

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 2003-067, AS AMENDED, AS FOLLOWS: **ARTICLE 1 - GENERAL PROVISIONS:** CHAPTER I, DEFINITIONS & ACRONYMS; **ARTICLE 2 - DEVELOPMENT REVIEW PROCEDURES:** CHAPTER A, GENERAL; CHAPTER B, PUBLIC HEARING PROCESS; CHAPTER D, ADMINISTRATIVE PROCESS; **ARTICLE 3 - OVERLAYS AND ZONING DISTRICTS:** CHAPTER A, GENERAL; CHAPTER B, OVERLAYS; CHAPTER C, STANDARD DISTRICTS; CHAPTER D, PROPERTY DEVELOPMENT REGULATIONS (PDR's); CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDs); CHAPTER F, TRADITIONAL DEVELOPMENT DISTRICTS (TDD's); **ARTICLE 4 - USE REGULATIONS:** CHAPTER A, USE CLASSIFICATION; CHAPTER B, SUPPLEMENTARY USE STANDARDS; **ARTICLE 5 - SUPPLEMENTARY STANDARDS:** CHAPTER F, LEGAL DOCUMENTS; **ARTICLE 6 - PARKING:** CHAPTER A, PARKING; **ARTICLE 8 - SIGNAGE:** CHAPTER G, STANDARDS FOR SPECIFIC SIGN TYPES; PROVIDING FOR: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND, AN EFFECTIVE DATE.

**WHEREAS**, Section 163.3202, Florida Statutes, mandates the County compile Land Development Regulations consistent with its Comprehensive Plan into a single Land Development Code; and

**WHEREAS**, pursuant to this statute the Palm Beach County Board of County Commissioners (BCC) adopted the Unified Land Development Code (ULDC), Ordinance 2003-067, as amended from time to time; and

**WHEREAS**, the BCC has determined that the proposed amendments further a legitimate public purpose; and

**WHEREAS**, the Land Development Regulation Commission has found these amendments to the ULDC to be consistent with the Palm Beach County Comprehensive Plan; and

**WHEREAS**, the BCC hereby elects to conduct its public hearings on this Ordinance at 9:30 a.m.; and

**WHEREAS**, the BCC has conducted public hearings to consider these amendments to the ULDC in a manner consistent with the requirements set forth in Section 125.66, Florida Statutes.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, as follows:**

1           Section 1. Adoption

2           The amendments set forth in Exhibits A through J listed below, attached hereto and  
3           made a part hereof, are hereby adopted.

- 4           ▪ Ordinance Title  
5           ▪ Exhibit A   AGR Tier - Previously Approved and Non-conforming Uses  
6           ▪ Exhibit B   AGR Tier - Planned Development Districts  
7           ▪ Exhibit C   Art. 3.B.20, Urban Redevelopment Area Overlay (URAO)  
8           ▪ Exhibit D   Reasonable Accommodation Expiration  
9           ▪ Exhibit E   Art. 3.E.2.F.3.c.1), PDRs for AGR Preserves and Farm Residences  
10          ▪ Exhibit F   Art. 3.B.14, Westgate Community Redevelopment Area Overlay (WRAO)  
11          ▪ Exhibit G   Table 6.A.1.D, Minimum Parking Lot Dimensions  
12          ▪ Exhibit H   Table 8.G.3.B, Electronic Message Sign Types and Approval Process  
13          ▪ Exhibit I   Definition for Addition  
14          ▪ Exhibit J   Administrative Inquiry  
15          ▪ Exhibit K   Art. 3.D.1.D.1, Base Building Line  
16          ▪ Exhibit L   Regulating Plans

17           Section 2. Interpretation of Captions

18           All headings of articles, sections, paragraphs, and sub-paragraphs used in this  
19           Ordinance are intended for the convenience of usage only and have no effect on interpretation.  
20

21           Section 3. Repeal of Laws in Conflict

22           All local laws and ordinances in conflict with any provisions of this Ordinance are hereby  
23           repealed to the extent of such conflict.  
24

25           Section 4. Severability

26           If any section, paragraph, sentence, clause, phrase, word, map, diagram, or any other  
27           item contained in this Ordinance is for any reason held by the Court to be unconstitutional,  
28           inoperative, void, or otherwise invalid, such holding shall not affect the remainder of this  
29           Ordinance.  
30

31           Section 5. Savings Clause

32           All development orders, permits, enforcement orders, ongoing enforcement actions, and  
33           all other actions of the Board of County Commissioners, the Zoning Commission, the  
34           Development Review Officer, Enforcement Boards, all other County decision-making and  
35           advisory boards, Special Masters, Hearing Officers, and all other County officials, issued  
36           pursuant to the regulations and procedures established prior to the effective date of this  
37           Ordinance shall remain in full force and effect.  
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## EXHIBIT A

### AGRICULTURE RESERVE (AGR) TIER PREVIOUSLY APPROVED AND NON-CONFORMING USES SUMMARY OF AMENDMENTS

Part 1. ULDC Art. 3.C.1.A, Previously Approved and Non-conforming Uses [Related to AGR District] (pages 122 – 123 of 234), is hereby amended as follows:

#### CHAPTER C STANDARD DISTRICTS

##### Section 1 General

###### A. Agricultural Districts

###### 2. AGR, Agricultural Reserve District

###### b. Previously Approved ~~and Nonconforming~~ Uses

All uses that are existing and were legally established or requested before the effective date of Ord. 2001-061, but are not permitted by the provisions of the AGR district, shall be considered exempted ~~uses or non-conforming~~ uses as set forth below:

###### 1) Exempted Uses - ~~4 Points Market~~

~~May be developed in accordance with FLUE Policy 1.5-I, Pre-Existing Commercial Sites (1. 4 Points Market).~~

~~The following non-residential developments, may continue to exist and are to be accommodated as part of the continuation of the AG Reserve Tier: Eternal Light Cemetery, 11520 SR 7, Boynton Beach; Faith Farm Ministry, 9538 Hwy 441, Boynton Beach; Our Lady Queen of Peace Church and service complex, W. Atlantic Ave; Caridad Clinic, West Boynton Beach Blvd; Soup Kitchen, 9850 Boynton Beach Blvd; 4 Points Market; 3 Amigos Convenience Store; Fina Gas Station-Hwy 4 U trucking; and Sunshine Meadows. [Ord. 2006-004] [Partially relocated below (4-Points Market) and to new Art. 4.C.1.G.1.a, AGR Tier – Faith Farm Ministries (Related to IPF District)]~~

###### 2) Existing Nonconforming Uses

~~Replacement, relocation or expansion of nonconforming uses shall be subject to Class A conditional use approval and the following:~~

- ~~a) Existing uses eliminated due to R-O-W acquisition by eminent domain, and relocation of the use on site is not feasible, may be relocated to an adjacent site.~~
- ~~b) Existing Nonconforming uses may expand up to 50 percent of the building square footage. If a use is on less than one acre of property, the land area is permitted to be expanded up to a total of one acre.~~
- ~~c) PDRs:  
(1) Maximum FAR: 35  
(2) Maximum Building Coverage: 25 percent  
(3) Minimum Building setbacks: 30 feet on all sides.~~

~~[Renumber Accordingly]~~

Part 2. ULDC Art. 3.C.1. (pages 125 of 234), is hereby amended as follows:

#### CHAPTER C STANDARD DISTRICTS

##### Section 1 General

###### G. Public and Institutional Districts

###### 1. IPF, Institutional and Public Facilities District

The IPF district is to provide land in appropriate locations for a variety of regional and community uses that are either publicly or privately operated.

###### a. AGR Tier – Faith Farm Ministries

###### 1) Approved Uses

Uses not permitted in the IPF district, but otherwise delineated on the approved Final Site Plan for Faith Farm Ministries, Control # 94-073, dated February 13, 2008, as amended, may continue to exist and are to be accommodated as part of the continuation of the AG Reserve Tier. The modification or expansion of any identified uses that exceed the limits of Art. 2.D.1.G, Modifications to Prior Development Orders, may be allowed subject to BCC approval as a Class A Conditional Use, provided such facilities and uses are owned by and directly related to the existing Faith Farm Ministries program, and provide training opportunities and financial support for Faith Farms Ministries.

###### 2) Exception from Development Thresholds

The 87.28 acre Faith Farm Ministries development shall be exempt from Table 4.A.4.A, Thresholds for Projects Requiring Board of County Commission Approval.

#### Notes:

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## EXHIBIT B

### AGR TIER - PLANNED DEVELOPMENT DISTRICTS SUMMARY OF AMENDMENTS

Part 1. ULDC Art. 3.E.3, Multiple Use Planned Development District (MUPD) (pages 174-176 of 234), is hereby amended as follows:

#### ARTICLE 3 OVERLAYS & ZONING DISTRICTS

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

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

###### E. AGR MUPD

The following standards shall apply to MUPDs in the AGR Tier.

###### 1. Conflict with Other Applicable Regulations

If a conflict exists between provisions for an AGR MUPD and other Articles of this Code, the AGR MUPD provisions shall prevail except where superseded by State or Federal laws.

###### 2. 60/40 Preserve/Development Requirements

New applications for an MUPD in the AGR Tier greater than 16 acres in size as of January 1, 2016, as determined by FLUE Policy 1.5.1-# of the Plan, shall consist of two areas, the Preservation Area and the Development Area. Both areas shall be rezoned to the MUPD district and comply with the following:

###### a) Preserve Area

###### 1) Minimum Land Area

A minimum of 60 percent of the gross acreage, less roadways identified on the thoroughfare identification map, shall be designated as an AGR Preserve Area.

###### 2) Standards and Requirements

###### (a) Use Regulations

Permitted uses shall be the same as those permitted in the Preserve Area of an AGR TMD.

###### (b) Requirements

The Preserve Area shall comply with the requirements of Art. 3.E.2.F.3, Preservation Area, with exception to the following:

(1) References to residential development or PUD shall be considered synonymous with residential or non-residential development or MUPD, respectively;

(2) Art. 3.E.2.F.3.b, Uses; and

(3) Art. 3.E.3.F.3.d, 80/20 Contiguity Requirement.

