



March 21, 2018

**Department of Planning,  
Zoning & Building**

2300 North Jog Road  
West Palm Beach, FL 33411-2741  
(561) 233-5000

Planning Division 233-5300  
Zoning Division 233-5200  
Building Division 233-5100  
Code Enforcement 233-5500  
Contractors Certification 233-5525  
Administration Office 233-5005  
Executive Office 233-5228  
[www.pbcgov.com/pzb](http://www.pbcgov.com/pzb)



**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"*

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

**RE: March 28, 2018 LDRAB Meeting**

Dear Mr. Blackman & Board Members:

Attached please find the agenda and supporting materials to assist you in preparing for the LDRAB Meeting on Wednesday, March 28, 2018.

The meeting will commence at **2:00 p.m.** in the Vista Center, 1<sup>st</sup> 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 Monica Cantor, Senior Site Planner at (561) 233-5205, or via email at [MCantor@pbcgov.org](mailto:MCantor@pbcgov.org).

Sincerely,

Jon MacGillis, ASLA  
Zoning Director

JM/zc

Attachments: March 28, 2018 LDRAB Agenda

- c: Faye W. Johnson, Assistant County Administrator
- Patrick Rutter, Executive Director, PZB
- Lorenzo Aghemo, Planning Director, PZB
- Scott Rodriguez, Senior Planner, Planning
- Joanne Keller, Land Development Director, PZB
- Robert P. Banks, Chief Land Use County Attorney
- Leonard W. Berger, Chief Assistant County Attorney
- Maryann Kwok, Deputy Zoning Director, PZB
- Monica Cantor, Senior Site Planner, Zoning, PZB

# PALM BEACH COUNTY

## LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)

**MARCH 28, 2018**

### BOARD MEMBERS

**Wesley Blackman, AICP, Chair** (PBC Planning Congress)

**Vacant**

**Michael J. Peragine**(District 1)

**Drew Martin,** (District 2)

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

**James Knight** (District 4)

**Dr. Lori Vinikoor** (District 5)

**Vacant** (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

**Paulette Burdick**  
Commissioner, District 2

**David Kerner**  
Commissioner, District 3

**Steven L. Abrams,**  
Commissioner, District 4

**Mary Lou Berger**  
Commissioner, District 5

**Verdenia C. Baker**  
County Administrator



"An Equal Opportunity – Affirmative Action Employer"  
2300 North Jog Road, West Palm Beach, Florida 33411 (561) 233-5200

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

**WEDNESDAY, MARCH 28, 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 February 28, 2018 Minutes (Exhibit A)

### **B. ULDC AMENDMENTS**

5. Exhibit B - Administrative Modifications to Prior DOs
6. Exhibit C - Article 2.C.5.C.6 –Temporary Use
7. Exhibit D – Article 3, Special Exceptions for PIDs
8. Exhibit E - Art. 4.B.1.C, Single Family and Cottage Homes
9. Exhibit F - Art 4.B.2, Electric Vehicle Charging Station

### **C. PUBLIC COMMENTS**

### **D. STAFF COMMENTS**

1. Review LDRAB Rules of Procedure (See Attachment)
2. Subcommittees – Status Update

### **E. ADJOURN**

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## EXHIBIT A

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

(Updated 2/28/18)

#### Minutes of February 28, 2018 LDRAB Meeting

On Wednesday, February 28, 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, Wesley Blackman called the meeting to order at 2:00 p.m. Zona Case, Code Revision Zoning Technician, called the roll.

##### Members Present: 14

Wesley Blackman (PBC Planning Congress)  
Michael Peragine (District 1)  
Drew Martin (District 2)  
Philip Barlage (District 3)  
James Knight (District 4)  
Lori Vinikoor (District 5)  
Derek Zeman (Fl. Surveying & Mapping)  
Frank Gulisano (PBC Board of Realtors)  
Daniel Walesky (Gold Coast Bld. Assoc.)  
Anna Yeskey (PBC League of Cities)\*  
Charles Drawdy (Assoc. Gen Contractors of America)  
Xavier Salas, (AIA)  
Abraham Wein (Member at Large, Alt. 1)  
Winifred Park Said (Member at Large, Alt. 2)

##### Vacancies: 2

District 6  
Environmental Organization

##### County Staff Present: 9

Leonard Berger, Assistant County Attorney  
Jon MacGillis, Zoning Director  
Maryann Kwok, Deputy Zoning Director  
Jehan Wallace, Site Planner, Code Rev.  
Eric McClellan, Dir. FDO Strategic Plng  
Jean Matthews, Snr. Planner, Parks & Rec.  
Kenny Wilson, Dept. of Health  
Scott Cantor, Asst. Dir. Land Development  
Zona Case, Zoning Technician

##### Members Absent: 2

Robert J. Harvey District 7  
Terrence Bailey (Florida Eng. Society)

##### 2. Additions, Substitutions, and Deletions

Mr. Blackman noted that there were no additions, substitutions or deletions.

##### 3. Motion to Adopt Agenda

The Chair noted that two new members had joined the Board and recommended that all members give a brief background of themselves, indicating length of service on the Board, to better acquaint themselves with each other. This would be incorporated into adoption of the Agenda.

Motion to adopt the agenda by Dr. Vinikoor, seconded by Mr. Peragine. Motion passed (14 - 0)

##### 4. Annual Election of Chair and Vice Chair

Mr. Blackman kindly opened the floor to allow members to nominate a new Chair and Vice-Chair.

Motion to re-elect Wesley Blackman as Chair by Ms. Vinikoor, seconded by Mr. Peragine. Motion passed (14-0).

Mr. Blackman thanked the members and said he would continue to serve to the best of his ability.

Motion by Mr. Gulisano to elect Dr. Lori Vinikoor as Vice-Chair, seconded by Mr. Peragine. Motion passed (14 - 0).

