



## **PALM BEACH COUNTY**

### **LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)**

**OCTOBER 24, 2018**

#### **BOARD MEMBERS**

**Wesley Blackman, AICP, Chair (PBC Planning Congress)  
Dr. Lori Vinikoor, Vice-Chair (District 5)**

**Joanne Davis (District 1)**

**Drew Martin, (District 2)**

**Philip L. Barlage (District 3)**

**James Knight (District 4)**

**Myles Basore (District 6)**

**Robert J. Harvey (District 7)**

**Daniel J. Walesky (Gold Coast Builders Assoc.)**

**Anna Yeskey (Palm Beach League of Cities)**

**Terrence N. Bailey (Florida Engineering Society)**

**Xavier Salas (American Institute of Architects**

**Vacant (Environmental Organization)**

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

**Derek Zeman (Fl. Surveying and Mapping Society)**

**Charles Drawdy (Association Gen. Cont. of  
America)**

**Abraham Wein (Member at Large/Alternate)**

**Winifred Park Said (Member at Large/Alternate)**

#### **Board of County Commissioners**

**Melissa McKinlay  
Mayor, District 6**

**Mack Bernard  
Vice Mayor, District 7**

Hal R. Valeche  
Commissioner, District 1

David Kerner  
Commissioner, District 3

Mary Lou Berger  
Commissioner, District 5

Paulette Burdick  
Commissioner, District 2

Steven L. Abrams  
Commissioner, District 4

#### **County Administrator**

Verdenia C. Baker



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**LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)  
LAND DEVELOPMENT REGULATIONS COMMISSION (LDRC)**

**WEDNESDAY, OCTOBER 24, 2018 AGENDA  
2300 NORTH JOG ROAD  
KEN ROGERS HEARING ROOM - 1<sup>ST</sup> FLOOR (VC-1W-47)  
2:00 P.M.**

**A. CALL TO ORDER/CONVENE AS LDRAB**

1. Roll Call
2. Additions, Substitutions and Deletions
3. Motion to Adopt Agenda
4. Adoption of September 26, 2018 Minutes (Exhibit A)
5. Public Comments – Any persons wanting to speak on an item shall complete and submit a comment card to the Secretary prior to the item being discussed.

**B. ULDC AMENDMENTS-NEW**

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| 1. Exhibit B Article 2- Resubmittal  | 1 - 1   |
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| 3. Exhibit D Article 4- Financial Institution                                      | 8 - 9   |
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**C. ULDC AMENDMENTS-REVISIONS AFTER 9/26 LDRAB**

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**E. ADJOURN AS LDRC AND RECONVENE AS LDRAB**

**F. STAFF COMMENTS**

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**G. BOARD MEMBER COMMENTS**

**H. ADJOURN**

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**EXHIBIT A**

**PALM BEACH COUNTY  
LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)  
LAND DEVELOPMENT REGULATION COMMISSION**

(Updated 10/12/18)

**Minutes of September 26, 2018 LDRAB Meeting**

On Wednesday, September 26, 2018, the Palm Beach County Land Development Regulation Advisory Board (LDRAB), met in the Ken Rogers Hearing Room, (VC-1W-47), at 2300 North Jog Road, West Palm Beach, Florida.

**A. Call to Order/Convene as LDRAB**

**1. Roll Call**

Chair, Wes Blackman, called the meeting to order at 2:00 p.m. Zona Case, Code Revision Secretary, called the roll.

**Members Present: 11**

Wesley Blackman (PBC Planning Congress)  
Joanne Davis (District 1)  
Philip Barlage (District 3)  
James Knight (District 4)  
Lori Vinikoor (District 5)  
Robert J. Harvey District 7)  
Frank Gulisano, (Realtor's Assoc. of the Palm Beaches)  
Terrence Bailey, (Fl. Engineering Society)\*  
Daniel Walesky (Gold Coast Bld. Assoc.)  
Anna Yeskey, (League of Cities)  
\*Charles Drawdy (Assoc. Gen. Contractors of America)  
Abraham Wien, (Member at Large, Alt. 1)

**Members Absent: 5**

Drew Martin (District 2)  
Myles Basore (District 6)  
Derek Zeman (Fl. Surveying & Mapping)  
Xavier Salas, (AIA)  
Winifred Park Said (Member at Large, Alt. 2)

**County Staff Present:**

Jon MacGillis , Zoning Director  
Maryann Kwok, Deputy Zoning Director  
Wendy Hernandez, Zoning Manager  
Jan Rodriguez, Senior Site Planner  
Leonard Berger , County Attorney  
Eric McClellan,  
Scott Rodriguez, Site Planner 2  
Zona Case, Zoning Technician, Zoning

**Vacancies: 1**

Environmental Organization

\*Mr. Drawdy arrived immediately after roll-call.

**2. Additions, Substitutions, and Deletions**

Staff confirmed to the Chair that there were no Additions, Substitution or Deletions. Mr. Blackman said he wished to affirm a Policy on meeting procedures before adopting the agenda. He acknowledged being permissive in the procedures he allowed under Board Members comments and added that in the past that item appeared on agendas, but was not on today's agenda. He requested a motion to affirm the Board's position as follows: if a Board Member wishes to discuss a substantive matter that is not on the agenda, this would be the appropriate place to add it as an amendment to the agenda, and the Board could vote in its entirety as to whether that item is to be included in the agenda. Mr. Blackman pointed out that this is not a policy change, but adherence to standard policy, and members could bring up any matter to the Board.

Mr. Bailey also encouraged members to advise staff whether the matter they wish to raise will require research or a long discussion, in which case it can be placed on the next agenda. To put the onus on staff to react immediately is not fair, so if it is going to take more than five minutes staff should be made aware so it can be placed on the next meeting agenda.

Motion by Dr. Vinikoor, seconded by Mr. Knight. Motion passed. (12-0).

**3. Motion to Adopt Agenda**

Motion to approve by Mr. Gulisano, seconded by Dr. Vinikoor. Motion passed (12-0).

**4. Adoption of August 22, 2018 Minutes (Exhibit A)**

Mr. Walesky pointed out that under staff comments at the last meeting, the Board was advised that a workshop related to Workforce Housing was scheduled for September 25, 2018. This has been re-scheduled to October 23. It was decided that the change of date would be recorded in the minutes of September 26, 2018.

Motion to approve by Mr. Knight, seconded by Mr. Gulisano. Motion passed (12 - 0).

**5. Public Comments**

There were no public comments

## EXHIBIT A

### PALM BEACH COUNTY LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB) LAND DEVELOPMENT REGULATION COMMISSION

(Updated 10/12/18)

#### Minutes of September 26, 2018 LDRAB Meeting

#### B. ULDC AMENDMENTS

##### 1. Real Estate Sales Model and Management Office (LDRAB ONLY)

Ms. Hernandez said that this item was being presented for LDRAB consideration only. Ms. Kwok clarified that parts of the exhibits are related to Accessory Uses and Structures which is presented in Exhibit G, and Temporary Structures which are subject to Building review when it pertains to real estate sales offices. The exhibit consolidates current code requirements addressed in Articles 3 and 5 and places them in Art. 4.B.11, Temporary Uses, as they are temporary in nature. The exercise is mainly to consolidate and update code requirements connected to those uses.

Dr. Vinikoor referred to Part 2, line 26, and suggested the proposed change to the language might be better expressed by changing the text to read except as indicated otherwise, instead of except where it indicated otherwise.

Ms. Kwok further elaborated on the exhibit highlighting the following changes:

- Part 3, page 2, A Real Estate Sales and Management Office is allowed as a Temporary Use in a PDD or TDD under both Art. 4.B.11.C.5 Real Estate Sales and Management Office, PDD or TDD, and Art. 4.B.11.C.6, Real Estate Sales Model, PDD or TDD.
- Part 5, page 7, lines 16-17, Sales model or office shall be located on site, with exceptions made for Jupiter Farms, the Acreage and Palm Beach County Estates.
- A regulation plan shall be submitted showing the location of the sales office and required parking.
- Part 6, page 9, Language from Art. 3.E.I.G. has been relocated to Art. 4.B.11 C. to provide a Definition and Approval Process for Real Estate Model, PDD or TDD.
- Part 6, page 10, line 30, indicates that temporary access to the sales model(s) limited to one year, as well as time extensions, have to be approved by the DRO.

Motion to approve by Dr. Vinikoor, seconded by Mr. Knight. Motion passed (12-0).

##### 2. Exhibit C – Article 5.B.20, Mechanical Equipment

Ms. Hernandez clarified the conditions under which screening is not required for roof-mounted mechanical equipment: An industrial use with an industrial FLU designation shall submit a Line of Sight Analysis along with the permit to show that the equipment is not visible from the adjacent R.O.W.

Motion to approve by Mr. Gulisano, seconded by Mr. Barlage. Motion passed (12-0).

##### 3. Exhibit D – Article 7, Landscaping

Ms. Kwok explained that the amendment is to codify certain parts of PPM ZO-O-061, Violation for Illegal Tree, related to legal and illegal tree removal. The PPM, establishes the Tree Removal Approval Process and also relates to violations and application of fines for illegal tree removal. The new Section 5) addresses in detail Approval Process, submittal requirements, removal and replacement standards, including the timeline, and inspection. The amendment also clarifies the word "Tree" includes trees, palms or pines and that these are required to be planted on the subject property per Article 7, Landscaping, or per Condition(s) of Approval through a Development Order (DO). Therefore, illegal removal of these trees, palms or pines are a violation to either the Code or the DO. Section 3 covers maintenance

Motion to approve by Ms. Davis, seconded by Mr. Knight. Motion passed (12 – 0)

##### 4. Exhibit E – Article 4, Use Regulations, Article 7, Landscaping

Ms. Hernandez advised that the applicant requested postponement to the LDRAB/LDRC meeting in October as additional information is needed.

Motion to approve postponement by Dr. Vinikoor, seconded by Ms. Davis. Motion passed (12 – 0)

## EXHIBIT A

### PALM BEACH COUNTY LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB) LAND DEVELOPMENT REGULATION COMMISSION

(Updated 10/12/18)

#### Minutes of September 26, 2018 LDRAB Meeting

##### 5. Exhibit F – Article 3, Overlays & Zoning Districts PO Deviations

Ms. Hernandez explained that the amendment clarifies that, where a public-civic pod is co-located with property outside the boundary of a PUD, the required landscape buffer along the common abutting boundary may be reduced or eliminated.

Motion to approve by Ms. Davis, seconded by Mr. Knight. Motion passed (12-0).

#### C. ULDC AMENDMENTS –REVISIONS AFTER 8/22 LDRAB

Ms. Hernandez used a Power Point presentation which showed the reasons and revisions made to exhibits after the August 22 meeting:

##### 1. Exhibit G – Art, 5,B, Accessory Uses and Structures

Page 30, lines 15/16 – (LDRAB concerns on timing of permit).

Page 30, Lines 41 – 43 (Clarification on timing of removal).

Page 31, Lines 5, 7, 11 (Formatting)

##### 2. Exhibit H – Art, 2 and 3, Modifications by the DRO [Related to Housing Type]

Page 32, Line 14, Table 2.C.5.B (Clarification on TDD Neighborhoods, since they are not a Pod).

Page 33, Line 14, Table 3.E.1.E (Housing Classification (2) (3) Define more clearly housing classification in the footnotes).

##### 3. Exhibit I – Airport Regulations

Page 36, Lines 43 and 45 (Formatting)

Page 38, Lines 2 and 31 (Formatting)

Page 40, Lines 8-15 (Correction to Approach Zone Height Limitation)

Page 42, lines 24 – 38 (Formatting)

Page 43, Line 49 - Formatting

##### 4. Exhibit J, PO Deviations

Ms. Hernandez reminded the Board that at the meeting on August 22, 2018, it was decided that the exhibit required further discussion. All changes were made and agreed to by Mr. Eric McClellan, Director, FDO Strategic Planning, who asked that his concurrence be conveyed to the Board.

Page 50, Line 15 (Reason for Amendment)

Page 52, Line 7-15– 15 (Formatting and clarification on Notices)

Page 53, Line 47(Clarification on the exception and scheduling of PO Deviation applications)

Page 56, Lines 19-20 (Add Cross Reference to Article 2.B.7.G. and the items the PO Deviations the BCC approves).

Page 57, Line 22, (Reason for Amendment)

Page 61, Line 1, Reason for Amendment

Motion to approve by Mr. Gulisano, seconded by Mr. Knight.

Dr. Vinikoor questioned the grammatical correctness of text in Exhibit I, page 38, line 31. In the discussion that followed, several suggestions were made on the correct format. Ms. Colleen Walter, representing Department of Airports, agreed with the change “Director of Airports or a designee” instead of “Airports Director, or their designee”. Motion passed (12-0).

#### D. CONVENE AS LAND DEVELOPMENT REGULATION COMMISSION (LDRC)

##### 1. Proof of Publication

The Chair acknowledged the Proof of Publication and requested a motion.

Motion to accept Proof of Publication by Ms. Vinikoor, seconded by Ms. Joanne Davis. Motion passed (12 – 0).

##### 2. Consistency

The Chair acknowledged receipt of Consistency Determination from the Planning Division confirming that the amendments to Exhibits B through J approved today, and K through O approved at previous meetings are consistent with the Comprehensive Plan. This was confirmed by Mr. Rodriguez of the Planning Division who also confirmed that the changes to Exhibits G through J were also found to be consistent.

**EXHIBIT A**

**PALM BEACH COUNTY  
LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)  
LAND DEVELOPMENT REGULATION COMMISSION**

(Updated 10/12/18)

**Minutes of September 26, 2018 LDRAB Meeting**

Motion to accept Planning Depart Consistency Determination by Ms. Vinikoor, seconded by Mr. Barlage. Motion passed (12 – 0).

**E. RECONVENE AS LAND DEVELOPMENT REVIEW ADVISORY BOARD**

**F. STAFF COMMENTS**

**1. Article 2.G- Decision Making Bodies- General Provisions and Appointed Bodies- Land Development Regulation Advisory Board**

Mr. Blackman reminded members that the request to provide the authority of LDRAB was made at the last meeting and observed that it might be instructional to new members of the Board. In response to Mr. Blackman's inquiry as to whether he wished to comment, Mr. Berger expressed the opinion that he would prefer to wait until more members are present.

Motion to defer to October 24, 2018 LDRAB/LDRC Meeting.by Ms. Vinikoor, seconded by Mr. Gulisano. Motion passed (12 – 0).

**2. 2019 Reappointment**

Mr. MacGillis advised that those members whose membership expires in February 2019, would receive letters the following week inquiring as to their interest in further service to the LDRAB. Those who are appointed by District Commissioners will receive communication regarding reappointment.

**E. ADJOURN**

The Land Development Regulation Advisory Board meeting adjourned at 3:00 p.m.

Recorded tapes of all LDRAB meeting are kept on file in the Palm Beach County Zoning/Code Revision office and can be requested by contacting the Code Revision Section at (561) 233-5566.

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## EXHIBIT B

### ARTICLE 2.C, ADMINISTRATIVE PROCESSES (Resubmittal)

**CR-2018-053**  
**(Updated 10/3/2018)**

1 Part 1. ULDC Art. 2.C.4, Review, Submittal and Final Decision [Related to Administrative  
2 Process] (page 43 of 105, Supplement 24), is hereby amended as follows:  
3

<b>Reason for amendments:</b> [Zoning]
1. Amend to indicate Administrative Processes are allowed to provide new documentation at resubmittal date which is twice a month instead of just once a month that corresponds to submittal date.

4 **CHAPTER C ADMINISTRATIVE PROCESSES**

5 **Section 4 Review, Resubmittal and Final Decision**

6 A Review of an application shall be initiated by the DRO on the date it is deemed sufficient, subject to the  
7 timeline specified in the Table below. The processing time may vary based upon the types of requests.  
8 **[Ord. 2018-002]**  
9

**Table 2.C.4 - Review, Resubmittal and Final Decision**

Processes	Full DRO	ZAR	Type 1 Variance
Application Submittal by Applicant	Refer to Annual Zoning Calendar.		
Sufficiency Review by Staff	10 days from the date of Application Submittal.		
Insufficiency to be addressed by Applicant	The Applicant may resubmit on the Submittal date of the following month. Refer to Annual Zoning Calendar.	The Applicant may resubmit on the Submittal date of the following week. Refer to Annual Zoning Calendar.	The Applicant may resubmit on the Submittal date of the following month. Refer to Annual Zoning Calendar.
Initiate Review and Staff Comments	10 days from the date of Sufficiency		
Resubmittal by Applicant	The Applicant shall address all issues and comments by the next <del>Submittal</del> <u>resubmittal</u> date. Refer to the Annual Zoning Calendar.		
Staff Review and Comments on Resubmittal	Refer to Annual Zoning Calendar		
Certification or Approval	Refer to Annual Zoning Calendar		
<b>[Ord. 2018-002]</b>			

10

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**Notes:**

Underlined indicates **new** text.

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

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# EXHIBIT C

## ARTICLE 3 – OVERLAYS & ZONING DISTRICTS, ARTICLE 4 – USE REGULATIONS AND ARTICLE 7 – LANDSCAPING (Greenmarkets/Community Vegetable Gardens)

CR-2018-043  
(Updated 10/17/18)

1 Part 1. ULDC Art. 3.B.14, WCRAO, Westgate Community Redevelopment Area Overlay (pages  
2 47, 48, and 53 of 212), is hereby amended as follows:  
3

<b>Reason for amendments:</b> [Westgate CRA]
1. Correct scrivener's errors to Figure 3.B.14.F.3., where F.3 does not exist, and in Table 3.B.14.F. – WCRAO Sub-area PDRs, footnote #9, which has been properly reordered to #8.
2. Clarify that all accessory structures within the Sub-areas of the WCRAO shall be subject to Article 5 unless stated otherwise in Art. 3.B.14.G.
3. Establish an exemption from WCRAO supplementary standards for prohibited materials for fences and walls. To allow a vinyl-coated chain link fence as a landscape barrier, when an accessory Green Market use is permitted pursuant to Art.4.B.6.C.16.d and the parcel or site abuts a parcel with a residential use or FLU.
4. Exempt permitted accessory structures from the form based code building location and massing requirements of the WCRAO sub-areas including build to line/setbacks and minimum building frontage. These structures would default to the property development regulations of the parcel or site's zoning district and applicable supplementary standards in Art.5. allowing greater flexibility in site configuration, and building placement and size.

4 **CHAPTER B OVERLAYS**

5 ....

6 **Section 14 WCRAO, Westgate Community Redevelopment Area Overlay**

7 ....

8 **F. Property Development Regulations (PDRs)**

9 **1. Sub-area PDRs**

10 In order to implement the form based code build to lines outlined in the WCRA Plan, additional  
11 PDRs are established for the seven Sub-areas. Development in the WCRAO shall be in  
12 compliance with all standard, PDD or TDD PDRs, unless specified otherwise in Table 3.B.14.F,  
13 WCRAO Sub-area PDRs, and Figure 3.B.14.F-3, WCRAO Sub-area Building Configuration  
14 and Lot Placement. Single-family dwellings shall only be required to comply with the Minimum  
15 Lot Depth and Accessory Quarters requirements of Sub-area PDRs. Accessory Structures  
16 shall comply with the requirements of Art. 3.B.14.G, Supplementary Standards and Art. 5.B,  
17 Accessory uses and Structures. [Ord. 2006-004] [Ord. 2008-003] [Ord. 2017-007]  
18

....

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

Sub-areas	NR	NRM	NG	NC	UG	UH	UI
<b>Lot Dimensions:</b>							
<b>Minimum Lot Depth</b>	90'	-	-	-	-	-	-
<b>Maximum Building Coverage</b>	-	40%	40%	40% (2)	40% (2)	40% (2)	45% (2)
<b>Build to Line/Setbacks:</b>							
<b>Front or Side Street Build to Line (1,3) (8)</b>	-	Build to Line: -15'	Build to Line: -15'	Build to Line: -10'	Build to Line - C/MU: 10-25'	-	Build to Line - C/IND: 10'-25'
<b>Minimum Side (1)</b>	-	10' (4)	10' (4)	10' (4)	15'	15'	15'
<b>Minimum Rear (1,4)</b>	-	25'	25'	25'	25'	25'	25'
<b>Minimum Building Frontage</b>							
<b>Minimum Frontage (1) (98)</b>	-	60%	60%	80%	60%	-	C/IND: 60%
<b>Optional Plazas and Squares</b>							
<b>Build to Line Exception (1)</b>	-	Maximum 50% of Building Frontage, minimum width: 20' and maximum depth of 25'				-	-
<b>Maximum Height (7)</b>							
<b>Maximum Stories (1)</b>	-	3	4	6	20	10	15
<b>Maximum Height (1, 7)</b>	-	36'	48'	72'	240'	120'	180'
<b>Accessory Quarters Max. Height/Stories</b>	2 stories and 25'			-	-	-	-
<b>Other</b>							
<b>Maximum Building Length (1, 6)</b>	-	300'	300'	300'	300'	-	-
[Ord.2006-004] [Ord. 2010-022] [Ord. 2015-031] [Ord. 2017-002] [Ord. 2017-007] [Ord. 2017-025]							
<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>							
1. Single-family dwellings shall not be required to comply with identified Sub-area PDRs. [Ord. 2006-004]							
2. Building coverage may be increased to 60% if all parking is provided offsite or in a parking structure. [Ord. 2006-004]							
3. Additional setbacks may apply per Art. 3.B.14.F.3, Sky Exposure Plane. [Ord. 2006-004]							

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**Notes:**

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**EXHIBIT C**

**ARTICLE 3 – OVERLAYS & ZONING DISTRICTS, ARTICLE 4 – USE REGULATIONS AND ARTICLE 7 – LANDSCAPING (Greenmarkets/Community Vegetable Gardens)**

CR-2018-043  
(Updated 10/17/18)

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

4. Side setbacks may be reduced to zero in accordance with Art. 3.B.14.F.1.a, NRM, NG and NC Side Setback Reduction. [Ord. 2006-004]
5. Mid-block separation a minimum of 20 feet in width is required at the first floor level for building length in exceeding 200 feet, and must be 50 feet or more from either end of the building. [Ord. 2006-004]
6. Minor increases in maximum height may be permitted subject to all of the standards of Art. 5.C.1.E.4,a – c and as exempted by Art. 3.D.1.E.4, and as defined by Art.1. [Ord. 2010-022]
7. Buildings shall be articulated so that the longest side faces the front build to line. Where a parcel is located at the intersection of two or more streets, at least one building shall be placed at a corner in accordance with Art. 3.B.14.F.2.b.2), and comply with the build to line for both streets. [Ord. 2015-031]
8. Minimum frontage shall only apply to the front build to line, and may be reduced in accordance with Art 3.B.14.F.2.b.1).(a) Exception. [Ord. 2015-031] [Ord. 2017-025]

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**G. Supplementary Standards**

In addition to the requirements of Art. 5, Supplementary Standards, and Table 3.B.14.G, WCRAO Supplementary Standards by Sub-Area, the following shall apply: [Ord. 2006-004]

**Table 3.B.14.G - WCRAO Supplementary Standards by Sub-Area**

Sub-areas	NR	NRM	NG	NC	UG	UH	UI
<b>Minimum Enclosed Living Area</b>							
Single Family Dwelling Unit	1,000 s.f.	1,000 s.f.	-	-	-	-	-
Accessory Quarters	300 s.f.	300 s.f.	300 s.f.	-	-	-	-
<b>Fences and Walls:</b>							
Prohibited Materials (7)	Chain link, wire mesh, barbed wire, wood basket weave, or corrugated metal panels						
<b>Architectural Features:</b>							
Arcades and Galleries (1)	-	-	-	Required - Westgate Avenue (11)	-	-	-
Minimum Building Depth	-	20'	20'	20'	30'	-	30'
Minimum 1 <sup>st</sup> Floor Height	-	-	-	12'	-	-	-
Minimum Number of Floors	-	-	-	2 (2)	-	-	-
<b>Windows and Doors:</b>							
Minimum Glazing of Frontage (3)	-	(3)	(3)	(3)	-	-	-
<b>Porches, Balconies and Entryways (9)</b>							
Front Setback Maximum Encroachment (8)	8'	6'	6'	-	-	-	-
Min/Max Porch Depth (4)	6'/10'						
Min/Max Porch Length (4)	8'/50% of building facade						
Min/Max Balcony Depth	3'/3'						
Min/Max Balcony Length	6'/50% total of building facade						
<b>Parking:</b>							
Location of Surface Parking (10)	-	Rear	Rear	Rear	-	-	-
Driveways (5) (10)	-	Rear	Rear	Rear	-	-	-
<b>Location of Accessory Quarters and Garages:</b>							
Detached	Location	Back of rear façade of primary structures.					
	Setbacks	5' side or rear (6)					
Attached	Location	Setback a min. of 20' from front façade					
<b>Landscaping:</b>							
See Art. 3.b14.J, WCRAO Landscaping Modifications allowing for reduction in Perimeter and foundation planting requirements.							
Min. Pervious Surface	-	20%	20%	20%	-	-	-
<b>Key</b>							
- Subject to the supplementary standards of the lot's zoning district							
[Ord. 2006-004] [Ord. 2009-040] [Ord. 2015-031] [Ord. 2017-002] [Ord. 2017-007] [Ord. 2018-002]							
<b>Notes:</b>							
1. See Art. 3.B.14.G.3.d, Arcades and Galleries, Figure 3.B.14.G, WCRAO Arcade and Gallery Standards. [Ord. 2006-004]							
2. Required second floor shall meet minimum frontage and depth requirements. [Ord. 2006-004]							
3. See Art. 3.B.14.G.3.c, Fenestration Details – Windows and Doors. [Ord. 2006-004]							
4. Excludes stoops. [Ord. 2006-004]							
5. Access from the front or side may be permitted for lots with no rear street frontage. [Ord. 2006-004]							
6. Minimum 20 foot setback shall be required for garages fronting on a street or alley. [Ord. 2006-004]							
7. Chain link fences may be installed for the following: [Ord. 2009-040]							
<u>a.</u> Single-family residential use provided a continuous native hedge is planted along the exterior side of the fence and adequate room for maintenance is provided along the property lines adjacent to public R-O-W. The hedge shall be maintained at the same height as the chain link fence. Black or green vinyl coated chain link fence may be installed along remaining perimeter property lines not adjacent to a public R-O-W. [Ord. 2009-040]							
<u>b.</u> Nonresidential uses within the UI sub-area if the chain link fence is black or green vinyl coated. <u>or</u> [Ord. 2009-040]							
<u>c.</u> When a landscape barrier is required pursuant to Art. 4.B.6.C.16.d. Accessory Uses - Green Market.							
8. The maximum encroachment for porches, balconies, and entryways located in NC sub-area shall only apply to permitted residential or hotel uses. These ground floor improvements shall not conflict with the placement of street trees. [Ord. 2011-001]							

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# EXHIBIT C

## ARTICLE 3 – OVERLAYS & ZONING DISTRICTS, ARTICLE 4 – USE REGULATIONS AND ARTICLE 7 – LANDSCAPING (Greenmarkets/Community Vegetable Gardens)

CR-2018-043  
(Updated 10/17/18)

Table 3.B.14.G - WCRAO Supplementary Standards by Sub-Area

9. Single-family dwellings are not required to provide porches, balconies and entryways, but may elect to utilize setback exceptions provided encroachment complies with other applicable maximum dimensions. [Ord. 2015-031]
10. Shall not apply to single-family dwellings. [Ord. 2015-031]
11. Lots with 100 feet or less of frontage may be exempt from this requirement. [Ord. 2017-002]

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### 1. Accessory and Prohibited Uses

#### a. Accessory Structures

- 1) Except as otherwise stated within Art. 3.B.14, accessory structures shall meet the setbacks of the underlying zoning district and Supplementary Regulations as stated within Art. 5.B.1.A.1, General.
- 2) Accessory structures shall be architecturally compatible with the principal building, with exception to accessory structures such as small sheds associated with single-family residences (excluding garages), when less than 150 square feet in size and ten feet in height, and completely screened from all public right-of-ways. [Ord. 2006-004] [Ord. 2009-040]
- 3) Accessory structures permitted pursuant to Art. 4.B.6.C.10.c, Community Vegetable Garden and Art. 4.B.6.C.16.d, Accessory Uses - Green Market shall comply with the PDR's of the zoning district in which the parcel is located and supplementary standards in Art.5, and shall not be subject to Table 3.B.14.F, Build to Line/Setbacks and Minimum Building Frontage requirements or Figure 3.B.14.F, Building Configuration and Lot Placement.

#### b. Accessory Quarters and Garages

Accessory Quarters and garages shall meet the requirements of Table 3.B.14.G, WCRAO Supplementary Standards by Sub-Area and Figure 3.F.3.E, TND Garages. [Ord. 2006-004] [Ord. 2017-007]

#### c. Prohibited Uses in Front Yards

In the NR, NRM, NG Sub-areas, the following uses are prohibited in front yards or building facades: [Ord. 2006-004]

- 1) Parking on unpaved surfaces. [Ord. 2006-004]
- 2) Clotheslines and other clothes drying apparatus. [Ord. 2006-004]
- 3) Electrical meters. [Ord. 2006-004]
- 4) Air conditioning equipment, including window units on the building facade. [Ord. 2006-004]
- 5) Antennas and satellite dishes. [Ord. 2006-004]

### Part 2. ULDC Art. 4.B.2, Commercial Uses (page 26 of 204), is hereby amended as follows:

<b>Reason for amendments:</b> [Westgate CRA]
1. Delete restrictive hours of operation for a Green Market when permitted as an accessory use to a Community Vegetable Garden. Allows local residents the ability to purchase fresh produce outside of weekend and holiday hours thereby reducing potential for fresh food waste and fulfilling the intent of a Green Market as a functioning accessory use to a Community Vegetable Garden. Flexibility in hours is particularly important when crops are abundant at the peak of growing season and produce is harvested early and daily by the garden managers and community workers.
2. Eliminate the restriction on the hours of operation for the Accessory Green Market to allow it to default to Code. If the Commercial use is within 250 feet of residential the hours are limited to 6am to 11pm, 7 days a week.
3. Clarify the size limitation for accessory uses and structures. The current method of calculation in Art. 5 determine the maximum size for an accessory structure to be no ore than 30% of the principal use and structure. The Community Vegetable Garden does not have a structure, and therefore revision for this accessory use is necessary to determine measurement based on growing area. An accessory Green Market structure provides shade and shelter in inclement weather, storage for fresh produce harvested by resident vendors and garden managers, and an alternative space for Green Market operations.
4. To include a standard for screening where an accessory Green Market use is permitted, and the Community Garden, as the principal use, is adjacent to a parcel with a residential FLU designation or use. To also include a provision when a Green Market is proposed as an accessory to an existing, previously approved Community Garden adjacent to a parcel with a residential FLU or use, and that has complied with the incompatibility buffer requirements of Article 7, the accessory Green Market would not be required to provide additional screening.

