	<del>Taproom: 1 space per 3 seats</del> <del>Manufacturing and Processing: 2 spaces per 1,000 sq. ft.</del>	C
....		
<del>Repair and Maintenance, General [Use split – Relocated below]</del>	<del>1 space per 250 sq. ft.</del>	<del>B</del>
<del>Repair and Maintenance, Heavy</del>	<del>1 space per 250 sq. ft.</del>	<del>B</del>
<del>Repair and Maintenance, Light</del>	<del>1 space per 250 sq. ft.</del>	<del>B</del>
....		
<del>Restaurant, Type #1</del>	1 space per 3 seats including outdoor seating area	C
<del>Restaurant, Type # 2</del>		C
<del>Retail Sales, General</del>	1 space per 200 sq. ft.	C
....		
<del>Self-service storage [Use split – Relocated below under Limited Access and Multi-Access]</del>	<del>1 space per 200 storage bays; minimum of 5 customer spaces; security quarters calculated separately</del>	<del>6</del>
<del>Self-service Storage Limited Access</del>	<del>1 space per 200 storage bays; minimum of 5 customer spaces; security quarters calculated separately</del>	<del>6</del>
<del>Self Service Storage, Multi-Access</del>	<del>1 space per 200 storage bays; minimum of 5 customer spaces; security quarters calculated separately</del>	<del>N/A</del>
....		
<del>Towing—Service—and Storage [Relocated to Industrial Use Classification]</del>	<del>1 space per 500 sq. ft.; plus 1 space per 5,000 sq. ft. of outdoor storage area</del>	A
....		
<del>Vehicle Sales and Rental [Use split – Relocated below under Heavy and Light]</del>	<del>1 space per 250 sq. ft. of enclosed area; plus 1 space per 5,000 sq. ft. of outdoor sales, rental and display area; plus 2 spaces per service bay</del>	A
<del>Vehicle Equipment Sales and Rental, Heavy</del>	<del>1 space per 250 sq. ft. of enclosed area; plus 1 space per 5,000 sq. ft. of outdoor sales, rental and display area</del>	A
<del>Vehicle Sales and Rental, Light</del>	<del>1 space per 250 sq. ft. of enclosed area; plus 1 space per 5,000 sq. ft. of outdoor sales, rental and display area</del>	A

2  
3  
4  
5  
6  
7

(This space intentionally left blank)

**Notes:**

Underlined indicates **new** text.

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

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

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

EXHIBIT O

ARTICLE 6, PARKING  
SUMMARY OF AMENDMENTS

1

Use Type Classification:	Parking	Loading (1)
<b>Recreational</b>		
....		
<b>Use Type Classification:</b> <b>Institutional, Public and Civic</b>	<b>Parking</b>	<b>Loading (1)</b>
....		
<del>Nonprofit</del> —Assembly Institutional <del>Nonprofit</del> or <del>Assembly</del> Membership <del>Nonprofit</del> (5)	1 space per 3 seats or 200 sq. ft. for the principal place of assembly, whichever is greater. 1 space per 200 sq. ft. for permitted accessory uses not otherwise classified as collocated uses. Collocated uses classified with the definition of a use listed in Art. 4.B, Use Classification, calculated separately.	A
....		
<del>Funeral Home</del> [Relocated from Inst., Public and Civic Use Classification]	<i>1 space per 4 seats</i>	<i>C</i>
....		
Nursing Home or Convalescent Facility	1 space per 3 beds; plus 1 space per 200 sq. ft. of office space	<u>D (12)</u>
....		
<b>Use Type Classification:</b> <b>Industrial</b>	<b>Parking</b>	<b>Loading (1)</b>
....		
Equestrian Waste <del>Management</del> Facility	1 space per 200 sq. ft. of office space; plus 1 space per employee	E
....		
<del>Towing Service and Storage</del> [Relocated from Use Type Commercial]	<i>1 space per 500 sq. ft.; plus 1 space per 5,000 sq. ft. of outdoor storage area</i>	<i>A</i>
<b>Use Type Classification:</b> <b>Agricultureal</b>	<b>Parking</b>	<b>Loading (1)</b>
....		

2

Use Type Classification:	Parking	Loading (1)
<b>Utilities</b>		
....		
<del>Air-stripper, remedial</del>	<i>N/A</i>	<i>N/A</i>
....		
<del>Electric Distribution Substation</del>	<i>1 space</i>	<i>N/A</i>
....		
<b>Use Type Classification:</b> <b>Transportation Uses</b>	<b>Parking</b>	<b>Loading (1)</b>
....		
<del>Use Type Classification:</del> <del>Commercial Communication</del> <del>Towers</del>	<b>Parking</b>	<b>Loading (1)</b>
....		
<b>Use Type Classification:</b> <b>Excavation</b>	<b>Parking</b>	<b>Loading (1)</b>
....		
<b>Use Type Classification:</b> <b>Temporary</b>	<b>Prking</b>	<b>Loading (1)</b>
....		
[Ord. 2009-040] [Ord. 2011-016] [Ord. 2012-027] [Ord. 2013-021] [Ord. 2017-007]		
<b>Loading Key:</b>		
Standard "A" One space for the first 5,000 square feet of GFA, plus one for each additional 30,000 square feet of GFA.		
Standard "B" One space for the first 10,000 square feet of GFA, plus one for each additional 15,000 square feet of GFA.		
Standard "C" One space for the first 10,000 square feet of GFA, plus one for each additional 100,000 square feet of GFA.		
Standard "D" One space for each 50 beds for all facilities containing 20 or more beds.		
Standard "E" One space for the first 10,000 square feet of GFA, plus one for each additional 20,000 square feet of GFA		
The space shall be a minimum of 12 feet in width and 18.5 feet in length for uses that require limited loading.		
....		

3

4

5

6

Part 3. Art. 6.B.1.D.2, Type 1 Waiver – Reduction of Minimum Number of Required Loading Spaces (page 34 of 40), is hereby amended as follows:

**Notes:**

Underlined indicates **new** text.

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

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

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

## EXHIBIT O

### ARTICLE 6, PARKING SUMMARY OF AMENDMENTS

1 CHAPTER B LOADING STANDARDS

2 Section 1 Loading

3 D. Loading Space Ratios

4 2. Type I Waiver - Reduction of Minimum Number of Required Loading Spaces

5 ~~For u~~Uses with less than 10,000 square feet of total GFA, Type 3 CLF, or Nursing Home or  
6 Convalescent Facility that require limited loading may apply for a Type 1 Waiver, subject to  
7 submittal and approval of documentation such as: evidence of actual loading demand for the  
8 proposed use(s), as well as other available technical data, traffic engineering and planning  
9 information. [Ord. 2007-001] [Ord. 2012-027] [Ord. 2016-042]

---

#### Notes:

Underlined indicates new text.

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

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

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

## EXHIBIT P

### ART. 8.F.5, ILLUMINATION [RELATED TO SIGNAGE] SUMMARY OF AMENDMENTS

1  
2 Part 1. ULDC Art. 8.F.5, Illumination [Related to Signage] (page 22 of 42), is hereby amended as  
3 follows:

#### 4 CHAPTER F GENERAL PROVISIONS FOR ALL SIGN TYPES

#### 5 Section 5 Illumination

6 Signs may be illuminated subject to the following standards:

##### 7 A. General Requirements

- 8 1. Ground-mounted and building-mounted signs adjacent to a residential zoning district ~~or~~ or a  
9 residential use shall be illuminated only during hours when the establishment is open for  
10 business;
- 11 2. External lighting shall be properly shielded to prevent glare on adjacent streets or properties;  
12 ~~and~~
- 13 3. Illumination shall be constant and shall not consist of flashing, animated or changing lights,  
14 except for permitted change of message for electronic message signs, pursuant to Art. 8.G.3.B,  
15 Electronic Message Signs; ~~and~~ [Ord. 2014-025]
- 16 4. Electronic Message Signs shall be exempt from AGR, Exurban, Rural or Glades Tier  
17 prohibitions on internally illuminated signage.

##### 18 B. U/S Tier Requirements

- 19 1. Signs may be illuminated by silhouette, internal and external lighting, except where located in  
20 or oriented towards the NRM or NG Sub-areas of the WCRAO; and [Ord. 2006-004]
- 21 2. Neon signs are allowed in the U/S Tier, except where located in or oriented towards the NRM  
22 or NG Sub-areas of the WCRAO, as part of a wall sign or window sign only. The sign area for  
23 a neon sign shall not exceed eight square feet. [Ord. 2006-004]

##### 24 C. AGR Tier Requirements

- 25 1. Signs may be illuminated by external or silhouette lighting only, with exception to the following:  
26 a. Signs permitted under Art. 8.G.3.B, Electronic Message Signs; and,  
27 b. Signs on properties with a commercial future land use designation.  
28 ~~2. Outparcel identification signs require external lighting only.~~  
29 ~~3. All sign lighting is restricted to the hours of operation of the entity or establishment with which~~  
30 ~~the sign is associated.~~
- 31 4. Neon signs are allowed as a window sign only. The sign area shall not exceed six square feet.

##### 32 D. Exurban, Rural, and Glades Tier Requirements

- 33 1. Signs may be illuminated by external lighting only, with exception to signs permitted under Art.  
34 8.G.3.B, Electronic Message Signs.
- 35 2. All sign lighting is restricted to the hours of operation of the entity or establishment with which  
36 the sign is associated

---

#### 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.

## EXHIBIT Q

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

Part 1. ULDC Art. 8.G.3.B, Electronic Message Signs (page 29 - 33 of 42 [Supplement 20]), is hereby amended as follows:

#### CHAPTER G STANDARDS FOR SPECIFIC SIGN TYPES

#### Section 3 Other Sign Types

##### B. Electronic Message Signs

##### 1. Applicability and Approval Process

Electronic message signs shall only be allowed as follows: [Ord. 2015-031]

Table 8.G.3.B, Electronic Message Sign Types and Approval Process

Sign Type	Permitted Content	Approval Process
Type 1	At regional facilities, facilities with serial performances, and, specialized attractions that, by their operating characteristics, have unique sign requirements	Class A Conditional Use approval (1)
Type 2 <del>(2)</del>	<del>Reserved for Future Use</del> <del>Electronic Changeable Copy Message Sign (PRA Pilot Program)</del>	<del>N/A</del> <del>Building Permit</del>
Type 3	Time and temperature	Building Permit
Type 3	Fuel prices	DRO
Type 3	Informational signs within residential Planned Unit Development (PUD)	DRO
[Ord. 2010-022] [Ord. 2014-025] [Ord. 2015-031] [Ord. 2016-020] [Ord. 2017-007]		
Notes:		
1. Unless exempt under Article 8.B, EXEMPTIONS.		
2. <u>Signs approved pursuant to the provisions of the Type 2 Electronic Changeable Copy Message Sign (PRA Pilot Program) shall be considered conforming, where in compliance with all of the standards established for the Pilot Program in Ord. 2016-020.</u>		

##### 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, ~~and not more than once daily (24-hour period) for Type 2 Electronic Changeable Copy Message Signs.~~ Any change in message shall be completed instantaneously. There shall be no special effects in-between messages; [Ord. 2014-025] [Ord. 2016-020]

....