###### b. Development Area

The remaining land area, not to exceed 40 percent of the gross acreage less right-of-way as shown on the Thoroughfare Identification Map, may be developed as an MUPD, subject to the following:

###### 1) Agriculture Reserve Design Elements

The Development Area shall comply with FLUE Policy 1.5.1-r, Ag Reserve Design Elements.

###### 2) Residential Mixed Use

Residential uses shall be permitted in accordance with the standards for residential uses in an AGR-TMD.

Part 2. ULDC Art. 3.F.4, Traditional Marketplace Development (pages 220 and 231 of 234), is hereby amended as follows:

#### ARTICLE 3 OVERLAYS & ZONING DISTRICTS

##### CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDS)

##### Section 4 Traditional Marketplace Development (TMD)

###### B. Purpose of the TMD District in the AGR Tier (AGR-TMD)

In addition to the above, the purpose of the AGR-TMD is to: [Ord. 2005-041]

1. Promote the preservation of agriculture by providing for compact commercial areas and preserved agricultural land; [Ord. 2005 - 002]
2. Provide for commercial uses serving AGR residents at accessible locations on major arterials; and [Ord. 2005 - 002]
3. Encourage design that is compatible with the surrounding agricultural or rural area; [Ord. 2005 - 002]

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## EXHIBIT B

### AGR TIER - PLANNED DEVELOPMENT DISRICTS SUMMARY OF AMENDMENTS

4. Implement the conceptual designs that submitted to the BCC on April 6, 2005; and [Ord. 2005-041]

5. Implement the requirements of FLUE Policy 1.5-m, 1.5.1-m, 1.5.1-n, and 2.4-c of the Plan plan, as amended, and FLUE Policy 1.5.1r, Ag Reserve Design Elements, adopted in 2016. [Ord. 2005-041]

....  
E. Standards Applicable to AGR Tier

....  
11. Agriculture Reserve Design Elements

Shall comply with FLUE Policy 1.5.1-r, Ag Reserve Design Elements.

Part 3. ULDC Table 4.A.4, Development Thresholds (page19 of 171), is hereby amended as follows:

## ARTICLE 4 USE REGULATIONS

### CHAPTER A USE CLASSIFICATION

#### Section 4 Development Thresholds

....  
b. Agriculture Reserve Design Elements

The Development Area shall comply with FLUE Policy 1.5.1-r, Ag Reserve Design Elements.

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## EXHIBIT C

### URBAN REDEVELOPMENT AREA OVERLAY (URAO) SUMMARY OF AMENDMENTS

Part 1. ULDC Art. (page 18 of 234), is hereby amended as follows:

#### ARTICLE 3 OVERLAYS & ZONING DISTRICTS

##### CHAPTER A GENERAL

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

###### B. Standard Districts

###### 1. Standard District Exceptions and Limitations

....  
m. The UC or UI Zoning Districts may be permitted to utilize the FLU designation and zoning district in place prior to the adoption of the Urban Redevelopment Area Overlay (URAO), in accordance with Art. 3.B.16.B.5.b, Alternative Future Land Use and Zoning.

Part 2. ULDC Art. 3.B.16, Urban Redevelopment Area Overlay (URAO) (pages 88-115 of 234), is hereby amended as follows:

#### ARTICLE 3 OVERLAYS & ZONING DISTRICTS

##### CHAPTER B OVERLAYS

##### Section 16 Urban Redevelopment Area Overlay (URAO)

###### A. Purpose and Intent

The purpose and intent of the Urban Redevelopment Area Overlay (URAO) is as follows: [Ord. 2010-022]

1. Implement the concepts of the July 2007 Palm Beach County Urban Redevelopment Area Planning Study and Corridor Master Plan, prepared by the Treasure Coast Regional Planning Council, inclusive of the 2009 Planning Division addendum, and the 2016 amendments to the Plan (Ord. 2016-037), URA Alternative Revisions; [Ord. 2010-022]

###### B. Applicability

###### 5. Zoning District Requirements

The Zoning districts permitted within the PRAs are as follows:

###### a. Urban Center (UC) and Urban Infill (UI)

~~Urban Center (UC) and Urban Infill (UI).~~ As of August 2010, all parcels that have a UC or UI FLU designation, were rezoned to the corresponding UC and UI districts (Zoning applications 2010-00667 and 00668, respectively). Rezoning applications shall only be required for parcels which initially opted out of the PRA and are applying for a concurrent FLU amendment to the UC or UI FLU designation. [Ord. 2010-022] [Ord. 2011-016]

###### b. Alternative Future Land Use and Zoning

On August 22, 2016, the BCC adopted Plan amendments (Ordinance 2016-037), which may allow flexibility for property owners to utilize the FLU designations and Zoning districts that were in place prior to the adoption of rezoning to the UC or UI Zoning districts.

###### 1) Mandatory Pre-Application Meeting

A Pre-Application meeting with Zoning and Planning staff is required to review any requests for this option, prior to confirmation of eligibility and final determination of the applicable FLU designation and Zoning district that may be utilized

###### 2) Decision

If the alternative zoning district is found to be consistent with the alternative FLU designation, as specified in Art. 3.A.3, Zoning District Consistency with the Future Land Use Atlas (FLUA), then the property may be developed in accordance with the standards for the alternative Zoning district. If inconsistent, the applicant may be required to rezone the property to a consistent zoning district.

###### F. PRA Design and Development Standards

###### 3. Block Standards Design

Where applicable, blocks ~~Blocks~~ shall be created by utilizing streets and alleys to provide continuous pedestrian and vehicular circulation, interconnectivity and accessibility in PRA

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## EXHIBIT C

### URBAN REDEVELOPMENT AREA OVERLAY (URAO) SUMMARY OF AMENDMENTS

projects. Cul-de-sacs and other dead-end streets shall not be permitted unless it can be demonstrated that physical constraints prohibit practical alternatives. Any new blocks shall comply with the following: [Ord. 2010-022]

a. **Applicability**

Blocks may be required for projects five or more acres in size, or where the subdivision of when subdividing land is proposed in order to meet the minimum frontage required for new parcels, or when additional buildings internal to the site must comply with Art. 3.B.16.F.6, Building Standards excluding lot recombination. [Ord. 2010-022]

b. **Minimum Dimensions**

Table 3.B.16.F - Block Dimension Requirements (1)

| Transect Zone                                                                                                                                                                                                     | Block Face (2) |         | Block Perimeter   |           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------|-------------------|-----------|
|                                                                                                                                                                                                                   | Average        | Maximum | Average           | Maximum   |
| UC                                                                                                                                                                                                                | 300 – 500 ft.  | 600 ft. | 1,500 – 1,800 ft. | 2,500 ft. |
| UI                                                                                                                                                                                                                |                |         | 1,200 – 1,500 ft. | 1,800 ft. |
| [Ord. 2010-022] [Ord. 2011-016]                                                                                                                                                                                   |                |         |                   |           |
| Notes:                                                                                                                                                                                                            |                |         |                   |           |
| 1. Exceptions may be permitted only where PBC DEPW requirements preclude required vehicular access points necessary to complete the block structure.                                                              |                |         |                   |           |
| 2. <del>A block face greater than 400 ft. shall provide for an alley, lobby, or other mid-block pedestrian pass-through connecting to another street, alley, parking structure or other internal block use.</del> |                |         |                   |           |
| <del>Deviations shall be prohibited.</del>                                                                                                                                                                        |                |         |                   |           |

5. **Interconnectivity Standards**

Interconnectivity to adjacent residential parcels is encouraged, but not required. Interconnectivity shall be required between similar uses. *In the event the adjacent parcel is undeveloped, a stub out shall be provided to accommodate future connections.* In addition, the following shall apply. [Ord. 2010-022] [Ord. 2011-016] [Partially relocated from below]

a. **Street Connections**

Parcels required to or proposing to establish a block structure, shall provide interconnectivity where any new internal intersections abut adjacent parcels. [Ord. 2010-022]

b. **Optional Parallel Alley**

Applicants are encouraged to develop All parcels with that have frontage on a commercial corridor with shall provide an alley running parallel to the corridor. The alley may shall be generally located along the rear property line, or at a point that allows interconnectivity to shallower abutting lots. Where new blocks are not required or proposed, alleys may be incorporated as drive aisles within parking lots. ~~In the event the adjacent parcel is undeveloped, a stub out shall be provided to accommodate future connections.~~ [Ord. 2010-022] [Partially relocated above]

e. **Small Parcel Exemptions**

Legal lots of record of less than one acre in size prior to the adoption of the URAO, may be exempt from interconnectivity standards, by complying with any of the following standards: [Ord. 2011-016]

1) Interconnectivity has been provided to adjacent parcels establishing or allowing for a future cross access point parallel alley; or, [Ord. 2011-016]

2) Applicant can demonstrate that interconnectivity requirements, ~~other than those allowing for the establishment of a parallel alley~~, would adversely impact the development potential of the project. [Ord. 2011-016]

6. **Building Standards**

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Table 3.B.16.F. - PRA Block Building PDRs

| Building Placement                  |                               | Min.      | Max. (1) |
|-------------------------------------|-------------------------------|-----------|----------|
| A.                                  | Slip Street Frontage          | 45 ft.    | 50 ft.   |
|                                     | Primary Frontage              | 20 ft.    | 25 ft.   |
|                                     | Secondary Frontage (8)        | 10 ft.    | 20 ft.   |
| B.                                  | Non-Residential (9)           | 6 ft. (2) | N/A      |
| C.                                  | Residential (PRA) (4)         | 6 ft. (2) | N/A      |
|                                     | Residential (non PRA) (5) (9) | 30 ft.    | N/A      |
| D.                                  | Between parking and alley     | 5 ft. (3) | N/A      |
| Building Frontage % (6)             |                               | Min.      | Max.     |
| G.                                  | Slip Street and Primary       | 65 50%    | 100%     |
| Individual Building Length          |                               | Min.      | Max.     |
| G.                                  |                               | N/A       | 300 ft.  |
| Courtyard % of Footprint (Optional) |                               | Min.      | Max.     |
| H.                                  |                               | N/A       | 25%      |
| Courtyard Dimensions (Optional)     |                               | Min.      | Max.     |
| H.                                  |                               | 30 ft.    | N/A      |
| Pedestrian Pass Thru (6)(7)         |                               | Min.      | Max.     |
| I.                                  | Separation                    | 100 ft.   | 300 ft.  |
|                                     | Width                         | 10 ft.    | N/A      |

The diagram illustrates a block building layout within a city block. A central orange-shaded building footprint is shown with various setbacks and frontage lines. The building is situated between a 'Non-Residential' street on the left and a 'Residential' street on the right. A 'Parking / Loading' area is located to the right of the building. A 'Subway' line runs along the bottom edge of the block. The diagram also shows 'Alley / Shared Access' and 'R.O.W. (15 ft.)' (Right-of-Way) lines. The building footprint is labeled 'Building' and 'PRA Block Building'. The diagram is labeled 'R.O.W. (15 ft.)' and 'R.O.W. (15 ft.)'.