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EXHIBIT C

ARTICLE 3 – OVERLAYS & ZONING DISTRICTS, ARTICLE 4 – USE REGULATIONS AND ARTICLE 7 – LANDSCAPING (Greenmarkets/Community Vegetable Gardens)

CR-2018-043 (Updated 10/17/18)

1 CHAPTER B USE CLASSIFICATION

2 Section 2 Commercial Uses

3 C. Definitions and Supplementary Use Standards for Specific Uses

4 16. Green Market

5 ....  
6 d. Accessory Uses - Green Market

7 A Green Market may be allowed as an accessory use to a Community Vegetable Garden  
8 in the WCRAO and CCRT areas subject to DRO approval and the following:

- 9 1) ~~The use shall be located in CCRT areas or the WCRAO;~~  
10 2) The use shall be operated by a CCRT neighborhood organization or the Westgate  
11 CRA;  
12 3) Items for sale shall be limited to those grown, or prepared by neighborhood residents.  
13 3) The accessory use and structure shall be limited to 30% of the total growing area for  
14 the Community Vegetable Garden.  
15 4) ~~Shall be limited to weekends and holidays between the hours of 7:00 a.m. and 7:00~~  
16 ~~p.m.~~  
17 5) ~~A Community Vegetable Garden that complies with the above accessory use~~  
18 ~~standards for Green Market, may be considered a Public and Civic Use for the~~  
19 ~~purposes of determining compliance with Art. 7.C, Landscape Buffer and Interior~~  
20 ~~Landscape Requirements. Where a Green Market is allowed as an accessory use to~~  
21 ~~a Community Vegetable Garden, a six-foot high landscape barrier, which includes but~~  
22 ~~not limited to: a hedge, a vinyl-coated chain link fence with hedge, or an opaque fence~~  
23 ~~shall be provided along any property line that abuts a parcel with a residential FLU~~  
24 ~~designation or residential use. An accessory Green Market to an existing Community~~  
25 ~~Garden, approved prior to the effective date of this amendment, that has complied with~~  
26 ~~the buffer requirements of Article 7, is not required to provide a six-foot high landscape~~  
27 ~~barrier.~~

28 ....  
29 Part 3. ULDC Art. 4.B.6, Agricultural Uses (page 93 of 204), is hereby amended as follows:

30 Reason for amendments: [Zoning/Westgate CRA]  
31 1. To reorganize Art.4.B.6.C.10.b and c to clarify that accessory community garden structures are subject  
32 to the PDR's of the parcel's zoning district.  
33 2. Added for consistency with and to cross-reference amendments to Article 7 exemption language.

34 CHAPTER B USE CLASSIFICATION

35 Section 6 Agricultural Uses

36 C. Definitions and Supplementary Use Standards for Specific Uses

37 ....  
38 10. Community Vegetable Garden

39 a. Definition

40 A plot of land used primarily as a vegetable garden which is cultivated and harvested by a  
41 group of residents from the surrounding area.

42 b. Setbacks

43 Accessory activities shall maintain a setback of five feet from all property lines adjacent to  
44 residential zoning districts. ~~Accessory structures shall meet the setbacks of the district.~~

45 c. Accessory Structures

- 46 1) Accessory structures shall be limited to 400 square feet.  
47 2) Accessory structures shall meet the setbacks of the zoning district in which the parcel  
48 is located.

49 d. Parking

50 Overnight parking shall be prohibited.

51 e. Loading

52 All loading and unloading activities shall be restricted to the site and shall not encroach into  
53 any setbacks.

54 f. Landscaping

55 Shall be exempt from Article 7, Landscaping, when located in the WCRAO or CCRT Areas.

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## EXHIBIT C

### ARTICLE 3 – OVERLAYS & ZONING DISTRICTS, ARTICLE 4 – USE REGULATIONS AND ARTICLE 7 – LANDSCAPING (Greenmarkets/Community Vegetable Gardens)

CR-2018-043  
(Updated 10/17/18)

- 1           g. **Storage**  
2           Outdoor storage shall be prohibited. Storage of all accessory equipment or products shall  
3           be contained within an accessory structure.  
4           h. **Spraying**  
5           Aerial application of fertilizer or pesticides shall be prohibited.  
6           ....  
7  
8

#### Part 4. ULDC Art. 7.B.1, Applicability (page 9 of 53), is hereby amended as follows:

**Reason for amendments:** [Westgate CRA]

1. To exempt the Community Garden use when located in the WCRAO or CCRT Areas from the requirements of Article 7, unless otherwise stated in Article 4.B.6.C.

The Community Garden use, by definition, is interactive and engaging to the community. Community gardens are located in various settings, but they consistently engage the public from the outside by allowing views from the street into the garden. Scattered throughout communities across Palm Beach County and the United States, community gardens can range from a small ‘pocket park’ type garden in an intense urban setting (see Village Greens in the Old Northwood historic district of West Palm Beach <http://www.northwoodgreenlifefl.org/village-greens-community-garden.html>), to larger gardens that act as a community gathering place in the heart of a residential neighborhood (see Riviera Beach Heights Community Garden in the Riviera Beach CRA redevelopment area <http://rivierabeachcommunitygardens.org/>) to acres of cultivated land in a rural countryside setting. The cultivated land is inherently green and maintained in appearance due to the local residents, community groups, and garden staff consistently working the land to grow fruits, vegetables, and herbs. Small orchards, raised planter beds, rows of crops, and a plant nursery are all common elements to community gardens.

The intensity of the use of the land in a Community Garden is greatly decreased compared to traditional development and the relationship of the garden to the adjacent uses is an important factor to consider. Typically, when considering the relationship of land uses and “incompatibility” and “compatibility,” landscape buffers are mandated to mitigate for the intensity of proposed use, and the inherent disturbance to the surrounding properties. Due to the low intensity of the use, the inherently “green” nature of the site, and the desire to engage the surrounding community, the need for additional mandated landscape material to be planted in structured buffers is redundant.

A Community Garden, and by natural extension, the Green Market is a valued amenity to the local community. Satisfying many of the goals and objectives outlined in the Westgate CRA’s Community Redevelopment Plan, and supported by the County’s OCR, the idea of a collaborative, green, public space directly addresses persistent issues of slum and blight in the community, while introducing healthy fruits and vegetables to an area once deemed a “food desert” by the USDA. To achieve this, the garden must be engaged visually and visitors should feel welcomed to enter the site.

Traditional landscape buffering would be detrimental to the public nature of a Community Garden as it would inhibit views into the site. The requirements of Article 7 would mandate a large number of shrubs planted in multiple tiers to be placed along the perimeter of all property lines of a community garden, thus eliminating area vital to the local residents for food production. Tiers of shrubs must be maintained at heights required per Article 7, which would require them to be hedged on a regular basis. As these spaces are typically maintained by local residents focused on production of a food source, the maintenance of these traditional landscape shrubs would be the responsibility of garden staff or an outside landscape maintenance company. Additionally, the requirement for trees planted at consistent, tight intervals along the perimeter and within the interior of the site would create consistent shade patterns on the interior further limiting the viable space for the actual function of the community garden. Article 7’s intent to establish tree canopy to help mitigate the heat-island affect that typical impervious development creates does not relate to the use of a Community Garden, which by nature is vegetated and pervious.

## 9 CHAPTER B APPLICABILITY AND APPROVAL PROCESS

### 10 Section 1 Applicability

11 The provisions of this Article shall be considered minimum standards and shall apply to all new development  
12 unless stated otherwise herein. **[Ord. 2018-002]**  
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## EXHIBIT C

### ARTICLE 3 – OVERLAYS & ZONING DISTRICTS, ARTICLE 4 – USE REGULATIONS AND ARTICLE 7 – LANDSCAPING (Greenmarkets/Community Vegetable Gardens)

CR-2018-043  
(Updated 10/17/18)

- 1     **A. Relation to Art. 14.C, Vegetation Preservation and Protection**  
2     Landscape requirements shall also be consistent with the standards of Art. 14.C, Vegetation  
3     Preservation and Protection, nothing in this Article shall be applied to contradict these  
4     requirements. **[Ord. 2018-002]**
- 5     **B. Exemptions**  
6     The following developments are exempt from the standards and requirements of this Article:  
7     1. Enlargement or repair of a single-family dwelling unit, two-unit townhouse, or two-unit multi-  
8     family structure on a single lot.  
9     2. Parking areas located within an enclosed parking structure.  
10    3. Bona fide agriculture uses, unless stated otherwise in Art. 4.B.6, Agricultural Uses. Where the  
11    property has a use that is classified as Agriculture, bona fide, with agricultural activities or  
12    accessory agricultural uses, the property owner shall provide a six-foot high hedge along the  
13    frontage of the property where it is abuts a public street R-O-W. **[Ord. 2018-002]**  
14    4. Uses such as airports, major utilities, and stockades which have planting requirements  
15    regulated by Federal or State law. Off-site planting of required landscaping may be approved  
16    in areas where there is a direct public benefit, such as in schools, parks, libraries, streets, and  
17    medians.  
18    5. Projects in the Glades Area Economic Development Overlay (GAO) that have provided in-lieu  
19    funds to the Glades Thoroughfare Beautification Fund.  
20    6. Community Vegetable Gardens located in the WCRAO or CCRT Areas, unless stated  
21    otherwise in Article 4.B.6.C, Definitions and Supplementary Use Standards for Specific Uses.  
22    ....

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EXHIBIT D

ARTICLE 4.B.2, COMMERCIAL USES  
[RELATED TO FINANCIAL INSTITUTION]

CR-2018-050  
(Updated 10/8/2018)

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....

<b>Reason for amendments:</b> [Zoning]
2. Re-introduce provisions allowing for a Financial Institution to be Permitted by Right in a Multiple Use Planned Development (MUPD) with a Commercial Low (CL) Future Land Use (FLU) designation, when less than 5,000 square feet with no drive throughs. The CL FLU was inadvertently omitted and should have been carried forward with the similar provision for the Commercial Low Office (CLO) provision.

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

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**11. Financial Institution**

**a. Definition**

An establishment engaged in deposit banking.

**b. Typical Uses**

A Financial Institution may include but is not limited to commercial banks, savings institutions, and credit unions.

**c. Approval Process - CC District, ~~CLO~~ PDD with CL or CLO FLU, and Commercial Pod of PUD**

A Financial Institution 5,000 square feet or less in the CC Zoning District, ~~CLO~~ PDD with CL or CLO FLU designation, or Commercial Pod of a PUD, may be Permitted by Right.

**d. Zoning Districts – CN and CLO Districts, and Neighborhood Center of TND**

A Financial Institution in the CN and CLO Zoning Districts, and Neighborhood Center of a TND, shall be limited to a maximum of 5,000 square feet.

<b>Reason for amendments:</b> [Zoning]
2. Re-introduce provisions allowing for a Financial Institution with Drive Through Facilities to be allowed subject to Development Review Officer (DRO) approval when located in a Multiple Use Planned Development (MUPD) with a Commercial Low (CL) Future Land Use (FLU) designation, when less than 5,000 square feet with no drive throughs. The CL FLU was inadvertently omitted and should have been carried forward with the similar provision for the Commercial Low Office (CLO) provision.
3. Re-introduce provisions allowing for a Financial Institution with Drive Through Facilities in Zoning districts with a Commercial High (CH) or Commercial High Office (CHO) FLU designation to be Permitted by Right when less than 5,000 square feet in size with 3 drive throughs or less. This provision was inadvertently omitted when an initial staff recommendation to allow any variation of this use in the aforementioned FLU designations to be Permitted by Right was revised throughout the Use Regulations Process to require DRO approval to ensure that any interior traffic circulation issues were appropriately evaluated prior to development.

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**12. Financial Institution with Drive ~~Through Thru~~ Facilities**

**a. Definition**

A Financial Institution ~~that which~~ includes drive ~~through thru~~ teller facilities.

**b. Approval Process**

**1) CC District, Commercial Pod of PUD, ~~CLO~~ PDD with CL and CLO FLU, and TMD**

A Financial Institution 5,000 square feet or less, and with three drive thru lanes or less, may be allowed subject to DRO Approval, in the following zoning districts:

- a) CC;
- b) PDD with CL or CLO future land use FLU designation; and,
- c) TMD in the Rural Tier, Exurban Tier and the development area of the AGR Tiers.

**2) CG Zoning District, PDD with CH and CHO FLU, Commercial Pod of PIPD and TDD**

A Financial Institution 5,000 square feet or less in size with three or less drive through lanes, may be Permitted by Right, in the following Zoning districts:

- a) CG district;
- b) PDD with CH or CHO FLU designation;
- c) Commercial Pod of a PIPD; and,
- d) the development area of an AGR TMD.

**3) ~~Single Drive Thru~~ ATM Exception**

A maximum of one drive thru ATM lane shall not be considered a drive thru lane for purposes of determining the threshold above.

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# EXHIBIT E

## ARTICLE 4 – HOMELESS RESOURCE CENTER [PPM UPDATE]

CR-2018-052  
(Updated 10/04/2018)

1 Part 1. ULDC Art. 4.B.4.C.10 Use Regulations, Use Classification, Institutional, Public and Civic  
2 Uses, Definitions and Supplementary Use Standards for Specific Uses, Homeless Resource Center  
3 (page 77 of 208, Supplement 24), is hereby amended as follows:  
4

Reason for amendments: [FDO]
1.PPM was updated and given a revised number, FDO-S-004.

### 5 CHAPTER B USE CLASSIFICATION

#### 6 Section 4 Institutional, Public and Civic Uses

7 ....

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

##### 9 .... 10 10. Homeless Resource Center

11 ....

##### 12 .... 13 c. Approval Process

14 A Homeless Resource Center owned or operated by a governmental entity may be allowed  
15 where Government Services uses are allowed by Table 4.B.4.A., Institutional, Public and  
16 Civic Use Matrix, subject to Class A Conditional Use Approval; or, may be Permitted by  
17 Right where Government Services uses are allowed in non-residential districts, provided  
18 that prior to development, or any modification to a previously approved development,  
19 program or operation, an eligible government entity complies with the following:

- 20 1) Schedule and make a presentation to the BCC at a duly noticed Public Meeting(s);
- 21 2) Prepare a report documenting compliance with Palm Beach County Facilities,  
22 Development and Operations, FDO PPM ~~FDO-S-004-074~~, Public Outreach and  
23 Community Involvement for Homeless Resource Centers;
- 24 3) Provide notice of intent to the Zoning Director a minimum of 30 days prior to requesting  
25 placement on a BCC Public Meeting agenda, to include the aforementioned report;
- 26 4) The BCC shall make a finding that the governmental entity has complied with FDO  
27 PPM ~~FDO-S-004-074~~, which may include Conditions of Approval; and,
- 28 5) A BCC finding of compliance, or compliance subject to conditions, may remain valid  
29 for three years, or as otherwise provided by Condition of Approval.

30 ....

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# EXHIBIT F

## ARTICLE 4.B.11.C.3, MOBILE RETAIL SALES SUMMARY OF AMENDMENTS

CR-2018-042  
(Updated 10/3/2018)

1 Part 1. ULDC Art. 4.B.11.C.3, Mobile Retail Sales (page 203 of 208, Supplement 24), is hereby  
2 amended as follows:

<b>Reason for amendments:</b> [Zoning]
1. Delete reference to Special Permit as the process was changed to DRO approval for Mobile Retail Sales, more particularly the Zoning Agency Review (ZAR) process.

### 3 CHAPTER B USE CLASSIFICATION

#### 4 Section 11 Temporary Uses

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

##### 6 3. Mobile Retail Sales

##### 7 a. Definition

8 General retail sales from a mobile vehicle or a portable trailer without a fixed or permanent  
9 location.

##### 10 b. Exception

11 Transient sales vehicles that travel to several locations in one day, and spend less than  
12 two-hours in the same location, may be exempt from ~~Special Permit ZAR~~ approval process  
13 and these requirements.

##### 14 c. Location

- 15 1) Sites must comply with parking space requirements outlined in Table 6.A.1.B -  
16 Minimum Off Street Parking and Loading Requirements prior to applying for a Mobile  
17 Retail Sales. **[Ord. 2018-002]**
- 18 2) The first Mobile Retail Sales vendor approved on a site may occupy up to two of the  
19 required parking spaces. Additional Mobile Retail Sales vendors may occupy on-site  
20 parking spaces only when those spaces are in excess of Table 6.A.1.B - Minimum Off  
21 Street Parking and Loading Requirements.

##### 22 d. Setbacks

23 The use shall be setback a minimum of 200 feet from any property line of an existing  
24 residential use. This requirement shall not apply if a permanent building or structure blocks  
25 the view of the Mobile Retail Sales from residential.

##### 26 e. Number of Vendors

27 A maximum of three Mobile Retail Sale vendors per development, provided they comply  
28 with the location above.

##### 29 f. Operation

- 30 1) All operations, equipment, merchandise and related activities shall be contained within  
31 the mobile vehicle or portable trailer.
- 32 2) All mobile vehicles and portable trailers shall vacate the site by midnight, unless  
33 otherwise stated within Art. 5.E.5, Hours of Operation, whichever is more restrictive.

##### 34 g. Roadside Vendors

35 Applications for roadside vendors located within Palm Beach County R-O-Ws shall be  
36 submitted to and reviewed by the PBC Traffic Division in accordance with the Palm Beach  
37 County Code, Chapter 23, Article V, Roadside Stands and Vendors, as amended.

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EXHIBIT G

ARTICLE 3 – PLANNED DEVELOPMENT DISTRICTS (PDDS)  
ARTICLE 6 – PARKING

CR 20180-020  
(Updated 10/15/18)

1 Part 1. ULDC Art. 3.E, Planned Development Districts (page 139 of 212 of Supplement 24), is  
2 hereby amended as follows:  
3

<b>Reason for amendments:</b> [Zoning]
1. To clarify that the parking requirements for PDD nonresidential uses can either be calculated by applying the parking standards in Table 6.A.1.B, Minimum Off-Street Parking and Loading Requirements or the minimum/maximum parking standards or a combination of both.

4  
5 CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)

6 Section 1 General

7 ....  
8 C. Objectives and Standards

9 ....  
10 2. Performance Standards

11 Planned developments shall comply with the following standards:  
12 ....

13 h. Parking

14 1) Residential Uses

15 Parking for residential uses shall comply with Art. 6, Parking. The DRO may require a  
16 covenant to be recorded limiting the affected area to a specific use or uses.

17 2) Nonresidential Uses

18 Nonresidential uses located within a PDD may apply the parking standards indicated  
19 in Table 6.A.1.B, Minimum Off-Street Parking and Loading Requirements, based on  
20 the use or the minimum/maximum parking standards below or a combination of both.  
21 The site plan shall clearly indicate which parking standards are being utilized for the  
22 entire site. [Ord. 2009-040]

23 a) Minimum/Maximum Parking Standards

24 (1) Minimum: one space per 250 square feet of GFA (4/1000).

25 (2) Maximum: one space per 166.66 square feet of GFA (6/1000)

26 b) Exceptions MLU/EDC

27 Parking for large scale and regional facilities in excess of 500,000 gross square  
28 feet may be reduced to one space per 333.33 square feet of GFA (3/1000).  
29  
30 ....

31  
32  
33 Part 2. ULDC Art. 6, Parking (pages 4-12 of 40 of Supplement 24), is hereby amended as follows:  
34

<b>Reason for amendments:</b> [Zoning]
The last comprehensive amendment to Art. 6, Parking was in 1992. During the Use Regulations Project and subsequent research, staff has identified and recommends the following:
<ul style="list-style-type: none"> <li>to review and adjust parking requirements in order to address industry trends,</li> <li>the need to consider more recent studies (Parking Generation, 4<sup>th</sup> Edition by the Institute of Transportation Engineers (ITE) and Urban Land Institute (ULI),</li> <li>the need to consider and address input from industry on identified uses that currently do not reflect the parking spaces or loading demands needed,</li> <li>the need to make parking for similar uses consistent, and</li> </ul>
the need to correct glitches and issues (Variances for Parking and Loading).
Reflect the reduced parking requirements for CLF based on recent studies.
Require all office space parking to be consistent.
To add or delete uses based on the Use Regulations Project.
Consolidate similar uses and delete duplicative uses.

35 CHAPTER A PARKING

36 Section 1 General

37 ....  
38

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## EXHIBIT G

### ARTICLE 3 – PLANNED DEVELOPMENT DISTRICTS (PDDS)

### ARTICLE 6 – PARKING

CR 20180-020  
(Updated 10/15/18)

1

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

Use Classification: Residential	Parking	Loading (1)
<i>Use Classification: Residential</i>		
Congregate Living Facility, Type 1, Type 2, Type 3	4 <del>0.6</del> spaces per unit or .25 per resident/bed whichever is greater plus 1 space per <del>200 250</del> sq. ft. of office space	(12)
Multifamily	1 space per efficiency unit; 2 spaces per unit (one bedroom or more); plus 1 guest parking space per 4 units with common parking areas.	N/A
Single Family, Cottage Home, Zero Lot Line Home, Townhouse, <del>Farm Residence</del> , or Mobile Home Dwelling	2 spaces per unit	N/A
Accessory Quarters, <del>Caretaker Quarters, Grooms Quarters, Guest Cottage</del>	1 space per unit	N/A
<del>Caretaker Quarters</del>	<del>1 space per unit</del>	<del>N/A</del>
<del>Farm Residence</del>	<del>2 spaces per unit</del>	<del>N/A</del>
Farm Worker Quarters	1 space per 4 units <del>or</del>	N/A
<del>Garage Sale</del>	<del>N/A</del>	<del>N/A</del>
<del>Grooms Quarters</del>	<del>1 space per unit</del>	<del>N/A</del>
<del>Guest Cottage</del>	<del>1 space per cottage</del>	<del>N/A</del>
<del>Home Occupation</del>	<del>N/A</del>	<del>N/A</del>
Kennel, Type 1	1 space per 500 sq. ft. of cage or kennel area.	N/A
[Ord. 2009-040] [Ord. 2011-016] [Ord. 2012-027] [Ord. 2013-021] [Ord. 2017-007] [Ord. 2017-025]		
<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.		

2

**Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements - Cont'd**

Use Classification: Commercial	Parking	Loading (1)
<i>Use Classification: Commercial</i>		
Adult Entertainment	1 space per 200 sq. ft.	N/A
Auction, Indoor	1 space per 200 sq. ft.	C
Auction, Outdoor	1 space per 250 sq. ft. of enclosed or indoor space	N/A
Bed and Breakfast	1 additional space for each guest room	N/A
Car Wash Automatic self service	1 space per 200 sq. ft. of office, retail, or indoor seating area	N/A
Catering Service	1 space per 200 sq. ft.	E
Cocktail Lounge	1 space per 3 seats	C
Convenience Store	1 space per 200 sq. ft.	C
Dispatching Service	1 space per 250 sq. ft.	N/A
Dog Daycare	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 <del>200 250</del> sq. ft.	E
Financial Institution with Drive Thru Facilities		
Financial Institution Freestanding ATM	2 spaces (9)	N/A
Flea Market, Indoor	2 spaces per 200 sq. ft.	C
Flea Market, Outdoor	1 space per 250 sq. ft. of affected land area	N/A
Gas and Fuel Sales, Retail <del>and Electric Vehicle Charging Station (EVCS)</del>	<del>1 space per 250 sq. ft.- Number of parking spaces to be based on associated Principal Use structure (i.e. Convenience Store, etc.)</del>	N/A
Green Market Permanent	1 space per 250 sq. ft.	A
Hotel or Motel	1.25 spaces per room; (convention areas, restaurants, etc. over 2,000 sq. ft. to be calculated separately)	C

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## EXHIBIT G

### ARTICLE 3 – PLANNED DEVELOPMENT DISTRICTS (PDDS)

### ARTICLE 6 – PARKING

CR 20180-020  
(Updated 10/15/18)

**Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements - Cont'd**

Kennel, Type 2 (Commercial) or Kennel, Type 3 (Commercial Enclosed)	<del>1 space per employee; and, 1 space per 500 sq. ft. of cage and retail area for each 200 sq. ft. of sale, grooming or office area.</del>	E (8)
Landscape Service	1 space per 500 sq. ft.; plus 1 space per 2,500 sq. ft. of outdoor storage area	A
<b>[Ord. 2009-040] [Ord. 2011-016] [Ord. 2012-027] [Ord. 2013-021] [Ord. 2017-007] [Ord. 2017-025]</b>		
<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.		

1  
2

**Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements - Cont'd**

Use Classification: Commercial	Parking	Loading (1)
<i>Use Classification: Commercial</i>		
Laundry Services	1 space per 200 sq. ft.	C
Marina	1 space per 250 sq. ft.; plus 1 space per wet slip; plus one space per 3 dry slips	A
Medical or Dental Office	1 space per 200 sq. ft.	C
Microbrewery	Taproom: 1 space per 3 seats Manufacturing and Processing: 2 spaces per 1,000 sq. ft.	C
Office, Business or Professional	1 space per <del>200</del> <u>250</u> sq. ft.	C
Pawn Shop	1 space per 200 sq. ft.	C
Personal Services	1 space per 200 sq. ft.	N/A
Repair and Maintenance, Heavy	1 space per 250 sq. ft.	B
Repair and Maintenance, Light	1 space per 250 sq. ft.	B
Repair Services, Limited	1 space per 250 sq. ft.	N/A
Restaurant, Type 1	1 space per 3 seats including outdoor seating area	C
Restaurant, Type 2		C
Retail Sales	1 space per 200 sq. ft.	C
Rooming and Boarding House	1 space for each guest room	C
Self -Service Storage, Limited Access	1 space per 200 storage bays; minimum of 5 customer spaces; security quarters calculated separately	(6)
Self -Service Storage, Multi- Access	1 space per 200 storage bays; minimum of 5 customer spaces; security quarters calculated separately	N/A
<b>Shopping Centers</b>	<b><del>5 spaces per 1,000 sq. ft. GFA (centers up to 500,000 sq. ft.); 5 spaces per 1,000 sq. ft. of GLA (centers over 500,000 sq. ft.)</del></b>	<b>B</b>
Single Room Occupancy (SRO)	1.25 spaces per room	C
Theater or Performance Venue in-line	1 space per 3 seats; plus 1 space per employee	B
Theater or Performance Venue Stand alone	1 space per 4 seats; plus 1 space per employee	B
Unmanned Retail Structure	2 spaces (11)	N/A
Vehicle Equipment Sales and Rental, Heavy	1 space per 250 sq. ft. of enclosed area; plus 1 space per 5,000 sq. ft. of outdoor sales, rental and display area	A
Vehicle Sales and Rental, Light	1 space per 250 sq. ft. of enclosed area; plus 1 space per 5,000 sq. ft. of outdoor sales, rental and display area	A
Veterinary Clinic	1 space per <del>200</del> <u>250</u> sq. ft., excluding animal exercise areas	N/A
Vocational School	1 space per classroom; plus 1 space per 4 students; plus 1 space per <del>200</del> <u>250</u> sq. ft. of administration, and assembly areas	N/A
<b>[Ord. 2009-040] [Ord. 2011-016] [Ord. 2012-027] [Ord. 2013-021] [Ord. 2017-007] [Ord. 2017-025]</b>		
<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.		

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### ARTICLE 3 – PLANNED DEVELOPMENT DISTRICTS (PDDS)

### ARTICLE 6 – PARKING

CR 20180-020  
(Updated 10/15/18)

**Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements - Cont'd**

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.

1

**Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements - Cont'd**

Use Classification: Recreation	Parking	Loading (1)
<i>Use Classification: Recreation</i>		
Arena or Stadium or Amphitheater	1 space per 3 seats	B
Bowling alley	3 spaces per lane	N/A
Campground	1 space per campsite	N/A
Clubhouse (Recreational Pod) (7)	1 space per 300 sq. ft. of air conditioned area (includes all interior uses): and 1 bicycle parking rack shall be provided	N/A
Entertainment, Indoor (except bowling alley)	1 space per 200 sq. ft. or 1/3 seats, whichever is greater	N/A
Entertainment, Outdoor	1 space per 3 seats; or 10 spaces per acre occupied by amusements, whichever is greater	N/A
Fitness Center	1 space per 200 sq. ft.	N/A
Golf Course (7)	4 spaces per hole; plus 1 space per 250 sq. ft. of clubhouse	N/A
Park, Passive <u>and</u> Park, Public	2 spaces for the first acre; plus 1 space for each additional 2 acres; additional parking shall be provided for each additional facility or land use constructed in the park as herein provided	N/A
Shooting Range, Indoor and Shooting Range, Outdoor	1 space per target area	N/A
Swimming pool (7)	1 space per 200 sq. ft. of pool area; and 1 bicycle parking rack shall be provided	N/A
Tennis Courts (6)(7) and Basketball Courts (7)	1.5 spaces per court; and 1 bicycle parking rack shall be provided	N/A
Zoo	1 space per 2,000 sq. ft. of land area	N/A
<b>[Ord. 2005-002] [Ord. 2007-001] [Ord. 2012-007] [Ord. 2014-025] [Ord. 2017-007] [Ord. 2017-025]</b>		
<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.	

2

**Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements - Cont'd**

Use Classification: Institutional, Public and Civic	Parking	Loading (1)
<i>Use Classification: Institutional, Public and Civic</i>		
<u>Animal Shelter</u>	<u>1 space per 500 sq. ft. of cage and retail area</u>	<u>E</u>
Assembly Institutional Nonprofit or Assembly Membership Nonprofit (5)	1 space per 3 seats or 200 sq. ft. for the principal place of assembly, whichever is greater.	A
	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.	
Cemetery	1 space per <del>200</del> <u>250</u> sq. ft. of office space; plus 1 space per 500 sq. ft. of maintenance area; plus a minimum of 5 public spaces.	N/A
College or University	1 space per 2 students; plus 1 space per 4 seats in gymnasiums and auditoriums; plus 1 space per <del>200</del> <u>250</u> sq. ft. of administrative and educational office space	C

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### ARTICLE 3 – PLANNED DEVELOPMENT DISTRICTS (PDDS)

### ARTICLE 6 – PARKING

CR 20180-020  
(Updated 10/15/18)

**Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements - Cont'd**

Day Care, General	<100 licensed capacity 1 space per 5 persons; plus 1 drop off stall per 20 persons >100 licensed capacity: 1 space per 10 persons; plus 1 drop off stall per 20 persons	E
Day Care, Limited	1 space per 250 sq. ft.; plus drop off stall	E
Funeral Home	1 space per 4 seats	C
Government Services (2)	1 space per 500 sq. ft.; or 1 space per 3 seats, whichever is greater	N/A
Homeless Resource Center	1 space per 200 sq. ft. of accessory service delivery areas	E
Hospital	1 space per 2 beds; plus 1 space per 200 sq. ft. of outpatient treatment area	D
Nursing Home or Convalescent Facility	1 space per 3 beds; plus 1 space per <del>200</del> 250 sq. ft. of office space	(12)
Place of Worship	1 space per 3 seats or 200 sq. ft. for the principal place of worship, whichever is greater.	A
	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.1, Uses, calculated separately.	
	Uses such as retreats, rectories, convents or seminaries shall use CLF parking and loading.	
Prison, Jail or Correctional Facility	1 space per 500 sq. ft.; <del>or 1 space per 3 seats, whichever is greater</del>	N/A
School, Private	1 space per employee, 1 visitor space for every 50 students, 1 space for every 5.5 students in 11th and 12th grade; Auditorium or stadium- 1/3 seats	C
School, Public and Charter	1 space per faculty and staff, high school 1 space for every 10 students in 11 and 12 grade, and 1 visitor space for every 50 students.	C
<del>Towing Service and Storage</del>	<del>1 space per 500 sq. ft.; plus 1 space per 5,000 sq. ft. of outdoor storage area</del>	<del>A</del>
<b>[Ord. 2006-004] [Ord. 2006-013] [Ord. 2009-040] [Ord. 2017-007] [Ord. 2017-025]</b>		
<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.		

