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**TITLE: REQUEST FOR PERMISSION TO ADVERTISE  
UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENTS -  
AGRICULTURAL ENCLAVE OVERLAY (AGEO)**

**SUMMARY:**

- Ordinance Title
- Exhibit A Agricultural Enclave Overlay

**LDRAB/LDRC:** The proposed code amendments were submitted for review to the Land Development Regulation Advisory Board (LDRAB) and the Land Development Regulation Commission (LDRC) on June 25, 2014. All proposed ULDC amendments were found to be consistent with the Plan.

**MOTION:** To approve on preliminary reading and advertise for First Reading on August 27, 2014: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 2003-067, AS AMENDED, AS FOLLOWS: **ARTICLE 1 - GENERAL PROVISIONS;** CHAPTER I, DEFINITIONS AND ACRONYMS; **ARTICLE 2 - DEVELOPMENT REVIEW PROCEDURES;** CHAPTER A, GENERAL; **ARTICLE 3 - OVERLAYS AND ZONING DISTRICTS;** CHAPTER A, GENERAL; CHAPTER B, OVERLAYS; CHAPTER C, STANDARD DISTRICTS; CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDs); CHAPTER F, TRADITIONAL DEVELOPMENT DISTRICTS (TDDs); **ARTICLE 5 - SUPPLEMENTARY STANDARDS;** CHAPTER A, GENERAL; CHAPTER B, ACCESSORY AND TEMPORARY USES; CHAPTER F, LEGAL DOCUMENTS; **ARTICLE 7 - LANDSCAPING;** CHAPTER C, MGTS TIER COMPLIANCE; **ARTICLE 8 - SIGNAGE;** - CHAPTER G, STANDARDS FOR SPECIFIC SIGN TYPES; **PROVIDING FOR:** INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND AN EFFECTIVE DATE.

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AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 2003-067, AS AMENDED, AS FOLLOWS: **ARTICLE 1 - GENERAL PROVISIONS**; CHAPTER I, DEFINITIONS AND ACRONYMS; **ARTICLE 2 - DEVELOPMENT REVIEW PROCEDURES**; CHAPTER A, GENERAL; **ARTICLE 3 - OVERLAYS AND ZONING DISTRICTS**; CHAPTER A, GENERAL; CHAPTER B, OVERLAYS; CHAPTER C, STANDARD DISTRICTS; CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDs); CHAPTER F, TRADITIONAL DEVELOPMENT DISTRICTS (TDDs); **ARTICLE 5 - SUPPLEMENTARY STANDARDS**; CHAPTER A, GENERAL; CHAPTER B, ACCESSORY AND TEMPORARY USES; CHAPTER F, LEGAL DOCUMENTS; **ARTICLE 7 - LANDSCAPING**; CHAPTER C, MGTS TIER COMPLIANCE; **ARTICLE 8 - SIGNAGE**; - CHAPTER G, STANDARDS FOR SPECIFIC SIGN TYPES; **PROVIDING FOR**: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND AN EFFECTIVE DATE; SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND AN EFFECTIVE DATE.

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

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

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

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

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

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

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

**Section 1. Adoption**

The amendments set forth in Exhibit A, Agricultural Enclave Overlay, attached hereto and made a part hereof, are hereby adopted.

**Section 2. Interpretation of Captions**

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

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

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

**Section 4. Severability**

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

**Section 5. Savings Clause**

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

**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 the effective date of the amendments to the Palm Beach County Comprehensive Plan adopted in amendment Round 2014 - 03.

**APPROVED and ADOPTED** by the Board of County Commissioners of Palm Beach County, Florida, on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

SHARON R. BOCK, CLERK & COMPROLLER

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

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Priscilla A. Taylor, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: \_\_\_\_\_  
County Attorney

EXHIBIT A

AGRICULTURAL ENCLAVE OVERLAY (AGEO)  
SUMMARY OF AMENDMENTS

(Updated 6-26-14)

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**ARTICLE 1 - GENERAL PROVISIONS**

Part 1. ULDC Art. 1.I, Definitions and Acronyms (pages 35 and 112 of 119), is hereby amended as follows:

**Reason for amendments:** [Planning, Zoning & Building]  
1. Requirements related to the Allocation Plan, including Transects, Implementing Principles and Density or Intensity, and Village Center, are being removed from the ULDC.  
2. These provisions will be retained within the Comprehensive Plan and implemented by Planning staff through the required Agricultural Enclave (AGE) Future Land Use Atlas (FLUA) Conceptual Plan.  
3. The Allocation Plan was originally developed as an alternative to a singular Traditional Town Development (TTD) Rezoning. Combining Overlay standards, existing TTD Master Plan requirements, and the FLUA Conceptual Plan simplifies the development review process.

**CHAPTER I DEFINITIONS & ACRONYMS**

**Section 2 Definitions**

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

....  
~~63. Allocation Plan, AGE~~—for the purposes of Art. 3, an AGE Allocation Plan means a graphic and informational representation of an AGE FLU amendment Conceptual Plan, used to verify compliance with transect zone acreage, density and intensity requirements. For each development order application for a rezoning, requested or conditional use approval, the AGE Allocation Plan includes the general location or layout of arterials and collector streets, access points, location of proposed uses, Transect Zone requirements for acreage, density and intensity, and any remnant parcels that are located within the boundaries of an AGE, but was not included in the FLU amendment. [Ord. 2010-022]

[Renumber accordingly.]

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

~~17. Village Center, AGE~~—for the purposes of Art. 3, an AGE Village Center means a TMD or TND Neighborhood Center. [Ord. 2010-022]

[Renumber accordingly.]

Part 2. ULDC Art. 1.I.3, Abbreviations and Acronyms (pages 117 and 119 of 119), is hereby amended as follows:

**Reason for amendments:** [Planning, Zoning & Building] See Reason 1.

**CHAPTER I DEFINITIONS & ACRONYMS**

**Section 3 Abbreviations and Acronyms**

....  
**AGE** Agricultural Enclave [Ord. 2010-022]  
**AGEO** Agricultural Enclave Overlay [Ord. 2010-022]  
....  
~~**VC** Village Center [Ord. 2010-022]~~  
....

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# EXHIBIT A

## AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS (Updated 6-26-14)

### ARTICLE 2 – DEVELOPMENT REVIEW PROCEDURES

Part 3. ULDC Art. 2.A.1.G.3.h.3, Agricultural Enclave Allocation Plan [Related to Other Types of Plans] (page 16 of 88), is hereby amended as follows:

Reason for amendments: [Planning, Zoning & Building] See Reason 1.

#### CHAPTER A GENERAL

##### Section 1 Applicability

##### G. Application Procedures

##### 3. Plan Requirements

##### h. Other Types of Plans

##### **3) Agricultural Enclave Allocation Plan**

~~The AGE Allocation Plan shall be required for any Development Order application for a rezoning, requested or conditional use within an AGE, including any related Development Order amendments, but excluding any exempted agricultural uses. Approval of an Allocation Plan by the BCC shall be binding upon the landowners subject to the Development Order, their successors and assignees. All other required Plans, excluding exempted agricultural uses, shall be consistent with the AGE Allocation Plan. For each development order application for a rezoning, requested or conditional use approval, the AGE Allocation Plan includes the general location or layout of arterials and collector streets, access points, location of proposed uses, Transect Zone requirements for acreage, density and intensity, and any remnant parcels that are located within the boundaries of an AGE, but was not included in the FLU amendment. All subdivisions and plats shall be consistent with the AGE Allocation Plan. The Allocation Plan shall include all land areas located within an AGE and shall be consistent with the Conceptual Plan and New Urbanism Guiding Principles adopted with a Site Specific AGE FLU amendment. [Ord. 2010-022]~~

##### **a) AGE Preliminary Allocation Plan**

~~The BCC shall approve an AGE Preliminary Allocation Plan for any application for a rezoning. [Ord. 2010-022]~~

##### **b) AGE Final Allocation Plan**

~~Any application for FSP or FSBP within the AGE shall require the submittal of an AGE Final Allocation Plan for DRO approval. The AGE Final Allocation Plan shall be consistent with the BCC approved AGE Allocation Plan, and all modifications shall be approved by the BCC unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC, whichever is more restrictive. [Ord. 2010-022]~~

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**EXHIBIT A**

**AGRICULTURAL ENCLAVE OVERLAY (AGEO)  
SUMMARY OF AMENDMENTS**  
(Updated 6-26-14)

**ARTICLE 3 – OVERLAYS AND ZONING DISTRICTS**

**Part 4. ULDC Table 3.A.3.C, FLU Designation and Corresponding Planned Development Districts and Table 3.A.3.D, TDD Corresponding Land Use (page 18 of 229), is hereby amended as follows:**

**Reason for amendments:** [Planning, Zoning & Building]

1. Revisions required recognizing deletion of Allocation Plan. The Traditional Town Development (TTD) is shown as consistent with the Agricultural Enclave (AGE) future land use (FLU) designation A TTD allows for the deleted districts to be developed as Pods, rather than separate Zoning districts.
2. Reference to Village Center is no longer applicable, as the AGE Future Land Use Atlas (FLUA) Conceptual Plan will delineate where TMD and MUPD Pods are permitted.
3. Additional note added to reference Traditional Town Development (TTD) Table 3.F.5.D which creates vehicle to allow for TND, TMD, MUPD and PUD “Pods” within a larger TTD approval, to help improve understanding of how a TTD functions.

