



April 16, 2014

**Department of Planning,
Zoning & Building**

2300 North Jog Road
West Palm Beach, FL 33411-2741
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Zoning Division 233-5200
Building Division 233-5100
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Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
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**Palm Beach County
Board of County
Commissioners**

Priscilla A. Taylor, Mayor
Paulette Burdick, Vice Mayor

Hal R. Valeche
Shelley Vana

Steven L. Abrams
Mary Lou Berger

Jess R. Santamaria

County Administrator

Robert Weisman

Mr. Wesley Blackman, AICP, Chairman, and
Members of the Land Development Regulation Advisory Board (LDRAB)
241 Columbia Drive
Lake Worth, FL 33460

RE: April 23, 2014 LDRAB Meeting

Dear Mr. Blackman & Board Members:

Attached please find the agenda and supporting materials to assist you in preparing for the LDRAB/LDRC hearing on Wednesday, April 23, 2014.

The meeting will commence at **2:00 p.m.** in the Vista Center 1st Floor Kenneth S. Rogers Hearing Room (VC-1W-47), located at 2300 North Jog Road, West Palm Beach, Florida.

If you should have any questions or require additional information, please contact me at (561) 233-5206 or via email at WCross@pbcgov.org, or Monica Cantor, Senior Site Planner at (561) 233-5205, or via email at MCantor@pbcgov.org.

Sincerely,

William Cross, AICP
Principal Site Planner, Zoning Division

Attachments: April 23, 2014 LDRAB Agenda

- c: Verdenia C. Baker, Deputy County Administrator
- Rebecca D. Caldwell, Executive Director, PZB
- Lorenzo Aghemo, Planning Director
- Robert P. Banks, Chief Land Use County Attorney
- Leonard W. Berger, Chief Assistant County Attorney
- Jon MacGillis, ASLA, Zoning Director
- Maryann Kwok, Chief Planner, Zoning
- Monica Cantor, Senior Site Planner, Zoning

PALM BEACH COUNTY

LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)

APRIL 23, 2014

BOARD MEMBERS

Wesley Blackman, AICP, Chair (PBC Planning Congress)

David Carpenter, RLA, Vice Chair (District 2)

Richard S. Kozell, III (District 1)

Barbara Katz (District 3)

Jim Knight (District 4)

Lori Vinikoor (District 5)

Mike Zimmerman (District 6)

Henry D. Studstill, (District 7)

James M. Brake (Member at Large/Alternate)

Leo Plevy (Member at Large/Alternate)

Raymond Puzitiello (Florida Atlantic Builders Assoc.)

Joni Brinkman (Palm Beach League of Cities)

Terrence N. Bailey (Florida Engineering Society)

Jerome I. Baumoehl (American Institute of Architects)

Edward E. Tedtmann (Environmental Organization)

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

Gary Rayman (Fl. Surveying and Mapping Society)

Vacant (Condominium Association)

Vacant (Association Gen. Cont. of America)

Board of County Commissioners

Priscilla A. Taylor, Mayor, District 7

Paulette Burdick, Vice Mayor, District 2

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Commissioner, District 1

Shelley Vana
Commissioner, District 3

Steven L. Abrams,
Commissioner, District 4

Mary Lou Berger
Commissioner, District 5

Jess R. Santamaria
Commissioner, District 6

Robert Weisman
County Administrator



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2300 North Jog Road, West Palm Beach, Florida 33411 (561) 233-5200



**LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
WEDNESDAY, APRIL 23, 2014 AGENDA
2300 NORTH JOG ROAD
1ST FLOOR KENNETH S. ROGERS HEARING ROOM (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 March 26, 2014 Minutes (Exhibit A)

B. ULDC AMENDMENTS

1. Exhibit B - Modifications to BCC/ZC Approvals
2. Exhibit C - RVPD Real Estate Sales Office
3. Exhibit D - Economic Development Center

C. PUBLIC COMMENTS

D. STAFF COMMENTS

1. May 28, 2014 LDRAB Meeting discussion

F. ADJOURN

EXHIBIT A

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

Minutes of March 26, 2014 Meeting

On Wednesday, March 26, 2014 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

Vice-Chair David Carpenter called the meeting to order at 2:02 p.m. Zona Case, Code Revision Zoning Technician, called the roll.

Members Present: 16

David Carpenter (District 2)
Richard Kozell (District 1)
Barbara Katz (District 3)
Jim Knight (District 4)
Lori Vinikoor (District 5)
Michael Zimmerman (District 6)
Henry Studstill (District 7) *
Raymond Puzzitiello (Gold Coast Build. Assoc.)
Joni Brinkman (League of Cities)
Terrence Bailey (Florida Eng. Society)
Jerome Baumoehl (AIA)
Edward Tedtmann, Environmental Organization)
Frank Gulisano (PBC Board of Realtors)
Gary Rayman (Fl. Surveying & Mapping Society)
Leo Plevy (Member at Large, Alt.)
James Brake (Member At Large, Alt.) **

Members Absent: 1

Wesley Blackman (PBC Planning Congress)

Vacancies: 2

(Assoc. General Contractors of America)
(Condominium Association)

County Staff Present:

Robert Banks, Chief Land Use Attorney
William Cross, AICP, Principal Site Planner, Zoning
Kenny Wilson, PBC Health Department
Sunil Jagoo, Project Coordinator II, Land Development
Quazi Bari, Senior Professional Engineer, Engineering
John Rupertus, Senior Planner, Planning
Monica Cantor, Senior Site Planner
Zona Case, Zoning Technician, Zoning
David Nearing, AICP, Site Planner I, Zoning

2. Additions, Substitutions, and Deletions

Vice-Chair Carpenter noted that staff distributed Amendments to the Agenda for Exhibit B.

3. Motion to Adopt Agenda

Motion to adopt agenda, as amended, by Ms. Vinikoor, seconded by Ms. Katz. Motion passed (14 - 0) */**.

* Henry Studstill arrived at 2:04 p.m.

4. Adoption of February 26, 2014 Minutes (Exhibit A)

Motion to adopt by Mr. Puzzitiello, seconded by Ms. Vinikoor. Motion passed (15 - 0) **.