Dr. Vinikoor accepted the nomination with pleasure and Mr. Blackman congratulated her, expressing that the Board would be in capable hands if he were absent.

##### 5. Adoption of October 25, 2017 Minutes (Exhibit A)

Motion to adopt the Minutes by Mr. Peragine, seconded by Dr. Vinikoor, with the correction of a minor typographical error on page 3. Motion passed (14 - 0).

#### B. ANNUAL ORGANIZATION DISCUSSION

Ms. Jehan Wallace, presented the following annual organization reports, elaborating briefly when necessary:

1. Internet links to LDRAB/LDRC rules and regulations applicable to members;

## EXHIBIT A

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

(Updated 2/28/18)

#### Minutes of February 28, 2018 LDRAB Meeting

2. 2017 LDRAB members' attendance (Attachment 2);
3. 2017 Amendments
  - a. Amendment Round 2017-01 Summary (Attachment 3)
  - b. Amendment Round 2017-02 Summary (Attachment 4)
4. 2018 LDRAB Members (Attachment 5)
5. 2018 Meeting Schedule (Attachment 6)
  - a. Deadlines/Scheduling for 2018 Amendments (Attachment 7)
  - b. Initiation of Amendment Round 2018-01 (Attachment 8)
  - c. Status of Subcommittee and Appointments (Attachment 9)
    1. Landscape Service Subcommittee April 10, 2017
    2. Landscaping Subcommittee Meetings Schedule
6. Sunshine Law Overview (Attachment 10)

Mr. Berger spoke briefly on the Sunshine Law, and emphasized the most important points of the Law, mainly for the benefit of the new members,

#### C. ULDC AMENDMENTS

##### 1. Exhibit B - Modifications by the DRO [Related to PDD]; Accessory Quarters and Caretaker Quarters; and Excavation, Performed by a Public Agency to Provide Drainage for A Public Street

Mr. MacGillis brought to the Board's attention on page 28, line 31, that the sentence was not well expressed with the text "be notified". There was consensus for a change and the Board and Mr. MacClellan agreed to leave it up to staff to make the change.

Mr. Eric MacClellan, FDO Strategic Planning, presented the exhibit, noting the following proposed amendments affecting public facilities.

- o The proposed Article 2 amendment gives the Development Review Officer (DRO) the authority to modify prior Development Orders. This cross references the proposed language in Art. 3, Planned Development Districts (PDDs), to add access driveways to civic pods when the access supports government facilities, such as Fire Stations, provided there is no substantial increase in traffic and the District Commissioner is given prior notice.
- o Caretaker's Quarters is permitted by right as an accessory to a government facility where the quarters lend direct support to the facility, as in the case of a park ranger serving a public park.
- o The 800 and 1,000 square footage limitation applicable to Accessory Quarters is being deleted and specific provisions in Art. 5 will establish the maximum square footage.
- o The terminology for the collocated use is being standardized as Caretaker's Quarters, for consistency.
- o Clarify that authorization by PBC or FDOT or Water Control District to construct public streets is considered a valid DO, and the standards to which they are subject was listed.

Motion to approve by Mr. Peragine, seconded by Dr. Vinikoor. Motion passed (14-0)

##### 2. Exhibit C - Art. 4.B.3.C.5, Fitness Center

Ms. Jehan Wallace explained that the amendment is to correct a scrivener's error made in the Use Regulations Project

Motion to approve by Mr. Gulisano, seconded by Dr. Vinikoor. Motion passed (14-0).

##### 3. Exhibit D - Art. 4.B.4.C.6, Crematory

Ms. Wallace indicated that the amendment is to expand the definition to include new methods being used to reduce human or animal remains. Mr. Walesky suggested the addition of text as follows: page 33, line 10, "that employs various methods of processing, to reduce size or quantity..."

Mr. Martin inquired about the disposal of the chemicals and Mr. Kenny Wilson, Department of Health, explained that to his knowledge, burning is done at a very high degree which disposes of almost everything, however, he was not familiar with the liquification process. Nevertheless, any new processes would be reviewed for compliance with the Department's standards prior to any approvals.

Motion to approve by Dr. Vinikoor, seconded by Mr. Gulisano. Motion passed (14-0).

## EXHIBIT A

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

(Updated 2/28/18)

#### Minutes of February 28, 2018 LDRAB Meeting

#### 4. Exhibit E - Art. 5, Supplementary Standards [Related to Art. 5D.2.G.3.a, Landscape Island (Public Parks) and Art 5.E.4.E, Outdoor Lighting Exceptions]

Ms. Jean Anderson, Parks & Recreation Division, presented the following:

- Part 1 of the exhibit allows elimination of landscape islands to facilitate navigation, increase parking spaces and maximize spaces in boat and trailer stalls. Such stalls are exempt from the requirement for landscape islands. The amendment applies to existing and future parks.
- Mr. Martin suggested the addition of vegetation elsewhere to compensate for the vegetation removed. Ms. Anderson replied that the department would be happy to do this, and they do have pollinator trees, butterfly gardens, etc., to assist in increasing vegetation, but they prefer not to codify the addition of vegetation as a requirement. She confirmed that nesting is checked before a tree is removed. Mr. Knight expressed the opinion that it is better to use the space in these small areas than to dig larger areas to better accommodate boats.
- Ms. Matthews continued: Part 2 of the exhibit permits County owned or operated park facilities which are walk-in only, which are closed at nights and have no parking or restrooms, to be exempt from outdoor lighting requirements.
- In response to questions on safety issues, Ms. Matthews confirmed that there are none as there is street lighting, and neighbors have expressed the view that the park lighting could encourage unwanted activities.

Motion to reorder #5 Exhibit F to wait for staff from Land Development to present, by Dr. Vinikoor, seconded by Mr. Gullisano. Motion passed (14-0).