**CHAPTER A GENERAL**

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

**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	AGE	LR1	LR2	LR3	MR5	HR8	HR12	HR18	MLU	....
PUD	√	√	<del>+</del> (4)	√	√	√	√	√	√	√	√	
....												

	AGR (1)	RR	AGE	CL	CH	CLO	CHO	IND	INST	CR	MLU	....
MUPD			(4)	√	√	√	√	√	√	√	√	√
....												

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

Notes:

- .... ....  
**4) 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.**

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

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

[Ord. 2010-...]

**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.**  
*A TMD or TND Neighborhood Center shall only be permitted where a Village Center is generally located on an AGE Site Specific FLUA Conceptual Plan.*

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# EXHIBIT A

## AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS

(Updated 6-26-14)

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2 Part 5. ULDC Art. 3.B, Overlays & Zoning Districts (pages 111 – 115 of 229), is hereby  
3 amended as follows:  
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**Reason for amendments:** [Planning, Zoning, & Building] As outlined in Reason 1, references to an Allocation Plan and related details are being deleted from the ULDC and will be addressed by County Planning Division staff through the Agricultural Enclave (AGE) Future Land Use Atlas (FLUA) Conceptual Plan. In summary, Future Land Use Element (FLUE) Policies 2.2.5-d. through i, establishes the requirements that an AGE FLUA amendment include a Conceptual Plan and Implementing Principles that demonstrate compliance with F.S. 163.3162(4), by establishing the mix of land uses, range of densities and intensities, location and minimum/maximum acreages for Transects and other binding standards.

### 5 CHAPTER B OVERLAYS

#### 6 Section 17 Agricultural Enclave Overlay (AGEO)

##### 7 A. Purpose and Intent

8 These regulations are intended to provide supplemental standards for ~~AGE specific PUD, TDD~~  
9 ~~and PO districts applications development~~ within an Agricultural Enclave (~~AGE~~), ~~as necessary~~ to  
10 ensure compliance with related goals, policies and objectives of the Plan, ~~and~~ F.S. 163.3162, ~~and~~  
11 ~~a Site Specific AGE FLU amendment~~. The AGE must include appropriate new urbanism  
12 concepts to achieve clustering, mixed use development, the creation of rural village ~~and city~~  
13 centers, and the transfer of development rights within the boundaries of an AGE. ~~The Plan allows~~  
14 ~~for an AGE to be rezoned as a TTD as contained in This is accomplished by use of~~ Art. 3.F.5,  
15 Traditional Town Development (TTD), and an AGE Future Land Use Atlas (FLUA) amendment  
16 Conceptual Plan, which establishes the Transects within an AGE or developed as a single, or  
17 series of, Development Orders.

##### 18 BC. Applicability

19 The provisions of the AGEO shall apply to ~~any application for a rezoning for~~ property ~~located~~  
20 ~~within an AGE. Properties~~ with an AGE FLU designation, ~~may only be rezoned to a TDD, PUD or~~  
21 ~~PO district~~.

##### 22 CB. Boundaries

23 The boundaries of ~~the an~~ AGEO shall be consistent with a an AGE Site Specific FLUA  
24 amendment. [Ord. 2010-022]  
25

26 **Reason for amendments:** [Planning, Zoning, & Building] Clarify requirements to incorporate AGE FLUA  
27 Conceptual Plan into all applicable Zoning Plans.

##### 28 D. Development Review Procedures

29 *Any application for a Development Order for a rezoning, conditional or requested use approval, or*  
30 *Development Order Amendment, within an AGEO shall be consistent with a AGE FLUA*  
31 *amendment Conceptual Plan;*

##### 32 1. Master Plan and Regulating Plan

33 The Master Plan and Regulating Plan, or Design Standards Alternative, shall include the  
34 following information from the AGE FLUA Conceptual Plan:

- 35 a. The location and boundaries of the transect zones;
- 36 b. Allocation and range of density and intensity;
- 37 c. General location of all civic sites and a summary chart for required or additional civic  
38 acreages;
- 39 d. General location of existing or proposed arterials, thoroughfares and collector streets,  
40 and access points for each Pod; and,
- 41 e. Any applicable Implementing Principles.

##### 42 2. Final Site or Subdivision Plan

43 A FSP or FSBP for a TND, PUD, TMD, MUPD or Requested Use, shall include graphic and  
44 tabular details as required above for Master Plans and Regulating Plans.  
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# EXHIBIT A

## AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS

(Updated 6-26-14)

1 **Reason for amendments:** [Planning, Zoning, & Building]

1. Revised for consistency with proposed amendments Comprehensive Plan Policies allowing for additional uses within an Employment Center of an Agricultural Enclave.
2. Relocate and consolidate previously established AGEO provisions allowing for continuation of agricultural activities and development of governmental uses.
3. Recognize FLUE requirements for an AGE Natural Transect, and that any permitted uses and related development will be established within the AGE FLUA Conceptual Plan.

2  
3 **E. Use Regulations and Standards**

4 **1. AGE FLUA Conceptual Plan Transects**

5 **a. Developable Transects**

6 All uses within the Developable Transects, shall be located within and in accordance with  
7 the standards applicable to a TMD, TND, MUPD or PUD Pod, as designated on the  
8 Master Plan, unless stated otherwise herein or in the AGE FLUA Conceptual Plan.

9 **b. Natural Transect Uses and Standards**

10 Any uses permitted within the Natural Transect shall be developed in accordance with the  
11 FLUA Conceptual Plan.

12 **2. Economic Development Center (EDC)**

13 An MUPD Pod developed as a TTD Economic Development Center may include a College or  
14 University subject to approval as a Requested Use. Additional commercial uses that support  
15 employees and students may be permitted in accordance with a FLUA Conceptual Plan.

16 **3. Agricultural Uses**

17 Existing agricultural areas having an agricultural classification by the Property Appraiser at  
18 time of rezoning to a TTD shall be permitted to continue or expand, in accordance with the  
19 standards for the AR district, unless inconsistent with the FLUA Conceptual Plan.

20 **4. Government and Civic Uses**

21 All government and civic uses owned and operated by a government entity may be permitted  
22 to utilize the standards established for the Public Ownership district in Table 3.D.1.B.3,  
23 Property Development Regulations, and Table 4.A.3.A, Use Matrix, unless inconsistent with  
24 the FLUA Conceptual Plan or a Master Plan.

25  
26 **D. Allocation Plan Requirements**

27 ~~Any application for a Development Order for a rezoning, conditional or requested use approval, or~~  
28 ~~Development Order Amendment, within an AGEO shall be consistent with an AGE Site Specific~~  
29 ~~FLU amendment Conceptual Plan. The Conceptual Plan shall govern future development. Any~~  
30 ~~interpretation of the Conceptual Plan shall be made by the Planning Director. The first applicant~~  
31 ~~for a Development Order subject to the AGEO shall prepare the Allocation Plan in a form~~  
32 ~~established by the Zoning Director. Subsequent submittals shall include all previous approvals~~  
33 ~~and any concurrent applications. The AGE Allocation Plan shall include the following to ensure~~  
34 ~~compliance with an AGE Site Specific FLU Amendment. [Ord. 2010-022]~~

35 ~~1. The location and boundaries of the Natural, Rural and Suburban Transects;~~

36 ~~2. An allocation chart delineating the percentages of Transect Zone acreages, range of density~~  
37 ~~and intensity for the overall AGE and each Development Order for: a rezoning, conditional or~~  
38 ~~requested use, or DOA; [Ord. 2010-022]~~

39 ~~3. General location of all civic sites and a summary chart for required or additional civic~~  
40 ~~acreages; [Ord. 2010-022]~~

41 ~~4. General location of existing or proposed arterials, thoroughfares and collector streets; [Ord.~~  
42 ~~2010-022]~~