##### c. Additional Standards for Approval Required Findings

In addition to the Standards of Art. 2.B.2.B, Standards for Conditional Uses and Development Order Amendments, when considering a Class A Conditional Use for a Type 1 Electronic Message Sign, the BCC shall consider whether or not the following standards have been met may approve an application for a Type 1 electronic message sign upon finding that: [Ord. 2014-025] [Ord. 2015-031]

- 1) The sign will not create confusion or a significant distraction to passing motorists;
- 2) The sign (including its supporting structure, if any) is consistent with Art. 8.A.1.B, General Design Principals of the same architectural character as the building's principal use;
- 3) The sign will not be a nuisance to occupants of adjacent and surrounding properties; and
- 4) The sign is accessory to a use regional in scale and attraction that, by its nature, demonstrates a unique need to communicate more information than is ordinarily needed for ~~a business or an~~ attraction.

....

##### 5. Standards for Type 2 Electronic Changeable Copy Message Sign (PRA Pilot Program)

~~A Type 2 Electronic Changeable Copy Message Sign may be permitted as an integral component of a conforming freestanding (excluding outparcel) or wall sign, for commercial, public and civic, or recreational uses, subject to the following: [Ord. 2016-020]~~

##### a. One-Year Pilot Program Effective Dates

~~Applications for new Type 2 Electronic Changeable Copy Message Signs shall only be permitted from the effective date of this Ordinance to September 1, 2017. The Zoning Director shall provide a Status Report on the Pilot Program as part of the initiation of ULDC Amendment Round 2017-01. [Ord. 2016-020]~~

##### b. Location

- 1) ~~Non-residential zoning districts within the Priority Redevelopment Area (PRA) of the Urban Redevelopment Area Overlay (URAO), as depicted on Maps LU 9.1 and 9.2 of the Plan; [Ord. 2016-020]~~

#### 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.

EXHIBIT Q

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

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41

- 2) ~~Frontage on roadways classified as Urban Principal Arterial, Urban Minor Arterial, and Urban Collector on Map TE-3.1, Functional Classification of Roads, of the Plan; [Ord. 2016-020]~~
- 3) ~~A minimum of 250 feet from any signalized intersection; [Ord. 2016-020]~~
- 4) ~~A minimum of 500 feet from a residential zoning district, undeveloped property with a residential FLU designation, or residential use. The distance may be reduced, subject to compliance with one of the following: [Ord. 2016-020]~~
  - a) ~~300 feet; 25 square feet or less of electronic message sign, oriented at an angle of 90 degrees or more from affected residential parcels; or [Ord. 2016-020]~~
  - b) ~~200 feet; electronic message sign is screened from view of affected parcels by the placement of buildings within the development; or, [Ord. 2016-020]~~
  - c) ~~100 feet; electronic message sign is limited to use between the hours of six a.m. and 11 p.m. daily; or, [Ord. 2016-020]~~
  - d) ~~75 feet; electronic message sign is limited to use between the hours of six a.m. and 9 p.m., and confirmation that incompatibility buffer screening or similar is located on the subject site; and, [Ord. 2016-020]~~
  - e) ~~Verification of device compliance with hours of operation shall be required as part of Building Permit Requirements, below. [Ord. 2016-020]~~
- c. ~~Maximum Number~~  
~~One per development (e.g. Control Number). Exceptions shall be permitted for developments with multiple frontages, subject to the following: [Ord. 2016-020]~~
  - 1) ~~Maximum of two per development; [Ord. 2016-020]~~
  - 2) ~~Minimum frontage per eligible street: 400 feet; and, [Ord. 2016-020]~~
  - 3) ~~Minimum separation between signs: 500 feet; [Ord. 2016-020]~~
- d. ~~Maximum Percentage of Sign Area~~  
~~Not more than 50 percent of the sign face area, up to 0.2 square feet per linear foot of frontage, not to exceed 50 square feet in sign face area, whichever is less. [Ord. 2016-020]~~
- e. ~~Changeable Copy Display~~  
~~The Type 2 Electronic Changeable Copy Message Sign shall only consist of text or numerals. [Ord. 2016-020]~~
- f. ~~Off-Site Prohibition~~  
~~Shall not advertise any information, services or activities relating to any product or commercial activity external to the development. [Ord. 2016-020]~~

[ReNUMBER Accordingly]

~~78. Type II Waivers for Electronic Message Signs~~

~~An applicant may apply for waivers for Electronic Message Sign standards in accordance with Art. 2.B.2.G, Type II Waivers, in accordance with Table 8.G.3.B, Type II Waivers for Electronic Message Signs, below: [Ord. 2016-020]~~

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

Article/Table Reference and Title	Maximum Waiver	Criteria
....	....	....
<del>Art. 8.G.3.B.5.b.3) Related to Location and minimum setback from intersection]</del>	<del>No limit.</del>	<del>• Demonstrate reduced setback won't adversely impact traffic or pedestrian safety, or residential property; and, • Maximum Electronic Changeable Copy Message Sign area is 25 square feet or less.</del>
<del>Art. 8.G.3.B.5.b.4) [Related to Location and separation from residential]</del>	<del>Minimum 50-foot setback.</del>	<del>Upon demonstration that other combination of sign orientation, use of buildings, walls, or other permanent barriers, limits on hours of operation, or other similar, will mitigate any glare or light pollution, including urban sky glow, that may adversely impact residential uses.</del>
<del>Art. 8.G.3.B.5.c. Maximum Percentage of Sign)</del>	<del>No limit</del>	<del>Demonstrate reduced setback won't adversely impact traffic or pedestrian safety, or residential property, to include: • Use of sign is for multiple tenants. • Site layout, including building setbacks, bay or building orientation, limits visibility of interior businesses or wall signage.</del>
<del>[Ord. 2016-020]</del>		

42

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.

## EXHIBIT R

### DEPARTMENT OF AIRPORTS CHAPTER 333, FLORIDA STATUTES UPDATES SUMMARY OF AMENDMENTS

1  
2 Part 1. ULDC Art. 1.F.3, Nonconforming Structure, (Pages 21 – 23 of 110) are hereby amended  
3 as follows:

4 CHAPTER F NONCONFORMITIES

5 Section 3 Nonconforming Structure

6 A. General

7 A nonconforming structure may continue to exist in accordance with this Section. [Ord. 2010-005]

8 B. Expansion

9 Expansion of a nonconforming structure shall not change or increase the nonconforming features  
10 of the structure, and shall not result in the intensification of a nonconforming use through the  
11 structural expansion. Expansion shall not exceed the percentage pursuant to Table 1.F.1.F,  
12 Nonconformities - Percentage and Approval Process for Expansion. [Ord. 2010-005]

13 C. Maintenance, Renovation and Natural Disaster Damage Repair

14 Maintenance, renovation, and damage repair caused by acts of nature shall not exceed the  
15 percentage pursuant to Table 1.F.1.G, Nonconformities - Percentage and Approval Process for  
16 Maintenance, Renovation, and Natural Disaster Damage Repair. [Ord. 2010-005].

17 D. Uses and Structures within an Airport Zone established in Article 16

18 1. Applicability

19 Uses, structures and other obstructions permitted prior to the effective date of the Airport  
20 regulations, November 1, 1996, that lie within regulated areas defined in Art. 16, Airport  
21 Regulations, which do not comply with the Airport Land Use Compatibility Schedule or FDOT,  
22 "Guidelines for the Sound Insulation Residences Exposed to Aircraft Operations," or exceeds  
23 permitted height limitations shall be considered a nonconforming use unless the structure or  
24 use is brought into conformance with the provisions of Art. 16, Airport Regulations. [Ord. 2010-  
25 005]

26 a. Exemptions

27 Land Uses within regulated areas defined in Art. 16.C.1.D.2, ALUNZs for Airports, which  
28 have not completed a Federal Aviation Regulation Part 150 Noise and Land Use  
29 Compatibility Study, for PBC Park Airport (Lantana), PBC Glades Airport (Pahokee), Belle  
30 Glade Municipal Airport, and Palm Beach North County Airport are exempt from the  
31 requirements of this Article. [Ord. 2010-005]

32 2. Existing Uses and Occupancy

33 The requirements of Art.16, Airport Regulations, shall not be construed to necessitate the  
34 removal, lowering, or other modification alteration of a structure or building supporting an  
35 existing use non-conforming to the requirements therein, or otherwise interfere with the  
36 continuance of such use which legally existed prior to November 1, 1996, provided the  
37 continuation does not jeopardize life or health. Construction or alterations which existed or  
38 started prior to November 1, 1996, and are diligently pursued and completed in accordance  
39 with building permitting requirements as defined by PZB, shall not be required to comply with  
40 the provisions in Art. 16, Airport Regulations. [Ord. 2010-005]

41 a. Change in Use and Occupancy

42 If a change of use is proposed for an existing structure or building which does not comply  
43 with the Airport Zoning provisions for that particular use, as specified in the Airport Land  
44 Use Compatibility Schedule, the entire structure or building shall be brought into  
45 conformance with Art.16, Airport Regulations. [Ord. 2010-005]

46 3. **Abandonment of a Use**

47 ~~If a use non-conforming to the Airport Regulations has been abandoned for 365 days (one~~  
48 ~~Year), a permit cannot be issued to repair, reconstruct or restore the structure to re-establish~~  
49 ~~the use unless the extent of the repair, reconstruction or restoration complies with the~~  
50 ~~requirements in Art. 16.B.1, Airspace Height Regulations, and Art. 16.C.1.E, General Land Use~~  
51 ~~Regulations-Off Airport Land Use Compatibility Schedule. [Ord. 2010-005]~~

52 **Discontinuance or Cessation**

53 A nonconforming use or structure that is intentionally discontinued, abandoned or changed  
54 shall lose its nonconforming status and shall not be reestablished or resumed. Any subsequent  
55 use or structure in the same location shall be consistent with this Code. A use or structure that  
56 has been discontinued, abandoned, or changed for a period of more than 180 consecutive  
57 days, or for a total of 540 calendar days during any three-year period, shall constitute a  
58 presumption of the intent to discontinue, abandon, or change the use or structure. In the event  
59 either time period has been exceeded, an applicant shall have the burden of rebutting the  
60 presumption by presenting competent, substantial evidence of the intent to maintain the  
61 nonconforming use or structure.

Notes:

Underlined indicates **new** text.

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.

