

**ARTICLE 1**  
**GENERAL PROVISIONS**

<b>SEC. 1.1</b>	<b>GENERAL.....</b>	<b>1</b>
A.	Title and citation.....	1
B.	Authority .....	1
C.	Findings.....	1
D.	Purpose and intent.....	2
1.	Implementation of Comprehensive Plan 2. ....	2
2.	Comprehensive and consistent regulations.....	2
3.	Efficient and effective regulations.....	2
<b>SEC. 1.2</b>	<b>RELATIONSHIP TO COMPREHENSIVE PLAN.....</b>	<b>3</b>
<b>SEC. 1.3</b>	<b>APPLICABILITY.....</b>	<b>3</b>
<b>SEC. 1.4</b>	<b>MINIMUM REQUIREMENTS. ....</b>	<b>3</b>
<b>SEC. 1.5</b>	<b>EXEMPTIONS: EFFECT OF CODE AND AMENDMENTS ON PREVIOUSLY APPROVED DEVELOPMENT ORDERS. ....</b>	<b>3</b>
A.	General.....	3
B.	Subsequent Development Orders and Applications in Process.....	3
1.	General.....	3
2.	No final development order.....	3
3.	Applications filed prior to the effective date of this Code.....	4
4.	Subsequent development orders and modifications to previously approved development orders and permits.....	5
C.	Existing uses.....	5
D.	Invalid approvals.....	6
<b>SEC. 1.6</b>	<b>GENERAL.....</b>	<b>6</b>
A.	Purpose and intent.....	6
B.	General.....	6
C.	Billboards as Conforming Uses and Structures .....	6
D.	AGR district.....	6
<b>SEC. 1.7</b>	<b>NONCONFORMING USES.....</b>	<b>7</b>
A.	Major and Minor Nonconforming Uses; General .....	7
B.	Major Nonconforming Use.....	7
1.	Normal maintenance or repair.....	7
2.	Enlargement or expansion.....	7
3.	Relocation.....	7
4.	Change in use.....	7
5.	Discontinuance or abandonment.....	7
C.	Minor Nonconforming Use.....	8
1.	Normal maintenance or repair .....	8
2.	Enlargement or expansion.....	8
3.	Relocation.....	8
4.	Change in use.....	9
5.	Discontinuance or abandonment.....	9
	Table 1.7-1 Schedule of Nonconforming Uses.....	11

<b>SEC. 1.8</b>	<b>NONCONFORMING STRUCTURES.</b>	<b>13</b>
A.	Normal maintenance.....	13
B.	Enlargement or expansion. ....	13
C.	Relocation.....	13
D.	Damage and restoration of nonconforming structure..	13
E.	Unsafe structure.....	14
<b>SEC. 1.9</b>	<b>NONCONFORMING LOTS.</b>	<b>14</b>
A.	Residential development.....	14
1.	Development permissible prior to creation of nonconformity.....	14
2.	Record of creation. ....	14
3.	Property development regulations. ....	14
B.	Non-residential development .....	15
1.	Development permissible prior to creation of nonconformity.....	15
2.	Record of creation. ....	15
3.	Property development regulations. ....	15
C.	Zoning district amendment on lots of record. ....	15
<b>SEC. 1.10</b>	<b>PROPERTIES AFFECTED BY EMINENT DOMAIN PROCEEDINGS.</b>	<b>16</b>
A.	Applicability. ....	16
B.	Properties Affected by Eminent Domain Action.....	16
1.	General. ....	16
2.	Enlargement or change in use.....	16
3.	Redesign of Sites. ....	16
4.	Damage or restoration of structure.....	17
5.	Signs. ....	17
6.	Vacant lots. ....	17
7.	Lot combination.....	17
C.	Certificates of Conformity. ....	18
<b>SEC. 1.11</b>	<b>CREATION OF POTENTIALLY BUILDABLE RESIDENTIAL SINGLE FAMILY LOTS.</b>	<b>19</b>
A.	Applicability. ....	19
B.	Determination Criteria.....	19
1.	Legal Recordation of lot. ....	19
2.	Density criteria.....	19
3.	Zoning requirements.....	19
4.	Legal Access. ....	19
C.	Determination of compliance. ....	19
D.	Recordation of a potentially buildable lot.....	19
E.	Issuance of a building permit.....	19
<b>SEC. 1.12</b>	<b>USES AND STRUCTURES WITHIN AN AIRPORT ZONE.</b>	<b>20</b>
A.	Applicability. ....	20
1.	Exemptions.....	20
B.	Existing uses and occupancy.....	20
1.	Change in use and occupancy.....	20
C.	Abandonment of a use.....	20
D.	Repair, reconstruction, restoration, or alteration of a structure.....	20
1.	Height restrictions. ....	20
2.	Use restrictions.....	20
E.	Relocated buildings.....	21
F.	Obstruction and marking requirements. ....	21



SEC. 1.13	LEGAL DOCUMENTS .....	21
A.	General .....	21

**ARTICLE 2****INTERPRETATION OF THE CODE**

SEC. 2.1	INTERPRETATIONS.....	1
A.	Authority .....	1
B.	Initiation .....	1
C.	Procedures.....	1
1.	Submission of request for interpretation.....	1
2.	Determination of sufficiency. ....	1
3.	Rendering of interpretation. ....	2
D.	Form.....	2
E.	Appeal.....	2
1.	Initiation .....	2
2.	Public hearing .....	2
3.	Standard of review .....	2
F.	Official record .....	2
SEC. 2.2	ASSISTANCE OR REPRESENTATION BY STAFF .....	2

**ARTICLE 3****RULES OF CONSTRUCTION AND DEFINITIONS**

SEC. 3.1	RULES OF CONSTRUCTION .....	1
A.	Generally .....	1
B.	Text .....	1
C.	Computation of time.....	1
D.	Day .....	1
E.	Delegation of authority.....	1
F.	Gender Gender.....	1
G.	May .....	1
H.	Month.....	1
I.	Non-technical and technical words.....	2
J.	Number .....	2
K.	Shall.....	2
L.	Tense .....	2
M.	Week .....	2
N.	Written.....	2
O.	Year.....	2
P.	Include .....	2
Q.	Exclusivity of uses in districts. ....	2
R.	Interpretation of district boundaries.....	2
1.	New buildings and uses.....	2
2.	Lot, section and tract lines.....	2
3.	Political boundaries.....	2
4.	Railroad lines.....	2
5.	Shorelines. ....	2
6.	Parallel lines. ....	3
7.	Bisecting lines.....	3
8.	Uncertainties. ....	3
9.	Street abandonments. ....	3

## ARTICLE 1 GENERAL PROVISIONS

### SEC. 1.1 GENERAL..

- A. **Title and citation.** This Code shall be known as the "Unified Land Development Code" and may also be cited and referred to herein as this "Code" or the "ULDC." [Ord. No. 94-9]
- B. **Authority.** The Board of County Commissioners of Palm Beach County has the authority to adopt this Code pursuant to Article VIII, Sec. 1(g), Fla. Const., the Palm Beach County Charter, Sec. 125.01, et seq., Fla. Stat., Sec. 163.3161, et seq., Fla. Stat., Rule 9J-5, Florida Administrative Code (F.A.C.), Rule 9J-24, F.A.C., and such other authorities and provisions that are established in the statutory or common law in the State of Florida.
- C. **Findings.** The Board of County Commissioners of Palm Beach County, Florida, hereby makes the following findings:
1. Palm Beach County, pursuant to Sec. 163.3161, et seq., Fla. Stat., the Florida Local Government Comprehensive Planning and Land Development Regulation Act (hereinafter the "Act"), is required to prepare and adopt a Comprehensive Plan.
  2. After adoption of the Comprehensive Plan, the Act, and in particular Sec. 163.3202(1), Fla. Stat., mandates that Palm Beach County implement the adopted Comprehensive Plan with land development regulations that are consistent with the adopted Comprehensive Plan.
  3. Sec. 163.3194(1)(b), Fla. Stat., requires that all land development regulations enacted or amended by Palm Beach County shall be consistent with the adopted Comprehensive Plan, and any land development regulations existing at the time of adoption which are not consistent with the adopted Comprehensive Plan, shall be amended so as to be consistent.
  4. Sec. 163.3194(1)(a), Fla. Stat., mandates that after a Comprehensive Plan has been adopted in conformity with the Act, all development undertaken by, and all actions taken in regard to development orders by, governmental agencies in regard to land covered by the Comprehensive Plan shall be consistent with the Comprehensive Plan.
  5. Pursuant to Sec. 163.3194(3)(a), Fla. Stat., a development order or land development regulations shall be consistent with the Comprehensive Plan if the land uses, densities or intensities, and other aspects of development permitted by such order or regulation are compatible with and further the objectives, policies, land uses, and densities or intensities in the Comprehensive Plan and if it meets all other criteria enumerated by the local government.
  6. Sec. 163.3194(3)(b), Fla. Stat., states that a development approved or undertaken by a local government shall be consistent with the Comprehensive Plan if the land uses, densities or intensities, capacity or size, timing, and other aspects of development are compatible with and further the objectives, policies, land uses, densities or intensities **in the Comprehensive Plan and if it meets all other criteria enumerated by the local government**.

7. On August 31, 1989, Palm Beach County adopted the Palm Beach County Comprehensive Plan (hereinafter the "Comprehensive Plan") as its Comprehensive Plan pursuant to the requirements of Sec. 163.3161 et. seq., Fla. Stat., and Rule 9J-5, F.A.C.
8. This Code is adopted to implement the Comprehensive Plan. It is consistent with the Comprehensive Plan, in part, because the land uses, densities, or intensities, capacity or size, timing, and other aspects of development permitted, further the objectives, policies, land uses, and densities and intensities in the Comprehensive Plan, and meet all other criteria enumerated in the Comprehensive Plan.
9. This Code is also adopted to preserve and enhance the present advantages that exist in Palm Beach County; encourage the most appropriate use of land, water, and natural resources, consistent with the public interest; overcome present handicaps, and deal effectively with future problems that may result from the use and development of land; prevent the overcrowding of land and avoid undue concentration of population; facilitate the adequate and efficient provision of transportation, water, sewage, drainage, solid waste, parks, schools, fire and police facilities; conserve, develop, utilize, and protect natural resources; protect human, environmental, social, and economic resources; and maintain, through orderly growth and development, the community character and stability of present and future land uses and development in Palm Beach County.

**D. Purpose and intent.**

1. **Implementation of Comprehensive Plan.** It is the purpose of the Board of County Commissioners of Palm Beach County that this Code implement and ensure that all development orders approved in the unincorporated County are consistent with the Comprehensive Plan.
2. **Comprehensive and consistent regulations.** It is also the purpose of the Board of County Commissioners of Palm Beach County that this Code establish comprehensive and consistent standards and procedures for the review and approval of all proposed development of land in unincorporated Palm Beach County.
3. **Efficient and effective regulations.** It is the further purpose of the Board of County Commissioners of Palm Beach County that the development review, approval, and permitting process under this Code be efficient, in terms of time and expense, effective, in terms of addressing the natural resource and public facility implications of proposed development, and equitable, in terms of consistency with established regulations and procedures, respect for the rights of property owners, and consideration of the interests of the citizens of Palm Beach County.  
[Ord. No. 94-9]

(This space intentionally left blank.)

**SEC. 1.2     RELATIONSHIP TO COMPREHENSIVE PLAN.**

The adoption of this Code is consistent with, compatible with and furthers the goals, objectives, policies, land uses, and densities or intensities in the Comprehensive Plan.

**SEC. 1.3     APPLICABILITY.**

The provisions of this Code shall apply to the development of all land in the total unincorporated area of Palm Beach County, except as expressly and specifically provided otherwise in this Code. No development shall be undertaken without prior authorization pursuant to this Code.

**SEC. 1.4     MINIMUM REQUIREMENTS.**

The provisions of this Code are the minimum requirements necessary to accomplish the purposes of this Code and implement and ensure consistency with the Comprehensive Plan.

**SEC. 1.5     EXEMPTIONS: EFFECT OF CODE AND AMENDMENTS ON PREVIOUSLY APPROVED DEVELOPMENT ORDERS.**

A. **General.** As provided in this Section, the provisions of this Code and any amendments hereto shall not affect the validity of any lawfully approved development order approved prior to the effective date of this Code if the development order remains valid. Specifically, uses, site design elements and tabular data shown on a valid building permit, a certified master plan or site plan, or an approved subdivision plan or land development permit will not be subject to ULDC provisions for any information clearly shown.

**B. Subsequent Development Orders and Applications in Process.**

1. The section establishes a procedure which honors previously approved development orders and the associated site elements and requires that subsequent development orders comply with this Code. This section recognizes that conflicts may arise when a development previously approved has not obtained a final development order. In cases of such conflict, the Zoning Director and the County Engineer shall advise an applicant to what extent this Code shall be applied. The Zoning Director and the County Engineer shall apply the standards of this Code to the greatest extent physically possible given the constraints of the site, the constraints of the existing valid plats of record, the provisions of this section, and the need to mitigate impacts to assure compatibility.
2. **No final development order.** Projects with a valid development order which are required to have but do not have either: (1) a certified master plan or site plan, or (2) an approved subdivision plan or land development permit, may apply for certification or approval of the subsequent development permit as provided herein. Uses or site design elements not specifically shown on an approved plan shall be required to comply with this Code, or any amendments hereto, for the purposes of obtaining a subsequent development order, unless otherwise provided in Section 1.5.B.2.(b), below.

- a. Any application for certification or approval of a master plan, site plan, subdivision plan or land development permit may be accepted, reviewed and approved under the standards of Ordinances 73-2 and 73-4, as amended, provided:
- (1) the application is approved or certified prior to September 30, 1992;
  - (2) provided the application is in compliance with Ordinances 73-2 and 73-4, as amended;
  - (3) the development order is valid; and
  - (4) the landscaping is improved to comply with the standards of this Code, as follows:
    - (a) Projects with a development order issued prior to April 8, 1986 shall be required to comply with the Landscape Code in Article 7 of the ULDC; except that residential projects over eighty (80) percent built-out shall be exempt from this requirement.
    - (b) Projects with a development order approved on or after April 8, 1986 shall be required to comply with perimeter Landscape Standards in Article 7 of the ULDC; except that residential projects over eighty (80) percent built-out shall be exempt from this requirement.
- b. Issuance of subsequent development orders shall be based on the requirements of this Code, except where a requirement of this Code and physical constraints of a site render a previously approved site element not fully usable. In such cases, the requirements of this Code may be modified to allow a subsequent development order to be approved consistent with the density or intensity, or other site element shown on a previously approved plan. Through the DRC, the specific property development regulation (Article 6) or site development requirement (Article 7, except sections 7.5, and 7.6, and Article 17) causing conflict may be modified, and a subsequent development order may be issued, using the following procedure:
- (1) The development shall use flexible regulations, described in Sec. 6.8 of this Code. If still unable to use a previously approved site element then,
  - (2) The applicant may elect to demonstrate with clear and convincing evidence that a subsequent development order implementing the previously approved site element could have been approved pursuant to Ordinance 73-2, as amended to June 22, 1992. For residential development, housing classifications may not change to accommodate density.
3. **Applications filed prior to the effective date of this Code.** An application for a special exception, special permit, district boundary change (rezoning), site plan review committee approval, subdivision plan or land development permit, or a building permit which is filed with and accepted by the department prior to the effective date of this Code may be reviewed and processed under the terms of Ordinances No. 73-2 and 73-4, as amended. In addition, all relevant applications shall be certified by prehearing conference on or before the effective date of this Code and receive site plan or subdivision certification on or before September 30, 1992, in order to continue to be reviewed and processed under the terms of Ordinances No. 73-2 and 73-4, as amended. However, these applications must also comply with Sec. 1.5.B.2.a.(4).(b) herein. After approval, the application shall be considered a project with a valid development order for the purposes of modification and applicability of the general requirements of the this Code, or any amendments hereto. Applications submitted after September 30, 1992 shall be reviewed under the standards of this Code.