** James Brake arrived at 2:08 p.m.

B. ULDC AMENDMENTS

1. Exhibit B – Art. 11, Subdivision, Platting and Improvements

Mr. Jagoo explained the revisions and in response to LDRAB inquiries, clarified that many of the amendments are based on comments from the private sector. The Board discussion included:

- The proposed definition of ditch including the term “swale” is very broad. Mr. Jagoo responded that while the term swale is broad, the intent was to clarify that a ditch is a large swale and the hierarchy is based on depth, width, etc. The definition will be expanded to indicate that ditch has the capability of temporarily containing or conveying storm-water runoff.
- Clarification that the overall design of a project is based on a Master Plan. During the platting of lots, land being reserved for future platting will need to be identified as tracts or parcels.
- Clarification that bonds are for the installation of the site’s required improvements only, not maintenance. The maintenance of the required improvements are the responsibility of the beneficiary of these improvements (usually the HOA), which are dedicated to them via plat.

Mr. Rayman questioned the removal of the term “abstracted” in several parts of the draft, whereas abstracted is part of the survey. Mr. Jagoo stated that the amendment will be revised to keep the term.

Motion to adopt by Mr. Puzzitiello, as amended, seconded by Mr. Gulisano. The motion passed (16 - 0).

EXHIBIT A

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

Minutes of March 26, 2014 Meeting

2. Exhibit C – Art. 12, Traffic Performance Standards

Mr. Bari explained that one of the proposed amendments is changing the source reference of the trip generation from ULDC Article 13 to the Palm Beach County Traffic Engineering web site and the latest version of the Institute of Transportation Engineers' (ITE) Trip Generation Manual, if the rates are not covered in the Traffic Engineering web site. He also mentioned that the ITE Trip Generation Manual is a nationally recognized source for such information.

Mr Bari continued by stating that the second amendment is primarily intended for grade separated intersections on Southern Boulevard and involves a clearer explanation of how to calculate significance of the interchanges.

There was no Board discussion.

Motion by Mr. Bailey, seconded by Ms. Vinikoor. The motion passed (16 - 0).

3. Exhibit D – Art. 15, Health Regulations

Mr. Wilson explained that this amendment relates to fire hydrant testing to be reported at the beginning of each year. Records are to be maintained by owners of the community, such as mobile home parks, where the system is not connected to a publicly owned/maintained water system. Mr. Wilson also said that the records are required to be kept on site and may be reviewed by the Fire Department at any time. The Board recommended amending the language to request the owner to provide a letter to the fire department once the test is performed. Mr. Wilson indicated that he would incorporate this into the draft.

Motion by Mr. Puzzitiello, seconded by Mr. Gulisano including changes discussed. The motion passed (16 - 0).

C. PRIVATELY INITIATED ULDC AMENDMENT APPLICATIONS

1. Exhibit E – PIA 2014-376 Bay Door Orientation

Mr. Cross provided a brief presentation outlining the applicant's request to allow for alternative solutions to the current standards for the General Repair and Maintenance use, which prohibits bay doors from being oriented towards residential Zoning Districts, Future Land Use (FLU) designation or uses unless separated by an arterial or collector street. He advised that this topic had previously been identified as an issue to be amended holistically as part of the Use Regulations Project, but that the applicant preferred not to wait. Staff had targeted this issue for the following reasons: the language is not consistent when applied to other similar uses; the prohibition does not apply to all similar uses such as auto paint and body shops; and, there is a need to allow for exceptions when abutting residential parcels are developed with non-residential uses.

Mr. Cross continued that there are three options proposed by the applicant. Staff recommends initiating Option 2, subject to revisions to address potential adverse impacts outlined in the staff report, including additional screening to mitigate visibility, noise, lighting and emissions, etc.

Mr. Josh Nichols from John J. Schmidt & Assoc. Inc, spoke on behalf of the applicant. He explained that in this case, a proposed General Repair and Maintenance use on an industrial property was adjacent to a public canal that had a Residential FLU designation. He reaffirmed that the ULDC states that bay doors cannot be oriented toward residential but that there is a provision that allows bay doors facing residential when they are separated by a collector or arterial street. He asked what would be the difference between arterial or collector right-of way or another right-of-way that is a canal? In responding to LDRAB discussion, he acknowledged that the property on the other side of the canal was developed with residential uses, but that they had proposed an Option that would mitigate any adverse impacts. He concurred that the staff recommendation to refine this Option was acceptable.

The Board indicated that it was also in agreement the staff recommendation. Mr. Cross reiterated that the language before the Board was a draft which will be further amended if initiated. The Board discussed suggestions for modifying the landscape buffer to include more trees with consideration of noise and visibility.

EXHIBIT A

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

Minutes of March 26, 2014 Meeting

Motion by Ms. Vinikoor to recommend initiation of the amendment in accordance with staff recommendation and the issues discussed, seconded by Mr. Gulisano. The motion passed (15 - 1). Mr. Baumoehl voted nay.

D. PUBLIC COMMENTS

There were no public comments.

E. STAFF COMMENTS

Subcommittees

1. Use Regulations Project (URP) Residential

Ms. Cantor noted that the date for the subcommittee meeting has not been set, as there are Planning related issues which still need to be addressed. Staff does not wish to bring this use category forward in piecemeal fashion.

2. Signage (LED)

Ms. Cantor indicated that the meeting is expected to take place within the next two weeks. However, it is currently anticipated that the committee will only need to meet once.

3. Landscaping

The meetings are ongoing as originally scheduled.

F. ADJOURN

The Land Development Regulation Advisory Board meeting adjourned at 3:14 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) 233-5213.

Minutes drafted by: David Nearing

EXHIBIT B

MODIFICATIONS TO BCC/ZC APPROVALS
SUMMARY OF AMENDMENTS
(Updated 04/17/14)

1
2 **Part 1. ULDC Art. 2.A.1.L, Actions by Decision Making Bodies or Persons [Related to Art.**
3 **2.A.1.L.2, Administrative Processes] (page 21 of 90), is hereby amended as follows:**
4

Reason for amendments: [Zoning] Delete reference to 2.D.4.D which was relocated and consolidated with 2.D.1.G.2, Expedited Administrative Modifications in Round 2013-02. The reference was inadvertently left under Action by the DRO.

5 **CHAPTER A GENERAL**

6 **Section 1 Applicability**

7 **L. Actions by Decision Making Bodies or Persons**

8 **1. General**

9 All decision making persons and bodies shall act in accordance with the time limits
10 established in this Code.

11 **2. Administrative Processes**

12 **a. Action by DRO**

13 The DRO shall approve, approve with conditions, revoke, deny or administratively
14 withdraw an application based upon the recommendation of the reviewing agencies, in
15 accordance with the procedures, standards and limitations of this Code and Article 2.D,
16 ADMINISTRATIVE PROCESS, including where applicable: the standards of Art. 2.D.1.E,
17 Standards for Administrative Approval, ~~and the standards of Art. 2.D.4.D, Standards,~~
18 ~~applicable to Administrative Amendments;~~ or, the standards of Art. 2.D.7.C, Standards,
19 applicable to Type I Waivers. **[Ord. 2012-027]**

20
21 **Part 2. ULDC Art. 2.D.1.G, Administrative Review [Related to Art. 2.D.1.G.1, Amendments to**
22 **BCC/ZC Approvals] (page 40 of 89), is hereby amended as follows:**
23

Reason for amendments: [Zoning] Clarify that the addition of square footage to Board of County Commissioner (BCC) / Zoning Commission (ZC) approved plans by the DRO is limited to 5% or 5,000 SF square feet for any freestanding building or structure and cannot exceed 5,000 square feet of the total approved square footage.
NOTE: This provision does not allow for the creation of any new freestanding building or structure, or outdoor area considered as square footage except unless attached to an existing wall.

24 **CHAPTER D ADMINISTRATIVE PROCESS**

25 **Section 1 Development Review Officer (DRO)**

26 **G. Modifications to Prior Development Orders**

27 The DRO may approve amendments to Preliminary Plans approved by the BCC/ZC, and approve
28 Final Plans, in accordance with the following procedures. **[Ord. 2007-001] [Ord. 2008-003] [Ord.**
29 **2009-040] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2011-001] [Ord. 2014-001]**

30 **1. Modifications to BCC/ZC Approvals**

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

37
38 ~~b. An increase of no more than five percent in the total floor area square footage indicated~~
39 ~~on the most recently ZC or BCC approved Plan(s) of any building or structure, or outdoor~~
40 ~~area considered as square footage, provided that the increase does not exceed 5,000~~
41 ~~square feet whichever is less; shall be subject to the following: [Ord. 2008-003] [Ord.~~
42 ~~2009-040]~~

- 43 1) Maximum of five percent or 5,000 square feet of any building, structure or outdoor
- 44 area considered as square footage, whichever is less; and,
- 45 2) Maximum 5,000 square feet of the total ZC or BCC approved square footage.

46 ~~4)c. For a Renewable Energy Facility (Wind) within the AP Zoning eDistrict, an increase in no~~
47 ~~more than ten percent, up to a maximum of ten, of the number of wind turbines approved~~
48 ~~by the BCC, for a Renewable Energy Facility (Wind) within the AP Zoning district. [Ord.~~
49 ~~2011-016]~~

50 **[Renumber Accordingly.]**

51
52
53 U:\Zoning\CODEREV\2014\LDRAB\Meetings\4-23-14\4 Final Packet\Exh. B - Modifications to BCC ZC Approvals.docx

Notes:

Underlined indicates **new** text. If being relocated destination is noted in bolded brackets **[Relocated to:]**.
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EXHIBIT C

RVPD REAL ESTATE SALES OFFICES
SUMMARY OF AMENDMENTS
(Updated 4/18/14)

1
2 Part 1. ULDC Art. 3.E.1.G.1, General [Related to PDD Sales Office and Models] (pages 154-155
3 of 229), is hereby amended as follows:
4

Reason for amendments: [Zoning] Campgrounds or recreational vehicle (RV) parks have traditionally been perceived as being operated by a single owner/operator who collects fees for the use of campsites or RV spaces and related amenities. However, the RV industry is seeing an increase in ownership of individual RV spaces, typically associated with larger upscale RVs. While both temporary and permanent real estate sales offices are permitted within a PDD, minor revisions are required to address how these uses would function within a Recreational Vehicle Park Development (RVPD).

5 CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)

6 Section 1 General

7 G. Sales Office and Models

8 1. General

9

10 b. Permanent

11 A permanent real estate sales office is permitted in a commercial pod only, except where
12 allowed otherwise within a Recreational Vehicle Park Development (RVPD).

13 c. Definitions – see Art. 1.I, Definitions and Acronyms

14 1) Real Estate Sales Office, Planned Development

15 An office for the sale and resale of new and existing residential units, or Recreation
16 Vehicle (RV) sites, in a planned development.

17 a) Temporary, Pod

18 A temporary real estate sales office for the sale of new units only shall be
19 permitted in a residential pod or other temporary location approved by the DRO.
20 Sales shall be limited to only new units in the pod. A temporary sales office in a
21 mobile home shall be subject to Article 5.B.1.B, Temporary Structures. Sanitary
22 facilities shall be available in the office. A temporary real estate sales office shall
23 be removed from the site prior to the issuance of the CO for the last remaining
24 unit in the pod. Temporary access to the sales office may be permitted, subject
25 to approval by the DRO. The temporary access shall be limited to one year,
26 unless extended by the DRO.

27 b) Temporary, Project

28 A temporary real estate sales office for the sale and resale of units in the entire
29 project, or phase of a project, shall be permitted in a residential pod, private civic
30 pod, commercial pod, or recreation pod, subject to approval by the BCC. A
31 temporary sales office in a mobile home shall be subject to Article 5.B.1.B,
32 Temporary Structures. Sanitary facilities shall be available in the office. A
33 temporary real estate sales office serving an entire project shall only be permitted
34 within a planned development and/or phase approved for 300 or more units.
35 Sales and resales shall be limited to only units within the planned development.
36 A temporary real estate sales office shall be removed from the site prior to the
37 issuance of the CO for the last remaining unit in the project or phase, as
38 applicable. Temporary access to the sales office may be permitted, subject to
39 approval by the BCC.

40 c) RVPD

41 A temporary real estate sales office for the sale of RV sites shall be permitted
42 within an RVPD in accordance with the provisions above, and the following:

43 (1) Units shall mean RV sites;

44 (2) May be located within the Recreation Pod;

45 (3) The temporary RVPD real estate sales office shall be removed upon
46 completion of the project, CO of a permanent RV site real estate sales office,
47 or upon expiration of the maximum time to commence development for the
48 last phase, in accordance with Table 2.E.3.B, Time Limitation of
49 Development Order for Each Phase. The BCC may impose a Condition of
50 Approval with a specific date for compliance;

51

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Notes:

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EXHIBIT C

RVPD REAL ESTATE SALES OFFICES
SUMMARY OF AMENDMENTS
(Updated 4/18/14)

1
2 Part 2. ULDC Art. 3.E.7, Recreational Vehicle Park Development (RVPD) (pages 183-184 of
3 229), is hereby amended as follows:
4

Reason for amendments: [Zoning]
1. As noted in Part 1 above, accommodate minor revisions necessary to clarify allowances for temporary real estate sales offices where RV sites will be for sale.
2. RVPDs are comprised of a recreation pod a minimum of 98% of the overall project, with allowances for a commercial pod of up to 2% or a maximum of 1 acre, whichever is less. Whether owned by one entity or owner, or where RV sites are sold to individual owners, management offices are typically required to handle property maintenance and security issues, or to manage reservations and rentals of campsites or RV sites. Management offices would be permitted as an accessory use; however, additional clarification is required to accommodate permanent real estate sales offices.

5 CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)

6 Section 7 Recreational Vehicle Planned Development District (RVPD)

7
8 C. Pods

9
10 2. Commercial
11 No commercial use, building or structure shall front or have direct legal access on any arterial
12 or collector street bordering or traversing the RVPD. Commercial uses shall be intended for
13 the use of temporary residents in the RVPD only, with exception to a permanent real estate
14 sales office for the sale of RV sites located within the RVPD.

15
16 G. Supplemental Standards

17
18 3. Temporary Structures
19 Temporary structures, such as construction trailers, RV site real estate sales office and
20 security quarters, may be allowed, subject to Article 5.B.1.B, Temporary Structures. A mobile
21 home may be used as a caretakers quarters, security quarters, watchmans trailer, or
22 temporary structure.

23
24 5. Real Estate RV Site Sales
25 A permanent real estate sales office for RV sites may be collocated with an accessory
26 management office in a Recreational Pod.

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EXHIBIT D

ECONOMIC DEVELOPMENT CENTER (EDC)
SUMMARY OF AMENDMENTS
(Updated 4/18/13)

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Reason for amendments: [Zoning] The Future Land Use Element (FLUE) of the Comprehensive Plan establishes an Economic Development Center (EDC) category, which has been interpreted under current provisions for the Industrial FLU category in the ULDC and use of related Future Land Use Atlas (FLUA) Regulations of the Plan. However, due to the differences in uses permitted within an EDC project, several amendments are required to recognize the EDC FLU within the ULDC.

Part 1. ULDC Art. 3.A.3.B, Future Land Use (FLU) Designation and Corresponding Standard Zoning Districts (page 17 of 229), is hereby amended as follows:

Reason for amendments: [Zoning] A review of Planning staff reports for EDC related text and FLUA Regulations and supporting backup indicates that the EDC FLU designation is not consistent with Standard Zoning districts.

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

FLU Designation	Zoning District (2)					
					
	Industrial					
IND	IL	IG	CRE			
EDC	IL	IG				
					
[Ord. 2006-004] [Ord. 2008-003] [Ord. 2008-037] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2011-016]						
Notes:						
....						

Part 2. ULDC Table 3.A.3.C, Future Land Use Designation and Corresponding Planned Development Districts (page 18 of 229), is hereby amended as follows:

Reason for amendments: [Zoning] A review of Planning staff reports for EDC related text and FLUA Regulations and supporting backup necessitates the use of the Multiple Use Planned Development (MUPD) or Planned Industrial Park Development (PIPD) districts for implementation of an EDC project.

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

	AGR (2)	RR	AGE	LR1	LR2	LR3	MR5	HR8	HR12	HR18	MLU	EDC
PUD	√	√	√	√	√	√	√	√	√	√	√	
MHPD		√		√	√	√	√	√	√	√		
MXPD									(3)	(3)		

	AGR (1)	RR	CL	CH	CLO	CHO	IND	INST	CRE	MLU	EDC
MUPD			√	√	√	√	√	√	√	√	√
MXPD				√		√				√	√
PIPD							√			√	√
RVPD		√							√		
LCC			√	√							

[Ord. 2008-037] [Ord. 2009-040] [Ord. 2009-040] [2010-005] [Ord. 2010-022]
Notes:
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EXHIBIT D

ECONOMIC DEVELOPMENT CENTER (EDC)
SUMMARY OF AMENDMENTS
(Updated 4/18/13)

1
2 Part 3. ULDC Table 3.A.3.D, Corresponding Land Use (page 18 of 229), is hereby amended as
3 follows:
4

Reason for amendments: [Zoning]
1. Correct title of Table for consistency with preceding Standard District and PDD FLU consistency tables;
2. Correct glitch in table inadvertently permitting EDC FLU to be developed as a Traditional Neighborhood Development (TND) or Traditional Marketplace Development (TMD), where the development patterns and uses are primarily residential and commercial, respectively. The only situation where EDC is permitted within a TDD, is per Plan FLUE Table 4.4.1-1, Allowable Mix of Future Land Uses in a TTD, which allows for an EDC MUPD within a TTD with a minimum of 320 acres; and,
3. Correct scrivener's error inadvertently permitting TMD with Commercial Recreation (CRE) FLU.

5 Table 3.A.3.D - FLU Designation and TDD Corresponding Traditional Development Districts (TDD) Land Use

	AGE	AGR	RR	LR1	LR2	LR3	MR5	HR8	HR12	HR18	MLU	EDC
TND	√ (1)			√	√	√	√	√	√	√	√	√
TTD	√ (1)			√	√	√	√	√	√	√	√	
	AGE	AGR	RR	CL	CH	CLO	CHO	IND	INST	CRE	MLU	EDC
TMD	√ (1)			√	√	√	√			√	√	√
[Ord. 2010-022]												
Legend: Check (√) indicates the TDD corresponds to the FLU category. Any application for a rezoning to a TDD shall be to a TDD that corresponds to a FLU designation. [Ord. 2008-037]												
Note:												

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EXHIBIT D

ECONOMIC DEVELOPMENT CENTER (EDC)
SUMMARY OF AMENDMENTS
(Updated 4/18/13)

1
2 Part 4. ULDC Table 3.E.1.B, PDD Use Matrix (pages 141 - 147 of 229), is hereby amended as
3 follows:
4

Reason for amendments: [Zoning] The list of uses permitted within an MUPD or PIPD with an EDC FLU designation has previously been established as those uses permitted in the column for an MUPD with an Industrial FLU designation, or the Light Industrial Pod of a PIPD. However, staff have noted that the MUPD with IND FLU designation may allow for application of certain Heavy Industrial uses that may not be compatible with the “primarily utilized by office and research parks” provisions of the Plan (FLUE Section III.C.4-2), so a separate EDC FLU column is proposed for the MUPD.* Additional language is proposed elsewhere to ensure that proposed uses are consistent with the Plan.

* Note: The EDC column has been inserted into the Matrix as part of the Use Regulations Project, and to date has been presented to the LDRAB for Industrial and Recreational uses, on October 23, 2013 and February 26, 2014, respectively. Uses listed under other Use Classifications may be subject to change pending further review and analysis as part of the Use Regulations Project.

5

Table 3.E.1.B - PDD Use Matrix

Use Type	PUD		MUPD										MXPD		PIPD			LCC								
	Pods		FLU										FLU		Use Zone			FLU								
	R E S	C O M	R E C	C I V	A G R / P	C L	C H	C L	C H	C O	C O	I N D	<u>E</u> C	I N S T	C H O	C H O	I N D	C O M	I N D	M H P D	R V P D	C L	C H	N O T E		
Residential Uses																										
Single Family	P																									122
Zero Lot Line Home	P														P	P										142
Townhouse	P														P	P							P	P		132
Multi-Family	P														P	P							P	P		87
Mobile Home Dwelling					S															P						85
Accessory Dwelling	S				S																					1
Congregate Living Facility, Type 1	P																									34
Congregate Living Facility, Type 2	R			S																			D	D		34
Congregate Living Facility, Type 3	R	R		R		R	R	R	R					R	R	R							R	R		34
Estate Kitchen	P																									48
Farm Residence																										50
Farm Worker Quarters					P																					51
Garage Sale	P				P										P	P	P				P					60
Guest Cottage	P																									66
Home Occupation	P				P										P	P					P		P	P		70
Kennel Type I (Private)	P																									73
Nursing Or Convalescent Facility		R		R		R	R								D	R										90
Security Or Caretaker Quarters		S		S	S	S	S	S	S	S	S	<u>S</u>	S	S	S	S	S	S	S	S	S					119
[Ord. 2005-002] [Ord. 2006-036] [Ord. 2007-001] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2010-005]																										
Notes:																										
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EXHIBIT D

ECONOMIC DEVELOPMENT CENTER (EDC)
SUMMARY OF AMENDMENTS
(Updated 4/18/13)

Table 3.E.1.B - PDD Use Matrix Continued

Use Type	PUD					MUPD							MXPD		PIPD			LCC			NOTE					
	Pods					FLU							FLU		Use Zone			FLU								
	R E S	C O M	R E C	C I V	A G / P	C L	C H	C L	C H	C O	C O	I R	<u>E</u> N <u>D</u> C	I N S T	C H	C H	O	I N D /	C O M /	I N D /		M H P D	R V P D	C L	C H	
Commercial Uses																										
Adult Entertainment																		S	S							2
Auction, Enclosed		R					P				P	D							P					P	P	16
Auction, Outdoor							R				R	R						P	P	P						16
Auto Paint Or Body Shop		R					R				R							P	P	P						17
Bed And Breakfast	D	D				S	S	S	S	S				S	S		S									20
Broadcast Studio		R				R	P	R	P	P	P	<u>P</u>		R	R		P	P					R	R	21	
Building Supplies		R					R							R			P						R	R	22	
Butcher Shop, Wholesale							R				P			R			P	P	P						23	
Car Wash		R					R				P			R			P	P	P				R	R	25	
Catering Service																	D								26	
Contractor Storage Yard											P	<u>D</u>					P		P						35	
Convenience Store		P				P	P							P	P		P			P	P	P	P	P	36	
Convenience Store With Gas Sales						R	R				R			R			R	P					R		37	
Crematory						R	R				R		R	R			R								59-2	
Day Labor Employment Service		R					R				R							P							41	
Dispatching Office							R							R			P	P	P						42	
Dog Day Care							R							R			P	R					R	R	43	
Financial Institution		R				R	P	R	P					P	P		P						R	R	55	
Flea Market, Enclosed		P					R							R			P						R		57	
Flea Market, Open							R										R								58	
Funeral Home		P				R	R				D		R	R			P								59-1	
Gas and Fuel, Retail		R				R	R							R			P	R	P				R	R	18	
Green Market																							D	D	64	
Hotel, Motel, SRO, Rooming And Boarding							R		R	R				R	R		P						R		72	
Kennel, Type II (Commercial)		R					R							R											74-1	
Kennel, Type III (Commercial-Enclosed)		R					R	R						R									R	R	74-2	
Kiosk						P	P	P	P	P				P	P		P	P	P				P	P	75	
Landscape Service		R					R				P	<u>D</u>		R			P	P	P						77	
Laundry Services		R				P	P		P					P	P		P	P		P	P	P	P	P	78	
[Ord. 2005-002] [Ord. 2004-051] [Ord. 2006-036] [Ord. 2007-001] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2011-016] [Ord. 2012-003] [Ord. 2012-027] [Ord. 2013-001]																										
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EXHIBIT D

ECONOMIC DEVELOPMENT CENTER (EDC)
SUMMARY OF AMENDMENTS
(Updated 4/18/13)

Table 3.E.1.B - PDD Use Matrix Continued

Use Type	PUD					MUPD							MXPD		PIPD			LCC		NOTE					
	Pods					FLU							FLU		Use Zone			FLU							
	R E S	C O M	R E C	C I V /	A G R /	C L	C H	C L	C H	C O	I R	<u>E</u> D <u>C</u>	I N S T	C H	C H	O	I N D /	C O N D	I M D /		M H P D	R V P D	C L	C H	
Commercial Uses																									
Lounge, Cocktail		R				R	R		R	R					R	R		R					R	R	79
Medical Or Dental Office		P				P	P	P	P						P	P		P					P	P	83
Monument Sales, Retail						P	P								P			P							86
Office, Business Or Professional		P				P	P	P	P						P	P		P					P	P	91
Parking Garage, Commercial		P					R		R	R								P							95
Parking Lot, Commercial		R					R		R	P															96
Pawnshop							R																		97
Personal Services		P				P	P		P						P	P		P		P			P	P	98
Printing And Copying Services		P				P	P	P	P						P	P		P					P	P	100
Repair And Maintenance, General		R					R					P	<u>D</u>				P	P	P						107
Repair Services, Limited		P				P	P		P			P	<u>P</u>		P	P		P				P	P	108	
Restaurant, Type I		R				R	R		R					R	R		R					R	R	109	
Restaurant, Type II		R				R	D		R	R				D	R		R					D	D	111	
Retail Sales, Auto Accessories and Parts		P				P	P							P	P		P					P	P	113	
Retail Sales, General		P				P	P							P	P		P					P	P	114	
Retail Sales, Mobile Or Temporary		S												S			S							115	
Self-Service Storage						R	R					P	<u>D</u>				P	R	P					120	
Theater, Drive-In							R			R								R						128	
Theater, Indoor		R					R			P				R									R	129	
Towing Service And Storage												P					P							130	
Vehicle Sales And Rental		R				R	R							R			R					R	R	135	
Veterinary Clinic		R				R	P	R	P					R	R		P					R	R	136	
Vocational School		R				R	P		P			P	<u>R</u>	D	R	R	R	P	R			R	P	137	
Work/Live Space		P				P	P	P	P					P	P		P					P	P	141-1	
Live/Work														D	D							D	D	141-2	
[Ord. 2005-002] [Ord. 2006-004] [Ord. 2007-001] [Ord. 2007-013] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2012-027]																									
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EXHIBIT D

ECONOMIC DEVELOPMENT CENTER (EDC)
SUMMARY OF AMENDMENTS
(Updated 4/18/13)

Table 3.E.1.B - PDD Use Matrix Continued

Use Type	PUD					MUPD							MXPD		PIPD			LCC		NOTE									
	Pods					FLU							FLU		Use Zone			FLU											
	R E S	C O M	R E C	C I V I P	A G R I C U L T U R A L	C L	C H	C L	C H	C O	C O	I R	I N D U S T R I A L	I N S T R U C T I O N A L	C H	C H	O	I N D U S T R I A L	C O M M U N I T Y		C O M M U N I T Y	C O M M U N I T Y	M H P D	R V P D	C L	C H			
Public and Civic Uses																													
Airport, Helipad & Landing Strip												R	R	<u>R</u>					R		R								10
Assembly, Nonprofit Institutional		R		R		R	R				R			R	R	R			R								R	R	14
Assembly, Nonprofit Membership				R		R	R	R	R	R				R	R	R			R								R	R	15
Cemetery				R																									27
Place Of Worship		R		R		R	R	R	R	R				R	R	R			R			R				R	R		29
College Or University				R		R	R	R	R	R	R			R	R				R							R	R		30
Day Camp			P	P			R				P			P	R												R	R	39
Day Care, General		R		R		R	R	R	R	R				R	R	R			R	R	R	R	R			R	R	R	40
Day Care, Limited		D		D		D	D	D	D	D	D	<u>D</u>	D	D	D	D			D	D	D	D	D			D	D	D	40
Government Services		P		P		P	P	P	P	P	P	<u>P</u>	P	P	P	P			P	P	P	P	P			P	P	63	
Homeless Resource Center							R		R					R					R	R									70-1
Hospital Or Medical Center		R				R	R		R					R	R	R			R							R	R		71
Kennel, Type IV (Animal Shelter)						R	R							R	R														74-3
School, Elementary Or Secondary				R		R	R	R	R					D	R	R			R							R			118
Recreation Uses																													
Arena, Auditorium Or Stadium		R					R				R				R														12
Campground											P															P			24
Entertainment, Indoor		R				R	R				P				R				P							R	R		45
Entertainment, Outdoor		R				R	R				P	D			R				P										46
Fitness Center		R	P	R		R	R		R	P				P	P			R	P						R	P			56
Golf Course			R			R	R	R	R	R	R				R	R			P		P	P	R						62
Gun Club, Enclosed							R			R	R	<u>R</u>						P	R	P									67
Gun Club, Open										R																			67
Marine Facility		R	R				R		R	R				R	R			P											82
Park, Passive	P	P	P	P	R	P	P	P	P	P				P	P	P			P	P	P	P	P			P	P	P	93
Park, Public			P	P		R	P			P	P			P	P	P			P		R	R			P	P			94
Special Event		S	S	S		S	S			S	S	<u>S</u>	S	S				S	S						S	S			124
Zoo							R			R																			143
[Ord. 2005-002] [Ord. 2006-004] [Ord. 2006-013] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2012-007] [Ord. 2012-027]																													
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EXHIBIT D

ECONOMIC DEVELOPMENT CENTER (EDC)
SUMMARY OF AMENDMENTS
(Updated 4/18/13)

Table 3.E.1.B - PDD Use Matrix Continued

Use Type	PUD					MUPD							MXPD		PIPD			LCC		NOTE						
	Pods					FLU							FLU		Use Zone			FLU								
	R E S	C O M	R E C	C I V	A G R / P	C L	C H	C L	C H	C O	C O	I R	I N D C	I N S T	C H	C H	O	I N D /	C O M /		I N D /	M H P D	R V P D	C L	C H	
Agricultural Uses																										
Agriculture, Bona Fide					P																					3
Agriculture, Light Manufacturing																										4
Agriculture, Packing Plant					R																					5
Agriculture, Research/Development						P	P	P	P	P	P	P	P					P	P							3.1
Agriculture, Sales And Service							P											P								6
Agriculture, Storage																										7
Agriculture, Transshipment												P	P					P	P							8
Aviculture, Hobby Breeder					P																					19
Community Vegetable Garden																										32
Equestrian Arena, Commercial					R						P															47
Farmers Market							P				P						P	P	P							52
Farrier																										53
Groom's Quarters	P				P																					65
Nursery, Retail		P			P	P									P			P								88
Nursery, Wholesale					P													P	P							89
Potting Soil Manufacturing																										99
Produce Stand																										101
Shadehouse					P																					121
Stable, Commercial					P						P															125
Stable, Private	P				P																					126
Sugar Mill Or Refinery																			P							127
[Ord. 2005-002] [Ord. 2006-036] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2012-027]																										
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Utilities and Excavation Uses																								
Air Curtain Incinerator																								9
Air Stripper, Remedial																								11
Chipping and Mulching											P					P	P							28
Communication Cell Sites On Wheels (COW) Tower, Mobile	S	S	S	S	S	S	S	S	S	S	S	<u>S</u>	S	S	S	S	S	S	S	S	S	S	S	31
Communication Panels, Or Antennas, Commercial	B	D	D	D		D	D	D	D	D	P	<u>P</u>	D	D	D	P	P	P				D	D	31
Communication Tower, Commercial							R				R	<u>R</u>	R	R		R	R	R					R	31
Composting Facility											P					P	P							33
Electric Power Facility		R					R		R	R	R					R	R	R						44-1
Electric Transmission Facility		R					R		R	R	R	<u>R</u>				R	R	R						44-2
Excavation, Agricultural					P																			49
Excavation, Type I																								49
Excavation, Type II	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	P	49
Excavation, Type III A																		R						49
Excavation, Type III B																		R						49
Recycling Center							A				P	<u>D</u>				P	A	P						103
Recycling Drop-Off Bin		D	D	D		D	D	D	D	D	D	<u>D</u>	D	D	D	D	D	D				D	D	104
Recycling Plant											P					<u>RP</u>	P							105
Renewable Energy Facility, Solar		D	D	D		D	D	D	D	D	D	<u>D</u>	D	D	D	D	D	D	B	B				106-1
Renewable Energy Facility, Wind						R	R	R	R	R	R	<u>R</u>	R	R	R	R	R	R	R	R				106-2
Sanitary Landfill Or Incinerator																								117
Solid Waste Transfer Station							R		R	R	R		R			<u>RP</u>	R	P						123
Utility, Minor	P	P		P		P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	P	134
Water Or Treatment				R			R		R	R	R			R	R	P	P	R	R					139
[Ord. 2005-002] [Ord. 2006-004] [Ord. 2007-001] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2013-001]																								
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ECONOMIC DEVELOPMENT CENTER (EDC)
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(Updated 4/18/13)

Table 3.E.1.B - PDD Use Matrix Continued

Use Type	PUD					MUPD							MXPD		PIPD			LCC		NOTE				
	Pods					FLU							FLU		Use Zone			FLU						
	R E S	C O M	R E C	C I V	A G R / P	C L	C H	C L	C O	C O	I R	E N D C	I N S T	C H	C O	I N D	C O N	C O M	I M P D		M R V P D	R C L	C C H	
Industrial Uses																								
Asphalt Or Concrete Plant												R						P					13	
Data Information Processing						P	P		P		<u>P</u>			P	P		P	P	P			P	P	38
Film Production Studio							P		P	R	<u>P</u>						P	P	P				P	54
Gas And Fuel, Wholesale											R							P						61
Heavy Industry											R						R		P				69	
Laboratory, Research						R	R	R	R	R	P	<u>P</u>	R	R			P	R	P			R	R	76
Machine Or Welding Shop											P	<u>P</u>					P		P				80	
Manufacturing And Processing						R	R	R	R	R	P	<u>P</u>					P		P				81	
Medical Or Dental Laboratory		P				P	P	P	P			<u>P</u>					P						84	
Salvage Or Junk Yard											R							R					116	
Transportation Facility												<u>P</u>					P		P				133	
Truck Stop											R						R		R				131	
Warehouse							R				P	<u>P</u>					P		P				138	
Wholesaling, General											P	<u>P</u>					P		P				140	
[Ord. 2005-002] [Ord. 2004-040] [Ord. 2009-040] [Ord. 2010-005]																								
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Part 5. ULDC Art. 3.E.3, Multiple Use Planned Development (MUPD) (pages 171 - 173 of 229), is hereby amended as follows:

Reason for amendments: [Zoning]

1. Clarify the “primarily utilized by office and research parks” provisions of the Plan (FLUE Section III.C.4-2);
2. Outline Use Limitations for EDC FLU – which requires that the MUPD Final Site Plan (FSP) appropriately separate or otherwise mitigate uses which may be incompatible with the “primarily office or research park” provision of the Plan; and,
3. Clarify current application of standard under IND by adding separate column for EDC for freestanding buildings, Thresholds, PDRs and Work Live Space tables.

CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDs)

Section 3 Multiple Use Planned Development (MUPD)

A. General

1. Purpose and Intent

The purpose of an MUPD is to provide for the efficient use of land by the integration of multiple uses, or large single uses, within a unified development. The intent of an MUPD is to provide opportunities for enlightened and imaginative approaches to community planning and site design by:

- allowing flexibility from standard PDRs;
- applying PDRs to the entire project rather than individual lots, such as: access, parking, lot dimensions, lot frontage, and landscaping; and
- encouraging the creation of a unified image between buildings and signage through architecture and linkages between land uses.

....

Notes:
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EXHIBIT D

ECONOMIC DEVELOPMENT CENTER (EDC)
SUMMARY OF AMENDMENTS
(Updated 4/18/13)

B. Objectives and Standards

1. Design Objectives

A MUPD shall comply with the following objectives:

- e. Allow for landscape design that enhances the appearance of the project; and,
- 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.

2. Performance Standards

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

4. EDC FLU – Use Limitations

Uses with characteristics of heavy industry such as significant amounts of noise, heat, mechanical and chemical processing; large amounts of material transfer; or, outdoor activities, shall be prohibited. All other permitted Commercial, Public and Civic, Agricultural, Utility or Industrial uses shall comply with the following:

- 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,
- b. Outdoor storage or activity areas shall be buffered and screened from view of office or research areas, or operate completely in enclosed buildings.

C. Thresholds

Table 3.E.3.C - MUPD Thresholds

FLU	CL	CH	CLO	CHO	IND	EDC (1)	CR	INST
Square Feet	30,000	50,000	30,000	50,000	100,000	50,000	100,000	50,000
<u>[Ord. 2013-]</u>								
Notes:								
1. <u>Minimum square footage may be reduced if a lower square footage is approved as part of a FLUA amendment.</u>								

D. Property Development Regulations

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

FLU Designations	Lot Dimensions			FAR (2)	Max. Bldg. Coverage	Setbacks (1)			
	Size	Width & Frontage	Depth			Front	Side	Side Street	Rear
EDC	5 ac	300	300	-	45 percent	30	C-15 R-40	30	C-20 R-40
[Ord. 2007-001]									
Notes:									
C Indicates the building setback if the lot abuts a non-residentially zoned or designated lot.									
R Indicates the setback from an adjacent parcel with a residential zoning designation.									
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.									

1. Work/Live Space

Table 3.E.3.D - Work/Live Space PDD

FLU Designation	CL/Commercial Pod in a PUD	CH	CLO	CHO	IND (1)	EDC (1)
Number of Spaces	1/acre	5/acre	3/acre	3/acre	3/acre	3/acre
DRO (2)	8	24	24	24	24	24
[Ord. 2004-040]						
Notes:						
(1) Limited to commercial <u>and light industrial</u> pods in a PIPD only.						
(2) Maximum number of spaces.						

Notes:

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EXHIBIT D

ECONOMIC DEVELOPMENT CENTER (EDC)
SUMMARY OF AMENDMENTS
(Updated 4/18/13)

1
2 Part 6. ULDC Art. 3.E.5, Planned Industrial Park Development (PIPD) (pages 177 – 179 of 229),
3 is hereby amended as follows:
4

Reason for amendments: [Zoning]
1. Reduce minimum acreage requirement for an EDC PIPD from 40 to 20 acres, which will help facilitate infill use of the EDC FLU; and,
2. Clarify current application of standard under IND by adding separate columns for EDC for PDRs and Land Use Mix. The latter prohibits use of the General Industrial Pod and further limits heavy industrial uses when incompatible with the “primarily utilized by office and research parks” requirement of the Plan.

5 CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)

6 Section 5 Planned Industrial Park Development (PIPD)

7 A. General

8 1. Purpose and Intent

9 The purpose of the PIPD district is to create an industrial development alternative, which
10 provides employment opportunities for industries, manufacturing, research and development
11 and encourages internal trip capture by offering support uses. *The intent of a PIPD is to*
12 *promote creative design approaches to community planning and site design for planned*
13 *industrial developments.* Support uses, such as hotels, offices, commercial, institutional, and
14 residential are intended to serve the PIPD workforce, and ~~other~~ residential populations. [Ord.
15 2004-040]

16
17 B. Objectives and Standards

18 1. Design Objectives

19 ~~The intent of a PIPD is to promote creative design approaches to community planning and~~
20 ~~site design for planned industrial developments.~~—A PIPD shall comply with the following
21 objectives:
22

- 23 b. Be designed as a predominantly industrial development, with exception to:
24 1) the SR-7 EDO, which shall allow for larger percentages of business or professional
25 office uses, or other similar uses that are identified in Art. 3.B.18, SR-7 EDO; and,
26 [Ord. 2010-022]
27 2) the EDC FLU designation, which shall be primarily utilized by office and research
28 parks, but may also include manufacturing and processing, research and
29 development, wholesale distribution and storage of products.

30
31 2. Performance Standards

32
33 C. Thresholds

34 1. General

35
36 a. Lot Size

37 The minimum gross land area required for a PIPD ~~is 40 contiguous acres~~ shall be as
38 follows: [Ord. 2006-004]
39 1) IND FLU designation: 40 contiguous acres; or,
40 2) EDC FLU designation: 20 acres, except for parcels approved with a lower acreage as
41 part of a FLUA amendment.

42 b. Land Use Mix

43 Land uses shall be grouped into Pods ~~poes~~ which limit and define the types of uses
44 within a specific area of a PIPD. Table 3.E.5.D, PIPD Land Use Mix, indicates the range
45 of each pod within required for a PIPD.
46
47
48
49

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51

Notes:

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EXHIBIT D

ECONOMIC DEVELOPMENT CENTER (EDC)
SUMMARY OF AMENDMENTS
(Updated 4/18/13)

Table 3.E.5.D - PIPD Land Use Mix

Pods	Minimum	Maximum
Industrial	60%	100%
Light General (1)	20%	100%
Commercial	-	50%
Residential	-	20%
Recreation	.006 acre (3)	20%
Notes:		
1. <u>A General Industrial Pod shall only be permitted with an IND FLU designation. General Industrial Pods shall be prohibited with an EDC FLU designation.</u>		
2-4. <u>The maximum commercial acreage shall not apply to an Economic Development Center (EDC).</u>		
3. <u>Minimum Recreation Pod requirement only applies to Residential Pods. Other residential uses such as Live/Work located in other than a Residential Pod shall still comply with Art. 5.D, Parks and Recreation – Rules and Recreational Standards.</u>		

....
E. Pods

1. Industrial Pods

An industrial pod is intended to provide areas for light and general industrial uses, and accessory uses. [Ord. 2004-040]

a. Use Regulations

Uses shall be permitted in accordance with Table 3.E.1.B, PDD Use Matrix; and Art. 4, Use Regulations. [Ord. 2004-040] [Ord. 2008-003]

b. EDC Future Land Use Designation

1) Industrial Pods

General Industrial Pods are prohibited.

2) Use Limitations

Uses with characteristics of heavy industry such as significant amounts of noise, heat, mechanical and chemical processing; large amounts of material transfer; or, outdoor activities, shall be prohibited. All other Commercial, Public and Civic, Agricultural, Utility or Industrial uses permitted within a Light Industrial Pod shall comply with the following:

- 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,
- b) Outdoor storage or activity areas shall be buffered and screened from view of office and research areas, or operate completely in enclosed buildings.

....
Part 7. ULDC 3.F.5, Traditional Town Development (pages 226 - 227 of 229), is hereby amended as follows:

Reason for amendments: [Zoning] Correct scrivener's error referencing CH-O FLU designation where an MUPD is permitted within a TTD and replace with Economic Development Center (EDC) to be consistent with Plan FLUE Table 4.4.1-1, Allowable Mix of Future Land Uses in a TTD.

CHAPTER E CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDS)

Section 5 Traditional Town Development (TTD)

....
B. Organization and Applicability

The requirements of this Section, Article 3.F.1, General Provisions for TDDs, and Article 3.F.2, General Standards, shall apply to all TTDs. In addition, the components of a TTD shall be subject to the following requirements:

....
4. ~~Office~~ Multiple Use Planned Development (MUPD)

A MUPD may be included within a TTD with a minimum of 320 acres, ~~provided it has a CH-O FLU designation~~, subject to the requirements ~~for a of Article 3.E.3~~, Multiple Use Planned Development (MUPD) with an EDC FLU designation.

Notes:

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