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

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

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



## EXHIBIT R

### DEPARTMENT OF AIRPORTS CHAPTER 333, FLORIDA STATUTES UPDATES SUMMARY OF AMENDMENTS

#### 4. Repair, Reconstruction, Restoration, or Alteration of a Structure

##### a. Height Restrictions

Permits shall not be granted that would allow an existing structure to become higher or become a greater hazard to air navigation than it was as of November 1, 1996. All structures shall comply with Art. 16.B.1, Airspace Height Regulations. [Ord. 2010-005]

##### b. Use Regulations

Any permits to substantially modify, ~~alter~~, repair, restore, reconstruct, or rebuild a structure supporting a non-conforming use shall comply with Art. 16.C.1.E, General Land Use Regulations Off-Airport Land Use Compatibility Schedule. In such cases, the entire building or structure shall be brought into conformance with these requirements. For the purposes of this Article, substantially alter ~~modify~~ shall mean: [Ord. 2010-005]

1) the structure is more than 80 percent torn down, destroyed, deteriorated, or decayed; or [Ord. 2010-005]

2) the ~~cost~~ Total Value of Improvement of repair, reconstruction or restoration exceeds 80 ~~50~~ percent of the Improvement Value of the existing building or structure; ~~or~~ [Ord. 2010-005] [Ord. 2013-001]

~~3) the non-structural alterations or repairs exceed 50 percent of the Improvement Value of the existing building or structure. [Ord. 2010-005] [Ord. 2013-001]~~

If the structure does not meet these criteria, then only the new construction, alteration or repair shall be subject to the requirements of Art. 16, Airport Regulations. [Ord. 2010-005]

#### 5. Relocated Buildings

Buildings or structures moved into or within Palm Beach County, into a RPZ or ALUNZ shall comply with the height and noise level reduction provisions in Art. 16, Airport Regulations. [Ord. 2010-005]

#### 6. Obstruction and Marking Requirements

Any repair, restoration, reconstruction or alteration to a non-conforming structure, or establishment of a new use, shall require compliance with the Obstruction Marking and Lighting provisions in Article 16.B.1, Airspace Height Regulations. [Ord. 2010-005]

### Section 4 Nonconforming Use

#### A. Nonconforming Use Classifications

There are three classes of nonconforming uses: Major, Minor, and Nonconforming to Airport Regulations. [Ord. 2010-005]

##### 1. Major

A major nonconforming use is a use that was legally established in a zoning district where the use is now prohibited under the terms of this Code. Major nonconforming uses are inappropriately located and create or threaten to create incompatibilities that are detrimental to the public welfare. The intent of the PBC Comprehensive Plan is to eliminate or reduce existing or previously approved land uses, and activities, which were lawful before the adoption of the Plan but are now prohibited, regulated or restricted under the terms of the Plan. [Ord. 2010-005]

##### 2. Minor

A minor nonconforming use is a use that was legally established in a zoning district under a prior Code and one or more of the following applies: the use has been changed to a more restrictive review or approval process under the terms of this Code; DOAs or improvements to the use would exceed the development and approval thresholds; or, the use does not meet the property development regulations of this Code. Minor nonconforming uses do not create or threaten to create incompatibilities injurious to the public welfare. An applicant who is requesting modification or improvement to a minor nonconforming use is encouraged to apply pursuant to the review and approval process now in effect to correct the nonconforming status of the use for the benefit of future development order amendments and other types of improvements. [Ord. 2010-005] [Ord. 2015-006]

##### 3. Nonconforming to Airport Regulations

Requirements for uses nonconforming to Airport regulations are set forth in Art. 1.F.3.D, Uses and Structures within an Airport Zone. Nonconforming uses that are also nonconforming to the Airport zoning regulations shall comply with both the nonconforming provisions in Article 1.F and the ~~Airport~~ nonconforming provisions in Article 16 Airport Regulations. These uses shall be regulated as follows: [Ord. 2010-005]

a. A major nonconforming use shall comply with the major nonconforming use provisions in Article 1.F. [Ord. 2010-005]

b. A minor nonconforming use shall comply with both provisions of the minor nonconforming use provisions in Article 1.F and the Nonconforming to Airport Regulations in Article 16.C.3. [Ord. 2010-005]

#### Notes:

Underlined indicates new text.

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

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

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

EXHIBIT R

DEPARTMENT OF AIRPORTS  
CHAPTER 333, FLORIDA STATUTES UPDATES  
SUMMARY OF AMENDMENTS

B. Change in Use

A nonconforming use shall not be changed to any other use, unless the new use conforms to this Code. A nonconforming use physically replaced by a permitted use shall not be re-established. [Ord. 2010-005]

C. Discontinuance or Cessation

A nonconforming use that is intentionally discontinued, abandoned, or changed to an accessory use shall lose its nonconforming status and shall not be reestablished or resumed. Any subsequent use in the same location shall be consistent with this Code. A use that has been discontinued, abandoned, or changed to an accessory use for a period of more than 180 consecutive days, or for a total of 540 calendar days during any three year period, shall constitute a presumption of the intent to discontinue, abandon, or change to an accessory use. In the event either time period has been exceeded, an applicant shall have the burden of rebutting the presumption by presenting competent, substantial evidence of the intent to maintain the nonconforming use. [Ord. 2010-005]

D. Expansion

1. Major Nonconforming Use

Expansion shall not exceed the percentage pursuant to Table 1.F.1.F, Nonconformities - Percentage and Approval Process for Expansion. [Ord. 2010-005]

2. Minor Nonconforming Use

A minor nonconforming use may be expanded pursuant to Table 1.F.1.F, Nonconformities - Percentage and Approval Process for Expansion, and the following: [Ord. 2010-005]

a. The expansion shall not exceed ten percent of the approved floor area of the structure or ten percent of the improvement value of the structures on site, whichever is less; or any other form of measure of intensity/density for the specific use such as but not limited to: beds for congregate living facilities; decks for restaurants; number of children for daycares; number of fueling stations or gas pumps for Retail Gas and Fuel Sales or other traffic intensity measures. [Ord. 2010-005] [Ord. 2017-007]

E. Maintenance, Renovation and Natural Disaster Damage Repair

Shall not exceed the percentage pursuant to Table 1.F.1.G, Nonconformities - Percentage and Approval Process for Maintenance, Renovation, and Natural Disaster Damage Repair. For natural disaster damage repair, improvement value shall be established at the time the damage occurred. [Ord. 2010-005]

F. Relocation

See Figure 1.F.4, Relocation and Expansion for permitted relocation of nonconformities. A nonconforming use shall not be relocated. [Ord. 2010-005]

Part 2. ULDC Art. 1.I. 2 Definitions, (Pages 31, 32, 58, 63, 84, and 94 of 110) are hereby amended as follows:

CHAPTER I DEFINITIONS AND ACRONYMS

Section 2 Definitions

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

....  
28. Aeronautical Study – means a Federal Aviation Administration study, conducted in accordance with the standards of 14 C.F.R. part 77, subpart C., and Federal Aviation Administration policy and guidance, on the effect of proposed construction or alteration upon the operation of air navigation facilities and the safe and efficient use of navigable airspace.

[Renumber accordingly]

43. Airport – for the purposes of Art. 16, any area of land or water designed and set aside for the taking off, maneuvering and landing of aircraft and used or to be used in the interest of the public for such purpose, including Palm Beach International Airport (PBI), Park Airport (Lantana), PBC Glades Airport (Pahokee), Belle Glade Municipal Airport, Palm Beach North County Airport and Boca Raton Airport and any area owned or operated by PBC, or other public entity, intended to be used for the taking-off, maneuvering and landing of aircraft, including any seaplane base, heliport or vertiport, validly licensed by the State of Florida for public use.

....  
45. Airport Hazard - for the purposes of Art. 16, an obstruction to air navigation which effects the safe and efficient use of navigable airspace or the operation of planned or existing air navigation and communication facilities, any man-made structure, object of natural growth or use of land which would exceed the Federal obstruction standards as contained in Federal Aviation Regulation Part 77 (as may be amended from time to time) and which obstructs the airspace or may otherwise be hazardous to aircraft taking-off, maneuvering or landing at an airport.

Notes:

Underlined indicates new text.

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

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

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

## EXHIBIT R

### DEPARTMENT OF AIRPORTS CHAPTER 333, FLORIDA STATUTES UPDATES SUMMARY OF AMENDMENTS

1 46. **Airport Hazard Area** - for the purposes of Art. 16, any area of land or water upon which an  
2 airport hazard might be established ~~if not prevented as provided in this article.~~

3 47. **Airport Land Use Compatibility Zoning** – for the purposes of Art. 16, airport zoning  
4 regulations governing the use of land on, adjacent to, or in the immediate vicinity of airports.

5 **[Renumber accordingly]**

6 48. **Airport Layout Plan** – for the purposes of Art. 16, a set of scaled drawings that provide a  
7 graphic representation of the existing and future development plan for the airport and  
8 demonstrate the preservation and continuity of safety, utility, and efficiency of the airport.

9 49. **Airport Master Plan** – a comprehensive plan for an airport which typically describes current  
10 and future plans for airport development designed to support existing and future aviation  
11 demand.

12 **[Renumber accordingly]**

13 47. **Airport Obstruction** - for the purposes of Art. 16, any existing or proposed permanent or  
14 temporary object, natural growth or terrain, or structure construction or alteration man-made  
15 structure, object of natural growth or use of land which would exceed the Federal obstruction  
16 standards as contained ~~Federal Aviation Regulation Part 77~~ in 14 C.F.R. Part 77, Subpart C.  
17 (as may be amended from time to time).

18 ....  
19 **H. Terms defined herein or referenced Article shall have the following meanings:**

20 ....  
21 **11. Heliport or Vertiport -**

22 ~~a.— Any public or privately owned or operated facility designed to accommodate landing or~~  
23 ~~take-off operations of aircraft.~~

24 b. For the purposes of Art. 16, an identifiable ground level or elevated area which is validly  
25 licensed by the State of Florida for public use and is intended to be used for the take off  
26 and landing of helicopters, tilt rotors or any other vertical takeoff and landing rotorcraft

27 ....  
28 **L. Terms defined herein or referenced Article shall have the following meanings:**

29 ....  
30 ~~11. **Landing Strip**— any private ground facility designed to accommodate landing and take-off~~  
31 ~~operations of aircraft used by individual property owners, farm operators, or commercial~~  
32 ~~operations.~~

33 ....  
34 **R. Terms defined herein or referenced Article shall have the following meanings:**

35 ....  
36 38. **Runway Protection Zone (RPZ)** – for purposes of Art. 16, ~~an area off the runway end~~  
37 ~~established to enhance the protection of people and property on the ground.~~ an area at ground  
38 level beyond the runway end to enhance the safety and protection of people and property on  
39 the ground. Specifically, the RPZ is an area off the runway extending outward and upward,  
40 parallel to the extended runway centerline, in the dimensions shown in Table 16.B.1.E-1.

41 ....  
42 **S. Terms defined herein or referenced Article shall have the following meanings:**

43 ....  
44 **122. Structure**

45 a. Unless specified otherwise, means that which is three feet or more in height which is built  
46 or constructed or erected or tied down having a fixed location on the ground or attached to  
47 something having a permanent location on the ground, such as buildings, homes, mobile  
48 homes, towers, walls, fences, billboards, shore protection devices and poster panels. [Ord.  
49 2004-013] [Ord. 2007-001]

50 b. For the purposes of Art. 16, any object, temporarily or permanently constructed, erected,  
51 altered, or installed by man, including but not limited to: buildings, towers, smoke stacks,  
52 utility poles, power generation equipment, antennas, construction cranes and overhead  
53 transmission lines.

54 c. For the purposes of Art. 18, that constructed by humans, including gas or liquid storage  
55 tanks that are principally above ground, walls and roofed buildings. [Ord. 2004-013]

56 ....  
57  
58 **Part 3. ULDC Art. 2.A.1.D.1.b.5), Zoning Commission (ZC) [Related to Authority] (Page 12 of 87)**  
59 **are hereby amended as follows:**

#### 60 **CHAPTER A GENERAL**

#### 61 **Section 1 Applicability**

---

#### **Notes:**

Underlined indicates **new** text.