- 4. Subsequent development orders and modifications to previously approved development orders and permits.** The provisions of the ULDC shall apply to any request to modify any development order or permit. However, only the area directly effected by the proposed modification shall be subject to the ULDC, except that non-residential projects shall provide additional landscape improvements provided no required parking or intensity is lost. A Landscape Betterment Plan may be submitted to ensure no required parking or intensity is lost.
- a. Non-residential projects which have not commenced development.** Non-residential projects which have not commenced development shall be required to comply with the Landscape Code in Article 7 of the ULDC for the entire site.
  - b. Previous commencement of development.** Non-residential projects which have commenced development on site shall install additional landscaping as follows:
    - (1) Newly developed freestanding building part of a larger project.** Freestanding buildings with vehicular circulation on four (4) sides shall provide additional landscaping for the unmodified portion of the project at least equal to one hundred percent (100%) of the cost of the landscaping to be installed at the new development, or
    - (2) Renovation or additions.** Structural additions or renovation to previously approved uses shall comply with the landscaping requirements of this code when the value of the addition or renovation exceeds thirty five percent (35%) of the appraised value of the parcel on which renovations shall occur.
  - c. All requests for modifications to a previously approved development order.** All requests for modifications to previously approved development orders shall provide assurance that existing landscaping complies with the original development order and Code requirements.
  - d. Additions or renovations to vehicular use areas.** Renovations or additions to vehicular use areas shall be governed by Section 7.2.B.12.b.(8) of the Off-street Parking and Loading requirements.
- 5. Board of County Commission (BCC) Conditions.** BCC conditions shall govern project development and site design in the event they exceed this Code.
- 6. Uses no longer regulated as Special Exceptions.** All uses approved under Ordinance 3-57 or Ordinance 72-3 shall be required to develop pursuant to the terms of their development order except as provided in this section. Uses approved as conditional uses under Ordinance 3-57, as amended, or as special exceptions under Ordinance 73-2, as amended, and which are only subject to Development Review Committee (DRC) use approval shall modify the conditional use or special exception use prior to the issuance of a subsequent development permit by the DRC. All Board imposed conditions shall be carried forward and remain applicable to the subject property, except those that are substandard to this Code. Future modifications to the approved plans shall be made consistent with the procedures and requirements of the Unified Land Development Code.  
[Ord. No. 92-27] [Ord. No. 93-4]
- C. Existing uses.** All uses existing on the effective date of this Code or any amendment hereto, that preexisted or were permitted pursuant to either Ordinance 3-57, as amended, or Ordinance 73-2, as amended, and have continued pursuant to the standards for nonconforming uses, and which are not permitted in this Code shall be considered nonconforming under the terms of this Code. Uses not legally permitted by this Code or either Ordinance 3-57, as amended, or Ordinance 73-2, as amended, or which did not preexist Ordinance 73-2, shall be considered illegal.  
[Ord. No. 93-4]

- D. Invalid approvals.** Development orders and permits that are invalid shall be subject to all applicable provisions of this Code. Invalid development orders and permits are projects which have been revoked, have expired or have been found by any Board empowered to enforce this Code to be not in compliance with any conditions of development approval or time certain requirement pursuant to Section 5.8 of this Code, or any amendments hereto.  
[Ord. No. 92-27] [Ord. No. 93-4]

### NONCONFORMITIES

#### SEC. 1.6 GENERAL

- A. Purpose and intent.** Within the provisions established by this Code, there exist uses of land, structures and lots that were lawfully established before this Code was adopted or amended, that now do not conform to the terms and requirements of this Code. The purpose and intent of this section is to regulate and limit the continued existence of those uses, structures and lots that do not conform to the provisions of this Code or any amendments thereto, and where possible bring the use into conformance with this Code.

- B. General.** It is the intent of this section to permit these nonconformities to continue, but not to allow nonconformities to be enlarged or expanded, except under the limited circumstances established in this article. The provisions of this article are designed to curtail substantial investment in nonconformities to preserve the integrity of this Code and the Comprehensive Plan. In determining whether a use is nonconforming and will be protected by the provisions of this article, the following shall apply:

1. Nonconforming use status shall not be provided for any use which was illegally commenced, is unlawfully continued, or commenced after the use restrictions became applicable.
2. Nonconforming use status shall only be provided where a use is actually commenced not merely contemplated. Further, the use must be continuous during business hours and not an occasional or irregular use of the property.
3. An accessory nonconforming use shall not become the principal use.
4. Documents shall be provided by the property owner to establish that a use lawfully existed prior to the adoption of applicable use regulation. Affidavits alone are not sufficient evidence to establish nonconforming status.  
[Ord. No. 93-4]

- C. Billboards as Conforming Uses and Structures.** Billboards constructed consistent with applicable zoning codes and building permit procedures prior to November 15, 1988, and included within the Stipulated Settlement Agreement for Case No. CL 92-11887-AO, Case No. 92-8752-Civ-Gonzalez, Case No. 92-11887-AO, and Case No. CL 93-7958AH, shall be considered conforming as to use and conforming as to structure. [Ord. No. 96-28]

- D. AGR district.** All uses that are existing and were legally established or requested before the effective date of this section but are not permitted by the provisions of the AGR zoning district shall be considered legal nonconforming uses as specified by Sec. 6.2.B.1.d. Exempted uses (6.2.B.1.c.) and agricultural sales and service (6.2.B.1.e.), as provided herein, shall not be considered nonconforming.  
[Ord. No. 98-11]

**SEC. 1.7    NONCONFORMING USES.**

- A. Major and Minor Nonconforming Uses; General.** There are three (3) classes of nonconforming uses: (1) major, (2) minor, and (3) uses that are nonconforming to the Airport Zoning regulations. Table 1.7-1 shall govern whether a nonconforming uses is major or minor, except that any use in a location nonconforming to the Comprehensive Plan Future Land Use Element shall be deemed a major nonconforming use.

Requirements for uses nonconforming to Airport regulations are set forth in Section 1.12. Uses that are either a major or minor nonconforming use and are also nonconforming to the Airport zoning regulations shall be regulated as follows:

1. Uses deemed a major nonconforming use and nonconforming to the Airport regulations shall comply with the major nonconforming use provisions.
2. Uses deemed a minor nonconforming use and nonconforming to the Airport regulations shall comply with both the minor nonconforming provisions and the Airport nonconforming provisions. [Ord. No. 96-28]

- B. Major Nonconforming Use.** A nonconforming use is designated as major when it is legally established in a zoning district where the use is now prohibited in such district under the terms of this code and the location is inappropriate so that its location creates or threatens to create incompatibilities detrimental to the public welfare. Therefore, strict limits are set forth in this section for the expansion and continuation of major nonconforming uses.

1. **Normal maintenance or repair.** Normal maintenance or repair of structures where major nonconforming uses are located may be performed in any period of twelve (12) consecutive months, as well as repair or replacement of nonbearing walls, fixtures, wiring or plumbing to an extent not exceeding twenty (20) percent of the current assessed value of the structure.
2. **Enlargement or expansion.** A major nonconforming use shall not be enlarged or expanded in area occupied, except a major nonconforming use may be enlarged in any area of a structure that was manifestly designed and approved for such use, prior to the date the use became a nonconformity.
3. **Relocation.** A structure containing a major nonconforming use shall not be moved in whole, or in part, to another location on or off the parcel of land on which it is located, unless the relocation of the structure containing the major nonconforming use decreases the nonconformity.
4. **Change in use.** A major nonconforming use shall not be changed to any other use, unless any new or additional use conforms to the provisions of this Code for the zoning district in which the use is located. A major nonconforming use physically superseded by a permitted use shall not be reestablished.
5. **Discontinuance or abandonment.** If a major nonconforming use is discontinued, abandoned, or becomes an accessory use for a period of more than six (6) consecutive months or for eighteen (18) months during any three (3) consecutive years, then such use may not be re-established or resumed, and any subsequent use shall conform to the provisions specified by this Code. When government action can be documented as the reason for discontinuance or abandonment, the time of delay by government shall not be calculated for the purpose of this section. [Ord. No. 96-28]



**C. Minor Nonconforming Use.** A minor nonconforming use is a use which was legally established in a zoning district where the use is now prohibited under the terms of this code, or is inconsistent with the physical or permit requirements of this Code. Minor nonconforming uses do not create or threaten to create incompatibilities injurious to the public welfare. Therefore, provisions which allow limited expansion of minor nonconforming uses are established.

1. **Normal maintenance or repair.** Normal maintenance or repair of structures where minor nonconforming uses are located may be performed in any period of twelve (12) consecutive months, as well as repair or replacement of nonbearing walls, fixtures, wiring or plumbing to an extent not exceeding thirty (30) percent of the current assessed value of the structure.
2. **Enlargement or expansion.** A minor nonconforming use may be enlarged or expanded as follows:
  - a. **Prohibited in district.** A minor nonconforming use prohibited in the district in which it is located may be expanded on one (1) occasion, by the DRC. The expansion shall be permitted provided that the enlargement or expansion complies with Art. 11, Adequate Public Facilities Standards, would not exceed ten (10) percent of the floor area of that individual structure or ten (10) percent of the original assessed value of the structures on site, whichever is less. [Ord. No. 99-37]
  - b. **Noncompliance with physical limitations or permitting requirements.** A minor nonconforming use that is not in compliance with this Code's physical requirements, such as landscaping, locational criteria or parking regulations, or this Code's permit requirements, such as possessing a required development order for conditional use, may expand on one (1) occasion, pursuant to Development Review Committee review. Based on the standards set forth in this section, the DRC shall deny, approve or approve with conditions the request for expansion pursuant to the process established in Article 5.6 of this Code.

The request shall be permitted provided all of the following apply:

- (1) The enlargement or expansion would not exceed ten (10) percent of the floor area of the structure or appraised value of the structures on site, whichever is less;
  - (2) The expansion does not create any additional nonconformities;
  - (3) The use and expansion are in compliance with Article 11, Adequate Public Facilities Standards;
  - (4) The use and the expansion complies with Environmental Control Rules I and II;
  - (5) The use and the expansion will result in a reduction of nonconforming features to the greatest extent practicable;
  - (6) The use and the expansion will comply with the landscape, vegetation preservation and protection, and lighting provisions of this Code; and,
  - (7) The use and the expansion will comply with Article 15.1, Traffic Performance Standards.
3. **Relocation.** A structure containing a minor nonconforming use shall not be moved in whole, or in part, to another location on or off the parcel of land on which it is located, unless the relocation of the structure containing the minor nonconforming use decreases the nonconformity.

4. **Change in use.** A minor nonconforming use shall not be changed to any other use, unless any new or additional use conforms to the provisions of this Code for the zoning district in which the use is located. A minor nonconforming use that is physically superseded by a permitted use shall not be reestablished.
5. **Discontinuance or abandonment.** If a minor nonconforming use is discontinued, abandoned, or becomes an accessory use for a period of more than six (6) consecutive months or for eighteen (18) months during any three (3) consecutive years, then such use may not be re-established or resumed, and any subsequent use shall conform to the provisions specified by this Code. When government action can be documented as the reason for discontinuance or abandonment, the time of delay by government shall not be calculated for the purpose of this section.

(This space intentionally left blank)

**This page intentionally left blank.**

**Table 1.7-1**  
**Schedule of Nonconforming Uses**

Uses of Land*	Zoning Districts																							
	P C	A G R	A P	S A	R E S R	A R	C R S	R E	R T	R T S	R T U	R S	R M	R H	C N	C C	C G	C H O	C L O	C R E	I L	I G	PI P D	P O
AGRC <sup>1</sup>	A	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
RSF <sup>2</sup>	A	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
RMF <sup>3</sup>	A	A	A	A	A	A	A	A	A	A	A	A	B	B	B	B	B	B	B	B	B	B	B	B
MH <sup>4</sup>	A	B	B	B	B	B	B	B	B	B	B	A	B	B	B	B	B	B	B	A	B	B	B	B
Comm-<25 <sup>5</sup>	A	A	A	B	B	A	A	A	A	A	A	A	B	B	B	B	B	B	B	A	B	B	B	B
Comm->25 <sup>6</sup>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	B	B	A	A	A	B	B	B	B
OFF <sup>7</sup>	A	A	A	A	A	A	A	A	A	A	A	A	A	B	B	B	B	B	B	A	B	B	B	B
L-Ind <sup>8</sup>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	B	B	B	A
H-Ind <sup>9</sup>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	B	B	A
Inst <sup>10</sup>	A	A	A	A	A	A	A	A	A	A	A	A	B	B	B	B	B	B	B	B	B	B	B	B

## Notes:

- \* Regardless of zoning district, whether a use is a major nonconforming or a minor nonconforming use is determined by the specific land use in a zoning district.
- \*\* "A" constitutes a Major Nonconforming Use.
- \*\*\* "B" constitutes a Minor Nonconforming Use.
1. AGRC means an Agricultural land use.
  2. RSF means a Residential Single Family land use.
  3. RMF means a Residential Multi Family land use.
  4. MH means a Mobile Home land use.
  5. Comm-<25 means a Commercial land use of less than 25,000 sq ft.
  6. Comm->25 means a Commercial land use of greater than 25,000 sq ft.
  7. OFF means an Office land use.

**This page intentionally left blank.**

**SEC. 1.8 NONCONFORMING STRUCTURES.** A nonconforming structure devoted to a use permitted in the zoning district in which it is located, may be continued in accordance with the provisions in this section. Requirements for structures nonconforming to Airport regulations are set forth in Section 1.12. [Ord. No. 96-28]

- A. Normal maintenance.** Normal maintenance or repair to permit continuation of a nonconforming structure may be performed in any period of twelve (12) consecutive months, as well as repair or replacement of nonbearing walls, fixtures, wiring or plumbing, to an extent not exceeding twenty (20) percent of the current assessed value of the structure.
- B. Enlargement or expansion.** A nonconforming structure may be enlarged or expanded if the enlargement or expansion meets the requirements of this Code (except the dimensional lot area requirements of the zoning district in which it is located), as long as the enlargement or expansion does not change or increase the nonconformity, or add structures or uses prohibited in the zoning district.
- C. Relocation.** A nonconforming structure shall not be moved, in whole or in part, to another location on or off the parcel of land on which it is located, unless it conforms to the standards and requirements of the zoning district in which it is located.

**D. Damage and restoration of nonconforming structure.**

1. A nonconforming structure that is reconstructed, destroyed or rebuilt by any means to an extent of more than thirty (30) percent of its value at the time of reconstruction, or destruction, shall not be reconstructed except in conformity with the provisions of this Code. This subsection shall apply to the cumulative changes in value as a nonconforming structure is redeveloped and improved over the previous seven (7) years.
2. The value of the nonconforming structure shall be determined by taking one hundred twenty-five (125) percent of the most recent assessed value of the nonconforming structure, as determined by reference to the records of the Palm Beach County Property Appraiser.
3. In determining whether the value of the improvement exceeds thirty (30) percent of the property's value, the "aggregate cost approach" as outlined in the most current building valuation data published by the Southern Building Code Congress International in the periodical "Southern Building," or other comparable guidelines adopted in law or accepted in practice by the Building Director, shall be used as the sole basis for calculation.
4. Should a nonconforming structure be reconstructed, destroyed and rebuilt by any means to an extent less than thirty (30) percent but more than twenty (20) percent of its assessed value, it may be restored only upon application to the Board of Adjustment as a variance request pursuant to the terms in Sec. 5.7.
5. To establish its jurisdiction over the variance request, the Board of Adjustment shall determine whether the valuation falls within the parameters established in this subsection. If it does, the Board of Adjustment shall determine whether the nonconforming structure can function adequately without meeting the Code requirements that render it a nonconforming structure.
6. In making its determination, the Board of Adjustment shall be guided by the following standards:
  - a. The degree of nonconformity of the structure;
  - b. If the nonconformity will continue, whether the relationships among the various design elements of the lot, parcel or structure (such as parking, landscaping, vehicular circulation, or access points) are adequate to meet minimum health and safety standards;

- c. Whether continuation of the nonconforming structure will create or contribute to a health and safety hazard in or adjacent to the nonconforming structure; and
  - d. Whether the nonconforming structure can be reduced in intensity or redesigned to mitigate the effects of the nonconformity.
- E. Unsafe structure.** Any portion of a nonconforming structure which becomes physically unsafe or unlawful due to lack of repairs and maintenance, and which is declared unsafe or unlawful by a duly authorized County official, but which an owner wishes to restore, repair, or rebuild, shall be restored, repaired, or rebuilt in conformity with the provisions of this Code. [Ord. No. 96-28]

#### SEC. 1.9 NONCONFORMING LOTS.

- A. Residential development.** A single family dwelling and customary accessory uses may be developed on a single lot, if all of the following conditions are met:
1. **Development permissible prior to creation of nonconformity.** Development of a single family dwelling and customary accessory uses were permissible under the applicable Code at the time the single lot was created.
  2. **Record of creation.** The single lot was:
    - a. Of record or was the subject of a recorded agreement for deed or other recorded instrument of conveyance prior to January 23, 1973. Lots created by conveyance after this date shall be reviewed by the County Engineer for compliance with Art. 8, Subdivision, Platting and Required Improvements; or
    - b. Shown on a recorded map, plat, drawing or survey prior to the adoption of this Code; or
    - c. Determined to be a lot within an antiquated subdivision as determined by the Comprehensive Plan; and;
    - d. Not subject to the lot recombination requirements of Art. 8., Subdivision, Platting and Required Improvements, or the Comprehensive Plan.
    - e. Legally subdivided prior to the adoption of this Code.
  3. **Property development regulations.** The proposed use is permitted and the single lot meets the minimum property development regulations that are generally applicable in the zoning district in which it is located, except for the minimum lot area and dimensions, minimum yard setback requirements, maximum lot coverage and maximum total floor area. If the single lot, tract or parcel of land does not meet the setback and lot coverage regulations of the current underlying zoning district, the following minimum yard setback, and maximum lot coverage requirements may be applied, for the specific lot characteristics which are nonconforming, in lieu of the district property development regulations.
    - a. **Minimum Yard Setback Requirements<sup>1</sup>.**

Front	30% of depth.
Side (corner)	20% of width.
Side (interior)	15% of width.
Rear	20% of depth.
    - b. **Maximum Lot Coverage:** 40% of total lot area.