[Ord. 2010-022] [Ord. 2011-016] [Ord. 2012-027]

Notes:

9. Setbacks for Single-family Residential units shall be 7.5 feet for side setbacks and 15 feet for rear setbacks. Accessory Structures to Single-family Residential may be allowed in accordance with the standards for Residential Districts in Art. 5, Supplementary Standards. [Ord. 2012-027]

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c. Building Height and Floors

1) Building Floors

a) ~~Minimum Floors Required~~

~~All buildings shall be a minimum of two stories, except for legal lots of record in the UI district that are less than one acre in size and existing prior to the adoption of the URAO. [Ord. 2011-016]~~

ab) Maximum Floors

The maximum number of floors permitted in any building shall be determined by the parcels Zoning District and Transect Zone, as indicated in the following table:  
[Ord. 2011-016]

Table 3.B.16.F - Maximum Building Floors

| Zoning/<br>Transect Zone | Floor # |   |   |   |       |       |       |         |
|--------------------------|---------|---|---|---|-------|-------|-------|---------|
|                          | 1       | 2 | 3 | 4 | 5     | 6     | 7     | 8       |
| UC 1                     | P       | P | P | P | P     | P (1) | P (1) | (4) (2) |
| UC 2                     | P       | P | P | P | P     | P (1) | (1)   | -       |
| UC 3                     | P       | P | P | P | P     | -     | -     | -       |
| UI 1                     | P       | P | P | P | P (1) | (4)   | -     | -       |
| UI 2                     | P       | P | P | P | P (1) | -     | -     | -       |

[Ord. 2011-016]

Notes:

P Permitted  
- Not permitted.

1. LEED Silver or equivalent: Building floor only permitted where in compliance with Green Building Incentive Program.  
2. LEED Gold or equivalent: Building floor only permitted where in compliance with Green Building Incentive Program.

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2) Exterior Height

b) Maximum building height shall be in accordance with Table 3.B.16.F, Maximum Building Floors, Table 3.B.16.F, Maximum Building Height, and the following:  
[Ord. 2010-022] [Ord. 2011-016]

EXHIBIT C

URBAN REDEVELOPMENT AREA OVERLAY (URAO)  
SUMMARY OF AMENDMENTS

Table 3.B.16.F - Maximum Building Height

| Floor #         | <u>1 or 2</u> | 3      | 4      | 5      | 6      | 7       | 8       |
|-----------------|---------------|--------|--------|--------|--------|---------|---------|
| Maximum Height  | 35 ft.        | 45 ft. | 60 ft. | 75 ft. | 90 ft. | 105 ft. | 120 ft. |
| [Ord. 2010-022] |               |        |        |        |        |         |         |

7. Streetscape Standards

a. General Standards

- 3) All paving materials for the pedestrian sidewalks shall be compliant with ADA accessibility standards, ~~and shall be constructed of concrete acceptable to the Engineering Department;~~ [Ord. 2010-022]
- 8) All paving materials in planting/amenity and pedestrian circulation zones shall be constructed entirely of pervious/porous materials, allowing some storm-water to percolate into the underlying soil and promote healthy street tree growth; and, [Ord. 2010-022] [Ord. 2011-016]

b. Streetscape Components

1) Planting/Amenity Zone

- d) A minimum of one ~~One~~ bench shall be provided along each streetscape, or one bench for every 150 linear feet of street frontage, whichever is greater. Signage or advertising is prohibited on benches. [Ord. 2010-022]

2) Pedestrian Circulation Zone

- The pedestrian circulation zone is a continuous unobstructed space reserved for pedestrian movement typically located adjacent to the planting/amenity zone. Minimum width shall be eight feet for slip street and primary frontages, and five feet for secondary frontages. [Ord. 2010-022]
- ~~a) The surface shall be constructed entirely of plain poured concrete. [Ord. 2010-022]~~
- [Renumber accordingly]

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# EXHIBIT C

## URBAN REDEVELOPMENT AREA OVERLAY (URAO) SUMMARY OF AMENDMENTS

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Table 3.B.16.G - Type I and II URAO Waivers (1)

| Art./Table Reference and Title                         | Type I Waivers Limitations/Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Type II Waiver Limitations/Criteria                                                         |
|--------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| ****                                                   | ****                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ****                                                                                        |
| <b>Frontage Classifications and Street Standards</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                             |
| Art. 3.B.16.F.4.a.1), Slip Street Frontage             | <u>The minimum frontage requirement may be waived where the Slip Street is used to provide cross access to one or more abutting properties where the vehicular lane aligns with a Slip Street, parking lot Aisle, or Access Way on the abutting property.</u><br>No-Waiver                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Waiver Permitted                                                                            |
| Art. 3.B.16.F.4.c, Alleys                              | > <u>Drive isles within parking lots may be used to meet alley requirements; or,</u><br>> <u>Alleys shall not be required where Type II Waiver relief is approved for parking in front of buildings where drive isles for such parking provides cross access to adjacent properties.</u><br>No-Waiver                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Waiver Permitted.                                                                           |
| ****                                                   | ****                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ****                                                                                        |
| <b>Building Standards</b>                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                             |
| Table 3.B.16.F, PRA Block Building PDRs                | <u>Build to Line may be reduced commensurate with a concurrent request for a Type I or II Waiver to Art. 3.B.16.F.9, Parking and Loading Standards, to allow for parking in front of a building.</u><br>No-Waiver                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Waiver Permitted                                                                            |
| Table 3.B.16.F, PRA Liner Building PDRs                | <u>Build to Line may be reduced commensurate with a concurrent request for a Type I or II Waiver to Art. 3.B.16.F.9, Parking and Loading Standards, to allow for parking in front of buildings.</u><br>No-Waiver                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Waiver Permitted                                                                            |
| ****                                                   | ****                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ****                                                                                        |
| Art. 3.B.16.F.6.c.1), Building Floors                  | No-Waiver                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Limited-Waiver-permitted-from-minimum-number-of-floors-required.                            |
| Table 3.B.16.F, Maximum Building Floors                | No Waiver                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <u>Waiver Permitted</u><br>Limited-Waiver-permitted-from-minimum-number-of-floors-required. |
| Art. 3.B.16.F.6.c.3), Green Building Incentive Program | Allow deviations for different certifying standards as may be approved by the County.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <u>Waiver Permitted</u><br>No-Waiver                                                        |
| ****                                                   | ****                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ****                                                                                        |
| <b>Parking and Loading Standards</b>                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                             |
| Art. 3.B.16.F.9, Parking and Loading Standards         | <u>A maximum of one row of parking may be permitted in front of a building in the form of a parking lot for parcels that do not qualify to use the Slip Street Frontage option, subject to the following:</u><br>> <u>Compliance with the requirements for the Slip Street Planting Amenity Zone; and,</u><br>> <u>Either:</u><br>1) <u>Modification to Art. 3.B.16.F.4.a.1), Slip Street Frontage and related Build to Line requirements, is required to allow for vehicular cross access with existing parking lots on adjacent parcels; or</u><br>2) <u>The parcel is exempt from interconnectivity requirements and allowing limited parking in front of the building is consistent with existing parking placement and building setbacks for one or more adjacent parcels.</u><br>No-Waiver | Limited Waiver Permitted for location of parking only                                       |
| Art. 3.B.16.F.9.a.1), On Street Parking                | <u>As needed to accommodate a concurrent request for a Type I or II Waiver to Art. 3.B.16.F.9, Parking and Loading Standards, to allow for parking in front of a building. Only where required to allow a Waiver approved in the row above.</u><br>No-Waiver                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Waiver Permitted                                                                            |
| Art. 3.B.16.F.9.a.2), Parking Lots                     | <u>As needed to accommodate a concurrent request for a Type I or II Waiver to Art. 3.B.16.F.9, Parking and Loading Standards, to allow for parking in front of a building.</u><br>No-Waiver                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Waiver Permitted                                                                            |
| ****                                                   | ****                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ****                                                                                        |
| <b>[Ord. 2011- 016]</b>                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                             |
| <b>Notes:</b>                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                             |
| ****                                                   | ****                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | ****                                                                                        |

2  
3

### Notes:

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## EXHIBIT C

### URBAN REDEVELOPMENT AREA OVERLAY (URAO) SUMMARY OF AMENDMENTS

Part 3. ULDC Art. 3.C.1.E, Priority Redevelopment Area Districts (page 125 of 234), is hereby amended as follows:

#### ARTICLE 3 OVERLAYS & ZONING DISTRICTS

##### CHAPTER C STANDARD DISTRICTS

##### Section 1 General

##### E. PRA, Priority Redevelopment Area Districts

PRA districts shall be subject to the requirements of Art. 3.B.16, Urban Redevelopment Area Overlay. [Ord. 2010-022]

##### 1. UC, Urban Center District

The UC district is the most intense PRA district, typically comprised of larger interconnected commercial subareas with buildings containing either residential, non-residential or a well-balanced mix of residential, commercial, civic and recreational uses. [Ord. 2010-022]

##### 2. UI, Urban Infill District

The UI district accommodates either residential, non-residential or mixed use redevelopment along the corridors, while providing a transition to the adjacent, existing residential neighborhoods. ~~The UI consists primarily of residential uses, with non-residential uses encouraged on the 1st story of buildings.~~ [Ord. 2010-022]

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## EXHIBIT D

### REASONABLE ACCOMMODATION – TIME LIMITATION SUMMARY OF AMENDMENTS

Part 1. ULDC Art. 2.D.7, Reasonable Accommodation, (pages 46 – 48 of 87), is hereby amended as follows:

#### CHAPTER D ADMINISTRATIVE PROCESS

#### Section 7 Reasonable Accommodation

....