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

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

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

## EXHIBIT R

### DEPARTMENT OF AIRPORTS CHAPTER 333, FLORIDA STATUTES UPDATES SUMMARY OF AMENDMENTS

#### D. Authority

##### 1. Processes

##### b. Zoning Commission (ZC)

The ZC shall consider the following types of development order applications:

- 5) The ZC is not authorized to grant variances from Code regulations with prohibited provisions, or the following Articles of the ULDC: **[Ord. 2006-036] [Ord. 2011-001] [Ord. 2014-001]**

~~p) Art. 16, Airport Regulations, and,  
pg) Art. 2.G, Decision Making Bodies; and,~~

Part 4. ULDC Art.2.B.3, Type II Variance, (Pages 30 – 31 of 87) are hereby amended as follows:

#### CHAPTER B PUBLIC HEARING PROCESS

#### Section 3 Type II Variance

##### A. General

To allow variances in accordance with Art. 2.B.3.E, Standards, unless stated otherwise. Variance requests for density or intensity beyond the stated limits of the Plan shall be prohibited. Type II Variances shall be required for the following: **[Ord. 2011-001] [Ord. 2012-003]**

1. any application requesting variances from the ULDC requirements which are allowed under the authority of Article 2.A.1.D.1.b, Zoning Commission; **[Ord. 2011-001]**
2. any application requesting five or more variances; **[Ord. 2009-040] [Ord. 2011-001]**
3. any application requesting variances that exceed 15 percent of a required standard or Property Development Regulations for residential lots of three units or less; ~~and~~ **[Ord. 2009-040] [Ord. 2011-001] [Ord. 2012-003]**
4. any application requesting variances that exceed the standards of Art. 2.D.3.D.2, Non Residential Projects; **[Ord. 2012-003] [Ord. 2012-027]**
5. ~~any airport zoning variance as described in Art. 2.B.3.D.2, Airport Variance; and, [Ord. 2006-036] [Ord. 2009-040] [Ord. 2012-003] [Ord. 2012-027]~~

##### B. Application Procedure

##### 3. Sequence of Submittal

An application for a variance shall comply with the following:

- a. Approval of a variance shall be obtained prior to master plan, site plan or subdivision plan approval by the DRO, plat recordation, or issuance of a building permit, whichever occurs first.
- b. If an application for a development order is contingent upon approval of a variance, then the variance shall be obtained prior to certification by the DRO.
- ~~c. Application for a variance from the Airport Zoning regulations shall comply with the review procedures in Article 16, Airport Regulations.~~
- ~~dc.~~ A pre-application meeting with staff shall be required prior to application submittal. **[Ord. 2008-003]**

##### D. Review and Recommendation

##### 2. ~~Airport Variance~~

~~A variance from Art. 16, Airport Regulations, shall require the applicant to submit a copy of the application by certified mail to the FDOT Aviation Section and DOA. The FDOT and DOA shall have 45 days from receipt of the application to provide comments to the applicant and ZC, after which the right to comment is waived. The ZC may proceed with consideration of an application only upon receipt of FDOT and DOA comments or upon the applicant's filing a copy of a certified mail return receipt showing the 45 days have elapsed, demonstrating FDOT's and DOA's intent to waive the right to comment. **[Ord. 2005-002] [Ord. 2006-036]**~~

~~a. When reviewing variances from the Art. 16, Airport Regulations, the ZC may approve, approve with conditions, postpone, or deny with or without prejudice a variance for the erection, alteration, or modification of any structure which would cause the structure to exceed the Federal obstruction standards as contained in 14 C.F.R. ss. 77.21, 77.23, 77.25, 77.28, and 77.29. The variance may not always be evaluated or granted solely on the basis that the proposed will not exceed Federal obstruction standards. Except as~~

#### Notes:

Underlined indicates **new** text.

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

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

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

EXHIBIT R

DEPARTMENT OF AIRPORTS  
CHAPTER 333, FLORIDA STATUTES UPDATES  
SUMMARY OF AMENDMENTS

1 otherwise provided in Chapter 333, Fla. Stat., the standards in Art. 2.B.3.E, Standards,  
2 shall be used to evaluate the variance application. [Ord. 2006-036]

3 ....

4  
5 Part 5. ULDC Art. 3.D.1.E, Building Height (Page 122 of 216) are hereby amended as follows:

6 CHAPTER D PROPERTY DEVELOPMENT REGULATIONS (PDRs)

7 Section 1 PDRs for Standard Zoning Districts

8 E. Building Height

9 The maximum height for buildings and structures in all districts shall be 35 feet, unless otherwise  
10 stated. [Ord. 2005-002]

11 1. Airport Zones

12 Structures in airport zones are subject to the height restrictions in Article 16.B.1, Airspace  
13 Height Regulations ~~Airport Protection Zoning Regulations Governing Airport Hazards.~~

14 ....

15  
16 Part 6. ULDC Art. 4.B, Use Classification, (pages 76, 80, 87, 116 and 129 of 204) are hereby  
17 amended as follows:

18 CHAPTER B USE CLASSIFICATION

19 ....

20 Section 4 Institutional, Public and Civic Uses

21 ....

22 C. Definitions and Supplementary Use Standards for Specific Uses

23 ....

24 7. Day Care

25 ....

26 d. Airport Land Use Compatibility Zoning Overlay

27 The establishment of new Limited or General Day Care facilities shall be prohibited in  
28 accordance with Art. 16.C.1.E.2. Prohibited Land Uses. [Ord.2011-016]

29 ....

30 15. School - Elementary or Secondary

31 ....

32 b. General

33 ....

34 3) Overlay-Airport Land Use Compatibility Zoning Overlay (AZO)

35 New schools shall not be located within five miles of either end of a runway, pursuant  
36 to Article 16, Airport Regulations, and F.S.

37 ....

38 Section 5 Industrial Uses

39 ....

40 C. Definitions and Supplementary Use Standards for Specific Uses

41 ....

42 5. Gas and Fuel, Wholesale

43 a. Definition

44 An establishment engaged in the storage of gas and fuels for wholesale distribution, to  
45 businesses.

46 b. Overlay – Airport Zoning Overlay (AZO)

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

49 c. Location

50 This use shall not be located within ~~any Prohibited Land Use Area/Five Mile Runway Buffer~~  
51 Zone the PBIAO.

52 ....

53 Section 7 Utility Uses

Notes:

Underlined indicates **new** text.

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

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

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

## EXHIBIT R

### DEPARTMENT OF AIRPORTS CHAPTER 333, FLORIDA STATUTES UPDATES SUMMARY OF AMENDMENTS

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55

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

....  
6. Landfill or Incinerator

a. Definition

A facility for the disposal or incineration of solid waste for which a permit is required by the Florida Department of Environmental Protection, which receives solid waste for disposal in or upon the land. The term does not include a land-spreading site, injection well or surface impoundment.

b. SWA permit

Prior to operation of the facility, the owner or operator shall obtain a SWA Permit.

c. Airport Land Use Compatibility Zoning

1) New Landfills are prohibited, and existing Landfills within the following areas are restricted pursuant to Art. 16.1.E.2.c:

a) Within 10,000 feet from the nearest point of any Airport runway used or planned to be used by turbine aircraft or,

b) Within 5,000 feet from the nearest point of any Airport runway used by only non-turbine aircraft or,

c) Outside the perimeters defined in subparagraphs a. and b., but still within the lateral limits of the civil airport imaginary surfaces defined in 14 C.F.R. s. 77.19. Case –by case review of such landfills is advised.

2) Where any Landfill is located and constructed in a manner that attracts or sustains hazardous bird movements from feeding, water or roosting areas into, or across, the runways or approach and departure patterns of aircraft. The Landfill operator must incorporate bird management techniques or other practices to minimize bird hazard to airborne aircraft. These management techniques shall be addressed in the applicable zoning application. DOA, in consultation with the PZB, shall administer the review of development application for compliance.

....  
Section 8 Transportation Uses

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

....  
2. Heliport or Vertiport

1. Definitions

A facility designed to accommodate helicopter operations or other vertical takeoff and landing rotorcraft, including facilities and structures, needed for heliport business to function.

....  
Part 7. ULDC Art.16, Airport Regulations, (Pages 3 - 14 of 14) are hereby amended as follows:

CHAPTER A GENERAL

Section 1 Purpose and Intent

These provisions are intended to regulate permitted construction to promote the maximum safety of aircraft arriving at and departing from the publicly-owned airports within PBC; to promote the maximum safety of residents and property in areas surrounding PBC Airports; to promote the full utility of PBC Airports and public use airports; to provide structure height standards for airport hazards and uses within airport primary, horizontal, conical, approach and transitional surfaces so as to encourage and promote the proper and sound compatible development of land beneath said areas; and to provide administrative procedures for the efficient and uniform regulation of all development proposals within said zones.

Section 2 Short Title and Authority

A. This Article shall be known and cited as the "Airport Zoning Ordinance."

B. This Article is enacted pursuant to the provisions of Art. VIII, Sec. 1(g) of the Florida Constitution; Chapter 125, F.S.§ (1995) Chapter 333, F.S.§ ~~(1995)~~ (2016), or as amended.

Section 3 Applicability

---

Notes:

Underlined indicates new text.

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

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

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

## EXHIBIT R

### DEPARTMENT OF AIRPORTS CHAPTER 333, FLORIDA STATUTES UPDATES SUMMARY OF AMENDMENTS

- 1 A. This Article regulates height and land uses around publicly owned airports in PBC. The height  
2 standards for structures or obstructions provide maximum height limits and a review procedure to  
3 determine if structures or obstructions will have an adverse impact on safe and efficient airspace  
4 use. The land use standards provide restrictions and a review procedure within four nautical miles  
5 of publicly owned airports to determine if the land use is compatible with normal airport operation  
6 and Federal Aviation Administration (FAA) guidelines. The land use standards apply to the highest  
7 most restrictive airport hazard areas and Noise Zones, and limit uses which include, but are not  
8 limited to, hazardous material storage, emissions of light or smoke, or uses which attract  
9 concentrations of people or birds.
- 10 B. This Article applies to all land in unincorporated PBC.
- 11 C. This Article also applies to all municipalities that may elect to participate through interlocal  
12 agreement, pursuant to Chapters 163 and 333.03, (1)(b)1, Florida Statutes, ~~or to all affected~~  
13 ~~municipalities if a Joint Airport Zoning Board is created pursuant to F.S. §333.03 (1) (b) 2, (1994).~~
- 14 D. These regulations supplement other land development regulations in this Code.
- 15 E. Where there exists a conflict between any of the regulations or limitations prescribed in this Article  
16 and any other regulations applicable to the same area, the more stringent limitation or requirement  
17 shall govern and prevail.

#### 18 Section 4 Definitions and Acronyms

19 See Art. 1.I, Definitions and Acronyms.

#### 20 Section 5 Appendices

21 Maps and related information contained in Appendices 1-15 are incorporated herein by reference and are  
22 available for review at the Department of Airports or may be obtained from their web site.

#### 23 CHAPTER B AIRSPACE HEIGHT REGULATION AIRPORT PROTECTION ZONING REGULATIONS 24 GOVERNING AIRPORT HAZARDS

#### 25 Section 1 Airspace Height Regulations

##### 26 A. General

27 In order to carry out the provisions of this Article, there are hereby created and established certain  
28 zones which include all of the applicable land lying beneath the primary, horizontal, conical,  
29 approach, and transitional surfaces as they apply to a particular airport. To regulate height, an  
30 Airspace Notification Map, ~~(attached as Appendix 1)~~, and a procedure to review ~~the permitting of~~  
31 ~~and permit tall structures obstructions~~ has been established. Airport height limitations and the  
32 notification procedures established in this Section conform to the standards for determining  
33 obstructions to air navigation of Federal Aviation Regulations Part 77, ss. 77.23.