43 ~~5. Location and description of any remnant parcels located within the overall boundaries of the~~  
44 ~~AGE not included in the Site Specific FLU amendment; [Ord. 2010-022]~~

45 ~~6. The following information shall be required for individual Development Orders for rezoning,~~  
46 ~~conditional or requested uses, or DOAs, as applicable: [Ord. 2010-022]~~

47 ~~a. Density or intensity; [Ord. 2010-022]~~

48 ~~b. Location of all internal and external access points; [Ord. 2010-022]~~

49 ~~c. Identification of Suburban Transect Sub-zones. [Ord. 2010-022]~~

50 ~~d. Identification of Natural Transect areas approved as part of an Interconnected System.~~  
51 ~~[Ord. 2010-022]~~

52 **E. AGE Transects**

53 ~~The AGE requires the use of a series of Transect Zones that serve to cluster density, promote a~~  
54 ~~variety of neighborhoods and housing types, and to act as transition areas between development~~  
55 ~~within the AGE and adjacent existing neighborhoods and existing or proposed arterials and~~  
56 ~~collector streets. [Ord. 2010-022]~~

57 **1. Density and Intensity**

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# EXHIBIT A

## AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS (Updated 6-26-14)

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~~An AGE allows for the transfer of density between Transect Zones, and only allows for the use of density within the Rural and Suburban Transects. The limits for non-residential intensity shall not apply to civic or institutional uses where permitted by the applicable Zoning district. Minimum and maximum acreage, density and intensity shall be within the ranges permitted in the AGE Transect Zone Allocation Requirements table below, or in accordance with the AGE Site Specific FLUA where more restrictive. [Ord. 2010-022]~~

**Table 3.B.17.E – AGE Transect Zone Allocation Requirements**

Transect	Total AGE Acreage		Density		Intensity (1)	
	Min	Max	Min	Max	Min	Max
Natural	40%	-	Prohibited		Prohibited	
Rural	20%	25%	1 unit/20 acres	1 unit/2 acres	(2)	
Suburban	-	40%	1 unit/2 acres	6 units/acre	(2)	
Neighborhood Edge Zone	-	20%	1 unit/2 acres	1 unit/acre		
Neighborhood General Zone	-	30%	1 unit/acre	3 unit/acre		
Neighborhood Center Zone	-	10%	4 units/acre (4)	-	(3)	
Village Center	-	-	-	-	(3)	
<b>[Ord. 2010-022]</b>						
<b>Notes:</b>						
1. Minimum and maximum intensity shall apply to any square footage located within a Village Center, but shall not apply to public or civic uses, or equestrian related uses where permitted by this Overlay and located in areas outside of a Village Center.						
2. Commercial uses shall be limited to Village Centers approved as part of a Site Specific FLU Amendment, or equestrian centers and accessory commercial recreation facilities associated with equestrian facilities.						
3. Shall be in the form of a TMD or TND neighborhood center where permitted by a Site Specific FLU amendment.						
4. Shall include a minimum of 20 percent of the total units permitted within an AGE.						

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**2. Natural Transect**

~~The Natural Transect shall be comprised of active and passive recreation uses, pastures and uses including agriculture, preservation, conservation, wetlands, greenways, landscaping, landscape buffers, water management tracts and well fields. [Ord. 2010-022]~~

**a. Interconnected System**

~~All areas classified as Natural Transect shall be physically linked and used to define and connect different neighborhoods and zones. Where applicable, Natural Transects shall be interconnected by the use of pedestrian pathways, bike lanes or equestrian trails, [Ord. 2010-022]~~

**b. Location**

~~The Natural Transect is required along the outermost perimeter of an AGEO and the Rural Parkway. The Natural Transect may also be located within neighborhoods where developed as part of the Interconnected System. In order to be classified as Natural Transect, the width shall be pursuant to Table AGE Transect Zone, Natural Transect Width Requirements. Variances shall be prohibited from this Table. [Ord. 2010-022]~~

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**Notes:**

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# EXHIBIT A

## AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS (Updated 6-26-14)

1

**Table 3.B.17.E AGE Transect Zone, Natural Transect Width Requirements**

Natural Transect	Minimum Width
AGEO Perimeter Boundary	100 feet (1)
Landscape Buffer adjacent to arterial street or Rural Parkway, or a street shown on the County's Thoroughfare Identification Map	50 feet measured from the edge of the ultimate R-O-W which shall include a pedestrian pathway, bike lane or equestrian trail (2)(3)(4)
Landscape Buffer adjacent to streets other than identified above	30 feet which shall include pedestrian pathway, bike lane or equestrian trail (3)(4)
Recreation	75 feet by 100 feet in length
Agriculture, Conservation, Greenways, Pastures, Preservation, Wetlands, Water Management Tracts Well fields	100 feet
<b>[Ord. 2010-022]</b>	
<b>Notes:</b>	
<ol style="list-style-type: none"> <li>1. Except where indicated pursuant to the Site Specific FLU Amendment Conceptual Plan</li> <li>2. Rural Parkways are identified by the Transportation Element of the Plan</li> <li>3. A minimum of eight feet in width for a single pedestrian pathway, bike lane or equestrian trail, or a minimum of 15 feet in width where a pedestrian pathway or bike lane is combined.</li> <li>4. Streets shall not be included in the Natural Transect, except for any unimproved portions dedicated as a parkway easement for non-vehicular pathways.</li> </ol>	

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**c. ~~Overlap of Landscape Buffers~~**

A required perimeter landscape buffer tract may be located within the Natural Transect, subject to all of the following: **[Ord. 2010-022]**

- 1) The Natural Transect is included within the Development Order and shall be dedicated to either a special district, other government agency or the Master Property Owners' Association pursuant to Art.5.F.1.B.2, AG Enclave (AGE) for the affected area; **[Ord. 2010-022]**
- 2) No reductions to required plant material is requested unless approved as part of an ALP; and, **[Ord. 2010-022]**
- 3) Required landscape materials shall be located between development areas and any pedestrian pathways, bike paths, equestrian trails, or other similar use areas. **[Ord. 2010-022]**

**3. ~~Rural Transect~~**

The Rural Transect shall consist of sparsely settled lands including agricultural uses and equestrian estates. Equestrian centers and accessory commercial recreation facilities for use by residents of the AGE shall be permitted. **[Ord. 2010-022]**

**a. ~~Development Pattern~~**

The following development pattern is encouraged in the Rural Transect: Provision of large lot configurations at the edge/perimeter of the Rural Transect where adjacent to the Natural Transect, with a transition to progressively smaller lot sizes concentrated around an identifiable centralized open space, Village Center, or other equestrian/agricultural use. **[Ord. 2010-022]**

**b. ~~Civic~~**

Civic and institutional uses shall be limited to public civic and institutional, and equestrian use only. **[Ord. 2010-022]**

**c. ~~Recreation~~**

Active recreation uses may include equestrian centers or related equestrian facilities. Equestrian uses shall be permitted in a TND or PUD in accordance with the Civic and AGR/P pod uses permitted in Table 3.E.1.B, PDD Use Matrix. **[Ord. 2010-022]**

**d. ~~Village Centers~~**

Any commercial uses shall be located in a Village Center, unless specified otherwise herein. Village Centers may be permitted in accordance with an AGE FLUA Conceptual Plan where developed as a TMD or TND Neighborhood Center. **[Ord. 2010-022]**

**4. ~~Sub-urban Transect~~**

The Suburban Transect consists of low to medium density residential areas with some potential for the mixing of uses. **[Ord. 2010-022]**

**a. ~~Development Pattern~~**

Clustering shall be established through the use of Sub-zones to achieve consistency with an AGE Site Specific FLUA Conceptual Plan. **[Ord. 2010-022]**

**b. ~~Sub-Zones~~**

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# EXHIBIT A

## AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS (Updated 6-26-14)

1 **1) Neighborhood Edge Zone**

2 The Neighborhood Edge Zone allows for lower density large lot residential uses and  
3 shall be located along the outer perimeter of the Suburban Transect in accordance  
4 with the development pattern requirements above. The Neighborhood Edge Zone  
5 may abut the Natural Transect, Rural Transect, Neighborhood General Zone or  
6 Neighborhood Center Zone. **[Ord. 2010-022]**

7 **2) Neighborhood General Zone**

8 The Neighborhood General Zone allows for single family residential uses, but may  
9 also include small scale public and civic uses where appropriate. The Neighborhood  
10 General Zone may abut the Natural Transect, Rural Transect, Neighborhood Edge  
11 Zone or Neighborhood Center Zone. **[Ord. 2010-022]**

12 **3) Neighborhood Center Zone**

13 The Neighborhood Center Zone allows for the clustering of all residential uses, mixed  
14 use and public and civic uses, and shall be pedestrian friendly, incorporating  
15 residential uses integrated in mixed use buildings which front usable open space  
16 areas accessible to the public. The Neighborhood Center Zone may abut the  
17 Neighborhood General Zone, Natural Transect where it consists of a Rural Parkway,  
18 or arterial streets.