##### 10. Time Limitation

A Determination granting, partially granting, or granting with conditions, a Reasonable Accommodation, may remain valid either for one-year from the date of issuance, or by the date specified in a Development Order or associated Condition of Approval, otherwise it shall become null and void. This provision shall retroactively apply to all prior Determinations for a Reasonable Accommodation prior to the effective date of this Ordinance.

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## EXHIBIT E

### PDRS FOR AGR PRESERVES AND FARM RESIDENCES SUMMARY OF AMENDMENTS

Part 1. ULDC Art. 3.E.2.F, AGR PUD (pages 166-169 of 234), is hereby amended as follows:

#### ARTICLE 3, OVERLAYS & ZONING DISTRICTS

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

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

###### F. AGR PUD

###### 1. General

The following regulations have been created to fulfill goals, policies and objectives in the AGR FLU designations.

###### a. Purpose and Intent

In addition to provision in Article 3.E.2.A.1, Purpose and Intent, a PUD is permitted in the AGR FLU designations in order to accommodate low-density residential development in conjunction with the preservation of agriculture, wetlands or other significant open space areas. It is the intent of a PUD in this land use designations to provide for the residential development of land in a manner compatible with agriculture, wetlands or other significant open space, and which does not detract from the protection and perpetuation of such uses in the area.

###### b. Applicability

~~AGR This Section shall apply to~~ PUDs ~~and with in the~~ AGR FLU designations, unless noted otherwise.

###### c. Conflicts

~~If this Section conflicts with another Section of the Code, the provisions of this Section shall apply to the extent of the conflict.~~

###### 2. Development Options.

###### a. Options

The following two options are allowed ~~with in~~ the AGR FLU designations: 80/20 and 60/40.

###### 1) Minimum Land Area

The minimum gross land area (GLA) for the 80/20 option is 40 acres, and 250 acres for the 60/40 option.

###### 2) Areas

Each PUD shall consist of two areas, the Preservation Area and the Development Area. Both areas shall be rezoned to the AGR-PUD district.

###### b. Density

The maximum density for both options shall be based on the total GLA of the PUD calculated at one 4 du/ac. The residential density in the Development Area is not restricted, except as necessary to meet applicable development standards and to assure compatibility with adjacent land uses.

###### c. Land Use Mix

The land area allocated for the Preservation Area and the Development Area shall be based on the ratio specified for each development option as described below.

###### 1) 80/20 Option

A minimum of 80 percent of the GLA of the PUD shall be designated as Preservation Area on the master plan. The remaining land area (20 percent) may be designated on the master plan as residential, civic, commercial, recreation, or open space in accordance with Table 3.E.2.C, PUD Land Use Mix.

###### a) Exception

Up to an additional five percent of the GLA of the PUD may be allocated to the Development Area where the allocation can be accounted for as R-O-W for streets or water retention areas. In no event shall the Development Area, including R-O-W and water retention areas, exceed 25 percent of the GLA.

###### 2) 60/40 Option

A minimum of 60 percent of the gross land area of the PUD shall be designated as a Preservation Area on the master plan. The remaining land area (40 percent) may be designated on the master plan as residential, civic, commercial, recreation, or open space in accordance with Table 3.E.2.C, PUD Land Use Mix.

###### 3) Both Options

Credit shall not be given that would reduce the size of the Preservation Area for encroachment of R-O-W, water retention, open space, landscape buffers, or natural habitats preserved in the Development Area. Native vegetation required to be set-aside in a Development Area by Article 14.C, VEGETATION PRESERVATION AND

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## EXHIBIT E

### PDRS FOR AGR PRESERVES AND FARM RESIDENCES SUMMARY OF AMENDMENTS

PROTECTION, shall not be credited toward satisfying the minimum Preservation Area requirement.

#### 3. Preserve Area

A Preserve Area is intended to support bona fide agriculture uses, wetlands, or other significant open space. Adjacent residential development in the PUD should be designed to be compatible with a Preserve Area and shall not detract from its operation or function. [Ord. 2015-047]

##### a. Location and Access

A Preserve Area~~s-which~~ may be situated anywhere in the AGR Tier on a legal lot of record with an AGR FLU designations, provided it is ~~they are~~ accessible by a street. [Ord. 2015-047]

##### b. Uses

Uses allowed in a Preserve Area are indicated in Table 3.E.1.B, PDD Use Matrix, Table 3.F.1.F, Traditional Development District Permitted Use Schedule, or where stated within Art. 4, Use Regulations, and specified as may be further restricted by the Conservation Easement or Preserve Management Plan, as approved by ERM. [Ord. 2006-004] [Ord. 2012-027] [Ord. 2015-047]

##### c. Configuration

###### 1) Property Development Regulations

A Preserve Area and any remaining portion of a lot used to create a Preserve Area shall meet the minimum PDRs of for the AGR district, inclusive of Table 3.D.1.A, Property Development Regulations, with exception to the following: [Ord. 2006-004]

###### a) General Exceptions

The minimum width of an AGR PUD Preserve Area may be reduced as follows:

(1a) lot width may be reduced to 100 feet for a Rural Parkway, as defined in the Plan; or, [Ord. 2006-004] [Ord. 2015-047]

(2b) for an equestrian use that meanders through a 60/40 development area; or, [Ord. 2006-004] [Ord. 2015-047]

###### be) Non-conforming Legal Lot of Record

a Legal Lot of Record ~~legal lot of record~~ that does not meet the minimum acreage or dimensions of the AGR district may be used as a preserve area if in compliance with all other requirements of this Section; or, - [Ord. 2006-004]

###### c) Split Zoning

In cases of split zoning, where a Legal Lot of Record is partially zoned AGR and AGR PUD Preserve Area where permitted in accordance with FLUE Policy 1.5.1-i, the following shall apply:

(a) Subdivision shall be prohibited unless each newly subdivided parcel meets the minimum PDRs for the AGR district;

(b) The Preserve Area shall be configured in one reasonably compact contiguous location within the subject parcel;

(c) That portion of the lot not designated as a Preserve Area, shall be configured as one reasonably compact and contiguous area;

(d) Access to either zoning district may be through the designated Preserve Area on the subject parcel, or vice-versa;

(e) Where applicable, setbacks shall be measured from the perimeter of the subject parcel, unless stated otherwise herein; and,

(f) A Farm Residence and all Accessory Structures accessory to the Farm Residence, excluding fences or walls, shall be setback a minimum of five feet from an AGR-PUD Preserve Area located on the same lot.

###### 2) General

Preserve Areas shall be arranged so as to maximize the purpose, function, and perpetuation of the preserve use. This shall be accomplished, in part, through the following: [Ord. 2015-047]

###### a) Agriculture

Agricultural areas shall have boundaries that allow for efficient agricultural operation, and shall not be encroached upon by a Development Area. [Ord. 2006-004]

###### b) Wetlands

The boundary of preserved wetlands shall be determined by the ecological function of the viable area,....

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## EXHIBIT F

### ART. 3.B.14, WESTGATE COMMUNITY DEVELOPMENT AREA OVERLAY (WCRAO) SUMMARY OF AMENDMENTS

Part 1. ULDC Art. 3.B.14, WCRAO (pages 41 to 59), is hereby amended as follows:

#### ARTICLE 3 OVERLAYS & ZONING DISTRICTS

##### CHAPTER B OVERLAYS

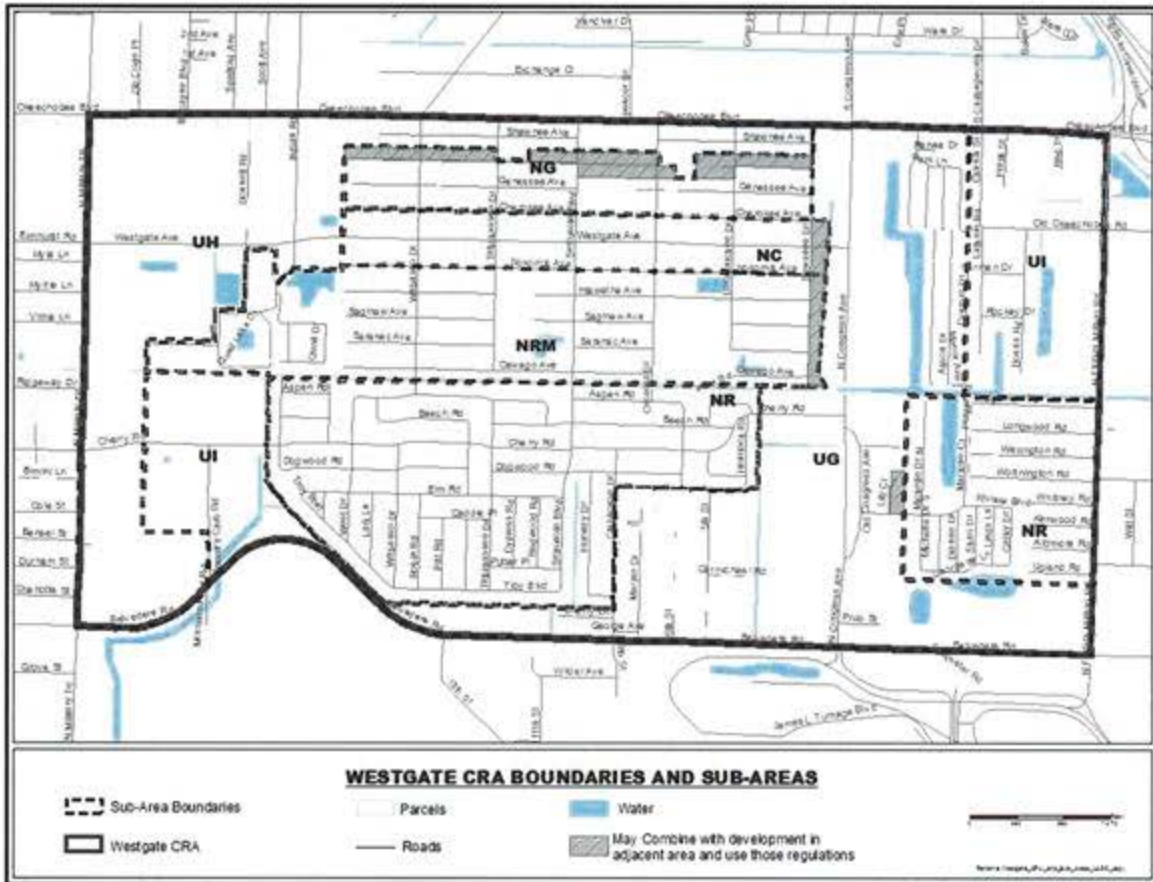
##### Section 14 WCRAO, Westgate Community Redevelopment Area Overlay

###### C. Boundaries

###### 1. WCRAO Boundaries

The WCRAO consists of those lands within unincorporated PBC bounded by Okeechobee Boulevard on the north, Belvedere Road on the south, Florida Mango Road on the east, and Military Trail on the west. See Figure 3.B.14.C-1 – Map of WCRAO Boundaries and Sub-areas. [Ord. 2006-004]

Figure 3.B.14.C-1 – Map of WCRAO Boundaries and Sub-areas



###### 2. Sub-area Boundaries and Descriptions

To implement the WCRAO Plan, Sub-areas are hereby established to identify additional use regulations, PDRs, and supplemental standards that may differentiate from related requirements of the ULDC. Unless expressly stated herein, development shall comply with the requirements of a site's zoning district and FLU designation. Sub-area boundaries are based on the WCRAO Plan and the need for special protective measures, additional design standards, and redevelopment incentives within specific geographic areas. See Figure 3.B.14.C-1 – Map of WCRAO Boundaries and Sub-areas, for the location of each Sub-area. [Ord. 2006-004]

###### a. NR, Neighborhood Residential

Intended to maintain and encourage the redevelopment of existing single-family residential dwellings. [Ord. 2006-004]

###### b. NRM, Neighborhood Residential – Medium Density

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# EXHIBIT F

## ART. 3.B.14, WESTGATE COMMUNITY DEVELOPMENT AREA OVERLAY (WCRAO) SUMMARY OF AMENDMENTS

- Intended to encourage mixed use development based on CL neighborhood based uses and single-family, townhouse and multi-family dwelling units. [Ord. 2006-004]
- c. **NG, Neighborhood General**  
Intended to encourage mixed use development, including more intense commercial uses, and townhouse and multi-family dwelling units. [Ord. 2006-004]
- d. **NC, Neighborhood Commercial**  
Intended to be the key focal point of the redevelopment area, with provisions allowing for or requiring mixed use development with more intense commercial uses. [Ord. 2006-004]
- e. **UG, Urban General**  
Additional redevelopment area allowing for mixed use development with more intense commercial and residential uses, including multi-story towers where feasible. [Ord. 2006-004]
- f. **UH, Urban Highway**  
Existing commercially developed corridors with little or no changes proposed to current Zoning PDRs or use regulations. [Ord. 2006-004]
- g. **UI, Urban Industrial**  
Existing commercial and industrial areas that will be encouraged to be redeveloped by the recent adoption of FLU amendments allowing CH or IND development. [Ord. 2006-004]

### E. Use Regulations 2. Sub-area Use Regulations a. Use Regulations

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>                                                                                                                                                                 |    |     |     |     |     |     |    |          |
| Multi-family                                                                                                                                                                            | X  | (5) | (5) | (5) | (5) | (5) | -  | 87       |
| Townhouse                                                                                                                                                                               | -  | (5) | (5) | (5) | (5) | (5) | -  | 132      |
| [Ord. 2006-004] [Ord. 2007-013] [Ord. 2009-040] [Ord. 2010-022] [Ord. 2011-016] [Ord. 2012-007]                                                                                         |    |     |     |     |     |     |    |          |
| <b>Notes:</b>                                                                                                                                                                           |    |     |     |     |     |     |    |          |
| 5. Multi-family and Townhouse units may be Permitted by Right in non-residential districts where Mixed Use is required or permitted in accordance with Table 3.B.14.E. WCRAO Mixed Use. |    |     |     |     |     |     |    |          |
| <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 or Requested Use                                                                                                                                                  |    |     |     |     |     |     |    |          |

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

| Sub-areas                                                                                                                                             | NR   | NRM                                                                                                             | NG                  | NC                  | UG                           | UH   | UI                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------------------------------------|---------------------|---------------------|------------------------------|------|----------------------------------|
| ****                                                                                                                                                  | **** | ****                                                                                                            | ****                | ****                | ****                         | **** | ****                             |
| Build to Line/Setbacks:                                                                                                                               |      |                                                                                                                 |                     |                     |                              |      |                                  |
| Front or Side Street Build to Line (1, 3) (8)                                                                                                         | -    | Build to Line: - 15'                                                                                            | Build to Line: -15' | Build to Line: -10' | Build to Line - C/MU: 10-25' | -    | Build to Line - C/IND: 10' - 25' |
| Minimum Side (1)                                                                                                                                      | -    | 10' (4)                                                                                                         | 10' (4)             | 10' (4)             | 15'                          | 15'  | 15'                              |
| Minimum Rear (1, 4)                                                                                                                                   | -    | 25'                                                                                                             | 25'                 | 25'                 | 25'                          | 25'  | 25'                              |
| Minimum Building Frontage                                                                                                                             |      |                                                                                                                 |                     |                     |                              |      |                                  |
| Minimum Frontage (1) (9)                                                                                                                              | -    | 60%                                                                                                             | 60%                 | 80%                 | 60%                          | -    | C/IND: 60%                       |
| Plazas and Squares                                                                                                                                    |      |                                                                                                                 |                     |                     |                              |      |                                  |
| Build to Line Exception (1, 5, 10)                                                                                                                    | -    | Maximum 50% of Building Frontage frontage, minimum length or frontage of width: 20'; and a maximum depth of 25' |                     |                     |                              | -    | -                                |
| ****                                                                                                                                                  |      |                                                                                                                 |                     |                     |                              |      |                                  |
| [Ord.2006-004] [Ord. 2010-022] [Ord. 2015-031]                                                                                                        |      |                                                                                                                 |                     |                     |                              |      |                                  |
| Key                                                                                                                                                   |      |                                                                                                                 |                     |                     |                              |      |                                  |
| ****                                                                                                                                                  |      |                                                                                                                 |                     |                     |                              |      |                                  |
| Notes:                                                                                                                                                |      |                                                                                                                 |                     |                     |                              |      |                                  |
| ****                                                                                                                                                  |      |                                                                                                                 |                     |                     |                              |      |                                  |
| 10. Dimensions for Plazas and Squares shall be met when applied as an exception to Build to Line in accordance with Art. 3.B.14.F.2 a, Build to Line. |      |                                                                                                                 |                     |                     |                              |      |                                  |

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## EXHIBIT F

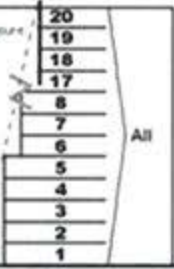
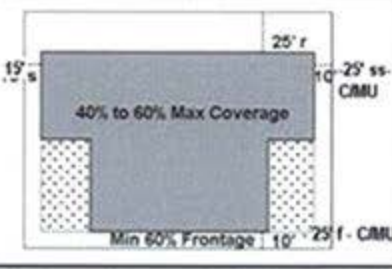
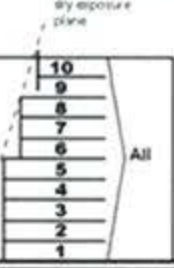
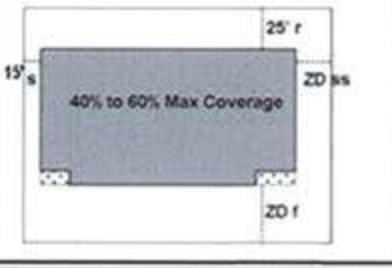
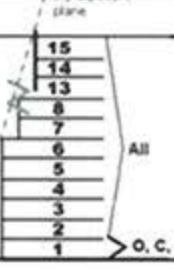
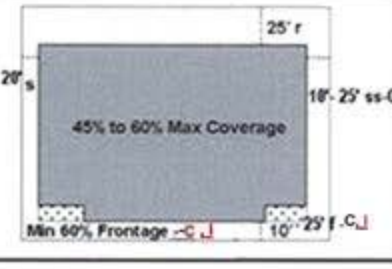
### ART. 3.B.14, WESTGATE COMMUNITY DEVELOPMENT AREA OVERLAY (WCRAO) SUMMARY OF AMENDMENTS