1

**Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements - Cont'd**

Use Classification: Industrial	Parking	Loading Standard (1)
<b>Use Classification: Industrial</b>		
Contractor Storage Yard	1 space per 500 sq. ft.; plus 1 space per 5,000 sq. ft. of outdoor storage area	A
Data and Information processing	1 space per <del>400</del> 250 sq. ft.	A
Distribution Facility	1 space per <del>200</del> 250 sq. ft. of office space	N/A
Equestrian Waste Management Facility	1 space per <del>200</del> 250 sq. ft. of office space; plus 1 space per employee	E
Gas and Fuel, Wholesale	1 space per 250 sq. ft.	N/A
Heavy industry	2 spaces per 1,000 sq. ft. of first 10,000 sq. ft.; plus 1 space per 1,000 sq. ft. over 10,000 sq. ft.	A
Machine or welding shop	1 space per 200 sq. ft.	C
Manufacturing and processing	2 spaces per 1,000 sq. ft. of first 10,000 sq. ft.; plus 1 space per 1,000 sq. ft. over 10,000 sq. ft.	A
Medical or dental laboratory	1 space per <del>200</del> 250 sq. ft.	C
Multimedia Production	2 spaces per 1,000 sq. ft. of first 10,000 sq. ft.; plus 1 space per 1,000 sq. ft. over 10,000 sq. ft.	A
Recycling Center	1 space per <del>200</del> 250 sq. ft. of office space; plus one space per 250 sq. ft. of warehouse and maintenance area; plus 1 space per 10,000 sq. ft.	N/A
Recycling Plant	1 space per <del>200</del> 250 sq. ft. of office space; plus 1 space per employee	N/A
Research and Development	2 spaces per 1,000 sq. ft. of first 10,000 sq. ft.; plus 1 space per 1,000 sq. ft. over 10,000 sq. ft.	A

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### ARTICLE 3 – PLANNED DEVELOPMENT DISTRICTS (PDDS)

### ARTICLE 6 – PARKING

CR 20180-020  
(Updated 10/15/18)

**Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements - Cont'd**

Salvage and Junk Yard	1 space per <del>200</del> <u>250</u> sq. ft. of office space; plus 1 space per employee	A
Towing Service and Storage	1 space per 500 sq.ft.; plus 1 space per 5,000 sq. ft. of outdoor storage area	A
Truck stop	1 truck space per 80 sq. ft.	N/A
Warehouse	1 space per 1,000 sq. ft.; plus 1 space per <del>200</del> <u>250</u> sq. ft. of office space	A
Wholesaling, <del>general</del>	1 space per 1,000 sq. ft.	A
<b>[Ord. 2017-007] [Ord. 2017-025]</b>		
<b>Loading Standard Key:</b>		
Standard "A" One space for the first 5,000 square feet of GFA, plus one space for each additional 30,000 square feet of GFA.		
Standard "B" One space for the first 10,000 square feet of GFA, plus one space for each additional 15,000 square feet of GFA.		
Standard "C" One space for the first 10,000 square feet of GFA, plus one space 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.		

1

**Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements - Cont'd**

Use Classification: Agricultural	Parking	Loading (1)
<i>Use Classification: Agricultural</i>		
Agriculture, bona fide	1 space per 1,000 sq. ft.	B
Accessory Agricultural Uses (U-Pick Em Operations)		
Agriculture Marketplace	1 space per 200 sq. ft. including outdoor display area	A
Agriculture, light manufacturing	1 space per 1,000 sq. ft.	B
<u>Agriculture, Packing Plant</u>	<u>1 space per 2,000 sq. ft.</u>	<u>A</u>
Agriculture, Renewable Fuels Production	1 space per 1,000 sq. ft.	B
Agriculture, research/development	1 space per 1,000 sq. ft.	B
Agriculture, sales and service	1 space per 250 sq. ft.	A
Agriculture, storage	1 space per 1,000 sq. ft.	A
<del>Agriculture use, accessory</del>	<del>5 spaces or 1 space per employee, whichever is greater</del>	<del>N/A</del>
Agriculture, transshipment	1 space per 2,000 sq. ft.	A
Aviculture	1 space per 200 sq. ft.	E
Community vegetable garden	4 spaces per garden (10)	N/A
Equestrian arena, commercial	1 space per 3 seats	N/A
<u>Farmers Market</u>	<u>1 space per 250 sq. ft.</u>	<u>E</u>
Nursery, retail	1 space per 500 sq. ft. of indoor or covered retail and office areas plus 1 space per 4 acres if the nursery is 20 acres or less, or 1 space per 5 acres if the nursery is greater than 20 acres.	B
Nursery, wholesale	1 space per 4 acres if the nursery is 20 acres or less, or 1 space per 5 acres if the nursery is greater than 20 acres.(3) (4)	B
<del>Packing plant</del>	<del>1 space per 2,000 sq. ft.</del>	<del>A</del>
Potting soil manufacturing	2 spaces per acre; minimum of 5 spaces	A
<u>Produce Stand</u>	<u>1 spaces per 250 sq. ft. including outdoor display area</u>	<u>N/A</u>
<del>Produce stand, permanent</del>	<del>1 space per 200 sq. ft. including outdoor sales display area</del>	<del>N/A</del>
<del>Produce stand, temporary</del>	<del>2 spaces per 200 sq. ft. including outdoor sales display area</del>	<del>N/A</del>
Shadehouse	N/A	N/A
Commercial Greenhouse	1 space per acre of greenhouse	C
Stable, commercial or private	1 space per 500 sq. ft.; plus 1 space per 4 animal stalls	N/A
Sugar mill or refinery	1 space per 2,000 sq. ft.; plus 1 space per 200 sq. ft. of office space	N/A
<b>[Ord. 2006-004] [Ord. 2006-036] [Ord. 2012-027] [Ord. 2015-031] [Ord. 2017-007] [Ord. 2017-025]</b>		
<b>Loading Key:</b>		

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## EXHIBIT G

### ARTICLE 3 – PLANNED DEVELOPMENT DISTRICTS (PDDS)

### ARTICLE 6 – PARKING

CR 20180-020  
(Updated 10/15/18)

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.

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**Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements - Cont'd**

Use Classification: Utilities	Parking	Loading (1)
<b>Use Classification: Utilities</b>		
Air-curtain incinerator	<del>2 spaces per acre; minimum of 5 spaces</del>	N/A
Chipping and mulching	2 spaces per acre; minimum of 5 spaces	N/A
Composting facility	2 spaces per acre; minimum of 5 spaces	N/A
Electric Distribution Substation	1 space	N/A
Electric Power Plant	1 space per <del>200</del> <u>250</u> sq. ft. of office space; plus 1 space per 10,000 sq. ft.	N/A
Incinerator	<del>1 space per 200 sq. ft. of office space; plus 1 space per 10,000 sq. ft.</del>	N/A
Minor Utility	1 space per Minor Utility	N/A
Renewable Energy Solar Facility	1 space per site; and 1 space per <del>200</del> <u>250</u> sq. ft. of office space	N/A
Renewable Energy Wind Facility	Exempt from parking requirements for unmanned Wind Turbines or MET Towers, unless otherwise required by the Zoning Director	N/A
Landfill or Incinerator	1 space per <del>200</del> <u>250</u> sq. ft. of office space; plus 1 space per employee	N/A
Solid waste transfer station	1 space per 1,000 sq. ft.	N/A
Water or Wastewater Treatment Plant	1 space per <del>200</del> <u>250</u> sq. ft. of office space; plus 1 space per employee	N/A
Use Classification: Transportation Uses	Parking	Loading (1)
<b>Use Classification: Transportation Uses</b>		
Airport, Heliport or Landing Strip	1 space per tie-down and hangar space, minimum of 5 spaces	C
Seaplane Facility	<del>1 space per tie-down and hangar space, minimum of 5 spaces</del>	<u>C</u>
Transportation Facility	1 space per <del>200</del> <u>250</u> sq. ft. of office space	N/A
Use Classification: Commercial Communication Towers	Parking	Loading (1)
<b>Use Classification: Commercial Communication Towers</b>		
Commercial Communication Towers and Government Owned Towers	Exempt from parking regulations <del>unless otherwise required by Zoning Director</del>	N/A
Panel Antennas	<del>Exempt from parking regulations unless otherwise required by Zoning Director</del>	N/A
Use Classification: Excavation	Parking	Loading (1)
<b>Use Classification: Excavation</b>		
Excavation	N/A	N/A
[Ord. 2009-040] [Ord. 2010-005] [Ord. 2011-016] [Ord. 2017-007] [Ord. 2017-025]		
<b>Loading Standard Key:</b>		
Standard "A"	One space for the first 5,000 square feet of GFA, plus one space for each additional 30,000 square feet of GFA.	
Standard "B"	One space for the first 10,000 square feet of GFA, plus one space for each additional 15,000 square feet of GFA.	
Standard "C"	One space for the first 10,000 square feet of GFA, plus one space 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.	

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

Use Classification: Temporary	Parking	Loading (1)
<b>Use Classification: Temporary</b>		

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**EXHIBIT G**

**ARTICLE 3 – PLANNED DEVELOPMENT DISTRICTS (PDDS)  
ARTICLE 6 – PARKING**

CR 20180-020  
(Updated 10/15/18)

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

Communication Cell Site on Wheels (COW)	Exempt from parking regulations <del>unless otherwise required by Zoning Director.</del>	N/A
Day Camp	<100 licensed capacity: One space per five persons; plus one drop off stall per 20 persons. >100 licensed capacity: One space per ten persons; plus one drop off stall per 20 persons.	E
Mobile Retail Sales	N/A	N/A
Real Estate Sales Model <u>and Management Office</u> , Non-PDD, <u>Real Estate Sales Model and Management Office, PDD and TDD and Real Estate Sales Model, PDD and TDD</u>	2 spaces per sales model.	N/A
Recycling Drop-Off Bin	1 space per bin.	N/A
Special Event	N/A (1)	N/A
Temporary Green Market	N/A	N/A
Temporary Retail Sales	N/A	N/A
Temporary Vehicle Sales	N/A	N/A
<b>[Ord. 2009-040] [Ord. 2011-016] [Ord. 2012-027] [Ord. 2013-021] [Ord. 2017-007] [Ord. 2017-025]</b>		
<b>Loading Standard Key:</b>		
Standard "A"	One space for the first 5,000 square feet of GFA, plus one space for each additional 30,000 square feet of GFA.	
Standard "B"	One space for the first 10,000 square feet of GFA, plus one space for each additional 15,000 square feet of GFA.	
Standard "C"	One space for the first 10,000 square feet of GFA, plus one space 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.	
(1)	A Special Event shall provide on-site parking unless off-site parking is approved.	
<b>Notes:</b>		
1.	In addition to the parking requirements of Table 6.B.1.B, Minimum Off-Street Parking and Loading Requirements, uses with company vehicles shall provide 1 space per company vehicle.	
2.	Government services may request alternative calculation methods for off-street parking pursuant to Art. 6.A.1.D.1.h, Government services.	
3.	Nurseries requiring fewer than 20 parking spaces may construct surface parking lots with shellrock or other similar materials subject to, or grassed subject to Art. 6.A.1.D.12, Grass Parking, except for the required handicapped parking space(s).	
4.	Nurseries requiring 20 or more parking spaces may construct surface parking lots with 50 percent of the required spaces as shellrock or other similar materials subject to Art. 6.A.1.D.14.b.4.a, Shellrock, or grassed subject to Art. 6.A.1.D.12, Grass Parking. <b>[2007-010]</b>	
5.	Nonprofit Assembly Institutional uses in the Redevelopment and Revitalization Overlay may calculate parking at a rate of one space per employee.	
6.	Limited access Self Service Storage facilities must provide a minimum of two off-street loading spaces at each entry into the building, excluding office access not utilized by customers for accessing storage units. <b>[Ord. 2005-041] [Ord. 2017- 007]</b>	
7.	Golf cart parking may be used pursuant to Art. 6.A.1.D.7, Golf Cart Parking <b>[Ord. 2007-001] [Ord. 2013-001]</b>	
8.	The loading zone may be waived for a Type 2 or 3 Commercial Kennel operated as an accessory use to general retail sales. <b>[Ord. 2006-036]</b>	
9.	Each walk-up Freestanding ATM shall require a minimum of one (1) parking space for persons with disabilities. <b>[Ord. 2013-021]</b>	
10.	Parking may not be required for a Community Vegetable Garden subject to submittal of parking demand study and approval of a Type 1 Waiver. <b>[Ord. 2015-031]</b>	
11.	Freestanding Unmanned Retail Structures shall require a minimum of one (1) parking space for persons with disabilities.	
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. <b>[Ord. 2017-025]</b>	

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**Part 3. ULDC Art. 6, Parking (page 13 of 40 of Supplement 24), is hereby amended as follows:**

<b>Reason for amendments:</b> [Zoning]
1. Clarify that Government Services also includes Government Facilities.

**CHAPTER A PARKING**

**Section 1 General**

....

**D. Off-Street Parking**

**1. Computing Parking Standards**

....

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# EXHIBIT G

## ARTICLE 3 – PLANNED DEVELOPMENT DISTRICTS (PDDS)

### ARTICLE 6 – PARKING

CR 20180-020  
(Updated 10/15/18)

- 1           h. **Government Services and Government Facilities**  
 2           Government services may request alternative calculations based on evidence of actual  
 3           parking demand for similar uses or reliable traffic engineering and planning information.  
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 7 **Part 4.     ULDC Art. 6.A.1.D.Parking (page 23-29 of 40 of Supplement 24), is hereby amended as**  
 8 **follows:**  
 9

<b>Reason for amendments:</b> [Zoning]
1. To clarify parking requirements versus queuing in response to industry feedback.
2. Add a footnote to clarify the minimum aisle widths required for a Retail Gas and Sales use specific to the fueling positions located under the canopy.
3. Provide a Retail Gas and Fuel Canopy diagram to illustrate footnote number 4.

10 **CHAPTER A   PARKING**

11 **Section 1   General**

12 ....  
 13 **D.   Off-Street Parking**

14 ....  
 15 **14.   Design and Construction Standards**

16 **a.   Dimensions**  
 17       The dimensions and geometrics of off-street parking areas shall conform to the following  
 18       minimum standards.

19 **1)   Residential**  
 20 **a)   Individual Parking Space**  
 21       Each parking space for dwelling units that do not share a common parking lot shall  
 22       be a minimum of eight feet wide and 20 feet long. Parking spaces may be side to  
 23       side, end to end or not contiguous to each other.

24 **b)   Common Parking Lots**  
 25       For dwelling units that share a common parking lot, parking spaces and aisles shall  
 26       be subject to Table 6.A.1.D, Minimum Parking Dimensions.

27 **2)   Nonresidential**  
 28       All nonresidential uses and residential uses with shared parking lots shall provide  
 29       parking spaces that comply with Table 6.A.1.D, Minimum Parking Dimensions for  
 30       Nonresidential Uses and Residential Uses with Shared Parking Lots, and Figure  
 31       6.A.1.D, Typical Example of General Parking Schematic. Parking angles that are not  
 32       illustrated in Table 6.A.1.D, Minimum Parking Dimensions, or Figure 6.A.1.D, Typical  
 33       Example of General Parking Schematic shall be interpolated from the tables and  
 34       approved by the DRO. For the purpose of applying the "Use" column in Table 6.A.1.D,  
 35       Minimum Parking Dimensions, the following rules shall apply:

36 **a)   General**  
 37       The term "general" applies to parking spaces designated to serve non-residential  
 38       uses and residential uses with shared parking lots. **[Ord. 2016-042]**

39 **b)   Accessible**  
 40       Spaces reserved for use by disabled persons shall be governed by the rows  
 41       labeled "accessible"; **[Ord. 2016-042]**  
 42       ....  
 43

**Table 6.A.1.D - Minimum Parking Dimensions  
 For Nonresidential Uses and Residential Uses  
 with Shared Parking Lots**

A Angle	Use (1)	B Space Width (feet)	C Space Depth (feet)	D (3) <del>(4)</del> Aisle Width (feet)	E Curb Length (feet)	F Module Width (feet)
45	General	9.0	17.5	12.0	12.5	47.0
	Accessible *	12.0	17.5	12.0	17.0	47.0
60	General	9.0	19.0	16.0	10.5	54.0
		9.5	19.0	15.0	10.5	53.0
	Accessible *	12.0	19.0	14.0	14.0	52.0
70	General	9.0	19.5	19.0	9.5	58.0

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# EXHIBIT G

## ARTICLE 3 – PLANNED DEVELOPMENT DISTRICTS (PDDS) ARTICLE 6 – PARKING

CR 20180-020  
(Updated 10/15/18)

**Table 6.A.1.D - Minimum Parking Dimensions  
For Nonresidential Uses and Residential Uses  
with Shared Parking Lots**

		9.5	19.5	18.0	9.5	57.0
	Accessible *	12.0	19.5	17.0	12.5	56.0
75	General	9.0	19.5	23.0	9.5	62.0
		9.5	19.5	22.0	9.5	61.0
	Accessible *	12.0	19.5	21.0	12.5	60.0
80	General	9.0	19.5	24.0	9.0	63.0
		9.5	19.5	23.0	9.0	62.0
	Accessible *	12.0	19.5	22.0	12.0	61.0
90	General	9.0	18.5	26.0	9.0	63.0
		9.5	18.5	25.0	9.0	62.0
	Accessible *	12.0	18.5	24.0	12.0	61.0
90	Low Speed Electric Vehicle (LSEV)	Min. 6.0 Max. 7.0	Min. 12.0 Max. 13.0	Min. 15.0 Max. 17.0 (2)	Min. 6.0 Max. 7.0	Min. 39.0 Max. 43.0 (2)

[Ord. 2005-002] [Ord. 2012-027] [Ord. 2016-042] [Ord. 2017-002]

**Notes:**

\* Accessible applies to parking for persons who have disabilities.

1. Use – See Art. 6.A.1.D.14, Design and Construction Standards.

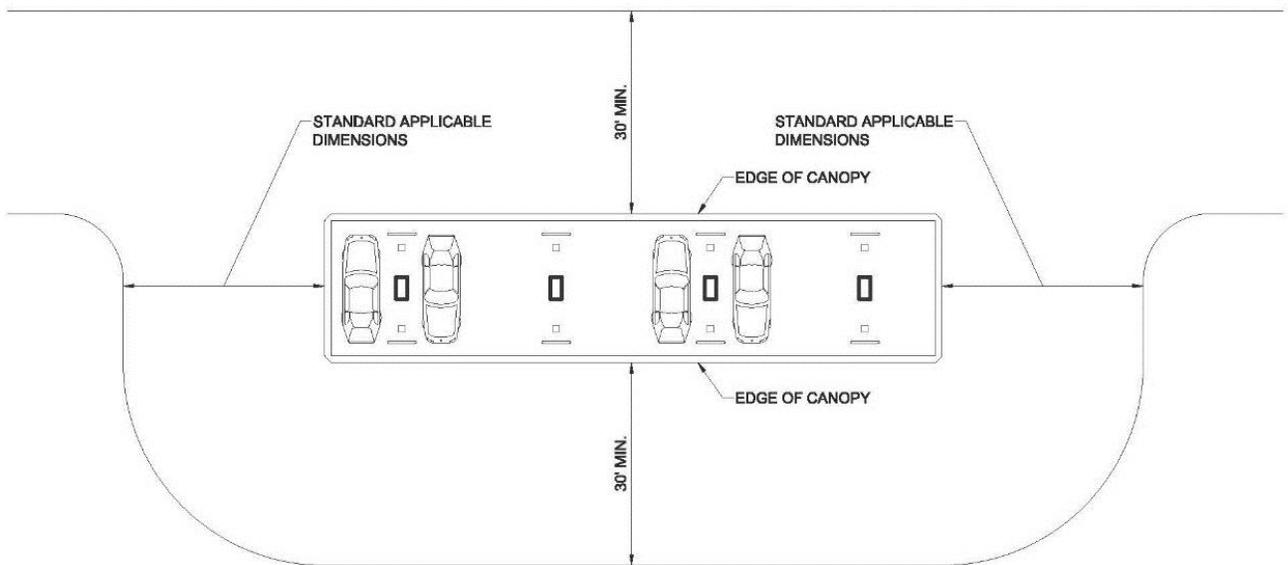
2. Where drive aisles in LSEV parking areas are not intended solely for use by LSEV, the overall width and minimum aisle width may be increased to allow the aisle width permitted for standard sized vehicles.

3. Angled parking with two-way traffic movement shall be a minimum of 24 feet wide except for some parking lots with 90 degree parking stalls, or unless stated otherwise herein. [Ord. 2012-027]

4. For a Retail Gas and Fuel Sales use, the drive aisles perpendicular to the fueling positions under the canopy shall have a minimum aisle width of 30 feet (see Figure 6.A.1.D-Gas Canopy).

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**Figure 6.A.1.D – Retail Gas and Fuel Canopy**



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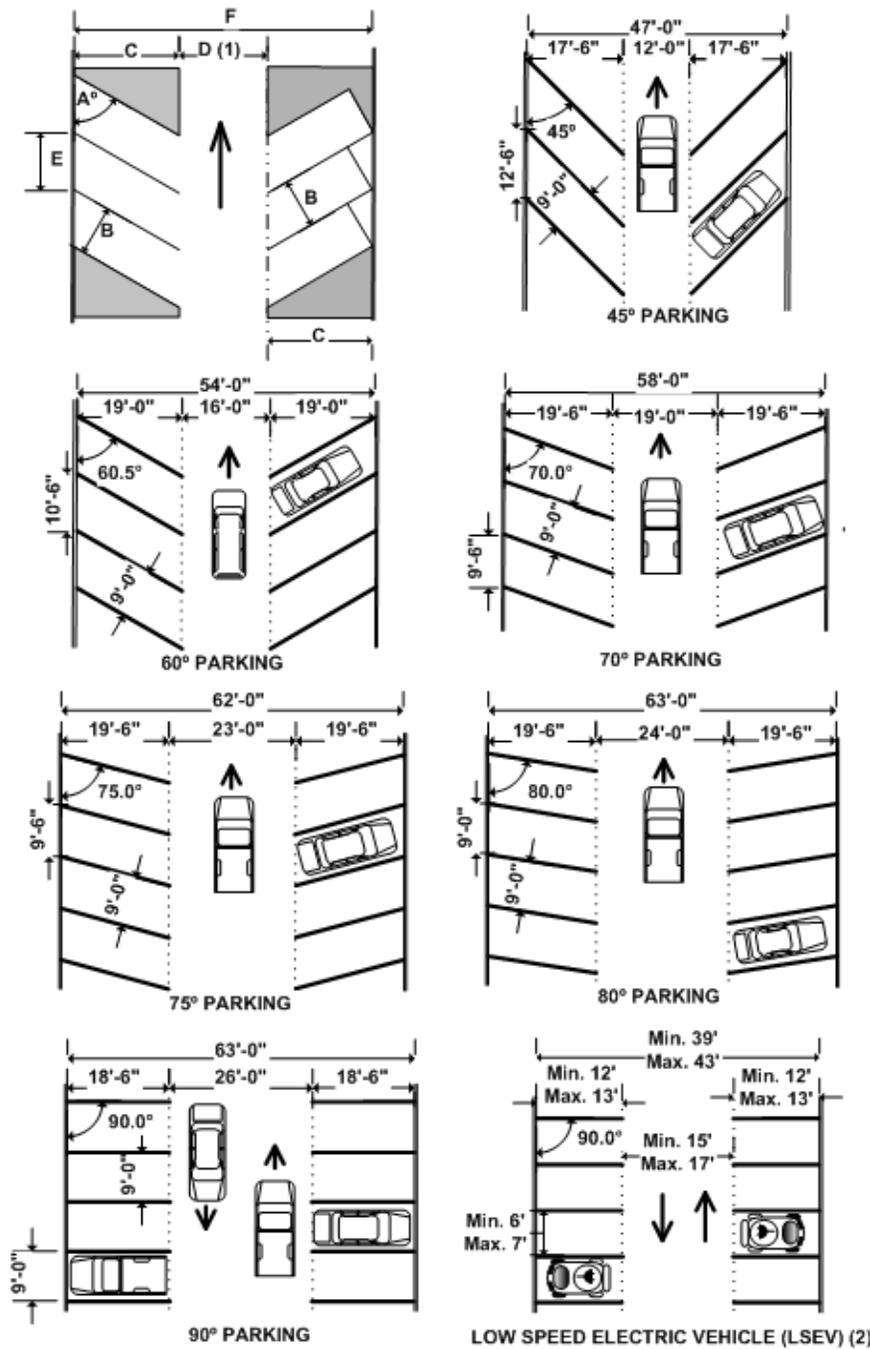
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EXHIBIT G

ARTICLE 3 – PLANNED DEVELOPMENT DISTRICTS (PDDs)  
ARTICLE 6 – PARKING

CR 20180-020  
(Updated 10/15/18)



1

[Ord. 2012 -027]		
<b>Key:</b>		
A	Parking Angle	C Space Depth
B	Space Width	D Aisle Width (1)
		E Curb Length
		F Wall to Wall Width
<b>Notes:</b>		
1. All angled parking with two-way traffic movement shall be a minimum of 24 feet wide except for some parking lots with 90 degree parking spaces, or unless stated otherwise herein.		
2. Where drive aisles in LSEV parking areas are not intended solely for use by LSEV, the overall width and minimum aisle width may be increased to allow the aisle width permitted for standard sized vehicles.		

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Part 5. ....  
ULDC Art. 6.A.1.D.Parking (page 29 of 40 of Supplement 24), is hereby amended as follows:

<b>Reason for amendments:</b> [Zoning]
1. To distinguish between Point of Service space and Queuing and By-Pass Standards.
2. To delete a portion of the Queuing and By-Pass Standards shown in Figure 6.A.1.D-12 as it is now detailed above in Figure 6.A.1.D-12 Retail Gas and Fuel Canopy in response to industry feedback.

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CHAPTER A PARKING  
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October 24, 2018  
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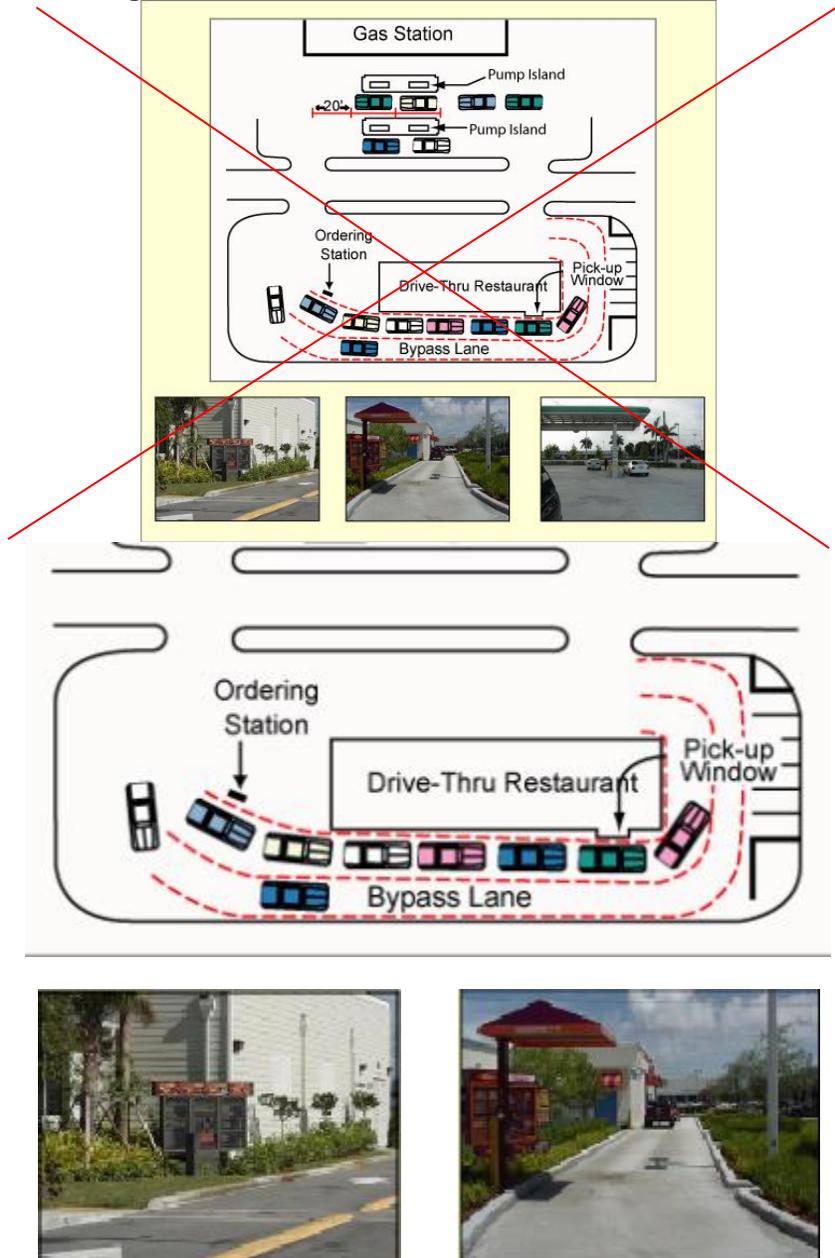
## ARTICLE 3 – PLANNED DEVELOPMENT DISTRICTS (PDDS) ARTICLE 6 – PARKING

CR 20180-020  
(Updated 10/15/18)

### 16. Point of Service and Queuing Standards

In addition to meeting the minimum off-street parking and loading standards of this Article, all drive thru establishments shall meet the following standards.

Figure 6.A.1.D-12 - Queuing and By-Pass Standards



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- a. A point of service space shall be provided for all drive-thru establishments. The dimensions for the point of service space shall be a minimum of nine by 20 feet.
  - b. Queuing shall be provided for all drive-thru establishments described in Table 6.A.1.D – Minimum Queuing Standards. Each queuing space shall be a minimum of ten feet by 20 feet, clearly defined and designed so as not to conflict or interfere with other traffic using the site. The dimensions for the point of service space may be reduced to nine by 20 feet. Unless otherwise indicated below, queuing shall be measured from the front of the stopped vehicle located at the point of service to the rear of the queuing lane. One additional queuing space shall also be provided after the point of service for all uses. **[Ord. 2005-041]**
  - b.c. A by pass lane a minimum of ten feet wide shall be provided before or around the point of service. Subject to the Zoning Director's approval, a by-pass lane may not be required if the queuing lane is adjacent to a vehicular use area which functions as a by-pass lane. The by-pass lane shall be clearly designated and distinct from the queuing area.

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**EXHIBIT G**

**ARTICLE 3 – PLANNED DEVELOPMENT DISTRICTS (PDDS)  
ARTICLE 6 – PARKING**

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(Updated 10/15/18)

**Table 6.A.1.D - Minimum Queuing Standards**

Use	Number of Spaces	Required By-pass (1)
Drive-Thru Financial Institution Teller Lanes Automatic Teller Lanes	5 3	Y N
Drive-Thru Restaurant Minimum before Menu Board	7 4	Y
Drive-Thru Car Wash Automatic Self-Service	5 3	N Y
Drive-Thru Oil Change	4	Y
<b>Gasoline Pump Island</b>	<b>20 feet of queuing at each end of pump island</b>	<b>N</b>
Drive-Thru Dry Cleaning or Laundry	3	Y
Drive-Thru General Retail	4	Y
Commercial Parking Lot	3	N
<b>Notes:</b>		
1. All Uses: a by-pass lane shall be required if more than 5 queuing spaces are provided.		

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**ed.** A maximum of 20 percent of the required queuing spaces, pursuant to Table 6.A.1.D – Minimum Queuing Standards, may count toward the off-street parking requirements pursuant to Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements. This provision shall only apply to uses that require a minimum of 25 parking spaces. **[Ord. 2010-005]**

....