19 **a) Village Center**

20 All commercial uses shall be located in a Village Center, unless specified  
21 otherwise herein. A portion of the Neighborhood Center Zone may be designed  
22 as a Village Center. The Village Center shall be approved as a TMD or TND  
23 Neighborhood Center that incorporates some residential uses in mixed use  
24 buildings. **[Ord. 2010-022]**

25 **5. Design Standards**

26 An AGE Development Order for a rezoning shall comply with the following: **[Ord. 2010-022]**

27 **a. Neighborhood Design**

28 Neighborhoods within the Suburban Transect shall be based on a street design that  
29 fosters alternative modes of transportation such as pedestrian pathways, bike lanes or  
30 equestrian trails. A minimum of 51 percent of residential units within the General Zone  
31 shall be located within a ½ mile radius of centrally located usable open space areas.  
32 Residential units within the Neighborhood Center Zone shall be located within a ¼ mile  
33 radius of commercial, mixed use, public spaces or schools. **[Ord. 2010-022]**

34 **b. Internal Street Network**

35 **1) General**

36 The Suburban Transect shall be developed with enhanced connectivity between  
37 neighborhoods, schools, civic uses, and commercial uses where appropriate. Streets  
38 shall be configured to provide efficient circulation systems for pedestrians, non-  
39 motorized vehicles and motorists, and serve to functionally integrate uses in each  
40 Sub-Zone. **[Ord. 2010-022]**

41 **2) Dead-End Streets or Cul-de-Sacs**

42 The use of dead-end streets or cul-de-sacs within a PUD in the Suburban General  
43 Zone shall be limited to a maximum of 50 percent of all local streets, of which 40  
44 percent shall be permitted by right and an additional ten percent shall only be  
45 permitted when in compliance with the standards of Art. 3.E.1.C.2.a.5)b) (1) and (2).  
46 **[Ord. 2010-022]**

47 **c. Recreation**

48 Recreational amenities shall be required in accordance with the applicable Zoning  
49 standards for the district. A range of parks should be distributed within or near each  
50 neighborhood. **[Ord. 2010-022]**

51 **d. Storm-water Management**

52 The storm-water management system shall be designed to provide connectivity with the  
53 linked open space network and buffers where appropriate. **[Ord. 2010-022]**

54 **e. Compatibility Buffers**

55 Compatibility buffers shall not be required between PUDs or TDDs within the AGEO.  
56 **[Ord. 2010-022]**

57 **f. Required Civic Location**

58 Minimum civic area required for PUDs or TDDs may be relocated outside of the  
59 boundaries of a specific Development Order to central areas within the AGE where  
60 designated on the AGE Conceptual Plan and approved by the BCC. **[Ord. 2010-022]**

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# EXHIBIT A

## AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS

(Updated 6-26-14)

1

**Reason for amendments:** [Planning, Zoning & Building]

1. Establish additional standards for a Traditional Town Development (TTD) to recognize the special requirements of an Agricultural Enclave.
2. Relocate existing standards that recognize that minimum civic area required for individual development Pods may be consolidated to better address public facilities such as fire stations or parks, that may be required to serve future residents.
3. Establish that Rural standards for Collectors shall be used for any Planned or Non-planned Collector roads within an AGE TTD, while also prohibiting them within individual TMD or TND pods which are required to establish a pedestrian friendly street network.

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### **F. Traditional Town Development (TTD) Exceptions**

Exceptions from the requirements of Art. 3.F, Traditional Development Districts (TDDs) may be permitted or required for an AGE TTD, in accordance with the following:

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6

#### **1. Required Civic Locations**

*Minimum civic area required for PUDs or TDDs may be relocated outside of the boundaries of a specific Pod to central areas within the AGE where designated on the AGE Conceptual Plan. [Ord. 2010-022]*

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#### **2. Traditional Neighborhood Center (TND) Land Use Mix**

*An AGE TND shall comply with Table 3.F.3.C, TND Land Use Mix, except that the maximum percentage permitted for single family homes may be increased to 100 percent, and the minimum multi-family or townhouse requirement may be reduced to zero, if consistent with the AGE FLUA Conceptual Plan.*

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#### **3. Rural Collector Street Standards**

*Collector streets providing connectivity between TNDs, PUDs and Arterials or other streets outside of the AGE TTD, shall apply the Plan and Non-Plan Roadway Collector Standards for the Rural Tier as indicated in Table 3.F.2.A, TDD Street Design Standards by Tier (and related Figures), subject to the following:*

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**Part 6. ULDC Art. 3.C.1.C.1.d, Agricultural Enclave (AGE) [Related to AR, Agriculture Residential District] (pages 120 of 229), is hereby amended as follows:**

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45

**Reason for amendments:** [Planning, Zoning & Building] No longer required with deletion of Allocation Plan option. Similar language established within Agricultural Enclave Overlay (AGEO) to address need to recognize existing agricultural uses within an AGE Traditional Town Development.

46

## **CHAPTER C STANDARD DISTRICTS**

47

### **Section 1 General**

48

#### **C. Residential Districts**

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##### **1. AR, Agriculture Residential District**

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##### **~~d. Agricultural Enclave (AGE)~~**

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# EXHIBIT A

## AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS

(Updated 6-26-14)

~~The AR district shall be consistent with the AGE FLU designation for purposes of allowing existing bona fide agricultural uses to continue or expand, or for new bona fide agricultural uses.~~

Part 7. ULDC Table. 3.E.1.B, PUD Density (pages 139 of 229), are hereby amended as follows:

**Reason for amendments:** [PZ&B] Simplify reference to Agricultural Enclave (AGE) Future Land Use Atlas (FLUA) Conceptual Plan.

Table 3.E.1.B - PUD Density

	AGR	RR	AGE	LR1	LR2	LR3	MR5	HR8	HR12	HR18
<b>MIN</b>	0.5 du/ac	(1)	(3)	0.5 du/ac	1 du/ac	2 du/ac	3 du/ac	5 du/ac	5 du/ac	5 du/ac
<b>MAX</b>	1 du/ac	(2)		1 du/ac	2 du/ac	3 du/ac	5 du/ac	8 du/ac	12 du/ac	18 du/ac

[Ord. 2006-004] [Ord. 2010-022]

**Notes:**

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

Part 8. ULDC Art. 3.E.2.H, Agricultural Enclave (AGE) PUD, [related to Planned Development Districts] (pages 170 - 171 of 229), is hereby amended as follows:

**Reason for amendments:** [PZ&B] These standards are no longer necessary with the deletion of the Allocation Plan option.

### CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDs)

#### Section 2 Planned Unit Development (PUD)

##### **H. Agricultural Enclave (AGE) PUD**

~~An AGE PUD shall comply with the additional development standards of Art. 3.B.17, Agricultural Enclave Overlay (AGEO). [Ord. 2010-022]~~

##### **1. Notice to Property Owners**

~~At the time of submitting the Zoning application for a Development Order, the applicant shall notify all landowners of the undeveloped property within the AGEO that is not subject to the Development Order, and all Property Owners' Association(s) of the developed parcels within the AGEO, subject to the following requirements: [Ord. 2010-022]~~

- ~~The Notice shall describe the applicant's request for a Development Order; [Ord. 2010-022]~~
- ~~The list of landowners and Property Owners' Association(s) shall be pursuant to the latest PBC Property Appraisal list; [Ord. 2010-022]~~
- ~~The Notice shall be sent to the landowners and Property Owners' Association(s) by certified mail within ten days of filing its applications; and, [Ord. 2010-022]~~
- ~~The applicant shall provide to the Zoning Division a copy of the Notice and written confirmation the Notice requirements have been satisfied. [Ord. 2010-022]~~

Part 9. ULDC Art. 3.F.1.C, Review and Approval Process [Related to Traditional Development Districts] (page 192 of 229), is hereby amended as follows:

**Reason for amendments:** [Planning, Zoning and Building] Traditional Town Development (TTD) Table 3.F.5.D establishes that a TND, TMD, MUPD or PUD is permitted as a Pod within where designated on a TTD Master Plan. This amendment re-affirms that approval of a Preliminary Site Plan is still required for a TMD, MUPD or Requested use, for consistency with Art. 2.A.1.G.3.e.1), Preliminary Site Plan.

### CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

#### Section 1 General Provisions for TDDs

##### **Notes:**

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**EXHIBIT A**

**AGRICULTURAL ENCLAVE OVERLAY (AGEO)  
SUMMARY OF AMENDMENTS  
(Updated 6-26-14)**

**C. Review and Approval Process**

All development within TDDs are subject to the review and approval procedures that apply to planned developments; see Article 3.E, PLANNED DEVELOPMENT DISTRICTS (PDDS).

**1. Traditional Town Development (TTD) Required Plan Options**

The BCC may approve a Preliminary Master Plan for a TTD, including TMD, MUPD, TND and PUD Pods, and Requested Uses, without concurrent submittal of Preliminary Site Plans or Subdivision Plans. The BCC shall approve a Preliminary Site Plan for a TMD, MUPD and any Requested Uses prior to Final Site Plan approval. Preliminary Site Plan or Subdivision Plan approval shall not be required for a TND or PUD Pod, unless the applicant is requested Waivers or other standard requiring BCC approval.

**Part 10. ULDC Art. 3.F.1.F, Use Regulations [Related to Traditional Development Districts] (pages 192 – 193 of 229), is hereby amended as follows:**

<b>Reason for amendments:</b> [Planning, Zoning and Building]
1. Reference term “pod” as to acknowledge Traditional Town Development (TTD) Table 3.F.5.D which establishes “Land Use Allocations” by designating TMD, TND, PUD or MUPD “Pods” within a TTD.
2. A hotel is not currently permitted within a Traditional Marketplace Development (TMD); however, this would be an acceptable use within a TMD.

**CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)**

**Section 1 General Provisions for TDDs**

**F. Use Regulations**

Uses permitted in a TDD shall be according to the ~~land use zone~~ Zoning district, or Pod designation on the Master Plan ~~master plan approved by the DRO~~, or the land use designation of the TDD, whichever is applicable. Uses may be further limited by the development order, concurrency reservation, or other applicable requirement. **[Ord. 2005 – 002]**

**Table 3.F.1.F - Traditional Development Permitted Use Schedule (Continued)**

District Tier Land Use <u>Pod Zone</u>	TND						TMD			NOTES	
	Urban/Suburban (U/S)			Exurban/Rural			U/S	Ex/Rural	AGR		
	Res	Neighborhood Center (NC)	Open Space/ Rec	Res	N/C	Open Space/ Rec			Dev	Preserve	
<b>Commercial Uses</b>											
..... <u>Hotel</u> .....							R				72
[Ord. 2005-002] [Ord. 2005-041] [Ord. 2006-036] [Ord. 2007-001] [Ord. 2008-037][Ord. 2009-040] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2011-016] [Ord. 2012-027] [Ord. 2013-001]											
<b>Notes:</b>											
P Permitted by right.											
D Permitted subject to approval by the DRO.											
S Permitted in the district only if approved by Special Permit.											
R Requested Use.											

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# EXHIBIT A

## AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS

(Updated 6-26-14)

1  
2 Part 11. ULDC Art. 3.F.2.A.b, Block Structure [Related to Traditional Development Districts]  
3 (pages 196-197 of 229), is hereby amended as follows:  
4

**Reason for amendments:** [Planning, Zoning and Building]

1. Since the adoption of the original block standards for Traditional Development Districts (TDDs) the County has added perimeter block standards to other similar form based walkable development standards. This allows for greater design flexibility and provides for simpler method of determining compliance with required block standards.
2. Establish average and maximum block perimeters consistent with industry trends and numerous publications on the subject, while retaining a minimum block perimeter to ensure that each block establishes a minimum functionality within the overall block structure.
3. Retain and expand existing minimum block face standards to address perimeter lots that may back up to drainage/lake tracts, streets outside of the development or Pod, or other open space amenity. This ensures that pedestrian network requirements are addressed while allowing for increased design flexibility.

5 **CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)**

6 **Section 2 General Standards**

7 **A. Applicability**

8 **1. Streets, Sidewalks, and Alleys**

9 **b. Block Structure**

10 To ensure compact, contiguous development and to facilitate connectivity and pedestrian  
11 accessibility, the layout of streets and alleys shall conform to the following standards.

12 **1) ~~Minimum Length of a Block~~**

13 ~~160 feet~~

14 **2) ~~Maximum Length of a Block~~**

15 ~~660 feet. Up to 750 feet with pedestrian pass thru. [Ord. 2005 -- 002]~~

**Table 3.F.2.A - Block Dimension Requirements**

	<u>Maximum Length of Block</u>		
<u>No Pedestrian Pass Through</u>	660 ft.		
<u>With Pedestrian Pass Through</u>	750 ft. (1)		
	<u>Maximum Block Perimeter (2)</u>		
	<u>Minimum</u>	<u>Average</u>	<u>Maximum</u>
<u>Traditional Marketplace Development (TMD)</u>	500 ft.	1,200 – 1,500	2,500 ft.
<u>Traditional Neighborhood Development (TND)</u>		1,500 – 1,800 ft.	
<b>Notes:</b>			
1. <u>The maximum block face within a TND district or Pod may be increased to up to 1,000 ft. subject to the following:</u>			
- <u>Pedestrian pass through shall be a minimum of 50 feet in width, and comply with the TND requirements for Neighborhood Parks;</u>			
- <u>Pedestrian pass through shall interconnect with other pedestrian pass through or streets to provide enhanced interconnectivity between the outer edges of each TND and a required Neighborhood Center; and,</u>			
2. <u>Parcels located along the perimeter of a TDD may be exempt from the block perimeter requirements where a TMD or TND district or Pod abuts open space, roads external to the development or Pod, or where DEPW requirements preclude vehicular access points necessary to complete the block structure.</u>			

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**Notes:**

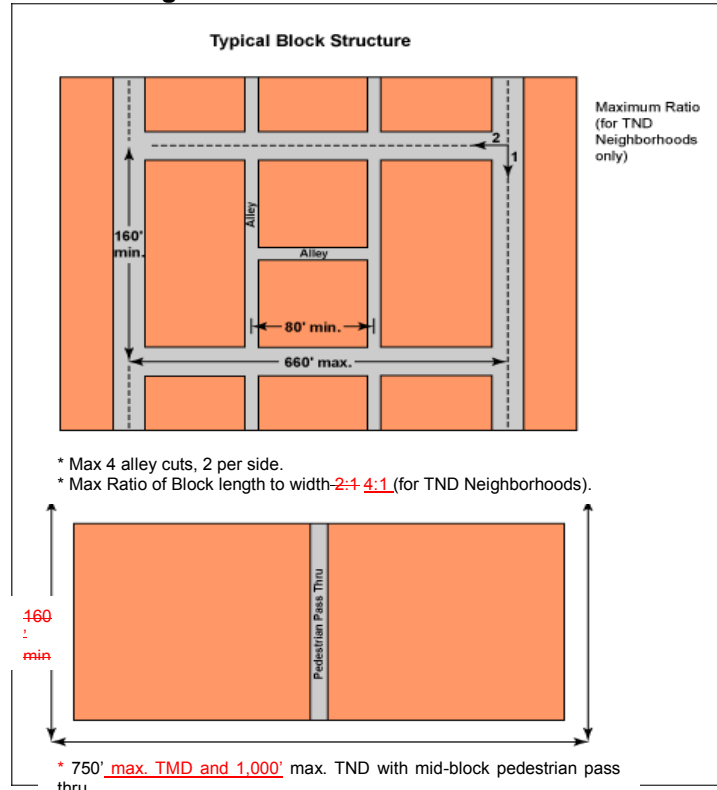
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# EXHIBIT A

## AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS (Updated 6-26-14)

1

Figure 3.F.2.A - TDD Block Structure



[Ord. 2005-002]

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Part 12. ULDC Art. 3.F.2.A.1.b, Block Structure [Related to Traditional Development Districts] (pages 196-197 of 229), is hereby amended as follows:

- Reason for amendments:** [Planning, Zoning and Building]
1. Correct glitch in Table 3.F.2.A from TTD to TDD, as properly noted immediately above in Art. 3.F.2.A.1.c), Street Design.
  2. Recognize that required 15 foot sidewalk pathways (one per side of street) is considered to be located within the R-O-W.