##### 34 B. Regulated ~~Construction Obstructions~~

35 For purposes of this Section, ~~construction obstructions~~ includes but ~~is are~~ not limited to, any existing  
36 or proposed permanent or temporary object, natural growth or creating new structures, or adding  
37 height to any existing structure and shall include the location of derricks, draglines, cranes and  
38 other boom-equipped machinery. ~~Construction Obstruction~~ does not include any development  
39 which does not have the effect of adding height to the land or other structure, such as paving,  
40 draining or roofing.

##### 41 C. Regulated Areas

42 The various surfaces displayed as Zone 1 and Zone 2 on the PBC "Airspace Notification Map" are  
43 defined below. Penetration of one of these zones shall require a technical analysis by FAA and  
44 obtaining a Permit for Obstruction from the DOA following a review of the analysis by the DOA,  
45 PZB Department, and other applicable governmental agencies in accordance with this Article.

##### 46 1. Publicly-Owned, Public Use ~~PBC~~ Airports

- 47 a. Zone 1 - All construction within 3,500 feet from the airport reference point in all directions.  
48 b. Zone 2 - Any construction of a height exceeding the limitations of any zone established in  
49 this Section within a four nautical mile radius of the airport reference point.  
50 c. Any construction or alteration of a height greater than an imaginary surface extending  
51 outward and upward for a distance of 20,000 feet from the reference point of any terminal  
52 navigational aid facility up to a height of 200 feet above ground level.

##### 53 2. All ~~PBC~~ Heliports/Vertiports

54 Any construction or alteration of a height greater than an imaginary surface extending outward  
55 and upward from any point of any public or private State licensed ~~PBC~~ Heliport for a distance  
56 of 5,000 feet up to a height of 200 feet above ground level.

##### 57 3. Terminal Navigational Aid Notification Areas

---

#### Notes:

Underlined indicates new text.

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

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

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

## EXHIBIT R

### DEPARTMENT OF AIRPORTS CHAPTER 333, FLORIDA STATUTES UPDATES SUMMARY OF AMENDMENTS

Any construction or alteration within 5,000 feet of any navigational aid facility; and

#### 4. Other Areas

Any construction or alteration of a height greater than 200 feet above ground level.

#### D. Airport Zones Established

Primary, Horizontal, Conical, Approach and Transitional Airport Zones are shown on maps described below. These maps are on file at the DOA and PZB and are incorporated herein. These maps are included by reference and attached as Appendices 2-7, available at The Department of Airports.

Map A - PBIA (Appendix 2)

Map B - PBC Park Airport (Lantana) (Appendix 3)

Map C - PBC Glades Airport (Pahokee) (Appendix 4)

Map D - Belle Glade Municipal Airport (Appendix 5)

Map E - Palm Beach North County Airport (Appendix 6)

Map F - Boca Raton Airport (Appendix 7)

#### E. Airport Runway Categories Defined

The size and dimensions of each zone created and established as part of this Section is based upon the category of each runway, according to the type of approach available or planned for that runway. The category of each runway for airports included in this Article are listed in Table 16.B.1.E-1, Runway Category and Runway Protection Zone (RPZ) Defined, by Airport.

**Table 16.B.1.E-1 Runway Category and Runway Protection Zone (RPZ) Defined, by Airport**

Airport/Runway	Runway	Length	Inner Width	Outer Width	RPZ Acres	
Palm Beach International (PBIA)	Runway <del>09/29-10L</del>	Precision	<del>1,700-2,500</del>	1,000	<del>1,510-1,750</del>	<del>48,978-78,914</del>
	Runway 28R	Precision	1,700	1,000	1,510	48,978
	Runway <del>13/34-14/32</del>	Non-Precision	1,700	500	1,010	29,465
PBC Park (Lantana)	Runway <del>09R/27L-10R/28L</del>	Visual	1,000	500	700	13,770
	Runway 09/27	Non-Precision	1,700	500	1,010	29,465
	Runway 15/33	Non-Precision	1,700	500	1,010	29,465
PBC Glades (Pahokee)	Runway 03/21	Visual	1,000	500	1,010	13,770
	Runway 17/35	Non-Precision	1,700	500	1,010	29,465
Belle Glade Municipal	Runway 09/27	Visual	1,000	500	700	13,770
Palm Beach North County	Runway <del>08R/26L</del>	Precision	1,700	1,000	1,510	48,978
	Runway 26L	Non-Precision	1,700	500	1,010	29,465
	Runway 13/31	Non-Precision	1,700	500	1,010	29,465
	Runway <del>08L/26R</del>	Visual	1,000	500	700	13,770
Boca Raton	Runway 05/23	Non-Precision	1,700	500	1,010	29,465

#### F. Airport Height Limitations

##### 1. General

Where any two limitations in this Article are in conflict, the more stringent applies. Except as otherwise provided in this Section, no obstruction including any structure, or object of natural growth, shall be erected, altered, or be maintained without prior approval by DOA or PZB, which is or would be an obstruction obstacle to air navigation, as defined in this Article, or of a height greater than:

- a. 500 feet above ground level at the site of the object;
- b. 200 feet above ground level or the established airport elevation, whichever is higher. These heights shall be measured within three nautical miles of the established reference point of an airport; and which height increases up to a maximum of 500 feet, at a slope of one foot vertically for every 100 feet horizontally, for a distance of 50,000 feet; or
- c. Any object within the approach segment, departure area, or any missed approach or circling approach area which is determined by the Airports Director to be a hazard to the safe and efficient use of airspace around an airport.

#### G. Airport Height Zone Definitions and Limitations

A property located in more than one of the described zones is considered to be only in the zone with the more restrictive height limitation. The various zones are hereby established and defined below. These zones are depicted in plan view in Appendix Appendices 2 through 7 and in isometric view in Appendix 15. The specific definitions of each airport height zone (horizontal distance, width,

#### Notes:

Underlined indicates **new** text.

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

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

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



## EXHIBIT R

### DEPARTMENT OF AIRPORTS CHAPTER 333, FLORIDA STATUTES UPDATES SUMMARY OF AMENDMENTS

arc radius, etc.) are listed on Table 16.B.1.G-2, Specific Zone Definition, by Airport, by Runway. General definition and height limitations are described in the Subsections to follow.

**Table 16.B.1.G-2 Specific Zone Definition, By Airport, By Runway**

Airport/ Runway	Primary Zone Width (in feet)	Horizontal Arc Radius (in feet)	Conical Zone (in feet)	Approach Zone (in feet)		
				Horizontal Dist.	Inner Width	Outer Width
<b>PALM BEACH INTERNATIONAL AIRPORT (PBIA)</b>						
Rwy <del>09L/10L/27R/28R</del>	1,000'	10,000'	4,000'	50,000'	1,000'	16,000'
Rwy <del>13-14/31/32</del>	500'			10,000'	500'	3,500'/1,500'
Rwy <del>09R/10R/27L/28L</del>	250'	5,000'		5,000'	250'	1,250'
<b>PBC PARK AIRPORT (LANTANA)</b>						
Rwy 09/27	500'	5,000'	4,000'	5,000'	500'	2,000'/1,250'
Rwy 15/33						2,000'/1,250'
Rwy 03/21						1,250'
<b>PBC GLADES AIRPORT (PAHOKEE)</b>						
Rwy 17/35	500'	5,000'	4,000'	5,000'	500'	2,000'
<b>BELLE GLADE MUNICIPAL</b>						
Rwy 09/27	250'	5,000'	4,000'	5,000'	250'	1,250'
<b>PALM BEACH NORTH COUNTY AIRPORT</b>						
Rwy 08R/26L	1,000'	10,000'	4,000'	50,000'/10,000'	1,000'	16,000'/3,500'
Rwy 13/31	500'			10,000'/5,000'	500'	3,500'/1,500'
Rwy <del>08L/26R</del>	250'	5,000'		5,000'	250'	1,250'
<b>BOCA RATON AIRPORT</b>						
Rwy 05/23	500'	10,000'	4,000'	10,000'	500'	3,500'

**1. Primary Zone Definition**

An area longitudinally centered on a runway, extending 200 feet beyond each end of that runway with the width so specified for each runway for the most precise approach existing or planned for either end of the runway.

**a. Primary Zone Height Limitations**

No structure or obstruction will be permitted within the Primary Zone that is not part of the landing, maneuvering and taking-off facilities.

**b. Primary Zone Width for each Specific Airport**

The specific width of each Primary Zone for each airport is listed in Table 16.B.1.G-2, Specific Zone Definition, by Airport, by Runway.

**2. Horizontal Zone Definition**

The area around each airport with an outer boundary the perimeter of which is constructed by swinging arcs of specified radii from the center of each end of the Primary Zone of each airport's runways and connecting adjacent area by lines tangent to those arcs. The radius of the arc specified for each end of a value will be the highest composite value determined for either end of the runway. When a 5,000-foot arc is encompassed by tangents connecting two adjacent 10,000-foot arcs, the 5,000-foot arc shall be disregarded on the construction of the perimeter of the Horizontal Zone.

**a. Horizontal Zone Height Limitations**

No structure or obstruction that has a height greater than 150 feet above the airport elevation, will be permitted in the Horizontal Zone.

**b. Horizontal Arc Radius for each Specific Airport**

The specific horizontal arc Radius of each airport is listed above in Table 16.B.1.G-2, Specific Zone Definition, by Airport, by Runway.

**Notes:**

Underlined indicates **new** text.

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

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

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

EXHIBIT R

DEPARTMENT OF AIRPORTS  
CHAPTER 333, FLORIDA STATUTES UPDATES  
SUMMARY OF AMENDMENTS

3. Conical Zone Definition

The area extending outward from the periphery of the Horizontal Zone for a distance of 4,000 feet. The specific Conical Zone distance for each airport is listed above in Table 16.B.1.G-2, Specific Zone Definition, by Airport, by Runway.

a. Conical Zone Height Limitation

No structure or obstruction will be permitted in the Conical Zone that has a height greater than 150 feet above the airport elevation at the inner boundary (connecting the Horizontal Zone) with permitted height increasing at a slope of one foot vertically for every 20 feet of horizontal distance, measured outward from the inner boundary to a height 350 feet above the airport elevation at the outer boundary.

b. Approach Zone Definition

An area longitudinally centered on the extended runway centerline and extending outward and upward from each end of the primary zone. An Approach Zone is designated for each runway based upon the type of approach available or planned for that runway end.

4. Approach Zone Height Limitations

The permitted height limitation within an outer or inner Approach Zone is the same as the runway end height at the inner edge and increases with horizontal distance outward from the inner edge based upon the calculation method listed in Table 16.B.1.G-3, Specific Zone Height Limitation Calculation, by Airport, by Runway.

a. Approach Zone Horizontal Distance for each Specific Airport

The specific Approach Zone dimensions for each airport is listed above on Table 16.B.1.G-2, Specific Zone Definition, by Airport, by Runway.

Table 16.B.1.G-3-Specific Approach Zone Height Limitation Calculation, By Airport, By Runway

AIRPORT/RUNWAY	APPROACH ZONE HEIGHT LIMIT CALCULATION
Palm Beach International (PBI)	Runway <del>09L/10L/27R</del> <del>28R</del> One foot vertically for every 50 feet of horizontal distance for the first 10,000 feet, and then one foot vertically for every 40 feet of horizontal distance for an additional 40,000 feet.
	Runway <del>13</del> <del>14/31-32</del> One foot vertically for every 34 feet of horizontal distance.
	Runway <del>09R</del> <del>10R/27L</del> <del>28L</del> One foot vertically for every 20 feet of horizontal distance.
PBC Park (Lantana)	Runway 09/27
	Runway 15/33
	Runway 03/21
PBC Glades (Pahokee)	Runway 17/35 One foot vertically for every 20 feet of horizontal distance.
Belle Glade Municipal	Runway 09/27 One foot vertically for every 20 feet of horizontal distance.
Palm Beach North County	Runway 08R/26L Runway 08R: one foot vertically for every 20 feet of horizontal distance for the first 10,000 feet, then one foot vertically for every 40 feet of horizontal distance for an additional 40,000 feet. Runway 26L: one foot vertically for every 34 feet of horizontal distance.
	Runway 13/31 One foot vertically for every 20 feet of horizontal distance.
	Runway 08L/26R
Boca Raton	Runway 05/ 23 One foot vertically for every 34 feet of horizontal distance.