**Part 6. ULDC Art. 6.A.1.D, Parking (page 32-33 of 40 of Supplement 24), is hereby amended as follows:**

<b>Reason for amendments: [Zoning]</b>
1. To delete the standard that limits the number of parked vehicles on residential parcels. Determined by Code Enforcement Director, Zoning Director, and County Attorney that the limitation is no longer needed, no code enforcement issues to warrant limitation.
2. To eliminate the reduction related to CRALLS to as the State law limits traffic concurrency regulations to Proportionate Share payments. As a result, parking reduction is no longer a viable CRALLS strategy.

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**19. Parking of Equipment, Vehicles, Boats or Marine Vessels and Trailers in Residential Districts**

The following standards shall apply to the parking of equipment, (including construction equipment), vehicles, recreational vehicles, sports vehicles, boats or marine vessels and trailers on residential parcels or adjacent streets in residential districts. For the purposes of this Section, legally established, nonresidential uses in the AR district in lands designated Rural Residential in the Plan shall not be considered a residential district. **[Ord. 2007-013]**

**a. General Prohibition**

**1) On-Street**

No person shall park, store, or keep equipment a commercial vehicle, recreational vehicle, ~~boat~~, marine vessel, trailer, sports vehicle such as dune buggy, jet skis, racing vehicle, off-road vehicle, air boat, canoe or paddleboat, on any public street, or other thoroughfare or any R-O-W within a residential district for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. **[Ord. 2007-013]**

**2) Off-Street**

It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or equipment commercial vehicle, sports vehicle, recreational vehicle, ~~boat~~ marine vessel or trailer for a period exceeding one hour in any 24 hour period, each such period commencing at the time of first stopping or parking. **[Ord. 2007-013]**

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# EXHIBIT G

## ARTICLE 3 – PLANNED DEVELOPMENT DISTRICTS (PDDS)

### ARTICLE 6 – PARKING

CR 20180-020  
(Updated 10/15/18)

1           **3) Vacant Lot Prohibitions**

2           Parking shall be prohibited on all vacant properties in residential districts. [Ord. 2007-  
3           013]

4           **b. Exemptions**

5           The following exemptions shall apply to parcels in residential districts, unless the parcel is  
6           vacant. [Ord. 2007-013]

7           **1) Commercial Vehicle**

8           One commercial vehicle of not over one ton rated capacity may be parked per dwelling  
9           unit, providing all of the following conditions are met: vehicle is registered or licensed;  
10           used by a resident of the premises; gross vehicle weight rating (gvwr) does not exceed  
11           12,500 pounds; height does not exceed nine feet, including any load, bed, or box; and  
12           total vehicle length does not exceed 26 feet. [Ord. 2005-041]

13           **2) Construction Vehicles**

14           The general prohibitions above shall not apply to the temporary parking of construction  
15           vehicles or equipment engaged in work on private land in residential districts where  
16           construction is underway, for which a current and valid building permit has been issued  
17           by the Building Director and the building permit is displayed on the premises. [Ord.  
18           2007-013]

19           **3) Delivery and Service Vehicles**

20           The general prohibitions above shall not apply to routine deliveries by tradesmen, or  
21           the use of trucks in making service calls, provided that time in excess of one hour is  
22           due to business deliveries or servicing. [Ord. 2007-013]

23           **4) Emergency Repairs**

24           The general prohibitions above shall not apply to a situation where a motor vehicle  
25           becomes disabled and, as a result of such emergency, is required to be parked in a  
26           residential district longer than two hours. Any prohibited motor vehicle shall be  
27           removed from the residential district within 24 hours, regardless of the nature of the  
28           emergency.

29           **5) Outdoor Storage**

30           A maximum of one recreational vehicle and any two of the following, or a maximum of  
31           three of any of the following, may be parked outdoors on a residential parcel with a  
32           residential unit:

33           sports vehicle, ~~boat~~ or marine vessel with accompanying trailers, and trailers may be  
34           parked outdoors in a residential district provided that the vehicles are: [Ord. 2007-  
35           013]

- 36           a) owned and used by a resident of the premises;
- 37           b) not parked in a required front setback or other area between the structure and the  
38           street, or on street except for the purpose of loading or unloading during a period  
39           not to exceed two hours in any 24 hour period; [Ord. 2007-013]
- 40           c) located in the side or rear yard and are screened from surrounding property and  
41           streets with an opaque wall, fence or hedge a minimum of six feet in height;
- 42           d) not used for living, sleeping or housekeeping purposes; and
- 43           e) operative and currently registered or licensed, as required by state or federal law.
- 44           f) vehicles, ~~boats~~ or marine vessels on navigable waterways are exempt; and [Ord.  
45           2007-013]
- 46           g) one vehicle which does not meet the requirements above may be approved  
47           through ZAR process upon demonstration that: [Ord. 2018-002]

48           (1) The property owner, family member or legal tenant has a physical disability  
49           which requires a vehicle which cannot meet these requirements.

50           **6) Indoor Storage**

51           Vehicles, ~~boats~~, marine vessels and related trailers used for non-commercial  
52           purposes, whether licensed and operational or not, located in a fully enclosed garage  
53           or permitted roofed structure. [Ord. 2007-013]

54           **7) Unregistered or Unlicensed Vehicles**

55           In addition to the indoor storage exception above, one vehicle which is unregistered or  
56           unlicensed may be kept on site provided the vehicle is completely screened from view  
57           from adjacent roads and lots. [Ord. 2007-013]

58           ~~**20. Parking Limitations for Residential Lots**~~

59           ~~The provisions of this section shall apply retroactively. The following standards shall apply to~~  
60           ~~the parking of vehicles on residential parcels. For the purposes of this section, the term vehicle~~  
61           ~~shall include: cars, commercial vehicles, sports utility vehicles and trucks. In addition, for the~~  
62           ~~purposes of this section, the AR district shall be considered a residential district. [Ord. 2008-~~  
63           ~~037]~~

64           ~~**a. Parking for Seven Vehicles**~~

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EXHIBIT G

ARTICLE 3 – PLANNED DEVELOPMENT DISTRICTS (PDDS)

ARTICLE 6 – PARKING

CR 20180-020  
(Updated 10/15/18)

1                   A maximum of seven vehicles may be parked outdoors on a lot supporting a single-family  
2                   residential use. ~~[Ord. 2008-037]~~

3                   **21. CRALLS Reductions**

4                   A ten percent reduction in the minimum number of required parking spaces may be approved  
5                   by the DRO if required to comply with Art. 12.P.4.D, Strategy 4 Parking Management. The  
6                   reduction may only be implemented if the mitigation strategy is approved by the County  
7                   Engineer. ~~[Ord. 2006-036]~~

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**EXHIBIT H**  
**CLR FUTURE LAND USE AND RESIDENTIAL**  
**[CODIFICATION OF ORD-2017-036]**  
**SUMMARY OF AMENDMENTS**

**CR-2018-039**  
(Updated 10/11/2018)

**Reason for amendments:** [Zoning]

1. On October 30, 2017 the Board of County Commissioner (BCC) adopted an ordinance (ORD-2017-036) amending the Comprehensive Plan Future Land Use Element to establish the Congregate Living Residential (CLR) Future Land Use (FLU) designation which defines residential and medical uses, and updates the residential policies and provisions. The new Policy 2.2.1-c describes Residential Uses as “A residential use consists of the use of land that is predominately for the purposes of housing,” including references for Single-family, Zero Lot line, Townhomes, Multi-family, Community Residential Homes, Congregate Living Facilities and Residential Living quarters.

The purpose and intent of the CLR land use was to facility the review of proposed Type 3 Congregate Living Facilities that may require a future land use amendments to increase residential density. It further described criteria that needed to be met in order to comply with the intent of the CLR land use, and the maximum density of 12 units per acres in the Urban Suburban Tier.

In 2015, ORD-2015-044, Table III.C.1 (now Table 2.2.1-g.1 Residential Future Land Use Designation Maximum Density) was modified to remove Minimum and Entitlement densities, leaving only Standard and Maximum Densities for each Residential FLU Designation per gross acre. In addition, ORD-2017-036 modified this table again to remove references to Standard and Maximum density, consolidated the numbers, per FLU, for dwelling units per acreage calculation.

The Amendments below are to codify the majority of the changes within that ordinance, other changes to the ULDC related to the Residential and Medical uses will be done at a future date.

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**Part 1. ULDC Art. 1.1.3, General Provisions, Definitions and Acronyms, Abbreviations and Acronyms (page 113-114 of 118 of Supplement 24), is hereby amended as follows:**

**Reason for amendments:** [Zoning]

1. To add acronym for CLR Future Land Use per ORD 2017-036

2. Correct the reference of FLUE acronym.

**CHAPTER I DEFINITIONS & ACRONYMS**

....

**Section 3 Abbreviations and Acronyms**

....

<b>CIE</b>	Capital Improvement Element
<b>CL</b>	Commercial Low Intensity [Ord. 2005-002]
<b>CLASC</b>	Conservation Land Acquisition Selection Committee
<b>CLF</b>	Congregate Living Facility
<b>CLO</b>	Commercial Low Office [Ord. 2005-002]
<b>CL-O</b>	Commercial Low Intensity-Office Only [Ord. 2005-002]
<b><u>CLR</u></b>	<u>Congregate Living Residential</u>
<b>CN</b>	Neighborhood Commercial [Ord. 2005-002]
....	
<b>FLUA</b>	Future Land Use Atlas
<b>FLUE</b>	Future Land Use <del>Atlas</del> Element
<b>FMP</b>	Final Master Plan [ORD. 2009-040]
....	

**Part 2 ULDC Art. 2.B.7.D, Application Processes and Procedures, Public Hearing Processes, Types of Applications, Type 2 Waiver (page 34-35 of 105, Supplement 24) is hereby amended as follows:**

**Reason for amendments:** [Zoning]

1. Remove the Type 2 Waiver for the Glades Area Overlay as minimum density was removed from the Comprehensive Plan under Ordinance ORD-2015-044, and therefore no longer request a Waiver.

**CHAPTER B PUBLIC HEARING PROCESSES**

....

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**EXHIBIT H**  
**CLR FUTURE LAND USE AND RESIDENTIAL**  
**[CODIFICATION OF ORD-2017-036]**  
**SUMMARY OF AMENDMENTS**

**CR-2018-039**  
(Updated 10/11/2018)

**Section 7 Types of Application**

....

**D. Type 2 Waiver**

**1. Purpose**

A Type 2 Waiver is to allow flexibility for mixed use or infill redevelopment projects, or architectural design, site design or layout, where alternative solutions can be allowed, subject to performance criteria or limitations. Type 2 Waivers are not intended to relieve specific financial hardship nor circumvent the intent of this Code. A Type 2 Waiver may not be granted if it conflicts with other sections of this Code, or the Florida Building Code. [Ord. 2011-016] **[Ord. 2012-027] [Ord. 2018-002]**

**2. Applicability**

Requests for Type 2 Waivers shall only be permitted where expressly stated within the ULDC or indicated in the following Table. **[Ord. 2011-016] [Ord. 2012-027] [Ord. 2018-002]**

**Table 2.B.7.D - Summary of Type 2 Waivers**

Glades Area Overlay (GAO)	Art. 3.B.4.E.1, Property Development Regulations - Exceptions - Type 2 Waivers - Minimum Density
Urban Redevelopment Overlay (URAO)	Table 3.B.16.G, Type 1 and 2 URAO Waivers
WCRAO Expansion of Existing Non-conforming Parking	Art. 3.B.14.B.1.a, Expansion of Existing Non-conforming Parking,
WCRAO Density Bonus Programs	Art. 3.B.14.H.2, Density Bonus Programs
IRO, Residential Setbacks	Art. 3.B.15.F.6.e.4)a), Residential Setbacks
URA Residential Setbacks	Art. 3.B.16.E.3.a, Residential Setbacks
PDD Minimum Frontage	Art. 3.E.1.C.2.a.1)a), Type 2 Waiver – Infill Development
PDD Cul-de-sacs	Art. 3.E.1.C.2.a.5)b), Type 2 Waiver for additional percentage
AGR Tier - Parking Structure	Art. 3.F.2.A.2.d.1)a), Type 2 Waiver for Parking Structures
AGR TMD - Block Structure	Art. 3.F.4.D.9, Type 2 Waiver for Block Structure
Commercial Communication Towers	Art. 4.B.9.H.5, Type 2 Waiver from Required Dimensional Criteria
Unique Structure	Art. 5.C.1.E.2, Unique Structure
Hours of Operation	Art. 5.E.5.A, Type 2 Waiver
Large Scale Commercial Development - Parking	Art. 6.A.1.D.2.c.1)d), Type 2 Waiver for Parking Location
<b>[Ord. 2018-002] [Ord. 2018-018]</b>	

**Part 3. ULDC Art. 3.A.3., Overlays and Zoning Districts, General, Zoning District Consistency with the Future Land Use Atlas (FLUA) (page 16-18 of 212), is hereby amended as follows:**

<b>Reason for amendments:</b> [Zoning]
1. To add CLR Future Land Use and the consistent Standard District based on ORD-2017-036
2. On September 22, 2016, the Comprehensive Plan was amended to add the Western Communities Residential (WCR) Future Land Use Designation (ORD-2016-041). The Unified Land Development Code was revised at the same time through Ordinance 2017-011. Table 3.A.3.B - Future Land Use (FLU) Designation and Corresponding Standard Zoning Districts inadvertently was not modified to include the WCR FLU. This modification includes the reference to WCR to be consistent with Zoning Ordinances ORD-2016-041 and ORD-2017-011.

**CHAPTER A GENERAL**

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

**A. Purpose and Intent**

A parcel's Zoning District shall be consistent with its Future Land Use (FLU) designation. Any request for a Development Order shall be reviewed to determine consistency with the requirements of this Section. Unless exempted otherwise, all applications for a Development Order shall be in a zoning district corresponding to the FLU designations indicated in the following tables: **[Ord. 2011-016]**

1. Standard Districts: Table 3.A.3.B, Future Land Use Designations and Corresponding Standard Zoning Districts; or
2. Planned Development Districts: Table 3.A.3.C, FLU Designation and Corresponding Planned Development Districts; or
3. Traditional Development Districts: Table 3.A.3.D, TDD Corresponding Land Use.

**B. Standard Districts**

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

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**EXHIBIT H**  
**CLR FUTURE LAND USE AND RESIDENTIAL**  
**[CODIFICATION OF ORD-2017-036]**  
**SUMMARY OF AMENDMENTS**

**CR-2018-039**  
 (Updated 10/11/2018)

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

FLU Designation	Zoning District					
<b>Agriculture/Conservation</b>						
AP	AP					
AGR	AGR					
CON	PC					
SA	AR	AGR				
<b>Residential</b>						
RR-20	AR					
RR-10	AR	CRE				
RR-5	AR					
RR-2.5	AR	RE				
LR-1	AR (2)	RE	RT	RS		
LR-2	AR (2)	RE	RT	RS		
LR-3	AR (2)	RE	RT	RS		
MR-5	AR (2)	RE	RT	RS	RM	
HR-8	AR (2)	RE	RT	RS	RM	
HR-12	AR (2)	RE	RT	RS	RM	
HR-18	AR (2)	RE	RT	RS	RM	
<u>CLR</u>					<u>RM</u>	
<u>WCR</u>	<u>AR (4)</u>					
<b>Commercial</b>						
CL-O	CLO	IR				
CL	CN	CC	CLO	IR		
CH-O	CLO	CHO	IR			
CH	CN	CC	CLO	CHO	CG	IR
CR	CRE					
UI	UI					
UC	UC					
<b>Industrial</b>						
IND	IL	IG	CRE			
<b>Institutional/Public and Civic</b>						
INST	IPF					
PARK	IPF					
U/T	PO	IPF				
[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] [Ord. 2017-025]						
<b>Notes:</b>						
1. Unless exempted otherwise all applications for a Development Order shall require the subject site be rezoned to a shaded district.						
2. Existing zoning districts by FLU designation that may qualify for SFD exemption in accordance with the exceptions listed below.						
3. See Art. 3.A.3.B.1, Standard District Exceptions and Limitations below, for additional notes. [Ord. 2016-042]						
4. <u>The Zoning District is consistent as described in the Plan.</u>						
Typical Example of a "shaded district."						

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**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	CLR
PUD	√	√	√	(3)	√	√	√	√	√	√	√	√	√
MHPD		√			√	√	√	√	√	√	√		
<b>Notes:</b>													
MUPD				(3)	√	√	√	√	√	√	√	√	√
MXPD						√					(4)	√	√
PIPD								√			√	√	√
RVPD		√								√			
[Ord. 2008-037] [Ord. 2009-040] [Ord. 2009-040] [2010-005] [Ord. 2010-022] [Ord. 2014-025] [Ord. 2017- 025]													
<b>Notes:</b>													
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]													
2. PDDs in the AGR Tier are limited to the 80/20 PUD OR 60/40 PUD. [Ord. 2006-004]													
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]													

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**EXHIBIT H**  
**CLR FUTURE LAND USE AND RESIDENTIAL**  
**[CODIFICATION OF ORD-2017-036]**  
**SUMMARY OF AMENDMENTS**

**CR-2018-039**  
(Updated 10/11/2018)

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

4. A MXPDP is consistent with the MLU FLU designation in the Urban/Suburban Tier only. [Ord. 2017-025]
5. <del>The CLR designation is consistent with MUPD and MXPDP when applied as an underlying designation for a mixed or multiple use project.</del>

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**Part 4 ULDC Art. 3.B.4, Overlays & Zoning Districts, Overlays, Glades Area Overlay (page 36 of 212, Supplement 24), is hereby amended as follows:**

<b>Reason for amendments:</b> [Zoning]
1. Comprehensive Plan ORD-2015-044 modified Table III.C.1, now Table 2.2.1-g.1. as it relates to minimum density by the Plan, therefore eliminating the process for a Waiver to go below minimum.
Renumbering accordingly
2. Comprehensive Plan ORD-2017-036 removed reference to maximum density, therefore deleting reference to maximum density.

6 **CHAPTER B OVERLAYS**

7 ....

8 **Section 4 GAO, Glades Area Overlay**

9 ....

10 **E. Property Development Regulations (PDRs) Exceptions**

11 ~~1. Type 2 Waiver - Minimum Density~~

12 ~~The BCC may consider the waiver of the minimum density requirement as a Type 2 Waiver for proposed development in the Glades area when: [Ord. 2012-027]~~

13 ~~a. The proposed development is consistent with the provisions of any applicable Joint Planning Area Agreement, and;~~

14 ~~b. An analysis is completed that addresses:~~

15 ~~1) the impact of a reduced density development on the overall infrastructure system;~~

16 ~~2) the compatibility of the proposed development with adjacent land uses; and~~

17 ~~3) the effect of the reduced density development on the ability of PBC to meet its goals, objectives and policies related to affordable housing. If the development is located in a municipal annexation area, the analysis must be performed by the annexing municipality.~~

18 **12. Maximum Density and Intensity - Conditional Use Approval**

19 The BCC may consider an increase in the ~~maximum~~ density and intensity allowed by the Plan within the GAO subject to approval of a Conditional Use. [Ord. 2014-025] [Ord 2018-002]

20 **23. Location of Structures**

21 Building permits in the GAO may be permitted between the 120 foot and 220 foot R-O-W line within the R-O-W of State Road 700 through Canal Point, from Third Street on the north to Triangle Park on the east, subject to approval of the County Engineer. [Ord. 2014-025]

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32 **Part 5 ULDC Art. 3.B.14, Overlays & Zoning Districts, Overlays, Westgate Community Redevelopment Area Overlay (page 45 of 212, Supplement 24), is hereby amended as follows:**

<b>Reason for amendments:</b> [Zoning]
1. Comprehensive Plan ORD-2017-036 removed reference to standard and maximum density. Editing references to describe the Plan Table and Policies for density.
2. Add referenced to FLU Ordinance ORD-2015-032 as it relates to the previously approved 2005-01 Amendment Round.

36 **CHAPTER B OVERLAYS**

37 ....

38 **Section 14 WCRAO, Westgate Community Redevelopment Area Overlay**

39 ....

40 **E. Use Regulations**

41 **1. Mixed Use**

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**EXHIBIT H**  
**CLR FUTURE LAND USE AND RESIDENTIAL**  
**[CODIFICATION OF ORD-2017-036]**  
**SUMMARY OF AMENDMENTS**

**CR-2018-039**  
(Updated 10/11/2018)

1 In the WCRAO, mixed use means the combination of residential and one or more non-  
2 residential uses that are functionally integrated. Mixed use may be required or permitted in  
3 commercial districts that have a commercial with underlying residential FLU designation, as  
4 indicated in Table 3.B.14.E, WCRAO Mixed Use. [Ord. 2006-004]  
5

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

Sub-areas	NR	NRM	NG	NC	UG	UH	UI
Mixed Use	Prohibited	Permitted (1) (3)	Permitted (1) (3)	Permitted (3)	Permitted	Permitted	Prohibited
Minimum Residential Use (2)	N/A	50%	50%	N/A	N/A	N/A	N/A
Maximum Residential Use	N/A	100% (3)	100% (3)	N/A	N/A	N/A	N/A
Minimum Non-residential Use	N/A	0%	0%	N/A	N/A	N/A	N/A
Maximum Non-residential Use (2)	N/A	50%	50%	N/A	N/A	N/A	N/A

[Ord. 2006-004] [Ord. 2011-001] [Ord. 2015-031] [Ord. 2018-002]  
**Notes:**  
1. Non-residential uses on parcels with a commercial with underlying residential FLU designation, approved as part of Plan Amendment Round 2005-01, Ordinance No. 2005-032, shall only be permitted in accordance with of Art. 3.B.14.E.1.a, Mixed Use in NRM, NG and NC Sub-areas. [Ord. 2006-004] [Ord. 2015-031]  
2. Minimum and maximum percentages for residential and non-residential uses are calculated by dividing the total GFA for either use (residential OR non-residential) type by the total GFA (residential AND non-residential). [Ord. 2006-004]  
3. Stand-alone residential developments are permitted within the NRM and NG Sub-areas. [Ord. 2015-031]

6  
7 **a. Mixed Use in NRM, NG, and NC Sub-areas**  
8 In the NRM, and NG Sub-areas, non-residential uses shall only be permitted if all permitted  
9 residential density is utilized, but in no case shall it be less than one unit. Density shall be  
10 calculated ~~as standard density, or maximum density for PDDs, TDDs, and projects~~ meeting  
11 the requirements of FLUE Table Policy 2.2.1-eg.1, and other related Policies of the  
12 Plan, ~~whichever is greater~~. [Ord. 2006-004] [Ord. 2015-031] [Ord. 2018-002]

13 **b. Vertical Integration**  
14 Projects that vertically integrate a minimum of 20 percent of a site's approved (includes  
15 allowed density and any density bonus units) residential density with commercial uses may  
16 be allowed to utilize up to 100 percent of both the site's commercial intensity and residential  
17 density. [Ord. 2006-004]

18 **2. Sub-area Use Regulations**  
19 ....

22 **Part 6. ULDC Art. 3.B.15., Infill and Redevelopment Overlay (IRO) (page 63 of 212, Supplement**  
23 **24), is hereby amended as follows:**  
24

<b>Reason for amendments:</b> [Zoning]
1. Comprehensive Plan ORD-2015-044 modified Table III.C.1, now Table 2.2.1-g.1. as it relates to minimum density by the Plan.
2. Comprehensive Plan ORD-2017-036 removed reference to maximum density.

25 **CHAPTER B OVERLAYS**  
26 ....

27 **Section 15 INFILL REDEVELOPMENT OVERLAY (IRO)**  
28 ....

29 **C. Future Land Uses and Density/Intensity**  
30 Density and intensity shall be in accordance with the FLU designation and related Zoning PDRs for  
31 the subject site as described herein. [Ord. 2010-005]

32 **1. Split by FLU Designations**  
33 Uses permitted, PDRs, density and intensity shall be determined by the land use designation  
34 on the affected area. Density may be transferred from one portion of the site to another. [Ord.  
35 **2010-005]**

36 **2. Density**  
37 ~~There are no minimum density requirements.~~ The ~~maximum~~ allowable density shall be in  
38 accordance with FLUE Table ~~III.C.1 2.2.1-g.1~~ and other related Policies of the Plan and related  
39 Policies, and Art. 5.G, Density Bonus Programs. [Ord. 2010-005]  
40 ....

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**EXHIBIT H**  
**CLR FUTURE LAND USE AND RESIDENTIAL**  
**[CODIFICATION OF ORD-2017-036]**  
**SUMMARY OF AMENDMENTS**

**CR-2018-039**  
(Updated 10/11/2018)

Part 7. ULDC Art. 3.D., Property Development Regulations (page 119-122 of 212, Supplement 24), is hereby amended as follows:

<b>Reason for amendments:</b> [Zoning]
1. ORD-2015-044 Modified the referenced of Table III.C.1 to Table 2.2.1-g.1. This ordinance removed references to a minimum density.
2. ORD-2017-036 modified Table 2.2.1-g.1, removing the Standard and Maximum Density, leaving only Density per gross acreage. Footnote references are modified with proposed deletion.

**CHAPTER D PROPERTY DEVELOPMENT REGULATIONS (PDRS)**

**Section 1 PDRs for Standard Zoning Districts**

**A. PDRs**

The minimum lot dimensions, ~~minimum and maximum~~ density, maximum FAR, maximum building coverage, and minimum setbacks in each standard zoning district are indicated in Table 3.D.1.A, Property Development Regulations unless otherwise stated. Front, side, side street and rear setbacks shall be applied in accordance with the lot orientation as defined by lot frontage. **[Ord. 2005-041]**

**Table 3.D.1.A - Property Development Regulations**

Zoning District	Min Lot Dimensions			Density (65)		Max FAR (76)	Max Building Coverage	Min Setbacks (1211)			
	Size	Width and Frontage	Depth	Min	Max			Front	Side	Side Street	Rear
<b>Agriculture/Conservation</b>											
PC	1 ac.	-	-	-	-	-	-	50	50	50	50
AP	10 ac.	300	300	-	(1)	-	10% (1413)	100	50	80	100
AGR	5 ac.	300	300	-	-	-	15%	100	50	80	100
<b>Residential</b>											
AR	(2) (3)(4)	300	300	-	-	.15	15%	100	50	80	100
RE	2.5 ac.	200	200	-	-	-	20%	50	40	50	50
RT (LR-1)	20,000	100	125	-	-	-	30%	25	15	25	25
RT (LR-2) HR-18	14,000										
RS	6,000	65	75	-	-	-	40%	25	7.5	15	15
RM	(5)	65	75	-	-	-	40%	25	15	25	15(1312)
<b>Commercial</b>											
CN	0.5 ac.	100	100	-	-	-	25%	30	30	(1110)	30
CC	1 ac.	100	200	-	-	-	25%	30	30	(1110)	30
CG	1 ac.	100	200	-	-	-	25%	50	15	(1110)	20
CLO	1 ac.	100	200	-	-	-	25%	30	15	(1110)	20
CHO	1 ac.	100	200	-	-	-	25%	40	15	(1110)	20
CRE	3 ac.	200	300	-	-	-	40%	80	50	80	50
IR	N/A	50	100	-	-	(87)	40%	(98)	(98)	(98)	(98)
UI	N/A	50	100	-	-	-	N/A	(109)	(109)	(109)	(109)
UC	N/A	50	100	-	-	-	N/A	(109)	(109)	(109)	(109)
<b>Industrial</b>											
IL	1 ac.	100	200	-	-	-	45%	40	15	25	20
IG	2 ac.	200	200	-	-	-	45%	45	20	45	20
<b>Institutional/Civic</b>											
IPF	1 ac.	100	200	-	-	-	25%	50	15	25	20
PO	-	-	-	-	-	-	-	-	-	-	-

[Ord. 2005 – 002] [Ord. 2005-041] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2012-027] [Ord. 2016-042] [Ord. 2017-007]

**Notes:**

- The only density allowed in the AP zoning district is for properties in the LR-1 FLU category located north of Pahokee, on the east side of US 441, for the unincorporated community of Canal Point, in the Glades Tier only. **[Ord. 2005 – 002]**
- The minimum lot size in the AR district corresponds to the FLU category as follows: RR20 – 20 acres; RR10 – 10 acres; RR5 – 5 Acres; RR2.5 – 2.5 acres; U/S Tier – 5 acres.
- Nonconforming lots in the AR district may use the setback provisions in Art.1.F.2, Nonconforming Lots.
- AR lots with an RR-2.5-FLU designation may use the RE PDR's. **[Ord. 2005 – 002] [Ord. 2016-042]**
- Density is determined by the FLU designation on each parcel of land ~~in the Plan, pursuant to FLUE Table 2.2.1-g.1, and other related Policies of the Plan.~~ The number of units permitted on a parcel of land which complies with the applicable property development regulations and design standards, therefore, is an acceptable minimum lot size. **[Ord. 2005 – 002] [Ord. 2005-041]**
- ~~The minimum and maximum allowable densities shall be in accordance with FLUE Table III.C.1 of the Plan, and other related provisions, unless otherwise noted.~~ **[Ord. 2005-041]**
- The maximum FAR shall be in accordance with FLUE Table III.C.2 of the Plan, and other related provisions, unless otherwise noted. The .15 FAR for the AR district is applicable where the primary use of a lot is residential. **[Ord. 2005-041]**
- Maximum FAR shall be in accordance with Table 3.B.15.C, IRO FAR Increase. **[Ord. 2010-005]**

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**EXHIBIT H**  
**CLR FUTURE LAND USE AND RESIDENTIAL**  
**[CODIFICATION OF ORD-2017-036]**  
**SUMMARY OF AMENDMENTS**

**CR-2018-039**  
(Updated 10/11/2018)

**Table 3.D.1.A - Property Development Regulations**

<del>108.</del>	Building setbacks shall be in accordance with Art. 3.B.15, Infill Redevelopment Overlay. <b>[Ord. 2010-005]</b>
<del>109.</del>	Building setbacks shall be in accordance with Art. 3.B.16, Priority Redevelopment Area Overlay. <b>[Ord. 2010-022]</b>
<del>110.</del>	Setback equal to width of R-O-W buffer pursuant to Art. 7, Landscaping. <b>[Ord. 2005 – 002] [Ord. 2005-041]</b>
<del>121.</del>	Buildings over 35 feet in height may be permitted in accordance with Art. 3.D.1.E-2, Multifamily, Non-residential Districts and PDD's. <b>[Ord. 2005 – 002] [Ord. 2005-041]</b>
<del>132.</del>	Property previously developed with a RM or RH rear setback of 12' shall be considered conforming and subject to Art. 1.E, Prior Approvals. <b>[Ord. 2005 – 002] [Ord. 2005-041]</b>
<del>143.</del>	Maximum Building Coverage in the AP district with a SA FLU designation may be increased to 15 percent. <b>[2017-007]</b>

1  
2 ....

**Part 8. ULDC Art. 3.E.1,B Planned Development Districts, FAR, Density, and Use Standards (page 135-136 of 212 Supplement 24), is hereby amended as follows:**

<b>Reason for amendments:</b> [Zoning]
1. Removed Computation as the Plan describes how to calculate density and references bonus densities as it relates to other Policies.
2. ORD-2015-044 Modified the referenced of Table III.C.1 to Table 2.2.1-g.1. This ordinance removed references to a minimum density, therefore requiring removal of references to Minimum Density.
3. ORD-2017-036 modified Table 2.2.1-g.1, removing the Standard and Maximum Density, leaving only Density per gross acreage, therefore requiring removal of references to Maximum Density. Plan assigns the density of a project and references allowances to exceed the maximums through the Transfer of Development Rights, Workforce Housing Program and Affordable Housing Program.
4. Removal of Table 3E.1E PUD Density as the Plan determines density and was modified to eliminate Minimum and Maximum densities.
5. Removal of MXPDP/PIPD and MLU density assignment as that is determined by the Plan in Table 2.2.1-g-1.