### 7 CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

#### 8 Section 2 General Standards

##### 9 A. Applicability

##### 10 1. Streets, Sidewalks, and Alleys

##### 11 c. Streets

##### 12 1) Street Design

13 Public streets shall conform to the standards in Table 3.F.2.A, TDD Street Design  
14 Standards by Tier.

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**EXHIBIT A**

**AGRICULTURAL ENCLAVE OVERLAY (AGEO)  
SUMMARY OF AMENDMENTS  
(Updated 6-26-14)**

1

**Table 3.F.2.A - ~~TTD~~ TDD Street Design Standards by Tier (1)**

Type of Street	Street R-O-W Width	Travel Lanes		Curb & Gutter	Parking Lane (2)	Bicycle Lane	Utility Corridor	Sidewalk Pathway	Private Utility Easement (3)
		Number	Width						
<b>All Tiers</b>									
Commercial Street	42 <del>-72</del> ft. (4)	2	11 ft.	2 ft.	8 ft. (both sides)	No	27 ft.	15 ft. (4)	No
<b>U/S Tier</b>									
....									
<b>[Ord. 2005-002] [Ord. 2008-003]</b>									
<b>Notes:</b>									
1. Unless otherwise stated herein, exceptions to dimensions shall only be permitted to accommodate turn lanes at the perimeter of a TMD, TND or TTD for turn lanes required by the PBC Engineering Department, or for roundabouts or other traffic calming measures typically associated with a TDD. This exception shall not be permitted for divider medians. <b>[Ord. 2008-003]</b> 2. Parking lane dimensions include the curb and gutter dimensions. <b>[Ord. 2008-003]</b> 3. Easements may be collocated with alleys. <b>[Ord. 2008-003]</b> 4. Includes a minimum ten-foot wide pedestrian sidewalk that may be reduced for arcades, and a minimum five foot wide strip for street trees and street lights. This dimension may be increased by up to ten feet in width (for a total of 20 feet) to accommodate outdoor dining areas, or larger street tree and street light areas. <b>[Ord. 2008-003]</b>									

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**Part 13. ULDC Art. 3.F.2.A.1.f.2)a), Street Lighting [Related to Traditional Development Districts] (pages 204-205 of 229), is hereby amended as follows:**

<b>Reason for amendments:</b> [Planning, Zoning and Building] 1. Apply Rural and Exurban standards for shielded street lighting to an Agricultural Enclave. 2. Clarify standards for “shielded” street lights to be consistent with similar requirements in Art. 5 for Outdoor Lighting.
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**7 CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)**

**8 Section 2 General Standards**

**9 A. Applicability**

**10 1. Streets, Sidewalks, and Alleys**

**11 f. Utilities and Lighting**

**12 2) Lighting**

**13 a) Street Lighting**

Street lighting shall be provided along all streets and alleys, subject to Art. 5.E.4.E, Outdoor Lighting, and the standards in Table 3.F.2.A, TDD Street Lighting Standards. A minimum of one light fixture shall be located at every crosswalk.

**14 (1) Exurban-Rural Tiers**

- 15** (a) Lights are optional for residential streets.
- 16** (b) All lights must be fully shielded utilizing full cut off luminaries per the
- 17** Illuminating Engineer Society of North America (IESNA) definition for full
- 18** cutoff which allows for zero percent of lumens above 90 degrees from
- 19** nadir.

**20 (2) AGEO**

All lights must be fully shielded in accordance with the standards for the Exurban and Rural Tiers.

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# EXHIBIT A

## AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS

(Updated 6-26-14)

1  
2 Part 14. ULDC Art. 3.F.2.A.4, Landscaping and Buffering [Related to Traditional Development  
3 Districts (pages 206-207 of 229), is hereby amended as follows:  
4

**Reason for amendments:** [Planning, Zoning, & Building] Reduce minimum street trees required to allow for greater flexibility in accommodating sidewalks, utilities, street crossings and other similar features associated with more dense small lot neighborhoods and urban environments anticipated within traditional forms of development. Ratio for palm tree option when adjacent to covered walkways has been retained at the original one per 30 foot ratio, as palms do not provide the same level of shade or streetscape at maturity.

5 **CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)**

6 **Section 2 General Standards**

7 **A. Applicability**

8 **4. Landscaping and Buffering**

9 In addition to the requirements in Art. 7, Landscaping, the following standards apply: [Ord.  
10 **2005 – 002]**

11 **d. Street Trees**

12 Street trees shall be provided along sidewalks, subject to the following standards:

13 **1) Number**

14 A minimum of one ~~One~~ canopy tree shall be ~~required planted~~ for every ~~40 30~~ lineal  
15 feet of street frontage. Palm trees may be substituted for a canopy tree on a ~~4:1~~ 4:3  
16 basis along a frontage with a covered walkway.

17 **2) Minimum Height**

18 14 feet.

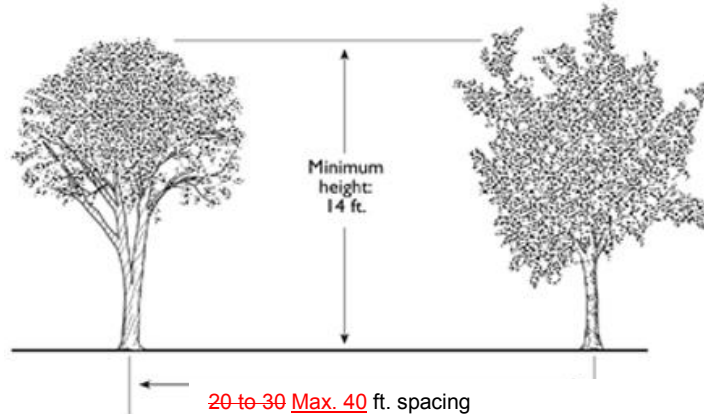
19 **3) Minimum Diameter**

20 2.5 inches, measured 4.5 feet above grade.

21 **4) Spacing**

22 Trees shall be spaced between ~~20 to 30~~ a maximum of 40 feet on center.  
23

**Figure 3.F.2.A - TDD Street Tree Standards**



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# EXHIBIT A

## AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS

(Updated 6-26-14)

1  
2 Part 15. ULDC Art. 3.F.3.A, Specific Purposes [Related to Traditional Neighborhood  
3 Development] (page 208 of 229), is hereby amended as follows:  
4

**Reason for amendments:** [Planning, Zoning, & Building] Recognize that there other forms of non-vehicular transportation that are desirable within a Traditional Neighborhood Development;

### 5 CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

#### 6 Section 3 Traditional Neighborhood Development (TND)

##### 7 A. Specific Purposes

8 The purpose of the TND district is to:

9 ....

- 10 3. Encourage a variety of non-vehicular modes of transportation, such as walking ~~and~~, bicycling,  
11 segways, equestrian, golf carts where permitted by F.S., and water oriented uses such as  
12 kayaks, canoes or stand up paddle boards, to reduce the need for local automobile trips;  
13 ....

14  
15  
16 Part 16. ULDC Art. 3.F.3.C.3, Minimum Development Threshold [Related to Traditional  
17 Neighborhood Development] (page 208 of 229), is hereby amended as follows:  
18

**Reason for amendments:** [Planning, Zoning, & Building] Exception for Agricultural Enclave (AGE) TND is no longer applicable with deletion of the Allocation Plan option.

### 19 CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

#### 20 Section 3. Traditional Neighborhood Development (TND)

##### 21 C. Thresholds

22 A TND shall comply with Table 3.A.3.D, TDD Corresponding Land Use, and the following: **[Ord.**  
23 **2006-004]**

24 ....

##### 25 3. Minimum Development Threshold

26 Any TND or single project of TNDs with more than 320 acres shall be developed as a TTD,  
27 ~~excluding AGE TNDs~~. **[Ord. 2006-004] [Ord. 2010-022]**

28  
29  
30 Part 17. ULDC Art. 3.F.3.E.4.b.6), Required Amenities [Related to Neighborhood Square and  
31 Traditional Neighborhood Development] (pages 212-13 of 229), is hereby amended as  
32 follows:  
33

**Reason for amendments:** [Planning, Zoning, & Building] As noted in similar amendments several years back for Traditional Marketplace Development, originally proposed minimum seating requirements are excessive.

### 34 CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

#### 35 Section 3. Traditional Neighborhood Development (TND)

##### 36 E. Land Use Zones

##### 37 4. Neighborhood Square

##### 38 b. Neighborhood Parks

##### 39 6) Required Amenities

40 Neighborhood squares shall include street furniture for outdoor seating and other  
41 amenities such as gazebos, fountains, statuary, flag poles, kiosks, and benches. At  
42 least one lineal foot of seating area shall be provided for each ~~30~~100 square feet of  
43 park area. Seating area may include wooden benches, seating walls, and retaining  
44 walls where the seating area is between 16 inches and 30 inches above grade.  
45

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# EXHIBIT A

## AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS

(Updated 6-26-14)

1  
2 Part 18. ULDC Art. 3.F.3.E.5.e, Garages [Related to Residential Uses and Traditional  
3 Neighborhood Development] (pages 212-13 of 229), is hereby amended as follows:  
4

**Reason for amendments:** [Planning, Zoning, & Building] Allow for increase in garage size for front load garages subject to desirable architectural embellishment of requiring a porte cochere to screen the garage and improve the front façade appearance, and limitation on width of driveway to mitigate impacts to streetscape.