- <sup>1</sup> Lots one and one half (1/2) acre or smaller, that cannot accommodate current percentage setbacks for a particular yard, may apply a minimum twenty-five (25) foot setback. [Ord. No. 99-37]

**B. Non-residential development.** Non-residential development and customary accessory uses may be developed on a single lot if all of the following conditions are met:

1. **Development permissible prior to creation of nonconformity.** Development of the non-residential development and customary accessory uses were permissible under the applicable Code at the time the single lot was created.
2. **Record of creation.** The single lot was:
  - a. Of record or was the subject of an agreement for deed which was recorded or proof of agreement is furnished, or other recorded instrument of conveyance prior to January 23, 1973. Lots created by conveyance after this date shall be reviewed by the County Engineer for compliance with Art. 8, Subdivision, Platting and Required Improvements; or
  - b. Shown on a recorded map, plat, drawing or survey prior to the adoption of this Code; or
  - c. Determined to be a lot within an antiquated subdivision as determined by the Comprehensive Plan; and
  - d. Not subject to the lot recombination requirements of Art. 8., Subdivision, Platting and Required Improvements.
  - e. Legally subdivided prior to the adoption of this Code.
3. **Property development regulations.** The proposed use is permissible under this code and all supplementary development regulations for the use, including but not limited to minimum lot areas or additional setbacks or the proposed use obtains a variance pursuant to the requirements of Sec. 5.7.  
[Ord. No. 93-4] [Ord. No. 94-23] [Ord. No. 95-24]

**C. Zoning district amendment on lots of record.** When amending the zoning district designation of a portion of a single lot of record, that portion proposed for amendment shall be subject to the density or intensity requirements of the Comprehensive Plan.



**SEC. 1.10 PROPERTIES AFFECTED BY EMINENT DOMAIN PROCEEDINGS.**

- A. Applicability.** This section of the Code shall apply to all properties impacted by an eminent domain action. Site improvements and conditions, including nonconforming features, existing prior to the time of the eminent domain action shall not be affected this section. Nonconforming uses shall not be affected by this section. The provisions of this section shall not alone cause a specific use on a property impacted by an eminent domain action to cease.

For the purposes of this ordinance, an "eminent domain action" occurs when property is acquired through an eminent domain proceeding or where such property is voluntarily conveyed under the threat of condemnation to a condemning authority.

- B. Properties Affected by Eminent Domain Action.** Properties, and site improvements developed thereupon, impacted by eminent domain action may continue to exist and may expand as outlined below.

- 1. General.** Where, due to an eminent domain action, a reduction in the size of a lot causes a reduction below the required lot area, setbacks, parking, landscaping, sign location or other development regulations in this Code, the structure(s) on the property, the use(s) within the structure(s) and other site improvements may continue to exist in the configuration remaining after the condemnation, except that:
  - a. Accessways.** The length of accessways shall not be less than ten (10) feet measured from the measured from the R-O-W line, unless otherwise approved in writing by the County Engineer based on accepted traffic engineering principles; and
  - b. Direction.** Ingress and egress to the site shall be in a forward direction. Where parking is reduced, the use of off-site parking, cross parking agreements and shared parking agreements are encouraged.
- 2. Enlargement or change in use.** A structure or other site improvement located on property reduced by an eminent domain action may be enlarged or expanded if the enlarged or expanded portion meets the requirements of this Code. Changes in use are allowed if permitted by the applicable zoning district. Additional parking is required only for the increase in parking required by the enlargement or change in use. The required parking for the new use shall be calculated by subtracting the number of required spaces for the new use (less any excess spaces existing at the time of the eminent domain action, if any) from parking requirement for the most current use. For the purpose of determining the required parking, the code in effect at the time of the enlargement or change in use shall be used. There shall be no reduction in required spaces designated for physically disabled persons.
- 3. Redesign of Sites.** Redesign of sites, at any time, is encouraged for the purposes of achieving safer sites and enhanced landscaping along roadways. Toward this end, site improvements may be relocated or replaced elsewhere on site and shall be approved provided the redesign meets code requirements, except as modified in this section. Redesign shall follow the permitting procedures of this code, except for provisions noted below which are intended to provide additional flexibility.
  - a. Variance required for new deviation from regulations.** A variance shall be obtained for any additional deviation from required property development regulations or site design standards proposed by the redesign. Any redesign or expansion which reduces an existing deviation from required property development regulations or site design standards does not require a variance. For the purposes for applying the variance standards in Sec. 5.7 of this code, the eminent domain action shall be presumed to be sufficient evidence to demonstrate hardship for variances resulting from the ~~eminent domain action~~.
  - b. Amendment of Board of County Commissioners approved site plans.** Where a proposed redesign is located on property which is the subject of a site plan approved by the Board of County Commissioners, redesign shall be approved by the Development Review Committee even if the redesign proposes site plan

changes in excess of the administrative limits contained in Secs. 5.4.E.13 and 5.4.D.13, of this Code, provided it meets code or the provisions of this section. Conditions imposed by the Board of County Commissioners shall not be amended without Board of County Commissioners approval.

- c. **Variance and DRC approval not required.** To encourage site redesign, in cases when Development Review Committee site plan approval and a variance would both be required, only a variance shall be required.
  - d. **Parking area reduction.** If site redesign involves either a lot combination, vehicular use area or other alteration required by subsection 1.10.B.1 (accessways), a reduction of up to thirty five (35%) percent of the required spaces shall be permitted by right provided:
    - (1) The access standards of Secs. 7.7 and 7.2 C.13 of this code are met; and
    - (2) A landscape buffer strip a minimum of five (5) feet wide with landscaping as required in Sect. 7.3.E is installed along the frontage of the property.
4. **Damage or restoration of structures.** A structure subject to this section which becomes damaged may be reconstructed in the location and manner as it legally existed after the eminent domain action except that a structure that is destroyed or damaged in excess of more than fifty (50) percent of its value at the time of reconstruction shall be considered a vacant lot pursuant to Sec. B.6, below. In determining the value of such a structure, the standards and procedures described in Sec. 1.8.D of this code shall be used.
5. **Signs.** Any existing legally established point of purchase or free standing sign that is located within the property included in the eminent domain action may be relocated on site subject to the standards of this Section of the Code and the following criteria:
- a. **Sign number and size.** Any sign(s) to be relocated shall comply with the height, size (face area) and maximum number of signs allowed requirements of the Code.
  - b. **Sign relocation.** In no event shall the front setback be less than five (5) feet from the ultimate R-O-W and have less than a two (2) feet side setback, except upon receipt of a sign relocation permit.
  - c. **Sign relocation permit.** Signs that must be relocated which are physically precluded from compliance with the setback requirement in subsection 1.10.B.5.b., above, may obtain, upon payment of a fee, a sign relocation certificate from the Zoning Director subject to this subsection. The Zoning Director shall issue a sign relocation certificate provided the applicant can meet the following standards:
    - (2) The sign relocation in accordance with subsection 1.10.B.5.b., above, would create additional loss in the number of required parking;
    - (3) The proposed sign location does not encroach into the R-O-W, unless it is part of a negotiated settlement with the condemning authority; and
    - (4) There is no other location on the subject property to place the sign consistent with safe vehicular use area design.
6. **Vacant lots.** A vacant lot reduced by an eminent domain action to any size or configuration below required, the district lot size, frontage, depth or width specified in Sec. 6.5, property development regulations, may be developed. Uses subject to special lot size requirements of Sec. 6.4, substantive regulations, shall be required to comply with those standards. In all cases, required district setbacks shall be used.
7. **Lot combination.** This subsection is intended to encourage the combining of lots for the purposes of creating safer, more functional and aesthetically pleasing developments and attaining a greater degree of compliance with code requirements. This subsection may apply to the combined lots whether or not they are owned by the same person.

Combined lots may be developed as a single lot for the purposes of applying property development regulations provided either a cross parking or cross access agreement is executed. The agreement shall be made in the form acceptable to the County Attorney and recorded in the official records of Palm Beach County, Florida.

Lot combination shall follow the permitting requirements and procedures of this code, except as clarified or provided for below:

- a. **Parking credit.** Except as provided below (razed lots), required parking for combined lots may be administratively reduced by up to twenty (20) percent upon approval by the Zoning Director of a site plan which reduces points of access and the execution of a unity of control which includes a cross parking or cross access agreement.
- b. **Razed sites.** Lots which have been combined and where the principal structures have been demolished shall be considered to be a vacant lot pursuant to Sec. 1.10.B.6, above.
- c. **Sites subject to approved site plans or Certificates of Conformity.** For properties which are the subject of a valid Certificate of Conformity, the Certificate may be amended, upon application by the property owner and approval of the Development Review Committee, to allow the combination and the configuration shown on the Certificate may be implemented. Where a proposed lot combination is located on property which is the subject of a site plan approved by the Board of County Commissioners, combination may be approved by the Development Review Committee even if the redesign proposes site plan changes in excess of the administrative limits contained in sects. 5.4.E.13 and 5.4.D.13, of this Code. Conditions imposed by the Board of County Commissioners shall not be amended without Board of County Commissioners approval.

[Ord. No. 93-17]

- C. **Certificates of Conformity.** A Certificate of Conformity issued pursuant to either Ordinance 73-2, as amended, or Ordinance 92-20, as amended through June 1993, shall be honored provided the Certificate of Conformity has been issued to the property owner or a notice of intent to issue a certificate of conformity has been signed by the property owner before June 30, 1994. The site configurations depicted in these Certificates of Conformity shall be considered valid pursuant to Sec. 1.5 of this Code and may be implemented or amended by the Development Review Committee. All other Certificates of Conformity, including Notices of Intent to Issue a Certificate of Conformity, shall become null and void.

(This space intentionally left blank.)

**SEC. 1.11 CREATION OF POTENTIALLY BUILDABLE RESIDENTIAL SINGLE FAMILY LOTS.**

- A. Applicability.** The following provisions shall apply to the development of any lot which is not depicted on either a plat of record, affidavit of exemption, or affidavit of plat waiver, currently valid and in effect for the subject project.
- B. Determination Criteria.** A residential single family lot, as originally conveyed, may be considered eligible for building permits if determined that the lot complies with the following criteria:
- 1. Legal Recordation of lot.** The single family lot was conveyed into ownership separate from abutting lands pursuant to a recorded deed, recorded agreement for deed or other recorded instrument of conveyance after February 2, 1973 and prior to June 16, 1992 and has not been reconveyed, in whole or in part, into common ownership with an abutting property.
  - 2. Density criteria.** The lot created by conveyance pursuant to Section 1.11.B.1 complied with the density requirements of the Comprehensive Plan in effect at the time the lot was created. The 1972 Land Use Plan (now termed Comprehensive Plan) was effective from December 6, 1972 through August 1, 1980. The 1980 Comprehensive Plan was effective from August 1, 1980 to August 31, 1989. The 1989 Comprehensive Plan was effective August 31, 1989 and is still in effect.
  - 3. Zoning requirements.** The lot complies with all other development standards of the zoning regulations adopted June 16, 1992. A variance shall not be permitted to reduce the lot size to qualify to meet the requirements of this subsection.
  - 4. Legal Access.** The lot has legal access, established at the time the lot was recorded, in compliance with the following:
    - a. the street classifications found in Chart 8.22-2 (Access and circulation systems); or
    - b. a recorded express easement, a minimum of 20 feet in width, granting the owner, its successors and assigns a perpetual right of useable access across all properties lying between said lot and a street.
- C. Determination of compliance.** Prior to the submittal of a building permit application, the property owner shall submit, on forms established by the Zoning Director, a request for a determination that the lot is in compliance with this subsection. The Zoning Director shall make a determination within 10 days.
- D. Recordation of a potentially buildable lot.** After issuance of a determination of compliance, but prior to the submittal of a building permit, the property owner shall record a Potentially Buildable Lot Affidavit, survey, and legal description of the lot with the Clerk of the Court, in a form established by the Zoning Director.
- E. Issuance of a building permit.** If a Buildable Lot Affidavit is recorded in accordance with the standards and procedures herein and the lot and proposed residence comply with zoning requirements, drainage requirements, environmental control rules and all other permitting requirements, a building permit may be issued.
- [Ord. No. 95-24]

**SEC. 1.12 USES AND STRUCTURES WITHIN AN AIRPORT ZONE.**

**A. Applicability.** Uses permitted prior to the effective date of the Airport Zoning regulations, November 1, 1996, that lie within regulated areas defined in Article 18 (Airport Zoning Regulations), which does not comply with the Airport Land Use Compatibility Schedule or Department of Transportation's *Guidelines for the Sound Insulation of Residences Exposed to Aircraft Operations*, or exceeds permitted height limitations shall be considered a nonconforming use unless the structure or use is brought into conformance with the provisions of Article 18.

**1. Exemptions.** Land Uses within regulated areas defined in Article 18, Section VII, D.2.(a), "Airport Land Use Noise Zones for Airports Which Have Not Completed an FAR Part 150 Noise and Land Use Compatibility Study," are exempt from the requirements of this section.

**B. Existing uses and occupancy.** The requirements of Article 18 shall not be construed to necessitate the removal, lowering or alteration of a structure or building supporting an existing use nonconforming to the requirements therein, or otherwise interfere with the continuance of such use which legally existed prior to November 1, 1996, provided the continuation does not jeopardize life or health. Construction or alterations which existed or had started prior to November 1, 1996, and is diligently pursued and completed in accordance with building permitting requirements as defined by PZ&B, shall not be required to comply with the provisions in Article 18.

**1. Change in use and occupancy.** If a change of use is proposed for an existing structure or building which does not comply with the Airport Zoning provisions for that particular use, as specified in the Airport Land Use Compatibility Schedule, the entire structure or building shall be brought into conformance with Article 18.

**C. Abandonment of a use.** If a use nonconforming to the Airport Zoning regulations has been abandoned for 365 days (one year), a permit cannot be issued to repair, reconstruct or restore the structure to re-establish the use unless the extent of the repair, reconstruction or restoration complies with the requirements in Sec. VI.G. (Airspace Height Regulations), and Sec. VII.E. (Off-Airport Land Use Compatibility Schedule).

**D. Repair, reconstruction, restoration, or alteration of a structure.**

**1. Height restrictions.** No permit shall be granted that would allow an existing structure to become higher or become a greater hazard to air navigation than it was as of November 1, 1996. All structures shall comply with Article 18, Section VII.G. (Airspace Height Regulations).

**2. Use restrictions.** Any permits to substantially alter, repair, restore, reconstruct or rebuild a structure supporting a non-conforming use shall comply with Article 18, Sec. VII.E. (Off-Airport Land Use Compatibility Schedule). In such cases the entire building or structure shall be brought into conformance with these requirements. For the purposes of this section, substantially alter shall mean:

- a. the structure is more than 80 percent torn down, destroyed, deteriorated, or decayed; or
- b. the cost of repair, reconstruction or restoration exceeds 80% of the assessed value of the existing building or structure; or,
- c. the non-structural alterations or repairs exceed 50 percent of the assessed value of the existing building or structure.

If the structure does not meet these criteria, then only the new construction, alteration or repair shall be subject to the requirements of Article 18.

- E. Relocated buildings.** Buildings or structures moved into or within Palm Beach County, into a RPZ or ALUNZ shall comply with the height and noise level reduction provisions in Article 18, as applicable.
- F. Obstruction and marking requirements.** Any repair, restoration, reconstruction or alteration to a nonconforming structure or establishment of a new use shall require compliance with the Obstruction Marking and Lighting provisions in Section VI of this Article. [Ord. No. 96-28]

**SEC. 1.13 LEGAL DOCUMENTS**

- A. General.** Any legal documents requiring County approval shall be reviewed prior to submission by a licensed attorney. This shall include documents required by Code or as a condition of any land use approval. For the purposes of the provisions, "legal documents" shall include, but not be limited to, the following types of documents: restrictive covenants, easements, agreements, access agreements, removal agreements, unity of control and unity of title. Any document that follows exactly the language of a County-approved form is exempt from this requirement.

**Amendment History:**

[Ord. No. 92-27; October 13, 1992] [Ord. No. 93-4; February 16, 1993] [Ord. No. 93-17; July 27, 1993]  
[Ord. No. 94-9; May 3, 1994] [Ord. No. 94-23; October 18, 1994] [Ord. No. 95-24; July 24, 1995]  
[Ord. No. 96-28; September 25, 1996] [Ord. No. 97-64; December 24, 1997] [Ord. No. 98-11; April 30, 1998]  
[Ord. No. 99-37; October 7, 1999]

**ARTICLE 2**  
**INTERPRETATION OF THE CODE**

**TABLE OF CONTENTS**  
**ARTICLE 2**  
**INTERPRETATION OF THE CODE**

	Page
<b>SEC. 2.1 INTERPRETATIONS.....</b>	<b>1</b>
<b>A. Authority .....</b>	<b>1</b>
<b>B. Initiation .....</b>	<b>1</b>
<b>C. Procedures.....</b>	<b>1</b>
1. Submission of request for interpretation.....	1
2. Determination of sufficiency.....	1
3. Rendering of interpretation.....	2
<b>D. Form.....</b>	<b>2</b>
<b>E. Appeal.....</b>	<b>2</b>
1. Initiation .....	2
2. Public hearing .....	2
3. Standard of review.....	2
<b>F. Official record .....</b>	<b>2</b>
<b>SEC. 2.2 ASSISTANCE OR REPRESENTATION BY STAFF.....</b>	<b>2</b>



## ARTICLE 2

### INTERPRETATION OF THE CODE

#### SEC. 2.1 INTERPRETATIONS.

- A. **Authority.** Interpretations to this Code shall be made by the Executive Director of PZB, the County Engineer, the Director of ERM, the Impact Fee Coordinator, and the County Health Director. The County Engineer shall have the authority to make all interpretations of Sec. 7.7, Driveways and Access; Article 15, Traffic Performance Standards; and Art. 8, Subdivision. The Director of ERM shall have the authority to make all interpretations of Sec. 9.5, Vegetation Preservation and Protection, Sec. 7.6, Excavation, and Art. 9, Environmental Standards. The Impact Fee Coordinator shall have the authority to make all interpretations of Art. 10, Impact Fees. The County Health Director shall have the authority to make all interpretations of Article 16, the Clean Fill Ordinance, and the Environmental Control Rules I and II. The County Attorney shall have the authority to make all interpretations of Sec. 7.15, Maintenance and Use Documents. The Executive Director of PZB shall have the authority to make interpretations of all other provisions of this Code and the Official Zoning Map. [Ord. No. 99-37]
- B. **Initiation.** An interpretation may be requested by any landowner or person having a contractual interest in land in unincorporated Palm Beach County, or any person that has submitted an application for development permit pursuant to the procedures of this Code.
- C. **Procedures.**
1. **Submission of request for interpretation.** Before an interpretation shall be provided by the appropriate County official, a Request for Interpretation shall be submitted to the appropriate County official in a form established by that County official and made available to the public. The request shall be accompanied by a fee established by the Board of County Commissioners from time to time for the filing and processing of the Request for Interpretation. The fee shall be non-refundable.
  2. **Determination of sufficiency.** Within five (5) working days after a Request for Interpretation has been submitted, the County official responsible for rendering the interpretation shall determine whether it is sufficient.
    - a. **Determined not sufficient.** If the County official determines that the request is not sufficient, a written notice shall be served on the applicant specifying the deficiencies. The County official shall take no further action on the Request for Interpretation until the deficiencies are remedied. If the applicant fails to correct the deficiencies within ten (10) working days, the Request for Interpretation shall be considered withdrawn.
    - b. **Determined sufficient.** When the Request for Interpretation is determined sufficient, the County official shall review and render an interpretation pursuant to the procedures and standards of this article.

3. **Rendering of interpretation.** Within fifteen (15) working days after the Request for Interpretation has been determined sufficient, the County official responsible for rendering the interpretation shall review and evaluate the request in light of the Comprehensive Plan, this Code, and the Official Zoning Map, whichever is applicable, consult with the County Attorney, and then render an interpretation.

**D. Form.** The interpretation shall be in writing and shall be sent to the applicant by mail within five (5) working days after the interpretation is made by the appropriate County official.

**E. Appeal.**

1. **Initiation.** Twenty (20) working days after issuance of a written interpretation by the appropriate County official responsible for rendering the interpretation, the applicant may appeal the decision to the Board responsible for appeal, as provided in this Code.
2. **Public hearing.** The Board responsible for the appeal shall hold a hearing on the appeal within forty (40) working days of the appeal.
3. **Standard of review.** At the appeal hearing, the Board shall consider the interpretation of the County official responsible for rendering the interpretation and public testimony in light of the Comprehensive Plan, this Code, and the Official Zoning Map, whichever is applicable. The Board shall not modify or reject the County official's interpretation, if it is supported by substantial competent evidence, unless the interpretation is found to be contrary to the Comprehensive Plan, this Code or the Official Zoning Map, whichever is applicable.

**F. Official record.** Each County official responsible for rendering an interpretation shall maintain a record of the interpretation, and forward a copy to the Director of Zoning of PZB. This record shall be available for public inspection, upon reasonable request, during normal business hours.

**SEC. 2.2 ASSISTANCE OR REPRESENTATION BY STAFF.** Any assistance given or representation made by any member of the staff during consultation shall not constitute the approval of the Department, shall not bind the staff, the Department, the Division, the Executive Director, or the Board of County Commissioners, and shall not relieve any person of any requirements of this Code, or other applicable provisions of federal or state law or local ordinances. If there exists a conflict between any staff representation and the laws, rules, codes or ordinances, such laws, rules, codes or ordinances shall prevail. Nothing herein shall authorize any change to the administrative interpretations of the Code.

**Amendment History:**

[Ord. No. 93-4; February 16, 1993] [Ord. No. 95-8; April 3, 1995] [Ord. No. 99-37; October 7, 1999]

**ARTICLE 3**  
**DEFINITIONS**

## TABLE OF CONTENTS

### ARTICLE 3 RULES OF CONSTRUCTION AND DEFINITIONS

SEC. 3.1	RULES OF CONSTRUCTION.....	1
A.	Generally. ....	1
B.	Text.....	1
C.	Computation of time .....	1
D.	Day .....	1
E.	Delegation of authority .....	1
F.	Gender .....	1
G.	May.....	1
H.	Month.....	2
I.	Non-technical and technical words .....	2
J.	Number .....	2
K.	Shall.....	2
L.	Tense .....	2
M.	Week.....	2
N.	Written.....	2
O.	Year .....	2
P.	Include .....	2
Q.	Exclusivity of uses in districts. ....	2
R.	Interpretation of district boundaries. ....	2
	1. Center lines.....	2
	2. Lot, section and tract lines.....	2
	3. Political boundaries.....	2
	4. Railroad lines. ....	2
	5. Shorelines. ....	2
	6. Parallel lines. ....	3
	7. Bisecting lines.....	3
	8. Uncertainties. ....	3
	9. Street abandonments. ....	3
	10. Excluded areas.....	3
S.	Special provisions for lots divided by district boundaries.....	3
	1. Use regulations.....	3
	2. Property development regulations. ....	3
T.	Or.....	3
U.	And. ....	3
V.	Measurement of Distance. ....	3
SEC. 3.2	DEFINITIONS. ....	4
SEC. 3.3	ABBREVIATIONS AND ACRONYMS.....	79

## ARTICLE 3 RULES OF CONSTRUCTION AND DEFINITIONS

**SEC. 3.1 RULES OF CONSTRUCTION.** In the construction of the language of this Code, the rules set out in this section shall be observed unless such construction would be inconsistent with the manifest intent of the Board of County Commissioners as established in the Comprehensive Plan. The rules of construction and definitions set out herein shall not be applied to any express provisions excluding such construction.

**A. Generally.**

1. All provisions, terms, phrases and expressions contained in this Code shall be liberally construed in order that the true intent and meaning of the Board of County Commissioners as established in the Comprehensive Plan may be fully carried out. Terms used in these regulations, unless otherwise specifically provided, shall have the meanings prescribed by the statutes of the State of Florida for the same terms.
2. In the interpretation and application of any provision of this Code it shall be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience and general welfare. Where any provision of this Code imposes greater restrictions upon the subject matter than a general provision imposed by the Comprehensive Plan or another provision of this Code, the provision imposing the greater restriction or regulation shall be deemed to be controlling.
3. Some technical terms which are unique to an article, are defined in that article, for example, all Traffic Performance Standards are in Article 15, Sec. 15.1.

**B. Text.** In case of any difference of meaning or implication between the text of this Code and any figure, the text shall control.

**C. Computation of time.** Computation of time means the time within which an act is to be done shall be computed by excluding the first and including the last day; if the last day is a Saturday, Sunday or legal holiday, that day shall be excluded.

**D. Day.** Day means a working weekday unless otherwise stated or used in reference to a violation. Violations shall be calculated on calendar days.

**E. Delegation of authority.** Whenever a provision appears requiring the head of a department or some other County officer or employee to do some act or perform some duty, it is to be construed to authorize the head of the department or other officer to designate, delegate and authorize professional-level subordinates to perform the required act or duty unless the terms of the provision or section specify otherwise.

**F. Gender.** Words importing the masculine gender shall be construed to include the feminine and neuter.

**G. May.** May means permissive.

**H. Month.** Month means a calendar month.

**I. Non-technical and technical words.** Words and phrases shall be construed according to the common and approved usage of the language, but technical words and phrases and such others as may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning.

**J. Number.** A word importing the singular number only may extend and be applied to several persons or things as well as to one person or thing. The use of the plural number shall be deemed to include any single person or thing.

**K. Shall.** Shall means mandatory.

**L. Tense.** Words used in the past or present tense include the future as well as the past or present.

**M. Week.** Week means seven (7) calendar days.

**N. Written.** Written means any representation of words, letters or figures whether by printing or other form or method of writing.

**O. Year.** Year means a calendar year, unless a fiscal year is indicated or 365 calendar days is indicated.

**P. Include.** Use of "include" shall not limit a term to the specified examples, but is intended to extend its meaning to all other instances or circumstances of like kind or character.

**Q. Exclusivity of uses in districts.** The permitted uses and conditional uses in the districts established in Article 6, Zoning Districts, are exclusive, and shall be permitted subject to the standards and procedures of this Code.

**R. Interpretation of district boundaries.** Where uncertainty exists concerning boundaries of districts as shown on the Official Zoning Map, the following rules shall be used in the interpretation of the district boundaries.

1. **Center lines.** Boundaries indicated as approximately following the center lines of streets, alleys or highways shall be construed as following such center lines.
2. **Lot, section and tract lines.** Boundaries indicated as approximately following platted lot lines, section or tract lines shall be construed as following such lines.
3. **Political boundaries.** Boundaries indicated as approximately following political boundaries shall be construed as following such political boundaries.
4. **Railroad lines.** Boundaries indicated as following railroad lines shall be construed as following the center line of the railroad R-O-W.
5. **Shorelines.** Boundaries indicated as approximately following shorelines shall be construed as following such shorelines and, in the event of change in the shoreline, shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such ~~center lines~~.

6. **Parallel lines.** Where boundaries are approximately parallel to a street, highway, road, alley or railroad R-O-W, the distance of such boundaries from the property line of such street, highway, road alley or railroad R-O-W, shall be, unless otherwise shown by dimensions, one lot depth on lots facing said street, highway, road, alley or railroad R-O-W, or approximately one hundred fifty (150) feet, on acreage and tracts or on parallel lots, to the nearest lot line between lots to conform to adjacent district lines.
  7. **Bisecting lines.** Where boundaries approximately bisect blocks, the boundaries are the median line of such blocks, between the center lines of boundary streets.
  8. **Uncertainties.** Where the physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in case any other uncertainty exists, the Zoning Director shall interpret the intent of the Official Zoning Map as to the location of boundaries.
  9. **Street abandonments.** Where a public road, street or alley is officially vacated or abandoned, the regulations applicable to the land to which it reverted shall apply to such vacated or abandoned road, street, or alley.
  10. **Excluded areas.** Where parcels of land and water areas have been inadvertently excluded from a district classification in any manner, said parcels shall be given a classification by the Board of County Commissioners that is consistent with the Comprehensive Plan. Such cases shall be processed in the same manner as applications for development permits for amendments to the Official Zoning Map.
- S. **Special provisions for lots divided by district boundaries.** Where any lot, existing at the effective date of this Code, is located in two (2) or more districts in which different uses are permitted, or in which different use, area, bulk, accessory offstreet parking and loading, or other regulations apply, the provisions of this section shall apply.
1. **Use regulations.** If more than fifty (50) percent of the lot area is located in one (1) of two (2) or more districts, the use regulations applicable to the district containing the majority lot area shall apply to the entire lot, if consistent with the Land Use designation on the Comprehensive Plan.
  2. **Property development regulations.** If more than fifty (50) percent of the lot area is located in one (1) of two (2) or more districts, the property development regulations applicable to the district containing the majority lot area shall apply to the entire lot. [Ord. No. 93-4]
- T. **Or.** Either or both cases may apply.
- U. **And.** All cases must apply.
- V. **Measurement of Distance.** Words requiring distance separation between a proposed use and another use shall require the spatial separation between the proposed and the other use within unincorporated Palm Beach County and, if applicable, between the proposed use in Palm Beach County and uses in other jurisdictions including municipalities and other counties.  
[Ord. No. 93-4]

**SEC. 3.2 DEFINITIONS.** Terms in this Code shall have the following definitions. Supplemental definitions for terms in Section 6.10 and 7.17, and Articles 9 and 15 are defined in the referenced Section or Article. If a conflict exists in terms between Articles 9 and 15, the terms defined in the specified Article shall apply. [Ord. No. 96-28] [Ord. No. 00-015]

**A-Weighted sound pressure level** means the sound pressure level as measured with a sound level meter using the A-Weighting network. The standard notation is dB(A) or DBA.

**Abandoned sign** means a sign on which is advertised a business that is no longer licensed, no longer has a certificate of occupancy, or is no longer doing business at that location.

**Absorption area** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), the total surface area of the bottom of a drainfield.

**Absorption bed** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), the drainfield system in which the entire earth contents are removed and replaced with filter material and distribution pipe.

**Abutting property** means property lying immediately adjacent to and sharing a common property line with other property.

**Access** means a way to enter or exit a facility or property.

**Access, legal** means the principal means of access from a lot to a public street or to a private street over which a perpetual ingress and egress easement or right of way has been granted to the owners of any lot serviced by such street.

**Access way** means a non-dedicated area which is permitted for ingress or egress of vehicles or pedestrians. An access way is permitted to traverse a required landscape buffer.