8 **CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)**

9 **Section 1 General**

10 ....

11 **B. FAR, Density, and Use Standards**

12 **1. PDDs Split by FLU Designations**

13 Uses allowed, PDRs, density and intensity shall be determined by the land use designation on  
14 the affected area. In the U/S Tier, density may be transferred from one portion of the project  
15 to another based on the gross acreage of the project. An underlying designation is not a Split  
16 FLU designation. **[Ord. 2009-040]**

17 **2. Density**

18 **a.—Computation**

19 ~~Density shall be based on the gross acreage of the planned development. Fractions shall~~  
20 ~~be rounded down to the nearest whole number. The allowable density shall be pursuant to~~  
21 ~~FLUE Table 2.2.1-g.1 and other related Policies.~~

22 **b.—Minimum Density**

23 ~~The minimum density which may be imposed by the BCC in a PUD is indicated in Table~~  
24 ~~3.E.1.B, PUD Density. An applicant may voluntarily agree to a lesser density. The~~  
25 ~~Planning Director may waive the minimum density requirement in the HR FLU designations~~  
26 ~~by up to 25 percent, per the FLUE minimum density exemption Section of the Plan. **[Ord.**~~  
27 ~~**2009-040]**~~

28 **c.—Maximum Density**

29 ~~The maximum density shall only be awarded to a PUD meeting the goals, policies and~~  
30 ~~objectives in the Plan. The maximum density allowed in a PUD is indicated in Table~~  
31 ~~3.E.1.B, PUD Density. The actual density granted by the BCC to a planned development~~  
32 ~~may be less than the maximum density allowed.~~

33 **1) Density Bonus Programs**

34 ~~A PDD may qualify for additional units over the maximum density pursuant to Art.~~  
35 ~~5.G.1, Workforce Housing Program (WHP), Art. 5.G.3, Transfer of Development Rights~~  
36 ~~TDRs—Special Density Program, or other density bonus program allowed by the Plan.~~  
37 ~~**[Ord. 2005 – 002]**~~

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**EXHIBIT H**  
**CLR FUTURE LAND USE AND RESIDENTIAL**  
**[CODIFICATION OF ORD-2017-036]**  
**SUMMARY OF AMENDMENTS**

**CR-2018-039**  
(Updated 10/11/2018)

**Table 3.E.1.B – PUD Density**

	<b>AGR</b>	<b>RR</b>	<b>AGE</b>	<b>LR1</b>	<b>LR2</b>	<b>LR3</b>	<b>MR5</b>	<b>HR8</b>	<b>HR12</b>	<b>HR18</b>
<b>MIN</b>	0.5 du/ae	(1)	(3)	0.5 du/ae	1 du/ae	2 du/ae	3 du/ae	5 du/ae	5 du/ae	5 du/ae
<b>MAX</b>	1 du/ae	(2)		1 du/ae	2 du/ae	3 du/ae	5 du/ae	8 du/ae	12 du/ae	18 du/ae
<b>[Ord. 2006-004] [Ord. 2010-022] [Ord. 2014-031]</b>										
<b>Notes:</b>										
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 AGE FLUA Conceptual Plan. <b>[Ord. 2014-031]</b>										

**d. ~~MXPD/PIPD~~**

~~Density in a MXPD or PIPD shall be determined by the underlying residential FLU designation and correspond to Table 3.E.1.B, PUD Density. Land with a commercial or industrial land use designation without an underlying residential land use designation shall be assigned a compatible residential density by the Planning Director in accordance with the Plan. **[Ord. 2009-040]**~~

**e. ~~MLU~~**

~~Density in a MLU land use designation shall be determined by the underlying residential FLU designation(s) and correspond to Table 3.E.1.B, PUD Density. Land without an underlying residential land use designation(s) shall be assigned a compatible residential density by the Planning Director in accordance with FLUE Policy 4.4.2-b of the Plan. **[Ord. 2009-040]**~~

....

**Part 9 ULDC Art. 3.E.2 Planned Development Districts, Planned Unit Development Property Development Regulations (page 148 of 212, Supplement 24), is hereby amended as follows:**

<b>Reason for amendments:</b> [Zoning]
1. Comprehensive Plan ORD-2015-044 modified Table III.C.1, now Table 2.2.1-g.1. as it relates to minimum density by the Plan.
2. Ordinance 2017-036 removed reference to maximum density.

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

....

**Section 2 Planned Unit Development**

....

**D. Property Development Regulations (PDRs)**

The minimum lot dimensions, ~~minimum and maximum~~ density, maximum FAR, maximum building coverage, and minimum setbacks in each pod are indicated in Table 3.E.2.D, PUD Property Development Regulations, unless otherwise stated.

**1. Setbacks**

For residential development, building setbacks shall be measured from the inside edge of the perimeter landscape buffers. For non-residential development, building setbacks shall be measured from the property line. Rear or side setbacks may be reduced pursuant to Art. 3.D.1.D,4, Setback Reductions.

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**EXHIBIT H**  
**CLR FUTURE LAND USE AND RESIDENTIAL**  
**[CODIFICATION OF ORD-2017-036]**  
**SUMMARY OF AMENDMENTS**

**CR-2018-039**  
(Updated 10/11/2018)

1

**Table 3.E.2.D - PUD Property Development Regulations**

POD	Lot Dimensions			Density		FAR (2)	Building Coverage	Setbacks			
	Size	Width and Frontage	Depth	Min.	Max.			Front	Side	Side Street	Rear
<b>Residential</b>											
SF and Cottage Homes	Apply the RS district regulations in Table 3.D.1.A, Property Development Regulations. Refer to Art. 3.D.2.E, Cottage Home Property Development Regulations. <b>[Ord. 2018-018]</b>										
ZLL	Refer to Art. 3.D.2.B, Zero Lot Line (ZLL).										
TH	Refer to Art. 3.D.2.A, Townhouse.										
MF	Apply the RM district regulations in Table 3.D.1.A, Property Development Regulations.										
<b>Civic</b>											
Private	0.5 ac	100	100	-	-	-	30 percent	25	20	25	20
Public	1.5 ac.	100	200	-	-	-	30 percent	25	20	25	20
<b>Commercial</b>											
Commercial	Apply CC district regulations in Table 3.D.1.A-17, Property Development Regulations										
<b>Recreation</b>											
Recreation Pod (3)	-	65	75	-	-	-	30 percent	25	15	25	15
Neighborhood Park	0.1	45	75	-	-	-	15 percent	15	15	15	15
<b>Preservation (1)</b>											
Preservation	Apply the AGR district regulations in Table 3.D.1.A, Property Development Regulations										
<b>[Ord. 2005-002] [Ord. 2007-001] [Ord. 2008-037] [Ord. 2016-042] [Ord. 2018-018]</b>											
<b>Notes:</b>											
1. Preservation includes the Preservation Areas in a PUD allowed in the AGR FLU designations.											
2. The maximum FAR shall be in accordance with FLUE Table III.C.2 of the Plan, and other related provisions, unless otherwise noted. <b>[Ord. 2007-001]</b>											
3. Recreation pods required for multi-family units, CLFs, or other similar uses may be exempt from the following:											
a) Minimum frontage requirement, where internal street frontages are not available in the area required for recreation amenities, upon demonstration that access is provided by frontage on internal access ways, the pedestrian network other as may be approved by Parks and Recreation; and, <b>[Ord. 2016-042]</b>											
b) Minimum PDRs may be reduced proportionate to or in accordance with Art. 5.D.2.B.9, Exceptions <b>[Ord. 2016-042]</b> .											

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**Part 10 ULDC Art. 3.E.6 Overlays and Zoning Districts, Planned Development Districts, Mobile Home Planned Development District, (page 172 of 212, Supplement 24), is hereby amended as follows:**

<b>Reason for amendments:</b> [Zoning]
1. Comprehensive Plan ORD-2015-044 modified Table III.C.1, now Table 2.2.1-g.1. as it relates to minimum density by the Plan.
2. Ordinance 2017-036 removed reference to maximum density.

9 **CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)**

10 ....

11 **Section 6 Mobile Home Planned Development District (MHPD)**

12 ....

13

14

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16

17

**D. Property Development Regulations (PDRs)**

The minimum lot dimensions, ~~minimum and maximum~~ density, maximum FAR, maximum building coverage, and minimum setbacks in each pod are indicated in Table 3.E.6.D, MHPD Property Development Regulations, unless otherwise stated.

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**CLR FUTURE LAND USE AND RESIDENTIAL**  
**[CODIFICATION OF ORD-2017-036]**  
**SUMMARY OF AMENDMENTS**

**CR-2018-039**  
**(Updated 10/11/2018)**

1 Part 11. ULDC Art. 4.B.1., Residential Uses, (page 13-15 of 208, Supplement 24), is hereby  
2 amended as follows:  
3

<b>Reason for amendments:</b> [Zoning]
1. Add footnote reference to Use Matrix describing requirements for CLR as described in ORD2017-036.
2. Remove reference to FLUE Table III.C.1, as it was deleted in ORD 2015-044 and replaced with Table 2.2.1-g.1

4 **CHAPTER B USE CLASSIFICATION**

5 **Section 1 Residential Uses**  
6

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**EXHIBIT H**  
**CLR FUTURE LAND USE AND RESIDENTIAL**  
**[CODIFICATION OF ORD-2017-036]**  
**SUMMARY OF AMENDMENTS**

**CR-2018-039**  
(Updated 10/11/2018)

1 **Part 12. ULDC Art. 4.B.1 Residential uses Uses (pages 15 of 204, Supplement 24), is hereby**  
2 **amended as follows:**  
3

<b>Reason for amendments:</b> [Zoning]
1. ORD-2017-036 modify the use table to add reference to CLR
2. Remove reference to FLUE Table III.C.1, as it was deleted in ORD 2015-044 and replaced with Table 2.2.1-g.1
3. Zoning Ordinance 2016-042 modified Table 3.A.3.B Future Land Use (FLU) Designation and Corresponding Standard Zoning Districts on September 22, 2016, allowing the RS Zoning District to be consistent with not only MR_5 and HR_8, but additional Residential FLU designations (ie LR-2, LR-3, HR-12 and HR-18). Modification to the approval process for RS, to include HR-12 and HR-18, would allow a Type 3 CLF with a Class A Conditional Use. RS with the Low Residential Land Use continues to not be allowed.

4  
5 **B. General Residential Standards**

6 **1. Accessory Affordable Housing**

7 Multifamily, Single Family, Townhouse or Zero Lot Line Home may be allowed in the IPF Zoning  
8 District as Affordable Housing in the same development of Institutional, Public and Civic uses  
9 such as Place of Worship. The dwelling units shall not be for sale and shall be subject to DRO  
10 approval. As part of the submittal requirement, the applicant shall demonstrate that residential  
11 development will be under the direct supervision of a sponsoring non-profit organization or  
12 community-based group.

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

14 **1. Congregate Living Facility (CLF)**

15 **a. Definition**

16 A facility which provides long-term care, housing, food service, and one or more assistive  
17 care services for persons not related to the owner or administrator by blood or marriage.

18 **b. Licensing**

19 Type 1 and 2 CLFs shall be licensed by one of the licensing entities referenced in State  
20 Statute 419.001.

21 **c. Approval Process ~~RS Zoning District~~**

22 **1) RS Zoning District**

23 A Type 3 CLF may be allowed in the RS Zoning District with an MR-5, HR-8, HR-12,  
24 or HR-18 FLU designation subject to a Class A Conditional Use approval. A Type 3  
25 CLF in in the RS Zoning District with a LR-1, LR-2, and LR-3 shall be prohibited.

26 **d. Maximum Occupancy**

27 **1) Type 1 CLF**

28 Six persons, excluding staff.

29 **2) Type 2 CLF**

30 14 persons, excluding staff.

31 **3) Type 3 CLF**

32 The maximum occupancy shall be determined by FLUE Table ~~III.C.42.2.1-g.1~~ of the  
33 Plan and multiplying the maximum allowable density by 2.39. A dwelling unit is  
34 equivalent to 2.39 residents/beds.

35 ....

36  
37  
38 **Part 13 ULDC Art. 5.G Supplementary Standards, Density Bonus Programs, Workforce Housing**  
39 **(WHP) (page 79 of 110, Supplement 24), is hereby amended as follows:**  
40

<b>Reason for amendments:</b> [Zoning]
1. Modified the referenced of PLAN Table 2.1-1 to Table 2.2.1-g.1.
2. Remove reference to Infill as the Plan policies were changed relating to density
3. Eliminate footnote as it is redundant language as described under G.1.E.4.f.1.
4. Eliminate RT/LR-1 Reference in the table as it is not described under G.1.E.4.f.1.

41 **CHAPTER G DENSITY BONUS PROGRAMS**

42 **SECTION 1 WORKFORCE HOUSING PROGRAM (WHP)**

43 ....  
44 **E. WHP Incentives**

45 ....  
46 **4. Density Bonus Development Options**

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**EXHIBIT H**  
**CLR FUTURE LAND USE AND RESIDENTIAL**  
**[CODIFICATION OF ORD-2017-036]**  
**SUMMARY OF AMENDMENTS**

**CR-2018-039**  
(Updated 10/11/2018)

....  
**f. Option 1 - RT District**

The zoning for parcels electing to use this option must be in compliance with Table 3.A.3.B, Future Land Use (FLU) Designation and Corresponding Standard Zoning Districts. **[Ord. 2008-037]**

**1) RT PDR Deviations**

Deviations from the minimum PDRs for the RT district with a LR-2 or LR-3 FLU designation may be in accordance with Table 5.G.1.E, RT Deviations for WHP, only for those projects that exceed the standard density in the footnote in FLUE Table 2.2.1-g.1, Residential Future Land Use Designation Maximum Density qualify for maximum density in accordance with Table 2.1-1, Residential Categories and Allowed Densities, of the FLU Element of the Plan, and utilize a minimum density bonus of 20 percent. **[Ord. 2006-055]**

**Table 5.G.1.E - RT Deviations for WHP (4)**

Zoning District	Applicability	FLU	Lot Dimensions				Setbacks	
			Size	Width and Frontage	Building Coverage	Depth	Side	Rear
RT	<del>Infill, TDR</del>	LR-4	14,000 sf	ND	ND	ND	ND	ND
RT	<del>Infill, TDR, WHP</del>	LR-2	12,000 sf	85'	35%	100'	ND	ND
RT	<del>Infill, TDR, WHP</del>	LR-3	9,000 sf	65'	40%	80'	1st Floor 10'	1st floor - 15'

**[Ord. 2006-055]**  
**Notes:**  
ND No deviation.  
~~1. Eligible projects must qualify for maximum density in accordance with FLUE III.C.1, Residential Categories and Allowed Densities, of the FLU Element of the Plan, and use. [Ord. 2006-055]~~

**Part 14. ULDC Art. 5.G Density Bonus Programs, Affordable Housing (WHP) (page 85 of 110), is hereby amended as follows:**

<b>Reason for amendments: [Zoning]</b>
1. Modified the referenced of PLAN Table 2.1-1 to Table 2.2.1-g.1.
2. Remove reference to Infill as the Plan policies were changed relating to density
3. Eliminate footnote as it is redundant language as described under G.1.E.4.f.1.

**CHAPTER G DENSITY BONUS PROGRAMS**

**Section 2 Affordable Housing Program (AHP)**

...  
**D. AHP Incentives**

....  
**4. Density Bonus Development Options**

....  
**f. Option 1 - AR, and RT Districts**

The zoning for parcels electing to use this option must be in compliance with Table 3.A.3.B, Future Land Use (FLU) Designation and Corresponding Standard Zoning Districts. **[Ord. 2009-040]**

**1) AR FAR Calculations**

New SFD lots in the AR district shall be permitted to calculate FAR based on the acreage of the FLU designation. **[Ord. 2009-040]**

**2) RT PDR Deviations**

Deviations from the minimum PDRs for the RT district with a LR-2 or LR-3 FLU designation may be in accordance with Table 5.G.24.D, RT Deviations for ~~W~~AHP, only for those projects that exceed the standard density in the footnote in FLUE Table 2.2.1-g.1, Residential Future Land Use Designation Maximum Density qualify for maximum density in accordance with Table 2.1-1, Residential Categories and Allowed Densities, of the FLU Element of the Plan, and utilize a minimum density bonus of 20 percent. **[Ord. 2009-040]**

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**EXHIBIT H**  
**CLR FUTURE LAND USE AND RESIDENTIAL**  
**[CODIFICATION OF ORD-2017-036]**  
**SUMMARY OF AMENDMENTS**

**CR-2018-039**  
(Updated 10/11/2018)

1

**Table 5.G.2.D - RT Deviations for AHP (+)**

Zoning District	Applicability	FLU	Lot Dimensions				Setbacks	
			Size	Width and Frontage	Building Coverage	Depth	Side	Rear
RT	<del>Infill, TDR</del>	<del>LR-1</del>	<del>14,000 sf</del>	<del>ND</del>	<del>ND</del>	<del>ND</del>	<del>ND</del>	<del>ND</del>
RT	<del>Infill, TDR, WHP</del> AHP	LR 2	12,000 sf	85'	35%	100'	ND	ND
RT	<del>Infill, TDR, WHP</del> AHP	LR 3	9,000 sf	65'	40%	80'	1st Floor 10'	1st' floor – 15'
<b>[Ord. 2009-040]</b>								
<b>Notes:</b>								
ND No deviation.								
<del>1. Eligible projects must qualify for maximum density in accordance with FLUE Table III.C.1, Residential Categories and Allowed Densities, of the FLU Element of the Plan, and use.</del>								

2 ....

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**EXHIBIT I**  
**MIXED AND MULTIPLE USE ZONING DISTRICTS**  
**[CODIFICATION - PORTION OF ORD-2017-004]**  
**CR-2018-041 (Previous PIA-2018-01188)**  
**(Updated 10/16/2018)**

**Reason for amendments:** [Zoning]  
**Summary:** On January 30, 2017, the Board of County Commissioners adopted Ordinance 2017-004, which modified the Comprehensive Plan Future Land Use Element (FLUE) policies and regulations for Mixed and Multiple Use Future Land Use designations and Zoning districts allowing residential in the MUPD Zoning District, to delete the Economic Development Overlay and to clarify language regarding Residential High Zoning Districts. The proposed amendment contained herein is to incorporate changes as it relates to Mixed and Multiple Use Zoning Districts and the allowance for Residential Uses.

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**Part 1. ULDC Art. 2.A.6.B Application Processes and Procedures, General, Zoning Application Procedures, Plan Requirements (page 16 of 105, Supplement 24), is hereby amended as follows:**

**Reason for amendments:** [Zoning]  
 1. FLUE Objective 4.4 Mixed and Multiple Use Development within the Plan requires that a Preliminary Development Plan be approved with a mixed or multiple use development. The ULDC currently requires a Preliminary Site Plan to be approved by the Board of County Commissioners (BCC) when an Applicant requests an Official Zoning Map Amendment to the MUPD or MXPD Zoning Districts. The proposed modification would allow an Applicant to submit a Preliminary Master Plan if an Applicant proposes to use the Future Land Use (FLU) designation and the underlying FLU designation.

**CHAPTER A GENERAL**

....

**Section 6 Zoning Application Procedures**

....

**B. Plan Requirements**

All applications, excluding Comprehensive Plan Amendments and Privately Initiated Amendments, shall require the submittal of plan(s) to the DRO, except where indicated otherwise. The type of plan shall be based upon the type of application request(s), and shall be prepared to include graphics and tabular data consistent with the Zoning Technical Manual requirements, as amended. The plan shall provide sufficient information for the DRO to review in order to render comments on the application for compliance with the applicable standards pursuant to Art. 2.B, Public Hearing Processes and Art. 2.C, Administrative Processes. In addition, the plan shall be prepared in compliance with the following: **[2009-040] [2015-006] [Ord. 2017-002] [Ord. 2018-002]**

1. The Land Development Design Standards Manual (LDM) published and maintained by the Land Development Division; and, **[Ord. 2009-040] [Ord. 2018-002]**
2. Plan labeling standards as follows, unless otherwise stated herein; **[Ord. 2009-040] [Ord. 2018-002]**
  - a. Plans requiring BCC or ZC's approval shall be labeled "Preliminary". **[Ord. 2009-040]** After the BCC or ZC approves the DOs, the DRO shall finalize the Preliminary Plans to ensure consistency with the approved DOs. These Plans shall be labeled as Final Plans at the Final DRO approval process. **[Ord. 2018-002]**
  - b. Plans requiring DRO's approval shall be labeled "Final". **[Ord. 2009-040] [Ord. 2018-002]**

**3. Master Plan**

The Master Plan shall be the controlling document for a PDD listed below. All development site elements including, but not limited to: ingress and egress, density, and intensity in the PDD shall be consistent with the Master Plan. All subdivisions and plats shall be consistent with the Master Plan. In cases of conflict between plans, the most recently approved BCC plan for those DOs that have no Final DRO plans, shall prevail. **[Ord. 2009-040] [Ord. 2018-002]**

**a. Preliminary Master Plan (PMP) for Public Hearing Approval**

The BCC shall approve a PMP for the following PDDs: PUD, ~~PIPD~~, ~~MHPD~~, RVPD, ~~MHPD~~, ~~PIPD~~, PDDs with a MLU or EDC future land use designation; and a PUD within the Lion Country Safari (LCS) where the transfer of density from other PDDs within the LCS is proposed. The BCC may approve a PMP for a MUPD and MXPD that utilizes more than one FLU designation in order to define location of uses and property development regulations. **[Ord. 2009-040] [Ord. 2010-022] [Ord. 2011-016] [Ord. 2018-002]**

**1) Preliminary Site Plan (PSP) or Subdivision Plan (PSBP) Options**

For a PUD application with no proposed subdivision, the Applicant may submit a PSP prior to certification for public hearing process, which includes but not limited to: layout of lots and buildings, ingress and egress, recreation areas, or exemplary design standards, if applicable for the purpose of the BCC's consideration. For a PUD with

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**EXHIBIT I**  
**MIXED AND MULTIPLE USE ZONING DISTRICTS**  
**[CODIFICATION - PORTION OF ORD-2017-004]**  
**CR-2018-041 (Previous PIA-2018-01188)**  
**(Updated 10/16/2018)**

proposed subdivision of lots, the Applicant, may submit a PSBP pursuant to Preliminary Subdivision Plan. [Ord. 2009-040] [Ord. 2018-002]

**2) Lion Country Safari**

A PMP shall be required for any LCS PUD application that proposes to transfer density from the MUPD or RVPD in accordance with FLUE Objective 1.11, Lion Country Safari Overlay. All other Plans within the LCS shall be consistent with the PMP. [Ord. 2011-016] [Ord. 2018-002]

....

**Part 2. ULDC Art. 3.E.1.C Overlays and Zoning Districts, Planned Development Districts, General, FAR, Density, and Use Standards (page 135 of 212, Supplement 24), is hereby amended as follows:**

<b>Reason for amendments:</b> [Zoning]
1. Modify the FAR, Density and Use Standards for a Planned Development District to incorporate changes contained in ORD-2017-004 as it relates to policy changes that allow for both non-residential and residential uses when there is a non-residential FLU and underlying residential FLU.
2. To clarify how to apply property development regulations and uses when there are two non-residential FLU designations with the use of a Preliminary Master Plan.

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

**Section 1 General**

....

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

**1. PDDs Split by FLU Designations**

Uses allowed, PDRs, density and intensity shall be determined by the land use designation on the affected area. In the U/S Tier, density may be transferred from one portion of the project to another based on the gross acreage of the project. [Ord. 2009-040]

**2. PDDs with underlying FLU Designations**

- a. PDDs that have a non-residential FLU designation and an underlying residential FLU designation may utilize density and/or intensity for either or both FLU designations.
- b. PDDs that have two non-residential FLU designations may utilize either or both FLU designations. If the Development Order utilizes both FLU designations, a Preliminary Master Plan shall be approved by the BCC depicting the locations of each FLU as a Pod. Each Pod will be limited to the allowable uses, for the applicable FLU designation, pursuant to Article 4.B Use Classification and the property development regulations pursuant to Table 3.E.3.D- MUPD Property Development Regulations. The FAR shall be in accordance with FLUE Table III.C.2 for each Pod and the applicable FLU Designation. Double counting of intensity is prohibited.

**...[Renumber accordingly]**

**Part 3. ULDC Art. 3.E.1.C Overlays and Zoning Districts, Planned Development Districts, General, Objectives and Standards (page 136-137 of 212, Supplement 24), is hereby amended as follows:**

<b>Reason for amendments:</b> [Zoning]
1. Modify the Design Objections of Planned Development Districts to incorporate changes in the Plan under ORD 2017-004, which emphasize a requirement for pedestrian circulations systems in Planned Developments with both residential and non-residential uses.
2. Clarify the Pedestrian amenities are for the non-residential uses.

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

**Section 1 General**

....

**C. Objectives and Standards**

**1. Design Objectives**

Planned developments shall comply with the following objectives:

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**EXHIBIT I**  
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**[CODIFICATION - PORTION OF ORD-2017-004]**  
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**(Updated 10/16/2018)**

- 1 a. Contain sufficient depth, width, and frontage on a public street, or appropriate access
- 2 thereto, as shown on the PBC Thoroughfare Identification Map to adequately
- 3 accommodate the proposed use(s) and design;
- 4 b. Provide a continuous, non-vehicular and pedestrian circulation systems which connects
- 5 uses, public entrances to buildings, recreation areas, amenities, usable open space, and
- 6 other land improvements within and adjacent to the PDD;
- 7 c. Provide pathways and convenient parking areas designed to encourage pedestrian
- 8 circulation between uses;
- 9 d. Preserve existing native vegetation and other natural/historic features to the greatest
- 10 possible extent;
- 11 e. Screen objectionable features (e.g. mechanical equipment, loading/delivery areas, storage
- 12 areas, dumpsters, compactors) from public view and control objectionable sound;
- 13 f. Locate and design buildings, structures, uses, pathways, access, landscaping, water
- 14 management tracts, drainage systems, signs and other primary elements to minimize the
- 15 potential for any adverse impact on adjacent properties; ~~and~~
- 16 g. Minimize parking through shared parking and mix of uses;
- 17 h. Creation of a strong pedestrian system through the design and placement of buildings
- 18 connected to a common public space or usable open spaces; and,
- 19 i. For PDDs ~~with nonresidential uses only,~~ a minimum of one pedestrian amenity for each
- 20 100,000 square feet of non-residential GFA, or fraction thereof, shall be incorporated into
- 21 the overall development to create a pedestrian friendly atmosphere. Suggested amenities
- 22 include, but are not limited to: **[Ord. 2009-040]**
- 23 1) public art; **[Ord. 2009-040]**
- 24 2) clock tower; **[Ord. 2009-040]**
- 25 3) water feature/fountain; **[Ord. 2009-040]**
- 26 4) outdoor patio, courtyard or plaza; and **[Ord. 2009-040]**
- 27 5) tables with umbrellas for open air eating in common areas and not associated with
- 28 tenant use (i.e. restaurant) or outdoor furniture. **[Ord. 2009-040]**

29 ....

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31  
32 **Part 4. ULDC Art. 3.E.1.I. Overlays and Zoning Districts, Planned Development Districts,**  
33 **General, Unified Control (page 145 of 212, Supplement 24), is hereby amended as**  
34 **follows:**

<b>Reason for amendments:</b> [Zoning]
1. Add language that requires an Applicant to update the Unity of Control when revisions are proposed to a previously approved Development Order that may be in conflict with the original Unified Control.

35 **CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)**

36 **Section 1 General**

37 ....

- 38 **I. Unified Control**
- 39 All land in a PDD shall be contiguous, unless otherwise stated, and owned or under the control of
- 40 the applicant or subject to unified control. Unified Control shall be in a form acceptable to the
- 41 County Attorney and shall provide for the perpetual operation and maintenance of all
- 42 shared/common facilities and improvements, which are not provided, operated or maintained at the
- 43 public's expense.
- 44 **1. Exception**
- 45 Public civic uses and AGR Preservation Areas shall not be subject to unified control, unless
- 46 required by a condition of approval.
- 47 **2. Approval**
- 48 Unified control shall be approved by the County Attorney and recorded by the applicant prior
- 49 to approval by the DRO of the initial master plan, site plan, or subdivision, whichever occurs
- 50 first.
- 51 **3. Control**
- 52 Unified control for a PDD shall be approved by the County Attorney and recorded by the
- 53 applicant prior to approval of the first plat.
- 54 **4. Architectural Guidelines**
- 55 All buildings and signage shall maintain architectural consistency between all building, signage
- 56 and project identification. Consistency shall include, a minimum, on overall unified image and
- 57 character created by the use of common elements such as building and roofing materials,
- 58 rooflines, muted colors, fenestration, architectural features, and architectural elements.
- 59 Infrastructure, such as Minor Utility, Water and Wastewater Treatment Plants which are

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**EXHIBIT I**  
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**[CODIFICATION - PORTION OF ORD-2017-004]**  
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**(Updated 10/16/2018)**

approved for construction in a PDD prior to the approval of other buildings will not be used to set the architectural standards for a PDD. [Ord. 2007-013] [Ord. 2017-007]

**5. Successive Owners**

The unified control shall run with the land and shall be binding on all successors in interest to the property.

**6. Amendments**

Prior to approval of a modification to a master plan, site plan, or subdivision by the DRO, the unified control shall be amended to include/exclude all land added to/deleted from the PDD, and incorporate any revisions modified by the new Development Order that may be in conflict with the original Unified Control.

....

**Part 5. ULDC Art. 3.E.3.B Overlays and Zoning Districts, Planned Development Districts, Multiple Use Planned Development, Design Objectives (page 162 of 212, Supplement 24), is hereby amended as follows:**

Reason for amendments: [Zoning]
1. Revised Design Objectives to remove language that a MUPD be predominately non-residential, and replaced it with language in the FLUE Policy 4.4.7-b.
2. Clarify the Performance Standard for Freestanding buildings, and the maximum number within a MUPD, are for the non-residential uses and structures only, and will not apply to mixed use or residential uses and structures.
3. To clarify that a Type 3 incompatibility buffer is required at the perimeter of an MUPD when the uses are mixed or non-residential uses are adjacent to residential FLU or use.
4. To add design objectives when Residential uses are incorporated into an MUPD. Added language was based on direction from the Plan, suggestions from LDRAB on July 25 meeting, Staff and the Applicant for PIA-2018-1188. Staff used language analyzed language from the existing requirements of the PLAN, MXP, TND, and TMD Zoning Districts, and the URAO and WCRAO Overlays where mixed uses are allowed.
5. Delete language that has been revised and incorporated under Part 3 above, Art. 3.E.1.C Overlays and Zoning Districts, Planned Development Districts, General, FAR, Density, and Use Standards, describing how to use intensity and density for non-residential and residential projects, and projects with two non-residential FLU.
6. Modify Table 3.E.3.D - MUPD Property Development Regulations, to include the requirements for residential PDR's and the Recreation PDRs, when a MUPD include residential uses.
7. Add language for supplemental standards for hours of operation, storage, and outdoor speakers when an MUPD has both non-residential and residential uses. These requirements are similar to other MXP, TMD and TDD Zoning District requirements.