### 5 CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

#### 6 Section 3. Traditional Neighborhood Development (TND)

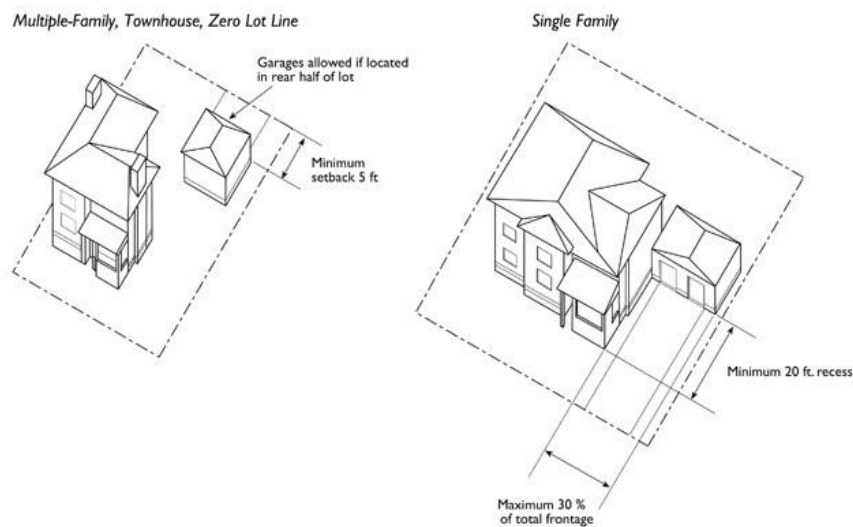
##### 7 E. Land Use Zones

##### 8 5. Residential Uses

##### 9 ..... 10 e. Garages

11 Garages are permitted in the rear half of the lot only. Garages accessible from an alley  
12 shall be setback a minimum of five feet from the rear property lot line.  
13

Figure 3.F.3.E - TND Garages



##### 14 1) Exception for Single family or ZLL

15 Garages may be attached to a single family house or ZLL if recessed a minimum of  
16 20 feet from the front facade of the house. Attached garages shall occupy a  
17 maximum of 30 percent of the total frontage of the house, as determined by the total  
18 length between the two main exterior walls nearest to the interior property lines,  
19 including the garage but excluding any attached structures, such as a porch, deck or  
20 patio. Attached garages may be increased to a maximum of 40 percent of the total  
21 frontage of the house, when a porte cochere connected to the dwelling and located in  
22 front of the garage, and the driveway is limited to a maximum of 16 feet in width.  
23  
24  
25

26 Part 19. ULDC Art. 3.F.3.E.5.g, Porches and h. Balconies and Patios [Related to Residential  
27 Uses and Traditional Neighborhood Development] (pages 212-13 of 229), is hereby  
28 amended as follows:  
29

**Reason for amendments:** [Planning, Zoning, & Building]

1. Allow for alternative means of achieving requirement for a raised front porch, and by default minimum 1<sup>st</sup> floor living area, to recognize alternative building forms other than traditional homes with front steps, allow for improved ADA compliance and accessibility, among others.
2. Allow for encroachment of porches and porta cochere's within a front setback space permitting. Minimum build to standards are established to encourage improved natural surveillance of the streetscape, improving overall neighborhood safety, while having equally beneficial results on neighborhood interaction.

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# EXHIBIT A

## AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS (Updated 6-26-14)

1 CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

2 Section 3. Traditional Neighborhood Development (TND)

3 E. Land Use Zones

4 5. Residential Uses

5 g. Porches

6 All single family and ZLL dwellings shall have a front porch, raised a minimum of 18  
7 inches from the finished grade, or from the sidewalk located in the front yard within the R-  
8 O-W.

9 1) Size

10 Porches shall have a minimum depth of six feet and a minimum width of 12 feet.

11 2) Enclosure

12 Porches shall comply with the definition of TND, porch in Art. 1.I, Zoning Definitions  
13 and Acronyms.

14 3) **Setback Encroachment**

15 A porch, and attached porte cochere where applicable, may encroach a maximum of  
16 25 percent into a front or side street setback, provided there is no utility easement  
17 overlap.

18 h. Balconies and Patios

19 A minimum of 20 percent of the total number of dwelling units on each floor in a multi-  
20 family structure shall have individual balconies and/or patios.

21 1) **Setback Encroachment**

22 A single family or ZLL patio may encroach a maximum of 25 percent into a front or  
23 side street setback, provided there is no utility easement overlap. A balcony may  
24 encroach a maximum of six feet into a front or side street setback, provided there is  
25 no utility easement overlap.

26  
27  
28 Part 20. ULDC Table 3.F.3.E, TND Residential Lot Size and Setback Regulations [Related to  
29 Residential Uses and Traditional Neighborhood Development] (page 215 of 229), is  
30 hereby amended as follows:  
31

<b>Reason for amendments:</b> [Planning, Zoning, & Building]	
1.	Delete requirement for minimum or maximum multi-family lot size, similar to standards for the Multi-family residential Zoning district. Maximum lot size will be regulated by maximum block perimeter permitted within a TND.
2.	Clarify that rear load garages fronting on an alley shall be setback a minimum of 5 feet.

32 **Table 3.F.3.E - TND Residential Lot Size and Setback Regulations**

Regulation	Single family	ZLL	Townhouse	Multi-Family (1)
Minimum Lot Size	5,000 sq. ft.	3,000 sq. ft.	1,000 sq. ft.	<del>5,000 sq. ft.</del>
Maximum Lot Size	40,000 sq. ft.	15,000 sq. ft.	8,000 sq. ft.	<del>50,000 sq. ft.</del>
Minimum Lot Width	50 ft.	40 ft.	16 ft.	50 ft.
Minimum Lot Depth	75 ft.	75 ft.		75 ft.
Front Setback	10 ft. min.	10 ft. min.	5 ft. min.	no min.
Side Setback	5 ft. min.	0 ft. on zero lot line ZLL side and 10 ft. on other	no minimum	5 ft. min.
			15 ft. separation	15 ft. separation
			10 ft. adjacent to Single family or ZLL Houses	20 ft. adjacent to Single family or ZLL Houses
Side Street Setback	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.
Rear Setback	10 ft.	10 ft. min.	15 ft. min.	15 ft. min.
	5 ft. min. for accessory Structures	5 ft. min. for accessory Structures or alley	5 ft. min. for accessory Structures or alley	:
	<u>5 ft. min. for a garage accessible from an alley.</u>	<u>5 ft. min. for a garage accessible from an alley.</u>	<u>5 ft. min. for a garage accessible from an alley.</u>	
<b>[Ord. 2012-027]</b>				
<b>Notes:</b>				
1. Multi-family units located in a Neighborhood Center shall be subject to the lot sizes of that Use Zone.				

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EXHIBIT A

AGRICULTURAL ENCLAVE OVERLAY (AGEO)  
SUMMARY OF AMENDMENTS

(Updated 6-26-14)

1  
2 Part 21. ULDC Art. 3.F.4.A, Purpose [Related to Traditional Marketplace Development] (page  
3 215 of 229), is hereby amended as follows:  
4

**Reason for amendments:** [Planning, Zoning & Building] Allow for any required mixed uses to be vertically or horizontally integrated to provide greater flexibility in uses within non-residential and recognize that separate multi-family or Townhouse homes can be used to achieve required integration of uses.

5 CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

6 Section 4. Traditional Marketplace Development (TMD)

7 A. Purpose

8 The purpose of the TMD district is to: [Ord. 2005 – 041]

- 9  
10 2. Provide housing opportunities through ~~vertically~~ integrated residential uses; [Ord. 2005 –  
11 002]  
12  
13

14  
15 Part 22. ULDC Art. 3.F.4.D.1.b, Permitted Locations [Related to Traditional Marketplace  
16 Development] (page 215 of 229), is hereby amended as follows:  
17

**Reason for amendments:** [Planning, Zoning & Building]  
1. Term Village Center deleted with Allocation Plan.  
2. Additional reminder that a Traditional Marketplace Development (TMD) is permitted as a Pod within a TTD.

