



**DRO OVERSIGHT COMMITTEE (DROOC) SUBCOMMITTEE MEETING
FRIDAY, NOVEMBER 18, 2011, 2:00-4:00 PM
PZ&B – VISTA CENTER
2300 NORTH JOG RD., WEST PALM BEACH, FL 33411
2ND FLOOR CONFERENCE ROOM (VC-2E-12)**

TOPICS OF DISCUSSION

- A. REVIEW OF THE SEPTEMBER 2 , 2011 BROWN BAG FORUM MINUTES – (*EXHIBIT- A*)**
- B. UPDATE DROOC 2011 TASKS & NEW ADDITIONS-(*EXHIBIT-B*) WENDY**
- C. ULDC 2011-01 ROUND UPDATE AND PROPOSED 2012-01 ROUND-BILL**
- D. UPDATE ON COUNTY GREEN TASK FORCE-MMK**
- E. PUBLIC NOTICES-BCC DIRECTION TO CHANGE REQUIREMENT-(*EXHIBIT-C*)-WENDY**
- F. UPDATE ON ELECTRONIC SITE PLAN AMENDMENTS-ALAN**
- G. 2012 DROOC MEETINGS-CONFIRM DATES (*EXHIBIT-D*)-JON**
- H. DRO TYPE II REVIEW PROCESS-BPN/WENDY**
- I. REZONING TO PDD ULDC REQUIREMENT-(*EXHIBIT-K*)-BILL/WENDY
PROPOSED CODE LANGUAGE-2011-02-WILL BE PROVIDED AT MEETING
 - 2011-01 REZONING REQUIREMENT
 - MEMO TO ADDRESS RE-ZONING
 - 2011-02 ULDC AMENDMENT TO ADDRESS REZONING SE FOR PPD**
- J. SUFFICIENCY REVIEW CRITERIA-JEFF B./WENDY**
- K. FORMAL PRE-APPLICATION CONFERENCE COMMENTS FROM AGENCIES-SCOTT/WENDY**
- L. OPEN DISCUSSION-TOPICS FOR NEXT MEETING-FEBRUARY 10, 2012?**
- M. ADJOURNMENT**



DEVELOPMENT REVIEW OFFICER (DRO) FORUM

MINUTES OF THE SEPTEMBER 2, 2011 MEETING

PREPARED BY WENDY HERNANDEZ, BARBARA PINKSTON- NAU, JAN WIEGAND AND MARYANN KWOK

On Friday, September 2, 2011, at 10:00 a.m. the DRO Forum began in the Ken Rodger's Memorial Chamber (VC-1W-47), at 2300 North Jog Road, West Palm Beach, Florida.

Jeff Brophy, Chair, opened the meeting by thanking those in attendance for coming and gave a brief overview and recognized the dedication of the DROOC Members as well as staff who meet on a regular basis to identify issues/solutions. He stated that the Committee had completed many tasks ranging from electronic amendments/submittals; Code changes such as URA and Alternative Wind Energy; and, participation of some of the DROOC members on the Land Development Review Advisory Board (LDRAB) that have significantly improved the overall DRO review process. He turned to Zoning Staff to give an update on improvements made to each Section.

B. Overview of 2010-11 Accomplishments and Tasks

Wendy Hernandez started the discussion on the Overview of 2010-11 Accomplishments and Tasks from August 2010 to August 2011.

Pre-submittal Checklist- October 2010

Wendy mentioned that there is an established Pre-submittal form and that staff uses the form (taking notes) during meetings and sends agents/applicants a copy of the notes as a follow up.

Insufficiency Checklist – October 2010

Wendy indicated that the Checklist allows staff to provide a list specifying to the agents/applicants those items that are incorrect/missing from the application(s). The rule of thumb is if there are 5 items missing from the submittal list of the Technical Manual, then the application will be deemed insufficient. Wendy encouraged agents/applicants to double check their applications prior to submittal.

Small Scale LU Amendment Pre-submittal and Intake- December 2010

Wendy mentioned that Zoning and Planning have been coordinating regular meetings to discuss concurrent Small Scale and Large Scale Land Use amendment application. This communication allows staff to “catch” things upfront, and then inform the agents/applicants at the earliest opportunity.

Abandonment PPM - January 2011

Wendy explained that the Zoning Division has issued a Policy and Procedure Memorandum (PPM) to clarify the Development Order Abandonment process. This PPM is listed on the Zoning Division Website.

Technical Manual Update- February 2011

Wendy explained that the Technical Manual has been updated again (usually following each Code Amendment, last update was based on Round 2010-01 and 02 amendments).

She also mentioned that the link for templates has been established, and agents/applicants could easily download the plan templates. She also said there will be further updated based on the Round 2011 amendments.

Phased Use PPM – March 2011

Wendy stated that the Phased Use PPM for multiple uses has been created.

Electronic Plan Amendment Process (EPAP) – March 2011

Jan Wiegand stated that the e-plan/EPAP is a new process that allows applicants to make Administrative modifications to plans electronically and to submit the requests by email to the Zoning Division Administrative Review Section (Aaron and Lauren). She also stated that this process replaces the traditional hand drafting process of amending site plans and can be completed without visiting the Zoning Division. Jan mentioned the benefits of the process which: expedites Zoning staffs' review time; allows the retrieval of documents quickly through the Internet; provides for faster distribution to other review agencies; and reduces the use of paper, in support of the Zoning Division's on-going objective to go paperless or "go green".

Jan also mentioned that the Zoning Division is working towards the ability for applicants applying for Administrative Amendment Approval to submit and pay on-line.

Electronic Plans for CD Section – March 2011

Wendy Hernandez mentioned that the next stage is to implement the electronic submittal process for the Community Development Section. Wendy said that there are no more mylars required for the Off-The-Board/DRO final approval applications. She said all the plans are now being saved in the **.DWF** format electronically. She said ITS staff will be working on additional screens that will allow the public/agents/applicants to view more information electronically.

Concurrent Type II and III Process – Ongoing

Wendy mentioned that there are more applications for the Type II DRO process. She showed the Type II and III screens to the agents/applicants.

C. Code Revision/Unified Land Development Code (ULDC) Update

Bill Cross went through the powerpoint slides and briefly discussed the web page, amendment schedule, training sessions, and explained that Code amendments are not typically considered/accepted by the public. He went on to explain that inquiries could be submitted On-Call, through a Zoning Confirmation Letter or through the section the inquiry is related to. He said minor clarifications can usually be resolved over the phone or email. In some cases inconsistencies and glitches can be staff initiated amendments. Bill said that questions as a result of Industry trends could be submitted to the Commissioners or staff.

Public Input

Kevin McGinley asked who the public should see if there is a question with the Use Matrix and if a use is not allowed. Bill responded that the section being asked the question could take the information to the Interpretation meeting.

Kevin McGinley asked what procedures should be followed by industry to inquire about code issues. Bill responded there are some code amendments resulting from industry trends, and that staff could initiate those amendments. Maryann and Wendy said that the inquiries should be raised to a Principal Planner, Jon or Maryann.

D. New Fees

Maryann Kwok mentioned that on August 29, 2011, the BCC adopted amendments to the Planning, Zoning & Administration Fee Code by introducing 3 new fees (Type I Waiver, Type II Waiver and Foreclosure) and amended one existing fee (Tower Waiver/Deviation). Maryann said the new fees are based on the URA Ordinance because we have introduced 2 types of Waiver processes –Administrative Waiver subject to the approval by the DRO and the Public Hearing Waiver subject to approval by the BCC. The ULDC has existing Waiver processes for the % on cul-de-sacs and Glades Overlay. The ULDC also has a Communication Tower Waiver process. Maryann said we have a fee associated with the Tower Waiver, but do not have a fee for other types of waivers. The new Waiver fees will cover all types of waivers that are existing in the ULDC and in the amended URA Ordinances.

Since the Deviation process no longer exists, staff has to amend the existing Fee Description associated with the “Tower Waiver/Deviation” to state “Tower Waiver” only.

Maryann also indicated a Foreclosure Ordinance has been adopted and the new fee is associated with the new process. This new fee is under Code Enforcement.

E. Building Permit Submittal Information

Barbara stated that there was a disconnection between the construction documents submitted with the building permit and the Certified Site Plan resulting in unnecessary delays during the permitting process. She suggested that the agents work more closely with the contractors to ensure all documents are consistent prior to applying for a building permit. Chris Barry, stated that some comments received during the building permit process for concurrent review are comments that should have been made prior to the site plan being certified or that some comments are related to details on the site plan that are not specific to the building permit review. Barbara stated that in some cases the comments are made to get the site plan corrected. Barbara also said that during concurrent review the CD Planner and building permit reviewer are reviewing the plan together so their comments can be combined.

Chris asked what number of projects had been concurrently reviewed and what the problems were. Autumn said that the majority of the delays were related to the building permit review.

F. Regulatory Climate Workshop

Maryann mentioned the first annual workshop was held in April 2010. The current one has not been scheduled due to pending tasks relating to universal building permit applications, standardized survey procedures and contractor certification before meeting.

She also indicated there will be upcoming meeting for the Regulatory Climate Committee on September 9, 2011.

Jeff Brophy said that the basics were taken from the DROOC, but the recognition is statewide, the idea is for a public/private buy-in. Jeff mentioned the 6 Pillars Initiative, a strategic plan for the State, derived from input County by County. He mentioned the Business Climate and Competiveness as one of the 6 pillars. Jeff said that input is welcome, participation is voluntary and the next meeting is September 9, 2011 at the Economic Council. He said that one improvement is the Centralized Contractor Registration and a standardized building application.

Maryann mentioned that in late 2010, the County initiated a survey on Best Management Practices and sent the surveys to 38 municipalities. Josh Long coordinated with the assistance

of the County and sent out a similar survey to the Private Sector. On September 29, 2011, Josh Long, Jeff Brophy, Jon MacGillis will present the Survey results to IPARC.

Open Discussion/Next Meeting Topics –

Wendy discussed the modification of some of the deadlines on the calendar to allow more time for review, comments and agendas. Gladys asked when would the agent expect to receive the Certified plan and Wendy replied the Monday or Friday following the DRO meeting.

Gladys DiGirolamo asked when the ability to pay on-line would be available to Zoning, as it currently is available in the Building Division. Jan responded that currently IT has been given the task of programming an on-line application and payment screens; however the priority has not been established. Currently, payment is being accepted in person or by mail. Jon MacGillis (arrived late due to Jury duty) also reiterated the goal of an on-line application and payment process. He said he was aware that IT was in the process of making an on-line payment option available to all PZ&B.

Colleen asked if Jon knew anything about the property owner/agents being able to come before the BCC at the Comp Plan Transmittal Hearing to discuss issues/comments related to the Comp Plan or the ULDC, basically an abbreviated Administrative Inquiry. Jon replied that Barbara had not made him aware of this information.

Paperless for 2012 - Wendy stated that there was a PPM and CD section is moving towards not having to review paper documents against the disc.

Epzb Updates or Wish List - Wendy stated that there is going to be a subcommittee established for Courtesy Notices and the posting of the yellow signs.

Gladys was glad to hear that there was an Interpretation Meeting today and wanted to discuss her issue with Maryann and Wendy.

The Final item on the agenda related to Open Discussion and Next Meeting Topics. Wendy passed out a draft internal calendar for the months of January, February and March. She presented changes to dates as they related to staff's comment deadlines for resubmittals, Agenda request deadline changes, and follow up resubmittals. Colleen Walter requested clarification on the how we named the Agency comment deadline. Wendy stated that could be an easy fix. Gladys requested information on when the stamped plans would be ready. Wendy stated that currently the plans are to be ready 2 weeks from the DRO date, however we are working to move this date up, provided staff can make these other changes to the calendar.

Next, Wendy informed the group that it is a goal for the next year to be paperless in CD submittals. The AR/PI section is currently practicing paperless. A total paperless file will be contingent on an ability to create a system where the public can view the paperless file.

Lastly, it was open to the floor to discuss topics for the next year, a wish list for epzb or other items. Gladys suggested that there be a Payment Online. Jan responded that that was an item they have on the list to implement. Additionally, the AR/PI section is finalizing the on-line submittals for ZAR and ZZR applications.

Public Input

Ms. Collene Walter – She asked if staff could update her on the BCC's direction to staff at the Comprehensive Plan Transmittal Hearing whether they would like an item added to the Zoning BCC Agenda for the public to come and discuss Comprehensive Plan and Zoning issues. Jon MacGillis indicated he has received no direction from Barbara Alterman, but will follow up with her to provide a response to Collene and DROOC members.

Meeting adjourned at about 11:30 am

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EXHIBIT C

PUBLIC NOTICE
SUMMARY OF AMENDMENTS
(Updated 11/07/11)

Part 1. ULDC Art. 2.A.1.J, Notification (page 18 of 85), is hereby amended as follows:

Reason for amendments: [Zoning] At the Board of County Commissioners (BCC) hearing held on August 29, 2011, the BCC directed staff to reach and bring back at a later hearing recommendations to the Public Notice provisions. On October 27, 2011 BCC Zoning Hearing, the Zoning staff presented their findings and the BCC directed staff to make the following amendment to the code; to increase the notification boundary to 1,000 feet for the Rural and Exurban Tiers, and to post larger signs in size but less in number. There were other recommendations from the BCC with respect to the Notice Boards (large size, font, and reference to web page for information on application) that staff is also following up on and will report final drafts to Board in March 2012 before implementation.

CHAPTER A GENERAL

Section 1 Applicability

J. Notification

2. 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, Property Notice Requirements. [Ord. 2006-036] [Ord. 2008-003] [Ord. 2011-016]

Table 2.A.1.J - Property Notice Requirements

Table with 4 columns: Process, Certified Mail 0 to 300 feet (1), Regular Mail 301 to 500 feet (1), Regular Mail within One Mile (1). Rows include Type IB Variance, Type II Variance, and Other Public Hearing (Rezoning, CA, CB, Requested Use, DOA, Unique Structure, Waiver). Includes notes on measurement and applicability.

3. Signs

a. The property subject of the application shall have notices posted by the applicant with information of the public hearing on a sign provided by the PBC at least 15 days in advance of any public hearing. One sign shall be posted for each 400 250 feet of frontage along a street up to a maximum of ten signs. All signs shall be: [Ord. 2010-022] [Ord. 2011-016]

- 1) Evenly spaced along the street when more than one sign per property is required; [Ord. 2011-016]
2) Setback no more than 25 feet from the property line; and, [Ord. 2011-016]
3) Erected in full view of the public. [Ord. 2011-016]

Where the property does not have sufficient frontage on a street, signs shall be in a location acceptable to the Zoning Director. The applicant shall submit photographs confirming the signs have been posted. The failure of any such posted notice to remain in place after it has been posted shall not be deemed a failure to comply with this requirement or be grounds to challenge the validity of any decision made by the approving authority. The applicant shall also be required to ensure the signs have been removed no later than five days after the final hearing. [Ord. 2010-022] [Ord. 2011-016]

Notes:

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**Palm Beach County
Zoning Division**

Planning, Zoning & Building
Vista Center
2300 N. Jog Road
West Palm Beach, Florida 33411
Contact: Dorine Kelley, at:
561-233-5579 or e-mail her at
dkelley@pbcgov.org

2012 DEVELOPMENT REVIEW OFFICER OVERSIGHT COMMITTEE (DROOC) MEETING DATES

The DROOC is an ad hoc committee comprised of agents who assists staff in making recommendations and review changes to the Zoning Review processes.

January 2012 S M T W Th F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	February 2012 S M T W Th F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29	March 2012 S M T W Th F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	April 2012 S M T W Th F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30
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Meeting Dates:

- February 10, 2012 from 2:00-4:00 pm, VC-2E-12 Shared Conference Room
- May 11, 2012 from 2:00-4:00 pm, VC-2E-12 Shared Conference Room
- August 24, 2012 **DRO Brown Bag Forum** from 11:30-1:00 pm, VC-1W-47 Hearing Chambers (Brown Bag - *Do not forget to bring your lunch!*)
- November 16, 2012 from 2:00-4:00 pm, VC-2E-12 Shared Conference Room

EXHIBIT K

CRITERIA FOR REZONING
SUMMARY OF AMENDMENTS

1
2 Part 1. ULDC Art. 1.E.1.C.1, Determination of Extent of Vested Status in the Area of
3 Modification [Related to Prior Approvals] (page 15 of 114), is hereby amended as
4 follows:

5 CHAPTER E PRIOR APPROVALS

6 Section 1 General

7 C. Modification of Prior Approvals

8 1. Determination of Extent of Vested Status in the Area of Modification

9 The proposed modification shall comply with the current Code to the greatest extent possible
10 in the affected area, which also includes the determination of whether the prior approval has
11 nonconformities. A prior approval may be subject to rezoning in accordance with the
12 requirements of Art. 3.A.3, Zoning District Consistency with the Future Land Use Atlas
13 (FLUA). [Ord. 2010-005]
14

15
16 Part 2. ULDC Art. 3.A, General [Related to Overlays & Zoning Districts] (pages 15 and 16 of
17 231), is hereby amended as follows:

18 CHAPTER A GENERAL

19 Section 1 Overlays and Districts

20 A. Purpose and Intent

21 In order to ensure that all development in unincorporated PBC is consistent with the Plan, it is
22 necessary to establish a series of districts and overlays to ensure that each use is compatible
23 with surrounding uses, served by adequate public facilities, and sensitive to natural resources.
24 Standard, PDD and TDD Zoning Districts, and Overlays, where applicable, have been adopted to
25 be in compliance with the Plan. [Relocated from Art. 3.C.1.A, Purpose and Intent] Each
26 district and overlay has its own purpose and permitted uses, conditional uses, special uses and
27 other regulations that control the use of land. All development within each district shall be
28 consistent with the purposes stated in this Article.

29 B. Overlays and Zoning Districts

30 In order to carry out and implement the Plan, the following 14 Overlays, 48 Standard Zoning
31 Districts, six Planned Development Districts (PDDs), and three Traditional Development Districts
32 (TDDs) are hereby established.

33 1. Overlays

- 34
35 LWRCCO, Lake Worth Road Commercial Corridor Overlay
36
37 IRO, Infill Redevelopment Overlay
38 URAO, Urban Redevelopment Area Overlay
39 AGEO, Agricultural Enclave Overlay
40 SR-7 EDO, State Road 7 Economic Development Overlay

41 2. Standard Districts

- 42
43 IR, Infill Redevelopment
44 UI, Urban Infill
45 UC, Urban Center
46 SD, Specialized Development District

47 3. Planned Development Districts (PDD)

- 48
49 LCC, Lifestyle Commercial Center

50 4. Traditional Development Districts (TDD)

51

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

53 A. Purpose and Intent

54 A parcel's Zoning District shall be consistent with its Future Land Use (FLU) designation. Any
55 request for a Development Order shall be reviewed to determine consistency with the
56 requirements of this Section. Unless exempted otherwise, all applications for a Development
57 Order shall be in a zoning district corresponding to the FLU designations indicated in the following
58 tables:

- 59 1. Standard Districts: Table 3.A.3.B, Future Land Use Designations and Corresponding
60 Standard Zoning Districts; or
61 2. Planned Development Districts: Table 3.A.3.C, PDD Corresponding Land Use; or
62 3. Traditional Development Districts: Table 3.A.3.D, TDD Corresponding Land Use.

63 **[Relocated from Art. 3.C.1.A, Purpose and Intent]**

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EXHIBIT K

CRITERIA FOR REZONING
SUMMARY OF AMENDMENTS

B. Standard Districts

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

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

FLU Designation	Zoning District (2)					
Agriculture/Conservation						
AP	AP					
AGR	AGR					
CON	PC					
SA	AR (2)	AGR				
Residential						
RR-20	AR					
RR-10	AR	CRE				
RR-5	AR					
RR-2.5	AR	RE				
LR-1	AR (3)	RE	RT	AP		
LR-2	AR (3)	RE (3)	RT			
LR-3	AR (3)	RE (3)	RT			
MR-5	AR (3)	RE (3)	RT (3)	RS	RM	
HR-8	AR (3)	RE (3)	RT (3)	RS	RM	
HR-12	AR (3)	RE (3)	RT (3)	RS (3)	RM	
HR-18	AR (3)	RE (3)	RT (3)	RS (3)	RM	
Commercial						
CL-O	CLO	IR				
CL	CN	CC	CLO	IR		
CH-O	CLO	CHO	IR			
CH	CN	CC	CLO	CHO	CG	IR
CR	CRE					
UI	UI	SD				
UC	UC	SD				
Industrial						
IND	IL	IG	CRE			
EDC	IL	IG				
Institutional/Civic						
INST	IPF					
PARK	IPF					
U/T	PO					
Notes:						
1. Unless exempted otherwise, all applications for a Development Order shall require the subject site be rezoned to a shaded district.						
2. Typical Example of a "shaded district." 						
3. Existing zoning districts by FLU designation that may qualify for SFD exemption in accordance with the exceptions listed below.						

[Relocated from Table 3.C.1.A, Future land Use (FLU) Designation and Corresponding Standard Districts]

1. Standard District Exceptions and Limitations

The following list of exceptions shall be permitted:

- a. A rezoning shall not be required for an existing legal lot of record for the development of a SFD with accessory uses, provided the existing zoning is identified in Table 3.A.3.B, Future Land Use Designation and Corresponding Standard Zoning Districts.
- b. The AR District is consistent with the SA FLU designation in the Rural and Exurban Tiers only.
- c. The AR Zoning District may be considered consistent with all FLU designations in the U/S Tier for existing agricultural uses or the purpose of permitting new agricultural uses, where in accordance with Art. 3.C.1.F.1.c, Agricultural Uses in the U/S Tier.
- d. The PO District is consistent with all FLU designations.
- e. The AGR District is consistent with the SA FLU designation in the AGR Tier only.
- f. The CRE District is consistent with the RR-10 designation only for those uses identified in Policy 2.2.3-a in the Plan.
- g. The AP District is consistent with the LR-1 designation in the Glades Tier only for legal lots of records located north of Pahokee, on the east side of US 441, for the unincorporated community of Canal Point.
- h. The RM District is consistent with the MR-5 designation only for those areas already zoned RM, prior to the Plan's August 31, 1989 adoption.
- i. Certain uses in the CRE District over three acres require rezoning to IL. See Supplementary Use Standards.
- j. Existing institutional or civic uses in the AR, RE, RT, RS or RM districts with an INST FLU designation shall not be considered non-conforming. However, a rezoning shall be required for any action exceeding DRO Authority.
- k. A rezoning shall not be required for any Palm Beach County Natural Area with a CON FLU designation provided that any subdivision or development is consistent with all development standards and use regulations for the PC district.

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EXHIBIT K

CRITERIA FOR REZONING
SUMMARY OF AMENDMENTS

[Relocated from Art. 3.C.1.B, Standard District Exceptions and Limitations, unless identified otherwise above]

C. Planned Development Districts (PDDs)

Any application for a rezoning to a PDD shall correspond to a FLU designation indicated in the table below.

Table 3.A.3.C – FLU Designation and Corresponding Planned Development Districts ¹

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

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

Notes:

1. Check (✓) indicates the PDD corresponds to the FLU designations. Any application for a rezoning to a PDD shall be to a PDD that corresponds to a FLU designation.
2. PDDs in the AGR Tier are limited to the 80/20 PUD OR 60/40 PUD.
3. MXPD shall be permitted when located at an intersection, as defined by the Plan, or when adjacent to a parcel with a CH FLU designation.

[Relocated from Table 3.E.1.B, FLU Designation and Corresponding Planned Development Districts]

D. Traditional Development Districts (TDDs)

Any application for a rezoning to a TDD shall correspond to a FLU designation indicated in the table below.

Table 3.A.3.D - TDD Corresponding Land Use

	AGR	RR	LR1	LR2	LR3	MR5	HR8	HR12	HR18	MLU	EDC
TND			✓	✓	✓	✓	✓	✓	✓	✓	✓
TTD			✓	✓	✓	✓	✓	✓	✓	✓	
	AGR	RR	CL	CH	CLO	CHO	IND	INST	CRE	MLU	EDC
TMD			✓	✓	✓	✓			✓	✓	✓

Legend: Check (✓) indicates the TDD corresponds to the FLU category. Any application for a rezoning to a TDD shall be to a TDD that corresponds to a FLU designation. [Ord. 2008-037]

[Relocated from Table 3.E.1.B, FLU Designation and Corresponding Planned Development Districts]

E. Exceptions for Prior Approvals

Any application for a Development Order that requires Public Hearing approval, excluding Status Reports, EAC, Class B Conditional Uses or Type II Variances, shall be accompanied by an application to rezone to a current Zoning district. Any application for a Development Order that does not exceed the threshold requiring rezoning shall comply with the applicable requirements of the corresponding district, except for any information permitted to be carried forward from a prior approval. [Relocated from Art. 3.C.1.C.2 (Related to Previous Standard Zoning Districts) and Art. 3.E.1.A.2, Applicability (related to PDDs)]

1. Standard Districts

The following previously established zoning districts shall correspond to the current districts indicated:

- The Specialized Agriculture (SA) District shall correspond to the AP District in the Glades Tier, the AGR District in the AGR Tier, and the AR District in the Rural Tier.
- Rural Services (RSER) District shall correspond to the AR District.
- Residential Transitional Suburban (RTS) District shall correspond to the RT District.
- Residential Transitional Urban (RTU) District shall correspond to the RS District.
- Multifamily Residential High Density (RH) District shall correspond to the RM District.
- Specialized Commercial High (CSH) and Specialized Commercial (CS) District shall correspond to the Commercial High Office District (CHO) District.

[Relocated from Art. 3.C.1.C, Previous Zoning Districts]

2. Planned Development Districts

The following previous approvals shall correspond to the current districts indicated:

- Special exceptions for PUDs shall correspond to a PUD. [Relocated from Art. 3.E.2.A.2, Applicability (Related to PUDs)]
- Special exceptions for large-scale community or regional shopping centers (30,000 square feet or 50,000 square feet of total floor area or more), Planned Commercial Developments (PCDs), Planned Neighborhood Commercial Developments (PNCDs), Planned General Commercial Developments (PGCDs), Planned Office Business Parks

Notes:

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EXHIBIT K

CRITERIA FOR REZONING
SUMMARY OF AMENDMENTS

(POBPs) and Planned Industrial Developments (PIDs) shall correspond to a MUPD.
[Relocated from Art. 3.E.3.A.2, Applicability (Related to MUPDs)]

c. Special exceptions for PIPDs shall correspond to a PIPD. [Relocated from Art. 3.E.2.A.2, Applicability (Related to PIPDs)]

d. Special exceptions for MHPDs shall correspond to a MHPD. [Relocated from Art. 3.E.2.A.2, Applicability (Related to MHPDs)]

e. Special exceptions for RVPDs shall correspond to a RVPD. [Relocated from Art. 3.E.2.A.2, Applicability (Related to RVPDs)]

f. Any of the above where approved as a conditional use approval as opposed to a special exception.

Part 3. ULDC Art. 3.C.1, Future Land Use Designation and Corresponding Districts (page 117-118 of 231), is hereby amended as follows:

CHAPTER C STANDARD DISTRICTS

Section 1 General Future Land Use (FLU) Designation and Corresponding Districts

~~A. Purpose and Intent~~

~~The purpose of this section is to ensure that all development (land uses) is consistent with the Future Land Use Atlas of the Plan. Standard, PDD and TDD zoning districts have been adopted to be in compliance with the Plan. Unless exempted otherwise, all new development or subdivision of property shall be in a zoning district corresponding to the FLU designations indicated in the following tables:~~

- ~~1. Standard Districts: Table 3.C.1.A, Future Land Use Designations and Corresponding Standard Zoning Districts; or~~
- ~~2. Planned Development Districts: Table 3.E.1.B, PDD Corresponding Land Use; or~~
- ~~3. Traditional Development Districts: Table 3.F.1.E, TDD Corresponding Land Use.~~

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EXHIBIT K

CRITERIA FOR REZONING
SUMMARY OF AMENDMENTS

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

FLU Designation	Zoning District (2)					
Agriculture/Conservation						
AP	AP					
AGR	AGR					
CON	PC					
SA	AR (2)	AGR				
Residential						
RR-20	AR					
RR-10	AR	CRE ⁴				
RR-5	AR					
RR-2.5	AR	RE				
LR-1	AR (3)	RE	RT	AP		
LR-2	AR (3)	RE (3)	RT			
LR-3	AR (3)	RE (3)	RT			
MR-5	AR (3)	RE (3)	RT (3)	RS	RM	
HR-8	AR (3)	RE (3)	RT (3)	RS	RM	
HR-12	AR (3)	RE (3)	RT (3)	RS (3)	RM	
HR-18	AR (3)	RE (3)	RT (3)	RS (3)	RM	
Commercial						
CL-O	CLO	IR				
CL	CN	CC	CLO	IR		
CH-O	CLO	CHO	IR			
CH	CN	CC	CLO	CHO	CG	IR
CR	CRE					
Industrial						
IND	IL	IG	CRE			
EDC	IL	IG				
Institutional/Civic						
INST	IPF					
PARK	IPF					
U/T	PO					
[Ord. 2006-004] [Ord. 2008-003] [Ord. 2008-037] [Ord. 2010-005]						
Notes:						
1. Unless exempted otherwise all new development such as any application for a rezoning, conditional use or subdivision of property shall require the subject site be rezoned to a shaded district.						
2. Typical Example of a "shaded district." 						
3. Existing zoning districts by FLU designation that may qualify for SFD exemption in accordance with Art. 3.C.1.B.1.						

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B. Standard District Exceptions and Limitations

- The following list of exceptions shall be permitted: **[Ord. 2008-003]**
1. A rezoning shall not be required for an existing legal lot of record for the development of a SFD with accessory uses, provided the existing zoning is identified in Table 3.C.1.A, Future Land Use Designation and Corresponding Standard Zoning Districts. **[Ord. 2008-003]**
 2. The PO District is consistent with all FLU designations. **[Ord. 2008-003]**
 3. The AR District is consistent with the SA FLU designation in the Rural and Exurban Tiers only. **[Ord. 2008-003]**
 4. The AGR District is consistent with the SA FLU designation in the AGR Tier only. **[Ord. 2008-003]**
 5. The CRE District is consistent with the RR-10 designation only for those uses identified in Policy 2.2.3-a in the Plan. **[Ord. 2008-003]**
 6. The AP District is consistent with the LR-1 designation in the Glades Tier only for legal lots of records located north of Pahokee, on the east side of US 441, for the unincorporated community of Canal Point. **[Ord. 2008-003]**
 7. The RM District is consistent with the MR-5 designation only for those areas already zoned RM, prior to the Plan's August 31, 1989 adoption. **[Ord. 2008-003]**
 8. Certain uses in the CRE District over three acres require rezoning to IL. See Supplementary Use Standards. **[Ord. 2008-003]**
 9. Existing institutional or civic uses in the AR, RE, RT, RS or RM districts with an INST FLU designation shall not be considered non-conforming. However, a rezoning shall be required for any action exceeding DRO Authority **[Ord. 2008-003]**
 10. A rezoning shall not be required for any Palm Beach County Natural Area with a CON FLU designation provided that any subdivision or development is consistent with all development standards and use regulations for the PC district. **[Ord. 2008-003]**
 11. The AR district may be considered consistent with all FLU designations in accordance with Art. 3.C.1.F.1.c.2), New Agricultural Uses. **[Ord. 2008-037]**

C. Previous Zoning Districts

1. The following previously established zoning districts correspond to the current districts:
 - a. The Specialized Agriculture (SA) District shall correspond to the AP District in the Glades Tier, the AGR District in the AGR Tier, and the AR District in the Rural Tier.
 - b. Rural Services (RSER) District shall correspond to the AR District.
 - c. Residential Transitional Suburban (RTS) District shall correspond to the RT District.
 - d. Residential Transitional Urban (RTU) District shall correspond to the RS District.

Notes:
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EXHIBIT K

CRITERIA FOR REZONING
SUMMARY OF AMENDMENTS

- 1 e. ~~Multifamily Residential High Density (RH) District shall correspond to the RM District.~~
- 2 f. ~~Specialized Commercial High (CSH) and Specialized Commercial (CS) District shall~~
- 3 ~~correspond to the Commercial High Office District (CHO) District.~~
- 4 2. ~~Where the corresponding district for a parcel is consistent with its FLU designation, a~~
- 5 ~~rezoning shall not be required, provided that any development is consistent with the~~
- 6 ~~requirements of the corresponding district. Any application that requires Public Hearing~~
- 7 ~~approval shall be accompanied by an application to a current Zoning district. [Relocated to~~
- 8 ~~new Art. 3.A.3, Zoning District Consistency with Future Land Use Atlas (FLUA)]~~
- 9 **AD. Agricultural District**
- 10
- 11 **BE. Conservation District**
- 12
- 13 **CF. Residential Districts**
- 14
- 15 **DE. Commercial Districts**
- 16
- 17 **EH. PRA, Priority Redevelopment Area Districts**
- 18
- 19 **FI. Industrial Districts**
- 20
- 21 **GJ. Public and Institutional Districts**
- 22

25 Part 4. ULDC Art. 3.C.1.F, Agricultural Residential District, (page 122 of 231), is hereby
26 amended as follows:

27 CHAPTER C STANDARD DISTRICTS

28 Section 1 Future Land Use (FLU) Designation and Corresponding Districts

29 F. Residential Districts

- 30 1. **AR, Agriculture Residential District**
- 31 The AR district is to protect and enhance the rural lifestyle and quality of life of residents in
- 32 areas designated rural residential, to protect watersheds and water supplies, wilderness and
- 33 scenic areas, conservation and wildlife areas, and to permit a variety of uses that require
- 34 non-urban locations but do not operate to the detriment of adjoining lands devoted to rural
- 35 and residential purposes.
- 36 a. **Previously Approved RSER and Non-residential Uses**
- 37 The previously approved site in the RSER zoning district (Petition 1999-011 Everglades
- 38 Farm Equipment Co.) requested before the effective date of this ordinance, may be
- 39 developed as a conforming use ~~in accordance with an approved DOA.~~ **[Ord. 2005 – 002]**
- 40 b. **Special Agriculture Uses**
- 41 Additional non-residential uses may be allowed in the AR/Rural/Exurban district with a SA
- 42 FLU.
- 43 c. **Agricultural Uses in the U/S Tier**
- 44 1) **Existing Agricultural Uses Applicability**
- 45 Agricultural uses *in the U/S Tier* existing at the time of adoption of this Code
- 46 permitting agricultural uses ~~in the U/S Tier~~ shall be considered conforming. Any
- 47 expansion of existing agricultural uses shall be ~~consistent with~~ *subject to* all
- 48 applicable requirements ~~and subject to review and/or approval by the appropriate~~
- 49 ~~staff or review board as identified in this Code.~~
- 50 2) **New Agricultural Uses**
- 51 Agricultural uses not listed as permitted in the U/S Tier shall only be permitted as an
- 52 interim use subject to Class A conditional use approval. ~~The AR Zoning District shall~~
- 53 ~~be considered consistent with all FLUA designations in the U/S Tier for the purpose~~
- 54 ~~of permitting agricultural uses.~~ **[Relocated to new Art. 3.A.3.B, Standard District**
- 55 **Exceptions and Limitations]**

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EXHIBIT K

CRITERIA FOR REZONING
SUMMARY OF AMENDMENTS

Part 5. ULDC Art. 3.E, Planned Unit Development Districts (PDDs), (pages 138-139, 158, 170-171, 176, 179 and 182 of 231), is hereby amended as follows:

CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDs)

Section 1 General

A. General

2. Applicability

In addition to the other Articles in this Code, the requirements of this Chapter shall apply to all PDDs, modifications to previously approved PDDs, and modifications to previously approved special exceptions for planned developments, unless otherwise stated.

a. Previous Approvals

Previously approved planned developments with a valid development order that does not conform to provisions in this Code shall be considered conforming in accordance with Art. 1.E, Prior Approvals, where in compliance with the requirements of Art. 3.A.3, Zoning District Consistency with Future Land Use Atlas (FLUA). ~~Nonconforming uses shall comply with 1.F, Nonconformities, and any other applicable requirements, unless stated otherwise herein.~~ [Ord. 2009-040]

1) Development Order Amendment

Shall be in compliance with Art. 3.A.3, Zoning District Consistency with Future Land Use Atlas (FLUA). ~~Any DOA to a prior approval, including but not limited to additional requested uses, changes exceeding the thresholds for DRO amendments, rezoning, or any other Zoning process requiring BCC approval, shall be required to rezone to a PDD. An exception shall be permitted where the affected area of the request does not include all property owners and consent cannot be obtained.~~ [Relocated to new Art. 3.A.3, Zoning District Consistency with Future Land Use Atlas (FLUA)]

....

B. ~~FLU Consistency~~, FAR, Density, and Use Standards

1. ~~Future Land Use (FLU) Designation~~

~~The FLU designation which correspond to each PDD are indicated in Table 3.E.1.B, FLU Designation and Corresponding Planned Development Districts.~~ [Ord. 2009-040]

Table 3.E.1.B – FLU Designation and Corresponding Planned Development Districts¹

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

	AGR ²	RR	CL	CH	CLO	CHO	IND	INST	CRE	MLU	EDC
MUPD			✓	✓	✓	✓	✓	✓	✓	✓	✓
MXPD				✓		✓				✓	✓
PIPD							✓			✓	✓
RVPD		✓							✓		
LCC			✓	✓							

Notes:[Ord. 2008-037] [Ord. 2010-005]
 1. Check (✓) indicates the PDD corresponds to the FLU designations. Any application for a rezoning to a PDD shall be to a PDD that corresponds to a FLU designation. [Ord. 2008-037]
 2. PDDs in the AGR Tier are limited to the 80/20 PUD OR 60/40 PUD. [Ord. 2006-004]
 3. MXPD shall be permitted when located at an intersection, as defined by the Plan, or when adjacent to a parcel with a CH FLU designation. [Ord. 2010-005]

[Relocated to new Art. 3.A.3, Zoning District Consistency with Future Land Use Atlas (FLUA)]
[ReNUMBER Accordingly]

Section 2 Planned Unit Development (PUD)

A. General

2. Applicability

The requirements of this Section shall apply to all PUDs, modifications to previously approved PUDs, and modifications to previous approvals specified in Art. 3.A.3.A.2, Planned Development Districts ~~previously approved special exceptions for PUDs~~, unless otherwise stated. ~~Refer to Art. 3.E.1.A.2.a, Previous Approvals, for additional requirements.~~ [Ord. 2009-040] [Relocated to new Art. 3.A.3, Zoning District Consistency with Future Land Use Atlas (FLUA)]

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EXHIBIT K

CRITERIA FOR REZONING
SUMMARY OF AMENDMENTS

1 Section 3 Multiple Use Planned Development (MUPD)

2 A. General

3

4 2. Applicability

5 The requirements of this Section shall apply to all MUPDs, modifications to previously
6 approved MUPDs, and modifications to previous approvals specified in Art. 3.A.3.A.2,
7 Planned Development Districts previously approved special exceptions for large-scale
8 community or regional shopping centers (30,000 square feet or 50,000 square feet of total
9 floor area or more), Planned Commercial Developments (PCDs), Planned Neighborhood
10 Commercial Developments (PNCs), Planned General Commercial Developments (PGCDs),
11 Planned Office Business Parks (POBPs) and Planned Industrial Developments (PIDs),
12 unless otherwise stated. ~~Refer to Art. 3.E.1.A.2.a, Previous Approvals, for additional~~
13 ~~requirements.~~ [Ord. 2009-040] [Relocated to new Art. 3.A.3, Zoning District
14 Consistency with Future Land Use Atlas (FLUA)]
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17 Section 5 Planned Industrial Park Development (PIPD)

18 A. General

19

20 2. Applicability

21 The requirements of this Section shall apply to all PIPDs, modifications to previously
22 approved PIPDs, and modifications to previous approvals specified in Art. 3.A.3.A.2, Planned
23 Development Districts previously approved special exceptions for PIPDs, unless otherwise
24 stated. ~~Refer to Art. 3.E.1.A.2.a, Previous Approvals, for additional requirements.~~ [Ord.
25 2009-040] [Relocated to new Art. 3.A.3, Zoning District Consistency with Future Land
26 Use Atlas (FLUA)]
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29 Section 6 Mobile Home Planned Development District (MHPD)

30 A. General

31

32 2. Applicability

33 The requirements of this Section shall apply to all MHPDs, modifications to previously
34 approved MHPDs, and modifications to previous approvals specified in Art. 3.A.3.A.2,
35 Planned Development Districts previously approved special exceptions for MHPDs, unless
36 otherwise stated. ~~Refer to Art. 3.E.1.A.2.a, Previous Approvals, for additional requirements.~~
37 [Ord. 2009-040] [Relocated to new Art. 3.A.3, Zoning District Consistency with Future
38 Land Use Atlas (FLUA)]
39
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41 Section 7 Recreational Vehicle Planned Development District (RVPD)

42 A. General

43

44 2. Applicability

45 The requirements of this Section shall apply to all RVPDs, modifications to previously
46 approved RVPDs, and previous approvals specified in Art. 3.A.3.A.2, Planned Development
47 Districts modifications to previously approved special exceptions for RVPDs, unless
48 ~~otherwise stated a rezoning is required pursuant to Art. 3.A.3, Zoning District Consistency~~
49 ~~with Future Land Use Atlas (FLUA).~~ [Relocated to new Art. 3.A.3, Zoning District
50 Consistency with Future Land Use Atlas (FLUA)]
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EXHIBIT K

CRITERIA FOR REZONING
SUMMARY OF AMENDMENTS

1
2 Part 6. ULDC Art. 3.F.1.E, Residential Density and Plan Land Use Designations and Density
3 (page 157 of 195), is hereby amended as follows:

4 CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDS)

5 Section 1 General Provisions for TDDs

6 E. ~~FLUA Consistency, FAR and Residential Density and Plan Land Use Designations and~~
7 ~~Density~~
8 ~~The Plan land use designations which correspond to the various TDDs shall be determined by~~
9 ~~Table 3.F.1.E, TDD Corresponding Land Use.~~

10 1. Land Use Categories
11 ~~Any application for a rezoning to a TDD shall be in accordance with Art. 3.A.3, Zoning District~~
12 ~~Consistency with Future Land Use Atlas (FLUA). The Land Use categories in the Plan, which~~
13 ~~correspond to each TDD are indicated in Table 3.F.1.E, TDD Corresponding Land Use.~~

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~~Table 3.F.1.E – TDD Corresponding Land Use~~

	AGR	RR	LR1	LR2	LR3	MR5	HR8	HR12	HR18	MLU	EDC
TND			√	√	√	√	√	√	√	√	√
TTD			√	√	√	√	√	√	√	√	
	AGR	RR	CL	CH	CLO	CHO	IND	INST	CRE	MLU	EDC
TMD			√	√	√	√			√	√	√

~~Legend: Check (√) indicates the TDD corresponds to the FLU category. Any application for a rezoning to a TDD shall be to a TDD that corresponds to a FLU designation. [Ord. 2008-037]~~

16 [Relocated to new Art. 3.A.3, Zoning District Consistency with Future Land Use Atlas (FLUA)]
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EXHIBIT K

CRITERIA FOR REZONING
SUMMARY OF AMENDMENTS
(Updated 03/07/11)

1
2 Part 1. ULDC Art. 1.E.1.C.1, Determination of Extent of Vested Status in the Area of
3 Modification [Related to Prior Approvals] (page 15 of 114), is hereby amended as
4 follows:

5 CHAPTER E PRIOR APPROVALS

6 Section 1 General

7 C. Modification of Prior Approvals

8 1. Determination of Extent of Vested Status in the Area of Modification
9 The proposed modification shall comply with the current Code to the greatest extent possible
10 in the affected area, which also includes the determination of whether the prior approval has
11 nonconformities. A prior approval may be subject to rezoning in accordance with the
12 requirements of Art. 3.A.3, Zoning District Consistency with the Future Land Use Atlas
13 (FLUA). [Ord. 2010-005]
14
15

16 Part 2. ULDC Art. 3.A, General [Related to Overlays & Zoning Districts] (pages 15 and 16 of
17 231), is hereby amended as follows:

18 CHAPTER A GENERAL

19 Section 1 Overlays and Districts

20 A. Purpose and Intent
21 In order to ensure that all development in unincorporated PBC is consistent with the Plan, it is
22 necessary to establish a series of districts and overlays to ensure that each use is compatible
23 with surrounding uses, served by adequate public facilities, and sensitive to natural resources.
24 Standard, PDD and TDD Zoning Districts, and Overlays, where applicable, have been adopted to
25 be in compliance with the Plan. [Relocated from Art. 3.C.1.A, Purpose and Intent] Each
26 district and overlay has its own purpose and permitted uses, conditional uses, special uses and
27 other regulations that control the use of land. All development within each district shall be
28 consistent with the purposes stated in this Article.

29 B. Overlays and Zoning Districts
30 In order to carry out and implement the Plan, the following 14 Overlays, 18 Standard Zoning
31 Districts, six Planned Development Districts (PDDs), and three Traditional Development Districts
32 (TDDs) are hereby established.

- 33 1. Overlays
34
35 LWRCCO, Lake Worth Road Commercial Corridor Overlay
36
37 IRO, Infill Redevelopment Overlay
38 URAO, Urban Redevelopment Area Overlay
39 AGEO, Agricultural Enclave Overlay
40 SR-7 EDO, State Road 7 Economic Development Overlay
41 2. Standard Districts
42
43 IR, Infill Redevelopment
44 UI, Urban Infill
45 UC, Urban Center
46 SD, Specialized Development District
47 3. Planned Development Districts (PDD)
48
49 LCC, Lifestyle Commercial Center
50 4. Traditional Development Districts (TDD)
51

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

53 A. Purpose and Intent
54 A parcel's Zoning District shall be consistent with its Future Land Use (FLU) designation. Any
55 request for a Development Order shall be reviewed to determine consistency with the
56 requirements of this Section. Unless exempted otherwise, all applications for a Development
57 Order shall be in a zoning district corresponding to the FLU designations indicated in the following
58 tables:
59 1. Standard Districts: Table 3.A.3.B, Future Land Use Designations and Corresponding
60 Standard Zoning Districts; or

Notes:
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EXHIBIT K

CRITERIA FOR REZONING
SUMMARY OF AMENDMENTS
(Updated 03/07/11)

- 2. *Planned Development Districts: Table 3.A.3.C, PDD Corresponding Land Use; or*
- 3. *Traditional Development Districts: Table 3.A.3.D, TDD Corresponding Land Use.*

[Relocated from Art. 3.C.1.A, Purpose and Intent]

B. Standard Districts

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

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

FLU Designation	Zoning District (2)					
Agriculture/Conservation						
AP	AP					
AGR	AGR					
CON	PC					
SA	AR (2)	AGR				
Residential						
RR-20	AR					
RR-10	AR	CRE				
RR-5	AR					
RR-2.5	AR	RE				
LR-1	AR (3)	RE	RT	AP		
LR-2	AR (3)	RE (3)	RT			
LR-3	AR (3)	RE (3)	RT			
MR-5	AR (3)	RE (3)	RT (3)	RS	RM	
HR-8	AR (3)	RE (3)	RT (3)	RS	RM	
HR-12	AR (3)	RE (3)	RT (3)	RS (3)	RM	
HR-18	AR (3)	RE (3)	RT (3)	RS (3)	RM	
Commercial						
CL-O	CLO	IR				
CL	CN	CC	CLO	IR		
CH-O	CLO	CHO	IR			
CH	CN	CC	CLO	CHO	CG	IR
CR	CRE					
UI	UI	SD				
UC	UC	SD				
Industrial						
IND	IL	IG	CRE			
EDC	IL	IG				
Institutional/Civic						
INST	IPF					
PARK	IPF					
U/T	PO					
Notes:						
1. Unless exempted otherwise, all applications for a Development Order shall require the subject site be rezoned to a shaded district.						
2. Typical Example of a "shaded district." 						
3. Existing zoning districts by FLU designation that may qualify for SFD exemption in accordance with the exceptions listed below.						

[Relocated from Table 3.C.1.A, Future land Use (FLU) Designation and Corresponding Standard Districts]

1. Standard District Exceptions and Limitations

The following list of exceptions shall be permitted:

- a. A rezoning shall not be required for an existing legal lot of record for the development of a SFD with accessory uses, provided the existing zoning is identified in Table 3.A.3.B, Future Land Use Designation and Corresponding Standard Zoning Districts.
- b. The AR District is consistent with the SA FLU designation in the Rural and Exurban Tiers only.
- c. The AR Zoning District may be considered consistent with all FLU designations in the U/S Tier for existing agricultural uses or the purpose of permitting new agricultural uses, where in accordance with Art. 3.C.1.F.1.c, Agricultural Uses in the U/S Tier.
- d. The PO District is consistent with all FLU designations.
- e. The AGR District is consistent with the SA FLU designation in the AGR Tier only.
- f. The CRE District is consistent with the RR-10 designation only for those uses identified in Policy 2.2.3-a in the Plan.
- g. The AP District is consistent with the LR-1 designation in the Glades Tier only for legal lots of records located north of Pahokee, on the east side of US 441, for the unincorporated community of Canal Point.
- h. The RM District is consistent with the MR-5 designation only for those areas already zoned RM, prior to the Plan's August 31, 1989 adoption.

Notes:

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EXHIBIT K

CRITERIA FOR REZONING
SUMMARY OF AMENDMENTS
(Updated 03/07/11)

- i. Certain uses in the CRE District over three acres require rezoning to IL. See Supplementary Use Standards.
- j. Existing institutional or civic uses in the AR, RE, RT, RS or RM districts with an INST FLU designation shall not be considered non-conforming. However, a rezoning shall be required for any action exceeding DRO Authority.
- k. A rezoning shall not be required for any Palm Beach County Natural Area with a CON FLU designation provided that any subdivision or development is consistent with all development standards and use regulations for the PC district.

[Relocated from Art. 3.C.1.B, Standard District Exceptions and Limitations, unless identified otherwise above]

C. Planned Development Districts (PDDs)

Any application for a rezoning to a PDD shall correspond to a FLU designation indicated in the table below.

Table 3.C.1.C – FLU Designation and Corresponding Planned Development Districts ¹

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

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

Notes:

1. Check (✓) indicates the PDD corresponds to the FLU designations. Any application for a rezoning to a PDD shall be to a PDD that corresponds to a FLU designation.
2. PDDs in the AGR Tier are limited to the 80/20 PUD OR 60/40 PUD.
3. MXPD shall be permitted when located at an intersection, as defined by the Plan, or when adjacent to a parcel with a CH FLU designation.

[Relocated from Table 3.E.1.B, FLU Designation and Corresponding Planned Development Districts]

D. Traditional Development Districts (TDDs)

Any application for a rezoning to a TDD shall correspond to a FLU designation indicated in the table below.

Table 3.C.1.D - TDD Corresponding Land Use

	AGR	RR	LR1	LR2	LR3	MR5	HR8	HR12	HR18	MLU	EDC
TND			✓	✓	✓	✓	✓	✓	✓	✓	✓
TTD			✓	✓	✓	✓	✓	✓	✓	✓	
	AGR	RR	CL	CH	CLO	CHO	IND	INST	CRE	MLU	EDC
TMD			✓	✓	✓	✓			✓	✓	✓

Legend: Check (✓) indicates the TDD corresponds to the FLU category. Any application for a rezoning to a TDD shall be to a TDD that corresponds to a FLU designation. [Ord. 2008-037]

[Relocated from Table 3.E.1.B, FLU Designation and Corresponding Planned Development Districts]

E. Exceptions for Prior Approvals

Any application for a Development Order that requires Public Hearing approval, excluding Status Reports, EAC, Class B Conditional Uses or Type II Variances, shall be accompanied by an application to rezone to a current Zoning district. Any application for a Development Order that does not exceed the threshold requiring rezoning shall comply with the applicable requirements of the corresponding district, except for any information permitted to be carried forward from a prior approval. [Relocated from Art. 3.C.1.C.2 (Related to Previous Standard Zoning Districts) and Art. 3.E.1.A.2, Applicability (related to PDDs)]

1. Standard Districts

The following previously established zoning districts shall correspond to the current districts indicated:

- a. The Specialized Agriculture (SA) District shall correspond to the AP District in the Glades Tier, the AGR District in the AGR Tier, and the AR District in the Rural Tier.
- b. Rural Services (RSER) District shall correspond to the AR District.
- c. Residential Transitional Suburban (RTS) District shall correspond to the RT District.
- d. Residential Transitional Urban (RTU) District shall correspond to the RS District.

Notes:

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EXHIBIT K

CRITERIA FOR REZONING
SUMMARY OF AMENDMENTS
(Updated 03/07/11)

- e. *Multifamily Residential High Density (RH) District shall correspond to the RM District.*
- f. *Specialized Commercial High (CSH) and Specialized Commercial (CS) District shall correspond to the Commercial High Office District (CHO) District.*

[Relocated from Art. 3.C.1.C, Previous Zoning Districts]

2. Planned Development Districts

The following previous approvals shall correspond to the current districts indicated:

- a. Special exceptions for PUDs shall correspond to a PUD. [Relocated from Art. 3.E.2.A.2, Applicability (Related to PUDs)]
- b. Special exceptions for large-scale community or regional shopping centers (30,000 square feet or 50,000 square feet of total floor area or more), Planned Commercial Developments (PCDs), Planned Neighborhood Commercial Developments (PNCDs), Planned General Commercial Developments (PGCDs), Planned Office Business Parks (POBPs) and Planned Industrial Developments (PIDs) shall correspond to a MUPD. [Relocated from Art. 3.E.3.A.2, Applicability (Related to MUPDs)]
- c. Special exceptions for PIPDs shall correspond to a PIPD. [Relocated from Art. 3.E.2.A.2, Applicability (Related to PIPDs)]
- d. Special exceptions for MHPDs shall correspond to a MHPD. [Relocated from Art. 3.E.2.A.2, Applicability (Related to MHPDs)]
- e. Special exceptions for RVPDs shall correspond to a RVPD. [Relocated from Art. 3.E.2.A.2, Applicability (Related to RVPDs)]
- f. Any of the above where approved as a conditional use approval as opposed to a special exception.

Part 3. ULDC Art. 3.C.1, Future Land Use Designation and Corresponding Districts (page 117-118 of 231), is hereby amended as follows:

CHAPTER C STANDARD DISTRICTS

Section 1 **General Future Land Use (FLU) Designation and Corresponding Districts**

A. Purpose and Intent

~~The purpose of this section is to ensure that all development (land uses) is consistent with the Future Land Use Atlas of the Plan. Standard, PDD and TDD zoning districts have been adopted to be in compliance with the Plan. Unless exempted otherwise, all new development or subdivision of property shall be in a zoning district corresponding to the FLU designations indicated in the following tables:~~

- ~~1. Standard Districts: Table 3.C.1.A, Future Land Use Designations and Corresponding Standard Zoning Districts; or~~
- ~~2. Planned Development Districts: Table 3.E.1.B, PDD Corresponding Land Use; or~~
- ~~3. Traditional Development Districts: Table 3.F.1.E, TDD Corresponding Land Use.~~

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Notes:

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EXHIBIT K

CRITERIA FOR REZONING
SUMMARY OF AMENDMENTS
(Updated 03/07/11)

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

FLU Designation	Zoning District (2)					
Agriculture/Conservation						
AP	AP					
AGR	AGR					
CON	PC					
SA	AR (2)	AGR				
Residential						
RR-20	AR					
RR-10	AR	CRE ⁴				
RR-5	AR					
RR-2.5	AR	RE				
LR-1	AR (3)	RE	RT	AP		
LR-2	AR (3)	RE (3)	RT			
LR-3	AR (3)	RE (3)	RT			
MR-5	AR (3)	RE (3)	RT (3)	RS	RM	
HR-8	AR (3)	RE (3)	RT (3)	RS	RM	
HR-12	AR (3)	RE (3)	RT (3)	RS (3)	RM	
HR-18	AR (3)	RE (3)	RT (3)	RS (3)	RM	
Commercial						
CL-O	CLO	IR				
CL	CN	CC	CLO	IR		
CH-O	CLO	CHO	IR			
CH	CN	CC	CLO	CHO	CC	IR
CR	CRE					
Industrial						
IND	IL	IG	CRE			
EDC	IL	IG				
Institutional/Civic						
INST	IFE					
PARK	IFE					
U/T	PO					
[Ord. 2006-004] [Ord. 2008-003] [Ord. 2008-037] [Ord. 2010-005]						
Notes:						
1. Unless exempted otherwise all new development such as any application for a rezoning, conditional use or subdivision of property shall require the subject site be rezoned to a shaded district.						
2. Typical Example of a "shaded district." 						
3. Existing zoning districts by FLU designation that may qualify for SFD exemption in accordance with Art. 3.C.1.B.1.						

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B. Standard District Exceptions and Limitations

The following list of exceptions shall be permitted: **[Ord. 2008-003]**

1. A rezoning shall not be required for an existing legal lot of record for the development of a SFD with accessory uses, provided the existing zoning is identified in Table 3.C.1.A, Future Land Use Designation and Corresponding Standard Zoning Districts. **[Ord. 2008-003]**
2. The PO District is consistent with all FLU designations. **[Ord. 2008-003]**
3. The AR District is consistent with the SA FLU designation in the Rural and Exurban Tiers only. **[Ord. 2008-003]**
4. The AGR District is consistent with the SA FLU designation in the AGR Tier only. **[Ord. 2008-003]**
5. The CRE District is consistent with the RR-10 designation only for those uses identified in Policy 2.2.3-a in the Plan. **[Ord. 2008-003]**
6. The AP District is consistent with the LR-1 designation in the Glades Tier only for legal lots of records located north of Pahokee, on the east side of US 441, for the unincorporated community of Canal Point. **[Ord. 2008-003]**
7. The RM District is consistent with the MR-5 designation only for those areas already zoned RM, prior to the Plan's August 31, 1989 adoption. **[Ord. 2008-003]**
8. Certain uses in the CRE District over three acres require rezoning to IL. See Supplementary Use Standards. **[Ord. 2008-003]**
9. Existing institutional or civic uses in the AR, RE, RT, RS or RM districts with an INST FLU designation shall not be considered non-conforming. However, a rezoning shall be required for any action exceeding DRO Authority **[Ord. 2008-003]**
10. A rezoning shall not be required for any Palm Beach County Natural Area with a CON FLU designation provided that any subdivision or development is consistent with all development standards and use regulations for the PC district. **[Ord. 2008-003]**
11. The AR district may be considered consistent with all FLU designations in accordance with Art. 3.C.1.F.1.c.2), New Agricultural Uses. **[Ord. 2008-037]**

C. Previous Zoning Districts

1. The following previously established zoning districts correspond to the current districts:

Notes:

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EXHIBIT K

CRITERIA FOR REZONING
SUMMARY OF AMENDMENTS
(Updated 03/07/11)

Part 5. ULDC Art. 3.E, Planned Unit Development Districts (PDDs), (pages 138-139, 158, 170-171, 176, 179 and 182 of 231), is hereby amended as follows:

CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDs)

Section 1 General

A. General

2. Applicability

In addition to the other Articles in this Code, the requirements of this Chapter shall apply to all PDDs, modifications to previously approved PDDs, and modifications to previously approved special exceptions for planned developments, unless otherwise stated.

a. Previous Approvals

Previously approved planned developments with a valid development order that does not conform to provisions in this Code shall be considered conforming in accordance with Art. 1.E, Prior Approvals, where in compliance with the requirements of Art. 3.A.3, Zoning District Consistency with Future Land Use Atlas (FLUA). ~~Nonconforming uses shall comply with 1.F, Nonconformities, and any other applicable requirements, unless stated otherwise herein.~~ [Ord. 2009-040]

1) Development Order Amendment

Shall be in compliance with Art. 3.A.3, Zoning District Consistency with Future Land Use Atlas (FLUA). ~~Any DOA to a prior approval, including but not limited to additional requested uses, changes exceeding the thresholds for DRO amendments, rezoning, or any other Zoning process requiring BCC approval, shall be required to rezone to a PDD. An exception shall be permitted where the affected area of the request does not include all property owners and consent cannot be obtained.~~ [Relocated to new Art. 3.A.3, Zoning District Consistency with Future Land Use Atlas (FLUA)]

....

B. ~~FLU Consistency~~, FAR, Density, and Use Standards

1. ~~Future Land Use (FLU) Designation~~

~~The FLU designation which correspond to each PDD are indicated in Table 3.E.1.B, FLU Designation and Corresponding Planned Development Districts.~~ [Ord. 2009-040]

Table 3.E.1.B – FLU Designation and Corresponding Planned Development Districts¹

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

	AGR ¹	RR	CL	CH	CLO	CHO	IND	INST	CRE	MLU	EDC
MURD			✓	✓	✓	✓	✓	✓	✓	✓	✓
MXPD				✓		✓				✓	✓
PIPD							✓			✓	✓
RVPD		✓							✓		
LCC			✓	✓							

Notes: [Ord. 2008-037] [Ord. 2010-005]
 1. Check (✓) indicates the PDD corresponds to the FLU designations. Any application for a rezoning to a PDD shall be to a PDD that corresponds to a FLU designation. [Ord. 2008-037]
 2. PDDs in the AGR Tier are limited to the 80/20 PUD OR 60/40 PUD. [Ord. 2006-004]
 3. MXPD shall be permitted when located at an intersection, as defined by the Plan, or when adjacent to a parcel with a CH FLU designation. [Ord. 2010-005]

[Relocated to new Art. 3.A.3, Zoning District Consistency with Future Land Use Atlas (FLUA)]
[ReNUMBER Accordingly]

Section 2 Planned Unit Development (PUD)

A. General

2. Applicability

The requirements of this Section shall apply to all PUDs, modifications to previously approved PUDs, and modifications to previous approvals specified in Art. 3.A.3.A.2, Planned Development Districts ~~previously approved special exceptions for PUDs~~, unless otherwise stated. ~~Refer to Art. 3.E.1.A.2.a, Previous Approvals, for additional requirements.~~ [Ord.]

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EXHIBIT K

CRITERIA FOR REZONING
SUMMARY OF AMENDMENTS
(Updated 03/07/11)

2009-040] [Relocated to new Art. 3.A.3, Zoning District Consistency with Future Land Use Atlas (FLUA)]

....

Section 3 Multiple Use Planned Development (MUPD)

A. General

2. Applicability

The requirements of this Section shall apply to all MUPDs, modifications to previously approved MUPDs, and modifications to previous approvals specified in Art. 3.A.3.A.2, Planned Development Districts ~~previously approved special exceptions for large-scale community or regional shopping centers (30,000 square feet or 50,000 square feet of total floor area or more), Planned Commercial Developments (PCDs), Planned Neighborhood Commercial Developments (PNCs), Planned General Commercial Developments (PGCDs), Planned Office Business Parks (POBPs) and Planned Industrial Developments (PIs),~~ unless otherwise stated. ~~Refer to Art. 3.E.1.A.2.a, Previous Approvals, for additional requirements.~~ [Ord. 2009-040] [Relocated to new Art. 3.A.3, Zoning District Consistency with Future Land Use Atlas (FLUA)]

....

Section 5 Planned Industrial Park Development (PIPD)

A. General

2. Applicability

The requirements of this Section shall apply to all PIPDs, modifications to previously approved PIPDs, and modifications to previous approvals specified in Art. 3.A.3.A.2, Planned Development Districts ~~previously approved special exceptions for PIPDs,~~ unless otherwise stated. ~~Refer to Art. 3.E.1.A.2.a, Previous Approvals, for additional requirements.~~ [Ord. 2009-040] [Relocated to new Art. 3.A.3, Zoning District Consistency with Future Land Use Atlas (FLUA)]

....

Section 6 Mobile Home Planned Development District (MHPD)

A. General

2. Applicability

The requirements of this Section shall apply to all MHPDs, modifications to previously approved MHPDs, and modifications to previous approvals specified in Art. 3.A.3.A.2, Planned Development Districts ~~previously approved special exceptions for MHPDs,~~ unless otherwise stated. ~~Refer to Art. 3.E.1.A.2.a, Previous Approvals, for additional requirements.~~ [Ord. 2009-040] [Relocated to new Art. 3.A.3, Zoning District Consistency with Future Land Use Atlas (FLUA)]

....

Section 7 Recreational Vehicle Planned Development District (RVPD)

A. General

2. Applicability

The requirements of this Section shall apply to all RVPDs, modifications to previously approved RVPDs, and previous approvals specified in Art. 3.A.3.A.2, Planned Development Districts ~~modifications to previously approved special exceptions for RVPDs,~~ unless otherwise stated a rezoning is required pursuant to Art. 3.A.3, Zoning District Consistency with Future Land Use Atlas (FLUA). [Relocated to new Art. 3.A.3, Zoning District Consistency with Future Land Use Atlas (FLUA)]

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EXHIBIT K

CRITERIA FOR REZONING
SUMMARY OF AMENDMENTS
(Updated 03/07/11)

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2 Part 6. ULDC Art. 3.F.1.E, Residential Density and Plan Land Use Designations and Density
3 (page 157 of 195), is hereby amended as follows:

4 CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDS)

5 Section 1 General Provisions for TDDs

6 E. ~~FLUA Consistency, FAR and Residential Density and Plan Land Use Designations and~~
7 ~~Density~~

8 ~~The Plan land use designations which correspond to the various TDDs shall be determined by~~
9 ~~Table 3.F.1.E, TDD Corresponding Land Use.~~

10 1. Land Use Categories

11 ~~Any application for a rezoning to a TDD shall be in accordance with Art. 3.A.3, Zoning District~~
12 ~~Consistency with Future Land Use Atlas (FLUA). The Land Use categories in the Plan, which~~
13 ~~correspond to each TDD are indicated in Table 3.F.1.E, TDD Corresponding Land Use.~~

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Table 3.F.1.E – TDD Corresponding Land Use

	AGR	RR	LR1	LR2	LR3	MR5	HR8	HR12	HR18	MLU	EDC
TND			✓	✓	✓	✓	✓	✓	✓	✓	✓
TTD			✓	✓	✓	✓	✓	✓	✓	✓	
	AGR	RR	CL	CH	CLO	CHO	IND	INST	CRE	MLU	EDC
TMD			✓	✓	✓	✓			✓	✓	✓

~~Legend: Check (✓) indicates the TDD corresponds to the FLU category. Any application for a rezoning to a TDD shall be to a TDD that corresponds to a FLU designation. [Ord. 2008-037]~~

[Relocated to new Art. 3.A.3, Zoning District Consistency with Future Land Use Atlas (FLUA)]

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MEMORANDUM

TO: Zoning Division
Interested Parties

FROM: Jon MacGillis, ASLA
Zoning Director

DATE: November 9, 2011

RE: Requirement for Rezoning for prior approved Special Exception for Planned Unit Developments

The purpose of this memo is to provide direction to Zoning staff for processing applications for prior approved Development Order Amendments (DOAs) to non-residential PDDs that are subject to rezoning. Pursuant to Article 3.A.3. – Zoning District Consistency with the Future Land Use Atlas, any request for a Development Order shall be reviewed to ensure consistency between the Zoning District and the FLU designation unless otherwise exempt.

To assist staff with the processing and reviewing of applications please apply the following:

Fees	Fee will be calculated only on the affected area and not the rezoning boundaries.
Affected Area	Pursuant to Article 1, review of the request should be limited to ONLY the area subject to the request.
Rezoning Public Notices	Rezoning will be part of the applicant's request. Public Notice requirements of Article 2 shall be the responsibility of the applicant.

BACKGROUND:

The Unified Land Development Code (ULDC) was amended in August 2011, pursuant to Ordinance 2011-016, as follows:

Planned Development Districts

The following previous approvals shall correspond to the current districts indicated:

- a. Special exceptions for PUDs shall correspond to a PUD. [Relocated from Art. 3.E.2.A.2, **Applicability (Related to PUDs)**]
- b. Special exceptions for large-scale community or regional shopping centers (30,000 square feet or 50,000 square feet of total floor area or more), Planned Commercial Developments (PCDs), Planned Neighborhood Commercial Developments (PNCDs), Planned General Commercial Developments (PGCDs), Planned Office Business Parks (POBPs) and Planned Industrial Developments (PIDs) shall correspond to a MUPD. [Relocated from Art. 3.E.3.A.2, **Applicability (Related to MUPDs)**]
- c. Special exceptions for PIPDs shall correspond to a PIPD. [Relocated from Art. 3.E.2.A.2, **Applicability (Related to PIPDs)**]
- d. Special exceptions for MHPDs shall correspond to a MHPD. [Relocated from Art. 3.E.2.A.2, **Applicability (Related to MHPDs)**]
- e. Special exceptions for RVPDs shall correspond to a RVPD. [Relocated from Art. 3.E.2.A.2, **Applicability (Related to RVPDs)**]
- f. Any of the above where approved as a conditional use approval as opposed to a special exception.

There were exceptions to this requirement:

E. Exceptions for Prior Approvals

Any application for a Development Order that requires Public Hearing approval, excluding Status Reports, EAC, Class B Conditional Uses or Type II Variances, shall be accompanied by an application to rezone to a current Zoning district. Any application for a Development Order that does not exceed the threshold requiring rezoning shall comply with the applicable requirements of the corresponding district, except for any information permitted to be carried forward from a prior approval.

Applications for DOAs for Planned Developments approved as a Special Exception or Conditional Use, which will be heard by the BCC, shall be required to submit a concurrent rezoning application. The intent of this amendment is was to ensure that prior approvals are rezoned to the proper zoning district as required by the Comprehensive Plan. This will also avoid confusion by limiting the need to refer to different versions (supplements) of the Code when reviewing projects.

After recent input from industry and review by staff, additional language will be included in the ULDC 2011-02 Round to clarify this amendment. Staff will be recommending to the BCC that prior approvals for a SE or Conditional Use for a PUD be exempt from these requirements, and that the review of the rezoning application be limited to the affected area. Also, in 2012-01 staff will recommend further amendments to allow the Zoning Division to amend the Zoning Map administratively to reflect the current corresponding PDD without requiring a rezoning. The LDRAB General Subcommittee may be convened to review the proposed amendment to allow input from industry to be considered.

If you have any questions, please contact Wendy Hernandez, Zoning Manager at 561-233-5218 or me at 561-233-5234.

JPM/WH/WC/jm

- C: Verdenia Baker, Deputy County Administrator:
- Barbara Alterman, Executive Director PZB
- Robert Banks, Assistant County Attorney
- Lenny Berger, Assistant County Attorney
- Zoning Division Staff- *by email*
- Code Enforcement Staff – *by email*
- Zoning Director Interpretation File
- Zoning Web Page-Press Releases
- ZD Reading file

Proposed Code Language 2011-02
(Will be provided at meeting)