5. Transitional Zone Definition

The area extending outward from the sides of the Primary Zones and Approach Zones connecting them to the Horizontal Zone. Height limits within the Transitional Zone are the same as the Primary Zone or Approach Zone at the boundary line where these Zones meet (i.e., level with the nearest point on the runway centerline) and increase at a rate of one foot vertically for every seven feet horizontally, with the horizontal distance measured at right angles to the runway centerline and extended centerline, until the height matches the height of the Horizontal Zone, the Conical Zone or for a horizontal distance of 5,000 feet from the side of the part of the Precision Approach Zone that extends beyond the Conical Zone.

a. Transitional Zone Height Limitation

No ~~object or~~ structure ~~or obstruction~~ will be permitted within the Transitional Zone greater in height than the Primary Zone or Approach Zone at their adjoining boundary lines increasing at a rate of one foot vertically for every seven feet horizontally, with the horizontal distance measured at right angles to the runway centerline and extended centerline, until the height of the slope matches the height of the Horizontal Zone or the

Notes:

Underlined indicates **new** text.

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

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

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

## EXHIBIT R

### DEPARTMENT OF AIRPORTS CHAPTER 333, FLORIDA STATUTES UPDATES SUMMARY OF AMENDMENTS

1 height of the Conical Zone and for a horizontal distance of 5,000 feet from each side of that  
2 part of the Approach Zone for a Precision Instrument Runway extending beyond the  
3 Conical Zone.

#### 6. Terminal Navigational Aid Obstruction Zone **Definition**

5 Operation of a Navigational Aid Facility is electromagnetic in nature therefore, objects  
6 constructed off of airport property may have an adverse ~~effect~~ effect on the safe and efficient  
7 operation of navigational facilities. An Airport Surveillance Radar (ASR) facility Navigational  
8 Aid Obstruction Zone has been established extending in all directions to a radius of 3,500 feet  
9 from the navigation aid. This zone is shown on the Airspace Notification Map, Appendix 1.

##### a. Terminal Navigational Aid Obstruction Zone Limitation

10 No construction or alteration or installation of any electromagnetic device shall be permitted  
11 within this Navigation Aid Obstruction Zone without prior technical review by the FAA. If  
12 deemed necessary by the results of the FAA review, approval a Permit for Obstruction  
13 must be obtained from DOA following a review by the DOA and PZB.

#### 7. Heliport/Vertiports

##### a. Primary Zone Definition

16 The Primary Zone coincides in size and shape with the designated take-off and landing  
17 area of a Heliport/Vertiport.

##### 1) Primary Zone Limitation

18 This primary zone height limitation is described by a horizontal plane at the elevation  
19 of the established elevation.

##### b. Approach Zone Definition

22 The Approach Zone begins at each end of the Heliport/Vertiport Primary Zone with the  
23 same width as the Primary Zone and extends outward and upward for a horizontal distance  
24 of 4,000 feet where its width is 500 feet.

##### 1) Approach Zone Height Limitation

25 The Approach Zone height limitation is a slope of one foot vertically for every eight feet  
26 horizontally.

##### c. Transitional Zone Definition

29 The Transitional Zone extends outward and upward from the lateral boundaries of the  
30 Primary Zone and from the Approach Zone for a distance of 250 feet measured horizontally  
31 from the centerline of the Primary and Approach Zones.

##### 1) Transitional Zone Height Limitation

32 The Transitional Zone has a height limitation at a slope of one foot vertically for every  
33 two feet horizontally.

#### H. Airspace Height Review Procedures

36 All new construction, ~~or reconstruction~~ or alteration that which adds height to any ~~land or building~~  
37 obstruction within areas shown on the ~~on~~ "Airspace Notification Map", ~~(incorporated by reference~~  
38 ~~and attached as~~ Appendix 1), shall be reviewed for compliance with the standards of this Section.

##### 1. General

39 No ~~Tall-Structure~~ Permit for Obstruction will be issued if all FAA and DOA comments are not  
40 addressed to the satisfaction of DOA, PZB and County Attorney. No development permit  
41 application shall be issued if the proposed construction or alteration is found to violate the  
42 provisions of this Article, or exceed an obstruction standard of Federal Aviation Regulation  
43 Part 77 or ~~any~~ other applicable Federal or State rules or regulations.

##### 2. Tall-Structure Permit for Obstruction Review Required

44 ~~DOA shall make a determination if FAA notification is required. An application for the~~  
45 ~~construction, reconstruction or alteration of any obstruction must be reviewed in accordance~~  
46 ~~with the development review procedures in Article 2. Development Review Process~~ prior to  
47 certification of an application by DRO or issuance of a building permit for a permanent or  
48 temporary structure obstruction located within areas Regulated Areas by this Article.

##### a. FAA Review

49 The DOA shall inform the applicant that ~~prior~~ review by the FAA is required if DOA  
50 determines that the proposed ~~construction or alteration~~ obstruction represented in the  
51 application may exceed:

- 52 1) The standards of Federal Aviation Regulations Part 77;
- 53 2) The provisions of Article 16.B.1.F, Airport Height Limitations, and Article 16.B.1.G,  
54 Airport Height Zone Definitions and Limitations;
- 55 3) Any other Federal or State rules and regulations; or
- 56 4) Adversely affects the airspace surrounding any Airport defined herein. The FAA must  
57 review and issue a determination of the proposal's effect on navigable airspace where  
58 such prior notification under Title 14, CFR, Part 77 is required. PZB shall suspend any  
59

#### Notes:

Underlined indicates new text.

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

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

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

## EXHIBIT R

### DEPARTMENT OF AIRPORTS CHAPTER 333, FLORIDA STATUTES UPDATES SUMMARY OF AMENDMENTS

review of any development permit application process until FAA findings of aeronautical affect are approved.

**b.5) Responsibility of the Applicant**

The Applicant shall submit:

**1) Obtain**

a) ~~FAA Form 7460-1 from the DOA and mail the completed form to Federal Aviation Administration Southern Regional Office, Attn: ASO-532, Systems Management Branch, P. O. Box 20636, Atlanta, GA 30320 electronically via the FAA's website at <https://oeaaa.faa.gov/>.~~

**2) Bring**

b) In person or forward by Certified Mail (Return Receipt Requested) to the DOA, the FAA's ~~findings determination~~ of aeronautical affect, including a valid aeronautical study number along with and a copy of the ~~completed~~ original electronic submittal of FAA Form 7460-1.

**b. DOA Review**

1) Following receipt the FAA finding of aeronautical affect, if required, the DOA shall consider the following criteria when determining whether to certify a development application with or without conditions of approval; or recommend issuance or denial of a building permit.

a) The safety of persons on the ground and in the air.

b) The safe and efficient use of navigable airspace.

c) The nature of the terrain and height of existing structures.

d) The effect of the construction or alteration on the state licensing standards for a public-use airport contained in Chapter 333 FS and rules adopted thereunder.

e) The character of existing and planned flight operations and developments at public-use airports.

f) Federal airways, visual flight rules, flyways and corridors, and instrument approaches as designated by the FAA.

g) The effect of the construction or alteration of the proposed structure on the minimum descent altitude or the decision height at the affected airport.

h) The cumulative effects on navigable airspace of all existing structures and all other known proposed structures in the area.

**32) Structure(s) Not Exceeding Obstruction Standards or Other Provisions DOA**

~~DOA S~~shall review the FAA's determination issued in response to the applicant's FAA Form 7460-1 and the permit application. If DOA determines that the proposed construction or alteration does not exceed the height limitations in this Section, the DOA shall ~~notify the applicant in writing issue the permit or issue the permit with conditions of approval so~~ that the proposed structure may be erected in accordance with permitting requirements of PZB. PZB may certify the development application or issue a building permit, as applicable. The applicant shall present a copy of the permit to PZB with the development application or building permit application.

**43) Structure(s) Exceeding Obstruction Standards or Other Provisions**

DOA shall review the FAA's determination issued in response to the applicant's FAA Form 7460-1 and the permit application. If DOA determines the proposed ~~construction obstruction~~ exceeds the height limitations outlined in this Section, then the DOA shall ~~notice the applicant deny the permit~~. The notice shall state the reasons for denial and inform the applicant that they may ~~apply for a variance pursuant to Article 16.C.2, Variances, and Article 2.B.3, Variances, of this Code, to allow deviations from the standards of this Section~~ appeal the decision pursuant to Article 16.C.2.

**4) FDOT Review**

Following receipt of a complete application, the DOA shall provide a copy of the application to the FDOT aviation office for their review and evaluation pursuant to Chapter 333.025, Florida Statutes.

**5) Zoning and Building Permit Requirement**

~~If the Tall Structure permit is approved, the applicant shall present a copy of the Tall Structure Permit with all development order conditions to PZB with an application for the next applicable development order.~~

**c.7 Building Permit Requirement**

The applicant shall present a copy of the ~~Tall Structure~~ Permit Application, along with all Development Order comments and conditions of approval, to the Building Director in order to ensure that any conditions are adequately addressed prior to the issuance of a building permit, including obstruction lighting and marking conditions.

**d.6) Obstruction Marking and Lighting**

---

**Notes:**

Underlined indicates new text.

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

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

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

## EXHIBIT R

### DEPARTMENT OF AIRPORTS CHAPTER 333, FLORIDA STATUTES UPDATES SUMMARY OF AMENDMENTS

1 The owner shall mark and light the structure in accordance with the provisions of Chapter  
2 333, Florida Statute; Rules of Florida Department of Transportation, Chapter 14-60 and the  
3 FAA Advisory Circular 70/7460H, *Obstruction Marking or Lighting*, as may be amended  
4 from time to time. The permit may be conditioned to require the applicant to mark and light  
5 the structure, at applicant's own expense, or to allow DOA to install, operate and maintain  
6 at its own expense, such markers and lights as may be necessary to indicate to pilots the  
7 presence of an airspace obstruction if warranted.

#### 8 CHAPTER C AIRPORT LAND USE COMPATIBILITY ZONING REGULATIONS

##### 9 Section 1 Airport Land Use Regulations

###### 10 A. General

11 In order to carry out the provisions of this Article, there are hereby created and established certain  
12 zones which include all the land lying beneath the Runway Protection Zone (RPZ) and within Airport  
13 Land Use Noise Zone(s) (ALUNZ), as they apply to a particular airport. All areas defined as the  
14 RPZ and areas displayed as ALUNZ in Appendices 2 through 7 and 9 through 14 are subject to  
15 review and technical analysis by DOA, PZB, and other applicable governmental agencies, in  
16 consultation with PZB, in accordance with this Article.