18 CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

19 Section 4. Traditional Marketplace Development (TMD)

20 D. Development Standards for all TMDs

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

22 1. General Standards

23 b. Permitted Locations

- 24 1) Within the CL designations in Exurban, Rural and AGR Tiers. [Ord. 2005 – 002]  
25 2) Within the CL/CH designations in the U/S Tier. [Ord. 2005 – 002]  
26 3) Within an area designated as a ~~Village Center~~TMD Pod within an AGE TTD. [Ord.  
27 2010-022]  
28  
29

30  
31 Part 23. ULDC Art. 3.F.4.D.9, Exemptions [Related to Building Design and Transparency in a  
32 Traditional Marketplace Development] (page 215 of 229), is hereby amended as  
33 follows:  
34

**Reason for amendments:** [Planning, Zoning & Building] Allow for minor expansion of exemption from building transparency requirements for uses requiring privacy such as a medical office, subject to additional documentation verifying that no other interior site layout for reception or waiting areas can be used to meet the minmum transparency requirements and exterior architectural embellishments that replicate the required transparency.

35 CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

36 Section 4. Traditional Marketplace Development (TMD)

37 D. Development Standards for all TMDs

38 9. Building Design

39 a. Transparency

40 2) Exemption

41 Indoor movie or any type of theater shall be exempt from the Secondary and  
42 Perimeter Frontage transparency requirements. The minimum transparency  
43 requirement may be reduced by up to 75 percent for medical offices and other similar

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# EXHIBIT A

## AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS

(Updated 6-26-14)

1 uses that require privacy as determined by the Zoning Director, subject to the  
2 following:

3 (a) Documentation that there are no interior layout options to maximize use of lobby,  
4 reception or other similar areas to attain required transparency; and,

5 (b) Use of architectural embellishment that provide the appearance of glazing  
6 commensurate with the reduction in required transparency. [Ord. 2010-022]  
7  
8

### ARTICLE 5 – SUPPLEMENTARY STANDARDS

9  
10  
11 **Part 24. ULDC Art. 5.A.3.B, Agriculture Enclave (AGE) [Related to Deviations], (page 9 of 100),**  
12 **is hereby amended as follows:**  
13

**Reason for amendments:** [PZ&B] Current language is no longer applicable and requires deletion to be consistent with amendments to Article 3.

#### 14 **CHAPTER A GENERAL**

##### 15 **Section 1 Purpose and Intent**

16 The purpose and intent of this Article is to establish minimum standards for accessory and temporary  
17 uses, design standards, parks and recreation, performance standards, legal documents, and density  
18 bonus programs.

##### 19 **Section 2 Definitions**

20 See Art. 1.I, DEFINITIONS & ACRONYMS

##### 21 **Section 3 Deviations**

22 Deviation(s) from the provisions of this Article may be permitted for the following: **[Ord. 2007-013] [Ord.**  
23 **2010-022]**

###### 24 **A. PO Zoning District**

25 .....

###### 26 **B. Agricultural Enclave (AGE)**

27 ~~Development within an AGE village center, civic sites, or Suburban Transect neighborhood~~  
28 ~~center, general or edge may apply the requirements of the U/S Tier, where applicable. [Ord.~~  
29 ~~2010-022]~~  
30  
31

32 **Part 25. ULDC Art. 5.B.1.A.1.d.2), AR District and Rural Transect (page 10 of 100), is hereby**  
33 **amended as follows:**  
34

**Reason for amendments:** [PZ&B] Current language is no longer applicable and requires deletion to be consistent with amendments to Article 3.

#### 35 **CHAPTER B ACCESSORY AND TEMPORARY USES**

##### 36 **Section 1 Supplementary Regulations**

###### 37 **A. Accessory Uses and Structures**

###### 38 **1. General**

39 The following standards in this Section shall apply to all development in standard, PDD or  
40 TDD zoning districts, unless otherwise stated: **[2007-001]**

###### 41 **d. Setbacks, Accessory Structure**

###### 42 **2) AR District ~~and AGE Rural Transect~~** 43 44

45 **Part 26. ULDC Art. 5.F.1.B.2, AG Enclave (AGE) (page 62 of 100), is hereby amended as follows:**  
46

**Reason for amendments:** [PZ&B] Current language is no longer applicable and requires deletion to be consistent with amendments to Article 3.

#### 47 **CHAPTER F LEGAL DOCUMENTS**

#### **Notes:**

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# EXHIBIT A

## AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS

(Updated 6-26-14)

1 Any legal documents requiring PBC approval shall be reviewed prior to submission by a licensed  
 2 attorney. This shall include documents required by Code or as a condition of any land use approval. For  
 3 the purposes of the provisions, "legal documents" shall include, but not be limited to, the following types  
 4 of documents: restrictive covenants, easements, agreements, access agreements, removal agreements,  
 5 unity of control, and unity of title. Any document that follows exactly the language of a PBC-approved  
 6 form is exempt from this requirement.

7 **Section 1 Maintenance and Use Documents**

8 **B. Applicability**

9 **1- General**

10 This Chapter shall apply to all developments subject to review by the DRO as delineated  
 11 elsewhere in this Code. Developments for which waivers of platting are administratively  
 12 obtained shall also comply with the requirements of this Chapter. **[Ord. 2010-022]**

13 **2- AG Enclave (AGE)**

14 ~~A Master Property Owner's Association shall be established in accordance with the~~  
 15 ~~requirements of this section, for all Development Orders for a Rezoning, Requested or~~  
 16 ~~Conditional use, or related Development Order Amendment subject to the requirements of~~  
 17 ~~the AGEO. The Master Property Owner's Association shall be established concurrent with~~  
 18 ~~the first AGEO Development Order approval, and shall be amended to include all subsequent~~  
 19 ~~AGEO Development Orders, where applicable. **[Ord. 2010-022]**~~

**ARTICLE 7 - LANDSCAPING**

22 **Part 27. ULDC Art. 7.C, MGTS Tier Compliance (pages 15 - 16 of 50), is hereby amended as**  
 23 **follows:**

Reason for amendments: [PZ&B] Current language is no longer applicable and requires deletion to be consistent with amendments to Article 3.

27 **CHAPTER C MGTS TIER COMPLIANCE**

28 **Section 3 Exurban and Rural Tiers**

29 **....**  
 30 **A. Agricultural Enclaves (AGE) Exemption**

31 ~~The landscaping standards for the U/S Tier may be applied to AGE Suburban Transect Village~~  
 32 ~~Centers, Neighborhood Center and General Sub-zones. **[Ord. 2010-022]**~~

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

Code Requirements	U/S Tier <sup>8</sup>	AGR and Glades Tiers	Exurban and Rural Tiers
<b>Landscape Buffers <sup>7</sup></b>			
....	....	....	....
<b>Interior Landscaping <sup>7</sup></b>			
....	....	....	....
<b>Plant Standards <sup>7</sup></b>			
....	....	....	....
<b>Foundation Planting <sup>6,7</sup></b>			
....	....	....	....
[Ord. 2005-002] [Ord. 2006-004] [Ord. 2009-040] [Ord. 2010-022] [Ord. 2011-001]			
<b>Notes:</b>			
....			
8. <del>U/S Tier standards may be applied to a PUD or TDD with a village center, civic site, or suburban center, general or edge subarea. <b>[Ord. 2010-022]</b></del>			

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EXHIBIT A

AGRICULTURAL ENCLAVE OVERLAY (AGEO)  
SUMMARY OF AMENDMENTS  
(Updated 6-26-14)

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**ARTICLE 8 - SIGNAGE**

Part 28. ULDC Table 8.G.1.A – Wall Sign Standards, and Table 8.G.2.A, Freestanding Sign Standards (pages 24 and 26 of 40), is hereby amended as follows:

**Reason for amendments:** [PZ&B] Current language is no longer applicable and requires deletion to be consistent with amendments to Article 3.

**Table 8.G.1.A - Wall Sign Standards**

	U/S Tier (3)	AGR Tier	Exurban, Rural, and Glades Tiers (3)
....	....	....	....
[Ord. 2005-002] [Ord. 2009-040] [Ord. 2010-022] [Ord. 2012-027] [Ord. 2013-021]			
<b>Notes:</b>			
3. .... Development within the Suburban Transect Zone of an AGE may apply the U/S Tier standards. [Ord. 2010-022] ....			

**Table 8.G.2.A - Freestanding Sign Standards**

	U/S Tier (4)	AG-R Tier	Exurban, Rural, and Glades Tiers (4)
....	....	....	....
[Ord. 2005-002] [Ord. 2006-036] [Ord. 2010-022]			
<b>Notes:</b>			
4. .... Development within the Suburban Transect Zone of an AGE may apply the U/S Tier standards.			

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