**Section 3 Multiple Use Planned Development (MUPD)**

....

**B. Objectives and Standards**

**1. Design Objectives**

A MUPD shall comply with the following objectives:

- a. ~~Designed as a predominantly non-residential district;~~ Allow for both residential and non-residential uses within a project that is designed in a manner to foster compatibility within and adjacent to the project;
- b. Provide innovative building location and orientation;
- c. Protect adjacent residential uses from potential adverse impacts;
- d. Provide interconnection between uses in and adjacent to the project;
- e. Allow for landscape design that enhances the appearance of the project; and, [Ord. 2014-025]
- f. An MUPD with an EDC FLU designation shall be primarily utilized by office and research parks, which may also include manufacturing and processing, research and development, wholesale distribution and storage of products. [Ord. 2014-025]

**2. Performance Standards**

A MUPD shall comply with the following standards:

**a. Freestanding Buildings**

- 1) This Section shall not apply to mixed use or residential structures.
- 2) For the purpose of this Section, circulation shall mean any portion of a driveway, drive aisle, or other means of vehicular access located within 50 feet of a building, excluding one-way drive through lanes, dedicated bypass lanes, and one primary building.
- 23) For the purpose of this Section, circulation shall not include vehicular access ways for uses including but not limited to Self Service Storage Facility, Data and Information

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**(Updated 10/16/2018)**

Processing, Manufacturing and Processing, or Warehouses, when limited to access to individual storage units or warehouse bays, or facilities not open to the public and under the control of one business. This exception shall not apply to other vehicular circulation, or access ways providing ingress/egress to other uses or tenants within a Development. **[Ord. 2017-007]**

**Table 3.E.3.B - Freestanding Buildings**

FLU Designations	CL	CH	CLO	CHO	IND	EDC	CR	INST
Number of buildings	1	3	1	3	3	3	3	3
<b>[Ord. 2014-025]</b>								

**b. Non-vehicular Circulation**

A MUPD shall be designed to provide for pedestrian and bicycle oriented circulation system throughout the development.

**1) Sidewalks**

Where sidewalks cross vehicular use areas, they shall be constructed of pavers, brick, decorative concrete, or similar pavement treatment.

**c. Landscape Buffers**

A Type 3 ~~incompatibility~~ Buffer shall be provided along the property lines in any area of an MUPD, where mixed use and non-residential uses are adjacent to a residential use type or undeveloped land with a residential FLU designation. The applicant may request for an alternative buffer subject to a Type 2 Waiver process. **[Ord. 2018-002]**

**d. Cross Access**

Parking lots and vehicular circulation areas shall be designed to facilitate cross access directly to adjacent parcels. Cross access shall be provided between a MUPD and adjacent land with a non-residential FLU designation, if required by the DRO. The cross access shall be in a location and manner acceptable to the DRO.

**e. Parking**

Off street parking areas shall comply with Art. 6, Parking, Art. 7, Landscaping, and the following:

**1) Parking Areas**

- a) Groundcover or small shrubs 18 to 24 inches in height at installation, and maintained to achieve a maximum of 30 inches in height shall be planted in all landscape islands and divider medians. **[Ord. 2018-002]**
- b) Where pedestrian access ways cross landscape islands or are provided within divider medians, they shall consist of brick, decorative concrete, or similar paving treatment. **[Ord. 2018-002]**

**2) Loading Area Screening**

Internally oriented loading areas shall provide an opaque wall of a height necessary to screen vehicles from view. Foundation planting shall be provided on the exterior side of the wall.

**f. Residential**

An MUPD with residential uses shall comply with the following additional performance standards:

**a. Proximity of Uses**

All dwelling units shall be located within 1,320 linear feet of a recreation use or useable open space:

**b. Pedestrian circulation**

Internal sidewalks shall connect residential to both the non-residential use(s), and the useable open space(s). Elements of human scale shall be incorporated along these systems including but not limited to light fixtures, seating gathering spaces, water features, statuary and landscaping;

**c. Compatibility**

The MUPD shall be designed to create a transition between non-residential and residential land uses within the project and between less intensive residential housing located on abutting property to the MUPD. These transitional areas may vary in width based on the adjacent housing type or residential land use designations. The elements of transition between the use types may include but is not limited to changes in housing types, variations in buildings heights, increases in building setbacks and separations, orientation of buildings, and placement of open spaces.

**d. Useable Open Space**

In addition to the requirements of Article 5.F Parks and Recreation for the residential use, a minimum of five percent (5%) of the total development area shall be usable, open space. This open space is encouraged to be located between the non-residential

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**(Updated 10/16/2018)**

and residential uses as a central gathering area in order to integrate the two uses. Trees shall be installed within this area at one (1) tree for each 1,000 square feet of useable open space.

**3. Civic Dedication**

The BCC may require that a portion of the gross acreage of the development be dedicated to PBC for public purposes, when insufficient facilities are available to allow for the provision of government services required for the proposed development. The dedication of such property shall be in accordance with Art. 3.E.2.E.4.c.1), Public Civic. The PDRs for the PO district shall apply to the civic parcel. **[Ord. 2006-004]**

**4. EDC FLU - Use Limitations**

All permitted Commercial, Public and Civic, Agricultural, Utility or Industrial uses shall comply with the following: **[Ord. 2014-025]**

- a. Shall be clustered within the overall project so as to minimize any adverse impacts, including heavy truck traffic, on office and research portions of the project; and, **[Ord. 2014-025]**
- b. Outdoor storage or activity areas shall be buffered and screened from view of office or research areas, or operate completely in enclosed buildings. **[Ord. 2014-025]**

**C. Thresholds**

Projects that meet or exceed the requirements of Table 3.E.3.D, MUPD Property Development Regulations, in addition to all other minimum MUPD requirements, may be submitted and reviewed as a MUPD. **[Ord. 2006-004] [Ord. 2007-013] [Ord. 2015-031]**

**~~1. Underlying Land Use~~**

~~A MUPD with an underlying nonresidential FLU designation may utilize either land use, or a combination of land uses, to satisfy the requirements of Table 3.E.3.D, MUPD Property Development Regulations. **[Ord. 2017-007]**~~

**D. Property Development Regulations**

The minimum lot dimensions, maximum FAR, maximum building coverage, and minimum setbacks in the MUPD district are indicated in Table 3.E.3.D, MUPD Property Development Regulations, unless otherwise stated.

**Table 3.E.3.D - MUPD Property Development Regulations**

FLU Designations	Minimum Lot Dimensions			Max. FAR (2)	Max. Bldg. Coverage	Minimum Setbacks (1)			
	Size	Width & Frontage	Depth			Front	Side	Side Street	Rear
CL	3 ac	200	200	-	25 percent	25	C-15 R-30	25	C-20 R-30
CH	5 ac	300	300	-	30 percent	30	C-15 R-30	30	C-20 R-30
CLO	3 ac	200	250	-	25 percent	25	C-15 R-30	25	C-20 R-30
CHO	5 ac	200	200	-	25 percent	30	C-15 R-30	30	C-20 R-30
IND	5 ac	300	300	-	45 percent	30	C-15 R-40	30	C-20 R-40
EDC	5 ac	300	300	-	45 percent	30	C-15 R-40	30	C-20 R-40
CR	5 ac	300	300	-	30 percent	30	C-15 R-40	30	C-20 R-40
INST	5 ac	300	300	-	30 percent	30	C-15 R-30	30	C-20 R-30
<b>Residential Uses and Recreation</b>									
<b>ZLL</b>	<u>Refer to Art. 3.D.2.B, Zero Lot Line (ZLL).</u>								
<b>TH</b>	<u>Refer to Art. 3.D.2.A, Townhouse.</u>								
<b>MF</b>	<u>Apply the RM district regulations in Table 3.D.1.A, Property Development Regulations.</u>								
<b>Recreation Pod</b>	<u>Apply PUD Recreation Pod regulations</u>								
<b>[Ord. 2007-001] [Ord. 2014-025] [Ord. 2015-031]</b>									
<b>Notes:</b>									
<b>C</b>	Indicates the building setback if the lot abuts a parcel with a non-residential zoning district or FLU designation, that does not support a residential use. <b>[Ord. 2015-031]</b>								
<b>R</b>	Indicates the setback from an adjacent parcel with residential zoning. <b>[Ord. 2015-031]</b>								
1.	Setbacks are measured in linear feet from the boundary of the MUPD.								
2.	The maximum FAR shall be in accordance with FLUE Table III.C.2 of the Plan, and other related provisions, unless otherwise noted, <u>and shall include all residential and non-residential buildings.</u>								

**E. Use Regulations**

**1. MUPDs with non-residential and residential uses**

**a. Hours of Operation**

Hours of operation described in Art. 5.E.5, Hours of Operation, shall only apply to non-residential uses that meet the Proximity to Residential Requirements to an abutting

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**EXHIBIT I**  
**MIXED AND MULTIPLE USE ZONING DISTRICTS**  
[CODIFICATION - PORTION OF ORD-2017-004]  
**CR-2018-041 (Previous PIA-2018-01188)**  
**(Updated 10/16/2018)**

1 property. The hours of operation Proximity to Residential Requirements do not apply to  
2 the residential within the same MUPD.

3 **b. Open Storage**

4 No open storage or placement of any material, refuse equipment or debris shall be  
5 permitted in the rear of any structure.

6 **c. Outdoor Speakers**

7 No outdoor loudspeaker systems shall be permitted.

8 **~~FE.~~ AGR MUPD**

9 ....

10  
11  
12 **Part 6. ULDC Art. 3.F.1 Overlays and Zoning Districts, Traditional Development Districts, General**  
13 **Provisions for TDDs (page 176 of 212), is hereby amended as follows:**

<b>Reason for amendments:</b> [Zoning]
--

1. Revise the language for Density calculations due to modifications in the PLAN through ORD 2017-036.
--

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

15 **Section 1 General Provisions for TDDs**

16 ....

17  
18 **E. FLUA Consistency, FAR and Density**

19 **1. Land Use Categories**

20 Any application for a rezoning to a TDD shall be in accordance with Art. 3.A.3, Zoning District  
21 Consistency with Future Land Use Atlas (FLUA). **[Ord. 2005 - 002] [Ord. 2011-016]**

22 **2. TDDs Split by Land Use**

23 **a. TMD Exception**

24 A TMD with more than one underlying non-residential FLU designation may utilize either  
25 land use, or combination, to satisfy the minimum required land use mix for a TMD. **[Ord.**  
26 **2005 - 002]**

27 **3. ~~TND-Density Bonus~~**

28 ~~A TND in the U/S Tier only, may qualify for a density bonus of up to two additional units per~~  
29 ~~acre above the maximum density allowed for a planned development, provided that the TND~~  
30 ~~is consistent with the standards and requirements of this Article. **[Ord. 2005 - 002]** The~~  
31 ~~allowable density shall be in accordance with FLUE Table 2.2.1-g.1 and other related Policies~~  
32 ~~of the Plan and related Policies~~

33 ....

34  
35  
36 **Part 7. ULDC Art. 3.F.4 Traditional Development Districts, Traditional Marketplace Development,**  
37 **(page 198 of 212, Supplement 24), is hereby amended as follows:**

<b>Reason for amendments:</b> [Zoning]
--

1. Planning Ordinance ORD-2017-036 modified the FLUE Policies relating to the calculation of density. The Plan now allows for 100% calculation of both intensity and density for nonresidential and residential developments.
---

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

39 ....

40 **Section 4 Traditional Marketplace Development (TMD)**

41 ....

42 **C. Development Standards for all TMDs**

43 The following standards apply to TMDs located in all tiers: **[Ord. 2005 - 002]**

44 **1. General Standards**

45 The following standards apply to all TMDs; however, additional standards or provisions shall  
46 apply to the AGR Tier, per Art. 3.F.4.D, Standards Applicable to AGR Tier, and  
47 Urban/Suburban Tier, per Art. 3.F.4.E, Standards Applicable to Urban/Suburban Tier - Lifestyle  
48 Commercial Center (LCC),. **[Ord. 2005-002] [Ord. 2005-041] [Ord. 2017-025]**

49 ....

50  
51 **~~d. Density/Intensity~~**

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[CODIFICATION - PORTION OF ORD-2017-004]  
**CR-2018-041 (Previous PIA-2018-01188)**  
**(Updated 10/16/2018)**

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~~1) Multiple Use Projects~~

~~Multiple Use Projects may be allowed to utilize up to 100 percent of the combination of a site's residential density and its commercial intensity equivalent. (Additional density or intensity is equivalent to the corresponding amount of non-utilized existing density or intensity). (A = percent of additional density or intensity, U = percent of utilized density or intensity. A = 100 - U). [Ord. 2005 - 002]~~

~~2) Mixed Use Projects~~

~~Mixed Use Projects which vertically integrate at least 20 percent of their allowed residential units with non-residential uses may be allowed to utilize up to 100 percent of both a site's residential density and commercial intensity. [Ord. 2005 - 002]~~

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 CR-2018-041 (Previous PIA-2018-01188)  
 (Updated 10/16/2018)

1 **Part 9. ULDC Art. 4.B.2.A Use Regulations, Use Classification, Commercial Uses (page 29 of**  
 2 **208, Supplement 24), is hereby amended as follows:**

<b>Reason for amendments:</b> [Zoning]
1. Add an exception for bay door orientation when residential is within an MUPD, provided there is a setback and screening. Language is similar to the requirements of Article 6.B Loading Bay Door screening.
2.

3 **Section 2 Commercial Uses**

4 **A. Commercial Use Matrix**

5 ....

6 **B. General Commercial Standards**

7 **1. Bay Doors**

8 Unless stated otherwise in Art. 4, Use Regulations or Art. 6.B, Loading Standards, service bay  
 9 doors shall not face any residential use, or vacant parcel of land with a residential FLU  
 10 designation, except as follows:

- 11 a. When separated by an Arterial or Collector Street a minimum of 80 feet in width.
- 12 b. When separated by a Local Commercial Street, provided the R-O-W buffer is upgraded to  
 13 include a minimum six-foot high hedge.
- 14 c. When separated by a parcel with a non-residential use such as utilities, canal R-O-W,  
 15 easements, FDOT or County drainage, a minimum of 80 feet in width, subject to the  
 16 provision of a Type 3 Incompatibility Buffer with a continuous two-foot high berm. The  
 17 required wall shall be placed on the top of the berm. Canopy Trees shall be one and one  
 18 half times the required tree quantity.
- 19 d. Requests for Type 2 Variance from Bay Doors regulations may be allowed in accordance  
 20 with Art. 2, Application Processes and Procedures.

21 e. When residential uses are within the same MUPD and not vertically integrated, the non-  
 22 residential structure with the bay doors shall be separated from a residential structure by a  
 23 minimum of 50 feet and screened from view.

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

25 ....

26  
 27  
 28 **Part 10. ULDC Art. 4.B.2 Use Regulations, Use Classification, Commercial Uses (page 91 of 208,**  
 29 **Supplement 24), is hereby amended as follows:**

<b>Reason for amendments:</b> [Zoning]
1. Modify the reference for freestanding structures due to modification under Part 5

30  
 31 **17. Warehouse**

32 **a. Definition**

33 An establishment used for the storage of raw materials, equipment, or products.

34 **b. Typical Uses**

35 Typical uses include moving companies, cold storage, and dead storage facilities, but  
 36 excludes self-service storage facilities.

37 **c. Overlay – WCRAO**

38 Office/warehouse uses shall be allowed as specified in Table 3.B.14.E, WCRAO Sub-area  
 39 Use Regulations. The office/warehouse development shall have a minimum of 25 percent  
 40 office space per gross floor area for each bay.

41 **d. Accessory Office**

42 Unless approved as a Class A Conditional Use, or as specified in the Overlay – WCRAO  
 43 standard, office space in each warehouse bay shall be a maximum of 30 percent of the  
 44 GFA of that bay.

45 **e. Sales**

46 General Retail Sales shall be prohibited, except where allowed in conjunction with Flex  
 47 Space.

48 **f. Freestanding Structures**

49 Freestanding structures for Warehouse developments located in an MUPD with an IND  
 50 FLU designation shall not be subject to the provisions of Table 3.E.3.B.2.a. ~~23~~,  
 51 Freestanding Buildings.

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EXHIBIT J

ARTICLE 5.B – ACCESSORY USES AND STRUCTURES
SUMMARY OF AMENDMENTS

CR-2018-002 and CR-2018-046
(Updated 10/2/18)

1
2 Part 1. ULDC Art. 1.I.2.T.19, Temporary (page 204 of 212, Supplement 23), is hereby amended
3 as follows:

Reason for amendments: [Zoning]
1. Reduce redundancy by deleting part of these definitions. Relocate definition of Temporary to Art. 4.A.7, Determining Approval Process, where that section of Article 4 specifically explains the different types of applications, which ranges from Permitted by Right, Conditional Use Approval, Prohibited Use.

4 19. Temporary
5 a. For the purposes of Art. 4, Temporary means uses not intended to be permanently fixed or
6 permanent in nature, and are typically approved for a defined period of time. [Ord. 2017-
7 007] [Partially relocated to Art. 4.A.7.C.5, Temporary Use as it related to Use Matrix]
8 b. For the purposes of Art. 8, Signage, a single period or an accumulation of periods not
9 exceeding 90 days in any 365-day period unless further restricted. [Ord. 2017-007]
10 ea. For the purposes of Art. 15.A, as defined by Rule 64E-6, F.A.C.
11 20. Temporary Uses are generally compatible with the other uses permitted in a district, but that
12 require individual review of their location, design, configuration and intensity and density of use,
13 buildings and structures, and may require the imposition of conditions in order to ensure the
14 appropriateness of the use at a particular location. These uses are generally provisional for a
15 specified, fixed period of time. [Ord. 2018-002]
16 ....[Renumber accordingly.]
17
18
19

20 Part 2. ULDC Art. 4.A.7.C (page 10 of 212, Supplement 23), is hereby amended as follows:

Reason for amendments: [Zoning]
1. Relocate and redefine Temporary Use in Art. 4.A.7.C, Use Matrix since explanation of Temporary Use is missing under the current Code. Also correct current code language related to the five processes since Prohibited Use is not a process.
2. Clarify all Temporary use requests are subject to the Zoning Agency Review process.

21 CHAPTER A USER GUIDE AND GENERAL PROVISIONS

22 Section 7 Determining Approval Process

23 ....
24 C. Use Matrix
25 There are five processes to obtain a zoning approval for a use, as follows: Permitted by Right,
26 DRO, Class B Conditional Use, or Class A Conditional Use. Each Use Matrix identifies all zoning
27 districts, uses, and approval process, except where it is indicated otherwise. The Use Matrix
28 consolidates use indicates the approvals process for each Use Type in standard Zoning Districts,
29 PDDs, TDDs, URAO, and IRO, PDDs and TDDs. A number in the column under the
30 "Supplementary Use Standard" column of the Use Matrix refers to the Definition and
31 Supplementary Use Standards applicable to the each use. [Ord. 2018-002]
32 1. Permitted by Right
33 Uses identified with a "P" are allowed in the zoning district, subject to the Supplementary Use
34 Standards and the other applicable requirements of this Code. Uses in this category that do
35 not require a Building Permit or Zoning Division site plan approval are still required to comply
36 with all applicable requirements of the ULDC.
37 2. Development Review Officer (DRO)
38 Uses identified with a "D" or exceeding the thresholds of Table 4.A.9.A, Thresholds for Projects
39 Requiring DRO Approval, are allowed subject to approval by the DRO in accordance with Art.
40 2.C, Administrative Processes.
41 3. Class B Conditional Use
42 Uses identified with a "B" are allowed in the zoning districts only if approved by the ZC in
43 accordance with Art. 2.B, Public Hearing Processes.
44 4. Class A Conditional Use
45 Uses identified with an "A" are allowed in the zoning districts with a recommendation by the
46 Zoning Commission, and approved by the BCC in accordance with Art. 2.B, Public Hearing
47 Processes.
48 5. Temporary Use
49 Uses identified in Use Matrix 4.B.11 with a "D" are allowed in the zoning districts with an
approval by the Development Review Officer subject to the Zoning Agency Review process.

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EXHIBIT J

ARTICLE 5.B – ACCESSORY USES AND STRUCTURES
SUMMARY OF AMENDMENTS

CR-2018-002 and CR-2018-046

(Updated 10/2/18)

Temporary uses are not permanent in nature; not intended to be permanently fixed at a location; and are typically approved for a defined period of time [Ord. 2017-007] [Partially relocated from Art. 1.1.2.T.19, Temporary]

56. Prohibited Uses

Uses identified with a dash "-", in a zoning districts column of the Use Matrix, are prohibited in that zoning district, unless otherwise expressly stated under the Supplementary Use Standards for the use, or within any applicable Zoning Overlays.

Part 3. ULDC Art. 3.E.1.G, Sales Office and Models (page 142-144 of 212, Supplement 23), is hereby amended as follows:

Table with 1 column: Reason for amendments: [Zoning/Building]. Rows include: 1. Relocate Real Estate Sales Office, Planned Development in Temporary Pod or Project from Art.3.E.1.G to Art. 4.B.11.C.8... 2. Minor edits to the existing plan requirements... 3. Relocate definitions of Real Estate Sales Office... 4. Clarify process for the gatehouse, entry features and utilities...

CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDs)

Section 1 General

....

G. Sales Office and Models

1. General

a. Permits

Building permits for real estate sales offices, sales models, gatehouses, entry features, and utilities may be issued prior to recording a final plat, but not before approval of a site plan/final subdivision plan by the DRO.

b. Permanent

A Real Estate Sales and Management Office is allowed as a Temporary Use in a PDD or TDD pursuant to Art. 4.B.11.C.5, Real Estate Sales and Management Office, PDD or TDD, and Art. 4.B.11.C.6, Real Estate Sales Model, PDD or TDD. A permanent Real Estate Sales Office is permitted in a commercial pod only, except where allowed otherwise within a Recreational Vehicle Park Development (RVPD). [Ord. 2014-025]

c. Definitions – see Art. 1.1, Definitions & Acronyms

1) Real Estate Sales Office, Planned Development

An office for the sale and resale of new and existing residential units, [Partially relocated to Art. 4.B.11.C.5.a, Definition as it related to Real Estate Sales Office and Management Office, PDD or TDD] or Recreation Vehicle (RV) sites, in a planned development. [Ord. 2014-025]

a) Temporary, Pod

A temporary real estate sales office for the sale of new units only shall be permitted in a residential pod or other temporary location approved by the DRO. Sales shall be limited to only new units in the pod. [Partially relocated to Art. 4.B.11.C.5.h.1), Pod as it related to Real Estate Sales and Management Office, PDD or TDD] A temporary sales office in a Mobile home shall be subject to Art. 5.B.1.B, Temporary Structures. Sanitary facilities shall be available in the office. A temporary real estate sales office shall be removed from the site prior to the issuance of the CO for the last remaining unit in the pod. Temporary access to the sales office may be permitted, subject to approval by the DRO. The temporary access shall be limited to one year, unless extended by the DRO. [Partially relocated to Art. 4.B.11.C.5.d, Access as it related to Real Estate Sale and Management Office, PDD or TDD]

b) Temporary, Project

A temporary real estate sales office for the sale and resale of units in the entire project, or phase of a project, shall be permitted in a residential pod, private civic pod, commercial pod, or recreation pod, subject to approval by the BCC. A temporary sales office in a Mobile home shall be subject to Art. 5.B.1.B, Temporary

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ARTICLE 5.B – ACCESSORY USES AND STRUCTURES  
SUMMARY OF AMENDMENTS

CR-2018-002 and CR-2018-046

(Updated 10/2/18)

~~Structures. Sanitary facilities shall be available in the office. A temporary real estate sales office serving an entire project shall only be permitted within a planned development and/or phase approved for 300 or more units. Sales and resales shall be limited to only units within the planned development. A temporary real estate sales office shall be removed from the site prior to the issuance of the CO for the last remaining unit in the project or phase, as applicable. Temporary access to the sales office may be permitted, subject to approval by the BCC. [Partially relocated to Art. 4.B.11.C.5.h.2), Project as it related to Real Estate Sales and Management Office, PDD or TDD]~~

~~c) RVPD~~

~~A temporary real estate sales office for the sale of RV sites shall be permitted within an RVPD in accordance with the provisions above, and the following: [Ord. 2014-025]~~

~~(1) Units shall mean RV sites; [Ord. 2014-025] [Relocated to Art. 4.B.11.C.5.a, Definition as it related to Real Estate Sales and Management Office, PDD or TDD]~~

~~(2) May be located within the Recreation Pod; [Ord. 2014-025] [Relocated to Art. 4.B.11.C.5.c, Location as it related to Real Estate Sales and Management Office, PDD or TDD]~~

~~(3) The temporary RVPD real estate sales office shall be removed upon completion of the project, CO of a permanent RV site real estate sales office, or upon expiration of the maximum time to commence development for the last phase, in accordance with Table 2.E.3.B, Time Limitation of Development Order for Each Phase. The BCC may impose a Condition of Approval with a specific date for compliance. [Ord. 2014-025] [Partially relocated to Art. 4.B.11.C.5.g.1, Removal as it related to Real Estate Sale and Management Office, PDD or TDD]~~

~~2) Planned Development, Sales Model~~

~~A residential unit used for the sale of only new units within a residential pod of a planned development. [Partially relocated to Art. 4.B.11.C.6.a, Definition as it related to Real Estate Sale Model, PDD or TDD]~~

~~2. Sales Office~~

~~a. Resale~~

~~Resale of existing units from a temporary real estate sales office for a project shall cease when the remaining number of units without a CO in the project, or phase, as applicable, reaches the following:~~

Table 3.E.1.G - Sales Office

No. Units in Project or Phase	Units Remaining w/out a CO
1000 or more	20
500-999	16
300-499	12

[Relocated to Art. 4.B.11.C.5.i, Resale as it related to Real Estate Sales and Management Office, PDD and TDD]

~~3. Sales Models~~

~~See Art. 4.B.11.C.6, Real Estate Sales Model.~~

~~a. General~~

~~A maximum of eight sales models per pod may be constructed prior to platting. [Relocated to Art. 4.B.11.6.d, Residential Pod as it related to Real Estate Sales Model, PDD and TDD] Subdivision approval of the sales model lots by the DRO shall be required prior to issuance of a building permit. Sales models shall comply with all applicable PDRs prior to issuance of a CO. [Partially relocated to Art. 4.B.11.C.6.b, Subdivision Process as it related to Real Estate Sales Model, PDD or TDD] A sales model may be used as a temporary real estate sales office. [Partially relocated to Art. 4.B.11.C.6.a, Definition as it related to Real Estate Sales Model, PDD or TDD]~~

~~1) Parking~~

~~A minimum of two parking spaces per model shall be provided. The parking area shall comply with Art. 6.A.1.D, Off-Street Parking. [Relocated to Art. 4.B.11.C.6.g, Parking as it related to Real Estate Sales Model, PDD or TDD]~~

~~2) Duration~~

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EXHIBIT J

ARTICLE 5.B – ACCESSORY USES AND STRUCTURES  
SUMMARY OF AMENDMENTS

CR-2018-002 and CR-2018-046

(Updated 10/2/18)

~~The use of a residential unit as a sales model shall cease prior to issuance of the CO for the last remaining unit in the pod.~~ [Relocated to Art. 4.B.11.C.6.c, Duration as it related to Real Estate Sales Model, PDD or TDD]

~~**b. Residential Pod**~~

~~A maximum of eight, or 20 percent of the number of units in the pod, whichever is less, shall be permitted as sales models.~~ [Relocated to Art. 4.B.11.C.6.d, Residential Pod as it related to Real Estate Sales Model, PDD or TDD]

~~**c. Model Rows**~~

~~Planned developments approved for a total of 300 or more units may construct a model row for the project.~~ [Partially relocated to Art. 4.B.11.C.6.e, Model Rows as it related to Real Estate Sales Model, PDD or TDD]

~~**1) Number**~~

~~A maximum of 16 sales models shall be permitted in the model row. A maximum of one model row shall be permitted for every three pods under development, consisting of a minimum of 60 units each.~~ [Relocated to Art. 4.B.11.C.6.e.1, Number as it related to Real Estate Sales Model, PDD or TDD]

~~**2) Location**~~

~~A model row shall be located in a residential pod. The location of the model row shall be designated on the preliminary development plan at the time of BCC approval. Access to the model row shall be from a location approved by the BCC or allowed by this Code.~~ [Partially relocated to Art. 4.B.11.C.6.e.2), Location as it related to Real Estate Sales Model, PDD or TDD]

~~**3) Use**~~

~~A model row shall be open to the public for the sale of only new units in the project. The sale or resale of units outside the project shall be prohibited.~~ [Relocated to Art. 4.B.11.C.6.e, Model Rows as it related to Real Estate Sales Model, PDD or TDD]

Part 4. ULDC Art. 3.E.1.H, Planned Development Districts, General, Accessory Structures (page 144 of 212, Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning/Building]
1. Amend to refer to new code location.

CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDs)

Section 1 General

....  
H. Accessory Structures  
1. Standards

Building permits for gatehouses, entry features, and utilities may be issued prior to recording a final plat, but not before approval of a Final Site or Subdivision Plan by the DRO. The following accessory uses and structures in permanent or temporary structures shall comply with the following standards:

**a. Gatehouses**

Gatehouses for security of the project may be permitted, subject to approval by the DRO.

**b. Utilities**

Public or private utilities, accessory buildings/structures, and related infrastructure shall be permitted, subject to compliance with all applicable rules and regulations governing such facilities.

**c. Temporary Structures**

Temporary structures, such as construction trailers, shall be permitted in accordance with Art. 5.B.1.~~BC~~, Temporary Structures.

**d. Permits**

Building Permits for temporary and accessory structures may be issued in accordance with Art. 3.E.1.G.1.a, Permits.

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EXHIBIT J

ARTICLE 5.B – ACCESSORY USES AND STRUCTURES  
SUMMARY OF AMENDMENTS

CR-2018-002 and CR-2018-046  
(Updated 10/2/18)

1  
2 Part 5. ULDC Art. 3.E.7.G, Planned Development Districts (PDDs), Recreational Vehicle Planned  
3 Development, Supplemental Standards, Accessory Structures (page 175 of 212,  
4 Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning/Building]
1. Amend to refer to new code location.

5 CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDs)....

6 ....

7 Section 7 Recreational Vehicle Planned Development District (RVPD)

8 ....

9 G. Supplemental Standards

10 1. Permanent Structures or Additions

- 11 a. Permanent structures or additions attached to an RV, such as screen rooms, carports, or  
12 utility sheds, shall be prohibited except as provided for under b. below. [Ord. 2014-001]
- 13 b. Detached accessory structures used for storage, utilities or entertainment are permitted on  
14 individual RV sites subject to the following: [Ord. 2014-001]
  - 15 1) Maximum of 200 square feet in size; [Ord. 2014-001]
  - 16 2) Minimum ten-foot separation between buildings; [Ord. 2014-001]
  - 17 3) Sleeping accommodations are prohibited; [Ord. 2014-001]
  - 18 4) Full kitchens or cooking facilities shall be prohibited. Sinks, refrigerators and  
19 cabinets/counters shall be allowed; and, [Ord. 2014-001]
  - 20 5) HVAC and bathroom facilities may be permitted. [Ord. 2014-001]
  - 21 6) Minimum RV site size shall be 3,000 square feet; [Ord. 2014-001]
  - 22 7) Accessory structures shall be exempt from the requirements of Art. 5.C.1.H.1.g.4),  
23 Porches and Entryways; and, [Ord. 2014-001]
  - 24 8) Accessory structures shall be exempt from the Foundation Planting requirements of  
25 Table 7.C.3, Minimum Tier Requirements, provided that a minimum of 40 percent of  
26 the perimeter façade shall have a foundation planting a minimum of two feet in width.  
27 [Ord. 2014-001]

28 2. Parking

29 Parking or storage of vehicles in areas not designed or designated for parking or storage is  
30 prohibited.

31 3. Temporary Structures

32 Temporary structures, such as construction trailers, RV site real estate sales office and security  
33 quarters, may be allowed, subject to Art. 5.B.1.-BC, Temporary Structures. A mobile home  
34 may be used as a caretakers quarters, security quarters, watchman's trailer, or temporary  
35 structure. [Ord. 2014-025]

36 4. Storage

37 The site plan shall contain an area for outdoor storage of boats, trailers, RV's, etc. if required  
38 by the DRO.

39 5. Real Estate RV Site Sales

40 A permanent real estate sales office for RV sites may be collocated with an accessory  
41 management office in a Recreational Pod. [Ord. 2014-025]

42 ....

43

44

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# EXHIBIT J

## ARTICLE 5.B – ACCESSORY USES AND STRUCTURES SUMMARY OF AMENDMENTS

CR-2018-002 and CR-2018-046

(Updated 10/2/18)

1 Part 6. ULDC Art. 4.A.8, Use Regulations, User Guide and General Provisions, Use Functions,  
2 Flex Space (page 11 of 208, Supplement 24), is hereby amended as follows:

Reason for amendments: [Zoning/Building]
--

1. Amend to refer to new code location.
---

3 CHAPTER A USER GUIDE AND GENERAL PROVISIONS

4 ....

5 Section 8 Use Functions

6 ....

7 D. Flex Space

8 This option allows for limited office or retail opportunities where otherwise prohibited in industrial  
9 Zoning Districts, or inversely allows for a limited type of industrial Uses in the commercial zoning  
10 districts that are consistent with the CH FLU designation. Flex space is only permitted when  
11 approved in accordance with Art. 5.B.1. ED, Flex Space.  
12

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EXHIBIT J

ARTICLE 5.B – ACCESSORY USES AND STRUCTURES  
SUMMARY OF AMENDMENTS

CR-2018-002 and CR-2018-046  
(Updated 10/2/18)

1  
2 Part 8. ULDC Art. 4.B.11.C.4, Real Estate Sales Model, Non-PDD (page 204 of 212, Supplement  
3 23), is hereby amended as follows:

<b>Reason for amendments:</b> [Zoning]
1. Rename title of Real Estate Model, Non-PDD to include Sales and Management Office. Also clarify that in a Standard Residential Zoning District, a real estate sales office can be located in a temporary structure. However, a sales model must be in a residential unit.
2. Clarify that the location of a temporary sales model or sales office must be located on a property that has a valid Development Order (DO) approval for a residential use.
3. Defer temporary signs to Art.8.D, Temporary Signs so as not to create inconsistency between this Article, Art.4.B.11, Temporary Use and Article 8, Signage

4 CHAPTER B USE CLASSIFICATION

5 C. Definitions and Supplementary Use Standards for Specific Uses

6 ....

7 4. Real Estate Sales Model, and Management Office, Non-PDD

8 a. Definition

9 A residential unit used for real estate marketing and sales as a builder’s office, and for  
10 other services directly associated with the sale of residential units.

11 b. Duration

12 The DO shall be valid for five years from the date of issuance and may be renewed for an  
13 additional five years. [Ord. 2018-002]

14 c. Location

15 Shall be located on the property with access directly from a paved street.

16 1. Exception

17 Sales Model or Office may be located off site for properties that are in Jupiter Farms,  
18 The Acreage or Palm Beach Country Estates.

19 d. Parking

20 The driveway and required handicap spaces shall be the only paved parking areas.

21 e. Signage

22 Shall comply with Art. 8.D, Temporary Signs.

23 ~~The following signs shall be permitted:~~

24 ~~1) Temporary~~

25 ~~One ground mounted sign not exceeding eight feet in height and 32 square feet of sign~~  
26 ~~face area.~~

27 ~~2) Directional~~

28 ~~A maximum of two directional signs not exceeding four feet in height and two square~~  
29 ~~feet in sign face area.~~

30 ~~3) Flags~~

31 ~~A maximum of three roadside flags shall be permitted per lot between the hours of 9:00~~  
32 ~~a.m. and 6:00 p.m.~~

33 f. Storage

34 Outdoor storage of construction material, supplies, or equipment shall not be permitted.

35 g. Number

36 A builder may construct and operate a maximum of two manned and two unmanned  
37 models in a platted residential subdivision which is not in a PUD, or in one of the following  
38 residential areas:

- 39 1) Jupiter Farms.
- 40 2) The Acreage.
- 41 3) Palm Beach Country Estates.

42 h. Operation

- 43 1) A builder’s office may be allowed provided it is limited to the garage area.
- 44 2) Unmanned models shall not have employee office space.
- 45 3) Sales shall be limited to new units built by the company operating the sales model.

46 i. Completion Agreement

47 All sales models, including those in existence prior to January 1, 1998, shall execute a  
48 completion agreement in a manner and form acceptable to the County Attorney. The  
49 completion agreement shall include any modification(s) necessary to convert the model to  
50 a residential use.

51 1) Existing Models

52 All sales models existing on January 1, 1998 shall file a completion agreement with  
53 PBC by July 1, 1998. This agreement shall specifically identify all improvements, which  
54 are not consistent with the provisions of this Section, such as but not limited to

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EXHIBIT J

ARTICLE 5.B – ACCESSORY USES AND STRUCTURES  
SUMMARY OF AMENDMENTS

CR-2018-002 and CR-2018-046  
(Updated 10/2/18)

additional parking or location on unpaved roads. At the time of executing the completion agreement, all signage shall comply with the requirements of this Section.

j. **Modifications**

Non-residential interior modifications shall be prohibited. The following improvements may be permitted only within the garage of the model:

- 1) Room divider partitions;
- 2) Electrical improvements; and
- 3) A temporary facade in lieu of a garage door.

k. **Removal**

The temporary office shall be removed from the site no later than 30 days after the final CO has been issued for the last residential unit.

Part 9. **ULDC Art. 4.B.11.C.5, Real Estate Sales and Management Office, PDD (page 204 of 212, Supplement 23), is hereby amended as follows:**

Reason for amendments: [Zoning]
1. Relocate Real Estate Sales and Management Office from Art. 3.E, Planned Development Section to Art.4.B.11.C, Temporary Use since Art. 3.E is for permanent use, and those requirements are not the same. Consolidate the requirements from Art. 3.E.1.G, Real Estate Sales and Management Office and Art. 5.B.1 under the new Section Art. 4.B.11.C.5, Real Estate Sales and Management Office, PDD and TDD.
2. Allow the Temporary Project Sales Office be approved administratively and not through the Public Hearing process, since this is a temporary use and should be subject to the DRO approval.
3. Defer temporary signs to Art.8.D, Temporary Signs so as not to create inconsistency between Art.4.B.11, Temporary Use and Article 8, Signage.

**5. Real Estate Sales and Management Office, PDD or TDD**

**a. Definition**

*An office for the sale and resale of new and existing residential units. [Partially relocated from Art. 3.E.1.G.1.c.1) Definitions as it related to Real Estate Sales Office, Planned Development] For RVPD, units shall mean RV sites. [Relocated from Art. 3.E.1.G.1.C.1)c)(1), RVPD as it related to Real Estates Sales Office, Planned Development]*

**b. Submittal Requirement**

*The Applicant shall submit a Regulating Plan showing the location of the sales office and required parking. Partially relocated from Art. 5.B.1.3.C.4 Location as it related to Real Estate Sales and Management Office] A notarized removal agreement shall be executed and submitted concurrently with the application. [Partially relocated from Art. 5.B.1.B.3.c.9)b), Removal Agreement as it related to Sales Office and Models]*

**c. Location**

*The Sales Office may be allowed in residential, commercial, private civic or recreation pod. Sales of RV Sites may be located within the Recreation Pod of the RVPD. [Ord. 2014-025] [Relocated from Art. 3.E.1.G.1.c.1)c)(2), RVPD as it related to Sales Office and Models]. A sales office shall comply with the setback requirements in Table 3.D.1.A, Property Development Regulations, and shall be located so as not to interfere with on site construction operations and access. [Relocated from Art. 5.B.1.B.3.c.4), Location as it related to Real Estate Sales And Management Office]*

**d. Access**

*Temporary access to the Sales and Management Office may be approved by the DRO, and shall be limited to one year. Extension may be approved by the DRO. [Partially relocated from Art. .3.E.1.G.1.c.1)a), Temporary, Pod as it related to Sales Office and Models]*

**e. Parking**

*A minimum of two parking spaces, plus one for each employee on the shift of greatest employment, shall be provided. All parking areas, with the exception of handicap spaces and access, shall be provided on a hard surface of pavement, asphalt, shell rock, or mulch, provided the sub-grade is compacted. Handicap spaces and access shall be provided in accordance with F.S. §316.1955, F.S. §316.1956, and F.S. §553.48. [Relocated from Art. 5.B.1.B.3.c.5), Parking as it related to Real Estate Sales And Management Office]*

**f. Signs**

*Refer to Art. 8.D, Temporary Signs.*

**g. Removal**

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**EXHIBIT J**

**ARTICLE 5.B – ACCESSORY USES AND STRUCTURES  
SUMMARY OF AMENDMENTS**

CR-2018-002 and CR-2018-046

**(Updated 10/2/18)**

*The temporary office shall be removed from the site no later than 30 days after the final CO has been issued for the last residential unit. [Ord. 2008-037] [Partially relocated from Art. 5.B.1.B.3.c.8), Removal as it related to Real Estate and Management Office]*

**1) RVPD**

*The temporary use shall be removed upon completion of the project, CO of a permanent RV site real estate sales office, or upon expiration of the maximum time to commence development for the last phase. The BCC may impose a Condition of Approval with a specific date for compliance. [Ord. 2014-025] [Partially relocated from Art. 3.E.1.G.1.c.1)c)(3), RVPD as it related to Sales Office and Models]*

**h. Sale**

**1) Pod**

*A temporary real estate sales office for the sale of new units shall be permitted only in a residential pod or other temporary location approved by the DRO. Sales shall be limited to only new units in the pod. [Relocated from Art. 3.E.1.G.1.c.1)a), Temporary, Pod as it related to Real Estate Sales Office, Planned Development]*

**2) Project**

*A temporary real estate sales office for the sale and resale of units in the entire project, or phase of a project, shall be permitted in a residential pod, private civic pod, commercial pod, or recreation pod, subject to approval by the DRO. A temporary real estate sales office serving an entire project shall only be permitted within a planned development and/or phase approved for 300 or more units. Sales and resales shall be limited to only units within the planned development. [Partially relocated from Art., 3.E.1.G.1.c.1)b), Temporary, Project as it related to Real Estate Sales Office, Planned Development]*

**i. Resale**

*Resale of existing units from a temporary real estate sales office shall cease when the remaining number of units without a CO in the project, or phase, as applicable, reaches the following:*

**Table 4.B.11.C - Sales Office**

<b>No. Units in Project or Phase</b>	<b>Units Remaining w/out a CO</b>
1000 or more	20
500-999	16
300-499	12

**[Relocated from Art. 3.E.1.G.2, Resale related to Sales Office]**

<b>Reason for amendments:</b> [Zoning]
Under the prior Code (pre-2003), sales models were limited to only 8 units per model row, or 8 models per pod. Staff had imposed limitations in allowing multiple pods with model rows to address access, parking and paving issues. The prior Planned Unit Developments (PUDs) were much larger in size and in the proposed number of units, and usually more than one builders were involved in the development of a PUD within the same timeframe. Developers used to build 8 models per pod and when the models of the pod are sold as permanent units, they will build new models in another pod.
1. Relocate Real Estate Sales Model from Art. 3.E.1.G.3, Sales Model to Art.4.B.11.C.6 since the Sales Model is a Temporary Use and is subject to a lesser process such as Zoning Agency Review. Clarify that a residential unit can be utilized as a Sales Model subject to all the Property Development Regulations of a permanent dwelling unit.
2. Add requirement to address when a Sales Model needs to be ceased as a temporary use, and revert the use to a permanent dwelling unit.
3. Defer temporary signs to Art.8.D, Temporary Signs so as not to create inconsistency between Art.4.B.11, Temporary Use and Article 8, Signage

**6. Real Estate Sales Model, PDD or TDD**

**a. Definition**

*A residential unit for the sale of only new units within a residential pod of a PDD or TDD. [Partially relocated from Art. 3.E.1.G.1.c.2), Planned Development Sales Model] A Sales Model may be used as a temporary Real Estates Sales and Management Office. [Partially relocated from Art. 3.E.1.G.3.a, General as it related to Sales Model].*

**b. Approval Process**

*Subdivision approval of the Sales Model lots by the Land Development Division shall be required prior to the issuance of a Building Permit. The Land Development Division may*

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EXHIBIT J

ARTICLE 5.B – ACCESSORY USES AND STRUCTURES  
SUMMARY OF AMENDMENTS

CR-2018-002 and CR-2018-046

(Updated 10/2/18)

approved the lots prior to final platting. Sales Models shall comply with all applicable PDRs prior to the issuance of a CO. [Partially relocated from Art. 3.E.1.G.3.a, General as it related to Sales Model].

**c. Duration**

*The use of a residential unit as a sales model shall cease prior to issuance of the CO for the last remaining unit in the pod. [Relocated from Art. 3.E.1.G.3.a.2), Duration as it related to General, Sales Model]*

**d. Residential Pod**

*A maximum of eight, or 20 percent of the number of units in the pod, whichever is less, shall be permitted as sales models. [Relocated from Art. 3.E.1.G.3.b, Residential Pod as it related to General, Sales Model] A maximum of eight sales models per pod may be constructed prior to platting. [Relocated from Art. 3.E.1.G.3.a, General as it related to Sales Model].*

**e. Model Row**

*Developments that are approved for a total of 300 or more units may construct a model row.[Partially relocated from Art. 3.E.1.G.3.c, Model Rows as it related to Sales Model] A model row shall be open to the public for the sale of only new units in the project. The sale or resale of units outside the project shall be prohibited. [Relocated from Art. 3.E.1.G.3.c.3), Use as it related to Model Rows of Sales Model]*

**1) Number**

*A maximum of 16 sales models shall be permitted in the model row. A maximum of one model row shall be permitted for every three pods under development, consisting of a minimum of 60 units each. [Relocated from Art. 3.E.1.G.3.c.1), Number as it related to Model Rows]*

**2) Location**

*A model row shall be located in a Residential Pod. Access to the model row shall be from a location approved by the DRO or allowed by this Code. [Partially relocated from Art. 3.E.1.G.3.c.2), Location as it related to Real Estate Sales Model, PDD or TDD]*

**f. Access**

Temporary access to the Sales Model(s) may be permitted by the DRO, and shall be limited to one year. Extension may be approved by the DRO.

**g. Parking**

*A minimum of two parking spaces per model shall be provided. The parking area shall comply with Art.6.A.1.D, Off-Street Parking. [Relocated from Art. 3.E.1.G.3.a.1) Parking as it related to Sales Model]*

**h. Signs**

Refer to Art. 8.D, Temporary Signs.

**i. Removal**

The Sales Model shall cease no later than 30 days after the final CO has been issued for the last remaining residential unit in the pod.

....[ReNUMBER accordingly]

Part 10. ULDC Art. 5.B.1.B.3, Temporary Structures and Uses During Development Activity (page 41 of 110, Supplement 23), is hereby amended as follows:

Reason for amendments: [Zoning]
1. Relocate Real Estate Sales And Management Office from Art. 5.B.1.B to Art. 4.B.11, Temporary Use since this use is allowed in both Planned Unit Developments and Standard zoning districts, and are subject to Zoning Review, and Building Permit review.

CHAPTER B ACCESSORY USES AND STRUCTURES

Section 1 Supplementary Regulations

~~3. Temporary Structures and Uses During Development Activity~~

~~Temporary structures and uses may be allowed as follows: [Ord. 2008-003]~~

....

~~c. Real Estate Sales And Management Office~~

~~1) Use~~

~~A temporary structure for real estate sales and sales management offices may be allowed on the site of an active construction project which has been authorized by a~~

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## EXHIBIT J

### ARTICLE 5.B – ACCESSORY USES AND STRUCTURES SUMMARY OF AMENDMENTS

CR-2018-002 and CR-2018-046

(Updated 10/2/18)

1 building permit. Use of the structure shall be limited to on-site real estate sales and  
2 related activities only. A temporary structure used for real estate sales may not be  
3 used as a dwelling, as defined in Article 3.E.1.G, Sales Office and Models.

4 **2) PDD**

5 Real estate sales offices in PDDs shall be in accordance with Article 3.E.1.G, Sales  
6 Office and Models.

7 **3) Number**

8 A maximum of one sales office per construction project shall be allowed.

9 **4) Location**

10 ~~The sales office, and required parking, shall be shown on the master plan, site plan, or~~  
11 ~~subdivision plan approved by the DRO. [Partially relocated to Art. 4.B.11.C.5.b,~~  
12 **Submittal Requirement as it related to Real Estate Sales and Management Office,**  
13 **PDD or TDD] —A sales office shall comply with the setback requirements in Table**  
14 **3.D.1.A, Property Development Regulations, and shall be located so as not to interfere**  
15 **with on-site construction operations and access. [Relocated to Art. 4.B.11.C.5.c,**  
16 **Location as it related to Real Estate Sales and Management Office, PDD or TDD]**

17 **5) Parking**

18 ~~A minimum of six parking spaces, plus one for each employee on the shift of greatest~~  
19 ~~employment, shall be provided. All parking areas, with the exception of handicap~~  
20 ~~spaces and access, shall be provided on a hard surface of pavement, asphalt, shell~~  
21 ~~rock, or mulch, provided the sub-grade is compacted. Handicap spaces and access~~  
22 ~~shall be provided in accordance with F.S. §316.1955, F.S. §316.1956, and F.S.~~  
23 ~~§553.48. [Relocated to Art. 4.B.11.C.5.e, Parking as it related to Real Estate Sales~~  
24 ~~and Management Office, PDD or TDD]~~

25 **6) Banners, Streamers, and Pennants**

26 A maximum of two of any one of the following: banners, streamers or pennants may  
27 be permitted for every 200 feet of frontage along a public R-O-W. They shall be  
28 setback a minimum of five feet from the property line, not to exceed eight feet in height  
29 and 20 square feet in size, and may be clustered or dispersed along the R-O-W. **[Ord.**  
30 **2008-037]**

31 **7) Duration**

32 A sales office shall remain on-site only for the length of time necessary to construct a  
33 building or structure which has been issued a permit.

34 **8) Removal**

35 A sales office, and all accessory signs, banners, streamers and pennants shall be  
36 removed from the site no later than 30 days after the final CO has been issued for the  
37 last residential unit. The office shall be removed if construction ceases for more than  
38 180 days. An abandoned office shall be considered an unsafe structure and abated  
39 pursuant to the Building Code Enforcement Administrative Code of PBC. **[Ord.**  
40 **2008-037]** **[Partially relocated to Art. 4.B.11.C.5.g, Removal as it related to Real Estate**  
41 **Sales and Management Office, PDD or TDD]**

42 **9) Mobile Home**

43 A mobile home used as a sales office shall be subject to the following additional  
44 requirements:

45 **a) Special Permit**

46 A special permit shall be required. The special permit shall be renewed annually,  
47 for a maximum of two years; and

48 **b) Removal Agreement**

49 A notarized removal agreement shall be executed and submitted with the  
50 application for a special permit. **[Partially relocated to Art. 4.B.11.C.5.b,**  
51 **Submittal Requirement as it related to Real Estate Sales and Management**  
52 **Office, PDD or TDD]**

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# EXHIBIT K

## ARTICLE 5.B. – MECHANICAL EQUIPMENT SUMMARY OF AMENDMENTS

CR – 2018-044  
(Updated 10/4/2018)

1 **Part 1. ULDC Art. 2.C.5.E. Application Process and Procedures, Administrative Process, Types**  
2 **of Application, Type I Waiver, Table 2.C5.E Summary of Type 1 Waivers (page 51 of 105),**  
3 **is hereby amended as follows:**

<b>Reason for amendments:</b> [Zoning]
1. Remove reference for Mechanical Equipment to obtain a Type I Waiver. Requirement of Article 5 will be for an Applicant to provide a Line of Site Analysis.

4 **CHAPTER C ADMINISTRATIVE PROCESSES**

5 ....

6 **Section 5. Types of Application**

7 ....

8 **E. Type 1 Waiver**

9 **1. Purpose**

10 To establish procedures and evaluation standards for a Type 1 Waiver. A Type 1 Waiver is to  
11 allow flexibility and minor adjustments to the property development-regulations; site design;  
12 preservation or incorporation of existing native vegetation; or for an improved site design where  
13 alternative solutions can be permitted subject to the criteria. Waivers are not intended to relieve  
14 specific financial hardship nor circumvent the intent of this Code. A Waiver may not be granted  
15 if it conflicts with other sections of this Code, or the Florida Building Code. **[Ord. 2011-016]**  
16 **[Ord. 2016-042] [Ord. 2018-002]**

17 **2. Applicability**

18 Requests for Type 1 Waivers shall only be permitted where expressly stated within the ULDC:  
19 **[Ord. 2011-016] [Ord. 2012-027] [Ord. 2018-002]**

20 **Table 2.C.5.E - Summary of Type 1 Waivers**

Requests	ULDC Reference
Glades Area Overlay (GAO)	Table 3.B.4.F, Type 1 Waivers for Industrial Pods
NEO, Native Ecosystem Overlay	Art. 3.B.7.D, Property Development Regulations (PDR)
Northlake Boulevard Overlay Zone (NBOZ) Design Guidelines	Table 3.B.8.E, Type 1 Waivers for NBOZ Design Guidelines
Infill Redevelopment Overlay (IRO)	Table 3.B.15.G, Type 1 Waivers
Urban Redevelopment Overlay (URAO)	Table 3.B.16.G, Type 1 and 2 URAO Waivers
Structural Setback – Reduction not to exceed five percent less than the minimum requirement (1)	Table. 3.D.1.A – Property Development Regulations
Required Parking in Type I Restaurant with Drive Through	Art. 4.B.2.C.33.f.3)a)(2), Location Criteria – Exceptions, Design Criteria
Commercial Greenhouse Loading	Art. 4.B.6.C.17.c.4)b), Loading
Solid Waste Transfer Station	Art. 4.B.7.C.10.d, Buffer
<del>Mechanical Equipment</del>	<del>Art. 5.B.1.A.20.a.2), — Screening Requirements for Roof Mounted Mechanical Equipment</del>
Green Architecture	Art. 5.C.1.E.3, Type 1 Waiver – Green Architecture
Parking for Community Vegetable Garden	Table 6.A.1.B – Minimum Off-Street Parking and Loading Requirements, Note 10.
Loading Spaces	Art. 6.B.1.D.2, Type 1 Waiver – Reduction of Minimum Number of Required Loading Spaces
Loading Space Width or Length	Art. 6.B.1.H.7, Type 1 Waiver – Reduction of Loading Space Width or Length
Landscaping	Table 7.B.4.A, Type 1 Waiver for Landscaping
Billboard Location	Art. 8.H.2.D.4., Replacement
PUD Informational Signs	Art. 8.G.3.B.5.b, Standards for Type 3 Electronic Message Signs
<b>[Ord. 2012-027] [Ord. 2014-025] [Ord. 2015-031] [Ord. 2016-016] [Ord. 2016-042] [Ord. 2018-002]</b>	
<b>Notes:</b>	
1. This Waiver shall only be utilized for detached housing types on individual lots, and shall not be utilized for multiple lots under one application, i.e. “blanket” application.	

22  
23  
24 **Part 2. ULDC Art. 3.B.4.F.2 Overlays and Zoning Districts, Overlays, Glades Area Overlay,**  
25 **Planned Industrial Park Development Type I Waiver for Industrial Development (page 27-**  
26 **29 of 212), is hereby amended as follows:**

<b>Reason for amendments:</b> [Zoning]
1. Remove reference for Mechanical Equipment to obtain a Type I Waiver. Requirement of Article 5 will be for an Applicant to provide a Line of Site Analysis.

27  
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# EXHIBIT K

## ARTICLE 5.B. – MECHANICAL EQUIPMENT SUMMARY OF AMENDMENTS

CR – 2018-044  
(Updated 10/4/2018)

1 **CHAPTER B OVERLAYS**

2 ....

3 **Section 4 GAO, Glades Area Overlay**

4 ....

5 **F. Planned Industrial Park Development (PIPD)**

6 ....

7 **2. Type 1 Waivers for Industrial Pods**

8 An applicant may apply for waivers for development standards within an Industrial Pod in  
9 accordance with Art. 2.C.5.E, Type 1 Waiver. Applications for Type 1 Waivers shall be  
10 expressly limited to the requirements listed below: **[Ord. 2014-025]**

**Table 3.B.4.F. - Type 1 Waivers for Industrial Pods**

Article/Table Reference and Title	Maximum Waiver	Criteria
Art. 3.E.1.C.2.h.2), Non Residential Uses [Related to PDD Performance Standards for Parking]; or, Table 6.A.1.B, Minimum Off-Street Parking and Loading Requirements	The minimum or maximum number of parking spaces may be reduced or increased by up to 25 percent, subject to DRO approval of a parking demand study.	<ul style="list-style-type: none"> <li>▪ The parking demand study, justification and any supporting documentation shall be submitted in a form established by the Zoning Director;</li> <li>▪ Alternative calculations shall be based on evidence of actual parking demand for similar uses or reliable traffic engineering and planning information; and,</li> <li>▪ A reduction in required parking shall require designation of reserved space or a limitation of uses consistent with the parking demand study.</li> </ul>
Art. 3.E.1.C.2.h.5), Location Non Residential PDDs [Related to PDD Performance Standards for Parking]; or, Art. 6.A.1.D.2.c, Location of Required Front, Side and Rear Parking	Parking required to be located on the side or rear of a building may be relocated for industrial uses.	<ul style="list-style-type: none"> <li>▪ Demonstration that proposed use(s) require limited public or employee access due to special security requirements, or where side or rear facades are primarily utilized for bay door or other transportation logistics parking or access; and,</li> <li>▪ Demonstration that proposed Site Plans and building floor plans provide building entrances within reasonable proximity to any public or employee parking areas.</li> </ul>
Art. 7.C.5 – Easements in Landscape Buffers	Landscape buffers may overlap easements by up to 10 feet.	<ul style="list-style-type: none"> <li>For one of the following scenario's:                             <ul style="list-style-type: none"> <li>▪ Any R-O-W buffer 30 feet in width or greater resulting from use of Art. 3.B.4.F.1.d, Architectural Review; or</li> <li>▪ Landscape buffers 20 feet in width or greater, upon demonstration that new technology developed after the original utility easement was platted necessitate increased easement width.</li> </ul> </li> <li>▪ Documentation from a licensed landscape architect demonstrating that careful consideration in the selection of planting materials to be used will ensure that all required landscaping is sustainable and will not adversely impact utilities.</li> </ul>

11

**Table 3.B.4.F - Type 1 Waivers for Industrial Pods (continued)**

Article/Table Reference and Title	Maximum Waiver	Criteria
Art. 5.B.1.A.2.e, Dangerous Materials	Barbed wire on the top of fences or walls may be allowed.	<ul style="list-style-type: none"> <li>▪ When the applicant demonstrates that an increased level of security is necessary.</li> <li>▪ The applicant shall provide written justification and support documentation to support the need for barbed wire.</li> </ul>
Art. 5.B.1.A.3.b Outdoor Storage - Location	Outdoor storage may be allowed within required building setbacks.	<ul style="list-style-type: none"> <li>▪ When all parcels adjacent to the outdoor storage are within an Industrial pod of the PIPD.</li> </ul>
Art. 5.B.1.A.19 Permanent Generators	Permanent generators may be allowed within required side or rear building setbacks.	<ul style="list-style-type: none"> <li>▪ When all parcels adjacent to the generator location are within an Industrial pod of the PIPD.</li> </ul>
Art. 5.B.1.A.20.a.2)a) Screening Requirements	Screening for ground mounted mechanical equipment is not required.	<ul style="list-style-type: none"> <li>▪ If the equipment cannot be viewed from a ROW or any Commercial, Civic, Recreation or Residential parcels.</li> </ul>

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# EXHIBIT K

## ARTICLE 5.B. – MECHANICAL EQUIPMENT SUMMARY OF AMENDMENTS

CR – 2018-044  
(Updated 10/4/2018)

<p><del>Art. 5.B.1.A.20.a.2)b), Type 1 Waiver – Roof Mounted Mechanical Equipment</del></p>	<p><del>Screening for roof mounted mechanical equipment is not required.</del></p>	<p><del>• If all adjacent parcels having a view of the equipment are within the Industrial pods of the PIPD.</del></p>
<p>Table 5.E.4.D, Illumination Levels</p>	<p>Increased illumination levels in outdoor work areas of up to 25 percent may be allowed when all adjacent parcels are within an Industrial pod, as follows:</p>	<ul style="list-style-type: none"> <li>▪ Demonstration in writing and with supporting documentation that increased illumination levels will not adversely impact other uses within or abutting the PIPD;</li> <li>▪ Demonstration that the need for additional lighting is for employee safety or site security;</li> <li>▪ provided the illumination level complies with the Table at the perimeter property line adjacent to a public ROW or to residentially zoned property.</li> </ul>
<p>Table 5.E.4.D, Maximum Permitted Luminaire Height</p>	<p>Luminaire heights may be increased by 25 percent.</p>	<ul style="list-style-type: none"> <li>▪ When all adjacent parcels are within an Industrial pod.</li> </ul>
<p>Art. 6.A.1.D.14.b.2), Pedestrian Circulation</p>	<p>Canopy trees, benches and accented walkways are not required.</p>	<ul style="list-style-type: none"> <li>▪ Demonstration that these amenities conflict with site security;</li> <li>▪ Demonstration in writing and supporting documentation that either manned or electronic security access is provided for employees; and,</li> <li>▪ That a minimum of 25 percent of the required amenities or equivalent improvements are utilized at the public or employee entrances to the facility or in outdoor break areas, if applicable.</li> </ul>
<p>Table 8.G.2.A, Freestanding Sign Standards</p>	<p>Maximum sign area for freestanding signs may be increased by 25 percent to accommodate additional address information for multiple tenant buildings.</p>	<ul style="list-style-type: none"> <li>▪ With uses that generate heavy truck traffic, as documented within the traffic study for the project.</li> </ul>
<p>Table 8.G.2.B, Outparcel Identification Signs</p>	<p>Maximum sign area for freestanding outparcel identification signs may be increased by up to 50 percent to accommodate additional address information for multiple tenant buildings.</p>	<ul style="list-style-type: none"> <li>▪ With uses that generate heavy truck traffic, as documented within the traffic study for the project.</li> </ul>
<p>[Ord. 2014-025]</p>		

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**Part 3. ULDC Art. 5.B.1.A.20, Supplementary Standards, Accessory Uses and Structures, Mechanical Equipment (page 37 of 110), is hereby amended as follows:**

<p><b>Reason for amendments:</b> [Zoning]</p> <p>1. To clarify that for Industrial Uses with an Industrial FLU that may be visible from an adjacent R-O-W, the applicant must demonstrate that the roof mounted mechanical equipment will not be seen from an adjacent R-O-W through the use of a Line of site Analysis and remove the requirement for a Type I Waiver.</p>
---

**CHAPTER B ACCESSORY USES AND STRUCTURES**

**Section 1 Supplementary Regulations**

**A. Accessory Uses and Structures**

....

**20. Mechanical Equipment**

**a. Applicability**

This section shall apply to the installation of improvements associated with mechanical equipment.

....

**2) Screening Requirements**

a) New and replacement equipment, shall be screened on all sides by an opaque barrier constructed of materials, and color compatible with the building or structure, or equivalent landscaping for ground mounted equipment, to a minimum height equal to the highest point of the equipment. [Ord. 2006-004] [Ord. 2008-037] [Ord. 2011-016]

**b) ~~Type 1 Waiver – Roof Mounted Mechanical Equipment Exemption~~**

(1) Screening shall not be required for roof mounted mechanical equipment for the following: [Ord. 2006-004] [Ord. 2011-016]

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# EXHIBIT K

## ARTICLE 5.B. – MECHANICAL EQUIPMENT SUMMARY OF AMENDMENTS

CR – 2018-044  
(Updated 10/4/2018)

- 1 (a) if the equipment is less than one foot in height, measured from the roof  
2 deck, and is painted to match the color of the structure it is attached to or  
3 servicing; **[Ord. 2006-004] [Ord. 2008-037] [Ord. 2011-016]**  
4 (b) for any industrial use with an industrial FLU designation if adjacent to a  
5 parcel with an industrial use and industrial FLU designation; **[Ord. 2011-**  
6 **016]**  
7 (c) if an existing roof cannot structurally support additional weight associated  
8 with required screening materials. A certified letter, from a structural  
9 engineer or architect registered in the State of Florida, shall be submitted  
10 with the applicable permit substantiating that the roof cannot support the  
11 additional weight.; or **[Ord. 2008-037] [Ord. 2011-016]**  
12 ~~(2) (d) Subject to approval of a Type 1 Waiver, the screening may not be required~~  
13 ~~for any industrial use with an industrial FLU designation if the equipment~~  
14 ~~cannot be viewed from an adjacent R-O-W. A line of sight plan prepared~~  
15 ~~in accordance with Art. 5.C.1.G.2, Line of Sight Analysis, shall be~~  
16 ~~submitted with the applicable permit demonstrating that equipment cannot~~  
17 ~~be viewed from the adjacent R-O-W. In addition to the standards~~  
18 ~~applicable to Type 1 Waiver, a line of sight drawing may be required by~~  
19 ~~the DRO to ensure compliance with screening of equipment. **[Ord. 2011-**~~  
20 ~~**016] [Ord. 2012-027]**~~  
21 ....

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**Department of Planning,  
Zoning & Building**

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West Palm Beach, FL 33411-2741  
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**Palm Beach County  
Board of County  
Commissioners**

Melissa McKinlay, Mayor  
Mack Bernard, Vice Mayor  
Hal R. Valeche  
Paulette Burdick  
Dave Kerner  
Steven L. Abrams  
Mary Lou Berger

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

**INTER-OFFICE COMMUNICATION  
DEPARTMENT OF PLANNING, ZONING AND BUILDING  
PLANNING DIVISION**

**TO:** Wesley Blackman, AICP, Chairman, and  
Members of the Land Development Regulation Advisory Board  
(LDRAB) [wesblackman@gmail.com](mailto:wesblackman@gmail.com)

**FROM:** Scott Rodriguez, Senior Planner  
Planning Division

**DATE:** October 17, 2018

**RE:** Comprehensive Plan Consistency Determination for Proposed  
ULDC Amendments

---

The Planning Division has determined the proposed ULDC amendments Exhibit B through Exhibit K of the packet provided by the Zoning Division and scheduled for the October 24, 2018 LDRAB/LDRC meeting are generally consistent with the Comprehensive Plan.

Additional review will be required for any revision(s) to an amendment other than for the purpose of correcting grammatical or spelling errors.

cc: Lorenzo Aghemo, Planning Director  
Jon MacGillis, ASLA, Zoning Director  
Bryan Davis, CNU-A, Principal Planner  
Wendy Hernandez, Principal Site Planner  
Jan Rodriguez, Senior Site Planner  
Zona Case, Zoning Technician

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### **E. Appeal to Circuit Court**

An applicant may appeal a final decision of the DRAB within 30 calendar days of the rendition of the decision by filing a petition for Writ of Certiorari in Circuit Court of the Fifteenth Judicial Circuit in and for PBC.

## **CHAPTER G DECISION MAKING BODIES**

### **Section 1 Board of County Commissioners**

#### **A. Powers and Duties**

In addition to any authority granted to the Board of County Commissioners (BCC) by general or special law, the BCC shall have the following powers and duties under the provisions of this Code:

1. to initiate, hear, consider and approve, approve with conditions, or deny applications to amend the text of the Plan;
2. to initiate, hear, consider and approve, approve with conditions, or deny applications for Site Specific amendments to the FLUA of the Plan;
3. to initiate, hear, consider and approve, or deny requests to amend the text of this Code; **[Ord. 2009-040]**
4. to initiate, hear, consider and approve, approve with conditions, or deny applications for DO to amend the Official Zoning Map of this Code; **[Ord. 2018-002]**
5. to hear, consider and approve, approve with conditions, or deny applications for DO for Class A Conditional uses; **[Ord. 2018-002]**
6. to initiate, hear, consider and approve, approve with conditions, or deny applications for Transfer of Development Rights (TDRs) and Workforce Housing Program (WHP) Programs; **[Ord. 2018-002]**
7. to hear, consider and approve, approve with conditions, or deny applications for DOA and EAC; **[Ord. 2018-002]**
8. to hear, consider and approve, approve with conditions, or deny applications for DO for Preliminary Plans for those specific PDDs, TDDs, or Class A Conditional Uses pursuant to Art. 2.A.6.B, Plan Requirements; **[Ord. 2018-002]**
9. to hear, consider and approve, approve with conditions, or deny applications for ABN; **[Ord. 2018-002]**
10. to hear, consider and approve, approve with conditions, or deny applications for Status Report of a prior approved DO; **[Ord. 2018-002]**
11. to review, hear, consider, and approve, approve with conditions, or deny requests for Deviations from: Art. 4.B.4.C.10.d, Homeless Resource Center, Location and Separation Requirements, and Articles 5, 6, and 7 for development supporting government facilities within the PO Zoning District; **[Ord. 2018-002]**
12. to hear, consider and approve, approve with conditions or deny applications for Type 2 Waivers; **[Ord. 2018-002]**
13. to hear, consider and approve, approve with conditions, or deny application for Unique Structures; **[Ord. 2018-002]**
14. to hear and consider release of agreement; **[Ord. 2018-002]**
15. to hear and consider AI; **[Ord. 2018-002]**
16. to review, hear, consider, and approve, or deny applications for Corrective Resolutions; **[Ord. 2018-002]**
17. to establish fees for the review of applications for development orders or permits, and appropriate funds to defray the costs of administering this Code; **[Ord. 2018-002]**
18. to act to ensure compliance with development orders or permits as approved and issued; **[Ord. 2018-002]**
19. to hear and consider appeals from, and affirm or reverse decisions of the Zoning Commission on applications for development permits for Class B conditional uses; **[Ord. 2018-002]**
20. to hear, consider and decide appeals from decisions of the DRO on applications for URAO Type 1 Waivers; **[Ord. 2018-002]**
21. to designate and appoint hearing officers to make decisions as the BCC may deem appropriate; **[Ord. 2018-002]**

22. to appoint other advisory boards that are determined necessary to assist in the implementation of this Code or the Plan; and, **[Ord. 2018-002]**
23. to take such other action not delegated to the decision-making bodies set forth in this Article or other officials of PBC Departments, as the BCC may deem desirable and necessary to implement the provisions of the Plan and this Code; **[Ord. 2009-040] [Ord. 2018-002]**

**Section 2      GENERAL PROVISIONS**

Unless otherwise noted, the following provisions shall apply to each appointed body described in this Article. In addition, each board shall be governed by PBC Resolution No. 2013-0193. In case of conflict between the general provisions in this Section, and the specific provisions of each appointed body, the specific provisions shall prevail. **[Ord. 2014-001]**

**A. Board Membership**

**1. Qualifications**

Unless otherwise noted, each member of a board described in this Article, Decision-Making Bodies shall be a qualified elector of PBC for at least two years prior to appointment. No member of the BCC, BCC aide, or PBC employee shall serve on a board described herein.

**2. Term of Office**

The term of office for each member shall be three years. All members serving on a board on the effective date of this Code shall complete their terms according to their prior appointments.

**3. Vacancy**

- a. The BCC shall fill a vacancy within 60 days.
- b. When a person is appointed to fill out the term of a departing member, that person's term shall end at the same time the departing member's term would have ended.

**4. Maximum Number of Boards**

The maximum number of boards a person may serve on at one time shall be three. **[Ord. 2006-004]**

**5. Elected Office**

Members shall not be prohibited from qualifying as a candidate for elected office.

**B. Appointments and Termination**

**1. Appointments**

**a. Individual BCC Appointments**

A board member shall serve at the pleasure of the member of the BCC who appointed that member and may be removed by the BCC member without cause at any time.

**b. At-Large BCC Appointments**

A board member shall serve at the pleasure of the BCC and may be removed by the BCC without cause at any time.

**c. Attendance**

Members of boards shall be automatically removed for lack of attendance. Lack of attendance is defined as a failure to attend three consecutive meetings or a failure to attend at least two-thirds of the meetings scheduled during a calendar year. Participation for less than three-fourths of a meeting shall be the same as a failure to attend a meeting. Only regular meetings shall be counted towards the attendance requirements. Special meeting shall not be counted towards the attendance requirements.

**d. Termination**

In the event that any board member is no longer a qualified elector, or the member is convicted of a felony, or an offense involving moral turpitude while in office, the BCC shall terminate the appointment of the member.

**e. Immediate Removal**

Members removed pursuant to Art. 2.G.2.B.1, Appointments through Art. 2.G.2.B.1.d, Termination, above, shall not continue to serve on the board and such removal shall create a vacancy.

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**C. Conflict of Interest**

**1. Substantive Conflict**

No board member shall have any interest, financial or otherwise, direct or indirect, or engage in any business transaction or professional activities, or incur any obligation of any nature which is in substantial conflict with the proper discharge of duties as a board member.

**2. Provisions Related to Conflict of Interest**

To implement this policy, members are directed to:

- a. be governed by the applicable provisions of state and local law;
- b. not accept any gift, favor or service that might reasonably tend to improperly influence the discharge of official duties;
- c. make known by written or oral disclosure, on the record at a meeting, any interest which the member has in any pending matter before that board, before any deliberation on that matter;
- d. abstain from using membership on the board to secure special privileges or exemptions;
- e. refrain from engaging in any business or professional activity which might reasonably be expected to require disclosure of information acquired by membership on the board not available to members of the general public, and to refrain from using such information for personal gain or benefit;
- f. refrain from accepting employment which might impair independent judgment in the performance of responsibilities as a member of the board; and
- g. refrain from participation in any matter in which the member has a personal investment which will create a substantial conflict between private and public interests.

**3. Board Action**

Willful violation of this Section which affects a vote of a board member shall render that action voidable by the BCC.

**D. Officers**

**1. Chair and Vice-Chair**

At an annual organizational meeting, each board shall elect a Chair and Vice-Chair from among the members. The term of the Chair and Vice-Chair's terms shall be one year. The Chair shall administer oaths, be in charge of all procedures before the board and shall take such action as shall be necessary to preserve the order and integrity of all proceedings before the board. In the absence of the chair, the vice-chair shall act as Chair and shall have all the powers of the Chair.

**E. Rules of Procedure**

**1. Quorum and Voting**

The presence of a majority of the members of the board shall constitute a quorum necessary to take action and transact business. All actions shall require a simple majority of the quorum present and voting at the meeting. In the event of a tie vote, the motion shall fail. No member shall abstain from voting unless the member has a voting conflict pursuant to State of Florida law.

**2. Robert's Rules of Order**

All meetings shall be governed by Robert's Rules of Order. Each board may by majority vote of the entire membership adopt additional rules of procedure for the transaction of business and shall keep a record of meetings, resolutions, findings and determinations.

**3. Meetings**

- a. The location of all meetings shall be in PBC, Florida.
- b. If a matter is postponed due to lack of a quorum, the item shall be rescheduled to the next meeting.
- c. All meetings and public hearings shall be open to the public.
- d. All meetings shall be set for time certain after due public notice. Due public notice shall include notification that a record is required to appeal a final decision of the board pursuant to F.S. §286.0105.

**4. County Attorney's Office**

The County Attorney's Office shall provide counsel and interpretation on legal issues.

**F. Compensation**

Board members shall receive no compensation for their services with exception of Code Enforcement Special Master and Hearing Officers who may be compensated for their services at discretion of the BCC. Travel reimbursement for members shall be limited to expenses incurred only for travel outside PBC necessary to fulfill the responsibilities of membership on the particular board. Travel reimbursement shall be made only when sufficient funds have been budgeted and are available, and upon prior approval of the BCC. No other expenses are reimbursable except documented long distance telephone calls to PBC staff that are necessary to fulfill the responsibility of membership on the particular board. **[Ord. 2006-036]**

**Section 3 APPOINTED BODIES**

**A. Land Development Regulation Advisory Board**

**1. Land Development Regulation Advisory Board**

There is hereby established a Land Development Regulation Advisory Board (LDRAB).

**2. Powers and Duties**

The LDRAB shall have the following powers and duties under the provisions of this Code:

- a. to periodically review the provisions to this Code that are not reviewed by another advisory board established by BCC for that purpose, and to make recommendations to the BCC for those provisions reviewed;
- b. to make its special knowledge and expertise available upon written request and authorization of the BCC to any official, department, board, commission or agency of PBC, the State of Florida or Federal governments; and
- c. to serve as Land Development Regulation Commission (LDRC) as provided by F.S.§ 163.3164(22) and F.S.§ 163.3194.

**3. Board Membership**

**a. Appointment**

- 1) The LDRAB shall be composed of 16 members and two at-large alternate members. **[Ord. 2015-006]**
- 2) Nine of the members shall be appointed by a majority of the BCC upon a recommendation by the organizations listed in Table 2.G.3.A, LDRAB Expertise. **[Ord. 2015-006]**
- 3) Seven members shall be appointed by the BCC. Each PBC Commissioner shall appoint one member with consideration of the expertise in Art. 2.G.3.A.3.b, Qualifications.
- 4) The BCC shall appoint two at-large alternate members, by a majority vote of the BCC, with consideration of the expertise in Art. 2.G.3.A.3.b, Qualifications.

**b. Qualifications**

- 1) The Board shall be composed of members with the expertise recommended for appointment by the corresponding organization as outlined in Table 2.G.3.A, LDRAB Expertise.
- 2) Each BCC appointment shall be with consideration in the following areas of expertise:
  - a) Landscape Architecture.
  - b) Redevelopment Expertise.
  - c) Fiscal Impact Analysis Expertise.
  - d) Land Use/Real Estate Law.
  - e) Natural Sciences.
  - f) Business Development.
- 3) No more than two members of the LDRAB shall represent the same occupation or business. **[Ord. 2010-022]**

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**Table 2.G.3.A - LDRAB Expertise**

Occupations	Organizations
1. Residential Builder	Gold Coast Builders Association
2. Municipal Representative	League of Cities
3. Engineer	Florida Engineering Society
4. Architect	American Institute of Architects
5. Environmentalist	Environmental Organization
6. Realtor	Realtors Association of the Palm Beaches
7. Surveyor	Florida Surveying and Mapping Society.
8. Commercial Builder	Assoc. General Contractors of America
9. AICP Planner	PBC Planning Congress
[Ord. 2010-022] [Ord. 2015-006]	

**c. Terms of Office**

Members of the LDRAB shall hold office until the first Tuesday after the first Monday in February of the year their term expires. Beginning on or after March 2, 2013, no person shall be appointed or reappointed to this Board for more than three consecutive terms. [Ord. 2014-001]

**4. Staff**

The Zoning Director of PZB shall serve as the Secretary and the professional staff of the LDRAB.

**5. Meetings**

**a. General**

General meetings of the LDRAB shall be held as needed to dispense of matters properly before the LDRAB. Special meetings may be called by the Chair or in writing by a majority of the members of the LDRAB. Staff shall provide 24-hour written notice to each LDRAB member before a special meeting is convened.

**b. Subcommittees**

The LDRAB shall consider recommendations from the Zoning Director and determine by majority vote to create subcommittees with the expertise necessary to make recommendations on specific Code amendments. Subcommittee appointments shall be made at a regular LDRAB meeting. [Ord. 2009-040]

**c. Alternate Members Vote**

The alternate members may vote on a matter only when serving in place of an absent regular member. [Ord. 2018-002]

**B. Code Enforcement Special Master**

**1. Creation and Appointment**

Code enforcement hearings pursuant to this Code shall be conducted by designated Special Master. Applications for Special Master positions shall be directed to County Administrator pursuant to a notice published in a newspaper of general circulation. The BCC shall select a pool of candidates from the applications filed with County Administrator on the basis of experience and qualifications. County Administrator shall appoint Special Master to conduct hearings from the pool of candidates selected by the BCC as necessary. For a period of two years from the date of termination as holder of office, a former Special Master shall not act as agent or attorney in any proceeding before any decision-making body of PBC on any matter that was the subject of a proceeding which was considered by the former Special Master. [Ord. 2015-006]

**2. Qualification**

Special Master shall have the following minimum qualifications:

- a. be a graduate of a law school accredited by the American Bar Association;
- b. demonstrate knowledge of administrative laws, land use law, and local government regulation and procedures;
- c. be a current member, in good standing, of the Florida Bar Association;
- d. have such other qualifications that may be established by resolution of the BCC; and
- e. in the event County Administrator does not receive a sufficient number of applications from qualified members of the Florida Bar Association, the BCC may select attorneys who are not members of the Florida Bar Association as candidates for Special Master. Among those

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LAND DEVELOPMENT REGULATION ADVISORY BOARD

# "Rules of Procedure"



March 27, 2013\*

## **Article I Introduction**

- A. The Palm Beach County Unified Land Development Code, hereinafter referred to as the ULDC, authorizes the Land Development Regulation Advisory Board and Land Development Regulation Commission, herein after referred to as the LDRAB and LDRC to Rules of Procedures for the transaction of business.
- B. The within Rules of Procedure have been adopted by the LDRAB and LDRC, and all previously adopted Bylaws or Rules of Procedure are deemed repealed.

## **Article II Powers and Duties**

- A. The LDRAB shall have the powers and duties as outlined in ULDC Art. 2.G.3.A.2, Powers and Duties, as amended. **[2/23/2011]**

## **Article III Membership, Officers and Staff**

- A. The LDRAB shall be composed of members as outlined in ULDC Art. 2.G.3.A.3, Board Membership, as amended. **[2/23/2011]**
- B. The Zoning Director shall serve as the Secretary and the professional staff of the LDRAB as outlined in ULDC Art. 2.G.3.A.4, Staff, as amended. **[2/23/2011]**

## **Article IV Meetings**

- A. General meetings and special meetings of the LDRAB shall be governed as outlined in ULDC Art. 2.G.2.E, Rules of Procedure, as amended. **[2/23/2011]**
- B. A member of the LDRAB shall be permitted to participate in a general or special meeting via telephone or teleconference if the following conditions are met:
  - 1. That the quorum necessary to take action and transact business is physically present at the meeting; and
  - 2. That the LDRAB, by a majority vote of the quorum present, determines that the extraordinary circumstances justify the members' absence.

## **Article V Subcommittees**

- A. The LDRAB may create subcommittees, which will be governed by the regulations in Art. 2.G.3.A.5.b, Subcommittees, as amended, as well as the following regulations:
1. At a minimum, the subcommittee shall be composed of two members. Membership shall include at least one LDRAB member. Interested parties who *have the necessary expertise on the specific Code amendment* may be appointed by a majority vote of the LDRAB; **[2/23/2011]**
  2. The subcommittee shall meet as often as determined necessary by the LDRAB;
  3. The presence of at least two members of the subcommittee, one of whom must be an LDRAB member, shall constitute a quorum necessary to take action and transact business;
  4. The location of all meetings shall be in PBC, Florida and all meetings shall be open to the public;
  5. The Zoning Director shall serve as the Secretary and the professional staff of the subcommittee;
  6. The County Attorney's Office shall provide counsel and interpretation on legal issues; and
  7. The subcommittee shall submit their findings at the next scheduled LDRAB meeting.

#### **Article VI Amendments to the Rules of Procedures**

- A. The LDRAB may amend these rules at a regular meeting by a majority vote of the quorum present.
- B. The LDRAB Secretary shall maintain a copy of the "Rules of Procedures" in the Zoning Division for the Public to view.

#### **Article VII Rules of Debate**

This section sets forth the rules of debate to maintain decorum, the various motions available for use by the Board, and related matters. **[3/27/2013]**

- A. Decorum. A motion must be made and seconded before the Board votes on a matter. Every member of the Board has a right to speak in the debate and shall always be recognized by the Chair. Non-member recognition shall be at the Chair's discretion. The member who made the motion shall be entitled to speak first. A member shall be deemed to have yielded the floor when she/he has finished speaking. The discussion shall be related to the motion on the floor. All questions are to be directed through the Chair. **[3/27/2013]**

- B. As to the Chair. Upon passing the gavel, the Chair or other presiding member of the Board may move or second a motion. **[3/27/2013]**
- C. Point of Order. Any member who believes that a breach of the rules has occurred has a right to call immediate attention to the matter by raising a "point of order." A point of order (1) may interrupt a speaker who has the floor; (2) does not need to be seconded; (3) is not debatable; and (4) is decided by the Chair. By motion and second, a decision of the Chair on a point of order may be appealed to the Board and, without debate, the Chair shall submit to the Board the question, "Shall the decision of the Chair be sustained?" and the Board shall decide by a majority vote. **[3/27/2013]**
- D. Motion to Reconsider. A recommendation of the Board may be reconsidered at the same meeting or at the very next meeting. A motion to reconsider can only be made by a member who voted on the prevailing side of the question, and is debatable. Such motion shall not be entertained if the Board of County Commissioners has already acted on the recommendation, or if the vote has otherwise caused something to be done that is impossible to undo. Adoption of a motion to reconsider shall rescind the original action; therefore a new motion, second, and vote is required to take formal action on the item, if desired, and may take place at a future meeting. **[3/27/2013]**
- E. Substitute Motion. A member may make a substitute motion if he/she is not in agreement with the motion on the floor. This motion requires a second and is debatable. The substitute motion must be disposed of before returning to the original motion. No more than two motions, the original and one substitute, shall be on the floor at any given time. **[3/27/2013]**
- F. Motion to Postpone. If a member would like to defer consideration of a matter, a motion to postpone is in order, which may include a time and date to continue the discussion. When postponing an advertised public hearing of the Land Development Regulation Commission, a time and date certain must be included in the motion. This motion is debatable. **[3/27/2013]**
- G. Motion to Close Debate/Call the Question. Any Board member may move to close debate/call the question on the motion being considered. This motion is not debatable and requires a two-thirds vote of the members. If the motion passes, all discussion ends and a vote is taken on the motion on the floor. **[3/27/2013]**
- H. Adjournment. No motion is required to end the meeting. The Chair declares the meeting adjourned without objection. **[3/27/2013]**

*\*Original document issued on May 14, 2004, amended on: February 23, 2011; March 27, 2013.*

**LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)  
2018 ATTENDANCE MATRIX**

(Updated 9/26/2018)

Seat	Member	District or Organization	Term Expires	2018 Dates												
				1/24 Cancelled	2/28	3/28	4/25	5/23	6/20 Re- scheduled	7/25	8/22	9/26	10/24	11/14	12/12	Reser ved
1	Joanne Davis	District 1	Feb. 5, 2019	-	Y	Y	Y	Y			N	Y	Y			
2	Drew Martin	District 2	Feb. 2, 2021	-	Y	Y	Y	Y			Y	Y	N			
3	Philip Barlage	District 3	Feb. 5, 2019	-	Y	Y	Y	Y			Y	Y	Y			
4	James Knight	District 4	Feb. 2, 2021	-	Y	Y	Y	N			Y	Y	Y			
5	Lori Vinikoor	District 5	Feb. 5, 2019	-	Y	Y	Y	Y			Y	N	Y			
6	Myles Basore	District 6	Feb. 2, ,2021	-	Vac	Vac	Vac	Vac			Y	Y	N			
7	Robert J. Harvey	District 7	Feb. 5, 2019	-	N	Y	Y	Y			Y	Y	Y			
8	Daniel Walesky	Gold Coast Builders Association	Feb. 2, 2021	-	Y	Y	N	Y			N	Y	Y			
9	Anna Yeskey	League of Cities	Feb. 2, 2021	-	Y	Y	Y	N			Y	Y	Y			
10	Terrence Bailey	Florida Eng. Society	Feb. 5, 2019	-	N	Y	Y	N			Y	Y	Y			
11	Xavier Salas	American Institute of Architects	Feb. 2, 2021	-	Y	Y	N	Y			N	Y	N			
12	Vacant	Environmental Organization	Feb. 2, 2021	-	Vac	Vac	Vac	Vac			Vac	Vac	Vac			
13	Frank Gulisano	PBC Board of Realtors	Feb. 2, 2021	-	Y	Y	Y	N			Y	Y	Y			
14	Derek Zeman	Florida Society Prof. Surveyors	Feb. 5, 2019	-	Y	Y	N	Y			Y	N	N			
15	Charles D. Drawdy	Assoc. General Contractors of America	Feb. 5, 2019	-	Y	Y	Y	Y			Y	Y	Y			
16	Wes Blackman	PBC Planning Congress	Feb. 2, 2021	-	Y	Y	Y	Y			Y	Y	Y			
17	Winifred P. Said	Alternate #1	Feb. 2, 2021	-	Y	Y	Y	Y			N	N	N			
18	Abraham Wien	Alternate #2	Feb. 2, 2021	-	Y	Y	Y	N			Y	N	Y			
				-	-	14	16	13	11		13	13	12			

**Legend/Notes:**

Y	Present	*Y*	Present (Participated via teleconference with quorum physically present and Board approval)	N	Absent	*N	Absent (Attended less than ¾ of meeting)
1	Joanne Davis replaced Michael Peragine, eligible for first meeting on May 23, 2018. Term ends February 5, 2019						
2	Drew Martin replaced David Carpenter, eligible for first meeting on February 28, 2018. Term ends Feb. 3, 2021.						
3	Philip Barlage replaced Barbara Katz, eligible for first meeting on Feb. 22, 2017. Term Feb 3, 2016 to February 5, 2019/						
4	James Knight reappointed on Dec. 16, 2014 for new term Feb. 4, 2015 to Feb. 6, 2021..						
5	Lori Vinikoor reappointed on Jan. 26, 2016 for new term Feb. 2, 2016 to Feb. 5, 2019.						
6	Myles Basore replaced Rena Borkhataria, eligible for first meeting on July 25, 2018. Term ends February 3, 2021						
7	Robert J. Harvey replaced Henry Studstill, eligible for first meeting on May 24, 2017. Term February 3, 2016 to February 5, 2019.						
8	Daniel Walesky replaced Raymond Puzziello on Jan. 13, 2015. Position term is Feb. 5, 2013 to Feb. 2, 2016. Raymond Puzziello resigned in Nov. 2014. Term wrong in appointment 2/4/2015 to 2/2/2018						
9	Anna Yeskey appointed on August 15, 2018.						
10	Terrence Bailey reappointed on March 1, 2016 for new term Feb. 3, 2016 to Feb. 5, 2019						
11	Xavier Salas replaced James McKay. Eligible for first meeting on appointed Sept. 27, 2016, eligible for first meeting on October 14, 2016. Term ends Feb. 6, 2018.						
12	Vacant						
13	Frank Gulisano reappointed on Jan. 13, 2015 for new term Feb. 4, 2015 to Feb. 6, 2018.						
14	Derek Zeman appointed on March 1, 2016. Eligible for 1 <sup>st</sup> LDRAB meeting on March 23, 2016.						
16	Wes Blackman reappointed on Jan. 13, 2015 for new term which expires Feb. 2, 2021.						
17	Winifred P. Said replaced James Brake. Appointed on August 15, 2017 for term Feb. 2, 2016 to Feb. 8, 2019.						
18	Abraham Wien replaced Leo Plevy. Eligible for first meeting on May 24, 2017. Term ends Feb. 3, 2021.						

**LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)  
2018 ATTENDANCE MATRIX**

(Updated 9/26/2018)

*	Special meetings will not be a factor in calculating total attendance.	
**	Attendance reflects previous LDRAB member.	
	ULDC Art. 2.G.2.B.1.c, Attendance: 1) "Lack of attendance is defined as a failure to attend three consecutive meetings..." or, 2) "...a failure to attend at least two-thirds of the meetings scheduled during the calendar year." Also "Participation for less than three-fourths of a meeting shall be the same as a failure to attend a meeting."	
	A total of 10 meetings are scheduled for 2015. A special meeting will be held on June 24, 2015. Minimum attendance – seven meetings of all meeting scheduled. (Cancelled meetings are counted towards the total of meetings attended). Members cannot miss any more than three meetings.	

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**2018**  
**PALM BEACH COUNTY ZONING DIVISION**  
**LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)**  
**LAND DEVELOPMENT REGULATION COMMISSION (LDRC)**  
**CURRENT MEMBER LIST**

Updated: July 10, 2018

SEAT	MEMBER (OCCUPATION)	DISTRICT OR ORGANIZATION	TERM ENDS
1	<b>Joanne Davis</b> (Environmentalist)	District 1 Commissioner Valeche	February 5, 2019
2	<b>Drew Martin</b> (Conservation Chair)	District 2 Commissioner Burdick	February 3, 2021
3	<b>Philip L. Barlage</b> (Retired Property Appraiser/ Officer COWBRA)	District 3 Commissioner Kerner	February 5, 2019
4	<b>James Knight</b> (Builder/Developer)	District 4 Commissioner Abrams	February 6, 2021
5	<b>Lori Vinikoor</b> (Community Activist)	District 5 Commissioner Berger	February 5, 2019
6	<b>Myles Basore</b> (Mgr. Food Safety Operations/Real Estate Advisor)	District 6 Commissioner McKinlay	February 3, 2021
7	<b>Richard J. Harvey</b> (Attorney)	District 7 Commissioner Bernard	February 5, 2019
8	<b>Daniel Walesky</b> (Residential Builder)	Gold Coast Builders Association	February 2, 2021
9	<b>Anna Yeskey</b> (Dir. PBC Intergovernmental)	PBC League of Cities	February 6, 2021
10	<b>Terrence N. Bailey</b> (Engineer)	Florida Engineering Society	February 5, 2019
11	<b>Xavier Salas</b> (Architect)	American Institute of Architects	February 8, 2021
12	<b>Pending</b>		
13	<b>Frank J. Gulisano</b> (Realtor)	Realtor Association of the Palm Beaches	February 2, 2021
14	<b>Derek Zeman</b> (Surveyor)	Florida Surveying & Mapping Society	February 5, 2019
15	<b>Charles Duane Drawdy</b> (Commercial Builder)	Associated General Contractors of America	February 5, 2019
16	<b>Wesley Blackman, AICP</b> (AICP Planner)	PBC Planning Congress	February 2, 2021
17	<b>Winifred (Winnie) Park Said</b> (Environmental)	Alternate #1	February 3, 2021
18	<b>Abraham Wien</b> (Environmental Architect)	Alternate #2	February 3, 2021