#### 6. Exhibit G - Art. 12.Q, Proportionate Fair Share Program

Mr. Berger gave a brief explanation of the proposed amendments which are being done to be consistent with the Florida Statutes. Among the questions raised in the discussion that followed, are:

- What are the implications for the cities this amendment will impact?
- Confusion on how the share program will impact properties in the future

Mr. Gullisano made a motion to postpone review of the exhibit and convene a subcommittee to do a more careful study of the program, seconded by Mr. Peragine. (Motion passed 14-0).

Messrs. Drew Martin, Derek Zeman, Charles Drawdy and Abraham Wein volunteered to serve on the subcommittee.

Motion to accept the subcommittee members by Dr. Vinikoor, seconded by Mr. Peragine. Motion passed (14-0).

#### 5. Exhibit F - Art. 11, Subdivision, Platting and Required Improvements

Mr. Scott Cantor, Land Development Division, presented the Exhibit. He noted that some of the amendments are administrative to reflect current practices, page 37, Section 2 deletes text which was never used or implemented by Land Development, and he highlighted the following:

- Amendments on pages 35, Section 5 and page 36, Section 6, were to update references due to the reorganization of Articles 2 and 7.
- Record Drawings are no longer required to be printed on mylar sheets. A pdf drawing signed and sealed by a surveyor is acceptable.
- Update the code for minimum sidewalk width - changed from six feet to five feet, which is still in keeping with the American Disabilities Act.
- Delete buffering requirements from Article 11, since those regulations are in other parts of the ULDC
- Allow for consideration of emergency vehicle in determining block lengths.

Motion to approve by Mr. Knight, seconded by Mr. Peragine. Motion passed

**EXHIBIT A**

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

(Updated 2/28/18)

**Minutes of February 28, 2018 LDRAB Meeting**

**6. Exhibit H - Art. 14.C, Vegetation Preservation and Protection**

Mr. Bob Krauss explained that the amendment is being made to be consistent with the code and adds a reference to the Building Division Family Checklist. It clarifies that in the case of single family homes, clearance of native trees should be limited to the amount required to accomplish the purpose of the site plan. It also clarifies that duplex residences are also included

Dr. Vinikoor suggested that on page 44, line 13, "vegetation" be removed from the new proposed text, to be read as "standard removal conditions regarding native and non-native vegetation. She also pointed out that on page 45, line 12, "greywood" should be "gray wood": Mr. Krauss agreed to the changes.

Motion to approve by Mr. Gulisano, seconded by Mr. Drawdy. Motion passed (14-0).

**7. Exhibit I - Art. 15.A.5.C, [Related to Onsite Sewage Treatment and Disposal System (OSTDS)]**

Mr. Kenny Wilson advised that the amendment was done to provide consistency with State regulations. Questions were raised on the proposed deletion of the text, such as:

- Does this amendment eliminate the need for a survey from a licensed surveyor?
- Would the homeowner know the information required of them?
- Clarity on the implications of the amendment

After discussion by the Board, Mr. Gulisano was of the view that the amendment should be postponed until the next meeting to allow for a more in depth study.

Motion by Mr. Gulisano to postpone, seconded by Mr. Peragine. Motion passed (14-0)

**D. PUBLIC COMMENTS**

There were no public comments.

**E. STAFF COMMENTS**

**1. LDRAB Subcommittees**

Mr. MacGillis informed the Board that the FPL subcommittee will be meeting to address new setbacks for trees from power lines in response to issues arising from the last hurricane, on March 21. He gave an update on planned Subcommittee meetings, indicating that volunteers would be required to serve. Subcommittees and volunteers are listed below:

- **Landscape Subcommittee:** Meeting to address easements and overlap, March 21, Drew Martin and Winnifred Said

**New Subcommittees**

- **Equestrian Waste Management Facilities:** Meeting March 19, Lori Vinikoor, Drew Martin, Charles Drawdy
- **CLF's, Nursing of Convalescent Facilities and Sober Homes:** Wes Blackman; Phillip Barlage; Michael Peragine; Frank Gulisano; Anna Yeskey; Drew Martin; Lori Vinikoor; Jim Knight;

Motion by Mr. Peragine to ratify new subcommittees and reaffirm existing subcommittees, seconded by Mr. Drawdy. The motion passed (14-0).

**G. ADJOURN**

The Land Development Regulation Advisory Board meeting adjourned at 3:45 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:

\_\_\_\_\_   
Zona Case, Zoning Technician

\_\_\_\_\_   
Date

## EXHIBIT B

### TABLE 2.C.5.B – ADMINISTRATIVE MODIFICATIONS TO PRIOR DOS

(Updated 03/21/2018)

1 Part 1. ULDC Table 2.C.5.B – Administrative Modifications to Prior DOs (page 46 of 105), is  
 2 hereby amended as follows:  
 3

<b>Reason for amendments:</b> [FD&O/Zoning]
1. To add an External Access Way by the DRO to a BCC/ZC approved plan on a parcel within the URAO and Zoned UI or UC. The allowance is to comply with interconnectivity (cross access) between different parcels. Criteria included to ensure agreements and easements are in place on both properties and there is no substantial increase in traffic as a result of adding the access.

4

**Table 2.C.5.B - Administrative Modifications to Prior DOs**

Request	Allowable Modification	Criteria
....		<b>Full DRO</b>
External Emergency Access Ways	Addition of emergency access ways	<ul style="list-style-type: none"> <li>• Required by the PBC Fire Rescue Department;</li> <li>• Notice to the District Commissioner by the Zoning Division; and</li> <li>• Access point(s) shall be secured by a gate that has the necessary mechanism to ensure it is closed and secured after each Fire Rescue emergency call. <b>[Ord. 2015-006]</b></li> </ul>
....	....	• ....
<u>External Access Way for Property within the URAO</u>	<u>Addition of access ways for Interconnectivity</u>	<ul style="list-style-type: none"> <li>• <u>The property has a UI or UC Zoning district;</u></li> <li>• <u>Interconnectivity shall comply with Art. 3.B.16.F.5, Interconnectivity Standards;</u></li> <li>• <u>Interconnectivity shall align with the existing access way located on an adjacent UI or UC parcel;</u></li> <li>• <u>Both parcels shall have a recorded Cross Access Easement and Agreement;</u></li> <li>• <u>No significant increase in traffic above that approved by the BCC as determined by the County Engineer; and,</u></li> <li>• <u>Notice to the District Commissioner by the Zoning Division.</u></li> </ul>
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# EXHIBIT C

## ARTICLE 2.C.5.C.6 – STANDARDS [RELATED TO TEMPORARY USE]

(Updated 03/20/2018)

1  
2 Part 1. ULDC Art. 2.C.5.C.6, Standards for Temporary Use (page 48 of 103), is hereby amended  
3 as follows:

Reason for amendments: [Zoning]

1. This amendment completes the reference of Art.4.B.11.C, Definitions and Supplementary Use Standards for Specific Uses in the standards for Temporary Uses paragraph in Article 2.

4 C. TEMPORARY USE

5 ....

6 6. Standards

7 When considering a DO request for a Temporary Use, the DRO shall utilize the Standards a  
8 through b, the DRO shall also consider the limitations and criteria stated ~~in the following Table~~  
9 for each Temporary Use pursuant to Art. 4.B.11.C, Definitions and Supplementary Use  
10 Standards for Specific Uses: [Ord. 2018-002]

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# EXHIBIT D

## ARTICLE 3.A.3.E.2 – PLANNED DEVELOPMENT DISTRICTS

(Updated 03/1/18)

1  
2 Part 1. ULDC Art. 3.A.3.E.2, Planned Development Districts (page 19 of 212), is hereby amended  
3 as follows:

**Reason for amendments:** [Zoning]

1. This amendment is to allow a prior Special Exception (SE) for a Planned Industrial Development District (PID) to correspond to the Light Industrial (IL) or General Industrial (IG) Standard Zoning District. Prior Zoning Ordinances established SE provisions for developments that tripped certain thresholds. In many instances, while the SE treated the site as one large development, they were still developed and subdivided in accordance with standards for the district. However, with adoption of the 1992 ULDC, these approvals were assigned to correspond with standards consistent with a MUPD. This, however, created inconsistencies with criteria such as minimum acreage or maximum building standards. This amendment serves to address these inconsistencies where the Multiple Use Planned Development (MUPD) designation resulted in non-conformities.

4 **CHAPTER A GENERAL**

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

6 **E. Exemptions/Applicability for Prior Approvals**

7 **2. Planned Development Districts**

8 The following previous approvals shall correspond to the current districts indicated: **[Ord. 2011-016]**

- 9
- 10 a. Special exceptions for PUDs shall correspond to a PUD. **[Ord. 2011-016]**
- 11 b. Special exceptions for large-scale community or regional shopping centers (30,000 square
- 12 feet or 50,000 square feet of total floor area or more), Planned Commercial Developments
- 13 (PCDs), Planned Neighborhood Commercial Developments (PNCDs), Planned General
- 14 Commercial Developments (PGCDs), and Planned Office Business Parks (POBPs) ~~and~~
- 15 ~~Planned Industrial Developments (PIDs)~~ shall correspond to a MUPD. **[Ord. 2011-016]**
- 16 c. Special exceptions for Planned Industrial Developments (PIDs) shall correspond to IL or
- 17 IG Zoning District of the subdivision
- 18 d.~~e~~. Special exceptions for PIPDs shall correspond to a PIPD. **[Ord. 2011-016]**
- 19 e.~~d~~. Special exceptions for MHPDs shall correspond to a MHPD. **[Ord. 2011-016]**
- 20 f.~~e~~. Special exceptions for RVPDs shall correspond to a RVPD. **[Ord. 2011-016]**
- 21 g.~~f~~. Any of the above where approved as a conditional use approval as opposed to a special
- 22 exception. **[Ord. 2011-016]**
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# EXHIBIT E

## ARTICLE 4.B.1.C. – SINGLE FAMILY AND COTTAGE HOMES

(Updated 3/19/2018)

1  
2 Part 1. ULDC Art. 4.B.1.C.3, Definitions and Supplementary Use Standards for Specific Uses  
3 related to Multifamily (page 16 of 204), is hereby amended as follows:  
4

Reason for amendments: [Zoning]	
1.	<b>Background:</b> Many municipalities and counties in states such as California, Colorado, Massachusetts, Michigan, New York, Oregon and Texas have adopted zoning regulations to accommodate Cottage Homes (aka Tiny Homes). The City of Rockledge, Florida allows cottage homes in their Redevelopment Mixed Use District (RMU) and Planned Unit Development (PUD). The structures can range from 150 to 700 square feet in size and may be oriented around a commonly shared open/park space.
2.	This amendment proposes to include Cottage Homes as a detached, single family housing type for Planned Unit Developments (PUD) Zoning districts as a pilot program. The amended language will establish definitions and property development regulations for this new detached housing type in a fee simple lot or a MF pod.
3.	Clarify the maximum square footage for a Cottage Home is 1,000 square feet for those units located in a Multi-family pod of a PUD.

### 5 CHAPTER B USE CLASSIFICATION

#### 6 Section 1 Residential Uses

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

##### 8 3. Multifamily

##### 9 d. Zoning District

10 ....

##### 11 **3) Cottage Homes in MF Pod**

12 A maximum of 1,000 square feet per unit.

13 ....

14  
15 Part 2. ULDC Art. 4.B.1.C.4, Definitions and Supplementary Use Standards for Specific Uses  
16 related to Single Family (page 17 of 204), is hereby amended as follows:  
17

Reason for amendments: [Zoning]	
1.	This amendment proposes to include Cottage Homes as a detached, single family housing type for Planned Unit Developments (PUD) Zoning districts as a pilot program. The amended language will establish definitions and property development regulations for this new detached housing type.
2.	Clarify the maximum square footage for a Cottage Home shall be 1,000 square feet for those units located in a Single-family (fee simple) pod of a PUD.

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

19 ....

##### 20 4. Single Family **and Cottage Homes**

##### 21 a. Definition **for Single Family**

22 The use of a lot or a structure for one detached dwelling unit.

##### 23 **b. Definition for Cottage Home**

24 The use of a lot or a structure for one detached dwelling unit with reduced property  
25 development regulations than a typical Single Family lot and unit.

##### 26 **c. Cottage Homes in SF Pod**

27 A maximum of 1,000 square feet per unit.

28 ....

29  
30  
31 Part 3. ULDC Art. 3.D.1.D.2, Multifamily Separation related to Setbacks (page 123 of 212), is  
32 hereby amended as follows:  
33

Reason for amendments: [Zoning]	
1.	For Cottage Homes located in a MF pod, the separation between each unit shall have a minimum of 15 feet, and may be reduced to 10 feet subject to the approval by the Fire Department and the Building Division.

### 34 CHAPTER D PROPERTY DEVELOPMENT REGULATIONS (PDRS)

#### 35 Section 1 PDRs for Standard Zoning Districts

#### 36 D. Setbacks

##### 37 2. Multifamily Separations

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# EXHIBIT E

## ARTICLE 4.B.1.C. – SINGLE FAMILY AND COTTAGE HOMES

(Updated 3/19/2018)

The minimum separation for multifamily structures in the RM district shall correspond to the setback regulations in Table 3.D.1.A, Property Development Regulations.

**a. Cottage Homes**

The minimum separation for Cottage Homes that are located in a MF Pod of a PUD may be reduced from 15 feet to ten feet subject to the approval by the Fire Department and the Building Division.

Part 4. ULDC Table 3.D.2.E – Cottage Home Property Development related to PDRs for Specific Housing Type (page 134 of 212), is hereby amended as follows:

Reason for amendments: [Zoning]	
1.	Cottage Home is considered a single family, detached housing type with reduced lot size and unit size. However, if located in a Residential Pod of a Planned Unit Development, the density will still be dictated by the Future Land Use designation of the PUD, and will not be resulting in a much higher density with more units as if the PUD is developed with single family or zero lot line housing type.

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

**Section 2 PDRs for Specific Housing Types**

**E. Cottage Homes**

Cottage Homes shall comply with the following PDRs:

**Table 3.D.2.E – Cottage Home Property Development Regulations (1) (2)**

Lot Dimensions			Height	Building Coverage	Setbacks			
Size	Width and Frontage	Depth			Front	Side (3)	Side Street	Rear
1,000 sf to 2,500 sf (max)	20 ft. to 30 ft. – (max) side street home (max).	50 ft.	35 ft. (max)	40% (max)	20 ft	5 ft	10 ft	5 ft
<b>[Ord. 2018-XXX]</b>								
<b>Notes:</b>								
1. Minimum Property Development Regulations except where it stated as maximum.								
2. For Cottage Homes that are located in a MF pod, apply the RM PDRs pursuant to Table 3.D.1.A, Property Development Regulations								

Part 5. ULDC Table 3.E.1.E – Modifications related to Housing Type (page 140 of 212), is hereby amended as follows:

Reason for amendments: [Zoning]	
1.	Clarify Pods can be changed to Cottage Homes or vice versa based on the intensity of housing classification.

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

**Section 1 General**

**E. Modifications**

1. Modifications by the DRO to a Master Plan, Site Plan, Subdivision Plan or Regulating Plan

**c. Housing Classification and Type**

Housing type may only be changed as follows: **[Ord. 2018-002]**

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# EXHIBIT E

## ARTICLE 4.B.1.C. – SINGLE FAMILY AND COTTAGE HOMES

(Updated 3/19/2018)

1

**Table 3.E.1.E - Housing Type (1)**

From	To
MF	Townhouse, <u>Cottage Home</u> , Zero Lot Line, or Single Family
Townhouse	MF with Maximum height of 35 feet, <u>Cottage Home</u> , Zero Lot Line or Single Family
<u>Cottage Home</u>	<u>ZLL and Single Family</u>
ZLL	Single Family
<b>Notes:</b>	
1. Provided there is no height increase from the originally approve housing type.	
<b>[Ord. 2018-002]</b>	

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**Part 6. ULDC Table 3.E.2.D – PUD Property Development Regulations (page 148 of 212), is hereby amended as follows:**

<b>Reason for amendments:</b> [Zoning]	
1.	Refer property development regulations for Cottage Home to Art. 3.D.2.E where all the Attached and Detached housing types are located.

8

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

9

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

10

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

11

**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>											
<u>SF and Cottage Homes</u>	Apply the RS district regulations in Table 3.D.1.A- <del>47</del> , Property Development Regulations. <u>Refer to Art. 3.D.2.E, Cottage Home Property Development Regulations.</u>										
ZLL	Refer to Art. 3.D.2.C, 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- <del>47</del> , Property Development Regulations.										

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**Part 7. ULDC Table 5.B.1.A – Screen Enclosure Setbacks (page 26 of 110), is hereby amended as follows:**

<b>Reason for amendments:</b> [Zoning]	
1.	Establish setback regulations for pools in a lot with Cottage Homes.

17

**CHAPTER B ACCESSORY USES AND STRUCTURES**

18

**Section 1 Supplementary Regulations**

19

**A. Accessory Uses and Structures**

20

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**EXHIBIT E**

**ARTICLE 4.B.1.C. – SINGLE FAMILY AND COTTAGE HOMES**

**(Updated 3/19/2018)**

1

**Table 5.B.1.A - Pool/Spa Setbacks**

Setbacks	Front	Side	Side Street	Rear
Single Family <u>(1)</u>	28 feet	10.5 feet	18 feet	10.5 feet
<u>Cottage Home</u>	<u>20 feet</u>	<u>5 feet</u>	<u>12 feet</u>	<u>5 feet</u>
ZLL	13 feet	ZLL: 3 feet Non-ZLL: 5 feet	13 feet	5 feet
Townhouse	Parking Tract: 13 feet Street: 28 feet	3 feet	18 feet	5 feet
Multi-Family	28 feet	18 feet	28 feet	15 feet
Neighborhood Recreation Facility less than 1 acre	25 foot setback or separation to the nearest residential lot line			
Neighborhood Recreation Facility 1 acre or more	50 foot setback or separation to the nearest residential lot line			
[Ord. 2013-001]				

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5 **Part 8. ULDC Table 5.B.1.A – Screen Enclosure Setbacks (page 26 of 110), is hereby amended as**

6 **follows:**

7

<b>Reason for amendments:</b> [Zoning]	
1.	Add setback requirements for screen enclosures for Cottage Homes.

8

**CHAPTER B ACCESSORY USES AND STRUCTURES**

9

**Section 1 Supplementary Regulations**

10

**A. Accessory Uses and Structures**

11

**Table 5.B.1.A - Screen Enclosure Setbacks**

Setback	Front	Side Interior	Side Street	Rear
Single family	25 feet	7.5 feet	15 feet	7.5 feet
<u>Cottage Home</u>	<u>20 feet</u>	<u>2 feet</u>	<u>10 feet</u>	<u>2 feet</u>
Multi-family	25 feet	15 feet	25 feet	12 feet
<b>ZLL</b>				
Interior lot	Parking Tract: 10 feet	Non-ZLL: 2 feet ZLL: 0 feet	N/A	2 feet
Corner lot		0 feet	10 feet	
Side street home	R-O-W: 25 feet	2 feet	10 feet	
<b>Townhouse</b>	<b>Front (Setback)</b>	<b>Side (Setback/ Separation)</b>	<b>Side Street (Setback)</b>	<b>Rear (Setback/Separation)</b>
Property line	Parking Tract: 10 feet	0 feet	Property line: 3 feet Street - 15 feet	0 feet
From Inside edge of landscape buffer or PUD-or tract boundary		R-O-W: 25 feet	15 feet	15 feet
Separation between groups	25 feet	15 feet	N/A	15 feet
<b>Recreation Parcels</b>	<b>Front</b>	<b>Side</b>	<b>Side Street</b>	<b>Rear</b>
Property Line	25 feet	20 feet	20 feet	20 feet

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14 **Part 9. ULDC Table 6.A.1.B – Minimum Off-Street Parking and Loading Requirements (page 4 of 40),**

15 **is hereby amended as follows:**

16

<b>Reason for amendments:</b> [Zoning]	
1.	Allow less parking space for Cottage Homes since these homes are catered more to an individual or the most, 2 residents. In addition, under Art.3, Property Development Regulations, extension of usable open spaces is encouraged; therefore, may reduce the size of the driveway for parking.

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**CHAPTER A PARKING**

18

**Section 1 General**

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# EXHIBIT E

## ARTICLE 4.B.1.C. – SINGLE FAMILY AND COTTAGE HOMES

(Updated 3/19/2018)

### B. Applicability

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

Use Classification: Residential	Parking	Loading (1)
Congregate Living Facility, Type 1, Type 2, Type 3	1 space per unit or 2 beds whichever is greater; plus 1 space per 200 sq. ft. of office space	(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, <u>Cottage Home</u> , Zero Lot Line Home, Townhouse, or Mobile Home Dwelling	2 spaces per unit <u>1 space per unit for Cottage Homes</u>	N/A
Accessory Quarters	1 space per unit	N/A
Caretaker Quarters	1 space per unit	N/A
Farm Residence	2 spaces per unit	N/A
Farm Worker Quarters	1 space per 4 units or	N/A
Garage Sale	N/A	N/A
Grooms Quarters	1 space per unit	N/A
Guest Cottage	1 space per cottage	N/A
Home Occupation	N/A	N/A
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]**

**Loading Key:**

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.

**Part 10. ULDC Art. 7.C.2.B.2 – Exemptions related to Compatibility Buffer (page 16 of 53), is hereby amended as follows:**

<b>Reason for amendments:</b> [Zoning]	
1.	Compatibility Buffers are not required for those pods with Cottage Homes if the pod is adjacent to another Cottage Home pod.

### CHAPTER C LANDSCAPE BUFFER AND INTERIOR LANDSCAPING REQUIREMENTS

#### Section 2 Types of Landscape Buffer

##### B. Compatibility Buffer

A Compatibility Buffer shall consist of Canopy trees and rows of shrubs. Palms or pines may be used as a substitute for Canopy trees. **[Ord. 2018-002]**

....  
**2. Exemption**

Compatibility Buffers shall not be required for the following: **[Ord. 2018-002]**

- a. Single Family residential subdivisions or pods adjacent to Single Family residential subdivisions or pods. Cottage Home pods adjacent to Cottage Home pods: **[Ord. 2018-002]**

....

**Part 11. ULDC Art. 7.C.2.C – Incompatibility Buffer Types (page 18 of 53), is hereby amended as follows:**

<b>Reason for amendments:</b> [Zoning]	
1.	Incompatibility Buffers are required for those pods with Cottage Homes if the pod is adjacent to a pod with single family or ZLL homes.

### CHAPTER C LANDSCAPE BUFFER AND INTERIOR LANDSCAPING REQUIREMENTS

#### Section 2 Types of Landscape Buffer

##### C. Incompatibility Buffer

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# EXHIBIT E

## ARTICLE 4.B.1.C. – SINGLE FAMILY AND COTTAGE HOMES

(Updated 3/19/2018)

1

**Table 7.C.2.C - Incompatibility Buffer Types**

Difference Between Adjacent Uses (1)			
Use Classification	Abutting	Use Classification	Required Buffer Type
<u>Residential, Single Family and ZLL</u>	↔	<u>Residential, Cottage Homes</u>	<u>Type 1</u>
Residential, Detached	↔	Residential, Attached (3)	Type 1
Residential, Detached	↔	Type 3 CLF	Type 2
Residential	↔	Commercial	Type 2
Residential	↔	Recreational	Type 2
Residential	↔	Institutional, Public and Civic	Type 2
Residential	↔	Agricultural	Type 3
Residential	↔	Industrial	Type 3
Residential	↔	Utility (2)	Type 3
[Ord. 2008-003] [Ord. 2016-016] [Ord. 2018-002]			
<b>Notes:</b>			
1. Determination of use classification shall be consistent with Art. 4, Use Regulations. Where proposed development abuts vacant parcels, use classification shall be based upon Future Land Use (FLU) designation. [Ord. 2018-002]			
2. Buffer for Minor Utilities or Electric Distribution Substation shall be determined by the DRO. [Ord. 2017-007] [Ord. 2018-002]			
3. Shall also apply to a Type 2 CLF. [Ord. 2018-002]			

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**Part 12. ULDC Table 7.C.3.A – Interior Landscaping Requirements related to Interior Landscaping (page 20 of 53), is hereby amended as follows:**

	<b>Reason for amendments:</b> [Zoning]
1.	Add tree planting requirement for Cottage Homes.

**CHAPTER C LANDSCAPE BUFFER AND INTERIOR LANDSCAPING REQUIREMENTS**

**Section 3 Interior Landscaping**

**A. Calculation of Interior Landscaping**

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**Table 7.C.3.A – Interior Landscaping Requirements**

	U/S Tier	AGR and Glades Tiers	Exurban and Rural Tiers
<b>Min. Tree Quantities</b>			
Residential lot – SF, <u>Cottage Homes</u> , ZLL, TH and MF	1 per 1,250 sq. ft. (max. 15 trees) (1) (2)	1 per 1,000 sq. ft. (max. 30 trees)(1) (2)	1 per 800 sq. ft. (max. 30 trees)(1) (2)
Non-residential Vehicular Use Area (3)	1 per 2,000 sq. ft.	1 per 1,500 sq. ft.	1 per 1,200 sq. ft.
<b>Min. Shrub Quantities</b>			
Residential lot – SF, <u>Cottage Homes</u> , ZLL, TH and MF	3 per 1,250 sq. ft. (max. 45 trees) (1) (2)	3 per 1,000 sq. ft. (max. 90 trees) (1) (2)	3 per 800 sq. ft.(max. 90 trees) (2)
Non-residential Vehicular Use Area (3)	3 per 2,000 sq. ft.	3 per 1,500 sq. ft.	3 per 1,200 sq. ft.
[Ord. 2005-002] [Ord. 2006-004] [Ord. 2009-040] [Ord. 2010-022] [Ord. 2011-001] [Ord. 2014-025] [Ord. 2014-031] [Ord. 2018-002]			
<b>Notes:</b>			
(1) Tree and shrub planting requirement calculations for Residential Lots shall be based on the pervious surface areas of the lot. <u>For Cottage Homes that have less than 1,250 sq. ft. of lot size, a minimum of one flowering tree or palm shall be provided.</u> [Ord. 2014-025] [Ord. 2018-002]			
(2) No maximum for lots with Multi-family units. [Ord. 2018-002]			
(3) Interior quantity of trees and shrubs shall be based on ten percent of the gross paved areas of the vehicular use area, excluding preservation, lakes, and retention areas. [Ord. 2018-002]			

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# EXHIBIT F

## ARTICLE 4.B.2 – ELECTRIC VEHICLE CHARGING STATION

(Updated 03/21/18)

1  
2 Part 1. ULDC Art. 4.B.2, Electric Vehicle Charging Station (page 38 of 204), is hereby amended  
3 as follows:  
4

**Reason for amendments:** [Zoning]

1. To establish requirements and procedures to allow the placement of Electric Vehicle Charging Stations (EVCS) "mechanical devices" as both a principal and accessory use on a residential and nonresidential property. As ownership of electric vehicles expands in South Florida, there is a need for both public and private accessibility to EVCS within the Unincorporated Palm Beach County. The Florida Statute 366.94 Public Utilities, establishes regulations that clarifies EVCS as public non-utility, and does not provide specific provisions for the EVCS equipment. As a result, this proposed amendment will establish a definition for an EVCS as well as minimum regulations such as: approval process, when principal and accessory use, location on a site within building or in parking lot, how to calculate the maximum number of charging stations allowed if an accessory use, and signage on charging units for both commercial and non-commercial properties.

5 **CHAPTER B USE CLASSIFICATION**

6 **Section 2 Commercial Uses**

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# EXHIBIT F

## ARTICLE 4.B.2 – ELECTRIC VEHICLE CHARGING STATION

(Updated 03/21/18)

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

....  
**10. Electric Vehicle Charging Station Facility**

**a. Definitions**

A facility that provides infrastructure that supplies electric energy for the charging of electric vehicles. Electric vehicles shall include, but not limited to: Battery-powered electric vehicles, Plug-in hybrid electric vehicles, Electric motorcycles, and Fuel cell vehicles. The service is provided to the public and the facility can be manned or unmanned.

**b. Location Criteria for Principal Use**

- 1) An EVCS facility shall comply with Art. 5.E.2, Location Criteria.
- 2) An EVCS facility with a CL FLU designation shall comply with Art. 5.E.1, Major Intersection Criteria.

**3) I-95 or Turnpike Interchanges**

A parcel with a Commercial High (CH) future land use designation within 0.50 miles of an I-95 or Turnpike interchange shall be exempt from the location criteria listed above.

**c. Design and Construction Standards for Stations for Principal or Accessory Use**

- 1) The location of the EVCS (charger and/or charging space(s)) shall not be located in the following areas:
  - a) required loading areas;
  - b) required landscape buffers, islands, or medians; and
  - c) Any other areas that will impede vehicular or pedestrian traffic circulation or visibility.
- 2) All EV parking spaces shall be a minimum of nine feet in width by 18.5 feet in length. The charging unit may be installed in front of the space or on the side. An optional pedestrian access aisle (between 18 inches to 2 feet) may be provided between the unit and the vehicle. Two adjacent EVCS spaces may utilize the same access aisle;
- 3) EV spaces shall be painted green, or shall be marked by green painted lines or curbs;
- 4) A canopy, if provided, shall not exceed 15 feet in height over the charging unit;
- 5) Each EV space shall be marked by a sign designating the parking space as an electric vehicle parking space, in accordance with Art. 8.B.2, Small Signs and the Manual on Uniform Traffic Control Devices (MUTCD) of the Federal Highway Administration. Each sign shall include the following information:
  - a) Voltage and amperage levels;
  - b) Any applicable usage fees;
  - c) Safety information; and
  - d) Contact information for the owner of the charging station, to allow a consumer to report issues relating to the charging station.
- 6) A generator, if provided, shall comply with Art. 5.B.1.A.18.b, Permanent Generator

**d. Accessory Use**

EVCS shall be permitted as an accessory use to residential or nonresidential uses when a parking space(s), equipped with EVCS infrastructure, is provided within the parking lot or vehicular service area of a principal use for public or private use. An accessory EVCS may be located in any Zoning district subject to DRO approval.

**1) Accessory to Nonresidential Uses**

Shall not exceed a maximum of 20 spaces or ten percent of the total required parking spaces for the use or, whichever is less.

**2) Accessory Residential**

- a) EVCS that is accessory to a home (SF, ZLL or TH) is permitted and exempt from the regulations in this Section.
- b) An EVCS located within a common parking area shall comply with the provisions for Accessory to Non Residential uses listed above.

.... [Renumber Accordingly]

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## EXHIBIT F

### ARTICLE 4.B.2 – ELECTRIC VEHICLE CHARGING STATION

(Updated 03/21/18)

Part 2. ULDC Table 3.B.2.B, Airport Use Regulations (page 21 of 212), is hereby amended as follows:

Reason for amendments: [Zoning]	
1.	To add the approval process for EVCS within the AZO, Airport Zoning Overlay

#### CHAPTER B OVERLAYS

#### Section 2 AZO, Airport Zoning Overlay

**Table 3.B.2.B - Airport Use Regulations**

Use Type	Airport Related Uses	Non-Airport Related Uses	Corresponding Zoning District PDRs (1)	Note (2)	Use Applicable to Specific Airport
<b>Residential Uses</b>					
Caretaker Quarter	S	S	CG or IG		All
<b>Commercial Uses</b>					
Auction, Indoor		D	CG	2	All
Auction, Outdoor		A	CG	2	All
Car Wash		D	CG or IL	4	All
Catering Service	P	D	CG or IL	5	All
Cocktail Lounge	P	A	CG	6	All
Convenience Store		D	CG	7	All
Dispatching Service	P	D	CG	8	All
Dog Daycare	P	D	CG	9	All
<u>Electric Vehicle Charging Station Facility</u>		<u>A</u>	<u>CG</u>	<u>10</u>	<u>All</u>
Financial Institution	P	P	CG	<del>10-11</del>	All
Financial Institution with Drive Thru Facilities	P	D	CG	<del>11-12</del>	All
....				....	
[Ord. 2006-036] [Ord. 2008-003][Ord. 2010-009] [Ord. 2010-022] [Ord. 2011-016] [Ord. 2017-007]					

Part 3. ULDC Table 3.B.14.E, WCRAO Sub-area Use Regulations (page 46 of 212), is hereby amended as follows:

Reason for amendments: [Zoning]	
1.	To add the approval process for EVCS within the WCRAO, Westgate Community Redevelopment Area Overlay

#### CHAPTER B OVERLAYS

#### Section 14 WCRAO, Westgate Community Redevelopment Overlay

**Table 3.B.14.E - WCRAO Sub-area Use Regulations**

Sub-areas	NR	NRM	NG	NC	UG	UH	UI	NOTE (2)
<b>Residential Uses</b>								
....								
<b>Commercial Uses</b>								
Adult Entertainment (3)	X	X	X	X	X	X	X	4.B.2.C.1
Convenience Store	X	X	X	X	-	-	-	4.B.2.C.7
Employment Agencies (5)	X	X	X	X	X	X	X	4.B.2.C.25
<u>Electric Vehicle Charging Station Facility</u>	<u>X</u>	<u>4.B.2.C.10</u>						
....								
[Ord. 2006-004] [Ord. 2007-013] [Ord. 2009-040] [Ord. 2010-022] [Ord. 2011-016] [Ord. 2012-007] [2017-002] [Ord. 2017-007] [Ord. 2018-002]								
<b>Notes:</b>								
....								
<b>Key:</b>								
X Prohibited in Sub-area.								
- Subject to Use Regulations of zoning district.								
P Permitted by Right. [Ord. 2007-013] [2009-040]								
A Class A Conditional Use [Ord. 2017-007]								

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# EXHIBIT F

## ARTICLE 4.B.2 – ELECTRIC VEHICLE CHARGING STATION

(Updated 03/21/18)

1  
2 Part 4. ULDC Art. 1.I.3, Abbreviations and Acronyms (page 114 of 118), is hereby amended as  
3 follows:  
4

Reason for amendments: [Zoning]	
1.	To add the acronyms associated with an Electric Vehicle and Electric Vehicle Charging Station

5 **CHAPTER I DEFINITIONS & ACRONYMS**

6 **Section 3 Abbreviations and Acronyms**

**EvPA** Everglades Protection Area [**Ord. 2014-025**]  
**EV** Electric Vehicle  
**EVCS** Electric Vehicle Charging Station  
**FAA** Federal Aviation Administration

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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.*