17  
18 To regulate land uses within these zones, an Off-Airport Land Use Compatibility Schedule  
19 Appendix 8, maps and review procedures have been established. The RPZ dimensions are defined  
20 in Table 16.B.1.E-1, Runway Category and Runway Protection Zone (RPZ) Defined, by Airport. The  
21 noise zones are depicted on the Airport Land Use Noise Maps, ~~(Appendices 9 through 14)~~.

###### 22 B. Regulated Land Use

23 Notwithstanding any other provisions of this Article, no use may be made of land or water within  
24 the RPZ in such manner as to interfere with the operation of an airborne aircraft. The Off-Airport  
25 Land Use Compatibility Schedule, Appendix 8, shall be used to determine additional land  
26 development requirements for uses identified in Article 4, Use Regulations. Those activities and  
27 land uses not specifically listed in the Airport Land Use Compatibility Schedule are permitted or  
28 restricted based on their similarity to noise tolerance and compatibility with normal airport  
29 operations as exhibited by the activities and land uses which are listed in the Schedule.

###### 30 1. Construction, defined

31 For purposes of this Section, construction includes but is not limited to creating new structures,  
32 making alterations or repairs and additions to any existing building or structure, or moving or  
33 relocating a building(s) or structure(s) within a Regulated Area. Construction does not include  
34 paving, drainage or similar types of construction improvements.

###### 35 2. Review Procedure for Regulated Land Use

36 All new construction or reconstruction for temporary or permanent uses shall be reviewed for  
37 compliance with the standards of this Section in accordance with the development review  
38 procedures in Article 2, Development Review Process, or at the time of application for a building  
39 permit. Prior to issuance of a development order or a building permit, the DOA, in consultation  
40 with PZB, shall review the application for compliance with this Article.

###### 41 C. Regulated Areas

42 To regulate land uses within the RPZ and ALUNZ, and Off-Airport Land Use Compatibility  
43 Schedule, maps and review procedures have been established. Only the portion of the lot falling  
44 within the RPZ or ALUNZ shall be subject to the provisions of this Article. The Off-Airport Land Use  
45 Compatibility Schedule, Appendix 8, shall be used to determine compatibility of land use with airport  
46 operations within these zones.

###### 47 1. Runway Protection Zone (RPZ)

48 The RPZ includes all land lying beneath the defined RPZ, as shown on the applicable Airport  
49 Zoning Maps, in Appendices 2 through 7, for all airports in PBC.

###### 50 2. Airport Land Use Noise Zones (ALUNZ)

51 The ALUNZ include all land area lying within the defined ALUNZ as shown on the applicable  
52 Airport Land Use Zone Maps, in Appendices 9 through 14, for all airports in PBC.

###### 53 D. Airport Land Use Noise Zone(s) Established

54 All land uses shall be permitted within ALUNZ as provided in the Off-Airport Land Use Compatibility  
55 Schedule, Appendix 8.

###### 56 1. Airport Land Use Noise Zones for Airports which have completed FAR Part 150 Noise 57 and Land Use Compatibility Studies

58 Several ~~PBC~~-airports within PBC have completed a noise study in accordance with 14 CFR  
59 Part 150. Land uses within the area contiguous to these airports, within an area defined as the  
60 outer noise contour, or equivalent thereof shall be consistent with the type of use listed in  
61 Airport Land Use Compatibility Schedule.

#### Notes:

Underlined indicates new text.

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

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

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

## EXHIBIT R

### DEPARTMENT OF AIRPORTS CHAPTER 333, FLORIDA STATUTES UPDATES SUMMARY OF AMENDMENTS

- 1 a. **Palm Beach International Airport (PBIA)**  
2 The Palm Beach International ALUNZ has been established and is incorporated herein as  
3 Appendix 9. This Zone is created based on yearly averaged, 24-hour day/night average  
4 noise level projections arising from aircraft flight operations at PBIA.
- 5 1) **Palm Beach International Airport Land Use Noise Zone (ALUNZ) Define**  
6 That area commencing at the outermost boundary of the airport and extending outward  
7 therefrom to a boundary indicated on the Palm Beach International Airport Land Use  
8 Noise Zone Map. The boundary of the zone ~~extends approximately 1/2 nautical mile~~  
9 ~~beyond the~~ approximates a projected yearly averaged, 24-hour day/night average  
10 noise level contour of 65 L<sub>dn</sub>.
- 11 b. **Boca Raton Airport**  
12 The Boca Raton ALUNZ has been established and is incorporated herein as Appendix 10.  
13 This Zone is created based on projections of aircraft flight operations at Boca Raton Airport.
- 14 1) **Boca Raton Airport Land Use Noise Zone (ALUNZ) Defined**  
15 That area commencing at the outermost boundary of the airport and extending outward  
16 there from to a boundary indicated on the Boca Raton Airport Land Use Noise Zone  
17 Map. The outer boundary of the zone approximates a projected yearly averaged, 24-  
18 hour day/night average noise level contour of 60 L<sub>dn</sub> or greater.
- 19 2. **ALUNZs for Airports which have not completed an FAR Part 150 Noise and Land Use**  
20 **Compatibility Study**  
21 An overlay Land Use Noise Zone has been established for the civil airports which have not  
22 completed an Federal Aviation Regulation Part 150 Noise and Land Use Compatibility Study.  
23 This Zone is created as an area beneath the standard VFR traffic pattern and buffer airspace  
24 established in FAA Order 7400.2D, *Procedures for Handling Airspace Matters*, which underlies  
25 the majority of recurring aircraft flight paths. Land Uses within this zone may be subject to  
26 aircraft noise that may be considered objectionable.
- 27 a. **Land Use Noise Zone(s) Defined for PBC Park Airport (Lantana), PBC Glades Airport**  
28 **Pahokee), Belle Glade Municipal Airport, and Palm Beach North County Airport**  
29 Land Use Noise Zones for these airports are established as the land lying within parallel  
30 lines 9,108 feet in both directions from the approach and departure end of each runway,  
31 the runway centerline, and all airspace in between. These zones are established and  
32 attached as Appendices 11 through 14.
- 33 E. **General Land Use Regulations-Off-Airport Land Use Compatibility Schedule (Appendix 8)**  
34 1. **The Off-Airport Land Use Compatibility Schedule (Appendix 8)**  
35 Lists land uses as defined below:
- 36 a. **Land Uses Compatible Without Restriction ("P")**  
37 Uses noted with a "P" may develop pursuant to the development review procedures in the  
38 Use ~~Regulation-Schedule Matrices~~ in Article 4, Use Regulations, Article 3.B. Overlays and  
39 Article 2, Development Review Process, and are not required to comply with the conditional  
40 requirements set forth in Appendix 8, The Off-Airport Land Use Compatibility Schedule.
- 41 b. **Land Uses Qualified As Compatible Only If In Compliance With Conditional**  
42 **Requirements ("Q")**  
43 Uses noted with a "Q" may develop pursuant to the development review procedures in the  
44 Use ~~Regulation-Schedule Matrices~~ in Article 4, Use Regulations, Article 3.B. Overlays and  
45 Article 2, Development Review Process, if regulated and constructed in accordance with  
46 the conditional notes in Appendix 8. ~~Application for a Type II variance from the conditional~~  
47 ~~requirements may be made to the ZC in accordance with the requirements in Article 2,~~  
48 ~~DEVELOPMENT REVIEW PROCESS.~~ [Ord. 2006-036]
- 49 c. **Incompatible Land Uses ("N")**  
50 Uses noted ~~ed~~ as an "N" are considered to be incompatible in the Airport-Zone Regulated  
51 Areas. These uses shall not be allowed in the Runway Protect Zone (RPZ) and variance  
52 relief is not available. ~~Uses within the Airport Land Use Zone shall require variance~~  
53 ~~approval pursuant Article 16.C.2, Variances, herein and Article 2.B.3, Variances, and shall~~  
54 ~~be subject to the development review procedures in the Use Regulation Schedule in Article~~  
55 ~~4, USE REGULATIONS, and Article 2, DEVELOPMENT REVIEW PROCESS, prior to~~  
56 ~~establishment of the use.~~
- 57 2. **Prohibited Land Uses**  
58 a. In no case shall a new ~~educational facility~~-Limited or General Day Care, or ~~a public or~~  
59 ~~private school~~ School- Elementary or Secondary be permitted at either end of a runway  
60 within an area that extends five statute miles in a direct line along the centerline of the  
61 runway and which has a width of the length of 1/2 the runway. [Ord. 2011-016]
- 62 1) Nothing in subsection a. above shall be construed to require the removal, alteration,  
63 sound conditioning, or other change, or to interfere with the continued use or expansion

#### Notes:

Underlined indicates new text.

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

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

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

**EXHIBIT R**  
**DEPARTMENT OF AIRPORTS**  
**CHAPTER 333, FLORIDA STATUTES UPDATES**  
**SUMMARY OF AMENDMENTS**

1 to contiguous properties of any public or private educational structure in existence, or  
2 real property in use, on November 1, 1996. Construction of new education structures  
3 shall meet the provisions of Article 16.B.1.H, Airspace Height Review Procedures, and  
4 the provision of sound insulation materials in accordance with established architectural  
5 and acoustical principles as contained in document DOT/FAA/PP-92-5 (or later  
6 version), Guidelines for the Sound Insulation of Residences Exposed to Aircraft  
7 Operations, is encouraged.

8 2) The language in subsection a. above shall not be construed to require the removal,  
9 alteration, sound conditioning, or other change, or to interfere with the continued use  
10 or expansion of any Limited or General Day Care use in existence, or real property in  
11 use, or with a valid development order prior the effective date of this Ordinance.  
12 Expansion or alterations of a Day Care located within the runway area that represents  
13 an increase in the number of occupants shall be prohibited. **[Ord. 2011-016]**

14 b. In no case shall new residential construction be permitted within an area contiguous to the  
15 airport measuring ½ the length of the longest runway on either side of and at the end of  
16 each runway centerline unless it meets the conditional notes in the Off-Airport Land Use  
17 Compatibility Schedule - Appendix 8. This area is shown as the "New Residential  
18 Construction Limit" on Appendices 10-14.

19 **1) Exemption**

20 Land uses within regulated areas defined in Article 16.C.1.D.1.a, Palm Beach  
21 International Airport (PBIA) and Article 16.C.1.D.1.b, Boca Raton Airport Land Use  
22 Noise Zone (Airports which have completed Federal Aviation Regulation Part 150  
23 Noise and Land Use Compatibility Studies), "Palm Beach International Airport and  
24 Boca Raton Airport Land Use Noise Zone Defined" and which meet the standards set  
25 forth herein.

26 c. In no case shall a new Landfill be permitted, or an existing Landfill expanded, within 10,000  
27 feet from the nearest point of any Airport runway used by only turbine aircraft; within 5,000  
28 feet from the nearest point of any Airport runway used by only nonturbine aircraft; or within  
29 the lateral limits of the civil airport imaginary surfaces, Appendix 15.

30 **3. Additional Use Regulations**

31 In addition to the requirements contained in the Off-Airport Land Use Compatibility Schedule  
32 Appendix 8, all uses within regulated areas shall comply with the following provisions:

33 **a. Lights and Illuminations**

34 All lights or illumination used in conjunction with streets, parking, signs or use of land and  
35 structures shall be arranged and operated in such manner that is not misleading or  
36 dangerous to aircraft operating from or to a public airport or in vicinity thereof.

37 **b. Electronic Devices**

38 No application, use, or operations of any type shall produce electronic interference with  
39 navigation signals or radio communication between aircraft; the airport tower, or other air  
40 traffic control facility.

41 **c. Obscuration**

42 No operations of any type shall produce smoke, glare or other obscuration within three  
43 statute miles of any usable runway of a public airport.

44 **d. Bird Concentrations**

45 No use of any type shall be permitted that attract or sustain hazardous bird movements,  
46 feeding, water, or roosting areas into or across an airport's runways' approach and  
47 departure pattern.

48 **e. Noise Level Reduction (NLR) Requirements**

49 If a proposed land use within an Airport Land Use Noise Zone is designated generally  
50 compatible (Q), or incompatible (N), then measures to achieve 30 dB NLR shall be  
51 incorporated into the regulated use.

52 **1) Exemptions**

53 Land Uses within regulated areas defined in Article 16.C.1.D.2.a, Land Use Noise  
54 Zone(s) Defined for PBC Park Airport (Lantana), PBC Glades Airport (Pahokee), Belle  
55 Glade Municipal Airport, and Palm Beach North County Airport.

56 **2) Use and Occupancy**

57 Buildings or structures supporting a legal use(s) which existed prior to (the effective  
58 date of this Article), may continue to support the existing use or occupancy provided  
59 such continued use does not jeopardize life or health.

60 **3) Relocated Buildings**

61 Buildings or structures moved into a RPZ or ALUNZ shall comply with the height and  
62 noise level reduction provisions of this Article, as applicable.

63 **4) Proposed or Newly Constructed Buildings**

---

**Notes:**

Underlined indicates **new** text.

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

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

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

## EXHIBIT R

### DEPARTMENT OF AIRPORTS CHAPTER 333, FLORIDA STATUTES UPDATES SUMMARY OF AMENDMENTS

Valid permits to construct a building, submitted to the Building Division of PZB prior to ~~(the effective date of this Article) June 16, 1992~~, shall not be required to comply with the provisions of Article 16, Airport Regulations, as long as the building permit has not been amended or expired.

#### 5) Design Requirements

The NLR requirements of the Off-Airport Land Use Compatibility Schedule, ~~at~~ Appendix 8, may be achieved by any suitable combination of building design, choice of building materials and construction techniques in accordance with established architectural and acoustical principles as contained in DOT document DOT/FAA/PP-92-5, *Guidelines for the Sound Insulation of Residences Exposed to Aircraft Operations*. This document is on file at the offices of the DOA and PZB. The noise level reduction requirements shall apply to all occupied rooms having one or more exterior walls or ceilings, when furnished in accordance with the intended final usage of the room.

#### f. Disclosure

The owner of any new building or structure or any existing building or structure which is substantially repaired, reconstructed or altered, as provided in Article 16, Airport Regulations, proposed to be located within regulated areas shall provide disclosure to all prospective purchasers or tenants of such building or structure that the building or structure is located within the Land Use Compatibility Noise Zone and that aircraft noise may be objectionable.

#### F. Review Procedure for Airport Land Use Noise Zones (ALUNZ)

All new construction or reconstruction for temporary or permanent structures within ALUNZ shall be reviewed for compliance with the standards of this Section. Prior to acceptance of a development order or issuance of a building permit, the DOA ~~and in consultation with~~ PZB, shall review the application for compliance with this Article.

#### ~~Section 2~~ — Variances

~~Application for a Type II variance may be submitted to erect or increase the height of any structures, or to use property which does not comply with the regulations prescribed in this Article, to the ZC pursuant to the procedures and standards set forth in Article 2.B.3, Variances. [Ord. 2006-036]~~

#### ~~Section 32~~ Nonconforming Uses

Uses nonconforming to the Airport ~~Zoning~~ Regulations shall be administered in accordance with the provisions identified within Article 16, Airport Regulations and Article 1.F. Nonconformities.

#### ~~Section 4-3~~ Administration

- A. This section of the ULDC shall be interpreted by the Director of Airports. PZB DOA, in consultation with the DOA PZB, shall administer the review of development applications for compliance with this Article within the territorial limits over which PBC has jurisdiction. DOA by Interlocal Agreement with any jurisdiction which has permitting authority shall administer the review of development applications for compliance with this Article within the territorial limits of the municipality. If a ~~Tall Structure~~ Permit for Obstruction is required, then the DOA shall administer review with the FAA. Fees shall be established by the DOA and PZB to administer this Article. [Ord. 2008-003]
- B. In the event that any violation of the requirements of this Article are found, the Director ~~of~~ Code Enforcement shall give written notice to the property owner. Such notice shall indicate the nature of the violation and the necessary action to correct or abate the violation. A copy of said notice shall be sent to the Code Enforcement Board and DOA. PZB shall require work to stop and may take any or all other action necessary to correct violations and obtain compliance with all the provisions of this Section.
- C. The DOA shall notify the Executive Director of PZB of all amendments to the airport master plan(s), or other regulations that ~~effect~~ affect the definitions or height limitations of the zones established herein.
- D. Airport signage shall not be subject to the requirements of Article 8 of the ULDC. Proposed signage shall be ~~subject to review by the Aviation and Airports Advisory Board and~~ approved or amended in conjunction with the Airport master plan. [Ord. 2008-003]

#### ~~Section 54~~ Enforcement

#### Notes:

Underlined indicates new text.

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

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

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



## EXHIBIT R

### DEPARTMENT OF AIRPORTS CHAPTER 333, FLORIDA STATUTES UPDATES SUMMARY OF AMENDMENTS

#### 1 A. Non-compliance

2 Failure to comply with the requirements of this Section or any permit or Approval granted or  
3 authorized hereunder shall constitute a violation of this code. PZB or DOA may issue a Cease and  
4 Desist Order or withhold a Certificate of Occupancy until the provisions of this Section have been  
5 met. PBC may subject the owner of the premises to the violation and enforcement provisions in  
6 F.S. Chapter 333.07, ~~and 1995, as amended, seek injunctive relief, pursuant to~~ F.S. Chapter  
7 333.13, as may be amended from time to time, ~~or may pursue any other remedy available at law,~~  
8 in order to fully effectuate the purposes of this Ordinance. Each violation of this Ordinance or of  
9 any regulation, order or ruling promulgated herein shall be considered a separate offense and  
10 enforced in accordance with the provisions of Article 10, Enforcement.

#### 11 Section ~~65~~ Appeals

12 ~~Any person aggrieved by the decision of PZB or the DOA made in the administration of this Article may~~  
13 ~~appeal the decision to the Hearing Officer in accordance with the provisions of Article 2.B.3, Variances, of~~  
14 ~~this Code. [Ord. 2006-036]~~

15 A. Hearing Officers, as established in Article 2.G.3.G., are hereby authorized to hear and decide  
16 appeals of final decisions by the DOA.

17 B. An applicant shall file an appeal with DOA within 20 working days of a final decision by the DOA.  
18 The appeal must state with specificity the reasons for the appeal and shall contain such data and  
19 documentation upon which the applicant seeks to rely. The DOA, by Resolution of the BCC, may  
20 establish a reasonable fee to be paid by the applicant upon filing an appeal. This fee shall not  
21 exceed the cost to the County in processing the appeal.

22 C. The DOA shall schedule a hearing before the Hearing Officer no later than 90 working days after  
23 an appeal has been filed. The DOA shall notify the applicant of the hearing date at least 15 working  
24 days in advance of the hearing and invite the applicant or the applicant's representative to attend  
25 the hearing. Any of the time limitations set forth in this paragraph may be waived upon mutual  
26 agreement of the DOA and the party filing the appeal.

27 D. An appeal shall stay all proceedings in the underlying action appealed from, unless the DOA  
28 certifies that a stay would, in its opinion, cause imminent peril to life or property. In such cases,  
29 proceedings may not be stayed except by order of the BCC for good cause shown.

30 E. At the hearing, the Hearing Officer shall provide the applicant and the DOA an opportunity to  
31 present testimony and evidence, provided such information was part of the review before the DOA.  
32 The Hearing Officer shall affirm, reverse, or modify the final decision of the DOA in conformity with  
33 this Chapter. The Hearing Officer shall affirm the decision of the DOA if there is substantial  
34 competent evidence in the record that the DOA properly applied the standards in this Chapter.

35 F. Any aggrieved party, including PBC, may appeal an order of the Hearing Officer to the Fifteenth  
36 Judicial Circuit Court of PBC. Such appeal shall not be a hearing de novo, but shall be a petition  
37 for Writ of Certiorari and the Court shall be limited to appellate review of the record created before  
38 the Hearing Officer. PBC may assess a reasonable fee for the preparation of the record to be paid  
39 by the Petitioner in accordance with F.S. §119.07, F.S., as amended from time to time.  
40

---

#### Notes:

Underlined indicates **new** text.

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated.

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

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

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

**EXHIBIT R**  
**DEPARTMENT OF AIRPORTS**  
**CHAPTER 333, FLORIDA STATUTES UPDATES**  
**SUMMARY OF AMENDMENTS**

1

**AIRPORT ZONING REGULATIONS**

**APPENDIX 1 THROUGH 15**

**NOTE: MAPS AND SCHEDULES IN THESE APPENDICES ARE REPRESENTATIONAL ONLY AND MAY BE AMENDED FROM TIME TO TIME. LOCATIONAL REQUIREMENTS CAN BE VERIFIED BY THE DEPARTMENT OF AIRPORTS. HARD COPY, SCALED MAPS ARE AVAILABLE UPON REQUEST FROM THE DEPARTMENT OF AIRPORTS DIVISION, OR MAY BE OBTAINED FROM THE WEB SITE.**

APPENDIX 1	AIRSPACE NOTIFICATION MAPS
APPENDIX <del>4</del> <u>2</u>	MAPS A - PALM BEACH INTERNATIONAL AIRPORT
APPENDIX <del>4</del> <u>3</u>	MAP B - PBC PARK AIRPORT
APPENDIX 4	MAP C - PBC GLADES AIRPORT
APPENDIX 5	MAP D - BELLE GLADE MUNICIPAL AIRPORT
APPENDIX 6	MAP E - PALM BEACH NORTH COUNTY AIRPORT
APPENDIX 7	MAP F - BOCA RATON AIRPORT
APPENDIX 8	OFF-AIRPORT LAND USE COMPATIBILITY SCHEDULE
APPENDIX 9	AIRPORT LAND USE NOISE ZONE - PALM BEACH INTERNATIONAL AIRPORT
APPENDIX 10	AIRPORT LAND USE NOISE ZONE - BOCA RATON AIRPORT
APPENDIX 11	AIRPORT LAND USE NOISE ZONE - PBC PARK
APPENDIX 12	AIRPORT LAND USE NOISE ZONE - PBC GLADES AIRPORT
APPENDIX 13	AIRPORT LAND USE NOISE ZONE - BELLE GLADE MUNICIPAL AIRPORT
APPENDIX 14	AIRPORT LAND USE NOISE ZONE - PALM BEACH NORTH COUNTY AIRPORT
APPENDIX 15	ISOMETRIC VIEW OF AIRPORT HEIGHT ZONES AND IMAGINARY SURFACES

2

---

**Notes:**

Underlined indicates new text.

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

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

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



FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

August 29, 2017

Honorable Sharon R. Bock  
Clerk and Comptroller  
Palm Beach County  
301 North Olive Avenue  
West Palm Beach, Florida 33401

Attention: Timothy Montiglio, Administrative Specialist II

Dear Ms. Bock:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Palm Beach County Ordinance No. 2017-025, which was filed in this office on August 28, 2017.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb