

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

MAY 23, 2018 MEETING

AMENDMENTS TO THE AGENDA  
 (Updated 05/22/18)

#1	Exhibit M – Art. 4.B.1.C – Single Family and Cottage Home. Page 32 lines 19-30 and page 33 lines 1-2. Delete Part 5 as the amendments are already addressed in Exhibit B, Modifications by the DRO [Related to Housing Types].
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~~Part 5. ULDC Table 3.E.1.E – Modifications related to Housing Type (page 140 of 212), is hereby amended as follows:~~

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

~~CHAPTER E – PLANNED DEVELOPMENT DISTRICTS (PDDDS)~~

~~Section 1 – General~~

~~E. Modifications~~

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

~~e. Housing Classification and Type~~

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

~~Table 3.E.1.E – Housing Type (1)~~

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

#2	Exhibit M – Art. 4.B.1.C – Single Family and Cottage Home, page 34, line 1. Correct scrivener’s error by deleting note “1” erroneously added to Single Family setbacks applicable to pools and spas.
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Table 5.B.1.A - Pool/Spa Setbacks

Setbacks	Front	Side	Side Street	Rear
Single Family <u>(4)</u>	28 feet	10.5 feet	18 feet	10.5 feet
[Ord. 2013-001]				

#3	Exhibit Z – Definition for Addition, New page 85 in the packet. Item to be in the agenda under B. ULDC Amendments.
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Part 1. ULDC Art. 1.1.2.A.19, Definitions (page 31 of 119), is hereby amended as follows:

**Reason for amendments:** [Zoning] Reintroduce the definition of “addition” which was updated by Ordinance 2017-002 and inadvertently deleted by Ordinance 2017-023. The definition is necessary to clarify the type of construction that constitutes an addition to an existing structure. This definition is constantly used as reference by staff working on building permit revisions.

**Notes:**

Double underlined indicates new text or previously stricken text to remain.

~~Double Stricken~~ indicates text to be ~~deleted~~.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets [**Relocated from:** ].

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

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

**MAY 23, 2018 MEETING**

**AMENDMENTS TO THE AGENDA  
(Updated 05/22/18)**

**CHAPTER I DEFINITIONS & ACRONYMS**

**Section 2 Definitions**

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

20. Addition (to an existing structure) – means any walled and roofed expansion to the perimeter of a building which is connected to a common load-bearing wall, pursuant to the Florida Building Code, other than a firewall. Any walled and roofed expansion, which is connected by a firewall or is separated by independent perimeter load-bearing walls, is new construction, not an addition.

**[Renumber Accordingly]**

<b>#4</b>	<b>Exhibit R – Equestrian Waste Management Facility, Page 48 of 84 (line 39) This amendment serves to clarify applicability of standard that prohibits composting of equestrian waste, animal waste or bio-solids in legally established Composting Facilities or Bonafide Agriculture located in the AGR Tier.</b>
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- j. ~~Glades and AGR Tiers Equestrian Waste Moratorium~~  
The composting, storage or disposal of equestrian and other animal waste, and bio solids shall be prohibited in the Glades and AGR Tiers. This provision does not prohibit accessory uses to Bonafide Agriculture or Composting Facilities with County approval in the AGR Tier as of the effective date of this ordinance.

<b>#5</b>	<b>Exhibit W – Art. 11, Subdivision, Platting and Required Improvements, Page 58 of 84 (line 26, note “d” of Table 11.E.2.A-2 – Chart of Minor Streets)</b>
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**Table 11.E.2.A-2 - Chart of Minor Streets**

CLASSIFICATION	MINIMUM WIDTH (FT.) STREET (b) PAVEMENT (c)		MAXIMUM ALLOWABLE ADT	ALLOWED AS LEGAL ACCESS FOR (a)	
				COMMERCIAL	RESIDENTIAL
Non-Plan Collector	80	24	13,100	X	
Marginal Access	50	24	N/A	X	X
Local Residential (d)					
Gutters	50	20	1,500		X
Swales	60	20	1,500		X
Local Commercial	80	24	13,100	X	X
Residential Access (e)					
One Sidewalk	40	20	800		X
No Sidewalk (f)	32	20	40		X
<b>[Ord. 2014-025]</b>					
<b>Notes:</b>					
(a) An 'x' under the commercial or residential column indicates the corresponding street classification is allowed as legal access.					
(b) Street width refers to standard R-O-W or private street tract width.					
(c) Pavement width represents two travel lanes of equal width and does not include the additional width of paved shoulder where required.					
(d) <del>Allowed as legal access for any type of residential provided that the maximum allowable ADT is not exceeded. Also, Streets streets</del> within a rural subdivision shall be at least 60 feet wide when they are to be constructed without a wearing surface.					
(e) Use is restricted to private streets <del>providing access to townhouse and zero lot line units within a Planned Development district.</del>					
(f) Use is restricted to private streets providing access to up to four lots. <b>[Ord. 2014-025]</b>					

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



May 16, 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: May 23, 2018 LDRAB/LDRC Meeting**

Dear Mr. Blackman & Board Members:

Attached please find the agenda and supporting materials to assist you in preparing for the LDRAB/LDRC Meeting on Wednesday, May 23, 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: May 23, 2018 LDRAB Agenda

- c: Faye W. Johnson, Assistant County Administrator
- Patrick Rutter, Executive Director, PZB
- Lorenzo Aghemo, Planning Director
- Scott Rodriguez, Senior Planner, Planner
- 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
- Monica Cantor, Senior Site Planner, Zoning

# PALM BEACH COUNTY

## LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)

**MAY 23, 2018**

### BOARD MEMBERS

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

**Dr. Lori Vinikoor, Vice-Chair** (District 5)

**Vacant** (District 1)

**Drew Martin,** (District 2)

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

**James Knight** (District 4)

**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



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

**WEDNESDAY, MAY 23, 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 April 25, 2018 Minutes (Exhibit A)

**B. ULDC AMENDMENTS**

1. Exhibit B - Modifications by the DRO [Related to Housing Type]
2. Exhibit C - Art. 2, Application Processes and Procedures and Art. 3, Overlays and Zoning Districts Minor Amendments
3. Exhibit D - Art. 4.B.1.C.1, Congregate Living Facility (CLF) [Related to PUD Bonus Density]
4. Exhibit E - Art. 4.B.2.C.23, Medical or Dental Office [Related to Ambulatory Surgical Center]
5. Exhibit F - Landscape Service and Contractor Storage Yard
6. Exhibit G - Art. 12, Traffic Performance Standards [Related to Proportionate Share Program]
7. Exhibit H - Art. 15, Health Regulations [Related to Application Data for an OSTDS: Single Lot or Parcel]

**C. CONVENE AS LAND DEVELOPMENT REGULATION COMMISSION (LDRC)**

1. Proof of Publication
2. Consistency Determination - See Exhibits B through H listed above.
  - a. Exhibit I - Administrative Modifications to Prior DOs
  - b. Exhibit J - Art. 2.C.5.C.6, Standards [Related to Temporary Uses]
  - c. Exhibit K - Modifications by the DRO [Related to PDD], Accessory Quarters and Caretaker Quarters, and Excavation [Related to Public Street Drainage]
  - d. Exhibit L - Art. 3.A.3.E.2, Planned Development Districts [ Related to Zoning District Consistency with the FLU Atlas (FLUA)]
  - e. Exhibit M - Art. 4.B.1.C, Single Family and Cottage Homes
  - f. Exhibit N - Art. 4.B.2, Electric Vehicle Charging Station
  - g. Exhibit O - Animal Shelter
  - h. Exhibit P - Art. 4.B.3.C.5, Fitness Center
  - i. Exhibit Q - Art. 4.B.4.C.6, Crematory
  - j. Exhibit R - Equestrian Waste Management Facility
  - k. Exhibit S - Art. 5, Supplementary Standards [Related to Art. 5.D.2.G.3.A, Landscape Islands (Public Parks) and Art. 5.E.4.E, Outdoor Lighting]
  - l. Exhibit T - Art. 5.E.f, Hours of Operation
  - m. Exhibit U - Art. 7.C, Landscape Buffers and Interior Landscape Requirement
  - n. Exhibit V - Art. 9, Archaeological and Historic Preservation
  - o. Exhibit W - Art. 11, Subdivision, Platting and Required Improvements
  - p. Exhibit X - Art. 13, Impact Fees
  - q. Exhibit Y - Art. 14, Environmental Standards

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

**E. PUBLIC COMMENTS**

**F. STAFF COMMENTS**

**G. ADJOURN**

## EXHIBIT A

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

(Updated 4/30/18)

#### Minutes of April 25, 2018 LDRAB Meeting

On Wednesday, March 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 2:03 p.m. Zona Case, Code Revision Zoning Technician, called the roll.

##### Members Present: 13

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)  
Robert J. Harvey District 7)  
Terrence Bailey (Florida Eng. Society)(\*  
Frank Gulisano (PBC Board of Realtors)  
Anna Yeskey (PBC League of Cities)  
Charles Drawdy (Assoc. Gral Contractors of America)  
Abraham Wien (Member at Large, Alt. 1)  
Winifred Park Said(Member at Large, Alt. 2)

##### Members Absent: 3

Daniel Walesky (Gold Coast Bld. Assoc.)  
Derek Zeman (Fl. Surveying & Mapping)  
Xavier Salas, (AIA)

##### County Staff Present:

Leonard Berger, Assistant County Attorney  
Jon MacGillis, Zoning Director  
Maryann Kwok, Deputy Zoning Director  
Monica Cantor, Principal Planner  
Jehan Wallace, Site Planner,  
Bryan Davis, Principal Planner, Planning. Div.  
Scott Rodriguez, Site Planner 2  
Zona Case, Zoning Technician, Zoning

##### Vacancies: 2

District 6  
Environmental Organization

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

Mr. Blackman noted the distribution of an add/delete sheet, and requested a motion to incorporate it into the agenda.

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

##### 3. Motion to Adopt Agenda

Motion to adopt the agenda, including the add/delete sheet, by Dr. Vinikoor, seconded by Mr. Knight. Motion passed (12-0).

##### 4. Adoption of March 28, 2017 Minutes (Exhibit A)

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

Discussion by Mr. Martin that the minutes did not include his appointment to the Medical Uses Sub-committee. Motion passed (12 – 0), with the understanding that it would be added.

Editor's note: Mr. Martin's appointment to the Medical Uses Sub-committee had been recorded in the February 28, 2018 meeting.

#### B. ULDC AMENDMENTS

##### 1. Exhibit B - Art. 2.C.5.F, Reasonable Accommodation

The Chair explained that based on the add/delete sheet, review of the Reasonable Accommodation amendment is rescheduled to next LDRAB meeting.

##### 2. Exhibit C - Equestrian Waste Management Facility

Ms. Cantor reminded participants that the BCC requested staff to introduce a one-year moratorium on zoning applications requesting Equestrian Waste or any composting use that includes equestrian waste, animal waste or bio-solids located in the Glades Tier. She indicated the amendment is the result of the Equestrian Waste Pilot Program deleted from the Comprehensive Plan. Ms. Kwok presented the amendment as follows:

- Part 1 deletes an exception that allows Equestrian Waste Management Facilities in the Agricultural Production (AP) Zoning District for parcels with Special Agriculture (SA) Future Land Use (FLU) designation. She explained, that the use is limited to industrial zoning districts or Planned Developments Districts (PDDs) with an Industrial FLU designation.
- Ms. Kwok noted part 2 of the add/delete removes part 2 of this exhibit.

## EXHIBIT A

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

(Updated 4/30/18)

#### Minutes of April 25, 2018 LDRAB Meeting

- Part 3 deletes the moratorium language and addresses the intent of the moratorium by prohibiting the use in the Glades Tiers. She further noted that such prohibition was extended to the Agricultural Reserve (AGR) Tier as requested by the LDRAB Subcommittee, also noted in the add/delete. The amendment also clarifies collocated Equestrian Waste is subject to public hearing approval for composting, chipping and mulching and Potting Soil Manufacturing Uses, when those uses are located in industrial zoning districts.
- Part 4 deletes the moratorium language from Composting Facility use and prohibits the use of equestrian waste, animal waste or bio-solids under this use when the use is located in the Glades or AGR Tiers, also noted in the add/delete.

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

#### 3. Exhibit D - Animal Shelter

Ms. Cantor explained that the amendment is a collaborative effort with the Planning Division to add standards to allow collocated Retail Sales or Veterinary Clinic use in zoning districts where they are not typically allowed as Animal Shelter is. Veterinary Clinic collocated with an Animal Shelter was a supplementary use standard prior to the Use Regulations Project (URP) in 2017. The change was not carried forward, therefore this amendment is adding such provision. She explained that if the Animal Shelter ceases operation then the collocated uses ceases operation too. Mr. Rodriguez supported the explanation.

(\*)Mr. Terrence Bailey arrived at 2:10 p.m.

Motion to approve by Mr. Gulisano, seconded by Mr. Martin. Mr. Bailey made a request to abstain from voting, stating that he had not participated in the discussion. Mr. Berger confirmed that he had to vote yes or no, as he was there at the time the vote was taken. Motion passed (13 – 0)

#### 4. Exhibit E - Art. 5.E.5, Hours of Operation

Ms. Cantor explained the exhibit as follows:

- Remove the term “prohibited” from hours of operation related to stocking activities and deliveries. This allows applicants to look for variances when unique circumstances prevent the site from complying with the 250 ft. separation from residential.
- Clarify that measurement is based on the non-residential use adjacent to a residential use or residential Future Land Use (FLU), instead of the residential zoning district, consistent with similar provisions in the Code.
- Allow hours of operation regulations to be waived through a Type 2 Waiver instead of a Type 2 Variance. The Type 2 Waiver is a procedure considered by the Board of County Commissioners (BCC).

Mr. Martin expressed concern about an increase in alcohol sales after hours due to more flexibility being introduced into the hours of operation. Mr. MacGillis explained that the sale of alcohol is regulated by a separate County Ordinance, and he clarified that hours of operation contained in the ULDC are related to the use.

Motion to approve by Mr. Peragine, seconded by Mr. Gulisano. Mr. Martin voted nay. Motion passed (12 – 1).

#### 5. Exhibit F – Art. 7.C, Landscape Buffers and Interior Landscaping

Ms. Kwok elaborated on the main reason for the amendment is to address underground easements located in buffers parking areas, terminal or, interior islands. She noted that:

- Fire and Water Utilities Departments have made minor modifications to the separation requirements of trees from fire hydrants and pipelines. PBCWUD requires a minimum of 10 feet separation while Fire Rescue requires 5 feet, both specifying the method of measurement indicated on an illustration. She indicated that regulations from other utility authorities may be more restrictive and have to be met by the County.
- The Type 1 Waivers for Landscaping provisions were also modified to allow relocation of trees due to easement overlap. Ms. Kwok clarified that there will be no reduction in the amount of trees through this waiver. Ms. Kwok brought to Mr. Martin’s attention that if the tree requirement cannot be met, the applicant has to obtain a variance.

**EXHIBIT A**

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

(Updated 4/30/18)

**Minutes of April 25, 2018 LDRAB Meeting**

Motion by Mr. Peragine, seconded by Mr. Gulisano. Motion passed (13-0).

**C. PUBLIC COMMENTS**

There were no public comments.

**D. STAFF COMMENTS**

Ms. Cantor noted interest by Ms. Yeskey to be part of the Art. 12, Traffic Performance Standards Subcommittee which will be meeting on May 9. Motion by Dr. Vinikoor to include Ms. Yeskey in the Art. 12 Subcommittee, seconded by Mr. Knight. Motion passed (13-0).

She reminded LDRAB member about the Medical Uses Subcommittee meeting on May 7, 2018 at 1:00 a.m. to continue discussion on the Reasonable Accommodation.

She also mentioned that on April 11 at the Art. 15, Health Regulations Subcommittee meeting, LDRAB members were to be sent copies of the draft addressing the issues discussed at the hearing for comments prior to May 23 LDRAB meeting. She noted that Subcommittee members also requested that the amendments be provided to Mr. Bailey to get his comments as a Civil Engineer.

Mr. Bailey said he would provide the response.

In response to Mr. Blackman's question, Mr. MacGillis responded that there will not be an LDRAB meeting in June.

Mr. Blackman invited comments from Board members:

Mr. Martin added further comments on root barriers discussed earlier indicating that there are other types of root barriers.

**E. ADJOURN**

The Land Development Regulation Advisory Board meeting adjourned at 2:30 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

### MODIFICATIONS BY THE DRO [RELATED TO HOUSING TYPES] SUMMARY OF AMENDMENTS *(Updated 05/10/18)*

1 Part 1. ULDC Table 2.C.5.B - Administrative Modifications to Prior DOs, (page 46-47 of 105), is  
2 hereby amended as follows:  
3

<b>Reason for amendments:</b> [Zoning]
1. Art. 3.E.1.E allows a change in housing type, a transfer in density or a density decrease from one Residential pod to another within the same Planned development. This amendment is to establish criteria for staff to evaluate whether the Applicant's request could be supported. The amendment will not result in an increase in the total number of units approved or modification of pods classification.

4

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

Request	Allowable Modification	Criteria
<b>Full DRO</b>		
<u>Change in Housing Type between pods, Density Transfer and Density Decrease</u>	<u>See allowable modification and criteria under ZAR, below.</u>	
....		
<b>ZAR</b>		
....		
<u>Change in Housing Type between pods</u>	<u>Refer to Table 3.E.1.E – Housing Type</u>	<ul style="list-style-type: none"> <li>• No height increase from the original BCC DO.</li> <li>• If there is a density transfer along with this request, comply with criteria listed below.</li> </ul>
<u>Density Transfer</u> [Relocated from Art. 3.E.1.E.1.h, Density Transfer]	<u>A maximum of 30 percent</u> [Relocated from Art. 3.E.1.E.1.h, Density Transfer]	<ul style="list-style-type: none"> <li>• Units must be <u>from one Residential pod to another Residential pod in the same PDD; and</u>, [Relocated from Art. 3.E.1.E.1.h, Density Transfer]</li> <li>• The maximum number of units transferred to a Residential pod shall not exceed 30 percent above the number of units approved by the BCC for that pod. [Relocated from Art. 3.E.1.E.1.h, Density Transfer]</li> </ul>
<u>Density Decrease</u> [Relocated from Art. 3.E.1.E.1.i, Density Decrease]	<u>N/A</u>	<ul style="list-style-type: none"> <li>• The DRO may decrease the number of units in a PDD, provided the resulting gross density of the project is consistent with the Plan. [Relocated from Art. 3.E.1.E.1.i, Density Decrease]</li> </ul>
<b>[Ord. 2018-002]</b>		
Notes:		
(1) This shall not apply to accessory structures which are not subject to Concurrency review in accordance with PPM-ZO-O-049, Permits Not Subject to Concurrency Review.		
(2) Clubhouse located in the Recreation pod of a PDD shall be exempt from the relocation thresholds. <b>[Ord. 2016-016]</b>		
(3) Applicable to the Project Boundary instead of the individual property lines.		
(4) Except for Freestanding ATMs or Unmanned Retail Structures, and accessory structures.		

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Part 2. ULDC Art. 3.E.1.E.1, Modifications by the DRO to a Master Plan, Site Plan, Subdivision Plan or Regulating Plan, (page 140 of 212), is hereby amended as follows:

<b>Reason for amendments:</b> [Zoning]
1. Clarify that an Applicant may request to change housing type from one residential pod to another residential pod subject to limitations. The allowable change criteria through the Administrative Review process is consolidated in Art. 2 under Table 2.C.5.B - Administrative Modifications to Prior DOs.

10 **CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDs)**

11 **Section 1 General**

12 **E. Modifications**

13 Modifications to a planned development with a valid development order shall comply with Art.  
14 2.A.6.B, Plan Requirements and Art. 2.C.5.B, Administrative Modifications Prior DOs. **[Ord. 2009-  
15 040]**

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

18 The DRO shall have the authority to approve modifications to a master plan, subdivision plan,  
19 site plan or regulating plan approved by the BCC or ZC, subject to the following limitations. In  
20 case of a conflict with Art. 2.A.6.B, Plan Requirements and, Art. 2.C.5.B, Administrative  
21 Modifications to Prior DOs the following standards shall apply. Modifications which do not  
22 comply with these procedures and requirements ~~or of~~ this Section shall require approval by the  
23 BCC. **[Ord. 2009-040]**

**Notes:**

Underlined indicates new text.

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

*Italicized* indicates text to be relocated. Source is noted in bolded brackets **[Relocated from: ]**.

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

**EXHIBIT B**

**MODIFICATIONS BY THE DRO  
[RELATED TO HOUSING TYPES]  
SUMMARY OF AMENDMENTS  
(Updated 05/10/18)**

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**a. Consistency**

Modifications shall be consistent with the representations regarding the original approval, the conditions of approval, and the development order. Modifications which change the original goals or intent of the project, such as reduce internal trip capture, reduce non-vehicular circulation or cross access, reduce the amount of affordable housing without a corresponding decrease in density, or reduce the amount of land allocated to the preservation of agriculture, farmland, or wetlands, shall require approval by the BCC.

**b. Pods**

The re-designation of a pod from one pod type to another shall require approval by the BCC. The reconfiguration of pods may be approved by the DRO only if determined to be an improvement to the project and no adverse impact on adjacent properties.

**c. Housing Classification and Type**

The housing type(s) approved by the BCC for each Residential pod may only be changed through the ZAR process pursuant to Table 2.C.5.B, Administrative Modifications to Prior DOs, or Full DRO, whichever is applicable, and subject to the limitations listed below as follows:

**Table 3.E.1.E - Housing Type (4)**

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

18

<b>Reason for amendments:</b> [Zoning]
2. Consolidate density transfer and density decrease reference next to the provisions that pertain to change of housing type between pods. The actual standards have been relocated as criteria in Table 2.C.5.B - Administrative Modifications to Prior Development Orders that are allowed through the Zoning Agency Review process.

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**d. Density Transfer or Decrease**

The Applicant may request a density transfer or a density decrease pursuant to the Criteria listed in Table 2.C.5.B, Administrative Modifications to Prior DOs. A density transfer may be processed in conjunction with a change in housing type.

**de. Recreation**

The amount of recreation and useable open space shown on a plan approved by the BCC shall not be reduced. Alternative locations may be approved by the DRO only if determined to be an improvement to the project and no adverse impact on adjacent properties.

**ef. Traffic**

There shall be no substantial increase in traffic impact above that approved by the BCC, as determined by the County Engineer.

**fg. Access**

Access shall not be added to roads external to the project, internal roads indicated on the Thoroughfare Identification Map, or to roads external to a pod, except for a residential pod and the addition of emergency access ways as required by PBC Fire Rescue. The DRO shall ensure the District Commissioner is notified of this request in advance of final DRO approval. The access point shall be secured by a gate that has the necessary mechanism to ensure it is closed and secured after each Fire Rescue emergency call. Access to roads external to a residential pod, but internal to the project, may be added in accordance with Art. 11, Subdivision, Platting, and Required Improvements. [Ord. 2015-006]

**gh. Non-Vehicular Circulation**

Pathways, sidewalks and bike lanes may be relocated, however, the resulting design shall maintain a continuous non-vehicular circulation system within the project.

~~**h. Density Transfer**~~

~~The DRO may transfer a maximum of 30 percent of the un-built units from one pod to another pod in the same PDD. The maximum number of units transferred to a pod shall~~

**Notes:**

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EXHIBIT B

MODIFICATIONS BY THE DRO  
[RELATED TO HOUSING TYPES]  
SUMMARY OF AMENDMENTS

(Updated 05/10/18)

1 ~~not exceed 30 percent above the number of units approved by the BCC for that pod.~~  
2 ~~[Relocated to Table 2.C.5.B - Administrative Modifications to Prior DOs]~~  
3 ~~**i. Density Decrease**~~  
4 ~~The DRO may decrease the number of un-built units in a PDD, provided the resulting gross~~  
5 ~~density of the project is consistent with the Plan. [Relocated to Table 2.C.5.B -~~  
6 ~~Administrative Modifications to Prior DOs]~~  
7 ....

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**EXHIBIT C**

**ART. 2, APPLICATION PROCESSES AND PROCEDURES AND  
ART. 3, OVERLAYS AND ZONING DISTRICTS MINOR AMENDMENTS  
SUMMARY OF AMENDMENTS**

(Updated 05/09/18)

1 Part 1. Art. 2.A.2.C.3, Development Review Officer (page 13 of 105), is hereby amended as  
2 follows:  
3

<b>Reason for amendments:</b> [Zoning]
1. Proposed to delete Table 2.A.2.C, Development Review Officer Administrative Processes since the same table is repeated in Chapter 2.C under Table 2.C.3.

4 **CHAPTER A GENERAL**

5 **Section 2 Zoning Applications**

6 **C. Application Types and Authorities**

7 **3. Development Review Officer (DRO)**

8 The DRO, shall make a final decision on the following types of applications indicated in Table  
9 2.C.3, DRO Administrative Processes: [Ord. 2006-036] [Ord. 2018-002]

**Table 2.A.2.C – Development Review Officer  
Administrative Processes**

Administrative
Uses indicated as "D" in the Use Matrices in Art. 4, Use Regulations (1)
Table 4.A.9.A – Thresholds for Projects Requiring DRO Approval
Type 1 Waiver
Final Plan with approved DO by the BCC or ZC
Temporary Use
Administrative Modification to an approved DO
ABN for a prior DO approved by the DRO
Type 1 Variance
[Ord. 2006-036] [Ord. 2012-027] [Ord. 2017-007] [Ord. 2018-002]
<b>Notes:</b>
1. Includes where it specifies the process is subject to the DRO in Art. 4.B, Use Classifications Art. 3.B, Overlays, Table 5.G.1.E, Review Process for WHP, Table 5.G.2.D, Review Process for AHP, and Art. 5.G.3.K.3, TDR Review Process.

11 Part 2. Art. 2.B.4, Review, Resubmittal and Certification (page 25 of 105), is hereby amended as  
12 follows:  
13  
14

<b>Reason for amendments:</b> [Zoning]
1. Amend to indicate it is a date for Resubmittal of applications, and not the original submittal.

15 **CHAPTER B PUBLIC HEARING PROCESSES**

16 **Section 4 Review, Resubmittal and Certification**

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

**Table 2.B.4 - Review, Resubmittal and Certification**

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

22 ....  
23

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# EXHIBIT C

## ART. 2, APPLICATION PROCESSES AND PROCEDURES AND ART. 3, OVERLAYS AND ZONING DISTRICTS MINOR AMENDMENTS SUMMARY OF AMENDMENTS (Updated 05/09/18)

1 Part 3. Art. 2.C. Administrative Processes (page 43-44 of 105), is hereby amended as follows:  
2

<b>Reason for amendments:</b> [Zoning]
1. The Administrative Abandonment process for prior approvals was included in Table 2.A.3.C, Development Review Officer and not in Table 2.C.3 – Administrative Processes. Amend the latter Table to include this process. Also clarifies that the Abandonment process can be approved by a Development Review Officer (DRO). If the request is just for an abandonment of a prior approval and does not accompany with additional new request, it may go through a Zoning Agency Review process to be approved by the DRO.

3 **CHAPTER C ADMINISTRATIVE PROCESSES**

4 **Section 3 General**

5 The DRO shall coordinate the review of applications with all the applicable Agencies based on the  
6 request(s), and in accordance with the Table below. The application(s) shall be assigned by the DRO to be  
7 reviewed either through the Full DRO, which consists of all applicable County Agencies, or Zoning Agency  
8 Review (ZAR), which consists of one to a maximum of five Agencies. An Applicant may also request  
9 Sequential or Concurrent Review by the DRO. [Ord. 2018-002]  
10

**Table 2.C.3 - DRO - Administrative Processes**

Requests	Processes	
	Full DRO	ZAR
....	√	
<b>Administrative Approval</b>		
....		
<u>ABN for a prior DO approved by the DRO</u>	√	√
....		
<b>Notes</b>		
....		
[Ord. 2018-002]		

11 ....

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

13 Review of an application shall be initiated by the DRO on the date it is deemed sufficient, subject to the  
14 timeline specified in the Table below. The processing time may vary based upon the types of requests.  
15 [Ord. 2018-002]  
16

<b>Reason for amendments:</b> [Zoning]
1. Correct scrivener's error – complete sentence to clarify applications for a Development Order (DO).
2. Add Notification requirements and Scheduling of a Public Meeting for the Type 1 Variance, which is subject to the notification requirements of FS286.011. This includes notification to the adjacent property owners and signs with information of the variance request must be posted on the subject property by the applicant.

17 ....

18 **C. Continuance or Postponement**

19 Applications for a DO that are continued or postponed for more than six months by the DRO must  
20 obtain approval from the Zoning Director. All applications that have been continued or postponed  
21 for more than six months without approval from the Zoning Director, shall be administratively  
22 withdrawn. [Ord. 2005 – 002] [Ord. 2018-002]

23 **D. Public Meeting Procedures for Type 1 Variance**

24 **1. Notification**

25 Refer to Art. 2.B.5 - Notification.

26 **2. Scheduling**

27 Once an application has been certified by the DRO, the DRO shall schedule a public meeting  
28 in accordance with the dates established in the Annual Zoning Calendar, or such a time as is  
29 mutually agreed upon between the Applicant and the DRO. The scheduling of the application  
30 for public meeting shall ensure the public notice requirements are satisfied.

31 **a. Number of Meetings**

32 The DRO shall hold at least one public meeting on applications that are subject to the Type  
33 1 Variance process.  
34

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**EXHIBIT C**

**ART. 2, APPLICATION PROCESSES AND PROCEDURES AND  
ART. 3, OVERLAYS AND ZONING DISTRICTS MINOR AMENDMENTS  
SUMMARY OF AMENDMENTS**

**(Updated 05/09/18)**

1 **Part 4. Art. 2.C.5.D, Type 1 Variances (page 50 of 105), is hereby amended as follows:**  
2

<b>Reason for amendments:</b> [Zoning]
1. Type 1 Variance is one of those processes that follow the Public Hearing procedures. After the review, Staff is required to prepare a staff report summarizing the findings and recommendation for the Final Decision Person or Body to approve or deny the application. Proposed to amend this Section of the Code to clarify the process.

3 **CHAPTER C ADMINISTRATIVE PROCESSES**

4 **Section 5. Types of Application**

5 **D. Type 1 Variances**

6 ....  
7 **4. Standards**

8 When considering a Type 1 Variance request, the DRO shall consider Standards a through g,  
9 indicated below. A Type 1 Variance which fails to meet any of these Standards shall be  
10 deemed adverse to the public interest, and shall not be approved. **[Ord. 2018-002]**

- 11 a. Special conditions and circumstances exist that are peculiar to the parcel of land, building  
12 or structure, that are not applicable to other parcels of land, structures, or buildings in the  
13 same district; **[Ord. 2006-036] [Ord. 2018-002]**
- 14 b. Special conditions and circumstances do not result from the actions of the applicant; **[Ord.**  
15 **2006-036] [Ord. 2018-002]**
- 16 c. Granting the variance shall not confer upon the applicant any special privilege denied by  
17 the Plan and this Code to other parcels of land, structures or buildings in the same district;  
18 **[Ord. 2006-036] [Ord. 2018-002]**
- 19 d. Literal interpretation and enforcement of the terms and provisions of this Code would  
20 deprive the applicant of rights commonly enjoyed by other parcels of land in the same  
21 district, and would work an unnecessary and undue hardship; **[Ord. 2006-036] [Ord. 2018-**  
22 **002]**
- 23 e. Granting the variance is the minimum variance that will make possible a reasonable use of  
24 the parcel of land, building, or structure; **[Ord. 2006-036] [Ord. 2018-002]**
- 25 f. Granting the variance will be consistent with the purposes, goals, objectives, and policies  
26 of the Plan and this Code; and **[Ord. 2006-036] [Ord. 2018-002]**
- 27 g. Granting the variance will not be injurious to the area involved or otherwise detrimental to  
28 the public welfare. **[Ord. 2006-036] [Ord. 2018-002]**

29 **5. Staff Report and Recommendation**

30 The DRO or the PBC official responsible for reviewing the application shall prepare a report for  
31 the application. The DRO shall incorporate the analysis and Conditions of Approval of the  
32 Agencies who are responsible for reviewing the application, and a recommendation of  
33 approval, approval with conditions, or denial based on the applicable Standards. The report  
34 shall be made available to the public at least five days prior to the hearing date.

35 **[Renumber Accordingly]**

36  
37 **Part 5. ULDC Table 3.B.2.B - Airport Use Regulations (page 20- of 212), is hereby amended as**  
38 **follows:**  
39

<b>Reason for amendments:</b> [Zoning]
1. Amend notes to clarify that under Article 4.B, Use Regulations, there are restrictions under the Supplementary Standards of each use.

**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>Utilities / Excavation Uses / Commercial Communication Towers</b>					
....	....	....	....	....	....
<b>Notes:</b>					
....					
(2) Reference Art.4, Use Regulations for additional Supplementary Use Standards <u>which includes exceptions, restrictions or prohibitions.</u> <b>[Ord. 2017-007]</b>					
....					

40  
41 **Notes:**

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# EXHIBIT C

## ART. 2, APPLICATION PROCESSES AND PROCEDURES AND ART. 3, OVERLAYS AND ZONING DISTRICTS MINOR AMENDMENTS SUMMARY OF AMENDMENTS (Updated 05/09/18)

1  
2 Part 6. ULDC Art. 3.B.11.C, Use Regulations [Related to SCGCFO, Sugar Cane Growers  
3 Cooperative of Florida Protection Area Overlay] (page 38 - of 212), is hereby amended  
4 as follows:  
5

<b>Reason for amendments:</b> [Zoning]
1. Amend notes to clarify that under Article 4.B, Use Regulations, there are restrictions under the Supplementary Standards of each use.

6 **CHAPTER B OVERLAYS**

7 **Section 11 SCGCFO, Sugar Cane Growers Cooperative of Florida Protection Area Overlay**

8 ....  
9 **C. Use Regulations**

10 The following uses may be permitted in the SCGCFO, subject to Art. 4, Use Regulations, and the  
11 following: [Ord. 2004-040] [Ord. 2017-007]  
12

<b>Uses Permitted by Right:</b> (1)	<b>DRO Uses:</b> (1)
....	....
<b>Class A Conditional Uses:</b>	<b>ZAR:</b>
....	
<b>Notes:</b>	
(1) <u>Reference Art. 4, Use Regulations for additional Supplementary Use Standards, which includes exceptions, restrictions or prohibitions.</u>	
[Ord. 2013-001] [Ord. 2017-007] [Ord. 2018-002]	

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EXHIBIT D

ARTICLE 4.B.1.C.1, CONGREGATE LIVING FACILITY (CLF)
[RELATED TO PUD BONUS DENSITY]
SUMMARY OF AMENDMENTS
(Updated 05/09/18)

1
2 Part 1. ULDC Art. 4.B.1.C.1.d, Maximum Occupancy [Related to Congregate Living Facility],
3 (page 15 of 201), is hereby amended as follows:
4

Reason for amendments: [Zoning]
1. Delete provision that excludes the area utilized by a Congregate Living Facilities from the calculation of density when the use is part of a Planned Development District (PDD). Commercial Uses regulations in the Future Land Use (FLU) Elements of the Comprehensive Plan allows Multiple Use Planned Development (MUPD) or Mixed Use Planned Development (MXPD) to utilize up to 100% of the underlying residential density. This amendment is done for consistency with the Plan.

5 CHAPTER B USE CLASSIFICATION

6 Section 1 Residential Uses

7 C. Definitions and Supplementary Use Standards for Specific Uses

8 1. Congregate Living Facility (CLF)

9 a. Definition

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

12 b. Licensing

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

15 c. Approval Process - RS Zoning District

16 A Type 3 CLF may be allowed in the RS Zoning District with an HR-8 FLU designation
17 subject to a Class A Conditional Use approval.

18 d. Maximum Occupancy

19 1) Type 1 CLF

20 Six persons, excluding staff.

21 2) Type 2 CLF

22 14 persons, excluding staff.

23 3) Type 3 CLF

24 The maximum occupancy shall be determined by FLUE Table III.C.1 of the Plan and
25 multiplying the maximum allowable density by 2.39. A dwelling unit is equivalent to
26 2.39 beds.

27 4) PDD Occupancy Bonus

28 The gross area of a pod supporting a CLF in a planned development shall be deducted
29 from the gross area of the planned development for the purpose of calculating the
30 maximum density allowed in the PDD.

31 e. Separation

32 The separation requirements in this Section shall be measured from the nearest point of
33 the existing CLF structure to the nearest point of the proposed CLF structure.

34 1) Type 1 CLF

35 A Type 1 CLF, shall not be located within a radius of 1,000 feet of another Type 1 CLF
36 regulated by F.S. §419.001 and within a radius of 1,200 feet of a Type 2 CLF.

37 2) Type 2 CLF - RM Zoning District

38 A Type 2 CLF located in the RM Zoning District shall not be located within a radius of
39 1,200 feet of another CLF.

40 ....

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# EXHIBIT E

## ARTICLE 4.B.2.C.23, MEDICAL OR DENTAL OFFICE [RELATED TO AMBULATORY SURGICAL CENTER] SUMMARY OF AMENDMENTS

(Updated 05/09/18)

1

<p><b>Reason for amendments:</b> [Zoning]</p> <p>1. Medical or Dental use was amended in 2005 to create additional standards applicable to Ambulatory Surgical Center. At the time, staff considered recommendations by LDRAB to limit the size of an Ambulatory Surgical Center as it could be as intense as a hospital, and add standards addressing ambulance areas and emergency facilities in case of need. As a result two main standards were added: one that limited the use to 10,000 square feet, subject to the approval applicable to the zoning district in which a Medical Center is allowed; and, allowed the use to be larger on sites with Commercial High (CH) Future Land Use (FLU) designation subject to BCC approval.</p> <p>This amendment is proposing to delete all provisions applicable exclusively to Ambulatory Surgical Center and treat the use as a Medical or Dental Office. An Ambulatory Surgical Center main purpose is to provide elective same-day surgical care and specific regulations from the licensing entity, Agency for Health Care Administration (AHCA), do not allow the use to be part of a hospital or accept patients requiring emergency care. Therefore, the use is within similar characteristics of any Medical or Dental Office.</p> <p>Regulations that address issues of concern such as hours of operation still apply.</p>
---

2

3

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

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....

5

#### 23. Medical or Dental Office

6

##### a. Definition

7

An establishment where patients, who are not lodged overnight, are admitted for examination, elective surgical care, immediate but not emergent care or treatment by persons practicing any form of healing or health-building services whether such persons be medical doctors, chiropractors, osteopaths, podiatrists, naturopaths, optometrists, dentists, or any such profession, the practice of which is lawful in the State of Florida.

8

9

10

11

##### b. Typical Uses

A Medical or Dental Office may include, but is not limited to, an Ambulatory Surgical Center or urgent care center.

12

##### c. INST FLU Designation

A Medical or Dental Office may be allowed subject to DRO approval, within the boundaries of the following five site specific FLUA amendments:

13

14

15

16

17

1) SCA 2005-027, Linton/Jog Institutional, Ord. 2006-005;

18

2) SCA 2008-015, Jog/Joe DeLong Institutional, Ord. 2008-005;

19

3) SCA 2009-002, Atlantic/Sims Medical Office, Ord. 2009-008;

20

4) LGA 2010-014, Sues Institutional (Southern & Seminole Pratt and Whitney), Ord. 2010-031; and,

21

5) LGA 2012-002, Agriculture Reserve Boynton Beach, Ord. 2012-017.

22

##### d. Zoning Districts – CN, CLO and CHO

~~May be~~ Permitted by Right when not exceeding 3,000 square feet of GFA.

23

##### ~~e. Ambulatory Surgical Center~~

~~Ambulatory Surgical Centers licensed by the Florida Agency for Health Care Administration (AHCA), under the authority of F.S. Chapter 395, Part 1, and FAC Chapter 59A-5, limited to the provision of elective same day surgical care, where patients are ambulatory.~~

24

##### ~~1) Building Area~~

~~a) An Ambulatory Surgical Center up to 10,000 square feet of GFA may be allowed subject to the approval process for a Medical or Dental Office.~~

25

~~b) An Ambulatory Surgical Center greater than 10,000 square feet of GFA may only be allowed in developments with a CH FLU designation, subject to Class A Conditional Use approval.~~

26

##### ~~2) Elective Surgical Care~~

~~Ambulatory Surgical Centers must not be designed to accept patients requiring emergency care, including the provision of ambulance drop-off areas; however, Ambulatory Surgical Centers may be allowed to incorporate ambulance loading zones and related emergency facilities necessary to address any complications that may arise during normal procedures, as required by AHCA or Florida Statute.~~

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# EXHIBIT F

## ARTICLE 4 – USE REGULATIONS [RELATED TO LANDSCAPE SERVICE AND CONTRACTOR STORAGE YARD] SUMMARY OF AMENDMENTS

(Updated 05/08/18)

1  
2 Part 1. ULDC Art. 4.B.2.C.20, Landscape Service (page 43-44 of 204), is hereby amended as  
3 follows:  
4

**Reason for amendments:** [Zoning]

1. Establish requirements for limited Landscape Service which is allowed as an accessory use to a Single Family use in the Agricultural Residential (AR) Zoning District/Rural Service Area (RSA). The intent is to accommodate small landscape operations which are run by a homeowner, and the a limited area of the single family property is utilized for storage of equipment, home office with a limited number of employees.

5 **CHAPTER B USE CLASSIFICATION**

6 **Section 2 Commercial Uses**

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

8 **20. Landscape Service**

9 An establishment engaged in the provision of landscape maintenance or installation services,  
10 such as lawn mowing, tree, shrub or hedge trimming, leaf blowing, landscape design, and  
11 landscape installation.

12 **a. AR District in RSA**

13 A ~~l~~andscape ~~s~~ervice as a principal use shall be located on a collector or arterial street  
14 on a minimum of three acres.

15 **b. AGR District**

16 Shall be permitted subject to DRO approval as an accessory use only in conjunction with  
17 a retail or wholesale nursery, excluding those that meet the limitations of a home  
18 occupation.

19 **c. Landscape Buffer**

20 An Incompatibility Buffer ~~as required by Art. 7.C.2.C, Incompatibility Buffer,~~ may be ~~waived~~  
21 ~~exempt~~ if the use is adjacent to farm worker quarters or mobile home accessory to a Bona  
22 Fide Agriculture use.

23 **d. Storage**

24 Outdoor storage of debris shall be prohibited.

25 **e. Accessory Use**

26 May be allowed as an accessory use to a retail or wholesale nursery on a minimum of three  
27 acres.

28 **f. Yard Waste Storage**

29 Landscape service with storage of yard waste shall front on a collector or arterial street,  
30 and shall comply with the following requirements:

31 **1) Setbacks**

32 Loading and service areas shall be located a minimum of 50 feet from all property lines  
33 and 100 feet from adjacent property with residential use or FLU designation.

34 **2) Standards**

35 a) Only one yard waste storage area shall be permitted on site;

36 b) Shall not exceed 30 by 40 feet;

37 c) Yard waste shall be screened on three sides by a wall with a maximum height of  
38 12 feet. The open end of the wall shall not face any property with residential use  
39 or FLU designation;

40 d) Yard waste piles shall not exceed the height of the wall;

41 e) Surface of the storage area shall be paved with concrete and have positive  
42 drainage; and,

43 f) Yard waste that is not generated by the landscape service shall be prohibited on  
44 site.

45 **g. ~~Home Occupation Accessory to a Single Family – AR/RSA~~**

46 ~~A landscape service, not including yard waste or landscape installation services, may be~~  
47 ~~approved as a home occupation subject to the requirements of Art. 4.B.1.E.10, Home~~  
48 ~~Occupation and this section, subject to the following exemptions or requirements:~~

49 ~~A limited Landscape Service, which does not include storage of yard waste, landscape~~  
50 ~~installation services, or other similar activities requiring heavy equipment, may be allowed~~  
51 ~~as an accessory use subject to the DRO approval and the requirements below. Landscape~~  
52 ~~Buffers shall be exempt for this use.~~

53 ~~1) Shall be located in parcels three acres or more in size;~~

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# EXHIBIT F

## ARTICLE 4 – USE REGULATIONS [RELATED TO LANDSCAPE SERVICE AND CONTRACTOR STORAGE YARD] SUMMARY OF AMENDMENTS

(Updated 05/08/18)

1 **1) ~~Buffers~~**

2 ~~The use shall be exempt from incompatibility buffer requirements.~~

3 **2) ~~AR District in RSA~~**

4 ~~A landscape service may be permitted subject to the limitations of Art. 4.B.1.E.10,~~  
5 ~~Home Occupation, except that parcels three acres or more in size may also be eligible~~  
6 ~~for the following:~~

7 ~~a)2) A maximum of three persons living outside of the home may be employed under the~~  
8 ~~home occupation the DRO approval.;~~

9 ~~b)3) The use shall also be exempt from the outside storage limitations of Art. 4.B.1.E.10.j,~~  
10 ~~Outside Storage, provided that outside storage is shall be limited to equipment such~~  
11 ~~as lawnmowers, hedgers, weed eaters, and a small trailers. Storage shall not include~~  
12 ~~heavy equipment associated with landscape installation services, such as bobcats,~~  
13 ~~loaders, dump trucks, or heavy equipment trailers; and~~

14 ~~e)4) Storage areas shall be screened from view from any R-O-W or parcel of land with a~~  
15 ~~residential FLU designation or use parcel through the use of opaque fences,~~  
16 ~~walls or existing or newly planted native vegetation, provided the material provides an~~  
17 ~~opaque screen within one year of prior to the DRO approval the issuance of the~~  
18 ~~business tax receipt. No additional vegetation shall be required where equipment is~~  
19 ~~screened from view behind permitted fences or other structures.; and~~

20 **5) Parking spaces shall be provided for every employee in addition to the spaces required**  
21 **for a Single Family. All vehicle parking or storage areas shall utilize improved surfaces**  
22 **such as asphalt, pavement or shell rock.**

23 ....

24  
25  
26 **Part 2. ULDC Art. 4.B.5.C.1, Contractor Storage Yard (page 85-86 of 204), is hereby amended as**  
27 **follows:**

28 **Reason for amendments: [Zoning]**

1. The current procedure for those Home Occupation application through a Business Tax Receipt application does not require Zoning process/approval. This amendment clarifies limited Contractor Storage Yard that is accessory to a Single Family in the AR Zoning District /RSA is subject to a DRO approval, which provides an opportunity for staff to review to ensure the Code requirements for this use is being met..

29 **CHAPTER B USE CLASSIFICATION**

30 **Section 5 Industrial Uses**

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

32 **1. Contractor Storage Yard**

33 **a. Definition**

34 The storage of construction material, mechanical equipment used in construction activity,  
35 or commercial vehicles used by building trades and services, other than construction sites.

36 **b. Overlay - WCRAO**

37 **1) Approval Process**

38 The use shall be limited to the UG and UI Sub-areas of the WCRAO subject to Class  
39 A Conditional Use approval.

40 **2) Accessory Office**

41 The use shall include a structure required to comply with the provisions of Table  
42 3.B.14.F – WCRAO Sub-area PDRs.

43 **3) Nonconformities**

44 Uses approved prior to March 2, 2017 shall be considered legal conforming uses.

45 **c. ~~Home Occupation – Accessory to a Single Family - AR/RSA~~**

46 A limited Contractor Storage Yard use, may be allowed ~~as a Home Occupation accessory~~  
47 ~~to a Single Family use~~ subject to a DRO approval through the ZAR Process, when located  
48 in the Agriculture Residential (AR) Zoning District within the Rural Service Area (RSA) on  
49 lots a minimum of five acres in size, subject to the requirements of Art. 4.B.1.E.10, Home  
50 Occupation, and the following: **[Ord. 2018-002]**

51 **1) General**

52 **a) Buffers**

53 The use shall be exempt from incompatibility buffer requirements.

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# EXHIBIT F

## ARTICLE 4 – USE REGULATIONS [RELATED TO LANDSCAPE SERVICE AND CONTRACTOR STORAGE YARD] SUMMARY OF AMENDMENTS

(Updated 05/08/18)

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- b) **Hours of Operation**  
The loading or unloading, or movement of any stored vehicles, equipment, or other similar activities, or additional employees shall be prohibited between the hours of 8:00 p.m. and 6:00 a.m.
  - c) **Additional Employees**  
A maximum of three persons living outside of the home may be employed ~~under the Home Occupation~~, provided parking spaces for every employee vehicles shall not be is added to the site parked on unimproved surfaces nor in the front or side yard unless within the business owner's driveway or enclosed storage area.
  - d) **Outdoor Storage**
    - 1) ~~Where additional vehicles or equipment are allowed below, the use may be exempt from the outside storage limitations of Art. 4.B.1.E.10.j, provided that~~ Outside storage areas shall be screened from view from any R-O-W or parcel of land with a residential FLU designation or use, through use of opaque fences, walls or existing or newly planted native vegetation, prior to issuance of the Business Tax Receipt;
    - (2) No additional vegetation shall be required where equipment is screened from view behind permitted fences or other structures;
    - (3) Outdoor storage shall be prohibited within the front yard, and shall be setback a minimum of ~~15 feet, or~~ 25 feet ~~for vehicles or equipment greater than eight feet in height, from any abutting parcel with a residential FLU or use;~~ and,
    - (4) Additional A maximum of three vehicles or equipment shall ~~only~~ be permitted, unless the acreage requirements under the additional vehicles or equipment required is met
    - (5) All vehicle parking or storage areas shall utilize where parked or stored on improved surfaces such as asphalt, pavement or shell rock.
  - e) **Ownership**  
Any additional permitted vehicles or equipment shall be owned or leased by the Home Occupation license holder, except for semi-trucks operated by the license holder, that are stored not more than two days per week at the home.
- 2) **Trucks and Equipment**  
The following additional vehicles or equipment owned by the business owner, may be ~~permitted~~ allowed for each additional 10 acres, and in accordance with the outdoor storage provisions above:
  - a) One Semi truck with or without trailer; or,
  - b) One dump truck; and
  - c) One trailer and one item of heavy equipment, such as a bobcat or loader, but excluding large equipment such as cranes.
- 3) ~~Additional Vehicles or Equipment~~  
~~One additional vehicle, trailer or piece of equipment permitted under Trucks and Equipment above may be allowed for each additional 10 acres.~~ **[Partially relocated above]**
- ....

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EXHIBIT G

ARTICLE 12 – TRAFFIC PERFORMANCE STANDARDS  
[RELATED TO PROPORTIONATE SHARE PROGRAM]  
SUMMARY OF AMENDMENTS  
(Updated 05/09/18)

1  
2 Part 1. ULDC, Art. 12, Traffic Performance Standards, Chapter Q, Proportionate Fair - Share  
3 Program, as follows:  
4

<p><b>Reason for amendments:</b> [Engineering]</p> <p>1. Amendments to the proportionate share Chapter is required to maintain consistency with amendments to Florida Statutes regarding same. Florida law requires local governments that continue to implement a transportation concurrency system to allow applicants to meet required concurrency by entering into a proportionate share agreement.</p>
---

5 CHAPTER Q PROPORTIONATE ~~FAIR~~-SHARE PROGRAM

6 Section 1 Purpose and Intent

7 The purpose of this ~~Chapter ordinance~~ is to establish a program that meets the requirements of section  
8 163.3180(5)(h), F.S., as may be amended, by allowing an applicant to satisfy the traffic concurrency  
9 requirements of ULDC and the Plan by entering into a binding agreement to pay for or construct its  
10 proportionate share of required improvements method whereby the impacts of development on  
11 transportation facilities can be mitigated by the cooperative efforts of the public and private sectors, to be  
12 known as the Proportionate Fair-Share Program, as required by and in a manner consistent with  
13 §163.3180(16), F.S. [Ord. 2006-043]

14 Section 2 Applicability

15 The Proportionate ~~Fair~~-Share Program shall apply to all Projects that fail to meet the standards of this Article  
16 on a collector or arterial road that is not the responsibility of a municipality, or that fail to meet the standards  
17 of this Article on a transportation facility maintained by FDOT ~~pursuant to the requirements of Section 3.~~  
18 The Proportionate ~~Fair~~-Share Program does not apply to Developments of Regional Impact (DRIs) using  
19 proportionate ~~fair~~-share under ~~§s.~~163.3180(12), F.S., or to ~~p~~Projects exempted from this Article. [Ord.  
20 2006-043]

21 Section 3 General Requirements

- 22 A. An applicant may ~~choose to~~ satisfy the transportation concurrency requirements of Palm Beach  
23 County by making a proportionate ~~fair~~-share contribution, pursuant to the following requirements:  
24 [Ord. 2006-043]
  - 25 1. The proposed development is consistent with the comprehensive plan and applicable land  
26 development regulations. [Ord. 2006-043]
  - 27 2. ~~The road improvement necessary to maintain the adopted LOS is specifically identified for~~  
28 ~~construction in the five-year schedule of capital improvements in the CIE of the Plan and~~  
29 ~~identified for construction in the adopted Five-Year County Road Program. [Ord. 2006-043]~~
- 30 B. Any improvement project proposed to meet the developer's ~~fair~~-share obligation must meet Palm  
31 Beach County's design standards for locally maintained roadways and those of the FDOT for the  
32 state highway system. [Ord. 2006-043]
  - 33 3. The proportionate share contribution is applied toward one or more mobility improvements that  
34 will benefit a regionally significant transportation facility.
  - 35 4. For Projects located within a municipality, any Proportionate Share Agreement required by an  
36 applicant in order to meet traffic concurrency must be entered into by the applicant and PBC  
37 prior to receiving a DO from the municipality. The County Engineer may rescind a traffic  
38 concurrency approval in the event the Project receives a municipal DO prior to entering into a  
39 Proportionate Share Agreement with PBC.

40 Section 4 Intergovernmental Coordination

41 Pursuant to policies in the Intergovernmental Coordination Element of the Plan, Palm Beach County shall  
42 coordinate with affected jurisdictions, including FDOT, regarding mitigation to impacted facilities not under  
43 the jurisdiction of the local government receiving the application for proportionate ~~fair~~-share mitigation. An  
44 interlocal agreement may be established with other affected jurisdictions for this purpose. [Ord. 2006-043]

45 Section 5 Application Process

- 46 A. In the event of a lack of capacity to satisfy transportation concurrency, the applicant shall have the  
47 opportunity to satisfy transportation concurrency through the Proportionate ~~Fair~~-Share Program  
48 pursuant to the requirements of Section 3. ~~If the impacted facility is on the SIS, then the FDOT~~  
49 ~~shall be notified and invited to participate in a pre-application meeting. [Ord. 2006-043]~~

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EXHIBIT G

ARTICLE 12 – TRAFFIC PERFORMANCE STANDARDS  
[RELATED TO PROPORTIONATE SHARE PROGRAM]  
SUMMARY OF AMENDMENTS  
(Updated 05/09/18)

- 1 B. Eligible applicants shall submit an application to the County Engineer ~~on a form provided for by the~~  
2 ~~County Engineer~~. The County may establish an application fee that does not exceed the cost to  
3 the County of reviewing the application. [Ord. 2006-043]
- 4 C. The County Engineer shall review and evaluate the application as part of the Traffic Impact Study  
5 as set forth in Article 12.D, Procedure and certify that the application is sufficient and complete  
6 within 15 business days. ~~If an application is determined to be insufficient, incomplete or~~  
7 ~~inconsistent with the general requirements of the Proportionate Fair Share Program as indicated~~  
8 ~~in Section 3, then the applicant will be notified in writing of the reasons for such deficiencies within~~  
9 ~~15 business days of submittal of the application. If such deficiencies are not remedied by the~~  
10 ~~applicant within 30 days of receipt of the written notification, then the application will be deemed~~  
11 ~~abandoned. [Ord. 2006-043]~~
- 12 ~~D. Pursuant to §163.3180(16) (e), F.S., proposed proportionate fair share mitigation for development~~  
13 ~~impacts to facilities on the SIS requires the concurrency of the FDOT. The applicant shall submit~~  
14 ~~evidence of an agreement between the applicant and the FDOT for inclusion in the proportionate~~  
15 ~~fair share agreement. [Ord. 2006-043]~~
- 16 ED. When an application is deemed sufficient, complete, and eligible, and approved pursuant to ULDC  
17 Art. 12.B, Standards, the applicant shall be advised in writing and a proposed proportionate fair-  
18 share obligation and binding agreement will be prepared by the County Engineer or the applicant  
19 and delivered to the appropriate parties for review, ~~including a copy to the FDOT for any proposed~~  
20 ~~proportionate fair share mitigation on a SIS facility, no later than 60 days from the date at which~~  
21 ~~the applicant received the notification of an eligible application.~~ [Ord. 2006-043]
- 22 FE. No ~~p~~Proportionate ~~f~~air-~~s~~Share ~~a~~Agreement will be effective until approved by the County. [Ord.  
23 2006-043]

24 **Section 6 Determining Proportionate Fair-Share Obligation**

- 25 A. Proportionate ~~fair~~ share mitigation for concurrency impacts may include, without limitation,  
26 separately or collectively, private funds, ~~contributions of land,~~ and construction and contribution of  
27 facilities. [Ord. 2006-043]
- 28 B. A Project eligible for participation under the Proportionate ~~Fair~~-Share Program shall not be required  
29 to pay more than its proportionate ~~fair~~ share. The fair market value of the proportionate ~~fair~~ share  
30 mitigation for the impacted facilities shall not differ regardless of the method of mitigation. [Ord.  
31 2006-043]
- 32 C. The methodology used to calculate a Project's proportionate ~~fair~~ share obligation shall be as  
33 provided for in §s. 163.3180 (5)(h)(42), F.S., as follows:

The cumulative number of trips from the proposed development expected to reach roadways during peak hours from the complete build out of a stage or phase being approved, divided by the change in the peak hour maximum service volume (MSV) of roadways resulting from construction of an improvement necessary to maintain the adopted LOS, multiplied by the construction cost, at the time of developer payment, of the improvement necessary to maintain the adopted LOS.

OR  
Proportionate ~~Fair~~-Share=Σ[[(Development Trips<sub>i</sub>)/(SV Increase<sub>i</sub>)] x Cost<sub>i</sub>]

- Where:
- Development Trips = Those trips from the stage or phase of development under review that are assigned to roadway segment "i" and have triggered a deficiency per TPS
  - SV Increase = Service volume increase provided by the eligible improvement to roadway segment "i" per Section 3,
  - Cost = Adjusted cost of the improvement to segment "i". Cost shall include all improvements and associated costs, such as design, right-of-way acquisition, planning, engineering review, inspection, administration, and physical development costs directly associated with construction at the anticipated cost, including contingencies, in the year it will be incurred. [Ord. 2006-043]

- 35
- 36 D. For the purposes of determining proportionate ~~fair~~ share obligations, the County Engineer shall  
37 determine ~~improvement costs based upon the actual and/or anticipated costs~~ of the improvement  
38 ~~in the year that construction will occur at the time of application, but shall be subject to an~~  
39 ~~adjustment calculation to account for changes in road development costs that may occur between~~  
40 ~~the date of Proportionate Share Agreement and the date each Proportionate Share Payment is~~  
41 ~~due. The method of calculating said adjustment and appropriate Producer Price Index for~~  
42 ~~Commodities shall be included in the Proportionate Share Agreement. [Ord. 2006-043]~~
- 43 E. If the County has accepted an improvement proposed by the applicant, then the value of the  
44 improvement shall be based on an engineer's certified cost estimate provided by the applicant and

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EXHIBIT G

ARTICLE 12 – TRAFFIC PERFORMANCE STANDARDS  
[RELATED TO PROPORTIONATE SHARE PROGRAM]  
SUMMARY OF AMENDMENTS  
(Updated 05/09/18)

approved by the County Engineer or other method approved by the County Engineer. [Ord. 2006-043]

~~F. If the County has accepted right-of-way dedication for the proportionate fair-share payment, credit for the dedication of the right-of-way shall be valued on the date of the dedication at 120 percent of the most recent assessed value by the Property Appraiser, or at the option of the applicant, by fair market value established by an independent appraisal approved by the County at no expense to the County. This appraisal shall assume no approved development plan for the site. All right-of-way dedicated must be part of a roadway segment that triggered the deficiency per TPS, and must not be site-related. The applicant shall supply a drawing and legal description of the land and a certificate of title or title search of the land to the County at no expense to the County. If the estimated value of the right-of-way dedication proposed by the applicant based on a County approved appraisal is more than the county estimated total proportionate fair-share obligation for the development, then the County will give the applicant road impact fee credit for the difference. Prior to purchase or acquisition of any real estate or acceptance of donations of real estate intended to be used for the proportionate fair-share, public or private partners should contact the FDOT for essential information about compliance with federal law and regulations. [Ord. 2006-043]~~

Section 7 Impact Fee Credit for Proportionate Fair-Share Mitigation

- A. Proportionate fair-share contributions shall be applied as a credit against impact fees to the extent that all or a portion of the proportionate fair-share mitigation is used to address the same capital infrastructure improvements contemplated by Article 13, Impact Fees. [Ord. 2006-043]
- B. Impact fee credits for the proportionate fair-share contribution will be determined when the transportation impact fee obligation is calculated for the proposed development. Impact fees owed by the applicant will be reduced per the Proportionate Fair-Share Agreement as they become due pursuant to Article 13, Impact Fees. Once the credit has been exhausted, payment of road impact fees shall be required for each permit issued. The impact fee credit shall be established when the proportionate fair-share contribution is received by the County, or when the fair-share amount is secured by Performance Security. [Ord. 2006-043]
- C. The proportionate fair-share obligation is intended to mitigate the transportation impacts of a proposed pProject. As a result, any road impact fee credit based upon proportionate fair-share contributions for a proposed pProject cannot be transferred to any other pProject. [Ord. 2006-043]

Section 8 Proportionate Fair-Share Agreements

- A. Upon execution of a pProportionate fair-sShare aAgreement (“Agreement”), the applicant shall receive a certificate of concurrency approval. Should the applicant fail to apply for a development permit within 12 months, then the Agreement shall be considered null and void, and the applicant shall be required to reapply. [Ord. 2006-043]
- B. Payment of the proportionate fair-share contribution is due in full no later than issuance of the first building permit, and shall be non-refundable. ~~If the payment is submitted more than six months from the date of execution of the Agreement, then the proportionate fair-share cost shall be recalculated at the time of payment based on the best estimate of the construction cost of the required improvement at the time of payment, pursuant to Section 6 and adjusted accordingly. [Ord. 2006-043]~~
- C. In the event an Agreement requires the applicant to build one or more road improvements, all such improvements must be commenced prior to issuance of a development permit and assured by a binding agreement that is accompanied by a Performance Security sufficient to ensure the completion of all required improvements. It is the intent of this Section that any required improvements be completed before issuance of certificates of occupancy. [Ord. 2006-043]
- ~~D. Dedication of necessary R-O-W for facility improvements pursuant to a proportionate fair-share agreement must be completed prior to issuance of the first building permit but shall not include a building permit issued for a dry model. [Ord. 2006-043]~~
- ~~ED.~~ Any requested change to a development pProject subsequent to a development order may be subject to additional proportionate fair-share contributions to the extent the change would generate additional traffic that would require mitigation. [Ord. 2006-043]
- ~~FE.~~ Applicants may submit a letter to withdraw from the proportionate fair-share agreement at any time prior to the execution of the agreement. The application fee and any associated advertising costs paid to Palm Beach County will be non-refundable. [Ord. 2006-043]
- ~~GF.~~ Palm Beach County may enter into proportionate fair-share agreements for selected corridor improvements to facilitate collaboration among multiple applicants on improvements to a shared transportation facility. [Ord. 2006-043]

~~Section 9 Appropriation of Fair-Share Revenues~~

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EXHIBIT G

ARTICLE 12 – TRAFFIC PERFORMANCE STANDARDS  
[RELATED TO PROPORTIONATE SHARE PROGRAM]  
SUMMARY OF AMENDMENTS  
(Updated 05/09/18)

- 1 ~~—A. Proportionate fair-share revenues shall be placed in the appropriate project account for funding of~~  
2 ~~scheduled improvements in the CIE, or as otherwise established in the terms of the proportionate~~  
3 ~~fair-share agreement. Proportionate fair-share revenues may be used as the 50 percent local~~  
4 ~~match for funding under the FDOT TRIP, or any other matching requirement for State and Federal~~  
5 ~~grant programs as may be allowed by law. **[Ord. 2006-043]**~~  
6 ~~—B. In the event a scheduled facility improvement is removed from the CIE, then the revenues collected~~  
7 ~~for its construction may be applied toward the construction of another improvement within that same~~  
8 ~~corridor or Impact Fee Benefit Zone that would mitigate the impacts of development pursuant to~~  
9 ~~the requirements of Section 3. **[Ord. 2006-043]** **[Ord. 2011-016]**~~

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# EXHIBIT H

## ARTICLE 15.A.5, APPLICATION DATA FOR AN OSTDS: SINGLE LOT OR PARCEL SUMMARY OF AMENDMENTS

(Updated 04/13/18)

Part 1. ULDC Art. 15.A.5, Application Data for an OSTDS: Single Lot or Parcel (page 5 of 24), is hereby amended as follows:

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

- |   |
|---|
| 1. To provide consistency between county's regulations and the state regulations in FAC 64-E6. Standards for Onsite Sewage Treatment and Disposal System. |
|---|

### CHAPTER A (ENVIRONMENTAL CONTROL RULE I) – ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS (OSTDS)

#### Section 5 Application Data for an OSTDS: Single Lot or Parcel

A. The application and supporting data required for approval of an OSTDS for a single lot or parcel of property shall be submitted to the Health Department by the owner or his authorized representative, or a contractor licensed under F.S. Chapter 489 in accordance with Chapter 64E-6, FAC. The completed application form shall be submitted together with the following: **[Ord. 2011-017]**

1. A site plan of the property drawn to scale, showing the following:
  - a. Property boundaries with dimensions;
  - b. Easements;
  - c. Location of all existing and proposed buildings;
  - d. Location of all wells;
  - e. Location and layout of treatment receptacle and drainfield;
  - f. Unobstructed area available for the installation of the OSTDS;
  - g. Potable and non-potable water lines;
  - h. Driveways;
  - i. Parking areas;
  - j. Walkways;
  - k. Swimming pools;
  - l. Storm water drainage system;
  - m. Surface water such as ponds, (existing or proposed), lakes, streams, ditches, canals or wet areas;
  - n. Location and elevation of soil profiles;
  - o. Benchmark on or adjacent to the property;
  - p. Location of wells, onsite sewage treatment and disposal facilities or other pertinent features on adjacent properties if the features are within 200 feet of the proposed onsite sewage treatment system or well; and
  - q. The site plan shall also indicate the presence of any marsh area, mangroves, cypress and wetland vegetation on the property or on adjacent properties.
2. For residences, a floor plan showing the number of bedrooms and the building area of each dwelling unit.
3. In cases where there is an extreme variation in the elevation of the lot, a topographical map of the property must be submitted.
4. At least two soil profiles delineating the textural classification and Munsell color of the native soil at the beginning and end of the soil absorption area to a minimum depth of six feet or refusal in accordance with USDA Soil Classification Methodology, and
5. The existing water table elevation and the estimated wettest season water table elevation.

B. The owner shall be held responsible for all information supplied to the Department. The application and supporting data serve as the basis for the issuance of a construction permit. In the event of a change in any material fact given in the application which served as a basis for issuing a construction permit, the owner shall immediately file an amended application detailing such changed conditions. If the new conditions are in compliance with the standards in this Article, the construction permit shall be amended. If the new conditions are not in compliance with the standards of this Article, the permit shall be revoked.

**C. New Construction, Additions or Repairs**

1. For new construction and additions, the supporting data must be prepared by an engineer and land surveyor registered in the State of Florida, as specified in Rule 64E-6, F.A.C. The site plan must be prepared by a professional land surveyor registered in the State of Florida. The soil classification and system design shall be performed by a professional engineer registered in the State of Florida with training in soils. When fill soils are used, the Department may require that soils be classified by a certified soils engineering testing laboratory registered in the State of Florida.
2. For repairs, an existing site plan can be used. The soils profile can be performed by a contractor licensed under F.S. Chapter 489 in accordance with Chapter 64E-6F.A.C.

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# EXHIBIT I

## 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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**Notes:**

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# EXHIBIT J

## 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 CHAPTER C ADMINISTRATIVE PROCESSES

5 Section 5. Types of Application

6 C. Temporary Use

7 ....

8 6. Standards

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

## MODIFICATIONS BY THE DRO [RELATED TO PDD], ACCESSORY QUARTERS AND CARETAKER QUARTERS, EXCAVATION [RELATED TO PUBLIC STREET DRAINAGE] SUMMARY OF AMENDMENTS

(Updated 2/28/18)

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

<b>Reason for amendments:</b> [FD&O/Zoning]
1. Indicate in Art. 2 a new authority to the Development Review Officer (DRO) to modify prior Development Orders as a cross reference to proposed language in Art. 3.E, Planned Development Districts (PDDs), shown in part 2 below.

**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. [Ord. 2015-006]</li> </ul>
<u>External Access Way to a Civic Pod</u>	<u>Addition of access ways</u>	<ul style="list-style-type: none"> <li><u>Pod supports a Fire Rescue station, Government Owned Towers or a Government Facility;</u></li> <li><u>Notice to the District Commissioner by the Zoning Division prior to DRO approval; and,</u></li> <li><u>No substantial increase in traffic impact above that approved by the BCC as determined by the County Engineer.</u></li> </ul>
....		

Part 2. ULDC Art. 3.E.1.E.1, Modifications by the DRO to a Master Plan, Site Plan, Subdivision Plan or Regulating Plan (page 140 - 141 of 212), is hereby amended as follows:

<b>Reason for amendments:</b> [FD&O/Zoning]
1. To incorporate language authorizing the DRO to add access such as a driveway to a civic pod when: <ul style="list-style-type: none"> <li>that access supports a Fire Rescue station or other government facilities,</li> <li>the County Engineer determines that no substantial increase in traffic impacts are above what the BCC approved; and,</li> <li>the District Commissioner is notified of the access point prior to DRO approval.</li> </ul>

### CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDD)

#### Section 1 General

##### E. Modifications

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

In addition to Article 2.D.1, Development Review Officer, the DRO shall have the authority to approve modifications to a master plan, subdivision plan, site plan or regulating plan approved by the BCC or ZC, subject to the following limitations. In case of a conflict with Art. 2.A.1.G.3, Plan Requirements and Art. 2, Development Review Procedures, the following standards shall apply. Modifications which do not comply with these procedures and requirements or this Section shall require approval by the BCC. [Ord. 2009-040]

....

##### f. Access

Access shall not be added to roads external to the project, internal roads indicated on the Thoroughfare Identification Map, or to roads external to a pod, except for ~~a residential pod;~~

1) ~~access to roads external to a residential pod, but internal to the project, may be added in accordance with Article 11, Subdivision, Platting and Required Improvements; [Ord. 2015-006] [Relocated from this paragraph, below]~~

2) ~~a Civic Pod supporting a Fire Rescue station, Government Owned Tower, or other Government Facilities having no substantial increase in traffic impact above that approved by the BCC as determined by the County Engineer. Prior to DRO approving modifications, zoning staff shall notify the District Commissioner; and,~~

3) the addition of emergency access ways as required by PBC Fire Rescue. The DRO shall ensure the District Commissioner is notified of this request in advance of final DRO approval. The access point shall be secured by a gate that has the necessary mechanism to ensure it is closed and secured after each Fire Rescue emergency call.

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# EXHIBIT K

## MODIFICATIONS BY THE DRO [RELATED TO PDD], ACCESSORY QUARTERS AND CARETAKER QUARTERS, EXCAVATION [RELATED TO PUBLIC STREET DRAINAGE] SUMMARY OF AMENDMENTS

(Updated 2/28/18)

*Access to roads external to a residential pod, but internal to the project, may be added in accordance with Art. 11, Subdivision, Platting, and Required Improvements. [Ord. 2015-006] [Relocated 3.E.1.E.1.f.1),above]*

Part 3. ULDC Table 4.B.1.D – Corresponding Accessory Use to a Principal Use (page 20 of 204), is hereby amended as follows:

<b>Reason for amendments:</b> [FD&O/Zoning]	
1.	[Facilities] To establish a Caretaker Quarters that is accessory to a Government Facility as a use Permitted by Right. Where provided, a Caretaker Quarters serves to lend direct support to the mission and operation of the principal Government Service use (for example, a residence for the Park Ranger serving a Public Park, full time caregiver for PBSO’s Mounted Unit or PBSO’s K-9 Unit, or Animal Care and Control Division employees performing overnight observation/treatment to injured animals) although classified and defined as a separate use by the ULDC.
2.	[Zoning] Clarify meaning of “D” by indicating it is an administrative approval process applicable to Caretaker Quarters.

**Table 4.B.1.D – Corresponding Accessory Use to a Principal Use**

Accessory Use	Principal Use													
	Mobile Home Dwelling	Multifamily	Single Family	Townhouse	Zero Lot Line	Bona Fide Agriculture	Stable Commercial / Stable Private	Agricultural Uses	Commercial Uses	Industrial Uses	Institutional, Public and Civic Uses	Recreation Uses	Utilities and Excavation Uses	Transportation Uses
....														
<b>Caretaker Quarters (4)</b>	-	-	-	-	-	D	D	D	D	D	D	D	D	D
....														
<b>[Ord. 2018-XXX]</b>														
<b>Notes</b>														
....	<b>D</b> <u>DRO Approval through the ZAR process</u>													
....	<b>(4)</b> <u>Permitted by Right when accessory to Government Facilities.</u>													

Part 4. ULDC Art. 4.B.1.E, Accessory Residential Use Standards [Related to Accessory Quarters and Caretaker Quarters] (page 20 of 204), is hereby amended as follows:

<b>Reason for amendments:</b> [FD&O/Zoning]	
1.	Delete 800 and 1,000 square footage limitation applicable to Accessory Quarter and Caretaker Quarters as specific provisions in Art. 5, establish the maximum square footage applicable to accessory uses. These specific limitations from the 1973 Code are no longer required.

### CHAPTER B USE CLASSIFICATION

#### Section 1 Residential Uses

##### E. Accessory Residential Use Standards

###### 1. Accessory Quarters

###### a. Definition

A complete, separate living facility equipped with a kitchen and provisions for sanitation and sleeping, located on the same lot as the owner occupied principal dwelling.

###### ~~b. Building Area~~

~~The use shall be subject to the following:~~

~~1) On less than one acre: a maximum of 800 square feet.~~

~~2) On one acre or more: a maximum of 1,000 square feet.~~

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# EXHIBIT K

## MODIFICATIONS BY THE DRO [RELATED TO PDD], ACCESSORY QUARTERS AND CARETAKER QUARTERS, EXCAVATION [RELATED TO PUBLIC STREET DRAINAGE] SUMMARY OF AMENDMENTS

(Updated 2/28/18)

1 ~~3) The floor area calculation shall include only the living area of the accessory quarter~~  
2 ~~under a solid roof.~~

3 ~~4) Additional floor area under a solid roof that is utilized as a porch, patio, porte-cochere,~~  
4 ~~carport, or garage shall not exceed 500 square feet.~~

5 [Renumber Accordingly]

### 6 2. Caretaker Quarters

#### 7 a. Definition

8 An accessory residence used by a caretaker engaged in providing security, custodial or  
9 managerial services upon the premises.

#### 10 ~~b. Building Area~~

11 ~~The use shall be subject to the following:~~

12 ~~1) On less than one acre: a maximum of 800 square feet.~~

13 ~~2) On one acre or more: a maximum of 1,000 square feet.~~

14 [Renumber Accordingly]

15  
16 Part 5. ULDC Art. 4.B.3.C.9.c, Collocated Uses [Related to Public Park] (page 63 of 204), is  
17 hereby amended as follows:  
18

Reason for amendments: [FD&O/Zoning]
--------------------------------------

1. Amend to reflect consistent use of the terminology applicable to Caretaker Quarters through the Code.
--

### 19 Section 3 Recreation Uses

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

##### 21 9. Park, Public

##### 22 c. Collocated Uses

23 The following shall be collocated uses Permitted by Right in the PO Zoning District when  
24 included as part of a Public Park:

25 1) Outdoor Shooting Range limited to non-mechanical equipment archery;

26 2) Arena or Stadium or Amphitheater separated at least 1,500 feet from parcels of land  
27 with a Conservation and Residential FLU designation or use.

28 ~~43) Commercial Equestrian Arena;~~

29 ~~54) Marina limited to docks, wet slips or boat ramps; and,~~

30 ~~65) Security or Caretakers Quarters.~~

31 ....

32  
33 Part 6. ULDC Art. 4.B.10.C.4.f.4), Excavation, Performed by Public Agency, To Provide Drainage  
34 For A Public Street (page 186 of 204), is hereby amended as follows:  
35

Reason for amendments: [FD&O/Zoning]
--------------------------------------

1. [Facilities] To clarify existing language related to Type 2 Excavations performed by public agencies for public street drainage purposes, to better reflect historic and current practice.
---

2. [Zoning] Clarify that a Type 2 Excavation made for the drainage of a public street and performed by a public agency is limited to the provisions indicated in this section, and that all other regulations that a Type 2 Excavation is subject to do not apply.
--

## 36 CHAPTER B USE CLASSIFICATION

### 37 Section 10 Excavation Uses

#### 38 C. Definitions and Supplementary Use Standards for Excavation Uses

##### 39 4. Type 2 Excavation

##### 40 f. Use Approval and Procedures

41 4) Excavation, Performed by Public Agency, To Provide Drainage For A Public  
42 Street

43 ....

44 b) For the purpose of Art. 4.B.10.C.4, Type 2 Excavation, authorization by PBC,  
45 FDOT or a Water Control District to construct public streets shall constitute a valid  
46 Development Order. The excavation design and activity shall only be required to  
47 comply with these standards indicated below. No other provision applicable to  
48 Type 2 Excavation as contained in this Article shall apply.

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## EXHIBIT K

### MODIFICATIONS BY THE DRO [RELATED TO PDD], ACCESSORY QUARTERS AND CARETAKER QUARTERS, EXCAVATION [RELATED TO PUBLIC STREET DRAINAGE] SUMMARY OF AMENDMENTS

(Updated 2/28/18)

- 1 (1) Notice of Intent to Construct pursuant to Article 4.B.10.B.6, Notice of Intent to
- 2 Construct;
- 3 (2) Operational and Construction standards pursuant Article 4.B.10.B.7.a,
- 4 Operational Standards and Requirements, Article 4.B.10.B.7.b, Construction
- 5 Standards, and Article 4.B.10.B.7.a.10), Hauling Standards;
- 6 (3) Littoral zone and general upland reclamation requirements pursuant to Article
- 7 4.B.10.B.7.c, Reclamation Standards; and,
- 8 (4) Maintenance and Monitoring requirements pursuant to Article 4.B.10.B.7.e,
- 9 Maintenance and Monitoring.

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# EXHIBIT L

## ARTICLE 3.A.3.E.2 – PLANNED DEVELOPMENT DISTRICTS [RELATED TO ZONING DISTRICT CONSISTENCY WITH FLU ATLAS]

(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.**  
9 **2011-016]**

- 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 (PNCs), 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 M

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

(Updated 3/28/2018)

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 M**

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

**(Updated 3/28/2018)**

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:**

<b>Reason for amendments:</b> [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:**

<b>Reason for amendments:</b> [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 M

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

(Updated 3/28/2018)

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>	

2

3

4

5

6

7

**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.B, Zero Lot Line (ZLL).										
TH	Refer to Art. 3.D.2.A, Townhouse.										
MF	Apply the RM district regulations in Table 3.D.1.A- <del>47</del> , Property Development Regulations.										

12

13

14

15

16

**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 M

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

(Updated 3/28/2018)

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]				

2

3 ....

4

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

12

13

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.

17

**CHAPTER A PARKING**

18

**Section 1 General**

**Notes:**

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# EXHIBIT M

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

(Updated 3/28/2018)

### 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	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
<b>[Ord. 2009-040] [Ord. 2011-016] [Ord. 2012-027] [Ord. 2013-021] [Ord. 2017-007] [Ord. 2017-025]</b>		
<b>Loading Key:</b>		
Standard "A" One space for the first 5,000 square feet of GFA, plus one for each additional 30,000 square feet of GFA		
Standard "B" One space for the first 10,000 square feet of GFA, plus one for each additional 15,000 square feet of GFA		
Standard "C" One space for the first 10,000 square feet of GFA, plus one for each additional 100,000 square feet of GFA		
Standard "D" One space for each 50 beds for all facilities containing 20 or more beds.		
Standard "E" One space for the first 10,000 square feet of GFA, plus one for each additional 20,000 square feet of GFA.		
The space shall be a minimum of 12 feet in width and 18.5 feet in length for uses that require limited loading.		

**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 M

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

(Updated 3/28/2018)

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]

**Notes:**

- 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]
- Buffer for Minor Utilities or Electric Distribution Substation shall be determined by the DRO. [Ord. 2017-007] [Ord. 2018-002]
- 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.

7 CHAPTER C LANDSCAPE BUFFER AND INTERIOR LANDSCAPING REQUIREMENTS

8 Section 3 Interior Landscaping

9 A. Calculation of Interior Landscaping

10

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]

**Notes:**

- Tree and shrub planting requirement calculations for Residential Lots shall be based on the pervious surface areas of the lot. 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. [Ord. 2014-025] [Ord. 2018-002]
- No maximum for lots with Multi-family units. [Ord. 2018-002]
- 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 N

## 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 N

## 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 N**

**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:

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

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

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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**EXHIBIT O**  
**ANIMAL SHELTER**  
**SUMMARY OF AMENDMENTS**  
**(Updated 4/18/18)**

1 Part 1. ULDC Art. 4.B.2, Commercial Uses (page 53 and 61 of 204), is hereby amended as  
2 follows:  
3

<b>Reasons for Amendments:</b> [Planning]
1. Add standard to allow a Retail Sales or Veterinary Clinic use to be located in prohibited zoning districts if collocated to an Animal Shelter.  A collocated use is described under Use Functions in Article 4 of the ULDC (Art. 4.A.B) as “ <i>Certain principal Uses that are not normally permitted within a zoning district by the Use Matrices may be allowed as a collocated use if expressly stated under the Supplementary Use Standards and compliance with all of the Supplemental Use Standards applicable to the use.</i> ” Staff established the general language as part of the Use Regulations Project (URP) in an effort to address similar instances collectively rather than individually.  If the supplementary use standards in Art. 4 for Animal Shelter specifically call out Retail Sales or Veterinary Clinic as a collocated use, these uses would not be allowed if the permitted use of Animal Shelter ceases.

4 **CHAPTER B USE CLASSIFICATION**

5 **Section 2 Commercial Uses**

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

7 **34. Retail Sales**

8 **a. Definition**

9 An establishment providing general retail sales or rental of goods, but excluding uses  
10 specifically classified as another use type.

11 ....

12 **g. Collocated Use**

13 A Retail Sales use may be Permitted by Right in the IL, IG, PO, IPF Zoning District or  
14 MUPD with an INST FLU designation when collocated to an Animal Shelter.

15 **[ReNUMBER Accordingly]**

16  
17

<b>Reasons for Amendments:</b> [Planning]
2. Prior to the Use Regulations Project (URP), a Veterinary Clinic open to the public may be collocated with an Animal Shelter approval (Ord. 2009-040). During the URP, supplementary use standards that addressed collocated uses not identified in the Use Matrix were relocated to the collocated use. This amendment corrects a scrivener’s error made when the Veterinary Clinic reference was not carried over to the Veterinary Clinic use. The collocation of a Veterinary Clinic to an Animal Shelter is consistent with Comprehensive Plan FLUE Policy 2.2.8-a. per Ord. 2008-033. In 2009, the language was added to the ULDC (2009-040).

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**41. Veterinary Clinic**

**a. Definition**

An establishment engaged in providing medical care, treatment and temporary boarding  
for animals.

....

**g. Collocated Use**

1) A Veterinary Clinic may be Permitted by Right in the IG, PO, IPF Zoning District or  
2) MUPD with an INST FLU designation when collocated to an Animal Shelter.

2) Veterinary Clinics operated by a licensed veterinarian for the care of the animals kept  
in the shelter facility may also offer veterinary services to the public.

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# EXHIBIT P

## ARTICLE 4.B.3.C.5, FITNESS CENTER SUMMARY OF AMENDMENTS

(Updated 2/20/18)

1 Part 1. ULDC Art. 4.B.3.C.5, Fitness Center (page 67 of 204), is hereby amended as follows:  
2

**Reason for amendments:** [Zoning] Prior to the Use Project, Fitness Center was permitted by right in Planned Development Districts (PDDs) when limited to 15,000 sq ft of gross floor area as indicated in the Supplementary Use Standards. As part of the Use Regulations Project, use matrices were modified to indicate the most restrictive approval process of the uses and the lesser approval, if applicable, was stated in the Supplementary Use Standards. This amendment corrects a scrivener's error made when the thresholds in the standards were not carried over the new language in the Use Project. This amendment:

- Utilizes the same threshold applicable to the Fitness Center in Community Commercial (CC) Zoning District to allow Multiple Use Planned Development (MUPD) with Commercial Low (CL) Future Land Use (FLU) designation since CC is consistent with CL FLU designation. The use will be in MUPD with CL FLU subject to DRO approval when more than 8,000 sq. ft to 15, 000 sq. ft. or Permitted by Right when less than 8,000 sq. ft.
- Establishes a threshold for the use to be Permitted by Right in a Commercial Pod of a Planned Unit Development (PUD) when the use is less than 10,000 square feet. This change is made for consistency with existing provisions in Art. 3 applicable to commercial pod of PUD that requires any single use exceeding 10,000 square feet of GFA to obtain approval as a Conditional Use.

### 3 4 CHAPTER B USE CLASSIFICATION

#### 5 Section 3 Recreation Uses

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

##### 7 5. Fitness Center

##### 8 a. Definition

9 An establishment containing multi-use facilities for conducting recreational sport activities.

##### 10 b. Typical Activities

11 Typical sport activities may include but is not limited to aerobic exercises, weight lifting,  
12 running, swimming, racquetball, handball, squash, dance studios and martial arts studios.

##### 13 c. Approval Process—

##### 14 1) CC Zoning District and MUPD with CL FLU Designation

15 ~~1a)~~ A Fitness Center that has less than 8,000 square feet of GFA shall be Permitted  
16 by Right.

17 ~~2b)~~ A Fitness Center with more than 8,000 square feet but less than 15,000 square  
18 feet shall be subject to DRO approval.

##### 19 2) Commercial Pod of PUD

20 A Fitness Center less than 10,000 square feet may be Permitted by Right.

##### 21 d. Zoning District - CN Zoning District

22 The use shall be limited to 3,000 square feet of GFA when located in CN Zoning District  
23 and shall not include outdoor activities.

##### 24 e. Existing Approvals – IL Zoning District and Industrial Light pod of PIPD

25 A Fitness Center legally established in the IL Zoning District or Industrial Light pod of a  
26 PIPD prior to March 2, 2017 shall be considered legal conforming.

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#### Notes:

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# EXHIBIT Q

## ARTICLE 4.B.4.C.6, CREMATORY SUMMARY OF AMENDMENTS

(Updated 02/28/2018)

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Part 1. ULDC Art. 4.B.4.C.6, Crematory (page 75 of 208), is hereby amended as follows:

<b>Reason for amendments:</b> [Zoning]
1. Update the use definition of Crematory to allow any possible new methods used to reduce dead human body to be considered. Current definition limits the use to incineration which does not address new industry methods. A reference to the definition of "cremation" as contained in State Statutes 497.005 (22) pertaining to Funeral, Cemetery and Consumer Services, is added to provide additional clarification of what the use may include.

**CHAPTER B USE CLASSIFICATION**

**Section 4 Institutional, Public and Civic Uses**

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

....

**6. Crematory**

**a. Definition**

A facility ~~used for the incineration that employs various methods of processing of~~ human or animal remains, consistent with F.S. 497.005, as periodically amended.

**b. Equipment Location**

Crematory equipment shall be located within a fully enclosed building.

**c. Services Prohibited**

Services such as public observances, sermons or other similar activities shall be prohibited, unless collocated with an approved funeral home.

**d. Collocated Use**

In the RM Zoning District, a Crematory may be collocated with a Cemetery subject to Class A Conditional Use approval, provided the use is restricted to those being buried within that Cemetery.

....

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# EXHIBIT R

## EQUESTRIAN WASTE MANAGEMENT FACILITY SUMMARY OF AMENDMENTS

(Updated 04/25/2018)

1 Part 1. ULDC Art. 3.A.3.B.1.p, Standard District Exceptions and Limitations (page 18 of 212), is  
2 hereby amended as follows:  
3

**Reason for amendments:** [Zoning]

1. Delete an exception that allows Equestrian Waste Management Facilities in the Agricultural Production (AP) Zoning District since the use is limited to industrial zoning districts or Planned Developments Districts (PDDs) with an Industrial Future Land Use (FLU) designation pursuant to the Use Matrix of Art. 4.B.5.A, Industrial Use.

4 **CHAPTER A GENERAL**

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

6 **B. Standard Districts**

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

9 **1. Standard District Exceptions and Limitations**

10 The following list of exceptions shall be permitted:

11 ....

12 ~~p.—The AP District is consistent with the Special Agriculture (SA) FLU designation where~~  
13 ~~necessary to accommodate an Equestrian Waste Management Facility. [Ord. 2017-007]~~

14  
15  
16 Part 2. ULDC Art. 4.B.5.C.4, Equestrian Waste Management Facility (page 86 of 204), is hereby  
17 amended as follows:  
18

**Reason for amendments:** [Zoning]

1. Prohibit this use in those properties that have Agricultural Production (AP) Zoning District with a Specialized Agriculture (SA) Land Use designation since the Board of County Commissioners has adopted Ordinance 2017-033 on October 30, 2017. The Ordinance deleted the policies and definitions related to **Equestrian Waste Pilot Project Repeal**, and **associated changes to the SA FLU designation**.
  - Ordinance 2017-005 (allowing the Pilot Project) was adopted in January 2017, with the intent of allowing additional opportunities for equestrian waste management in a more environmentally friendly manner through composting and other methods.
  - On April 6, 2017, during the review of the first Pilot Project, Horizon Composting FLU designation amendment and zoning applications, local farmers came to the hearings and objected to the use stating that the concentration of equestrian waste composting and recycling in their areas could present a food safety issue, and hinder their ability to sell fresh produce. The hearings were postponed and subsequent meetings were held between Staff, District Commissioner, State Review Agencies and local farmers to discuss further the issues. Both the Agencies and farmers maintained that the Horizon site was not appropriate for the composting and equestrian waste use considering the proximity of the adjacent farms.
  - At the April 26, 2017 BCC Transmittal Hearing for the Horizon FLU Amendment application, the Planning Director advised that staff would return to the BCC in July with significant deletion or revision of the Pilot Project.
2. The Glades Area Overlay has an area that is classified as Urban/Suburban Tier, and allows certain uses in the Light Industrial (IL) district. The proposed amendment will clarify that Equestrian Waste Management Facility is prohibited in the Glades Tier regardless of the industrial zoning district or industrial FLU designation. In addition, proposed to prohibit this use in the Agricultural Reserve Tier for the same reasons.
3. Clarify that Equestrian Waste Management Facility may be allowed as a collocated use subject to BCC approval to a Potting Soil Manufacturing, Chipping and Mulching, or Composting Facility only if the establishment is located in a parcel with an industrial zoning district or Future Land Use designation.
4. Delete the Equestrian Waste Moratorium as the Comprehensive Plan has been amended to eliminate the Equestrian Waste Recycling Pilot Project. The ULDC was amended in 2017 to prohibit any applications for the Waste Recycling facility to be processed until the Comprehensive Plan was amended. However, based on opposition and concerns raised by the local farmers related to pollution, contamination of the groundwater, and citing that this type of use is not compatible or appropriate within the Glades Tier, the BCC directed Staff to eliminate the Pilot Project, and amend the ULDC to restrict this use to only to the industrial zoning districts.

19 **CHAPTER B USE CLASSIFICATION**

**Notes:**

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# EXHIBIT R

## EQUESTRIAN WASTE MANAGEMENT FACILITY SUMMARY OF AMENDMENTS

(Updated 04/25/2018)

### Section 5 Industrial Uses

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

##### 4. Equestrian Waste Management Facility

###### a. Definition

An establishment used for the recovery, recycling, or transfer of equestrian waste, provided used bedding is limited to organic materials, such as wood shavings, chips or sawdust, straw or hay, peat moss, or paper limited to newspapers, but excluding plastics, textiles or sand. Recovery may include collection, separation or sorting, or limited processing necessary to reduce volume, render materials safe for transport, storage or disposal, or the cleaning and packaging of materials for reuse. The facility may include manufacturing of products utilizing the equestrian waste including, but not limited to, bedding, fertilizer, pellets, and logs. Transfer may include the transfer of equestrian manure or bedding from smaller vehicles used for collection to larger vehicles for shipment to another destination.

###### b. ~~Approval Process – AP Zoning District with SA FLU Designation~~

~~An Equestrian Waste Management Facility may be allowed in the AP Zoning District with an SA FLU designation, subject to BCC approval as a Class A Conditional Use.~~

###### Glades and AGR Tiers

Equestrian Waste Management Facility shall be prohibited in the Glades Tier and the AGR Tier.

###### c. Location

Shall have frontage and access from an Arterial or Collector Street. Access from residential streets shall be prohibited.

###### ~~d.c.~~ Separation Distance

An Equestrian Waste Management Facility shall be separated a minimum of 1,000 feet from a food processing or packing plant. In addition to Art. 2.B.1.B.2, Standards for Conditional Uses and Development Order Amendments, the BCC shall consider whether the proposed 1,000 foot separation is adequate for this use at this location as part of the findings for the final decision of the request.

###### d. Collocated Use

Equestrian Waste Management Facility may be collocated with a Potting Soil Manufacturing, Composting Facility, or Chipping and Mulching subject to a Class A Conditional Use approval, only when located in a parcel with an industrial zoning district or FLU designation.

###### e. Landscaping Adjacent to Residential

~~The landscape buffer for any Any~~ Equestrian Waste Management Facility located within 250 feet of a parcel with a residential use or FLU designation, shall ~~be upgraded provide~~ to a Type 3 Incompatibility Buffer. This Buffer shall be a minimum of 30 feet in width, and shall consist of a two-foot high berm, and double the number of required trees, planted in two staggered rows. Where outdoor activities are permitted within this distance but an Incompatibility Buffer is not required, the buffer shall also be upgraded to include a minimum six-foot hedge, fence or wall. Measurement shall be taken from property line of the Facility to the property line of the adjacent parcel of land.

###### ~~f.~~ Accessory Use

~~Manufacturing and Processing shall be limited to a maximum of 30 percent new material for supplementing recycling horse bedding, or for the production of other useful products comprised of Equestrian Waste.~~

###### ~~gf.~~ Storage or Waste Processing Areas

###### 1) Best Management Practices

All storage areas, including the temporary or overnight parking of loaded trucks or trailers, and any outdoor waste processing areas, shall comply with Art. 5.J.3.A, Storage Related to Storage or Spreading of Livestock Waste].

###### 2) U/S Tier

Outdoor storage shall be prohibited in the U/S Tier.

###### 3) Outdoor Storage

Where permitted, the pile height of equestrian waste shall not exceed 12 feet, and bollards shall be provided to delineate pile locations and height, tied to a finished grade location designated on site.

###### ~~h.g.~~ Application Requirements – Operation Functions

An application for an Equestrian Waste Management Facility shall include a Justification Statement and supporting documentation demonstrating acceptable industry design, configuration and operational standards, including but not limited to:

###### 1) Site Plan

#### Notes:

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# EXHIBIT R

## EQUESTRIAN WASTE MANAGEMENT FACILITY SUMMARY OF AMENDMENTS

(Updated 04/25/2018)

The Plan shall illustrate how the operation functions, including circulation routes, and the location and size of loading and processing areas, and storage piles.

**2) Waste Volume**

An explanation of the quantity of waste to be received, expressed in cubic yards per day or tons per day.

**3) Dust Control Program**

A program to address how dust generated from traffic, storage and processing areas will be managed pursuant to Art. 5.E.4.D.3, Dust and Particulate.

**4) Odor and Pest Control Program**

A program to address how odors and pests resulting from any vehicles transporting waste, or storage and processing areas will be managed pursuant to Art. 5.E.4.D.4, Objectionable Odors.

**~~i. Equestrian Waste Moratorium~~**

~~1) The Board of County Commissioners of Palm Beach County does hereby impose a moratorium beginning on the effective date of this Ordinance, upon the acceptance of zoning applications and all applicable requests for zoning approval for an Equestrian Waste Management Facility, or any Composting use that includes equestrian waste, animal waste or bio solids, located in the Glades Tier of unincorporated Palm Beach County. While the moratorium is in effect the County shall not accept, process or approve any application relating to the zoning approval of an Equestrian Waste Management Facility, or any Composting use that includes equestrian waste, animal waste or bio solids. This moratorium does not prohibit accessory uses to Bona-fide Agriculture or composting facilities with County approvals as of June 6, 2017. [Ord. 2017-042]~~

~~2) This Ordinance shall expire upon the earlier of the following: one year from the effective date of this Ordinance, or upon the effective date of ULDC amendments dealing with Equestrian Waste Management Facility or Composting uses that includes equestrian waste, animal waste or bio solids, in the Glades Tier of unincorporated PBC. [Ord. 2017-042]~~

**Part 3. ULDC Art. 4.B.7.C.2, Composting Facility (page 115-116 of 204), is hereby amended as follows:**

Reason for amendments: [Zoning]
1. Delete the Equestrian Waste Moratorium as the Comprehensive Plan has been amended to eliminate the Equestrian Waste Recycling Pilot Project. The ULDC was amended in 2017 to prohibit any applications for the Waste Recycling facility to be processed until the Comprehensive Plan was amended. However, based on opposition and concerns raised by the local farmers related to pollution, contamination of the groundwater, and citing that this type of use is not compatible or appropriate within the Glades Tier, the BCC directed Staff to eliminate the Pilot Project, and amend the ULDC to restrict this use to only to the industrial zoning districts.
2. Clarify that composting of equestrian waste, animal waste and bio solids shall be prohibited in a Composting Facility that is located in the Glades or AGR Tier to address the concerns of the local farmers for the same reasons as stated above. This shall also include prohibition of storage and disposal of the equestrian or animal waste and bio solids.

### CHAPTER B USE CLASSIFICATION

#### Section 7 Utility Uses

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

###### 2. Composting Facility

###### a. Definition

A facility designed and used for transforming yard waste, clean wood and other organic material into soil or fertilizer through biological decomposition.

###### b. Approval Process

1) A Composting Facility accessory to a Bona Fide Agriculture use in the AP Zoning District may be Permitted by Right.

2) A Composting Facility may be allowed in the AR Zoning District in the RSA with a SA FLU designation, subject to Class A Conditional Use approval.

###### c. Access

Access shall be limited to Arterial, Collector, or Local Commercial Streets which do not serve residential lots. Entrances shall be gated and setback from the road as required by the County Engineer to prevent access during non-operating hours from unauthorized persons.

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# EXHIBIT R

## EQUESTRIAN WASTE MANAGEMENT FACILITY SUMMARY OF AMENDMENTS

(Updated 04/25/2018)

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- d. **Lot Size**  
A minimum of five acres.
  - e. **Separation Distance**  
The use shall be located a minimum of 500 feet from a parcel of land with a residential FLU designation or uses.
  - f. **Outdoor Storage**
    - 1) Outdoor storage shall be set back a minimum of 25 feet from any property line or 50 feet from any property line abutting a parcel with a residential FLU designation, zoning district or use.
    - 2) Outdoor storage of material shall be limited to 45 days
    - 3) The pile height of storage materials shall be limited to 15 feet or less if required by the F.A.C 62-709, as amended.
    - 4) The height of materials shall be tied to a finished grade benchmark delineated on site.
    - 5) Bollards or other acceptable barricade to the Zoning Division shall be provided to delineate pile locations.
  - g. **Hours of Operation**  
The hours of operation shall be limited to 9:00 a.m. to 5:00 p.m. Monday through Friday if within 1,000 feet of a residential FLU designation or use.
  - h. **Operation Functions**  
The Zoning or Building application, whichever is submitted first, shall include a Justification Statement and supporting documentation demonstrating acceptable industry design, configuration and operational standards, based on the type of materials processed and stored, including but not limited to the following:
    - 1) **Site Plan**  
The Site Plan shall illustrate how the operation functions including circulation routes; and, the location and size of loading and processing areas and storage piles.
    - 2) **Waste Volume**  
An explanation of the quantity of waste to be received, expressed in cubic yards per day or tons per day.
    - 3) **Dust Control**  
A plan to address how dust generated from traffic, storage and processing areas will be managed pursuant to Art. 5.E.4.D.3, Dust and Particulate.
    - 4) **SWA Permit**  
Prior to operation of the facility, the owner or operator shall obtain a SWA Permit.
  - i. **Backyard Composting**  
This use does not include backyard-composting bins serving individual families.
  - j. **Glades and AGR Tiers Equestrian Waste Moratorium**  
The composting, storage or disposal of equestrian and other animal waste, and bio solids shall be prohibited in the Glades and AGR Tiers.
    - 1) ~~The Board of County Commissioners of Palm Beach County does hereby impose a moratorium beginning on the effective date of this Ordinance, upon the acceptance of zoning applications and all applicable requests for zoning approval for an Equestrian Waste Management Facility, or any Composting use that includes equestrian waste, animal waste or bio solids, located in the Glades Tier of unincorporated Palm Beach County. While the moratorium is in effect the County shall not accept, process or approve any application relating to the zoning approval of an Equestrian Waste Management Facility, or any Composting use that includes equestrian waste, animal waste or bio solids. This moratorium does not prohibit accessory uses to Bona-fide Agriculture or composting facilities with County approvals as of June 6, 2017. [Ord. 2017-042]~~
    - 2) ~~This Ordinance shall expire upon the earlier of the following: one year from the effective date of this Ordinance, or upon the effective date of ULDC amendments dealing with Equestrian Waste Management Facility or Composting uses that includes equestrian waste, animal waste or bio solids, in the Glades Tier of unincorporated PBC. [Ord.~~

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# EXHIBIT S

## ARTICLE 5 – SUPPLEMENTARY STANDARDS [RELATED TO ART. 5.D.2.G.3.A, LANDSCAPE ISLANDS (PUBLIC PARKS) AND ART. 5.E.4.E, OUTDOOR LIGHTING] SUMMARY OF AMENDMENTS

(Updated 02/16/18)

1  
2 Part 1. ULDC Art. 5.D.2.G.3., Off Street Parking Requirements (page 59 of 107), is hereby  
3 amended as follows:  
4

<b>Reason for amendments:</b> [Parks & Recreation]
--

1. This amendment is intended to eliminate landscape islands to facilitate navigation and parking when pulling a trailer, maximize the yield of boat/trailer parking stalls, and preclude recurring damage to interior landscape and curbing at the County's limited inventory of heavily used boat ramps by exempting such stalls from the requirement for landscape islands.
--

5 **CHAPTER D PARKS & RECREATION – RULES AND RECREATION STANDARDS**

6 **Section 2 Types of Parks**

7 **G. Public Park Landscape Standards**

8 **3. Off Street Parking Requirements**

9 **a. Landscape Islands**

10 One landscape island a minimum of ten feet in width shall be required per ten spaces, in  
11 all Tiers (maximum 100 feet apart), excluding spaces that are designated for vehicles with  
12 trailers. [Ord. 2006-004] [Ord. 2018-XXX]

13 ....

14  
15 Part 2. ULDC Art. 5.E, Outdoor Lighting, (page 66 and 68 of 110), is hereby amended as follows:  
16

<b>Reason for amendments:</b> [Parks & Recreation]
--

1. The purpose of this amendment is to permit County <u>owned or</u> operated park facilities which are only open from sunrise to sunset to be exempt from outdoor lighting requirements.
---

17 **CHAPTER E PERFORMANCE STANDARDS**

18 **Section 4 Nuisances**

19 **E. Outdoor Lighting**

20 **2. Applicability**

21 ...

22 **c. Exemptions**

23 The following uses shall be exempt to the extent listed below: [Ord. 2005-041]

24 ....

25 **5) Public Park and Recreation Facilities**

26 Government owned or operated public parks and recreational facilities that are only  
27 open between dawn and dusk, shall not be subject to the requirements of this Section.

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# EXHIBIT T

## ARTICLE 5.E.5 – HOURS OF OPERATION SUMMARY OF AMENDMENTS

(Updated 04/17/18)

Part 1. ULDC Art. 5.E.5, Hours of Operation, (page 69-70 of 110), is hereby amended as follows:

Reason for amendments: [Zoning]	
1.	Amend to remove prohibition of stocking activities or deliveries on nonresidential uses when located within 250' of residential. This amendment clarifies that stocking activities and deliveries are subject to the same hours of operation of the use that it is intended to serve.
2.	Reflect measurement from non-residential to residential is based on the non-residential use adjacent to a residential use or a residential Future Land Use (FLU) designation instead of a residential zoning district.
3.	Expand to include loading areas in the measurement of hours of operation separation between non-residential and residential uses. Hours of operation are currently applicable to stocking activities or deliveries but it was missing from the measurement reference.
4.	Currently hours of operation standards are subject to a Type 2 Variance. This amendment allows hours of operation regulations to be instead waived through a Type 2 Waiver. Applications for waivers are subject to specific standards in Article 2, Application Processes and Procedures that are considered by Board of County Commissioners (BCC) in order to grant or not a waiver.

### CHAPTER E PERFORMANCE STANDARDS

#### Section 5 Hours of Operation

Hours of operation relate to the time during which the use is open to the public for business. For uses not open to the public, hours of operation shall be the time in which the use has employees working. [Ord. 2017-007]

##### A. Proximity to Residential

Any non-residential use shall be subject to the hours of operations indicated in Table 5.E.5.A, Hours of Operation, when located within 250 feet of a parcel of land with a Residential FLU designation or use, unless stated otherwise. Mixed uses located in the following zoning districts shall not be considered residential uses for the purposes of hours of operation: Neighborhood General (NG), Neighborhood Commercial (NC) and Urban General (UG) Sub-areas of the WCRAO and UC, UI, MXPD, and TMD. [Ord. 2017-007] [Ord. 2017-025]

**Table 5.E.5.A - Hours of Operation**

Nonresidential Use Classification	Hours (1)
Commercial	6:00 a.m. to 11:00 p.m.
Recreation	6:00 a.m. to 11:00 p.m.
Institutional, Public and Civic	6:00 a.m. to 11:00 p.m.
Industrial with outdoor activities	7:00 a.m. to 7:00 p.m. (Monday – Saturday)
Industrial without outdoor activities	6:00 a.m. to 11:00 p.m. (Monday – Saturday)
Transportation	7:00 a.m. to 11:00 p.m.
Temporary	6:00 a.m. to 11:00 p.m.
Accessory Nonresidential Uses to Residential Uses	7:00 a.m. to 7:00 p.m.
[Ord. 2017-007]	
<b>Notes:</b>	
1 Stocking activities or deliveries <del>outside of the permitted hours of operation are prohibited</del> for nonresidential uses <u>are subject to the hours listed above when</u> located within 250 feet of <u>a parcel of land with a residential use or FLU designation.</u>	

##### B. Measurement

Measurement shall be taken by drawing a straight line from the ~~closest point on the perimeter of property line of~~ the residential ~~district use or FLU designation~~ to the closest point ~~on of~~ the loading area, perimeter of the exterior wall, structure, or bay, housing the non-residential use. [Ord. 2009-040] [Ord. 2017-007]

##### C. Existing Uses

Uses existing prior to this amendment may comply with the requirements existing at the time the use was established, unless modified by a subsequent Development Order. [Ord. 2009-040] [Ord. 2017-007]

##### D. Exemptions

Uses owned or operated by a governmental entity that provide essential services for the public, as determined by the Zoning Director, shall be exempt from these standards. [Ord. 2009-040] [Ord. 2017-007]

##### E. Type 2 Waiver

Hours of Operation may be altered pursuant to Art. 2.B.7.D, Type 2 Waiver.

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# EXHIBIT T

## ARTICLE 5.E.5 – HOURS OF OPERATION SUMMARY OF AMENDMENTS

(Updated 04/17/18)

1  
2 Part 2. ULDC Art. 2.B.7.D.2, Applicability [Related to Type 2 Waivers] (page 36 of 105), is hereby  
3 amended as follows:  
4

<b>Reason for amendments:</b> [Zoning]
1. Expand the list of Type 2 Waivers to include Hours of Operation as some of those provisions are proposed to be subject to waivers.

### 5 CHAPTER B PUBLIC HEARING PROCESSES

#### 6 Section 7 Types of Application

##### 7 D. Type 2 Waiver

###### 8 1. Purpose

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

###### 15 2. Applicability

16 Requests for Type 2 Waivers shall only be permitted where expressly stated within the ULDC  
17 or indicated in the following Table. [Ord. 2011-016] [Ord. 2012-027] [Ord. 2018-002]  
18

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

....	
<u>Hours of Operation</u>	<u>Art. 5.E.5.E, Type 2 Waiver</u>
Large Scale Commercial Development - Parking [Ord. 2018-002]	Art. 6.A.1.D.2.c.1)d), Type 2 Waiver for Parking Location

###### 19 3. Standards for a Type 2 Waiver

20 When considering a DO application for a Type 2 Waiver, the BCC shall utilize the Standards  
21 indicated below and any other standards specific to a Type 2 Waiver as contained in this Code.  
22 For a Unique Structure, refer to the Standards listed in Art. 2.B.7.D.4 below, and for a  
23 Commercial Communication Tower, refer to Art. 4.B.9.H.5.d, Criteria for Granting a Type 2  
24 Waiver. A Type 2 Waiver, which fails to meet any of the Standards, shall be deemed adverse  
25 to the public interest and shall not be approved. [Ord. 2011-016] [Ord. 2012-027] [Ord. 2018-  
26 002]

- 27
- 28 a. The Waiver does not create additional conflicts with other requirements of the ULDC, and  
29 is consistent with the stated purpose and intent for the zoning district or overlay; [Ord.  
30 2010-022] [Ord. 2011-016] [Ord. 2012-027] [Ord. 2018-002]
  - 31 b. The Waiver will not cause a detrimental effect on the overall design and development  
32 standards of the project, and will be in harmony with the general site layout and design  
33 details of the development; and, [Ord. 2010-022] [Ord. 2012-027] [Ord. 2018-002]
  - 34 c. The alternative design option recommended as part of the Waiver approval, if granted, will  
35 not adversely impact adjacent properties. [Ord. 2010-022] [Ord. 2012-027] [Ord. 2018-  
36 002]
  - 37 d. For the purpose of Medical Marijuana Dispensing Facility in Art. 4.B.2.C.34.h, the BCC  
38 shall make the determination that the location of a medical marijuana dispensing facility  
39 promotes the health, safety and welfare of the community. [Ord. 2017-028] [Ord. 2018-  
40 002]

41 ....

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#### Notes:

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# EXHIBIT U

## ARTICLE 7.C, LANDSCAPE BUFFERS AND INTERIOR LANDSCAPE REQUIREMENTS SUMMARY OF AMENDMENTS

(Updated 4/17/18)

1 Part 1. ULDC Art. 7.B.4, Type 1 Waiver for Landscaping (page 13 of 53), is hereby amended as  
2 follows:

<b>Reason for amendments:</b> [Zoning]
1. Allow an Administrative Waiver process for relocation of trees in perimeter Landscape Buffer in situation where an underground easement may pose an impact to the planting of a required canopy tree. The quantity of the required tree shall be met but allow the relocation of the tree elsewhere on the site.

### 3 CHAPTER B APPLICABILITY AND APPROVAL PROCESS

#### 4 Section 4 Type 1 Waiver for Landscaping

5 An Applicant may seek minor modifications to the requirements of this Article that are identified in Table  
6 7.B.4.A, Type 1 Waivers for Landscaping. Any requirements that are not listed herein may be eligible to  
7 be modified through other applicable processes pursuant to Art. 2, Application Processes and Procedures.  
8 The Applicant shall demonstrate in the Justification Statement and provide supporting documents that Art.  
9 2.C.5.E.3, Standards for Type 1 Waiver, and the applicable Criteria in the following Table have been met.  
10 **[Ord. 2007-001] [Ord. 2016-042] [Ord. 2018-002]**

#### 11 A. Applicability

12 Type 1 Waiver for Landscaping shall not be combined with other Variance requests for the same  
13 requirements. **[Ord. 2018-002]**  
14

**Table 7.B.4.A –Type 1 Waivers for Landscaping**

Article/Table Reference and Title	Maximum Waiver	Criteria
<b>Landscape Islands and Parking Structures</b>		
Table 7.C.4.A, Landscape Island and Divider Median - Planting and Dimensional Requirements, Landscape Island Width	Allow the reduction of width of landscape island to 5 feet excluding curbs.	<ul style="list-style-type: none"> <li>For infill sites with less than 25 parking spaces.</li> </ul>
Table 7.C.4.A, Landscape Island and Divider Median - Planting and Dimensional Requirements, Divider Median Shrub Planting	Allow relocation of shrubs from divider medians to other areas of the site.	<ul style="list-style-type: none"> <li>For industrial developments that do not have significant public visitation and the nature of the use does not benefit from interior plantings in parking areas.</li> </ul>
Art. 7.C.4.A.1, Landscape Island Maximum Spacing	Allow to increase the number of spaces or distance to provide larger interior islands.	<ul style="list-style-type: none"> <li>To allow existing vegetation to be preserved or existing vegetation to be relocated within parking areas.</li> </ul>
Art. 7.C.4.F, Parking Structures	Allow perimeter planter requirement to be altered if the planters are in conflict with the architectural design of the parking structure.	<ul style="list-style-type: none"> <li>The Applicant is required to submit architectural elevations of the parking structure for Staff review and evaluation.</li> <li>The required planting for the planters shall be relocated to other areas of the same property where the parking structure is located.</li> </ul>
<u>Art. 7.C.5.A.1, Underground or Overhead Easement - Relocation of Trees</u>	<u>Allow required trees to be relocated on the same site.</u>	<ul style="list-style-type: none"> <li><u>There is no reduction in the total quantity of the required trees;</u></li> <li><u>A maximum of ten percent of the required trees within the same buffer may be relocated; and,</u></li> <li><u>The Applicant shall identify on the Alternative Landscape Plan the new location of the tree(s) and whether root barrier will be utilized for the tree.</u></li> </ul>
<u>Art. 7.C.5.B.3, Easements in Off-Street Parking, Existing Utilities</u>	<u>Allow existing easements to overlap the landscape islands</u>	<ul style="list-style-type: none"> <li><u>The Applicant shall provide documentation from the Utility easement holder that the easement(s) are recorded, and are not subject to a change in the location;</u></li> <li><u>The Applicant may utilize a small tree or a palm to satisfy the canopy tree requirement. If the minimum separation between the tree and the utilities cannot be met, the required tree in the island may be relocated within the same site.</u></li> <li><u>The minimum percentage of Canopy tree pursuant to Table 7.C.4.A, may be reduced to 50 percent and palms may be increased up to 50 percent, and,</u></li> <li><u>The Applicant shall identify on the Alternative Landscape Plan the new location of the tree(s) and whether root barrier will be utilized for the tree.</u></li> </ul>
[Ord. 2005-002] [Ord. 2012-027] [Ord. 2014-025] [Ord. 2015-031] [2016-016] [Ord. 2016-042] [Ord. 2017-007] [Ord. 2018-002]		

15 ....  
16

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# EXHIBIT U

## ARTICLE 7.C, LANDSCAPE BUFFERS AND INTERIOR LANDSCAPE REQUIREMENTS SUMMARY OF AMENDMENTS

(Updated 4/17/18)

1 Part 2. ULDC Art. 7.C.5, Easements in Landscape Buffers (page 30 of 52), is hereby amended  
2 as follows:  
3

Reason for amendments: [Zoning]	
1.	Identify the two types of situations where underground easements overlap a required landscape buffer. All proposed and existing easements must be identified on the Zoning Plans (site or subdivision). This is consistent with the requirements under the Zoning Technical Manual.
2.	Relocation of required trees from the buffer to a different area of the subject property must be subject to the review and approval by the Development Review Officer through a Type 1 Waiver for Landscaping.

### 4 CHAPTER C LANDSCAPE BUFFER AND INTERIOR LANDSCAPING REQUIREMENTS

#### 5 Section 5. Easements in Landscape Buffers and Off-Street Parking Areas

##### 6 A. Easements in Landscape Buffers

###### 7 1. Underground Utilities

8 Easements may overlap a required landscape buffer by a maximum of five feet, provided there  
9 remains a minimum of five clear feet for planting. If a wall with a continuous footer is used, a  
10 minimum of ten clear feet for planting is required. The landscape buffer may be traversed by  
11 easements or access ways as necessary to comply with the standards of this Article, and Art.  
12 11, Subdivision, Platting, and Required Improvements, and other PBC codes. Easements shall  
13 be identified ~~prior to the preparation of on the Zoning Plans prior to the application for Building~~  
14 ~~Permit, site or subdivision plans and any proposed overlap shall be approved by the DRO or~~  
15 ~~Zoning Division.~~ [Ord. 2018-002]

###### 16 A.2. Overhead Utilities

17 Trees planted within any easement with overhead utilities shall comply with the placement and  
18 maintenance requirements in the latest edition of FP&L's publication "Plant the Right Tree in  
19 the Right Place," available from the Zoning Division, and take into consideration the mature  
20 height and spread of the species beneath or adjacent to overhead utilities. Where overhead  
21 utilities exist, trees shall be maintained so that the mature tree canopy is a minimum of ten feet  
22 from overhead lines.

###### 23 3. Type 1 Waiver for Landscaping

24 Plants required in the easement area may be planted elsewhere on the same site, in the vicinity  
25 of the required location subject to a Type 1 Waiver for Landscaping. ~~In order to maintain tree~~  
26 ~~and plant spacing when a landscape buffer is traversed by a utility easement, a larger overlap~~  
27 ~~may be allowed with the written approval of the relevant utility service company. Where a utility~~  
28 ~~easement crosses a R-O-W Buffer, plant material spacing may be adjusted, provided there is~~  
29 ~~no reduction in the amount of required plant material.~~ [Ord. 2018-002]

##### 30 B. Easements in Off-Street Parking Areas

###### 31 1. Underground Utilities

32 Utility easements may encroach landscape islands provided there is a sufficient area for the  
33 growth of the required tree within the same island. The width and length of the island shall be  
34 increased by the minimum amount necessary to meet the separation requirements of the utility  
35 providers, indicated below.

###### 36 a. PBC Water Utilities Separation

37 A minimum of ten feet shall be provided, by measuring from the outer edge of the pipes to  
38 the edge of the pit where the tree is to be planted. The Department of Water Utilities (WUD)  
39 may allow the separation distance be reduced to seven feet if tree root barriers are  
40 installed. See Figure 7.C.5, Water Utility Separation.

###### 41 b. Fire Rescue Utility Separation

42 A minimum of five feet shall be provided, measuring from the outer edge of the fire hydrant  
43 to the pit where the tree is to be planted.

###### 44 c. Existing Utilities

45 For sites where existing underground utilities are encroaching into landscape islands, the  
46 relocation of the required tree may be requested subject to a Type 1 Waiver for  
47 Landscaping.

###### 48 d. Other Utility Authorities - Root Barrier and Separation Requirement

49 Proposed landscaping near non-PBC Utilities shall be subject to that Utility's separation  
50 requirements.

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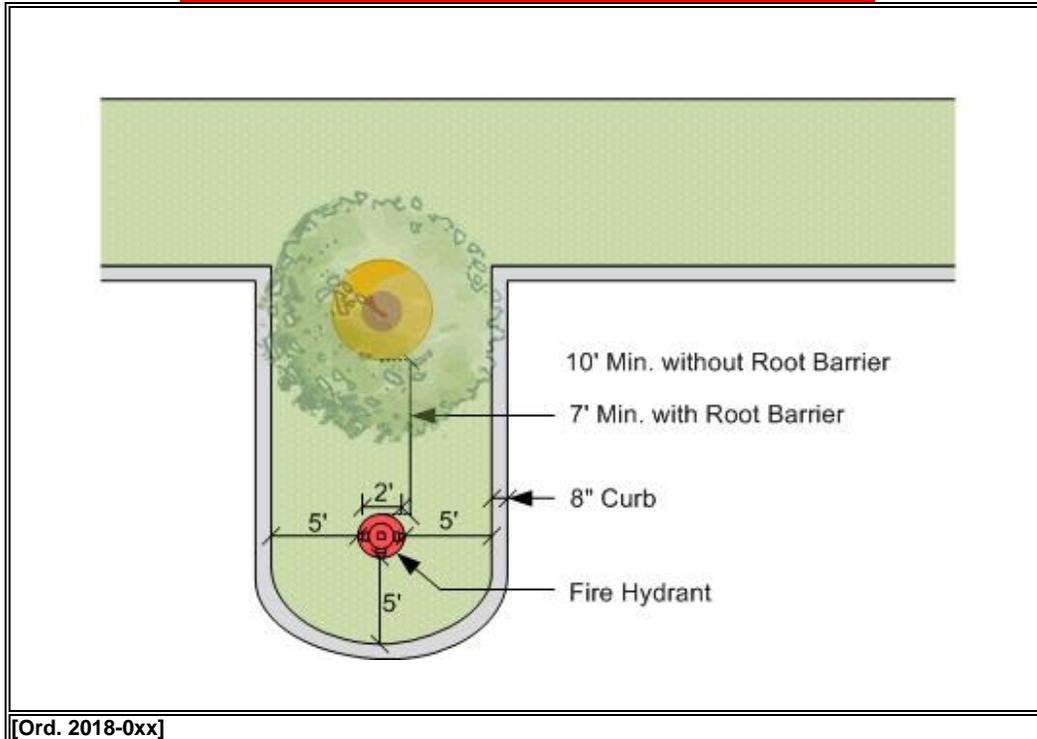
## EXHIBIT U

### ARTICLE 7.C, LANDSCAPE BUFFERS AND INTERIOR LANDSCAPE REQUIREMENTS SUMMARY OF AMENDMENTS

(Updated 4/17/18)

1

**Figure 7.C.5.B – Easements in Off-Street Parking Areas**



2

3

#### **BC.** Detention or Retention Areas, Swales, and Drainage Easements

4

Detention or retention areas, drainage easements, and sloped, directional swales greater than one foot below finished grade, may overlap required landscape buffers provided a minimum of five feet remains for planting. [Ord. 2006-004] [Ord. 2016-042] [Ord. 2018-002]

5

6

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# EXHIBIT V

## ARTICLE 9 – ARCHAEOLOGICAL AND HISTORIC PRESERVATION SUMMARY OF AMENDMENTS

(Updated 1/5/17)

1  
2 Part 1. ULDC Art. 9.A, Archaeological Resources Protection (page 3-7 of 16), is hereby amended  
3 as follows:  
4

**Reason for amendments:** [Planning] Update antiquated references and provide consistent terminology per current practices of identifying and reviewing potential archaeological and historical sites.

Revise the process for updating the “Map of Known Archaeological Sites and Archaeological Conservation Areas” to reflect contemporary practices in data management and sharing between the State and County.

These revisions are consistent with Historic Preservation Element Policy 1.1-c in the County’s Comprehensive Plan which states: “The County shall continue to prepare Florida Master Site File (FMSF) listing for applicable structures and sites, and update the status of resources contained within the FMSF database, as well as including FMSF data by reference in the Map of Known Archaeological Sites and Archaeological Conservation Areas.”

### 5 CHAPTER A ARCHAEOLOGICAL RESOURCES PROTECTION

#### 6 Section 3 Procedures

7 ....

##### 8 B. Map of Known Archaeological Sites

9 A Map of Known Archaeological Sites and Archaeological Conservation Areas shall be adopted by  
10 the BCC maintained by the County Archaeologist and Planning Director. The above referenced  
11 map may be amended by resolution or ordinance adopted by the BCC pursuant to F.S. § 125.66  
12 shall consist of Florida Master Site File (FMSF) data provided by the Florida Department of State,  
13 Division of Historical Resources. The map shall be amended upon determination revised by PBC  
14 that additional sites of significant archaeological value have been discovered or in some instances,  
15 destroyed whenever updated information is provided by the FMSF. At a minimum, the map and  
16 the Florida Master Site File (FMSF), shall be reviewed annually by department staff and the County  
17 Archaeologist for possible map amendment to ensure the map is consistent with FMSF data. [Ord.  
18 2005 – 002] [Ord. 2008-037]

19 ....

##### 20 E. Single Family Homeowner Certificate to Dig

###### 21 1. Application

22 A Single-Family Homeowner Certificate To Dig (SFHCTD) will be issued to individuals whose  
23 properties are located within an archaeological conservation zone as depicted in the Map of  
24 Known Archaeological Sites and Archaeological Conservation Zones Areas or when previously  
25 unknown archaeological or historic resources are encountered during construction or other  
26 means of exposure. There is no fee associated with this certificate and the County  
27 Archaeologist will perform the initial investigation at no charge upon receiving the permit for  
28 review.

###### 29 .... 30 2. Single-Family Homeowner Certificate To Dig Report Requirements

31 ....  
32 Regardless if significant historic resources are recovered or not the Map of Known  
33 Archaeological Resources Sites and Archaeological Conservation Areas will be modified to  
34 reflect the actual status of the property. [Ord. 2008-037]  
35 ....

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# EXHIBIT W

## ARTICLE 11 – SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS SUMMARY OF AMENDMENTS

(Updated 2/12/18)

1 Part 1. ULDC Art. 11, Subdivision, Platting and Required Improvements (page 7, 15, 22, 33-34,  
2 36-37, 39, 42 and 45 of 46), is hereby amended as follows:  
3

<b>Reason for amendments:</b> [Land Development]
--

- |  |
|--|
| 1. To allow for delegation of interpretation authority from County Engineer to the Director of Land Development. |
| 2. To update code references to reflect current practices.   |

### 4 CHAPTER A GENERAL REQUIREMENTS

#### 5 Section 1 General Provisions

##### 6 A. Applicability

7 The regulations set forth in this Article shall be applicable to all subdivision of land in unincorporated  
8 PBC, Florida, or as hereafter established. Pursuant to Art. 2.G.4, Staff Officials, the Director of  
9 Land Development shall be responsible for review and rendering interpretations on behalf of the  
10 County Engineer. Deviations from the provisions of this Article may be permitted for development  
11 supporting government facilities within the PO Zoning District, subject to approval by the County  
12 Engineer utilizing the following standards: [Ord. 2007-013]  
13 ....

#### 14 Section 5 Previously Approved or Platted Subdivisions

##### 15 A. Active Subdivision Development

16 All active subdivision developments and all modifications to previously platted subdivisions shall be  
17 subject to the requirements of this Article in accordance with the provisions of Article 1.E, PRIOR  
18 APPROVALS.  
19 ....

<b>Reason for amendments:</b> [Land Development]
--

- |   |
|---|
| 1. To update reference for consistency with reorganization of Art. 2, Application Processes and Procedures and reflect Development Review Officer (DRO) authority to modify Planned Development subdivision plans is limited to thresholds. |
|---|

##### 20 2. Modifications to an Active Subdivision Plan or Preliminary Plat

21 Modifications to an active subdivision plan or preliminary plat shall subject the development to  
22 the requirements of this Article when:

- 23 a. The modification of an active subdivision plan for a planned development cannot be  
24 approved by the DRO ~~in accordance with the authority granted to it under Article 2.D.1,~~  
25 ~~Development Review Officer if it exceeds threshold of Art. 2.C.5.B, Administrative~~  
26 ~~Modifications to Prior DOs;~~ or  
27 b. The modification of an active subdivision plan or preliminary plat constitutes more than a  
28 minor deviation such that, in the opinion of the County Engineer, the construction plans for  
29 the required improvements require a new submittal and review.  
30  
31 ....

### 32 CHAPTER B SUBDIVISION REQUIREMENTS

#### 33 Section 1 Technical Compliance

<b>Reason for amendments:</b> [Land Development]
--

- |  |
|--|
| 1. To clarify that the Roadway Production Division reviews construction plans and preliminary plats for all streets; not just Thoroughfare Plan streets. |
|--|

##### 34 .... 35 C. Review of the Technical Compliance Submittal

##### 36 1. Agency Comments

37 The County Engineer shall forward copies of appropriate submittal documents to the following  
38 agencies for written comments regarding conformance with requirements of their respective  
39 regulations and program responsibilities: [Ord. 2014-025]

- 40 a. Director, Land Development Division of DEPW: construction plans and preliminary plat;  
41 b. Director, Traffic Division of DEPW: construction plans and preliminary plat;  
42 c. Director, Survey Section of DEPW: preliminary plat;  
43 d. Director, Zoning Division of PZB: preliminary plat;  
44 e. Addressing Section, Administration Division of PZB: preliminary plat;  
45 f. Director, Parks and Recreation Department: preliminary plat;

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EXHIBIT W

ARTICLE 11 – SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS SUMMARY OF AMENDMENTS (Updated 2/12/18)

g. Director, Roadway Production Division of DEPW: construction plans and preliminary plat; for Thoroughfare Plan streets;

Reason for amendments: [Land Development] 1. To clarify that Record Drawings are no longer required to be printed on mylar sheets since Land Development is making an effort reduce printed paper requirements.

Section 5 Construction of Required Improvements

F. Administration of Construction

4. Engineer's Certificate of Completion

The required improvements shall not be considered complete until a certificate of completion, certifying to construction in conformance with the approved plans, and the final project records have been submitted to, reviewed, and approved by the County Engineer. The certificate shall be signed and sealed by the developer's engineer and shall be in a form established by the County Engineer, as prescribed in the Land Development Forms Manual. Said certificate shall make specific reference to, and be accompanied by copies of measurements, tests and reports made on the work and materials during the progress of construction, along with a Record Drawing copy of each of the construction plans on a high quality, time stable, reproducible mylar, showing the original design in comparison to the actual finished work with all material deviations noted thereon.

Section 6 Supplemental Procedures

A. Construction and Landscaping in Lake Maintenance Easements and Water Management Tracts

Reason for amendments: [Land Development] 1. To update reference for consistency with reorganization of Art. 7, Landscaping done in through the amendment Round 2017-02 and reflected in Ord. 2018-002.

5. Structures or Plantings

The provisions herein shall be applied to required approvals by the County Engineer for the installation of structures or plantings in, on, or over lake maintenance easements. The following criteria shall apply to the installation of such structures and plantings:

- a. No structure or above grade construction, except that which may be easily removed, shall be permitted in lake maintenance easements. Examples of impermissible structures are houses, garages, screened enclosures, concrete block walls, concrete decks, affixed permanent sheds, and pools. Examples of permissible structures are thatch sheds, wood decks, and non concrete fences, contingent on said structures not being structurally affixed to the ground;
b. Trees or shrubs shall not be planted, nor structures placed, in the lake maintenance easement where the planting or placement of such would obstruct access by equipment to outfalls or water control structures;
c. A removal declaration in a form acceptable to the County Attorney shall be recorded, at the expense of the property owner;
d. The POA consent to the specific structure(s), tree(s), or shrub(s) shall be required where a POA has responsibility for lake maintenance. If any other entity has a beneficiary interest in the easement or a responsibility for lake maintenance, that entity's consent shall be required; and
e. Trees or shrubs planted pursuant to this Subsection shall be limited to those species permitted pursuant to Article 7.D, Landscape Standards under Art. 7, Landscaping, Appendix A – PBC's Preferred Species List, as amended, and shall not include any portion of the minimum site landscaping required pursuant to Art. 7.C, Landscape Buffer and Interior Landscaping Requirements.

CHAPTER E REQUIRED IMPROVEMENTS

Notes:

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# EXHIBIT W

## ARTICLE 11 – SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS SUMMARY OF AMENDMENTS

(Updated 2/12/18)

1 **Section 2 Access and Circulation Systems**

2 **A. Vehicular Circulation Systems**

3 ....

<b>Reason for amendments:</b> [Land Development]
1. To clarify that rules applicable to double frontage lots also apply to corner lots.
2. To eliminate reference to road cross sections that were never implemented by Land Development.

5  
6 **4. Double Frontage Lots and Corner Lots**

7 Where a lot has two frontage lines, legal access to the lot shall be restricted as follows:

8 **a. Residential Lots**

9 Where a lot abuts both a street of non-plan collector or higher classification and a local street, access to said lot shall be by the local street. **[Ord. 2014-025]**

10  
11 **b. Non-Residential Lots**

12 Where a lot abuts streets of local or higher classification, access to the lot shall be by the street of lower classification, unless otherwise permitted by this Code; provided, however, that access shall not be permitted on a local residential or residential access street as prescribed on Table 11.E.2.A-2, Chart of Minor Streets ~~or Table 11.E.2.A-3, MGTS Cross Section Streets, as applicable, unless the street cross section is improved to meet local commercial standards.~~

13  
14  
15  
16  
17  
18  
19 ....

<b>Reason for amendments:</b> [Land Development]
1. To delete reference to street cross sections that were never implemented by Land Development.

20  
21 **13. Pavement Widths**

22 Pavement widths for streets shall be in accordance with Table 11.E.2.A-2, Chart of Minor Streets ~~or Table 11.E.2.A-3, MGTS Cross Section Streets, as applicable.~~

23  
24  
25 ....

<b>Reason for amendments:</b> [Land Development]
1. In an effort to reduce the number of subdivision variances being requested, the table is being updated to show that certain roads may be legal access for more types of uses provided that the maximum traffic allowed (ADT) is not exceeded.

26 **Table 11.E.2.A-2 - Chart of Minor Streets**

CLASSIFICATION	MINIMUM WIDTH (FT.)		MAXIMUM ALLOWABLE ADT	ALLOWED AS LEGAL ACCESS FOR (a)	
	STREET (b)	PAVEMENT (c)		COMMERCIAL	RESIDENTIAL
Non-Plan Collector	80	24	13,100	X	
Marginal Access	50	24	N/A	X	X
Local Residential (d)					
Gutters	50	20	1,500		X
Swales	60	20	1,500		X
Local Commercial	80	24	13,100	X	X
Residential Access (e)					
One Sidewalk	40	20	800		X
No Sidewalk (f)	32	20	40		X
<b>[Ord. 2014-025]</b>					
<b>Notes:</b>					
(a) An 'x' under the commercial or residential column indicates the corresponding street classification is allowed as legal access.					
(b) Street width refers to standard R-O-W or private street tract width.					
(c) Pavement width represents two travel lanes of equal width and does not include the additional width of paved shoulder where required.					
(d) <del>Allowed as legal access for residential provided that the maximum allowable ADT is not exceeded. Also, Streets streets</del> within a rural subdivision shall be at least 60 feet wide when they are to be constructed without a wearing surface.					
(e) Use is restricted to private streets <del>providing access to townhouse and zero lot line units within a Planned Development district.</del>					
(f) Use is restricted to private streets providing access to up to four lots. <b>[Ord. 2014-025]</b>					

27 **Notes:**

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## EXHIBIT W

# ARTICLE 11 – SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS

## SUMMARY OF AMENDMENTS

(Updated 2/12/18)

<b>Reason for amendments:</b> [Land Development]
1. To delete cross section streets that were never implemented by the Engineering Department. The Land Development Design Standards Manual was never updated to allow these cross sections and there are provisions to allow modifications to the current sections, where necessary, should a developer wish to utilize one of the cross sections below.

**Table 11.E.2.A-3 – MGTS Cross Section Streets**

CLASSIFICATION	MINIMUM WIDTH (FT): (e)		MAXIMUM ALLOWABLE ADT (d)	ALLOWED AS LEGAL ACCESS FOR: (a)	
	STREET	PAVEMENT (c)		COMMERCIAL	RESIDENTIAL
<del>Plan</del> Collector-Urban/Suburban Tier					
Standard	62	22	13,100	X	
Variation	64	22	13,100	X	
<del>Plan</del> Collector-Exurban/Rural/Ag Reserve Tiers					
Standard	104	24	1,500	X	
<del>Non</del> Plan Collector-Urban/Suburban Tier					
Standard	110	24	13,100	X	
<del>Non</del> Plan Collector-Exurban/Rural/Ag Reserve Tiers					
Standard	102	24	13,100	X	
<del>Local Commercial-All Tiers (f)</del>					
Standard	46	22	10,000	X	
<del>Local Residential-All Tiers (f)</del>					
Standard	57	20	1,500		X
Variation	63	20	1,500		X
<b>[Ord. 2014-025]</b>					
<b>Notes:</b>					
(a) An 'X' under the commercial or resident column indicates the corresponding street classification is allowed as.					
(b) Street width refers to standard R-O-W or private street tract width.					
(c) Pavement width and does not include the additional width of paved shoulder, where required, or parking.					
(d) Streets within a rural subdivision shall be at least 60 feet wide when they are to be constructed without a wearing surface.					
(e) Required for all TDD's.					

<b>Reason for amendments:</b> [Land Development]
1. To update the code for current minimum sidewalk width.

### B. Pedestrian Circulation System

#### 1. Requirement for Sidewalks

Except as provided in this Section, sidewalks shall be constructed on both sides of all streets. For frontage roads and streets with a width of less than 50 feet and greater than 32 feet, a sidewalk on one side at a minimum dimension of ~~six~~five feet is required. No sidewalk is required in streets with a width of 32 feet or less. Required sidewalks shall be constructed by the Developer except as provided in Article 11.E.1.A.1, Access and Circulation Systems. **[Ord. 2014-025]**

....

### Section 4 Stormwater Management

....

#### D. Design Flood Elevation Determination

<b>Reason for amendments:</b> [Land Development]
1. To add "as amended" to the SFWMD and Florida Administrative Code references since changes are proposed to both of these.

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EXHIBIT W

ARTICLE 11 – SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS SUMMARY OF AMENDMENTS (Updated 2/12/18)

- Unless otherwise specified by a particular design or performance standard, the 100-year flood elevation applicable to a development site shall be determined as the highest of:
1. The base flood elevation specified for the area of development located within zones designated A, AH, or A1-30 as delineated on the appropriate FIRM;
2. The wind or current driven wave elevation specified for the area of development located within zones designated V1-V30 as delineated on the appropriate FIRM;
3. The inundation elevation obtained by adding the depth of shallow flooding to the area-weighted mean pre-development elevation of the area of development located within zones designated A0 as delineated on the appropriate FIRM;
4. The 100-year inundation elevation established by SFWMD within specific sub-areas of the C-51 Canal and C-18 Canal watersheds pursuant to Chapter 40E-41, F.A.C., and as amended; or
5. Where not otherwise established by Chapter 40E-41, F.A.C., as amended, or by a PBC drainage plan adopted pursuant to the Plan, the maximum inundation elevation resulting from the total on-site storage of runoff produced by the 100-year, 3-day rainfall event assuming fully developed site conditions and no discharge of surface water from the development site.

F. Secondary Stormwater System Design and Performance

Table with 2 rows: Reason for amendments: [Land Development]; 1. To confirm that maximum slope does not apply to areas where bulk heading is utilized. 5. Dry detention/retention facilities designed for storage in open impoundments shall have side slopes no steeper than four(H): one(V), except where bulk heading is approved.

Section 9 Subdivision Design and Survey Requirements

Table with 2 rows: Reason for amendments: [Land Development]; 1. To allow for consideration of emergency vehicles in determination of block lengths.

A. Maximum length of Blocks

Block lengths shall not exceed 1320 feet between intersecting streets. Provided, however, that greater lengths may be approved by the County Engineer on an individual basis after considering such factors such as but not limited to, lot size, the ADT, number of through streets, street layout, emergency vehicle accommodations and other engineering considerations, in accordance with acceptable engineering practices. [Ord. 2014-025]

Table with 2 rows: Reason for amendments: [Land Development]; 1. To reduce the number of subdivision variance applications for access to major streets when a development is within the Planned Development District. 2. To clarify that through lots may have street frontage on more than two sides. 3. To delete buffering requirements from this article since those regulations are in other parts of the ULDC.

2. Lots Abutting Major Streets

a. Residential - When lots are platted abutting a major street or non-plan collector street, access shall be provided by and limited to local streets or residential access streets. No access from individual lots shall be permitted directly to a major street.

b. Non-Residential – When lots are subdivided abutting a major street, no access from individual lots shall be permitted directly to a major street. This does not apply to lots in the Planned Development zoning district that have multiple uses sharing common access drives to major streets.

3. Through Lots with Street Frontage on Two or More Sides

Double Multiple frontage lots or through lots shall be avoided except where essential to provide separation of residential development from major streets or to overcome specific disadvantages of topography or orientation. Where double frontage lots are developed they shall be buffered as required by this Code.

U:\Zoning\CODEREV\2018\LDRABMeetings\5-23-18\4 - Final Packet\LDRC\Exh. W - Art. 11, Subdivision, Platting and Required Improvements.docx

Notes:

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# EXHIBIT X

## ARTICLE 13 – IMPACT FEES SUMMARY OF AMENDMENTS

(Updated 05/09/18)

Part 1. ULDC Art. 13, Impact Fees (pages 20 – 23 and 26 of 48), is hereby amended as follows:

Reason for amendments: [Impact Fee Coordinator]
1. Updated based on the biennial review of the Impact Fee Program.

### CHAPTER B COUNTY DISTRICT, REGIONAL, AND BEACH PARKS IMPACT FEE

#### Section 3 Fee Schedule

**Table 13.B.3-2 – Parks and Recreation Fee Schedule for Unincorporated PBC  
Effective 12:01 AM, 06/15/2013**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling unit, 800 sq. ft. and under	1.171	\$469.21	\$84.30	\$384.91	\$19.25	\$365.66
Dwelling unit, 801 – 1,399 sq. ft.	2.351	942.22	169.29	772.93	38.65	734.28
Dwelling unit, 1,400 – 1,999 sq. ft.	2.523	1,011.21	181.68	829.53	41.48	788.05
Dwelling unit, 2,000 – 3,599 sq. ft.	2.753	1,103.31	198.23	905.08	45.25	859.83
Dwelling unit, 3,600 sq. ft. and over	2.620	1,050.06	188.66	861.40	43.07	818.33
Hotel/Motel Per Room	0.875	350.63	63.00	287.63	14.38	273.25
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]						

**Table 13.B.3-3 Park & Recreation Impact Fee Table For Schedule “A” Municipalities\*  
Effective 12:01 AM, 06/15/2013**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling Unit, 800 sq. ft. and under	1.171	\$469.21	\$84.30	\$384.91	\$19.25	\$365.66
Dwelling Unit, 801 – 1,399 sq. ft.	2.351	942.22	169.29	772.93	38.65	734.28
Dwelling Unit, 1,400 – 1,999 sq. ft.	2.523	1,011.21	181.68	829.53	41.48	788.05
Dwelling Unit, 2,000 – 3,599 sq. ft.	2.753	1,103.31	198.23	905.08	45.25	859.83
Dwelling Unit, 3,600 sq. ft. and over	2.620	1,050.06	188.86	861.40	43.07	818.33
Hotel/Motel Per Room	0.875	350.63	63.00	-287.63	14.38	273.25
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]						
<b>Note:</b>						
* Schedule "A" municipalities consist of Atlantis, Cloud Lake, Glen Ridge, Village of Golf, Haverhill, Hypoluxo, Lake Clark Shores, Loxahatchee Groves, and Mangonia Park.						

**Table 13.B.3-4 – Parks and Recreation Impact Fee Schedule for Schedule “B” Municipalities\*  
Effective 12:01 AM, 06/15/2013**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling unit, 800 sq. ft. and under	1.171	\$441.35	\$81.71	\$359.64	\$17.98	\$341.66
Dwelling unit, 801 – 1,399 sq. ft.	2.351	888.28	164.09	722.19	36.11	686.08
Dwelling unit, 1,400 – 1,999 sq. ft.	2.523	951.17	176.10	775.07	38.75	736.32
Dwelling unit, 2,000 – 3,599 sq. ft.	2.753	1,037.81	192.14	845.67	42.28	803.39
Dwelling unit 3,6000 sq. ft. and over	2.620	987.72	182.87	804.85	40.24	764.61
Hotel/Motel Per Room	0.875	329.81	61.06	268.75	13.44	255.31
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]						
<b>Note:</b>						
Schedule "B" municipalities consist of Greenacres, Lake Park, and Palm Springs.						

**Table 13.B.3-5 – Parks and Recreation Impact Fee Schedule for Schedule “E” Municipalities\*  
Effective Date 12:01 AM, 06/15/2013**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling unit, 800 sq. ft. and under	1.171	\$357.80	\$73.94	\$283.86	\$14.19	\$269.67
Dwelling unit, 801 – 1,399 sq. ft.	2.351	718.49	148.48	570.01	28.50	541.51
Dwelling unit, 1,400 – 1,999 sq. ft.	2.523	771.10	159.35	611.75	30.59	581.16
Dwelling unit, 2,000 – 3,599 sq. ft.	2.753	841.33	173.87	667.46	33.37	634.09
Dwelling unit 3,6000 sq. ft. and over	2.620	800.72	165.47	635.25	31.76	603.49
Hotel/Motel Per Room	0.875	267.37	55.25	212.12	10.61	201.51
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]						
<b>Note:</b>						
* Schedule "E" municipalities consist of, Palm Beach Gardens, Royal Palm Beach, Wellington, and West Palm Beach						

**Notes:**

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# EXHIBIT X

## ARTICLE 13 – IMPACT FEES SUMMARY OF AMENDMENTS (Updated 05/09/18)

**Table 13.B.3-6 – Parks and Recreation Impact Fee for Schedule “F” Municipalities\*  
Effective 12:01 AM, 06/15/2013**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling unit, 800 sq. ft. and under	1.171	\$433.99	\$81.03	\$ 352.96	\$17.65	\$335.31
Dwelling unit, 801 – 1,399 sq. ft.	2.351	871.49	162.71	708.78	35.44	673.34
Dwelling unit, 1,400 – 1,999 sq. ft.	2.523	935.30	174.62	760.68	38.03	722.65
Dwelling unit, 2,000 – 3,599 sq. ft.	2.753	1,020.49	190.53	829.96	41.50	788.46
Dwelling unit 3,6000 sq. ft. and over	2.620	974.24	181.33	789.91	39.50	750.41
Hotel/Motel Per Room	0.875	324.31	60.55	263.76	13.19	250.57
<b>[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]</b>						
<b>Note:</b>						
* Schedule "F" municipalities consist of Gulfstream, Highland Beach, Manalapan, and South Palm Beach.						

**Table 13.B.3-7 – Parks and Recreation Impact Fee Schedule for Schedule “I” Municipality\*  
Effective 12:01 AM, 06/15/2013**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling unit, 800 sq. ft. and under	1.171	\$350.43	\$73.26	\$277.17	\$13.86	\$263.31
Dwelling unit, 801 – 1,399 sq. ft.	2.351	703.70	147.11	556.59	27.83	528.76
Dwelling unit, 1,400 – 1,999 sq. ft.	2.523	755.23	157.88	597.35	29.87	567.48
Dwelling unit, 2,000 – 3,599 sq. ft.	2.753	824.01	172.26	651.75	32.59	619.16
Dwelling unit 3,6000 sq. ft. and over	2.620	784.24	163.94	620.30	31.02	589.29
Hotel/Motel Per Room	0.875	261.87	54.74	207.13	10.36	196.77
<b>[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]</b>						
<b>Note:</b>						
* Schedule "I" municipalities consist of Tequesta.						

1

**Table 13.B.3-8 – Parks and Recreation Impact Fee Schedule for Schedule “J” Municipality\*  
Effective 12:01 AM, 06/15/2013**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling unit, 800 sq. ft. and under	1.171	\$322.58	\$70.67	\$251.91	\$12.60	\$239.31
Dwelling unit, 801 – 1,399 sq. ft.	2.351	647.76	141.90	505.86	25.29	480.57
Dwelling unit, 1,400 – 1,999 sq. ft.	2.523	695.19	152.29	542.90	27.15	515.76
Dwelling unit, 2,000 – 3,599 sq. ft.	2.753	758.51	166.16	592.35	29.62	562.73
Dwelling unit 3,6000 sq. ft. and over	2.620	721.90	158.14	563.76	28.19	535.57
Hotel/Motel Per Room	0.875	241.05	52.81	188.24	9.41	178.83
<b>[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]</b>						
<b>Note:</b>						
* Schedule "J" municipality consists of North Palm Beach						

2

**Table 13.B.3-9 – Parks and Recreation Impact Fee Schedule for Schedule “K” Municipality\*  
Effective 12:01 AM, 06/15/2013**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling unit, 800 sq. ft. and under	1.171	\$398.77	\$77.75	\$321.02	\$16.05	\$304.97
Dwelling unit, 801 – 1,399 sq. ft.	2.351	800.76	156.13	644.63	32.23	612.40
Dwelling unit, 1,400 – 1,999 sq. ft.	2.523	859.39	167.56	691.83	34.59	657.24
Dwelling unit, 2,000 – 3,599 sq. ft.	2.753	937.67	182.83	754.84	37.74	717.10
Dwelling unit 3,6000 sq. ft. and over	2.620	892.41	174.00	718.41	35.92	682.49
Hotel/Motel Per Room	0.875	297.99	58.10	239.89	11.99	227.90
<b>[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]</b>						
<b>Note:</b>						
* Schedule "K" municipality consists of Ocean Ridge.						

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# EXHIBIT X

## ARTICLE 13 – IMPACT FEES SUMMARY OF AMENDMENTS

(Updated 05/09/18)

1

**Table 13.B.3-10 – Parks and Recreation Impact Fee Schedule for Schedule “P” Municipalities\*  
Effective 12:01 AM, 06/15/2013**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling unit, 800 sq. ft. and under	1.171	\$363.53	\$74.47	\$289.06	\$14.45	\$274.61
Dwelling unit, 801 – 1,399 sq. ft.	2.351	730.01	149.55	580.46	29.02	551.44
Dwelling unit, 1,400 - 1,999 sq. ft.	2.523	783.46	160.50	622.96	31.15	591.81
Dwelling unit, 2,000 – 3,599 sq. ft.	2.753	854.82	175.12	679.70	33.99	645.72
Dwelling unit 3,6000 sq. ft. and over	2.620	813.56	166.67	646.89	32.34	614.55
Hotel/Motel Per Room	0.875	271.66	55.65	216.01	10.80	205.21
<b>[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]</b>						
<b>Note:</b>						
* Schedule "P" municipalities consist of Briny Breezes, Juno Beach, Jupiter Inlet Colony, and Palm Beach Shores.						

2

**Table 13.B.3-11 – Parks and Recreation Impact Fee Schedule for Schedule “W” Municipality\*  
Effective 12:01 AM, 06/15/2013**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling unit, 800 sq. ft. and under	1.171	\$272.61	\$66.02	\$206.59	\$10.33	\$196.26
Dwelling unit, 801 – 1,399 sq. ft.	2.351	547.43	132.57	414.86	20.74	394.12
Dwelling unit, 1,400 – 1,999 sq. ft.	2.523	587.52	142.28	445.24	22.26	422.98
Dwelling unit, 2,000 - 3,599 sq. ft.	2.753	641.03	155.24	485.79	24.29	461.50
Dwelling unit 3,6000 sq. ft. and over	2.620	610.09	147.75	462.34	23.12	439.22
Hotel/Motel Per Room	0.875	203.72	49.33	154.39	7.72	146.67
<b>[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]</b>						
<b>Note:</b>						
* Schedule "W" municipality is Lantana.						

3

**Table 13.B.3-12 – Parks and Recreation Impact Fee Schedule for Schedule “X” Municipality\*  
Effective 12:01 AM, 06/15/2013**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling unit, 800 sq. ft. and under	1.171	\$244.76	\$63.43	\$181.33	\$9.07	\$172.26
Dwelling unit, 801 – 1,399 sq. ft.	2.351	491.49	127.37	364.12	18.21	345.91
Dwelling unit, 1,400 - 1,999 sq. ft.	2.523	527.48	136.70	390.78	19.54	371.24
Dwelling unit, 2,000 - 3,599 sq. ft.	2.753	575.53	149.15	426.38	21.32	405.06
Dwelling unit, 3,600 sq. ft. and over	2.620	547.75	141.95	405.80	20.29	385.51
Hotel/Motel Per Room	0.875	182.90	47.40	135.50	6.78	128.72
<b>[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]</b>						
<b>Note:</b>						
* Schedule "X" municipality is Palm Beach.						

4

**Table 13.B.3-13 – Parks and Recreation Impact Fee Schedule for Schedule “Y” Municipalities\*  
Effective 12:01 AM, 06/15/2013**

Land Use Type (Unit) Residential Units By Size	Persons Per Unit	Cost Per Unit	Credits	Park Impact Fee	Discount	Net Park Impact Fee
Dwelling unit, 800 sq. ft. and under	1.171	\$216.90	\$60.84	\$156.06	\$7.80	\$148.26
Dwelling unit, 801 – 1,399 sq. ft.	2.351	435.56	122.17	313.39	15.67	297.72
Dwelling unit, 1,400 – 1,999 sq. ft.	2.523	467.45	131.11	336.34	16.82	319.52
Dwelling unit, 2,000 – 3,599 sq. ft.	2.753	510.03	143.06	366.97	18.35	348.62
Dwelling unit, 3,600 sq. ft. and over	2.620	485.51	136.15	349.26	17.46	331.80
Hotel/Motel Per Room	0.875	162.09	45.46	116.63	5.83	110.80
<b>[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]</b>						
<b>Note:</b>						
* Schedule "Y" municipalities consist of Riviera Beach, Boca Raton, Boynton Beach, Delray Beach, Lake Worth, and Jupiter.						

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**EXHIBIT X**

**ARTICLE 13 – IMPACT FEES  
SUMMARY OF AMENDMENTS**

**(Updated 05/09/18)**

1

**Table 13.B.3-2 - Parks and Recreation Fee Schedule for Unincorporated PBC  
Effective 12:01 AM, 0X/XX/2019**

<u>Land Use Type (Unit)</u> <u>Residential Units By Size</u>	<u>Persons</u> <u>Per Unit</u>	<u>Cost</u> <u>Per Unit</u>	<u>Credits</u>	<u>Park</u> <u>Impact Fee</u>	<u>Discount</u>	<u>Net Park</u> <u>Impact Fee</u>
Dwelling unit, 800 sq. ft. and under	1.48	\$425.78	\$0.00	\$630.15	\$31.51	\$599
Dwelling unit, 801 – 1,399 sq. ft.	1.92	425.78	0.00	817.50	40.87	777
Dwelling unit, 1,400 – 1,999 sq. ft.	2.11	425.78	0.00	898.40	44.92	853
Dwelling unit, 2,000 – 3,599 sq. ft.	2.30	425.78	0.00	979.29	48.96	930
Dwelling unit, 3,600 sq. ft. and over	2.38	425.78	0.00	1,013.36	50.67	963
Hotel/Motel Per Room	1.39	428.71	0.00	595.90	29.80	566
<b>[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]</b>						

2

**Table 13.B.3-3 Park & Recreation Impact Fee Table For Schedule “A” Municipalities\*  
Effective 12:01 AM, 0X/XX/2019**

<u>Land Use Type (Unit)</u> <u>Residential Units By Size</u>	<u>Persons</u> <u>Per Unit</u>	<u>Cost</u> <u>Per Unit</u>	<u>Credits</u>	<u>Park</u> <u>Impact Fee</u>	<u>Discount</u>	<u>Net Park</u> <u>Impact Fee</u>
Dwelling Unit, 800 sq. ft. and under	1.48	\$425.78	\$0.00	\$630.15	\$31.15	\$599
Dwelling Unit, 801 - 1,399 sq. ft.	1.92	425.78	0.00	817.50	40.87	777
Dwelling Unit, 1,400 - 1,999 sq. ft.	2.11	425.78	0.00	898.40	44.92	853
Dwelling Unit, 2,000 - 3,599 sq. ft.	2.30	425.78	0.00	979.29	48.96	930
Dwelling Unit, 3,600 sq. ft. and over	2.38	425.78	0.00	1013.36	50.67	963
Hotel/Motel Per Room	1.39	428.71	0.00	595.90	29.80	566
<b>[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]</b>						

**Note:**

\* Schedule "A" municipalities consist of Atlantis, Cloud Lake, Glen Ridge, Village of Golf, Haverhill, Hypoluxo, Lake Clark Shores, and Loxahatchee Groves.

3

**Table 13.B.3-4 - Parks and Recreation Impact Fee Schedule for Schedule “C” Municipalities\*  
Effective 12:01 AM, 0X/XX/2019**

<u>Land Use Type (Unit)</u> <u>Residential Units By Size</u>	<u>Persons</u> <u>Per Unit</u>	<u>Cost</u> <u>Per Unit</u>	<u>Credits</u>	<u>Park</u> <u>Impact Fee</u>	<u>Discount</u>	<u>Net Park</u> <u>Impact Fee</u>
Dwelling unit, 800 sq. ft. and under	1.48	\$352.12	\$0.00	\$521.14	\$26.06	\$495
Dwelling unit, 801 - 1,399 sq. ft.	1.92	352.12	0.00	676.07	33.80	642
Dwelling unit, 1,400 - 1,999 sq. ft.	2.11	352.12	0.00	742.97	37.15	706
Dwelling unit, 2,000 - 3,599 sq. ft.	2.30	352.12	0.00	809.88	40.49	769
Dwelling unit 3,6000 sq. ft. and over	2.38	352.12	0.00	838.05	41.90	796
Hotel/Motel Per Room	1.39	354.55	0.00	492.82	24.64	468
<b>[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]</b>						

**Note:**

Schedule "C" municipalities consist of Lake Park, Mangonia Park, North Palm Beach and Palm Springs.

4

**Table 13.B.3-5 - Parks and Recreation Impact Fee Schedule for Schedule “E” Municipalities\*  
Effective Date 12:01 AM, 0X/XX/2019**

<u>Land Use Type (Unit)</u> <u>Residential Units By Size</u>	<u>Persons</u> <u>Per Unit</u>	<u>Cost</u> <u>Per Unit</u>	<u>Credits</u>	<u>Park</u> <u>Impact Fee</u>	<u>Discount</u>	<u>Net Park</u> <u>Impact Fee</u>
Dwelling unit, 800 sq. ft. and under	1.48	\$278.47	\$0.00	\$412.14	\$20.61	\$392
Dwelling unit, 801 - 1,399 sq. ft.	1.92	278.47	0.00	534.66	26.73	508
Dwelling unit, 1,400 - 1,999 sq. ft.	2.11	278.47	0.00	587.57	29.38	558
Dwelling unit, 2,000 - 3,599 sq. ft.	2.30	278.47	0.00	640.48	32.02	608
Dwelling unit 3,6000 sq. ft. and over	2.38	278.47	0.00	662.76	33.14	630
Hotel/Motel Per Room	1.39	280.39	0.00	389.74	19.49	370
<b>[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]</b>						

**Note:**

\* Schedule "E" municipalities consist of Greenacres, Palm Beach Gardens, Royal Palm Beach, Tequesta, Wellington, and West Palm Beach

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# EXHIBIT X

## ARTICLE 13 – IMPACT FEES SUMMARY OF AMENDMENTS

(Updated 05/09/18)

1

**Table 13.B.3-6 - Parks and Recreation Impact Fee for Schedule “K” Municipalities\*  
Effective 12:01 AM, 0X/XX/2019**

<u>Land Use Type (Unit) Residential Units By Size</u>	<u>Persons Per Unit</u>	<u>Cost Per Unit</u>	<u>Credits</u>	<u>Park Impact Fee</u>	<u>Discount</u>	<u>Net Park Impact Fee</u>
Dwelling unit, 800 sq. ft. and under	1.48	\$372.59	\$0.00	\$ 551.43	\$27.57	\$524
Dwelling unit, 801 - 1,399 sq. ft.	1.92	372.59	0.00	715.37	35.77	680
Dwelling unit, 1,400 - 1,999 sq. ft.	2.11	372.59	0.00	786.16	39.31	747
Dwelling unit, 2,000 - 3,599 sq. ft.	2.30	372.59	0.00	856.96	42.85	814
Dwelling unit 3,6000 sq. ft. and over	2.38	372.59	0.00	886.76	44.34	842
Hotel/Motel Per Room	1.39	375.15	0.00	521.45	26.07	495
<b>[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]</b>						
<b>Note:</b>						
* Schedule "K" municipalities consist of Gulfstream, Highland Beach, Juno Beach, Jupiter Inlet Colony, Manalapan and Ocean Ridge.						

**Table 13.B.3-7 - Parks and Recreation Impact Fee Schedule for Schedule “U” Municipality\*  
Effective 12:01 AM, 0X/XX/2019**

<u>Land Use Type (Unit) Residential Units By Size</u>	<u>Persons Per Unit</u>	<u>Cost Per Unit</u>	<u>Credits</u>	<u>Park Impact Fee</u>	<u>Discount</u>	<u>Net Park Impact Fee</u>
Dwelling unit, 800 sq. ft. and under	1.48	\$319.39	\$0.00	\$472.70	\$23.63	\$449
Dwelling unit, 801 - 1,399 sq. ft.	1.92	319.39	0.00	613.23	30.66	583
Dwelling unit, 1,400 - 1,999 sq. ft.	2.11	319.39	0.00	673.91	33.70	640
Dwelling unit, 2,000 - 3,599 sq. ft.	2.30	319.39	0.00	734.60	36.73	698
Dwelling unit 3,6000 sq. ft. and over	2.38	319.39	0.00	760.15	38.01	722
Hotel/Motel Per Room	1.39	321.59	0.00	447.01	22.35	425
<b>[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]</b>						
<b>Note:</b>						
* Schedule "U" municipalities consist of Briny Breezes, Palm Beach, Palm Beach Shores, South Palm Beach.						

2

**Table 13.B.3-8 - Parks and Recreation Impact Fee Schedule for Schedule “W” Municipality\*  
Effective 12:01 AM, 0X/XX/2019**

<u>Land Use Type (Unit) Residential Units By Size</u>	<u>Persons Per Unit</u>	<u>Cost Per Unit</u>	<u>Credits</u>	<u>Park Impact Fee</u>	<u>Discount</u>	<u>Net Park Impact Fee</u>
Dwelling unit, 800 sq. ft. and under	1.48	\$245.74	\$0.00	\$363.70	\$18.18	\$346
Dwelling unit, 801 - 1,399 sq. ft.	1.92	245.74	0.00	471.82	23.59	448
Dwelling unit, 1,400 - 1,999 sq. ft.	2.11	245.74	0.00	518.51	25.93	493
Dwelling unit, 2,000 - 3,599 sq. ft.	2.30	245.74	0.00	565.20	28.26	537
Dwelling unit 3,6000 sq. ft. and over	2.38	245.74	0.00	584.86	29.24	556
Hotel/Motel Per Room	1.39	247.43	0.00	343.93	17.20	327
<b>[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]</b>						
<b>Note:</b>						
* Schedule "W" municipality consists of Boynton Beach and Lake Worth						

3

**Table 13.B.3-9 - Parks and Recreation Impact Fee Schedule for Schedule “Y” Municipality\*  
Effective 12:01 AM, 0X/XX/2019**

<u>Land Use Type (Unit) Residential Units By Size</u>	<u>Persons Per Unit</u>	<u>Cost Per Unit</u>	<u>Credits</u>	<u>Park Impact Fee</u>	<u>Discount</u>	<u>Net Park Impact Fee</u>
Dwelling unit, 800 sq. ft. and under	1.48	\$172.08	\$0.00	\$254.68	\$12.73	\$242
Dwelling unit, 801 - 1,399 sq. ft.	1.92	172.08	0.00	330.39	16.52	314
Dwelling unit, 1,400 - 1,999 sq. ft.	2.11	172.08	0.00	363.09	18.15	345
Dwelling unit, 2,000 - 3,599 sq. ft.	2.30	172.08	0.00	395.78	19.79	376
Dwelling unit 3,6000 sq. ft. and over	2.38	172.08	0.00	409.55	20.48	389
Hotel/Motel Per Room	1.39	173.27	0.00	240.85	12.04	229
<b>[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]</b>						
<b>Note:</b>						
* Schedule "Y" municipality consists of Boca Raton, Delray Beach, Jupiter, Lantana and Riviera Beach.						

4

### A. Benefit Zones

#### 1. Establishment of Benefit Zones

Four (4) park impact fee benefit zones are hereby established as follows:

##### a. —Benefit Zone 1 (North)

Beginning at the water's edge of the Atlantic Ocean and the northern boundary of PBC as described in F.S. §7-50, "County Boundary"; thence

- 1) —Westerly along said north boundary to the west line of Range 39 East; thence
- 2) —Southerly along said west line to the SFWM District Levee 8 Canal; thence
- 3) —Southeasterly along said Levee 8 Canal to the south line of Township 42 South; thence
- 4) —Easterly along said south line to the west line of Range 42 East; thence
- 5) —Northerly along said west line to SR-710 (Beeline Highway); thence

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# EXHIBIT X

## ARTICLE 13 – IMPACT FEES SUMMARY OF AMENDMENTS

(Updated 05/09/18)

- 1 ~~6) Southeasterly along said SR-710 to Port Road (8th Street); thence~~  
2 ~~7) Easterly along said Port Road and its easterly extension to the Intracoastal Waterway;~~  
3 ~~thence~~  
4 ~~8) Northerly along the Intracoastal Waterway to the Lake Worth inlet and east to the~~  
5 ~~Atlantic Ocean; thence~~  
6 ~~9) Northerly along the water's edge of the Atlantic Ocean to the point of beginning.~~  
7 **b. Benefit Zone 2 (Central)**  
8 ~~Beginning at the water's edge of the Atlantic Ocean and SR-804 (Boynton Beach Blvd.)~~  
9 ~~extended; thence~~  
10 ~~1) Westerly along SR-804 and its extension to the SFWM Levee 7 Canal; thence~~  
11 ~~2) Northerly along said Levee 7 Canal to the centerline of Old State Road 80; thence~~  
12 ~~3) Westerly along said centerline of State Road 80 to the intersection of the centerline of~~  
13 ~~U.S. Highway 98; thence~~  
14 ~~4) Northwesterly along said centerline of U.S. Highway 98 to the west line of Range 40~~  
15 ~~East; thence~~  
16 ~~5) North along the west line of Range 40 East to the south line of Township 42 South;~~  
17 ~~thence~~  
18 ~~6) Easterly along said south line to the west line of Range 42 East; thence~~  
19 ~~7) Northerly along said west line to SR-710 (Beeline Highway); thence~~  
20 ~~8) Southeasterly along said SR-710 (Beeline Highway) to Port Road (8th Street); thence~~  
21 ~~9) Easterly along said Port Road and its easterly extension to the Intracoastal Waterway;~~  
22 ~~thence~~  
23 ~~10) Northerly along the Intracoastal Waterway to the Lake Worth Inlet and east to the~~  
24 ~~Atlantic Ocean; thence~~  
25 ~~11) Southerly along the water's edge of the Atlantic Ocean to the point of beginning.~~  
26 **c. Benefit Zone 3 (South)**  
27 ~~Beginning at the water's edge of the Atlantic Ocean and SR-804 (Boynton Beach~~  
28 ~~Boulevard) extended; thence~~  
29 ~~1) Westerly along SR-804 and its extension to the SFWM District Levee 7 Canal; thence~~  
30 ~~2) Southerly and southeasterly along said Levee 7 Canal, Levee 39 Canal and Levee 36~~  
31 ~~Canal to the south boundary line of PBC as described in Fla. Stat. Sec. 7.50, "County~~  
32 ~~Boundary;" thence~~  
33 ~~3) Easterly along said boundary line to the water's edge of the Atlantic Ocean; thence~~  
34 ~~4) Northerly along said water's edge to the point of beginning.~~  
35 **d. Benefit Zone 4 (Glades)**  
36 ~~Zone 4 is bounded on the north by the Martin County line; on the East by the Western~~  
37 ~~boundaries of Zones 1, 2, and 3; on the South by the Broward County line; and on the West~~  
38 ~~by the Hendry County line.~~  
39 Three (3) park impact fee benefit zones are hereby established as follows:  
40 **a. Benefit Zone 1 (North)**  
41 Beginning at the water's edge of the Atlantic Ocean and north of the centerline of Southern  
42 Boulevard (SR-80).  
43 **b. Benefit Zone 2 (South)**  
44 Beginning at the water's edge of the Atlantic Ocean and south of the centerline of Southern  
45 Boulevard (SR-80).  
46 **c. Benefit Zone 4 (Glades)**  
47 Zone 4 is bounded on the north by the Martin County line; on the East by the Western  
48 boundaries of Zones 1, 2, and 3; on the South by the Broward County line; and on the West  
49 by the Hendry County line.

50 ....  
51 **C. Use of Park Impact Fees**

52 Impact fees paid pursuant to this Section shall be encumbered and spent only in conformance with  
53 Article 13.A.9, Use of Impact Fees.

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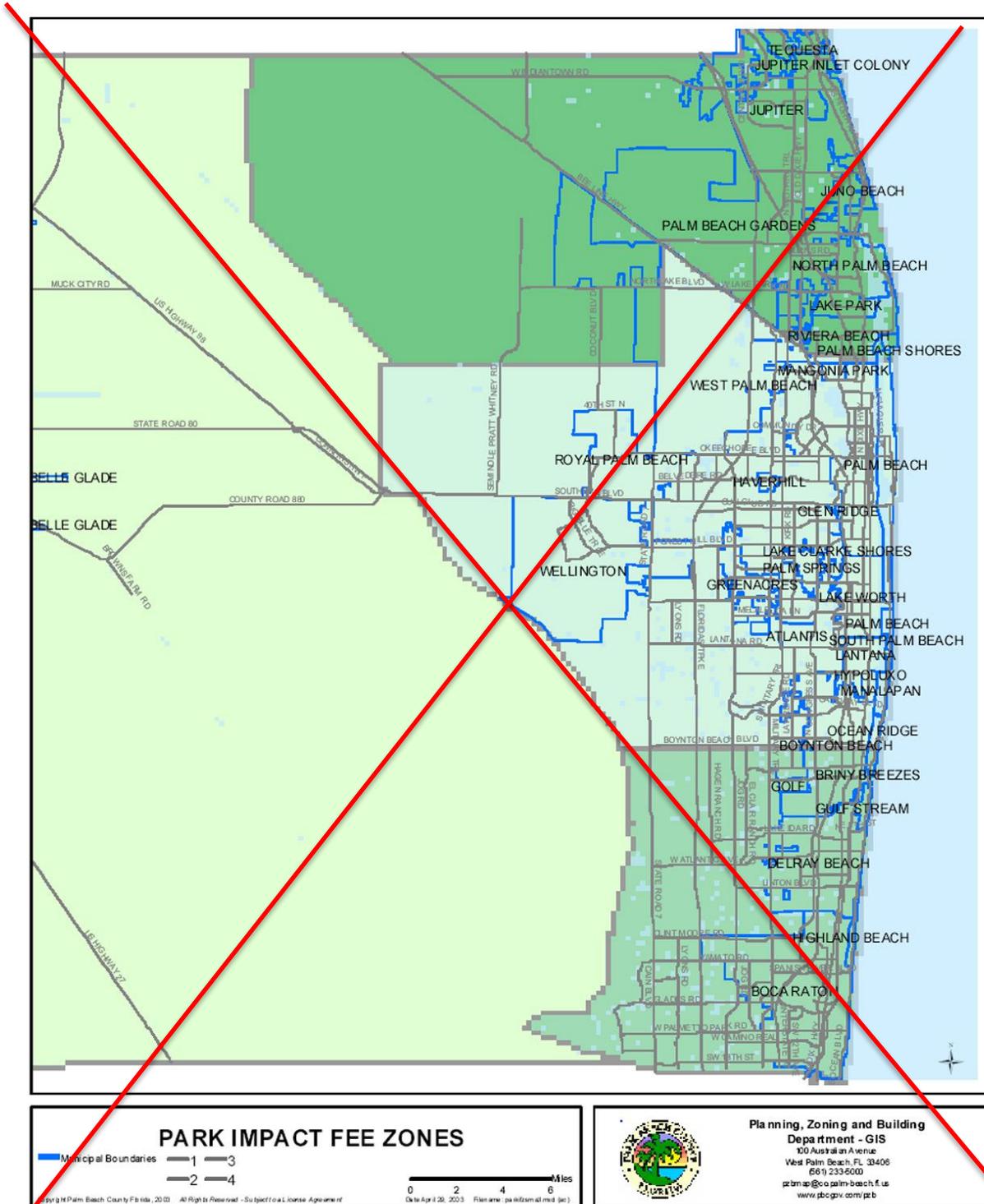
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# EXHIBIT X

## ARTICLE 13 – IMPACT FEES SUMMARY OF AMENDMENTS (Updated 05/09/18)

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**Figure 13.B.1.C-1 – Park Benefit Zones**



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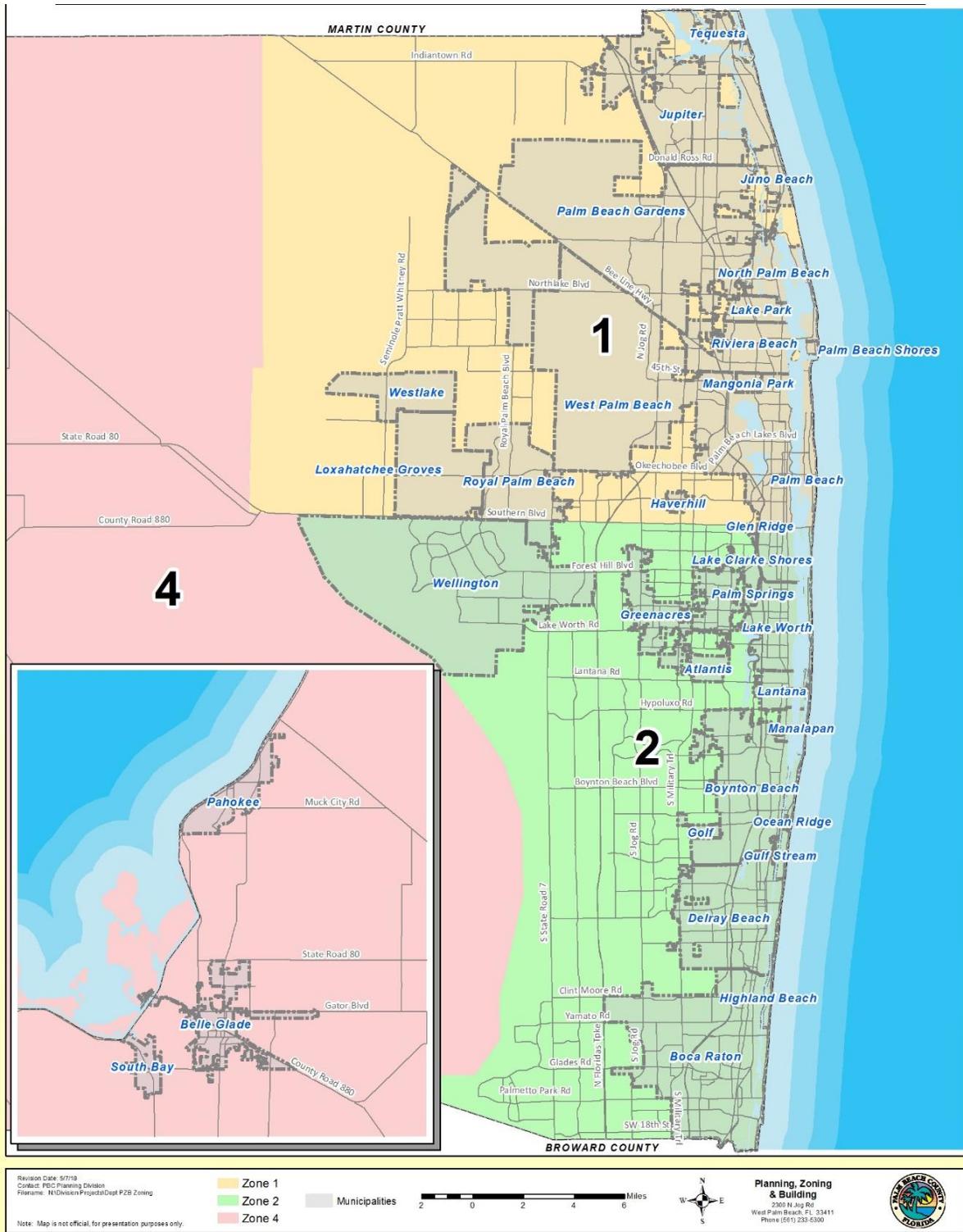
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# EXHIBIT X

## ARTICLE 13 – IMPACT FEES SUMMARY OF AMENDMENTS (Updated 05/09/18)

**Figure 13.B.1.C-1 - Park Benefit Zones**



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# EXHIBIT X

## ARTICLE 13 – IMPACT FEES SUMMARY OF AMENDMENTS

(Updated 05/09/18)

1 CHAPTER C FIRE-RESCUE IMPACT FEE

2 Section 2 Fee Schedule

**Table 13.C.2-14 – Fire Rescue Fee Schedule  
Effective 12:01 AM, 06/15/2013**

Land Use Type (Unit) Residential Units, by Type	Calls For Service	Cost Per Unit	Credits	Fire-Rescue Impact Fee	Adjustment	Net Fire-Rescue Impact Fee
Single Family Detached	0.4040	\$556.26	\$0.00	\$556.26	\$556.26	\$0.00
Single Family Attached	0.4040	556.26	0.00	556.26	556.26	0.00
Multi-Family	0.1899	261.49	0.00	261.49	261.49	0.00
Mobile Home	0.1899	261.49	0.00	261.49	261.49	0.00
Hotel/Motel Per Room	0.7299	1,004.88	0.00	1,004.88	1004.88	0.00
<b>Non-Residential</b>						
Office 100,000 sq. ft. & Under	0.1151	\$158.46	\$0.00	\$158.46	\$158.46	\$0.00
100,001 - 125,000 sq. ft.	0.1151	158.46	0.00	158.46	158.46	0.00
125,001 - 150,000	0.1151	158.46	0.00	158.46	158.46	0.00
150,001 - 175,000	0.1151	158.46	0.00	158.46	158.46	0.00
175,001 - 199,999	0.1151	158.46	0.00	158.46	158.46	0.00
Medical Office	0.1151	158.46	0.00	158.46	158.46	0.00
Warehouse Per 1,000 sq. ft.	0.0414	56.93	0.00	56.93	56.93	0.00
Gen. Industrial Per 1,000 Ft.	0.1110	152.82	0.00	152.82	152.82	0.00
<b>Retail Per 1,000 Sq. Ft.</b>						
Retail Per 1,000 Sq. Ft.	0.1730	\$238.16	\$0.00	\$238.16	\$238.16	\$0.00
80,000 sq. ft. & Under	0.1730	238.16	0.00	238.16	238.16	0.00
80,001 - 99,999	0.1730	238.16	0.00	238.16	238.16	0.00
100,000 - 199,999	0.1730	238.16	0.00	238.16	238.16	0.00
200,000 - 499,999	0.1730	238.16	0.00	238.16	238.16	0.00
500,000 - 999,999	0.1730	238.16	0.00	238.16	238.16	0.00
1,000,000 & Over	0.1730	238.16	0.00	238.16	238.16	0.00
<b>[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]</b>						

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**Table 13.C.2-10 – Fire Rescue Fee Schedule  
Effective 12:01 AM, 0X/XX/2019**

Land Use Type (Unit) Residential Units, by Type	Calls For Service	Cost Per Unit	Credits	Fire-Rescue Impact Fee	Adjustment	Net Fire-Rescue Impact Fee
Single Family Detached	<u>0.2601</u>	<u>\$291</u>	<u>\$0.00</u>	<u>\$291</u>	<u>\$15</u>	<u>\$276</u>
Single Family Attached	<u>0.2601</u>	<u>291</u>	<u>0.00</u>	<u>291</u>	<u>15</u>	<u>276</u>
Multi-Family	<u>0.1744</u>	<u>195</u>	<u>0.00</u>	<u>195</u>	<u>10</u>	<u>185</u>
Mobile Home	<u>0.2601</u>	<u>291</u>	<u>0.00</u>	<u>291</u>	<u>15</u>	<u>276</u>
Hotel/Motel Per Room	<u>0.2027</u>	<u>241</u>	<u>0.00</u>	<u>241</u>	<u>12</u>	<u>229</u>
<b>Non-Residential</b>						
Office 100,000 sq. ft. & Under	<u>0.0446</u>	<u>\$53</u>	<u>\$0.00</u>	<u>\$53</u>	<u>\$3</u>	<u>\$50</u>
100,001 - 125,000 sq. ft.	<u>0.0446</u>	<u>53</u>	<u>0.00</u>	<u>53</u>	<u>3</u>	<u>50</u>
125,001 - 150,000	<u>0.0446</u>	<u>53</u>	<u>0.00</u>	<u>53</u>	<u>3</u>	<u>50</u>
150,001 - 175,000	<u>0.0446</u>	<u>53</u>	<u>0.00</u>	<u>53</u>	<u>3</u>	<u>50</u>
175,001 - 199,999	<u>0.0446</u>	<u>53</u>	<u>0.00</u>	<u>53</u>	<u>3</u>	<u>50</u>
Medical Office	<u>0.0446</u>	<u>53</u>	<u>0.00</u>	<u>53</u>	<u>3</u>	<u>50</u>
Warehouse Per 1,000 sq. ft.	<u>0.0239</u>	<u>28</u>	<u>0.00</u>	<u>28</u>	<u>1</u>	<u>27</u>
Gen. Industrial Per 1,000 Ft.	<u>0.0705</u>	<u>84</u>	<u>0.00</u>	<u>84</u>	<u>4</u>	<u>80</u>
<b>Retail Per 1,000 Sq. Ft.</b>						
Retail Per 1,000 Sq. Ft.	<u>0.1070</u>	<u>\$127</u>	<u>\$0.00</u>	<u>\$127</u>	<u>\$6</u>	<u>\$121</u>
80,000 sq. ft. & Under	<u>0.1070</u>	<u>127</u>	<u>0.00</u>	<u>127</u>	<u>6</u>	<u>121</u>
80,001 - 99,999	<u>0.1070</u>	<u>127</u>	<u>0.00</u>	<u>127</u>	<u>6</u>	<u>121</u>
100,000 - 199,999	<u>0.1070</u>	<u>127</u>	<u>0.00</u>	<u>127</u>	<u>6</u>	<u>121</u>
200,000 - 499,999	<u>0.1070</u>	<u>127</u>	<u>0.00</u>	<u>127</u>	<u>6</u>	<u>121</u>
500,000 - 999,999	<u>0.1070</u>	<u>127</u>	<u>0.00</u>	<u>127</u>	<u>6</u>	<u>121</u>
1,000,000 & Over	<u>0.1070</u>	<u>127</u>	<u>0.00</u>	<u>127</u>	<u>6</u>	<u>121</u>
<b>[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]</b>						

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# EXHIBIT X

## ARTICLE 13 – IMPACT FEES SUMMARY OF AMENDMENTS

(Updated 05/09/18)

1 **CHAPTER D LIBRARY IMPACT FEE**

2 **Section 2 Fee Schedule**

**Table 13.D.2-15 – Library Fee Schedule  
Effective 12:01 AM, 06/15/2013**

Land Use Type (Unit) Residential Units by sq. ft	Functional Population	Cost Per Unit	Credits	Library Impact Fee	Discount	Net Library Impact Fee
<b>Dwelling units:</b>						
800 sq. ft. and Under	1.171	\$194.96	\$63.71	\$131.25	\$6.56	\$124.69
801 – 1,399	2.351	391.49	127.93	263.56	109.79	153.78
1,400 – 1,999	2.523	420.16	137.30	282.86	107.07	175.79
2,000 – 3,599	2.753	458.43	149.81	308.62	107.57	201.05
3,600 and Over	2.620	436.30	142.57	293.73	72.99	220.74
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]						

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**Table 13.D.2-15 – Library Fee Schedule  
Effective 12:01 AM, 06/15/2014**

Land Use Type (Unit) Residential Units by sq. ft	Functional Population	Cost Per Unit	Credits	Library Impact Fee	Discount	Net Library Impact Fee
<b>Dwelling units:</b>						
800 sq. ft. and Under	1.171	\$194.96	\$63.71	\$131.25	\$6.56	\$124.69
801 – 1,399	2.351	391.49	127.93	263.56	77.80	185.76
1,400 – 1,999	2.523	420.16	137.30	282.86	70.51	212.35
2,000 – 3,599	2.753	458.43	149.81	308.62	65.75	242.87
3,600 and Over	2.620	436.30	142.57	293.73	27.08	266.65
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]						

4

**Table 13.D.2-15 - Library Fee Schedule  
Effective 12:01 AM, 0X/XX/2019**

Land Use Type (Unit) Residential Units by sq. ft	Functional Population	Cost Per Unit	Credits	Library Impact Fee	Discount	Net Library Impact Fee
<b>Dwelling units:</b>						
800 sq. ft. and Under	1.54	\$172	\$0	\$172	\$9	\$163
801 - 1,399	2.60	223	0	223	11	212
1,400 - 1,999	2.20	245	0	245	12	233
2,000 - 3,599	2.40	268	0	268	13	255
3,600 and Over	2.49	278	0	278	14	264
[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]						

5

6 **CHAPTER E LAW ENFORCEMENT IMPACT FEE**

7 **Section 2 Fee Schedule**

**Table 13.E.2-17 – Law Enforcement Patrol Fee Schedule for Unin. PBC Benefit Zone 2  
Effective 12:01 AM, 06/15/2013**

Land Use Type (Unit) Residential units by sq. ft.	Service Calls	Cost Per Unit	Credits	Enforcement Impact Fee	Discount	Enforcement Impact Fee
Single Family, Detached	1.712	\$136.67	\$1.78	\$134.89	\$6.74	\$128.15
Single Family, Attached	1.712	136.67	1.78	134.89	6.74	128.15
Multi-Family	1.036	82.67	1.07	81.60	23.66	57.94
Mobile Home	1.036	82.67	1.07	81.60	23.66	57.94
Hotel/Motel	1.404	112.08	1.46	110.62	42.98	67.64
<b>Non-Residential per 1,000 sq.ft.</b>						
<b>Office:</b>						
100,000 & Under	0.140	\$11.17	\$0.15	\$11.02	\$0.55	\$10.47
100,001 – 125,000	0.140	11.17	0.15	11.02	0.55	10.47
125,001 – 150,000	0.140	11.17	0.15	11.02	0.55	10.47
150,001 – 175,000	0.140	11.17	0.15	11.02	0.55	10.47
175,001 – 199,999	0.140	11.17	0.15	11.02	0.55	10.47
200,000 & Over	0.140	11.17	0.15	11.02	0.55	10.47
Medical Office	0.338	11.17	0.15	11.02	0.55	10.47
Warehouse Per 1,000 Ft.	0.501	40.02	0.52	39.50	22.21	17.29
Gen. Industrial Per 1,000 Ft.	0.227	18.10	0.24	17.86	11.76	6.10
<b>Retail Per 1,000 Ft.</b>						
80,000 & Under	0.766	\$61.15	\$0.79	\$60.36	\$3.02	\$57.34
80,001 – 99,999	0.766	61.15	0.79	60.36	3.02	57.34
100,000 – 199,999	0.766	61.15	0.79	60.36	3.02	57.34
200,000 – 499,999	0.766	61.15	0.79	60.36	3.02	57.34

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## EXHIBIT X

### ARTICLE 13 – IMPACT FEES SUMMARY OF AMENDMENTS (Updated 05/09/18)

500,000 – 999,999	0.766	61.15	0.79	60.36	3.02	57.34
1,000,000 & Over	0.766	61.15	0.79	60.36	3.02	57.34
.	0.766	61.15	0.79	60.36	3.02	57.34

<b>[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]</b>						
<b>Note:</b>						
Includes Cloud Lake, Haverhill, Glen Ridge, and Village of Golf.						

1

**Table 13.E.2-17 – Law Enforcement Patrol Fee Schedule for Unin. PBC Benefit Zone 2  
Effective 12:01 AM, 06/15/2014**

Land Use Type (Unit) Residential units by sq. ft.	Service Calls	Cost Per Unit	Credits	Enforcement Impact Fee	Discount	Enforcement Impact Fee
Single Family, Detached	1.712	\$136.67	\$1.78	\$134.89	\$6.74	\$128.15
Single Family, Attached	1.712	136.67	1.78	134.89	6.74	128.15
Multi-Family	1.036	82.67	1.07	81.60	11.61	69.99
Mobile Home	1.036	82.67	1.07	81.60	11.61	69.99
Hotel/Motel	1.404	112.08	1.46	110.62	28.91	81.71
<b>Non-Residential per 1,000 sq.ft.</b>						
<b>Office:</b>						
100,000 & Under	0.140	\$11.17	\$0.15	\$11.02	\$0.55	\$10.47
100,001 - 125,000	0.140	11.17	0.15	11.02	0.55	10.47
125,001 - 150,000	0.140	11.17	0.15	11.02	0.55	10.47
150,001 - 175,000	0.140	11.17	0.15	11.02	0.55	10.47
175,001 - 199,999	0.140	11.17	0.15	11.02	0.55	10.47
200,000 & Over	0.140	11.17	0.15	11.02	0.55	10.47
Medical Office	0.338	11.17	0.15	11.02	0.55	10.47
Warehouse Per 1,000 Ft.	0.501	40.02	0.52	39.50	18.77	20.73
Gen. Industrial Per 1,000 Ft.	0.227	18.10	0.24	17.86	10.49	7.37
<b>Retail Per 1,000 Ft.</b>						
80,000 & Under	0.766	\$61.15	\$0.79	\$60.36	\$3.02	\$57.34
80,001 - 99,999	0.766	61.15	0.79	60.36	3.02	57.34
100,000 - 199,999	0.766	61.15	0.79	60.36	3.02	57.34
200,000 - 499,999	0.766	61.15	0.79	60.36	3.02	57.34
500,000 - 999,999	0.766	61.15	0.79	60.36	3.02	57.34
1,000,000 & Over	0.766	61.15	0.79	60.36	3.02	57.34
.	0.766	61.15	0.79	60.36	3.02	57.34

<b>[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]</b>						
<b>Note:</b>						
Includes Cloud Lake, Haverhill, Glen Ridge, and Village of Golf.						

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**Table 13.E.2-17 – Law Enforcement Patrol Fee Schedule for Unin. PBC Benefit Zone 2  
Effective 12:01 AM, 0X/XX/2019**

Land Use Type (Unit) Residential units by sq. ft.	Service Calls	Cost Per Unit	Credits	Enforcement Impact Fee	Discount	Enforcement Impact Fee
Single Family, Detached	1.80	\$192	\$0	\$192	\$10	\$182
Single Family, Attached	1.80	192	0	192	10	182
Multi-Family	1.06	113	0	113	6	107
Mobile Home	1.79	191	0	191	10	181
Hotel/Motel	.89	95	0	95	5	90
<b>Non-Residential per 1,000 sq.ft.</b>						
<b>Office:</b>						
50,000 & Under	1.41	\$150	\$0	\$150	\$7	143
50,001 - 100,000	1.19	127	0	127	6	121
100,001 - 200,000	1.01	108	0	108	5	103
200,001 - 400,000	0.85	91	0	91	5	86
400,001 or Greater	0.77	82	0	82	4	78
Medical Office (LT 10,000sf)	1.14	121	0	121	6	115
Medical Office	1.66	177	0	177	9	168
Warehouse Per 1,000 Ft.	0.28	30	0	30	1	29
Gen. Industrial Per 1,000 Ft.	0.69	73	0	73	5	69
<b>Retail Per 1,000 Ft.</b>						
50,000 or less	2.45	\$261	\$0	\$261	\$13	\$248
50,001 - 200,000	2.30	245	0	245	12	233
200,001 - 400,000	2.34	249	0	249	12	237
400,001 - 600,000	2.44	260	0	260	13	247
600,001 - 800,000	2.55	272	0	272	14	258
800,001 or Greater	2.42	258	0	258	13	245
.						

<b>Note:</b>						
Includes Cloud Lake, Haverhill, Glen Ridge, and Village of Golf.						

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# EXHIBIT X

## ARTICLE 13 – IMPACT FEES SUMMARY OF AMENDMENTS

(Updated 05/09/18)

1 CHAPTER F PUBLIC BUILDINGS IMPACT FEE

2 Section 2 Fee Schedule

**Table 13.F.2-18 – Public Buildings Fee Schedule  
Effective 12:01 AM, 06/15/2013**

Land Use Type (Unit) Residential units by Sq.Ft.	Functional Population	Cost Per Unit	Credits	Public Buildings Impact Fee	Discount	Net Public Buildings Impact Fee
Dwelling unit, 800 sq. ft. and Under	0.5850	\$579	\$229	\$350.72	\$234.03	\$116.69
Dwelling unit, 801 - 1,399 sq. ft.	1.1760	1,165	460	705.04	563.87	141.18
Dwelling unit, 1,400 - 1,999 sq. ft.	1.2620	1,250	493	756.60	595.28	161.33
Dwelling unit, 2,000 - 3,599 sq. ft.	1.3770	1,364	538	825.54	641.10	184.44
Dwelling unit, 3,600 sq. ft. & Over	1.3100	1,298	512	785.38	582.84	202.58
Hotel/Motel Per Room	0.3500	347	137	209.84	162.50	47.34
Non-Residential per 1,000 Sq. Ft.						
<b>Office</b>						
50,000 & Under	0.801	\$793	\$313	\$480.22	\$371.94	\$108.34
50,001 - 99,999	0.878	870	343	526.38	407.66	118.73
100,000 - 149,999	1.095	1,085	428	656.48	508.44	148.08
150,000 - 199,999	1.067	1,057	417	639.69	495.40	144.29
200,000 - 399,999	1.053	1,043	412	631.30	488.91	142.39
400,000 - 499,999	1.044	1,034	408	625.90	484.85	141.05
Medical Office	1.702	1,686	665	1,020.38	790.23	230.15
Warehouse Per 1,000 sq. ft.	0.201	199	79	120.50	91.04	29.49
Gen. Industrial Per 1,000 sq. ft.	0.450	446	176	269.78	208.92	60.86
<b>Retail Per 1,000 Sq. Ft.</b>						
50,000 Ft. & Under	2.050	\$2,030	\$801	\$1,229.02	\$951.13	\$277.89
50,001 - 99,999	2.001	1,982	782	1,199.65	928.79	270.86
100,000 - 199,999	1.983	1,964	775	1,188.86	920.71	268.15
200,000 - 299,999	2.178	2,157	851	1,305.76	1,011.37	294.39
300,000 - 399,999	2.199	2,178	860	1,318.35	1,021.39	296.96
400,000 - 499,999	2.223	2,202	869	1,332.74	1,032.82	299.93
<b>[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]</b>						

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**Table 13.F.2-18 – Public Buildings Fee Schedule  
Effective 12:01 AM, 06/15/2014**

Land Use Type (Unit) Residential units by Sq.Ft.	Functional Population	Cost Per Unit	Credits	Public Buildings Impact Fee	Discount	Net Public Buildings Impact Fee
Dwelling unit, 800 sq. ft. and Under	0.5850	\$579	\$229	\$350.72	\$209.76	\$140.96
Dwelling unit, 801 - 1,399 sq. ft.	1.1760	1,165	460	705.04	534.50	170.54
Dwelling unit, 1,400 - 1,999 sq. ft.	1.2620	1,250	493	756.60	561.72	194.88
Dwelling unit, 2,000 - 3,599 sq. ft.	1.3770	1,364	538	825.54	602.74	222.80
Dwelling unit, 3,600 sq. ft. & Over	1.3100	1,298	512	785.38	540.67	244.71
Hotel/Motel Per Room	0.3500	347	137	209.84	152.66	57.18
Non-Residential per 1,000 Sq. Ft.						
<b>Office</b>						
50,000 & Under	0.801	\$793	\$313	\$480.22	\$349.38	\$130.84
50,001 - 99,999	0.878	870	343	526.38	382.96	143.42
100,000 - 149,999	1.095	1,085	428	656.48	477.61	178.87
150,000 - 199,999	1.067	1,057	417	639.69	465.39	174.30
200,000 - 399,999	1.053	1,043	412	631.30	459.30	172.00
400,000 - 499,999	1.044	1,034	408	625.90	455.54	170.39
Medical Office	1.702	1,686	665	1,020.38	742.36	278.02
Warehouse Per 1,000 sq. ft.	0.201	199	79	120.50	84.88	35.62
Gen. Industrial Per 1,000 sq. ft.	0.450	446	176	269.78	196.26	73.52
<b>Retail Per 1,000 Sq. Ft.</b>						
50,000 Ft. & Under	2.050	\$2,030	\$801	\$1,229.02	\$893.33	\$335.69
50,001 - 99,999	2.001	1,982	782	1,199.65	872.45	327.20
100,000 - 199,999	1.983	1,964	775	1,188.86	864.93	323.93
200,000 - 299,999	2.178	2,157	851	1,305.76	950.14	355.62
300,000 - 399,999	2.199	2,178	860	1,318.35	959.62	358.73
400,000 - 499,999	2.223	2,202	869	1,332.74	970.43	362.31
<b>[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]</b>						

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# EXHIBIT X

## ARTICLE 13 – IMPACT FEES SUMMARY OF AMENDMENTS

(Updated 05/09/18)

1

**Table 13.F.2-18 – Public Buildings Fee Schedule**  
**Effective 12:01 AM, 0X/XX/2019**

Land Use Type (Unit) Residential units by Sq.Ft.	Functional Population	Cost Per Unit	Credits	Public Buildings Impact Fee	Discount	Net Public Buildings Impact Fee
Dwelling unit, 800 sq. ft. and Under	1.00	\$817	\$0	\$817	\$41	\$776
Dwelling unit, 801 - 1,399 sq. ft.	1.30	1,062	0	1,062	53	1,009
Dwelling unit, 1,400 - 1,999 sq. ft.	1.43	1,169	0	1,169	58	1,111
Dwelling unit, 2,000 - 3,599 sq. ft.	1.56	1,275	0	1,275	64	1,211
Dwelling unit, 3,600 sq. ft. & Over	1.62	1,324	0	1,324	66	1,258
Hotel/Motel Per Room	0.89	727	0	727	36	691
Non-Residential per 1,000 Sq. Ft.						
<b>Office</b>						
50,000 & Under	1.41	\$1,162	\$0	\$1,162	\$58	\$1,104
50,001 – 100,000	1.19	981	0	981	49	932
100,001 – 200,000	1.01	812	0	812	41	771
200,001 – 400,000	0.85	701	0	701	35	666
Greater Than 400,000	0.77	635	0	635	32	603
Medical Office LT 10,000	1.14	940	0	940	47	893
Medical Office 10,000 and up	1.66	1,368	0	1,368	68	1,300
Warehouse Per 1,000 sq. ft.	0.28	231	0	231	12	219
Gen. Industrial Per 1,000 sq. ft.	0.69	569	0	569	28	541
<b>Retail Per 1,000 Sq. Ft.</b>						
50,000 Ft. & Under	2.45	\$2,019	\$0	\$2,019	\$101	\$1,918
50,001 – 200,000	2.30	1,895	0	1,895	95	1,800
200,001 – 400,000	2.34	1,928	0	1,928	96	1,928
400,001 – 600,000	2.44	2,011	0	2,011	101	1,910
600,001 – 800,000	2.55	2,102	0	2,102	105	1,997
Greater Than 800,000	2.42	1,994	0	1,994	100	1,894

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3 **CHAPTER G SCHOOL IMPACT FEE**

4 **Section 2 Fee Schedule**

**Table 13.G.2-19 – School Fee Schedule**  
**Effective Date 12:01 AM, 06/15/2013**

Residential Units By Square Footage	Average Total Occ.	Occupancy Ages 5-17	School Impact	School Impact Fee	Discount	Net School Impact Fee
Dwelling unit, 800 sq. ft and under	1.174	0.175	0.152	\$835.16	\$41.76	\$793.40
Dwelling unit, 801 - 1,399 sq. ft.	2.354	0.352	0.305	1,677.08	83.85	1,593.23
Dwelling unit, 1,400 – 1,999 sq. ft.	2.523	0.378	0.327	1,799.88	89.99	1,709.89
Dwelling unit, 2,000 – 3,599 sq. ft.	2.753	0.412	0.357	1,963.82	98.19	1,865.63
Dwelling unit, 3,600 sq. ft. and over	2.620	0.392	0.340	1,869.03	93.45	1,775.58
<b>[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]</b>						

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**Table 13.G.2-19 – School Fee Schedule**  
**Effective Date 12:01 AM, 0X/XX/2019**

Residential Units By Square Footage	Average Total Occ.	Occupancy Ages 5-17	School Impact	School Impact Fee	Discount	Net School Impact Fee
Dwelling unit, 800 sq. ft and under	1.48	0.222	0.114	\$2,486	\$124	\$2,362
Dwelling unit, 801 - 1,399 sq. ft.	1.92	0.288	0.209	4,558	228	4,330
Dwelling unit, 1,400 - 1,999 sq. ft.	2.11	0.317	0.297	6,477	324	6,153
Dwelling unit, 2,000 - 3,599 sq. ft.	2.30	0.345	0.319	6,956	348	6,608
Dwelling unit, 3,600 sq. ft. and over	2.38	0.357	0.314	6,847	342	6,505
<b>[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]</b>						

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# EXHIBIT X

## ARTICLE 13 – IMPACT FEES SUMMARY OF AMENDMENTS

(Updated 05/09/18)

1 **Section 3 Benefit Zones**

2 **A. Establishment of Benefit Zones**

3 ~~There are hereby established five school impact fee benefit zones set forth as follows.~~

4 ~~1. **Benefit Zone 1**~~

5 ~~The boundaries of Benefit Zone 1 shall be PBC's Northern boundary on the North, the Beeline~~  
6 ~~Highway/Port Road/8th Street East to Lake Worth, North along the Intracoastal Waterway to~~  
7 ~~the Lake Worth Inlet and East to Atlantic Ocean on the West and South; and the Atlantic Ocean~~  
8 ~~on the East.~~

9 ~~2. **Benefit Zone 2**~~

10 ~~The boundaries of Benefit Zone 2 shall be Beeline Highway/Port Road/8th Street East to Lake~~  
11 ~~Worth, North along the Intracoastal Waterway to the Lake Worth Inlet and East to the Atlantic~~  
12 ~~Ocean on the North; State Road 7 and its extension on the West; SR 804 (Boynton Beach~~  
13 ~~Boulevard) and its extension on the South; and the Atlantic Ocean on the East.~~

14 ~~3. **Benefit Zone 3**~~

15 ~~The boundaries of Benefit Zone 3 shall be SR 804 (Boynton Beach Boulevard) and its~~  
16 ~~extension on the North; SFWM District Levee 40 on the West; PBC's Southern boundary on~~  
17 ~~the South; and the Atlantic Ocean on the East.~~

18 ~~4. **Benefit Zone 4**~~

19 ~~The boundaries of Benefit Zone 4 shall be PBC's Northern border and Beeline Highway on the~~  
20 ~~North; the Western border of range 40 E on the West; SFWM District Levee 40 and Northwest~~  
21 ~~2nd Avenue (Boynton Beach) and its extension on the South; and State Road 7 and its~~  
22 ~~extension on the East.~~

23 ~~5. **Benefit Zone 5**~~

24 ~~The boundaries of Benefit Zone 5 shall be PBC's Northern, Western and Southern borders on~~  
25 ~~the North, West, and South, respectively; and the Western border of Range 40 E and the~~  
26 ~~SFWM District Levee 40 on the East.~~

27 ~~There are hereby established two school impact fee benefit zones set forth as follows.~~

28 ~~1. **Benefit Zone 1**~~

29 ~~The boundary of Benefit Zone 1 consists of the entire PBC, including both the incorporated and~~  
30 ~~unincorporated areas of the County and excluding the areas of the County in Benefit Zone 2.~~

31 ~~2. **Benefit Zone 5**~~

32 ~~The boundaries of Benefit Zone 5 shall be PBC's Northern, Western and Southern borders on~~  
33 ~~the North, West, and South, respectively; and the Western border of Range 40 E and the~~  
34 ~~SFWM District Levee 40 on the East.~~

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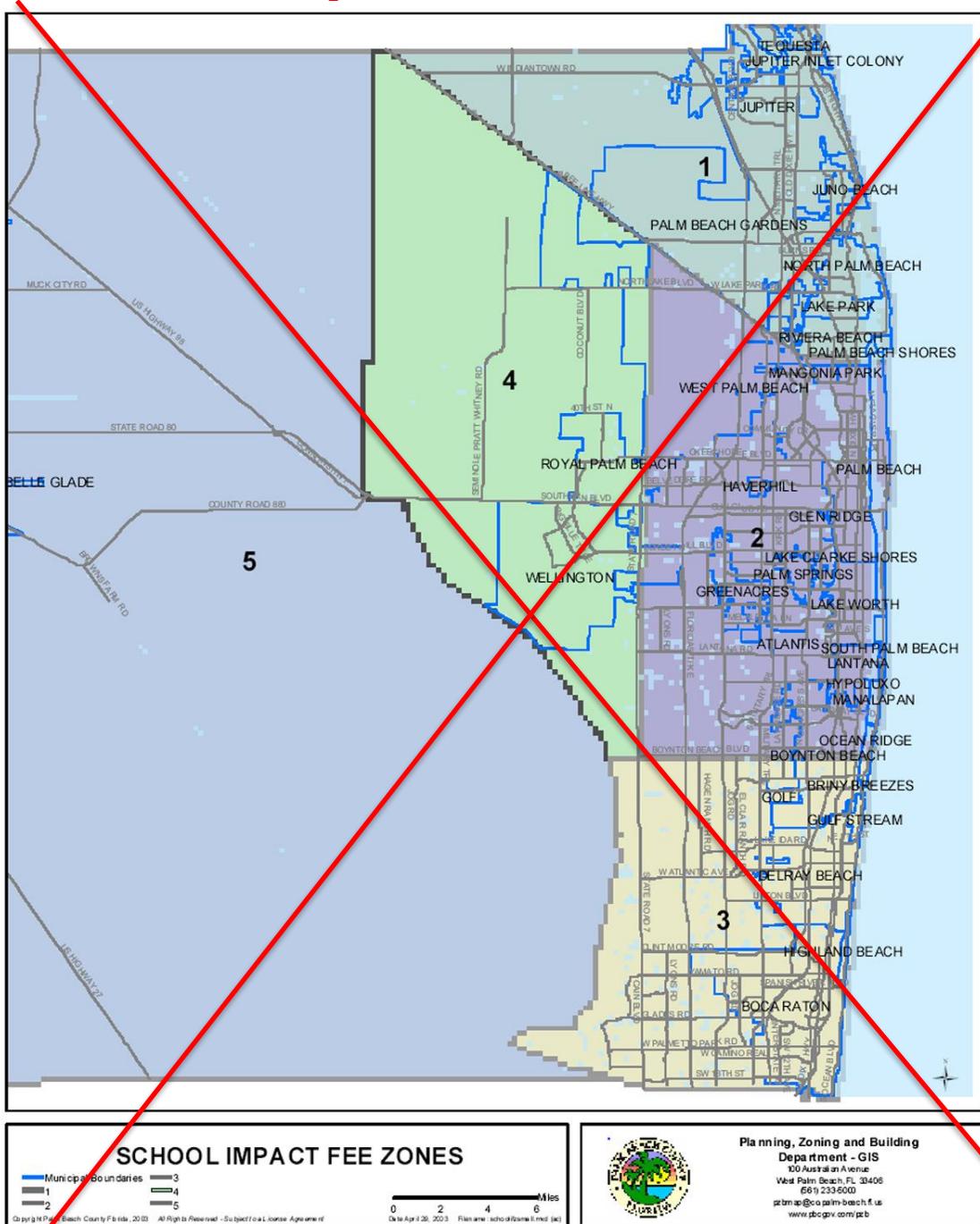
# EXHIBIT X

## ARTICLE 13 – IMPACT FEES SUMMARY OF AMENDMENTS

(Updated 05/09/18)

1 Section 5 Use of School Impact Fees

Figure 13.G.5-6 – School Benefit Zones



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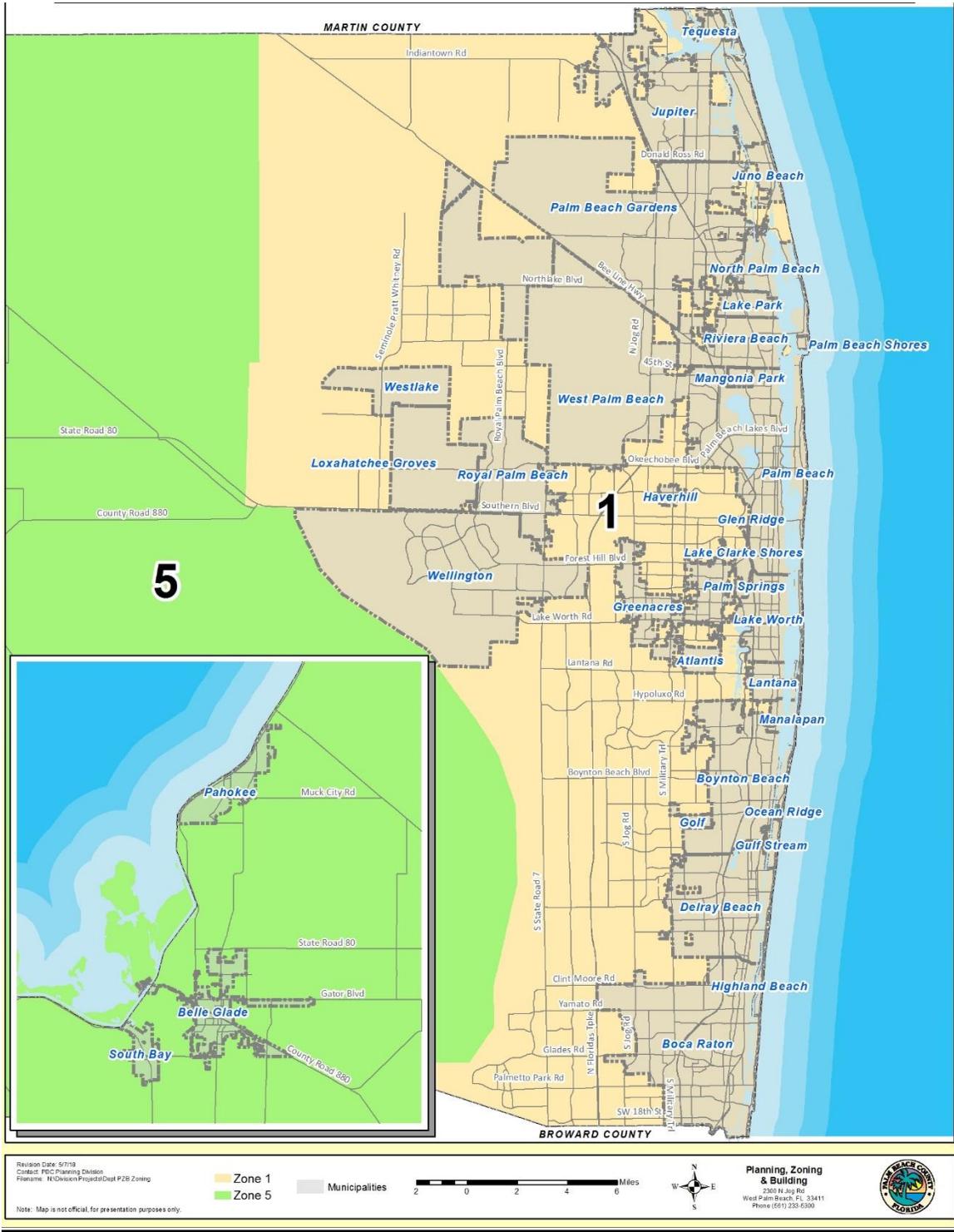
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# EXHIBIT X

## ARTICLE 13 – IMPACT FEES SUMMARY OF AMENDMENTS (Updated 05/09/18)

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**Figure 13.G.5-6 - School Benefit Zones**



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**Notes:**

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## EXHIBIT X

### ARTICLE 13 – IMPACT FEES SUMMARY OF AMENDMENTS

(Updated 05/09/18)

- 1 CHAPTER H ROAD IMPACT FEES
- 2 Section 4 Use of Road Impact Fee Funds

**Table 13.H.4-20 – Fair Share Road Impact Fee Schedule  
Effective 12:01 AM, 06/15/2013**

Type of Land Development Activity	Official Daily Trip Generation Per Rate Dwelling Unit or Area	Pass-By Trip Rate (percentage)	Gross Impact Fee	Discount	Net Road Impact Fee Per Unit
<b>Residential:</b>					
Single family detached (per unit)	10	0 percent	\$8,592	\$2,565.05	\$6,026.95
Multi-Family (per unit)	6.65	0 percent	5,714	1,705.76	4,007.92
Congregate Living Facility (per unit)	2.02	0 percent	1,736	518.14	1,217.44
Mobile Home (in mobile home park)	5	0 percent	4,296	1,282.53	3,013.48
Over 55 Restricted SFD-Detached	8	0 percent	6,874	2,052.04	4,821.56
Over 55 Restricted Multi-Family Home	6	0 percent	5,155	1,539.03	3,616.17
<b>Nonresidential per 1000 sq. ft.:</b>					
Drive-in Bank	148.15	47 percent	\$22,487.98	\$1,124.40	\$15,774.44
Mini-Warehouse	2.50	10 percent	644	192.38	452.02
Hotel per room	8.92	10 percent	2,299	686.41	1,612.81
Movie Theater per seat	1.80	5 percent	490	146.21	343.54
Racquet Club per court	40.50	5 percent	11,019	3,289.68	7,729.56
Church/Synagogue	9.11	5 percent	2,479	739.97	1,738.67
Day Care Center	79.26	50 percent	11,350	\$3,388.43	7,961.60
Quality Restaurant	89.95	44 percent	14,427	4,306.89	10,119.65
High Turnover Sit-Down Restaurant	127.15	43 percent	20,757	6,196.78	14,560.21
New Car Sales	33.34	15 percent	8,116	2,423.03	5,693.26
Office Building-Medical	36.13	10 percent	9,313	2,780.26	6,532.61
Hospital	16.50	10 percent	4,253	1,269.70	2,983.34
Nursing Home Per Bed	2.37	10 percent	611	182.38	428.52
Warehouse (per 1,000 sq. ft.)	3.56	10 percent	918	273.95	643.68
General Industrial (Light)	6.97	10 percent	1,797	536.35	1,260.24
<b>General Office:</b>					
10,000 sq. ft.	22.66	10 percent	\$5,840	\$1,743.72	\$4,097.12
50,000 sq. ft.	15.65	10 percent	4,033	1,204.29	2,829.65
100,000 sq. ft.	13.34	10 percent	3,439	1,026.53	2,411.99
150,000 sq. ft.	12.15	10 percent	3,132	934.96	2,196.82
200,000 sq. ft.	11.37	10 percent	2,932	874.94	2,055.79
400,000 sq. ft.	9.70	10 percent	2,500	746.43	1,753.84
500,000 sq. ft.	9.21	10 percent	2,375	708.72	1,665.25
600,000 sq. ft.	8.83	10 percent	2,277	679.48	1,596.54
700,000 sq. ft.	8.53	10 percent	2,198	656.40	1,542.30
800,000 sq. ft.	8.27	10 percent	2,131	636.39	1,495.29
<b>[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]</b>					

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**Table 13.H.4-20 – Fair Share Road Impact Fee Schedule – Continued  
Effective 12:01 AM, 06/15/2013**

Type of Land Development Activity	Official Daily Trip Generation Per Rate Dwelling Unit or Area	Pass-By Trip Rate (percentage)	Gross Impact Fee	Discount	Net Road Impact Fee Per Unit
<b>General Commercial Retail:</b>					
10,000 sq. ft. & Under	152.03	62 percent	\$16,648	\$4,970.06	\$11,677.86
50,000 sq. ft.	86.56	47 percent	13,189	3,937.30	9,251.24
75,000 sq. ft.	75.1	43 percent	12,255	3,658.53	8,596.23
100,000 sq. ft.	67.91	40 percent	11,601	3,463.44	8,137.85
200,000 sq. ft.	53.28	34 percent	10,086	3,011.03	7,074.85
300,000 sq. ft.	46.23	30 percent	9,251	2,761.72	6,489.06
400,000 sq. ft.	41.80	27 percent	8,685	2,592.82	6,092.19
500,000 sq. ft.	38.66	25 percent	8,262	2,466.62	5,795.69
600,000 sq. ft.	36.27	24 percent	7,928	2,366.73	5,560.96
800,000 sq. ft.	32.80	21 percent	7,420	2,215.06	5,204.59
1,000,000 sq. ft.	30.33	19 percent	7,043	2,102.47	4,940.05
1,200,000 sq. ft.	28.46	17 percent	6,745	2,013.75	4,731.60
<b>Non-Residential Short Trips:</b>					
Fast Food Restaurant	496.12	49 percent	\$36,233	\$10,816.87	\$25,415.77
Service Station per fueling position	168.56	50 percent	12,069	3,603.04	8,465.86
Convenience Store	737.99	61 percent	41,215	12,304.38	28,910.89

**Notes:**

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**EXHIBIT X**

**ARTICLE 13 – IMPACT FEES  
SUMMARY OF AMENDMENTS**

**(Updated 05/09/18)**

Pharmacy with Drive Thru	88.16	50-percent	6,312	1,884.46	4,427.80
<b>The cost per vehicular trip is:</b>		Gross	Net		
Residential:	6 mile trip length	\$859.20	\$602.70		
Non-Residential:	2 mile trip length	286.40	\$200.90		
Non-Residential, short trip:	1 mile trip length	143.20	\$100.45		
<b>[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]</b>					
<b>Notes</b>					
** Interpolation between impact fee amounts presented in the examples is acceptable in lieu of the calculation for that development whose square footage is in the range between example square footages. The formulae are as follows:					
1	Office	Total Daily Trips = Ln (T) = 0.77 Ln (X) + 3.65 T= Total Daily Trips, X = Area in 1,000 sq. ft., Ln = Natural Logarithm			
2	General Commercial	Total Daily Trips = Ln (T) = 0.65 Ln (X) + 5.83 T= Total Daily Trips, X = Area in 1,000 sq. ft., Ln = Natural Logarithm			
3	Pass-by percent Formula (for general commercial).	Pass-by percent = [-.8318 - (.093*LN (A))] * 100% (10,000 square feet or less capped at 62%) A = Area in 1,000 sq. ft. of leasable area			

1

**Table 13.H.4-20 – Fair Share Road Impact Fee Schedule  
Effective 12:01 AM, 06/15/2014**

Type of Land Development Activity	Official Daily Trip Generation Per Rate Dwelling Unit or Area	Pass-By Trip Rate (percentage)	Gross Impact Fee	Discount	Net Road Impact Fee Per Unit
<b>Residential:</b>					
Single family detached (per unit)	10	0 percent	\$8,592	\$1,311.44	\$7,280.56
Multi-Family (per unit)	6.65	0 percent	5,714	872.11	4,841.57
Congregate Living Facility (per unit)	2.02	0 percent	1,736	264.91	1,470.67
Mobile Home (in mobile home park)	5	0 percent	4,296	655.72	3,640.28
Over 55 Restricted SFD-Detached	8	0 percent	6,874	1,049.15	5,824.45
Over 55 Restricted Multi-Family Home	6	0 percent	5,155	786.86	4,368.34
<b>Nonresidential per 1000 sq. ft.:</b>					
Drive-in Bank	148.15	47-percent	\$22,487.98	\$3,432.45	\$19,055.53
Mini-Warehouse	2.50	10-percent	644	98.36	546.04
Hotel per room	8.92	10-percent	2,299	350.94	1,948.28
Movie Theater per seat	1.80	5 percent	490	74.75	414.99
Racquet Club per court	40.50	5-percent	11,019	1,681.92	9,337.32
Church/Synagogue	9.11	5 percent	2,479	378.33	2,100.32
Day Care Center	79.26	50 percent	11,350	1,732.41	9,617.62
Quality Restaurant	89.95	44-percent	14,427	2,202.00	12,224.55
High Turnover Sit-Down Restaurant	127.15	43-percent	20,757	3,168.24	17,588.74
New Car Sales	33.34	15-percent	8,116	1,238.83	6,877.46
Office Building-Medical	36.13	10-percent	9,313	1,421.47	7,891.40
Hospital	16.50	10-percent	4,253	649.16	3,603.88
Nursing Home Per Bed	2.37	10-percent	611	93.24	517.65
Warehouse (per 1,000 sq. ft.)	3.56	10-percent	918	140.06	777.56
General Industrial (Light)	6.97	10-percent	1,797	274.22	1,522.37
<b>General Office:</b>					
10,000 sq. ft.	22.66	10-percent	\$5,840	\$891.52	\$4,949.32
50,000 sq. ft.	15.65	10-percent	4,033	\$615.72	3,418.22
100,000 sq. ft.	13.34	10-percent	3,439	524.84	2,913.68
150,000 sq. ft.	12.15	10-percent	3,132	478.02	2,653.76
200,000 sq. ft.	11.37	10-percent	2,932	447.33	2,483.40
400,000 sq. ft.	9.70	10-percent	2,500	381.63	2,118.64
500,000 sq. ft.	9.21	10-percent	2,375	362.35	\$2,011.62
600,000 sq. ft.	8.83	10-percent	2,277	347.40	1,928.62
700,000 sq. ft.	8.53	10-percent	2,198	335.60	1,863.10
800,000 sq. ft.	8.27	10-percent	2,131	325.37	1,806.31
<b>[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]</b>					

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# EXHIBIT X

## ARTICLE 13 – IMPACT FEES SUMMARY OF AMENDMENTS

(Updated 05/09/18)

1

**Table 13.H.4-20 – Fair Share Road Impact Fee Schedule – Continued**  
**Effective 12:01 AM, 06/15/2014**

Type of Land Development Activity	Official Daily Trip Generation Per Rate Dwelling Unit or Area	Pass-By Trip Rate (percentage)	Gross Impact Fee	Discount	Net Road Impact Fee Per Unit
<b>General Commercial Retail:</b>					
10,000 sq. ft. & Under	152.03	62 percent	\$16,648	\$2,541.06	\$14,106.87
50,000 sq. ft.	86.56	47 percent	13,189	2,013.03	11,175.51
75,000 sq. ft.	75.1	43 percent	12,255	1,870.51	10,384.25
100,000 sq. ft.	67.91	40 percent	11,601	1,770.76	9,830.53
200,000 sq. ft.	53.28	34 percent	10,086	1,539.46	8,546.42
300,000 sq. ft.	46.23	30 percent	9,251	1,411.09	7,838.78
400,000 sq. ft.	41.80	27 percent	8,685	1,325.64	7,359.37
500,000 sq. ft.	38.66	25 percent	8,262	1,261.12	7,001.19
600,000 sq. ft.	36.27	24 percent	7,928	1,210.04	6,717.65
800,000 sq. ft.	32.80	21 percent	7,420	1,132.50	6,287.15
1,000,000 sq. ft.	30.33	19 percent	7,043	1,074.93	5,967.58
1,200,000 sq. ft.	28.46	17 percent	6,745	1,029.58	5,715.78
<b>Non-Residential Short Trips:</b>					
Fast Food Restaurant	496.12	49 percent	\$36,233	5,530.37	30,702.27
Service Station per fueling position	168.56	50 percent	12,069	1,842.14	10,226.76
Convenience Store	737.99	61 percent	41,215	6,290.89	34,924.37
Pharmacy with Drive Thru	88.16	50 percent	6,312	963.47	5,348.78
<b>The cost per vehicular trip is:</b>					
		<b>Gross</b>	<b>Net</b>		
Residential:	6 mile trip length	\$859.20	\$728.06		
Non-Residential:	2 mile trip length	\$286.40	\$242.69		
Non-Residential, short trip:	1 mile trip length	\$143.20	\$121.34		
<b>[Ord. 2010-018] [Ord. 2011-016] [Ord. 2013-005]</b>					
<b>Notes</b>					
** Interpolation between impact fee amounts presented in the examples is acceptable in lieu of the calculation for that development whose square footage is in the range between example square footages. The formulae are as follows:					
1	Office Total Daily Trips = Ln (T) = 0.77 Ln (X) + 3.65 T = Total Daily Trips, X = Area in 1,000 sq. ft., Ln = Natural Logarithm				
2	General Commercial Total Daily Trips = Ln (T) = 0.65 Ln (X) + 5.83 T = Total Daily Trips, X = Area in 1,000 sq. ft., Ln = Natural Logarithm				
3	Pass-by percent Formula (for general commercial). Pass-by percent = [.8318 - (.093*LN (A))] * 100% (10,000 square feet or less capped at 62%) A = Area in 1,000 sq. ft. of leasable area				

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EXHIBIT X

ARTICLE 13 – IMPACT FEES  
SUMMARY OF AMENDMENTS

(Updated 05/09/18)

1

**Table 13.H.4-20 – Fair Share Road Impact Fee Schedule**  
**Effective 12:01 AM, 0X/XX/2019**

Type of Land Development Activity	Official Daily Trip Generation Per Rate Dwelling Unit or Area	Pass-By Trip Rate (percentage)	Gross Impact Fee	Discount	Net Road Impact Fee Per Unit
<b>Residential:</b>					
Single family detached (per unit)	7.81	0 percent	\$4,965	\$248	\$4,717
Multi-Family (per unit)	6.32	0 percent	3,083	154	2,929
Congregate Living Facility (per unit)	3.66	0 percent	556	28	528
Mobile Home (in mobile home park)	4.17	0 percent	1,833	92	1,741
Over 55 Restricted SFD-Detached	3.12	0 percent	1,613	81	1,532
Over 55 Restricted Multi-Family Home	2.97	0 percent	916	46	870
<b>Nonresidential per 1000 sq. ft.:</b>					
Drive-in Bank	159.34	54 percent	\$16,964	\$848	\$16,116
Mini-Warehouse	2.15	8 percent	582	29	528
Hotel per room	6.36	34 percent	2,521	126	2,395
Movie Theater per Screen	106.63	12 percent	19,527	976	18,551
Racquet Club per court	38.70	6 percent	17,912	896	17,016
Church/Synagogue	9.11	10 percent	3,038	152	2,886
Day Care Center	71.88	27 percent	9,959	498	9,461
Quality Restaurant	91.10	33 percent	20,856	1,043	19,813
High Turnover Sit-Down Restaurant	116.6	29 percent	24,861	1,043	23,618
New / Used Car Sales	28.25	21 percent	9,797	490	9,307
Medical Office Less Than 10,000	23.83	21 percent	16,418	821	15,597
Hospital	13.22	23 percent	6,459	323	6,136
Nursing Home Per Bed	2.76	11 percent	607	30	577
Warehouse (per 1,000 sq. ft.)	3.56	8 percent	1,608	80	1,528
General Industrial (Light)	6.97	8 percent	3,154	158	2,996
<b>General Office:</b>					
50,000 sq. ft. and less	15.50	8 percent	\$7,015	\$351	\$6,664
50,001 sq. ft. – 100,000 sq. ft.	13.13	8 percent	5,950	298	5,653
100,001 sq. ft. – 200,000 sq. ft.	11.12	8 percent	5,041	\$252	\$4,789
200,000 sq. ft. – 400,000 sq. ft.	9.41	8 percent	4,297	215	4,789
Greater Than 400,000 sq. ft.	8.54	8 percent	3,865	193	3,672

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**Table 13.H.4-20 – Fair Share Road Impact Fee Schedule - Continued**  
**Effective 12:01 AM, 0X/XX/2019**

Type of Land Development Activity	Official Daily Trip Generation Per Rate Dwelling Unit or Area	Pass-By Trip Rate (percentage)	Gross Impact Fee	Discount	Net Road Impact Fee Per Unit
<b>General Commercial Retail:</b>					
50,000 sq. ft. & Under	108.10	56 percent	\$8,445	\$422	\$8,023
50,000 sq ft – 200,000 sq. ft.	53.28	67 percent	8,059	403	7,656
200,001 sq. ft. – 400,000 sq. ft.	41.80	73 percent	7,590	380	7,211
400,001 sq. ft. – 600,000 sq. ft.	36.27	76 percent	7,479	374	7,105
600,001 sq. ft. – 800,000 sq. ft.	32.80	79 percent	7,597	380	7,217
Greater Than 800,000 sq. ft.	30.33	81 percent	7,789	389	7,400
Fast Food Restaurant	511.00	42 percent	\$56,801	\$2,840	\$53,961
Service Station per fueling position	157.33	77 percent	6,411	321	6,090
Convenience Store	775.14	72 percent	30,237	1,512	28,725
Pharmacy w/Drive Thru	95.96	68 percent	5,958	298	5,660

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# EXHIBIT X

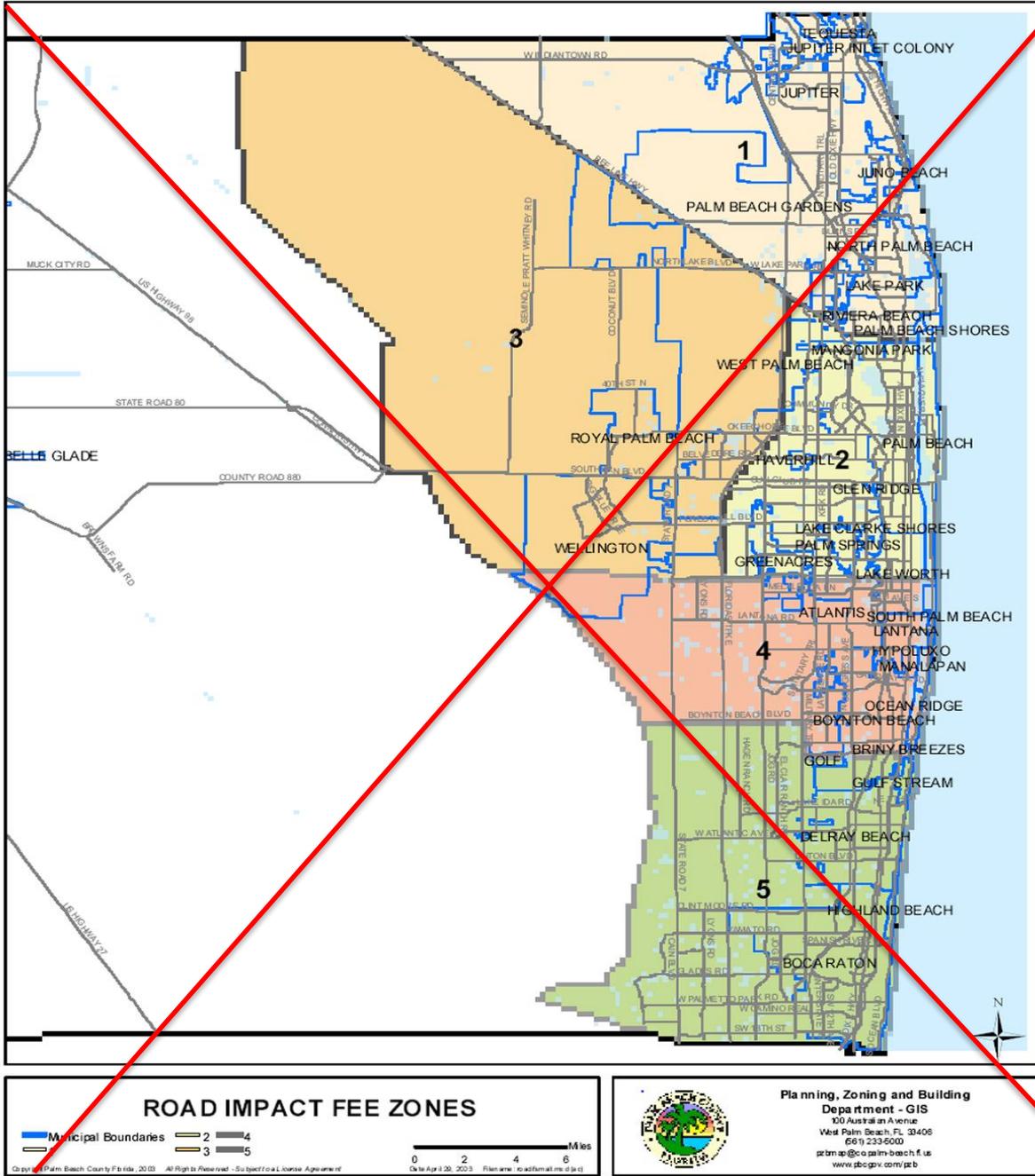
## ARTICLE 13 – IMPACT FEES SUMMARY OF AMENDMENTS

(Updated 05/09/18)

1 **Section 6 Establishment of Trust Funds**

2 There are hereby established separate road impact fee trust funds, one for each road impact fee benefit  
3 zones as shown in Figure 13.H.6-7, Road Benefit Zones.  
4

**Figure 13.H.6-7 – Road Benefit Zones**



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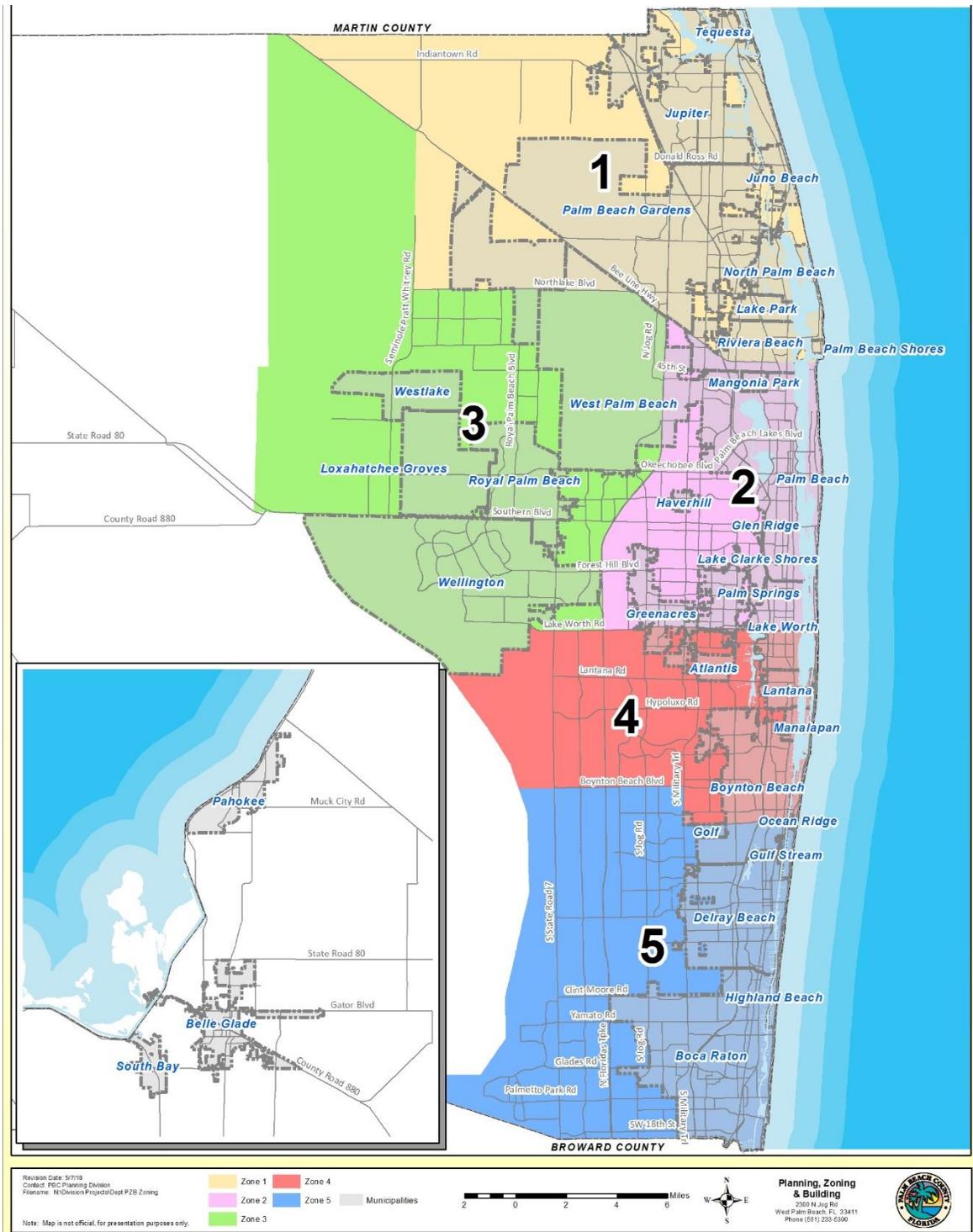
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# EXHIBIT X

## ARTICLE 13 – IMPACT FEES SUMMARY OF AMENDMENTS (Updated 05/09/18)

**Figure 13.H.6-7 - Road Benefit Zones**



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# EXHIBIT Y

## ARTICLE 14 – ENVIRONMENTAL STANDARDS SUMMARY OF AMENDMENTS

(Updated 2/28/17)

1  
2 Part 1. ULDC Art. 14.C.7.B, Application of Development for Commercial Projects, Government  
3 Projects, Schools, New Construction of Utilities, Road Right-of-Way Projects, Projects  
4 Requiring DRO Review and Agriculture of 10 Acres in Size or Greater (page 33 of 52), is  
5 hereby amended as follows:  
6  
7

**Reason for amendments:** [ERM] The intention of this amendment is to eliminate outdated code language in order to provide consistency with a PZ&B document, Residential 1 & 2 Family Checklist.

### 8 CHAPTER C VEGETATION PRESERVATION AND PROTECTION

9 ....

#### 10 Section 7 Application, Process, and General Standards

##### 11 A. Single Family Dwellings

12 All newly constructed single family dwellings in a residential subdivision will automatically receive  
13 a Building Division Residential 1 & 2 Family Checklist with standard native and non-native  
14 vegetation removal conditions as part of the building permit process. For the purposes of this  
15 Chapter, a single family residential parcel also includes single two unit (duplex) residences and  
16 associated accessory structures, and shall comply with the following standards: **[Ord. 2008-040]**  
17 **[Ord. 2012-027]**

18 1. Removal of native vegetation shall be limited to the minimum necessary to accomplish the  
19 purpose of the site plan. ~~A site plan that eliminates or nearly eliminates native vegetation will~~  
20 ~~not be approved under this Article. The Building Division Checklist shall include requirements~~  
21 ~~that ensure the intent of this provision is implemented.~~ **[Ord. 2008-040]**

22 2. Complete removal or eradication of prohibited invasive non native vegetation, as identified in  
23 Appendix 5 Prohibited Invasive Non-Native Vegetation, and Appendix 6, Invasive Non-Native  
24 Vegetation, shall be completed for the entire parcel or parcels of the Development Order prior  
25 to receipt of the CO. Planting or installation of vegetation identified in Appendix 5, Prohibited  
26 Invasive Non-Native Vegetation, and Appendix 6, Invasive Non-Native Vegetation, is  
27 prohibited. The parcel owner shall maintain the parcel free of prohibited vegetation. No  
28 additional permit for such maintenance of vegetation shall be required. **[Ord. 2005-002]** **[Ord.**  
29 **2006-004]**

30 Notwithstanding anything in this Chapter to the contrary, all vegetation removal permits for  
31 single family residences, single two unit (duplex) residences and accessory structures  
32 associated with single family residential parcels in existence as of the date of the adoption of  
33 this Chapter are void and of no effect, and all pending enforcement actions related thereto are  
34 dismissed. Single family residential property owners are encouraged to maintain preserved  
35 native vegetation after site development is completed and to minimize the removal of native  
36 vegetation damaged by an extreme weather event such as a storm, hurricane or other natural  
37 disaster. **[Ord. 2008-040]** **[Ord. 2014-001]**

38 ....

39  
40 **Reason for amendments:** [ERM] The intention of this amendment is to clarify the sizes of native trees and  
41 palms that need to be replaced if they cannot be relocated.

##### 44 B. Approval of Development for Commercial Projects, Government Projects, Schools, New 45 Construction of Utilities, Road Right-of-Way Projects, Projects Requiring DRO Review and 46 Agricultural Operations 10 Acres in Size or Greater

##### 47 2. Standards of Approval

48 No approval shall be issued unless the application demonstrates that the project: **[Ord. 2008-**  
49 **040]**

- 50 a. Will not result in a net loss of wetland functions and values; **[Ord. 2008-040]**  
51 b. Complies with water quality rules and standards set forth in Chapter 62 302, F.A.C.; **[Ord.**  
52 **2008-040]**  
53 c. Will not adversely affect the conservation of fish or wildlife or their habitats, or adversely  
54 affect recreational fisheries or their habitats; **[Ord. 2008-040]**  
55 d. Will not adversely impact endangered or threatened species, and species of special  
56 concern, or their habitat; **[Ord. 2008-040]**  
57 e. Incorporates into the design alternatives and modifications to avoid or minimize impacts to  
58 native vegetation. Existing native vegetation shall be incorporated into the site plan and  
59

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## EXHIBIT Y

### ARTICLE 14 – ENVIRONMENTAL STANDARDS SUMMARY OF AMENDMENTS

(Updated 2/28/17)

1 protected during construction. Parcel improvement features shall be configured to  
2 minimize removal of existing native vegetation and maximize the use of areas dominated  
3 by prohibited and invasive non-native vegetation. Existing native vegetation that cannot  
4 be preserved in place shall be relocated to appropriate buffer and open space areas on  
5 the parcel. Relocatable native vegetation that cannot be incorporated into the parcel may  
6 be considered surplus. There is no requirement to provide vegetation for surplus. Non-  
7 relocatable native vegetation with trunk diameters equal to or greater than 6 inches that  
8 cannot be maintained on the parcel shall be mitigated in accordance with Table 7.E.3.C,  
9 Tree Credit and Replacement or through planting equivalent native vegetation, accepted  
10 by ERM prior to the receipt of the Certificate of Occupancy for single unit projects or 75  
11 percent completion of construction of multi-unit projects, based on either total square  
12 footage or number of units to be constructed. Native palms with gray wood equal to or  
13 greater than 8 feet that cannot be relocated must be replaced with native palms of like size.  
14 A planting plan that clearly delineates proposed mitigation plantings from any required  
15 landscape plantings must be approved by ERM prior to the issuance of the first building  
16 permit for the project. [Ord. 2008-037] [Ord. 2008-040] [Ord. 2009-040]

17 ....

18 **Part 2. ULDC Art. 14.C.8.A, Exemptions (page 39 of 52), is hereby amended as follows:**

19

<b>Reason for amendments:</b> [ERM] The intention of this amendment is to state the exemption from approval for single family and single two unit duplex parcels.
---

20 **Section 8 Exemptions**

21 The following activities do not require an approval under this Chapter: [Ord. 2008-040]

22 ....

23

24 Q. Removal of native vegetation on a single family residential parcel or a single two-unit duplex  
25 residential parcel without a recorded Conservation Easement.

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