#### 2. Build to Line and Frontages

##### a. Build to Line

The build to line may be adjusted by the DRO, or at Building Permit review for projects Permitted by Right, to accommodate requirements such as, increased R-O-W buffers due to location of existing utility easements, or required corner clips. The first three floors of all main structures, excluding parking garages, shall be constructed at the build to line, unless specified otherwise. An additional ten or 12 foot setback is permitted where a gallery is used in lieu of an arcade. Up to 25 percent of the building frontage or footprint that is required to be on the build to line may be either setback or projected beyond the build to line to accommodate requirements for balconies, stoops, porches, or other architectural features designed to enhance the pedestrian streetscape environment, provided that ground floor improvements do not conflict with the placement of street trees. Recesses and projections of the building façade up to a maximum of three feet shall be permitted. Maximum encroachments for balconies, and entryways shall comply with Table 3.B.14.G – WCRAO Supplementary Standards by Sub-Area. [Ord. 2006-004] [Ord. 2011-001]

Figure 3.B.14.F - WCRAO Sub-area Building Configurations and Lot Placements (Continued)

| Sub-area | Maximum Height, Number of Floors, and Uses by Floor                                 | PDRs - Setbacks, Building Area, and Maximum Building Coverage                        |
|----------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| UG       |  |  |
| UH       |  |  |
| UI       |  |  |

**KEY for allowable usage by floor:\***  
R= Residential    O= Office  
C= Commercial    I= Industrial  
Cv= Civic    Rc= Recreational  
All= R, O, C, I, Cv, Rc

**Key for setbacks:**  
f= front setback    ss= side setback  
s= side setback    r= Rear Setback  
ZD= Regulations of Applicable Zoning District

 Building coverage  
 Buildable Area

\* Use allowed by floor only where permitted by existing zoning district, and the mixed use provisions of Table 3.B.15.E-5, WCRAO Mixed Use.

[Ord. 2006-004] [Ord. 2009-040]

#### G. Supplementary Standards

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

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## EXHIBIT F

### ART. 3.B.14, WESTGATE COMMUNITY DEVELOPMENT AREA OVERLAY (WCRAO) SUMMARY OF AMENDMENTS

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

| Sub-areas                                                                       | NR   | NRM  | NG   | NC                                    | UG   | UH   | UI   |
|---------------------------------------------------------------------------------|------|------|------|---------------------------------------|------|------|------|
| Architectural Features:                                                         |      |      |      |                                       |      |      |      |
| Arcades and Galleries (1)                                                       | -    | -    | -    | Required -<br>Westgate<br>Avenue (11) | -    | -    | -    |
|                                                                                 | ---- | ---- | ---- | ----                                  | ---- | ---- | ---- |
| Key                                                                             |      |      |      |                                       |      |      |      |
| - Subject to the supplementary standards of the lot's zoning district           |      |      |      |                                       |      |      |      |
| [Ord. 2006-004] [Ord. 2009-040] [Ord. 2015-031]                                 |      |      |      |                                       |      |      |      |
| Notes:                                                                          |      |      |      |                                       |      |      |      |
| 11. Lots with 100 feet or less of frontage may be exempt from this requirement. |      |      |      |                                       |      |      |      |

#### I. Parking and Streets 1. Parking

##### c. Allowable Reductions in Required On-site Parking

The required amount of on-site parking may be reduced in accordance with any of the following provisions. These provisions may be applied cumulatively. [Ord. 2006-004]

##### 1) UG, UH, NRM, NG and NC Deviations

Deviations in the required parking specified in Table 6.A.1.B, Minimum Off Street Parking and Loading Requirements shall be permitted for mixed-use or residential projects in the UG, UH, NRM, NG or NC Sub-areas as specified in Table 3.B.14.I, WCRAO Mixed Use Parking Deviations. [Ord. 2006-004] [Ord. 2007-013]

##### 2) Curbside Parking

On street parking available along the frontage, side or rear lot lines that directly abuts the subject lot may be applied toward the parking requirements of the uses on the lot. Applicable spaces shall be calculated by taking the total linear distance of parking spaces and abutting the site's lot lines and dividing by the average length of spaces. [Ord. 2006-004] [Ord. 2007-013]

Table 3.B.14.I - WCRAO Mixed Use and Residential Parking Deviations

| Use                                                                                                                                                                                               | Parking                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| Multi-family                                                                                                                                                                                      | 1 per unit plus required guest parking            |
| Residential                                                                                                                                                                                       | 1.5 per unit plus required guest parking          |
| Hotel or Motel (other areas calculated separately)                                                                                                                                                | 2 spaces per unit plus required guest parking (2) |
| Office, Business or Professional and Medical or Dental                                                                                                                                            | 1.25 per room                                     |
| Commercial Uses                                                                                                                                                                                   | 2.5 per 1,000 sq. ft.                             |
| Commercial, General Retail Sales                                                                                                                                                                  | 2.5 per 1,000 sq. ft.                             |
| Restaurant, Cocktail Lounge                                                                                                                                                                       | 3 per 1,000 sq. ft.                               |
|                                                                                                                                                                                                   | 1 per 4 seats                                     |
| [Ord. 2006-004] [Ord. 2007-013]                                                                                                                                                                   |                                                   |
| Notes:                                                                                                                                                                                            |                                                   |
| 1. Unless stated otherwise in this section, parking and loading shall be in accordance with Table 6.A.1.B-1, Minimum Off Street Parking and Loading Requirements. [Ord. 2006-004] [Ord. 2007-013] |                                                   |
| 2. A parking ratio of 1.5 spaces per unit plus required guest parking shall also be permitted for any unit required to be deed restricted for very-low and low income households. [Ord. 2007-013] |                                                   |

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EXHIBIT G

TABLE 6.A.1.D, MINIMUM PARKING DIMENSIONS  
SUMMARY OF AMENDMENTS

Part 1. ULDC Table 6.A.1.D, Minimum Parking Dimensions for Nonresidential Uses and Residential Uses with Shared Parking Lots (page 19 of 39), is hereby amended as follows:

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

| A<br>Angle                                                                                                                                                                                                      | Use (1)                           | B<br>Space Width<br>(feet) | C<br>Space Depth<br>(feet) | D (3)<br>Aisle Width<br>(feet) | E<br>Curb Length<br>(feet) | F<br>Module Width<br>(feet) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|----------------------------|----------------------------|--------------------------------|----------------------------|-----------------------------|
| 45                                                                                                                                                                                                              | General                           | 9.0                        | 17.5                       | 12.0                           | 12.5                       | 47.0                        |
|                                                                                                                                                                                                                 | Accessible *                      | 12.0                       | 17.5                       | 12.0                           | 17.0                       | 47.0                        |
| 60                                                                                                                                                                                                              | General                           | 9.0                        | 19.0                       | 16.0                           | 10.5                       | 54.0                        |
|                                                                                                                                                                                                                 |                                   | <u>9.5</u>                 | <u>19.0</u>                | <u>15.0</u>                    | <u>10.5</u>                | <u>53.0</u>                 |
|                                                                                                                                                                                                                 | Accessible *                      | 12.0                       | 19.0                       | 14.0                           | 14.0                       | 52.0                        |
| 70                                                                                                                                                                                                              | General                           | 9.0                        | 19.5                       | 19.0                           | 9.5                        | 58.0                        |
|                                                                                                                                                                                                                 |                                   | <u>9.5</u>                 | <u>19.5</u>                | <u>18.0</u>                    | <u>9.5</u>                 | <u>57.0</u>                 |
|                                                                                                                                                                                                                 | Accessible *                      | 12.0                       | 19.5                       | 17.0                           | 12.5                       | 56.0                        |
| 75                                                                                                                                                                                                              | General                           | 9.0                        | 19.5                       | 23.0                           | 9.5                        | 62.0                        |
|                                                                                                                                                                                                                 |                                   | <u>9.5</u>                 | <u>19.5</u>                | <u>22.0</u>                    | <u>9.5</u>                 | <u>61.0</u>                 |
|                                                                                                                                                                                                                 | Accessible *                      | 12.0                       | 19.5                       | 21.0                           | 12.5                       | 60.0                        |
| 80                                                                                                                                                                                                              | General                           | 9.0                        | 19.5                       | 24.0                           | 9.0                        | 63.0                        |
|                                                                                                                                                                                                                 |                                   | <u>9.5</u>                 | <u>19.5</u>                | <u>23.0</u>                    | <u>9.0</u>                 | <u>62.0</u>                 |
|                                                                                                                                                                                                                 | Accessible *                      | 12.0                       | 19.5                       | 22.0                           | 12.0                       | 61.0                        |
| 90                                                                                                                                                                                                              | General                           | 9.0                        | 18.5                       | 26.0                           | 9.0                        | 63.0                        |
|                                                                                                                                                                                                                 |                                   | <u>9.5</u>                 | <u>18.5</u>                | <u>25.0</u>                    | <u>9.0</u>                 | <u>62.0</u>                 |
|                                                                                                                                                                                                                 | Accessible *                      | 12.0                       | 18.5                       | 24.0                           | 12.0                       | 61.0                        |
| 90                                                                                                                                                                                                              | Low Speed Electric Vehicle (LSEV) | Min. 6.0<br>Max. 7.0       | Min. 12.0<br>Max. 13.0     | Min. 15.0<br>Max. 17.0 (2)     | Min. 6.0<br>Max. 7.0       | Min. 39.0<br>Max. 43.0 (2)  |
| [Ord. 2005-002] [Ord. 2012-027]                                                                                                                                                                                 |                                   |                            |                            |                                |                            |                             |
| Notes:                                                                                                                                                                                                          |                                   |                            |                            |                                |                            |                             |
| * Accessible applies to parking for persons who have disabilities.                                                                                                                                              |                                   |                            |                            |                                |                            |                             |
| 1. Use – See Art. 6.A.1.D.14, Design and Construction Standards.                                                                                                                                                |                                   |                            |                            |                                |                            |                             |
| 2. Where drive aisles in LSEV parking areas are not intended solely for use by LSEV, the overall width and minimum aisle width may be increased to allow the aisle width permitted for standard sized vehicles. |                                   |                            |                            |                                |                            |                             |
| 3. Angled parking with two-way traffic movement shall be a minimum of 24 feet wide except for some parking lots with 90 degree parking stalls, or unless stated otherwise herein. [Ord. 2012-027]               |                                   |                            |                            |                                |                            |                             |

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EXHIBIT H

ART. 8.G.3.B, ELECTRONIC MESSAGE SIGN TYPES  
AND APPROVAL PROCESS  
SUMMARY OF AMENDMENTS

Part 1. ULDC Art. 8.G.3.B, Electronic Message Signs, (pages 29 - 34 of 42), is hereby amended as follows:

CHAPTER G STANDARDS FOR SPECIFIC SIGN TYPES

Section 3 Other Sign Types

B. Electronic Message Signs

1. Applicability and Approval Process

Electronic message signs shall only be allowed as follows: [Ord. 2015-031]

Table 8.G.3.B, Electronic Message Sign Types and Approval Process

| Sign Type                                                       | Permitted Content                                                                                                                                                 | Approval Process                                      |
|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| Type 1                                                          | At regional facilities, facilities with serial performances, and, specialized attractions that, by their operating characteristics, have unique sign requirements | Class A Conditional Use or Requested Use approval (1) |
| Type 2                                                          | Electronic Changeable Copy Message Sign (PRA Pilot Program)                                                                                                       | Building Permit                                       |
| Type 3                                                          | Time and temperature                                                                                                                                              | Building Permit                                       |
| Type 3                                                          | Fuel prices                                                                                                                                                       | <del>Building Permit-DRO</del>                        |
| Type 3                                                          | Informational signs within residential Planned Unit Development (PUD)                                                                                             | DRO                                                   |
| [Ord. 2010-022] [Ord. 2014-025] [Ord. 2015-031] [Ord. 2016-020] |                                                                                                                                                                   |                                                       |
| Notes:                                                          |                                                                                                                                                                   |                                                       |
| 1. Unless exempt under Article 8.B, EXEMPTIONS.                 |                                                                                                                                                                   |                                                       |

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# EXHIBIT I

## DEFINITION FOR ADDITION SUMMARY OF AMENDMENTS

Part 1. ULDC Art. 1.I.2.A.19, Definitions (page 31 of 119), is hereby amended as follows:

### ARTICLE 1, GENERAL PROVISIONS

#### CHAPTER I DEFINITIONS & ACRONYMS

##### Section 2 Definitions

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

~~.....~~  
2019. **Adaptive Use** - for the purposes of Art. 9, the process of converting a building to a use other than that which it was originally designed. **[Relocated from Art. 1.I.2.A.20]**

~~4920~~. **Addition** (to an existing structure) – ~~for the purposes of Art. 18, (to an existing building)~~ means any walled and roofed expansion to the perimeter of a building ~~in~~ which ~~the addition~~ is connected ~~by~~ 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. **[Ord. 2004-013]**

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## EXHIBIT J

### ADMINISTRATIVE INQUIRY SUMMARY OF AMENDMENTS

Part 1. ULDC Art. 1.I.23, Administrative Inquiry [Related to Definitions and Acronyms] (page 31 of 119), is hereby amended as follows:

#### ARTICLE 1, GENERAL PROVISIONS

##### CHAPTER I DEFINITIONS & ACRONYMS

###### Section 2 Definitions

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

23. **Administrative Inquiry** - a request by PBC Officials to the Board of County Commissioners (BCC) for direction on procedural matters or to resolve inconsistencies in a Development Order; or to provide status or an inquiry of a specific site when the Monitoring provisions of Art. 2.E are not applicable. [Ord. 2011-016]

Part 2. ULDC Art. 2.A.1.J., Procedures (page 17-18 of 87), is hereby amended as follows:

#### ART. 2, DEVELOPMENT REVIEW PROCEDURES

##### CHAPTER A GENERAL

###### Section 1 Applicability

###### J. Notification

###### 1. Applicability

Applications subject to Public Hearing or Type 1B Variance processes, **and** corrective resolutions, or Administrative Inquiries, shall require notification to the public, in accordance with the following table: [Ord. 2011-016] [Ord. 2015-031]

Table 2.A.1.J – Notification Applicability

| Process                                                                                                                                                                                                                                                                         | Newspaper Publication | Courtesy Notice | Signs      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------|------------|
| Development Order Abandonment (ABN) (1)                                                                                                                                                                                                                                         | Yes                   | N/A             | N/A        |
| Corrective Resolution                                                                                                                                                                                                                                                           | Yes                   | N/A             | N/A        |
| Type 1B Variance                                                                                                                                                                                                                                                                | N/A (2)               | Yes             | Yes        |
| Type II Variance                                                                                                                                                                                                                                                                | Yes                   | Yes             | Yes        |
| Other Public Hearing (Rezoning, CA, CB, Requested Use, DOA, Unique Structure, Waiver)                                                                                                                                                                                           | Yes                   | Yes             | Yes        |
| <u>Administrative Inquiry (3)</u>                                                                                                                                                                                                                                               | <u>N/A</u>            | <u>Yes</u>      | <u>N/A</u> |
| [Ord. 2015-031]                                                                                                                                                                                                                                                                 |                       |                 |            |
| Notes:                                                                                                                                                                                                                                                                          |                       |                 |            |
| 1. Applies to Administrative and Public Hearing Abandonments, excluding: Development Orders advertised and abandoned simultaneously as part of a subsequent Development Order; and, Development Orders advertised and reviewed for revocation pursuant to Art. 2.E, Monitoring. |                       |                 |            |
| 2. Reasonable notice shall be required in compliance with F.S. 286.011.                                                                                                                                                                                                         |                       |                 |            |
| 3. <u>Only applicable to an inquiry related to a specific development or parcel and not for general direction on a topic.</u>                                                                                                                                                   |                       |                 |            |

###### 2. Newspaper Publication

Notice shall be published in a newspaper of general circulation in PBC in accordance with F.S. §125.66. [Ord. 2011-016] [Ord. 2015-031]

###### 3. Courtesy Notice

###### a. Applicability and Mailing Boundary

Courtesy notices shall be mailed to all property owners, interested parties or other entities identified in Table 2.A.1.J, Courtesy Notice Requirements. [Ord. 2006-036] [Ord. 2008-003] [Ord. 2011-016] [Ord. 2015-031]

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EXHIBIT J

ADMINISTRATIVE INQUIRY  
SUMMARY OF AMENDMENTS

Table 2.A.1.J – Courtesy Notice Requirements

| Process                                                                                                                                                                                                                                                                                                                                                                                                                       | Recipients and Boundaries                                                                                  |                                                                                                            |                                             |                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                               | Certified Mail<br>0 to 300 feet (1)(5)                                                                     | Regular Mail<br>301 to 500 feet (1)(5)                                                                     | <u>Regular Mail</u><br><u>0 to 500 feet</u> | Regular Mail<br>within One Mile (1) |
| Type 1B Variance                                                                                                                                                                                                                                                                                                                                                                                                              | All owners of real<br>property (2),<br>condominium<br>associations (3) and<br>POAs, HOAs or<br>equivalent. | NA                                                                                                         | <u>N/A</u>                                  | Counties and<br>Municipalities (4)  |
| Type II Variance                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                            | NA                                                                                                         | <u>N/A</u>                                  |                                     |
| Other Public Hearing<br>(Rezoning, CA, CB,<br>Requested Use, DOA,<br>Unique Structure,<br>Waiver)                                                                                                                                                                                                                                                                                                                             |                                                                                                            | All owners of real<br>property (2),<br>condominium<br>associations (3) and<br>POAs, HOAs or<br>equivalent. | <u>N/A</u>                                  |                                     |
| Administrative Inquiry<br>(Site Specific) (6)                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                            | <u>N/A</u>                                                                                                 | <u>All owners of real<br/>property (2)</u>  |                                     |
| <u>[Ord. 2011-016] [Ord. 2012-003] [Ord. 2015-031] [Ord. 2016-016]</u>                                                                                                                                                                                                                                                                                                                                                        |                                                                                                            |                                                                                                            |                                             |                                     |
| Notes:                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                            |                                                                                                            |                                             |                                     |
| 1. Distance shall be measured from the property line of the affected area, unless stated otherwise. If the adjacent property within the mailing boundary is owned by the applicant or a related entity, the 300 or 500 foot notification boundary shall be extended from these parcels. A larger notification boundary of 1,000 feet is required for properties located in the Exurban or Rural Tiers. <b>[Ord. 2012-003]</b> |                                                                                                            |                                                                                                            |                                             |                                     |
| 2. Includes all owners of real property, whose names and addresses are known by reference to the latest published ad valorem tax records of the PBC Property Appraiser.                                                                                                                                                                                                                                                       |                                                                                                            |                                                                                                            |                                             |                                     |
| 3. Includes condominium associations and all real property owners when real property consists of a condominium.                                                                                                                                                                                                                                                                                                               |                                                                                                            |                                                                                                            |                                             |                                     |
| 4. Shall also include municipalities that have the subject parcel identified within the PBC Future Annexation Map                                                                                                                                                                                                                                                                                                             |                                                                                                            |                                                                                                            |                                             |                                     |
| 5. The applicant shall provide the list of all Condominium Associations, POAs, HOAs or equivalent within the boundaries. <b>[Ord. 2016-016]</b>                                                                                                                                                                                                                                                                               |                                                                                                            |                                                                                                            |                                             |                                     |
| <u>6. Shall be mailed a minimum of ten days prior to the date of the AI by the applicant submitting the inquiry.</u> <b>[Partially relocated from Art. 2.D.4.C, Procedures]</b>                                                                                                                                                                                                                                               |                                                                                                            |                                                                                                            |                                             |                                     |

b. Notice Content

Courtesy notices shall include the following information: [Ord. 2011-016]

- 1) A general summary of the application; [Ord. 2011-016]
- 2) A date, time and place for the Public Hearing(s); [Ord. 2011-016]
- 3) A general location map of the subject property; and, [Ord. 2011-016]
- 4) A statement indicating that interested parties may appear at the Public Hearing and be heard regarding the request. [Ord. 2011-016]

c. Failure to Receive Courtesy Notice

Failure to receive a notice shall not be deemed a failure to comply with Art. 2.A.1.J, Notification, or be grounds to challenge the validity of any decision made by the approving authority. [Ord. 2011-016] [Ord. 2015-031]

....

Part 3. ULDC Art. 2.D.4.C, Procedures (page 45 of 87), is hereby amended as follows:

ART. 2, DEVELOPMENT REVIEW PROCEDURES

CHAPTER D ADMINISTRATIVE PROCESS

Section 4 Administrative Inquiry (AI)

C. Procedures

An AI may be made ~~only~~ by a public agency through the Zoning Director using forms and procedures established by the Zoning Division. The AI shall be placed on the BCC agenda by the Zoning Division for the date the inquiry is intended to be presented. Courtesy Notice pursuant to Art. 2.A.1.J, Notifications, is required for an AI applicable to a parcel for a specific inquiry or to provide development status not monitored by the provisions in Art. 2.E, Monitoring. ~~shall be mailed by regular mail a minimum of ten days prior to the date of the AI, to include the applicant or property owner, and property owners within 500 feet of the subject property. Notices shall be mailed by the PBC Official submitting the inquiry, and shall include a general summary of the AI, the date, time and place, and a general location map of the subject property. Failure to receive a notice shall not be deemed a failure to comply with this requirement.~~ [Ord. 2011-016] [Partially relocated to Table 2.A.1.J, Courtesy Notice Requirements footnote 6.]

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## EXHIBIT K

### ART. 3.D.1.D.1, BASE BUILDING LINE SUMMARY OF AMENDMENTS

Part 1. ULDC Art. 3.D.1.D.1, Base Building Line (pages 128 - 129 of 234), is hereby amended as follows:

#### ARTICLE 3 OVERLAYS & ZONING DISTRICTS

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

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

###### D. Setbacks

###### 1. Base Building Line

###### d. Permitted Encroachments

Pursuant to approval by the County Engineer, temporary, removable, and non-habitable structures such as signs, ~~and fences, and auto-display areas~~, may be located between a street and the base building line. Approval shall be subject to a removal agreement with the DEPW. Setbacks shall be measured from the existing street boundaries and the affected area shall be landscaped in accordance with Article 7, LANDSCAPING.

###### e. Landscaping and Parking

In the event the County Engineer does not waive the base building line requirement, Required ~~required~~ landscaping and parking shall ~~not~~ be ~~prohibited located~~ in the area between a street and the base building line.

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## EXHIBIT L

### REGULATING PLANS SUMMARY OF AMENDMENTS

Part 1. ULDC Art. 2.A.1.G.3.g, Regulating Plans, related to Application Procedures (page 15-16 of 87), is hereby amended as follows:

## ART. 2, DEVELOPMENT REVIEW PROCEDURES

### CHAPTER A GENERAL

#### Section 1 Applicability

#### G. Application Procedures

##### 3. Plan Requirements

All applications or applicants submitting for a Public Hearing or an Administrative Approval ~~administrative approval~~ process, excluding FLU Amendments, shall submit Plan(s) ~~a plan~~ to the DRO or Zoning Director, except where indicated otherwise. The type of plan shall be based upon the type of application request(s), and shall be prepared to include graphics and tabular data consistent with the Technical Manual requirements and standards. The Plan ~~plan~~ shall provide sufficient information for County Agencies to review in order to render comments on the project for compliance with applicable standards of the Code pursuant to Art.2.B.1.B, Standards, Art.2.B.2.B, Standards, or Art.2.D.1.E, Standards for Administrative Approval. In addition, the plan shall be prepared in compliance with the following: [2009-040] [2015-006]

##### g. Regulating Plans - Optional

When applicable, Regulating Plans shall provide a comprehensive graphic and written description of the project.

##### 1) Thresholds

Regulating Plan(s) may be submitted to the Zoning Division for review or for approval under the following circumstances:

- a) The Applicant may choose to provide design details to demonstrate the intent of the requests or the requests are in compliance with the Standards of the Code;
- b) Staff may recommend the submittal of the Regulating Plans due to the size and complexity of the application and site design; or
- c) By a ZC or BCC Condition of Approval.

##### 2) Submittal Requirements

If submitted, the Plans shall be prepared in accordance with the Submittal Requirements, and consistent with the format requirements pursuant to the Technical Manual. Regulating Plans shall be drawn to scale or labeled with notes, specifications and dimension, and shall include where applicable, the following:  
[Partially Relocated from below]

- a) Street cross sections, including sidewalks, bike lanes, street trees, on street parking and lighting; [Ord. 2009-040] [Relocated from below]
- b) Typical lot layouts for each housing type, including building envelope, screen enclosure/pool setbacks, and driveway access; [Ord. 2009-040] [Relocated from below]
- c) Landscape buffer details (plan view and cross section); [Ord. 2009-040] [Relocated from below]
- d) Median landscape detail; [Ord. 2009-040] [Relocated from below]
- e) Pedestrian circulation plan in accordance with Art. 3.E, Planned Development Districts (PDDS); [Ord. 2009-040] [Relocated from below]
- f) Phasing pursuant to Art. 2.E, Monitoring; [Ord. 2009-040] [Ord. 2010-005] [Relocated from below]
- g) Screening details; and [Ord. 2009-040] [Relocated from below]
- h) Neighborhood parks. [Ord. 2009-040] [Relocated from below]

~~The regulating plan shall reflect the necessary tabular and graphic information required in the Technical Manual, which provides a comprehensive graphic and written description of the project and shall include but not be limited to: lot layout for housing type, street cross sections, design details of site elements, etc. Each element of the regulating plan shall be drawn to scale or labeled with notes, specifications and dimensions. [Ord. 2009-040] [Partially relocated above]~~

##### 4) Preliminary Regulating Plan (PRP) for Public Hearing Approval

~~The DRO shall review and certify a PRP for all requests that are subject to the Public Hearing approval process. The BCC shall approve a PRP for: Conditional Uses, Requested Uses, rezoning to a PDD, the affected area of modifications to previously~~

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**EXHIBIT L**  
**REGULATING PLANS**  
**SUMMARY OF AMENDMENTS**

- 1 approved PDDs, and shall include, at a minimum, the following elements: ~~[Ord. 2009-040]~~
- 2
- 3 a) Focal points; ~~[Ord. 2009-040]~~
- 4 b) Exemplary features; ~~[Ord. 2009-040]~~
- 5 c) Public amenities; and, ~~[Ord. 2009-040]~~
- 6 d) Preliminary Master Sign Plan or Program. ~~[Ord. 2009-040]~~
- 7 2) ~~Final Regulating Plan (FRP) for Public Hearing Approval or Administrative~~
- 8 ~~Approval~~
- 9 a) After a PRP is approved by the BCC or ZC, the applicant shall submit a FRP to
- 10 the DRO for final review and approval. The FRP shall be consistent with the
- 11 BCC or ZC approved PRP. All modifications to the plan must be approved by the
- 12 BCC or ZC unless the proposed changes are required to meet conditions of
- 13 approval, are not in conflict with the BCC or ZC approval or are in accordance
- 14 with the ULDC. ~~[Ord. 2009-040]~~
- 15 b) The DRO shall review and approve a FRP for any requests for uses that have a
- 16 "D" in any Use Matrix in Art. 3.B, Overlays, or Table 4.A.3.A, Use Matrix; or any
- 17 requests subject to Table 4.A.3.A, Thresholds for Project Requiring DRO
- 18 Approval. ~~[Ord. 2009-040]~~ ~~[Ord. 2011-016]~~
- 19 c) In addition to the requirements indicated in Art. 2.A.1.G.3.g.1, Preliminary
- 20 Regulating Plan (PRP) for Public Hearing Approval, the following items shall be
- 21 shown on the FRP, as applicable: ~~[Ord. 2009-040]~~
- 22 (1) Street cross sections, including sidewalks, bike lanes, street trees, on-street
- 23 parking and lighting; ~~[Ord. 2009-040]~~ **[Relocated above]**
- 24 (2) Typical lot layouts for each housing type, including building envelope, screen
- 25 enclosure/pool setbacks, and driveway access; ~~[Ord. 2009-040]~~
- 26 **[Relocated above]**
- 27 (3) Landscape buffer details (plan view and cross section); ~~[Ord. 2009-040]~~
- 28 **[Relocated above]**
- 29 (4) Median landscape detail; ~~[Ord. 2009-040]~~ **[Relocated above]**
- 30 (5) Master Sign Plan; ~~[Ord. 2009-040]~~
- 31 (6) Elevations, if submitted pursuant to Art. 5.C, Design Standards; ~~[Ord. 2009-~~
- 32 ~~040]~~
- 33 (7) Pedestrian circulation plan in accordance with Art. 3.E, Planned
- 34 Development Districts (PDDs); ~~[Ord. 2009-040]~~ **[Relocated above]**
- 35 (8) Phasing pursuant to Art. 2.E, Monitoring; ~~[Ord. 2009-040]~~ ~~[Ord. 2010-005]~~
- 36 **[Relocated above]**
- 37 (9) Screening details; ~~[Ord. 2009-040]~~ **[Relocated above]**
- 38 (10) Neighborhood parks; and, ~~[Ord. 2009-040]~~ **[Relocated above]**
- 39 (11) Alternative Landscape Plan (ALP) or Alternative Sign Plan (ASP). ~~[Ord.~~
- 40 ~~2009-040]~~

**Notes:**

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



## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

January 31, 2017

Honorable Sharon R. Bock  
Clerk and Comptroller  
Palm Beach County  
301 North Olive Avenue  
West Palm Beach, Florida 33401

Attention: Timothy Montiglio, Administrative Specialist II

Dear Ms. Bock:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Palm Beach County Ordinance No. 2017-002, which was filed in this office on January 31, 2017.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb