









EXHIBIT B

WESTERN COMMUNITIES RESIDENTIAL OVERLAY (WCRO)
SUMMARY OF AMENDMENTS

(Updated 12/9/16)

General Reason for amendments: The following Phase 2 Privately Initiated Application (PIA) to amend the Unified Land Development Code (ULDC) has been submitted by GL Homes concurrent with related privately initiated text and map series amendments to the Comprehensive Plan. These amendments include establishing the new Western Communities Residential (WCR) future land use (FLU) designation and related Policies, which will be implemented as the WCR Planned Unit Development (PUD). These new provisions will allow for applications for Rezoning for projects that have obtained a WCR future land use atlas (FLUA) amendment, including the project known as the Indian Trails Grove (ITG) PUD.

The following website provides additional details on the aforementioned applications and tentative dates for public meetings and hearings: http://www.pbcgov.com/pzb/indian\_trails/index.htm. Additional backup and history related to the proposed amendments can be found in the Planning staff report presented at the Board of County Commissioners Adoption Hearing on September 22, 2016: http://discover.pbcgov.org/pzb/planning/BCC-Agendas/2016/sept/Agenda-BCC-9-22-16.pdf.

In evaluating the newly proposed WCR FLU designation requirements, Zoning staff have concluded that since the preponderance of additional requirements result in de minimis calibrations to existing PUD regulations, preference is to locate the substantive provisions of the Overlay within the PUD regulations as its own new type of PUD. A placeholder will also be established within Art. 3.B, Overlays, referencing the new WCR PUD.

Part 1. ULDC Art. 1.1.3, Abbreviations and Acronyms (page 119 of 119), is hereby amended as follows:

Reason for amendments: [GL Homes PIA] Recognize definition and related acronyms associated with proposed Comprehensive Plan Future Land Use Element (FLUE) Objective 4.5, Western Communities Residential (WCR).

[Planning FLUE text amendment Staff assessment] "This definition is proposed to identify the new proposed form of development, its composition and intent, and with further meaningful and predictable standards detailed in a new objective and policies."

ARTICLE 1, GENERAL PROVISIONS

CHAPTER I DEFINITIONS & ACRONYMS

Section 3 Abbreviations and Acronyms

WCR Western Communities Residential
WCRO Western Communities Residential Overlay

Part 2. ULDC Art. 3.A.1.B.1, Overlays (page 15 of 232), is hereby amended as follows:

Reason for amendments: [GL Homes Phase 2 PIA] See General and Part 1 Reasons for Amendments above.

ARTICLE 3, OVERLAYS & ZONING DISTRICTS

CHAPTER A GENERAL

Section 1 Districts

B. Overlays and Zoning Districts

1. Overlays

- AGEO, Agricultural Enclave Overlay [Ord. 2011-016]
AZO, Airport Zone Overlay
COZ, Conditional Overlay Zone
GAO, Glades Area Overlay
IOZ, Indiantown Road Overlay
IRO, Infill Redevelopment Overlay [Ord. 2011-016]

Notes:

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