**Accessory agricultural uses** means uses customary to a bona fide agricultural activity but not necessarily considered bona fide agriculture, and allowed to be located on the site. These uses may include, but are not limited to: "U-Pick-Em" operations; sale of on-site produced products; grading storage shed; the major repair, fabrication, body work and welding of agricultural equipment; freestanding coolers; bulk storage of petroleum and chemical products; shipping containers as storage; washing and packing of farm products in the field; and storage of equipment. [Ord. No. 98-11]

**Accessory dwelling** means a second dwelling unit either in or added to an existing single-family dwelling, or in an accessory structure on the same lot as the principal single-family dwelling. An accessory dwelling is a complete, independent living facility equipped with a kitchen and with provisions for sanitation and sleeping.

**Accessory building or structure** means a detached, subordinate building meeting all property development regulations, the use of which is clearly incidental and related to that of the principal building or use of the land, and which is located on the same lot as that of the principal building or use.

**Accessory use** see Use, accessory.

**Acre** means land or water consisting of forty-three thousand five hundred sixty (43,560) square feet.



**Act:** the Local Government Comprehensive Planning and Land Development Regulation Act, Sec. 163.3161, Fla. Stat. et seq. (1989) as may be amended from time to time.

**Adequate protection by treatment** means, for the purpose of Sec. 16.2 (Water Supply Systems), any one or any combination of the controlled processes of coagulation, sedimentation, absorption, filtration, or other processes in addition to disinfection which produces a water consistently meeting the requirements of Art. 16 including processes which are appropriate to the source of supply.

**Adequate Public Facilities Determination (APF)** means a Determination approved by the Zoning Director, based upon the present public facility capacity, that adequate public facilities are available to serve the development at the time of the approval of the Adequate Public Facilities Determination. [Ord. No. 97-64]

**"A" Frame or Sandwich sign** means a portable sign which is ordinarily in the shape of an "A" or some variation thereof that usually has no wheels nor permanent foundation.

**Administrative/Agency inquiry** means a request for a Board of County Commissioners' direction on procedural or interpretative matters.

**Adult arcade** means for the purposes of the Adult Entertainment Establishment provisions of this Code, any place or establishment operated for commercial gain which invites or permits the public to view adult material. For purposes of this Code, "adult arcade" is included within the definition of "adult theater."

**Adult bookstore/adult video store** means for the purposes of the Adult Entertainment Establishment provisions of this Code, an establishment which sells, offers for sale or rents adult material for commercial gain; unless the establishment demonstrates either (1) the adult material is accessible only by employees and the gross income from the sale or rental of adult material comprises less than forty (40) percent of the gross income from the sale or rental of goods or services at the establishment, or (2) the individual items of adult material offered for sale or rental comprise less than ten (10) percent of the individual items, as stock in trade, publicly displayed in the establishment and which is not accessible to minors at the establishment.

**Adult booth** means for the purposes of the Adult Entertainment Establishment provisions of this Code, a small enclosed or partitioned area inside an adult entertainment establishment which is: (1) designed or used for the viewing of adult material by one (1) or more persons and (2) is accessible to any person, regardless of whether a fee is charged for access. The term "adult booth" includes, but is not limited to, a "peep show" booth, or other booth used to view adult material. The term "adult booth" does not include a foyer through which any person can enter or exit the establishment, or a restroom.

**Adult dancing establishment** means for the purposes of the Adult Entertainment Establishment provisions of this Code, an establishment selling, serving or allowing consumption of alcoholic beverages, where employees display or expose specified anatomical areas to others regardless of whether the employees actually engage in dancing.

**Adult entertainment** means:

1. Any adult arcade, adult theater, adult bookstore/adult video store, adult motel, or adult dancing establishment; or any establishment or business operated for commercial gain where any employee, operator or owner exposes his/her specified anatomical area for viewing by patrons, including but not limited to: massage establishments whether or not licensed pursuant to chapter 480, Florida Statutes, tanning salon, modeling studio, or lingerie studio.

2. Excluded from this definition are any educational institutions where the exposure of the specified anatomical area is associated with a curriculum or program.
3. An establishment that possesses an adult entertainment license is presumed to be an adult entertainment establishment.

**Adult material** means for the purposes of the Adult Entertainment Establishment provisions of this Code, any one (1) or more of the following, regardless of whether it is new or used:

1. Books, magazines, periodicals or other printed matter; photographs, films, motion pictures, video cassettes, slides, or other visual representations; recordings, other audio matter; and novelties or devices; which have as their primary or dominant theme subject matter depicting, exhibiting, illustrating, describing or relating to specified sexual activities or specified anatomical areas; or;
2. Instruments, novelties, devices or paraphernalia which are designed for use in connection with specified sexual activities.

**Adult motel** means for the purposes of the Adult Entertainment Establishment provisions of this Code, a hotel, motel or similar commercial establishment which offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas;" and has a sign visible from the public R-O-W which advertises the availability of this adult type of photographic reproductions.

**Adult theater** means for the purposes of the Adult Entertainment Establishment provisions of this Code, an establishment operated for commercial gain which consists of an enclosed building, or a portion or part thereof or an open-air area used for viewing of adult material. "Adult motels," "adult arcade," "adult booth" and "adult motion picture theater" are included within the definition of "adult theater". An establishment which has "adult booths" is considered to be an "adult theater."

**Adult video store** see Adult Bookstore.

**Advertising sign** means a sign representing or directing attention to a business, commodity, service, or entertainment, conducted, sold, or offered.

**Advertising structure** means any structure erected for advertising purposes, with or without any advertisement displayed thereon, situated upon or attached to land, upon which any poster, bill, printing, painting, device or other advertisement may be placed, posted, painted, tacked, nailed, or otherwise fastened, affixed, or displayed. "Advertising structure" does not include buildings.

**Aerobic treatment unit** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), a treatment receptacle in which air is introduced into the sewage so as to provide aerobic biochemical stabilization during a detention period.

**Affidavit of exemption** means a document, recorded in the public record, evidencing the grant of an exemption for an unrecorded subdivision existing prior to February 5, 1973, from the provisions of the former Palm Beach County Subdivision and Platting Regulations (Ord. 73-4, as amended), granted pursuant to said regulations.

**Affidavit of waiver** means a document evidencing the grant of an exception to the platting requirement or the required improvements installation requirement.

**Affordable housing** means a dwelling unit for which a household spends no more than thirty percent of its gross income for housing costs. Rental housing costs include contract rent and utilities. Owner occupied housing costs include mortgage principle and interest, property taxes, insurance, and, where applicable, homeowner's association fees. The current median income for Palm Beach County and income categories established within the Comprehensive Plan are available at the Planning Division.

**Agreement** means a Development Agreement, public facilities agreement, or other binding agreement entered into between the applicant and Palm Beach County or other service provided for the purpose of assuring compliance with the adopted level of service standards. The form of the Agreement may include, but not be limited to a Development Agreement pursuant to Sec. 163.3220, Fla. Stat.

**Aggrieved or adversely affected person** means any person or local government which will suffer an adverse effect to an interest protected or furthered by the Comprehensive Plan, including interests related to health and safety, police and fire protection systems, densities or intensities of development, transportation facilities, health care facilities, or environmental or natural resources. The alleged adverse effect may be shared in common with other members of the community at large, but shall exceed in degree the general interest in common good shared by all persons.

**AGR-PUD 80/20 Development area** means that portion of the PUD which contains the residential, recreational, civic, and commercial pods. [Ord. No. 98-11]

**AGR-PUD 60/40 Development area** means that portion of the PUD which contains the residential, recreational, civic, and commercial pods with support facilities such as streets, internal open space, and stormwater retention areas. [Ord. No. 98-11]

**AGR-PUD gross site area** means the land area of the PUD less land dedicated per the Thoroughfare Identification Map. The gross site area includes land to be used for other rights-of-way, streets, preservation areas, development areas, water retention, open space, commercial, recreation and civic uses. [Ord. No. 98-11]

**AGR-PUD preservation area** means land contained in the preservation pod preserved in perpetuity to bona-fide agriculture, fallow land, water preserve areas, wetlands or uplands. [Ord. No. 98-11]

**Agriculture, bona fide** means any plot of land where the principal use consists of the raising of crops, the raising of animals inclusive of aviculture, aquaculture, horses and livestock; the production of animal products such as eggs, honey or dairy products, or the raising of plant material inclusive of a retail or wholesale nursery. [Ord. No. 97-64]

**Agricultural excavation** see Excavation, agricultural.

**Agricultural food processing** means a facility for the canning, dehydration and basic preparation of raw food products, such as the washing and cutting prior to shipment. Food processing does not include the processing of animal or fish products. [Ord. No. 98-11]

**Agricultural research and development** means the use of land or buildings for agriculture research and the cultivation of new agricultural products.

**Agricultural sales and service** means an establishment primarily engaged in the sale or rental of farm tools and small implements, feed and grain, tack, riding attire, animal care products, farm supplies and the like. [Ord. No. 98-11]

**Agricultural transshipment** means a facility engaged in the act of transferring agricultural products between two modes of transport, such as from a truck to a railroad car or from local vehicles to long-haul trucks. [Ord. No. 98-11]

**Air curtain incinerator** means the installation or use of a portable or stationary combustion device that is designed and used to burn trees and brush removed during land clearing by directing a plane of high-velocity, forced air through a manifold into a pit with vertical walls in such a manner as to maintain a curtain of air over the surface of the pit and a recirculating motion of air under the curtain.

**Air rights** mean the right to use space above ground level.

**Air space** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), the distance from the liquid level up to the inside top of a treatment receptacle.

**Airplane landing strip, accessory** means a private ground facility designed to accommodate landing and take-off operations of aircraft used by individual property owners, farm operators, or commercial operations.

**Airport** means any public or privately owned or operated ground facility designed to accommodate landing and take-off operations of aircraft.

**Air Stripper Tower (Remedial System)** means a temporary accessory petroleum contamination remedial system which treats contaminated groundwater from a site and treated groundwater is then reintroduced into the aquifer using an on-site recharge mechanism. A typical system includes air stripper towers or shallow tray aerator and infiltration gallery, groundwater recovery wells, and an aboveground centrifugal pump.

**Alley** means a right-of-way providing a secondary means of access to property and is not intended or used for principal traffic circulation.

**Alteration, building** means any change in the structure which will increase the number of dwelling units, the floor area, or height of the structure.

**Alternative landscape plan** means a plan showing the location, quantity, and species of plants to be installed at non-residential, multi-family, or residential planned developments. This plan shall be designed to preserve and incorporate existing native vegetation in excess of minimum standards or demonstrate innovative use of plant material and improve site design. [Ord. No. 97-63]

**Alternative system** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), any approved on-site sewage disposal system which consists of a treatment receptacle other than a septic tank.

**Amusements, temporary or special events** means an activity which includes the provision of rides, amusements, food, games, crafts or performances outside of permanent structures. Typical uses include carnivals, circuses, auctions, and tent revivals. [Ord. No. 97-14]

**Angular space** means, for the purpose of Sec. 16.2 (Water Supply Systems), the space between two casings or between the outer casing and the wall of the well bore.

**ANSI** means the American National Standards Institute or its successor bodies.

**Antenna** means the arrangement of wires or metal rods used in the sending or receiving of electromagnetic waves.

**Antenna support structure** means any structure, mast, pole, tripod or tower utilized for the purpose of supporting an antenna or antennas.

**Antenna height** means the overall vertical length of the antenna and antenna support structures above grade, or if such system is located on a building, then the overall vertical length includes the height of the building upon which the structure is mounted. In the event a retractable or demountable-type antenna support structure is utilized, the antenna height is to be calculated as the overall vertical length of the antenna and antenna support structure when fully extended.

**Antiquated subdivision** means "Antiquated Subdivision" in the Comprehensive Plan.

**Applicant** means the owner of record, the agent pursuant to an agent's agreement acceptable to the County Attorney or the mortgagor in the case of bankruptcy.

**Approved source** when used in reference to bottled water, means, for the purpose of Sec. 16.2 (Water Supply Systems), a source, whether it be from a spring, artesian well, drilled well, municipal water supply or any other source, that has been inspected and the water sampled, analyzed, and found to be of a safe and sanitary quality in accordance with provisions of Sec. 16.2.

**Archaeological evaluation report** means a letter prepared by the County Archaeologist evaluating the potential significance of an archaeological site after issuance of a Suspension Order by the Department.

**Archaeological Site** A property or location which has yielded or might yield information on the County, State or Nation's history or prehistory. Archaeological sites are evidenced by the presence of artifacts and features on or below the ground surface indicating the past use of a location at least seventy-five (75) years ago by people or the presence of non-human vertebrate fossils. Archaeological sites include aboriginal mounds, forts, earthworks, village locations, camp sites, middens, burial mounds, missions, historic or prehistoric ruins which are, or may be the source of artifacts or other items of significant archaeological value. [Ord. No. 93-4]

**Archaeologist, qualified** An archaeologist who is a member of, or is qualified for membership in the Florida Archaeological Council or the Society of Professional Archaeologists.

**Architect** means a person licensed to engage in the practice of architecture under Chapter 481, Part I, Fla. stat., and includes the term "registered architect."

**Architectural composition** The scale, height, mass, proportion, form, color, style, detail, treatment, texture, construction, material, and roof design of a building. [Ord. No. 01-1]

**Area of shallow flooding** means a designated AO or VO Zone on the Flood Insurance Rate Map (FIRM); the base flood depth ranges from one (1) to three (3) feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminable; and velocity flow may be evident.

**Area of special flood hazard** means the land in the flood plain subject to a **one (1) percent or greater chance** of flooding in any given year.

**Arena, auditorium or stadium** means an open, or partially or fully enclosed facility primarily used or intended for commercial spectator sports or entertainment. Typical uses include convention and exhibition halls, sports arenas, jai alai frontons, amphitheaters and race tracks. Gaming, pari-mutual wagering, off-track betting, events or activities held or broadcast for similar purposes shall be prohibited at an arena, auditorium or stadium in the Agricultural Reserve Tier. [Ord. 01-62]

**Armoring** is the placement of manmade structures or device in or near the coastal system for the purpose of preventing erosion of the beach or the upland dune system or to protect upland structures from the effects of coastal wave and current activity. Such structures include but are not limited to seawalks, bulkheads, revetments, rock rip-rap, sand bags, toe scour protection and geotext tile tubing. Armoring does not include structures or activities whose purpose is to add sand to the beach or dune, or structures whose purpose is to alter the natural coastal currents, or to stabilize the mouths of inlets, or minor upland structures whose purpose is to retain upland fill and which are designed to be frangible under high frequency coastal hydrodynamic forces.

**Arterial street** see Street, arterial.

**Artifacts** means relics, specimens or objects of historical, prehistorical, archaeological or anthropological nature, over seventy-five (75) years old, which may be found on, above, or below the surface of the earth, including land and water, which have a scientific or historic value as objects of antiquity, as aboriginal relics or as anthropological specimens, including but not limited to clothing, tools and weapons made of ceramics, worked stone, shell, bone, teeth, hide, feathers and horn, metal coins, glass, beads, building material, daub, and plant fibers. Objects over 75 years old but not of significant archaeological value shall not be considered an artifact for purposes of this code. Further, objects under seventy-five (75) years old and deemed by a qualified archaeologist to be of significant archaeological value shall be subject to the provisions of this Code.

**Artificial light source** shall mean any exterior source of light emanating from a man-made device, including but not limited to, incandescent, mercury vapor, metal halide or sodium lamps, spotlights, flood lights, landscaping lights, street lights, vehicular lights, construction or security lights.

**Artisanal use** means a land use involving the manufacture and sale of goods using only hand labor or table mounted electrical tools.

**Asphalt or concrete plant** means an establishment engaged in the manufacture, mixing or batching of asphalt, asphaltic cement, cement or concrete products.

**Assembly, nonprofit institutional** means a site or facility, open to the public, owned or operated by a not-for-profit organization for social, educational or recreational purposes. Typical uses include museums, cultural centers, recreational facilities, botanical gardens or nonresidential community services such as soup kitchens and medical services.

**Assembly, nonprofit membership** means a site or facility owned or operated by a not-for-profit organization for social, educational or recreational purposes where paid membership is required. Typical uses include fraternal or cultural organizations and union halls.

**Attic** means the non-habitable storage area immediately beneath the pitch of a roof.

**Auction, enclosed** means an establishment engaged in the public sale of goods to the highest bidder, with all of the activity and display of merchandise occurring inside an enclosed building.

**Auction, outdoor** means an establishment engaged in the public sale of goods to the highest bidder, with all or a portion of the activity and display of merchandise occurring outside of an enclosed building.

**Automotive paint or body shop** means an establishment engaged in the painting, repainting, or retouching of motor vehicles, or performance of major external repairs of a non-mechanical nature.

**Automotive service station** means an establishment engaged in the retail sale of gasoline or other motor fuels, which may include accessory activities such as the sale of accessories or supplies, the lubrication of motor vehicles, the minor adjustment or minor repair of motor vehicles, or the sale of convenience food items.

**Aviculture** means the breeding, raising and care of birds.

**Banner** see Flag.

**Base building line** means a line horizontally offset from and running parallel to the centerline of a street from which setbacks for front yard, corner side yard, and lot standards are measured as set forth in Sec. 6.5.G.5.

**Base flood** means the flood having a one (1) percent chance of being equaled or exceeded in any given year.

**Beach** means the zone of unconsolidated sand that extends landward from the mean low water line to the place where there is a marked change in material or physiographic form, or to the line of permanent vegetation (usually the effective limit of storm waves). "Beach" is alternately termed "shore".

**Beach access point** means any path through or over the dune used by the general public; or, with respect to private property, by the owners or with the owner's permission, for the purpose of gaining access to the beach.

**Beach cleaning** means the clearing or burying of seaweed, debris, dead fish, or trash or the contouring of the beach by raking and leveling, provided that such activity shall not disturb existing beach or dune vegetation. Such activity shall not change the final ground elevations greater than one foot.

**Beach compatible sand** means any sand that is similar to the native beach and dune material in terms of grain, size, distribution and color. The composition of fill material may be found in Sec. 9.1.B.(Coastal Protection).

**Beach fill** means sand placed on the beach.

**Beachfront lighting** means all lighting within the jurisdictional boundaries of Sec. 9.1 Coastal Protection.

**Bed and breakfast** means an owner-occupied single-family dwelling that offers lodging for paying guests and which serves breakfast to these guests.

**Benefit zone** means the geographic area as set forth in each individual division within which impact fees are collected and spent pursuant to Art. 10, Impact Fees.

**Best Management Practices** means practices which are a technologically and economically feasible means of preventing or reducing amounts of pollution generated by point and non-point sources to a level compatible with the water quality and quantity objectives of the County.

**Billboard** see Off-premise sign.

**Biohazardous waste** means any solid waste or liquid waste which may present a threat of infection to humans. The term includes, but not limited to, non-liquid human tissue and body parts; hospital, laboratory or veterinary waste which contains human-disease causing agents; discarded sharps; human blood, human blood products and body fluids.

**Blank copy** means any paraphernalia including pennants, streamers, and banners that are intended solely to attract attention and which contain no letters or symbols.

**Block** means a parcel of land entirely surrounded by streets, railroad rights-of-way, parks or other public space or a combination thereof.

**Board of County Commissioners (BCC)** means the Board of County Commissioners of Palm Beach County, Florida.

**Boarding house** means a dwelling, or part thereof, in which lodging is provided by the owner or operation to three (3) or more boarders.

**Boat trailer** means a trailer used or designed to be used for the carrying of boats.

**Boatyard** means a facility intended to provide complete construction or repair services for marine crafts in addition to such dry storage as may be found complimentary to the primary use, but not including docking of pleasure craft for residential purposes.

**Boca Taxing District** means the Greater Boca Raton Beach and Park Taxing District, including the municipal limits of Boca Raton.

**Balloon** means an airtight bag that rises above the earth when force filled with cold air.

**Boundary plat** see Plat, boundary.

**Bottled water** means, for the purpose of Sec. 16.2 (Water Supply Systems), water that is sealed in a container or package and is offered for sale for human consumption or other uses.

**Bottled water plant** means, for the purpose of Sec. 16.2 (Water Supply Systems), any place or establishment in which bottled water is prepared for sale.

**Branch** means, for purpose of Sec. 7.3 (Landscaping and Buffering), a secondary shoot or stem arising from one of the main axes (i.e, trunk or leader) of a tree.

**Breakaway walls** mean any type of walls, whether solid or lattice, and whether constructed of concrete, masonry, wood, metal, plastic, or other suitable building material, that is not part of the structural support of the building and is intended through its design and construction to collapse under specific later loading forces without causing damage to the elevated portion of the building or the supporting foundation system.

**Broadcasting studio** means an establishment engaged in the provision of commercial broadcasting services accomplished through the use of electronic mechanisms. Typical uses include radio and television broadcasting studios.

**Buffer, landscape** see landscape, buffer.



**Buildable area** means the portion of a lot remaining after the setbacks have been provided.

**Building** means any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind or nature.

**Building, principal** means a building in which is conducted the primary use of the lot on which it is located.

**Building construction** means the erection of a structure intended for human habitation in the case of residential land use, or occupancy or use of such in the case of non-residential land use.

**Building coverage** means that portion of the area of a lot, expressed as a percentage, occupied by the square footage of the ground floor area of a building or structure.

**Building Director of PZB** means the division head of the Building Division of PZB.

**Building height** means the vertical distance in feet from finished grade to the highest point of the roof for flat roofs; to the deck line for mansard roofs; and to the average height between eaves and the ridge for gable, hip and gambrel roofs, measured from the grade.

**Building permit** means an official document or certificate issued by the governmental authority having jurisdiction, authorizing the construction of any building. Building permit includes a tie-down permit for a structure or building that does not require a building permit, such as a mobile home, in order to be occupied.

**Building sewer** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), a pipe conveying sewage from a house or building to an on-site sewage disposal system.

**Building site** means a portion or parcel of land considered as a unit, devoted to a certain use or occupied by a building or group of buildings that are united by a common interest or use and the customary accessory buildings and open spaces belonging to the same.

**Building supplies, retail** means an establishment engaged in the retail sale of building supplies and home improvement products.

**Building supplies, wholesale** means an establishment engaged in the sale or fabrication and allied products to contractors for the construction, maintenance, repair and improvement of real property. Retail sales of lumber and allied products to the consumer may be conducted, but must be clearly accessory to the primary use.

**Bulkheads** mean structures of concrete, wood, or other permanent material affixed to the land adjacent to a water management tract or other water body for the purpose of establishing a vertical surface at the waters edge and stabilizing the land behind the bulkhead; provided, however, that water control structures and endwalls around outfalls and bridges shall not be considered bulkheads.

**Bulletin board** means a sign of permanent character, but with removable letters, words or numerals, indicating the names or persons associated with, or events conducted upon, or products or services offered upon, the premises upon which such a sign is maintained.

**Campground** means a plot of ground established as a commercial campsite for recreational use and not as living quarters.

**Camping cabin** means an accessory use for recreational vehicle parks which consists of a cabin used for sleeping.

**Canopy, tree** means the upper portions of trees consisting of limbs, branches, and leaves, which constitute the upper layer of a forested community.

**Capacity** means for the purposes of Art. 10, Impact Fees, the maximum number of vehicles for a given time period which a road can safely and efficiently carry, usually expressed in terms of vehicles per day. For the purposes of Art. 10, Impact Fees, the capacity of a road shall be seven thousand five hundred (7,500) vehicles per day per through lane.

**Capital drainage facilities** means the planning of, engineering for, acquisition of land for, or the construction of drainage facilities necessary to meet the LOS for Capital Drainage Facilities.

**Capital facilities; Capital improvements** means, for the purposes of Art. 10, Impact Fees, land, infrastructure, structures, and fixtures having a cost or value of at least \$1,000; personal property and equipment having an aggregate cost or value of at least \$1,000; hard-bound books and materials having a cost or value of at least \$25, which must be of a non-consumable nature and be expected to be in service for at least one year; and, in the case of school sites, the land only, and not any improvements to the land.

**Capital facility costs** means all costs directly associated with the acquisition, design, engineering, site preparation, construction and placement of a capital facility. It excludes operation and maintenance costs, and the repair, replacement, or renovation of existing capital facilities where the capital facility improvement does not add capacity. In the case of the school site acquisition fee, it means the costs directly associated with the acquisition of fee simple absolute marketable title in land, and does not include the costs of improvement to that land.

**Capital Fire-Rescue Facilities**, means the planning of, engineering for, acquisition of land for, or the construction of fire-rescue facilities and the purchase of equipment necessary to meet the LOS for Capital Fire-Rescue Facilities.

**Capital Improvement Element** means the Capital Improvement Element of the Palm Beach County Comprehensive Plan.

**Capital Mass Transit Facilities** means the planning of, engineering for, acquisition of land for, or the construction of or purchase of mass transit facilities and equipment necessary to meet the LOS for Capital Mass Transit Facilities.

**Capital Potable Water Facilities** means the planning of, engineering for, acquisition of land for, or the construction of potable water facilities necessary to meet the LOS for Capital Potable Water Facilities.

**Capital Recreation and Park Facilities** means the planning of, engineering for, acquisition of land for, or the construction of buildings and park equipment necessary to meet the LOS for Urban Capital Park and Recreation Facilities and Rural Capital Park and Recreation Facilities.

**Capital Road Facilities** means the planning of, engineering for, acquisition of land for, or the construction of roads on the Major Road Network System necessary to meet the LOS for Capital Road Facilities.

**Capital Sanitary Sewer Facilities** means the planning of, engineering for, acquisition of land for, or the construction of sanitary sewer facilities necessary to meet the LOS for Capital Sanitary Sewer Facilities.

**Capital Solid Waste Facilities** means the planning of, engineering for, acquisition of land for, or the construction of solid waste facilities necessary to meet the LOS for Capital Solid Waste Facilities.

**Car wash or auto detailing** means an establishment primarily engaged in the washing or detailing of motor vehicles, which may use production line methods with a conveyor, blower, or other mechanical devices, and which may employ some hand labor. Detailing includes hand washing and waxing, window tinting, striping, and interior cleaning.

**Carport/Private garage** means an accessory roofed structure or a portion of a main building providing space for the parking or storage of motor vehicles of the occupants of the main building.

**Catchment** means a sub-area of a drainage basin which contributes stormwater runoff by overland flow to a common collection point.

**Catering service** means an establishment where food and beverages are provided for consumption off the premises. Catering services may also provide personnel, serving equipment, and decorations.

[Ord. No. 97-64]

**Cemetery** means land used or intended to be used for human burial, including a chapel mausoleum or columbarium.

**Certificate of Occupancy or Certificate of Completion** see Palm Beach County Building Codes Enforcement Administrative Code.

**Certificate to Dig** means a certificate that is necessary prior to:

1. Issuance of a development order for parcels identified on the map of known archaeological sites;
2. Removal of a suspension order on a site where artifacts or fossilized human remains or non-human vertebrate fossils are found during the development process; or
3. Issuance of a development order for a Type III Excavation.

**Champion tree** means the largest tree of a species which has been designated by the Florida Department of Agriculture and Consumer Services.

**Change of Message** means each text frame of an electronic message center sign shall hold constant for a minimum of two (2) seconds.

**Changeable copy sign** means a sign which is characterized by changeable copy letters, numbers and illustrations regardless of method of attachment.

**Chief of the Fire-Rescue Department** means the agency head of the Palm Beach County Fire-Rescue Department.

**Chipping and mulching** means an establishment using a permanent facility designed to cut tree limbs, brush or construction debris into small pieces for use as mulch.

**Church or place of worship** means a premises or site used primarily or exclusively for religious worship and related religious services or established place of worship, retreat site, camp, convent, seminary or similar facilities owned or operated by a tax exempt religious group for religious activities.

**Closure permit** means that permit required by activities which must cease operation in Zone Two pursuant to the provisions of Sec. 9.3 Wellfield Protection.

**Clustered lots** means residential parking lots grouped on a common street or parking tract where access is either a dead-end street, loop, or otherwise designed so as to preclude its extension for access to additional lots.

**Coastal construction** means the carrying out of any activity within jurisdictional boundaries specified in Sec. 9.1, Coastal Protection, to modify or improve site conditions including, but not limited to, building, clearing, filling, excavation, grading, removal or planting of vegetation, or the making of any material change in the size or use of any structure or the appearance of site conditions, or the placement of equipment or material upon such sites.

**Coastal Protection Zone** means an area of jurisdiction established by this section. This zone extends from the mean high water line of the Atlantic Ocean to a line twenty-five (25) feet landward of the crest of the dune or the State of Florida Coastal Construction Control Line, whichever is more landward.

**Coastal high hazard area** means the area subject to high velocity waters, including, but not limited to, hurricane wave wash or tsunamis. The area is designated on the FIRM as Zone VI-30.

**Coastal vegetation** means all native plant species indigenous to Palm Beach County's beaches and dunes. The coastal vegetation species allowed for use are provided in Appendix 9.1.

**Code** means code of Laws and Ordinances of Palm Beach County, Florida, including the Unified Land Development Code (ULDC).

**Code Enforcement Director of PZB** means the agency head of the Division of Code Enforcement.

**Code inspector** means any authorized agent or employees of the County whose duty is to assure code compliance.

**Collector street** see Street, collector.

**College or university** means an institution of higher learning offering undergraduate or graduate degrees, and including the buildings required for educational or support services, such as classrooms, laboratories, dormitories and the like.

**Colonnade** means, for the purpose of Sec. 6.8.C (Traditional Neighborhood Development District), a covered pedestrian structure over a sidewalk that is open to the street except for supporting columns. Awnings are not considered colonnades.

**Commercial agricultural development** means agriculture conducted for commercial purposes within the Agricultural Production Plan Category North of the L-8 Canal and East of the North Tieback Canal, the Agricultural Reserve Plan Category (AGR), and those activities classified as special agriculture.

**Commercial gain** means for the purpose of the Adult Entertainment Establishment provisions of this Code, operated for pecuniary gain, which shall be presumed for any establishment which has received an occupational license. For the purpose of this Code, ~~commercial or pecuniary gain shall not depend on actual~~ profit or loss.

**Commercial vehicle** means a vehicle principally used in commerce or trade or any vehicle that is not a recreational vehicle that exceeds the following limits: rated capacity of one (1) ton; gross weight of ten thousand (10,000) pounds, including load; height exceeds nine (9) feet, including any load, bed, or box; and total vehicle length of twenty six (26) feet. Such vehicles shall include tow trucks, construction vehicles, semis and step-vans.

**Communication tower** means AM/FM radio, television, microwave and cellular telephone transmission towers, antennae and accessory equipment and buildings.

**Communication tower, monopole** means a freestanding single cylindrical pole structure used for mounting communication antennae with a diameter of eight (8) feet or less.

**Community vegetable garden** means a plot of land used as a vegetable garden intended to be cultivated and harvested by a group of residents of the surrounding area.

**Community water system** means, for the purpose of Sec. 16.2 (Water Supply Systems), a water system which serves at least fifteen (15) service connections used by year-round residents or which serves at least twenty-five (25) year round residents.

**Compatibility** means land uses that are congruous, similar and in harmony with one another because they do not create or foster undesirable health, safety or aesthetic effects arising from direct association of dissimilar, contradictory, incongruous, or discordant activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise, vibration, smoke, hazardous odors, radiation, function and other land use conditions.

**Compatible sites** means:

1. residential uses or pods adjacent to residential uses or pods; or
2. residential uses or pods adjacent to residential uses or pods with a density difference less than or equal to three (3) units per acre. [Ord. No. 97-63]

**Compensatory littoral zone or area** means that underwater area within the water management tract or water body graded and planted as compensating for lost littoral zones from bulkheading or shading from structures over the water.

**Complaining land** means that land which is included in a residential district receiving sound levels above those permitted by Sec 7.8, Miscellaneous Standards.

**Completely enclosed** means a building separated on all sides from the adjacent open area, or from other buildings or other structures, by a permanent roof and by exterior walls or party walls, pierced only by windows or entrances or exit doors normally provided for the accommodation of persons, goods, or vehicles.

**Composting facility** means a facility that is designed and used for transforming, through biological decomposition, food, yard wastes and other organic material into soil or fertilizer. This use does not include backyard composting bins serving individual families.

**Comprehensive Plan** means the 1989 Palm Beach County Comprehensive Plan, as amended from time to time.

**Concurrency Exemption (Exemption)** means an order approved by the Zoning Director that the development is exempt from the concurrency standards of the Plan pursuant to meeting the requirements of Section 11.5. [Ord. No. 97-64]

**Concurrency Exemption Certificate** means a properly issued order of the Hearing Officer pursuant to the Code of Laws and Ordinances of Palm Beach County, Florida, as amended, by which a parcel or lot is exempt from the concurrency requirements of the Plan.

**Concurrency Exemption Determination** means a determination that the land in the unincorporated area is exempt from the concurrency standards of the Plan.

**Concurrency Exemption Extension (Exemption Extension)** means an order issued by the Zoning Director extending a Concurrency Exemption for a two (2) year period. [Ord. No. 97-64]

**Concurrency Reservation (Reservation)** means a certificate approved by the Zoning Director with or without conditions, which may be considered in conjunction with a Development Agreement, public facility agreement, or other binding agreement and pursuant to the terms of Art. 11, Adequate Public Facility Standards, that constitutes proof of adequate public facilities to serve the proposed development. [Ord. No. 00-015]

**Concurrency requirements of the Plan** means the provisions in the Plan and the implementing land development regulations requiring that public facilities for traffic circulation, mass transit, sanitary sewer, potable water, recreation/open space, fire-rescue, solid waste, and drainage are available at the minimum levels of service concurrent with the impact of the Development; and, as to the applicability of expanded or more stringent traffic performance standards pursuant to State mandates under Ch. 163, Florida Statutes and F.A.C. Rule 9J-5 such requirements as set forth in the future traffic performance standards ordinance(s).

**Condemnee** means either:

1. The owner of a parcel of land against which an eminent domain proceeding has been initiated by a governmental authority; or
2. The owner of a parcel of land that has sold that parcel of land to a governmental authority under the threat of an eminent domain proceeding against the owner of a parcel of land, or
3. The governmental authority that has been sold a parcel of land by a land owner threatened by an eminent domain proceeding for that parcel of land.

**Condemnor** means either:

1. The governmental authority instituting an eminent domain proceeding against the owner of a parcel of land; or
2. The governmental authority that has been sold a parcel of land by a property owner threatened by an eminent domain proceeding for that parcel of land.

**Condition of Approval** means a condition imposed as part of, or associated with, the issuance of a valid local government development order.

**Conditional use** means those uses that are generally compatible with the other uses permitted in a district, but that require individual review of their location, design, configuration, intensity and density of use, structures, and may require the imposition of conditions pertinent thereto in order to ensure the appropriateness of the use at a particular location, pursuant to Articles 5 and 6.

**Cone of depression** means an area of reduced water levels which results from the withdrawal of groundwater from a point of collective source such as a well, wellfield, dewatering site or quarry. The areal extent and depth of the depression is a function of the hydraulic properties of the aquifer, the pumpage rates and recharge rates.

**Congregate living facility** shall include the following: assisted living facility as defined by Sec. 400.402, Fla. Stat., extended congregate care as defined by Sec. 400.402, Fla. Stat., transitional living facility as defined by Sec. 400.805, Fla. Stat., community residential home as defined by Sec. 419.001, Fla. Stat., and community transitional residence as defined by Sec. 393.063., Fla. Stat. For the purposes of Art. 10, Impact Fees, the term shall include nursing home facility, adult congregate living facility, and adult day care center, as defined by Chapter 400, Fla. Stat. [Ord. No. 01- 01]

**Congregate living facility, type 1** means a congregate living facility that provides a residence for no more than six (6) persons. [Ord. No. 01- 01]

**Congregate living facility, type 2** means a congregate living facility that provides a residence for more than six (6) but less than fourteen (14) persons. [Ord. No. 01- 01]

**Congregate living facility, type 3** means a congregate living facility that provides a residence fourteen (14) or more persons. [Ord. No. 01- 01]

**Congregate living personal services** means assistance with or supervision of essential activities of daily living such as eating, bathing, grooming, dressing, and ambulating; supervision of self-administered medication and such other similar services as may be defined by the Florida Department of Health and Rehabilitative Services.

**Consecutive water system** means, for the purpose of Sec. 16.2 (Water Supply Systems), a water supply which receives water from some other water supply system, serves at least 15 service connections used by year round residents or serves at least 25 year round residents.

**Consistency** shall be determined pursuant to Florida Statutes, Sec 163.3194. [Ord. No. 99-37]

**Construction** means the placement, assembly, erection, substantial repair, alteration or demolition of a building or structure on land, the placement of concrete, asphalt, similar materials on land, or grading or earthwork of land.

**Construction equipment** means a mechanical implement principally used in construction activity. Such equipment shall include but is not limited to bobcats, front-end loaders, over-head cranes, graders, dump trucks, compactors, forklift, steam rollers, earth movers, bulldozer, backhoe, concrete mixer, trenchers, cable/pipe layers or any such equipment that is not a street worthy vehicle. [Ord. No. 97-14]

**Construction work** means any site preparation, assembly, erection, substantial repair, alteration, demolition or similar action to buildings or land.

**Contaminant** means, for the purpose of Sec. 16.2 (Water Supply Systems), any physical, chemical, biological or radiological substance or matter in water.

(This space intentionally left blank.)

**Contiguous** means, but is not limited to, lands separated only by streets, easements, pipelines, power lines, conduits, rights-of-way under ownership of the land owner of one of the subject parcels, a property owners association or a governmental agency, or a public utility. For density purposes only, contiguous means lots that share a common border. (Lots that touch point-to-point, and lots which are separated by waterways, streets or major easements are not considered contiguous for density calculations.)

**Contractor's storage yard** means the storage of materials, or three or more commercial vehicles or construction equipment and an accessory office used by building trade and service contractors on lots other than construction sites. [Ord. No. 97-14]

**Control device** means the element of a discharge structure which allows release of water under controlled conditions.

**Control elevation** means the lowest elevation at which water can be released through a control device.

**Convenience store** means an establishment, not exceeding four thousand five hundred (4,500) square feet of gross floor area, serving a limited market area and engaged in the retail sale or rental, from the premises, of food, beverages, and other frequently or recurrently needed items for household use, excluding gasoline sales. [Ord. No 01- 01]

**Convenience store with gas sales** means an establishment, not exceeding four thousand five hundred (4,500) square feet of gross floor area, serving a limited market area and primarily engaged in the retail sale or rental, from the premises, of food, beverages, and other frequently or recurrently needed items for household use, including accessory gasoline sales. [Ord. No. 01- 01]

**County** means Palm Beach County, Florida.

**County Administrator** means the Palm Beach County Administrator.

**County Archaeologist** means staff member of or consultant to the Planning, Zoning and Building Department who shall be a qualified Archaeologist.

**County Attorney** means the Palm Beach County Attorney.

**County Engineer** means the Palm Beach County Engineer.

**County Health Director** means the agency head of the Palm Beach County Health Department (PBCHD).

**County Standards** means the minimum standards, specifications, and details for design and construction of streets and other infrastructure improvements, as promulgated by the County Engineer pursuant to Resolution R-90-740 of the Board of County Commissioners as may be amended. Said standards include, but are not limited to those compiled in the most current edition of the Palm Beach County Land Development Design Standards Manual.

**Covenant** means a recordable instrument that runs with the land, binds the fee simple owner, heirs, successors, and assigns, and is recorded. It may include recorded Development Agreements or other agreements. Covenants may include Palm Beach County as a party or intended beneficiary, shall recite the benefit intended, and shall include any terms or conditions under which it may be released.



**Credit** means for the purposes of Art. 10, Impact Fees, a reduction in the particular impact fee based on: (1) previous payments for which no benefit was received and future payments of the development toward the capital facilities for which the impact fee is assessed; (2) a reduction of impact due to: redevelopment of existing square footage; other assessments for the same capital facilities; in-kind contributions; or, in the case of park impact fees, alternative municipal provision of like capital facilities, or proximity to the beach.

**Crest of the dune** means the highest point in elevation of the dune.

**Cross-connection** means, for the purpose of Sec. 16.2 (Water Supply Systems), any physical arrangement whereby any drinking water supply is connected, directly or indirectly, with any other water supply system, sewer, drain, conduit, pool, storage reservoir, plumbing fixture, or other device which contains or may contain contaminated water, sewage or other waste or liquid of unknown or unsafe quality which may be capable of imparting contamination to the drinking water supply as the result of backflow. Bypass arrangements, jumper connections, removable sections, swivel or changeable devices and other temporary or permanent devices through which or because of which backflow could occur are considered to be cross-connections.

**Cul-de-sac** means a dead-end street terminating in a circular vehicular turn-around.

**Data and information processing** means the use of an establishment for business offices of an industrial nature, including corporate centers, mail processing and telemarketing centers. Such uses are not frequented by the general public.

**Day camp, summer** means an establishment which provides care, protection and programmed activities for children five (5) years of age and older for a period of less than twenty-four (24) hours per day. This use shall not operate as a day care as defined and regulated by Health and Rehabilitative Services.

**Day care center, general** means an establishment, licensed by the Department of Health and Rehabilitative Services, which provides daytime or nighttime care, protection for twenty-one (21) or more children or adults for a period of less than twenty-four (24) hours per day on a regular basis.

**Day care center, limited** means an establishment, licensed by the Department of Health and Rehabilitative Services, which provides daytime care, protection and supervision for six (6) to twenty (20) children or three (3) to twenty adults for a period of less than thirteen (13) hours per day on a regular basis. Limited day care centers do not provide nighttime care.

**Day labor employment service** means an establishment engaged in providing temporary day labor services for the construction or industrial trades.

**DBA** means the total sound level of all noise as measured with a sound level meter using A- Weighting Network. The unit is decibel based on a reference sound pressure of .0002 micro-bars.

**Dead-end street** see Street, dead-end.

**Decibel** means a unit of sound pressure level, abbreviated as dB.

**Decision/order** means an administrative act of any Board, unless otherwise noted, constituting final agency action consistent with their powers as described herein.

**Density** means the ratio of the number of dwelling units per acre of land.

**Density bonus** means an increase in the residential density above the maximum or PDD density permitted by the 1989 Palm Beach Comprehensive Plan for the applicable residential future land use category and footnote 5 in Table 6.5-1 of the ULDC. [Ord. No. 00-015]

**Density, entitlement** means the amount of density granted by the County which permits use of land until concurrency provisions can be satisfied as shown in figure 2 of the Land Use Element of the 1989 Comprehensive Plan, as amended.

**Density, maximum level** means the amount of density allowed by the 1989 Comprehensive Plan, as amended, with a planned development as shown in figure 2 in the Land Use Element.

**Density, minimum level** means the amount of minimum density that must be attained when land is developed pursuant to the 1989 Comprehensive Plan, as amended, as shown in figure 2 in the Land Use Element.

**Density, standard** means the amount of density allowed by the 1989 Comprehensive Plan, as amended, without a planned development as shown in figure 2 in the Land Use Element.

**Department** means Palm Beach County Department of Environmental Resources Management or the Palm Beach County Department of Planning, Zoning, and Building or other departments of the County, or an entity of any municipality in Palm Beach County which has been assigned the responsibility of administering and enforcing this Code.

**Detention** means the collection and temporary storage of stormwater runoff for the purpose of treatment and/or discharge rate control with subsequent gradual release directly to surface waters.

**Developer** means any person, including a governmental agency, undertaking any development.

**Developer's agreement** means an agreement entered into among Palm Beach County, a service provider(s) and a person associated with the development of land pursuant to the terms of this Code.

**Developer's engineer** means a single engineering firm or a professional engineer registered in Florida, and engaged by the developer to coordinate the design and monitor the construction of the work required under Art. 8, Subdivision, Platting and Required Improvements.

**Development** means the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of land, or the dividing of land into two (2) or more parcels.

**Development** means, for the purpose of Art. 10, Impact Fees, as the context indicates, either the carrying on of construction or any physical alteration of a building or structure; the result of such activity; a legally divisible parcel of land developed under a common plan; or the change in any use of a structure or land that increases the impact on capital facilities for which the particular impact fee is assessed. It includes the placement of a mobile home for dwelling purposes.

**Development** means, for the purpose of archaeological preservation, the definition in Sec. 380.04, Fla. Stat. as well as site preparation work consisting of excavation, earth moving, and the like. This definition shall not include: (1) the dividing of land into two or more parcels.

(This space intentionally left blank.)

**Development** means, for the purpose of Article 9, Environmental Standards, and Article 11, Adequate Public Facilities Standards, the definition in Sec. 380.04, Fla Stat., except that it shall not include the following items listed therein:

1. Demolition of a structure;
2. Deposit of refuse, solid or liquid waste, or fill on the Parcel unless the Valid Local Government Development Order is exclusively and specifically for such;
3. Site preparation work consisting of excavation, earth moving, and the like unless tied to a contract for required improvements or backed by surety, or as part of a local development order; and
4. Lot clearing.

**Development agreement** means an agreement entered into among Palm Beach County, a service provider and a person associated with the development of land pursuant to the terms of this Code.

**Development of regional impact** means a specific type of development as defined in Sec. 380.06, Fla. Stat.

**Development order** means any order granting or granting with conditions an application for development permit.

**Development order, final** means a development order for Site Plan/Final Subdivision Plan, or a building permit.

**Development order, preliminary** means a development order for an amendment to the Official Zoning Map, a planned development, a conditional use, a special use, a variance, a coastal protection permit, a flood prevention permit, an environmentally sensitive lands permit, a wetlands permit, a wellfield protection permit, or a sea turtle protection permit.

**Development permit** means any amendment to the text of this Code or Official Zoning Map (rezone), conditional use, special use, planned development, Site Plan/Final Subdivision Plan, subdivision, building permit, variance, special exception, certificate of conformity or any other official action of Palm Beach County having the effect of permitting the development of land or the specific use of land.

**Dewatered Domestic Wastewater Residuals** means the solid, semisolid or liquid residue removed during the treatment of wastewater which is more than twelve percent (12%) or greater dry solids by weight. Not included is the treated effluent or reclaimed water from a domestic wastewater treatment plant.

**Diameter at breast height (dbh)** means the diameter of a tree trunk measured at a point four and one half (4.5) feet above the ground.

**Directional sign** means any sign giving directions, instructions, or facility information and which may contain the name or logo of an establishment but no advertising copy.

**Director of Environmental Resources Management (ERM)** means the agency head of ERM.

**Director of Land Development Division of DEPW** means the division head of the Land Development Division of DEPW.

**Director of Parks and Recreation** means the agency head of the Palm Beach County Parks and Recreation Department.

**Director of Property and Real Estate Management (PREM)** means the agency head of PREM.

**Director of the Survey Section of DEPW** means the division head of Survey Section of DEPW.

**Director of Water Utilities** means the agency head of the Palm Beach County Water Utilities Department.

**Discharge structure** means a structural device, constructed or fabricated from durable material such as concrete, metal, or decay-resistant timber, through which water is released to surface water from detention.

**Dispatching office** means an establishment principally involved in providing services off-site to households and businesses using land-based communication. Typical uses include janitorial services, pest control services, and taxi limousine, and ambulance services.

**Disposition, off-site** means the off-premises transportation of excavated material.

**Disposition, on-site** means the on-premise use of extractive or excavated material.

**Distribution box** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), a receptacle placed between a septic tank or other treatment receptacle and a drain field to equalize the flow through two or more lines of distribution pipe.

**Distribution pipe** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), an open jointed or perforated pipe installed in a drain field for dispersion of the effluent from a septic tank or other treatment unit.

**District** means any certain described zoning district of Palm Beach County to which these regulations apply and within which the zoning regulations are uniform.

**Disturbed excavated area** means the total area altered by excavation activities.

**Dock, private** means a structure built on or over the water which is designed or used to provide no more than ten (10) boat slips, and anchorage for and access to one (1) or more boats belonging to the property owner. Necessary services such as water, and other utilities are considered a part of a dock; which does not provide a fuel facility, however, no cooking, sleeping or business activity shall be permitted.

**Domestic sewage** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), wastewater normally conveyed by drains and sewers, including bath, toilet wastes, laundry and kitchen wastes from residential use and waste from other household plumbing fixtures.

**Double-faced sign** means a sign with two (2) faces which are usually parallel and back-to-back.

**Drainage basin** means a sub-area of a watershed which contributes stormwater runoff to a watercourse tributary to the main receiving water.

**Drain trenches** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), a drainfield installation in which the effluent from the septic tank or other treatment receptacle is distributed in separate trenches.

**Drainage easement** see Easement, stormwater management. [Ord. No. 99-37]

**Drainfield invert** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), the inside bottom of the distribution pipe at the lowest point in a drainfield.

**Drainfield system** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), a subsurface system designed to receive the effluent from a septic tank or other treatment receptacle for treatment and absorption through the soil. The system also includes distribution box, header pipe and automatic dosing device.

**Dripline** means an imaginary vertical line extending from the outermost circumference of the branches of a tree to the ground.

**Drive-thru** means any place of business which serves, sells or otherwise makes available its services or products to patrons situated in automobiles for their off-premise use or consumption.

**Driveway, shared** means a driveway that serves more than one (1) dwelling unit.

**Drought-tolerant tree** means a tree, excluding prohibited or controlled species, classified as very or moderately drought tolerant in the SFWMD Xeriscape Plant Guide.

**Dry detention/retention** means detention or retention of water in a storage facility which is designed, constructed, and operated to limit the duration of ponding within the facility so as to maintain a normally dry bottom between rainfall events.

**Dune** means a hill or ridge of windblown sand and marine deposits lying landward of, and adjacent to, the beach which is formed by natural and artificial processes.

**Dune profile** means the cross-sectional configuration of the dune.

**Dwelling unit** means one or more rooms designed, occupied or intended for occupancy as separate living quarters, with only one (1) kitchen plus sleeping and sanitary facilities provided within the unit, for the exclusive use of a single family maintaining a household. Specialized residences, such as accessory apartments for the elderly or handicapped, congregate living facility quarters, groom's quarters, farm worker quarters, or migrant labor quarters shall not be considered "dwelling units" for the purpose of applying restriction on density contained in the Palm Beach County Comprehensive Plan or this Code unless otherwise stated in the Plan or the Code. [Ord. No. 01-62]

**Easement** means any strip of land created by a subdivider or granted by the owner, for public or private access utilities, drainage, sanitation or other specified uses having limitations, the title to which shall remain in the name of the land owner, subject to the right of use designated in the reservation of the servitude.

**Easement, lake maintenance** means an expressed easement, created by plat dedication or other instrument of record, establishing access and use rights on or to the periphery of a water management tract for purposes of construction, maintenance, and repair of wet detention/retention facilities and appurtenant structures therein.

**Easement, limited access** means an easement established adjacent to a street for the purpose of prohibiting vehicular access to the street from abutting property except at those locations specifically authorized by the Board of County Commissioners.

**Easement, quasi-public** means an easement granted to a property owners association in which the County or public have some beneficial interest.

**Easement, public** means an easement granted to a governmental entity, public agency, a utility, or the public.

**Easement, stormwater management** means an easement establishing rights to collect, drain or convey surface water by means of natural or man-made facilities, including, but not limited to water bodies, water courses, canals, ditches, swales, storm sewers and overland flow. It also includes any fee interest of a governmental entity in land to collect, drain, or convey water. [Ord. No. 99-37]

**Easement, utility** means an easement established for the purpose of the installation, operation, repair, or maintenance of facilities and equipment used to provide utility services.

**Easement holder or beneficiary** means the grantee of an easement or persons directly benefitting from the existence of the easement.

**Ecosystem** means an assemblage of living organisms (plants, animals, microorganisms, etc.) and nonliving components (soil, water, air, etc.) that functions as a dynamic whole through which organized energy flows.

**Educational Institution** means for the purpose of the Adult Entertainment Establishment provisions of this Code, a premises or site within a municipality or within the unincorporated area of the County upon which there is a governmentally licensed child care facility for six (6) or more children or elementary or secondary (k-12) school, attended in whole or in part by persons under eighteen (18) years of age.

**Edge area** means, for the purpose of Sec. 6.8.C (Traditional Neighborhood Development District, TND), a continuous open area that defines the edge of a TND and buffers development between neighborhoods and outside of the TND.

**Effective capacity** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), the volume of a treatment receptacle contained below the liquid level line.

**Effective depth** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), the depth of a treatment receptacle measured from the inside bottom up to the liquid level.

**Effective soil depth** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), the depth of satisfactory (slight or moderate limited) soil material lying above a non-pervious soil layer such as heavy clays, hardpan, muck or bedrock. Satisfactory soils do not impede the movement of air and water or the growth of plant roots.

**Egg** means, for the purpose of Article 9, Environmental Standards, a shelled reproductive body produced by sea turtles.

**Eighty (80) percent built out.** For the purpose of Concurrency, eighty (80) percent built out means the evaluation of the entire project as follows.

**Non-residential:** The square footage built is equal to or exceeds eighty (80) percent of the square footage for the entire project approval or on the project's current Concurrency Exemption Certificate. For non-residential projects, the percentage is calculated by dividing the square footage built by the total approved square footage.

**Residential:** The number of dwelling units built is equal to or exceeds eighty (80) percent of the number of dwelling units for the entire project approval or on the project's current Concurrency Exemption Certificate. For residential projects, the percentage is calculated by dividing the units built by the total units approved.

[Ord. No. 99-37]

**Elderly person** has the meaning given to it in the Plan. [Ord. No. 01- 01]

**Electrical power facility** means a principal use of property for an electrical generation, or transmission voltage switching station.

**Electrical sign** See illuminated sign.

**Electronic Message Center Sign** means any sign that uses changing lights or an electronic medium to form a sign message or messages wherein the sequence of the messages and the rate of change is electronically programmed and can be modified by electronic processes.

**Elevated building** means a non-basement building that has its lowest floor elevated above ground level by means of fill, solid foundation perimeter wall pilings, columns, posts or piers, shear walls, or breakaway walls.

**Emergency work** means work made necessary to restore land to a safe condition following a calamity, or work required to protect persons or land from imminent exposure to danger.

**Emergency** means any unusual incident which results in immediate danger to the health, safety, welfare or resources of the residents of the County, including damages to, or erosion of, any shoreline resulting from a hurricane, storm, or other such violent disturbance.

**Eminent domain proceedings** mean either (1) those formal court initiated civil actions to acquire fee simple, easement, or R-O-W interest in land for governmental purposes, or (2) a voluntary conveyance of such in lieu of formal court initiated action.

**Employee** means for the purpose of the Adult Entertainment Establishment provisions of this Code, any person who works, performs or exposes his/her specified anatomical areas in an establishment, irrespective of whether said person is paid a salary or wages by the owner or manager of the business, establishment, or premises. "Employee" shall include any person who pays any form of consideration to an owner or manager of an establishment, for the privilege to work performing or exposing his/her specified anatomical areas within the establishment.

**Employment center** means, for the purpose of Sec. 6.8.C (Traditional Neighborhood Development District), an optional sector area land use zone intended to provide an appropriate location for workplace light industrial and professional office land uses that are more intensive in nature than workplace uses. Employment center uses are based upon a demonstrated need for employment within a sector area and are approved by the Board of County Commissioners.

**Encroachment, vehicular** means any protrusion of a motor vehicle outside of the boundaries of a vehicular use area into a landscape or other area.

**Encumber** means to reserve or earmark funds for a specific expenditure or an identified development.

(This space intentionally left blank.)

**Endangered, threatened, rare, and species of special concern** means any species listed as endangered, threatened, rare, or of special concern by one (1) or more of the following agencies:

1. U.S. Fish and Wildlife Service;
2. Florida Game and Fresh Water Fish Commission;
3. Florida Committee on Rare and Endangered Plants and Animals;
4. Florida Department of Agriculture and Consumer Services or
5. Treasure Coast Regional Planning Council.

**Enforcement Board** means the Palm Beach County Code Enforcement Board.

**Enfront** means, for the purpose of Sec. 6.8.C (Traditional Neighborhood Development District), to face across a street.

**Engineer** means a person registered to engage in the practice of engineering under Sec. 471.001-471.037, Fla. Stat., and includes the terms "professional engineer" and "registered engineer."

**Enhancement** means a human activity which increases one or more natural functions of an existing wetland.

**Enlargement or to enlarge** means an addition to the floor area of an existing building, an increase in the size of any other structure, an addition of a use or an increase in that portion of a tract of land occupied by an approved use.

**Entertainment, indoor** means an establishment offering entertainment or games of skill to the general public for a fee or charge and wholly enclosed in a building, excluding fitness centers and gun clubs. Typical uses include bowling alleys, bingo parlors, movie theaters, pool halls, billiard parlors and video game arcades.

**Entertainment, outdoor** means an establishment offering entertainment or games of skill to the general public for a fee or charge wherein any portion of the activity takes place in the open, excluding golf courses and public parks. Typical uses of an athletic nature include archery ranges, athletic fields, batting cages, golf driving ranges and tennis courts. Other uses include go-cart tracks, miniature golf courses, jet skiing, swimming pools, tennis courts and wind surfing but excluding gun clubs.

**Entrance wall sign** means an identification structure located along the main access to county approved subdivision or a development. The only advertising on the structure shall be the subdivision or development name and logo.

**Environmental Control Hearing Board** means a board appointed by the Board of County Commissioners pursuant to Chapter 77-616, Special Act, Laws of Florida, as amended.

**Environmental Control Officer** means the person appointed by the Environmental Control Board under Chapter 77-616, Special Acts, Laws of Florida, as amended.

(This space intentionally left blank.)



**Environmental Ordinance Appeals Board** means that Board designated by the Board of County Commissioners of Palm Beach County to hear and render decisions on appeals of final administrative determinations, and to conduct hearings and render decisions as required under applicable County environmental ordinances.

**Equestrian arena, commercial** means an establishment engaged in commercial spectator activities involving horse racing or equestrian shows, but excluding any establishment engaged in gaming, pari-mutual wagering, off-track betting, events or activities held or broadcast for similar purposes. [Ord. No. 01-62]

**Equivalency Determination** means a determination approved by the Zoning Director that the proposed development or uses will require equal or lesser public facility capacity than the valid Concurrency Reservation or existing use(s) require(s). Approval of an Equivalency Determination results in either (1) amending an existing Reservation or Exemption or (2) the issuance of a new Reservation. [Ord. No. 97-64]

**Establishment** The site or premises on which the business is located, including the interior of the business, or portion thereof, upon which activities or operations are being conducted for commercial gain.

**Establishment** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), a single structure or a group of structures other than a single-family residence on one (1) or more parcels of land with common access, parking, drainage facilities and/or water supply.

**Estate kitchen** means an accessory use which is physically integrated within the main residence.

**Excavate or excavation**. The extraction of minerals from the earth necessary to (1) construct a single family dwelling; or (2) support bona-fide agricultural production operations; or (3) to implement a final site development plan; or (4) any act wherein the earth is cut into, dug, quarried, uncovered, removed, displaced, or deliberately disturbed to create a temporary or permanent body of water, including the conditions resulting there from. Excavation excludes agricultural plowing, site grading, dry retention/detention, demucking and canal dredging in preparation for construction.

**Excavated surface area** means the area created to construct a permanent or temporary body of water measured from outside edge of the excavated area to outside edge of excavated area (top of bank to top of bank).

**Excavation, agricultural** means excavation necessary to support bona fide agricultural production operations, including but not limited to the creation of ponds or lakes to construct accessory structures supporting the agricultural use, livestock ponds, canal laterals and roads, but excluding customary agricultural activities such as plowing and maintenance of canals and roads.

**Excavation, commercial**. See excavation, Type IIIA and Type IIIB.

**Excavation, Type I (A)** means excavation necessary to create a pond to obtain fill for the construction of a single family dwelling or an accessory structure on a lot one (1.0) acre or greater with an excavated surface area less than two-tenths (0.2) of an acre.

**Excavation, Type I (B)** means excavation necessary for the creation of a pond or lake for the construction of a single family dwelling or accessory use on a lot two and one half (2.5) acres or greater with an excavated surface area in excess of two-tenths (0.2) of an acre but less than two (2.0) acres.

**Excavation, Type II** means excavation necessary to create a lake which is required to implement a development order for a final site development plan provided a minimum of 90% of the extracted material remains on-site.

**Excavation, Type IIIA** means mining activity, primarily for commercial purposes, that extracts materials from the earth and may require limited on-site processing by using mobile crushers, sifters and conveyor systems. A Type IIIA excavation activity shall not include the use of explosive devices or permanent structures or equipment used to process material.

**Excavation, Type IIIB** means mining activity, primarily for commercial purposes, that extracts materials from the earth and may require extensive processing of the material on-site. Type IIIB excavations may involve the use of explosives and permanent heavy industrial structures or equipment to crush, sift and transport the material on site.

**Excavation, West County Agricultural Area (WCAA)** means excavation necessary to support bona fide agricultural operations located within the WCAA and has the Agriculture Production designation on the land use map in the land use element of the Palm Beach County Comprehensive Plan.

**Excused absence** means an absence by a member of an advisory board, or administrative or decision making body, due to illness, absence from Palm Beach County, or personal hardship, if approved by official action of the advisory board, or administrative or decision making body.

**Executive Director of Planning, Zoning and Building Department** means the agency head of the Palm Beach County Planning, Zoning and Building Department.

**Exfiltration system** means any gallery, perforated or "leaky" pipe or similarly designed structure which is used to dispose of untreated stormwater by allowing the routed water to percolate by subsurface discharge directly or indirectly into the groundwater.

**Expenditure** means the irrevocable contractual obligation which requires the remittance of money by the applicant for services, goods, facilities, or fixtures, for the project; the post remittance of money for such.

**External trip** means any trip that either has its origin from or its destination to the development site and which impacts the major road network system.

**FAC** means the Florida Administrative Code.

**Family** means either a single person occupying a dwelling unit and maintaining a household, including not more than one (1) boarder, roomer, or lodger as herein described; or two (2) or more persons related by blood, marriage, or adoption occupying a dwelling, living together and maintaining a common household, including not more than one (1) such boarder, roomer, or lodger; or not more than four (4) unrelated persons occupying a dwelling, living together and maintaining a non-profit housekeeping unit as distinguished from a group occupying a boarding or lodging house, hotel, club or similar dwelling for group use. A common household ~~shall be deemed to exist if all members thereof have access to all parts of the dwelling.~~

**Farm residence** means a dwelling unit, other than a mobile home, located on a parcel of land used for a bona fide agricultural use and occupied by the owner or operator of the farm operation.

**Farm structure** means any building or structure used for agricultural purposes excluding those used for residences.

**Farm workers quarters** mean one (1) or more residential structures located on the site of a bona fide agricultural use and occupied by year-round farm workers employed by the owner of the farm.

**Farrier establishment** means a facility for the shoeing of horses. [Ord. No. 98-11]

**FDPR** means Florida Department of Professional Regulation.

**Fence** means an artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

**Feepayer** means the person paying the impact fee associated with a building permit or change in use, pursuant to Art. 10, Impact Fees, or the feepayer's agent.

**Filling** means the placement of any material in, on, or over a jurisdictional wetland.

**Final site plan** means the most recent site plan approved by the Development Review Committee.

**Final subdivision plan** means the most recent subdivision plan approved by the Development Review Committee.

**Financial institution** means an establishment engaged in deposit banking. Typical uses include commercial banks, savings institutions, and credit unions, including outdoor automated teller machine and drive-thru facilities.

**Fire-rescue facilities** mean the planning, engineering for, preparation of acquisition documents for, acquisition of land for, or the construction of fire-rescue facilities and the purchase of equipment necessary to meet the LOS for fire-rescue facilities.

**Firewall** means a wall of incombustible construction which subdivides a building or separates buildings to restrict the spread of fire and which starts at the foundation and extends continuously through all stories to and above the roof, except where the roof is of fireproof or fire-resistive construction and the wall is carried up tightly against the underside of the roof slab, pursuant to the Palm Beach County Building Code.

**Fitness center** means an enclosed building or structure generally containing multi-use facilities for conducting, including but not limited to, the following recreational activities: aerobic exercises, weight lifting, running, swimming, racquetball, handball, and squash. A fitness center may also include the following customary accessory activities as long as they are intended for the use of the members of the center and not for the general public: babysitting service, bathhouse, food service, and the serving of alcoholic beverages consumed on the premises. This use also includes dance studios and karate schools.

**Fixed mechanical equipment** means mechanical equipment, such as an air conditioning unit, water cooling tower, swimming pool pump, irrigation pump, well water pump, fan, power generator or other similar power source equipment, permanently affixed to land, as distinguished from temporary, portable, non-fixed mechanical equipment.

**Fixed projecting sign** means any sign which is attached to a building and extends beyond the wall of the building to which it is attached.

**Flag** means any freely waving fabric or material containing distinctive colors, patterns, or symbols.

**Flea market, enclosed** means retail sales within a building permanently enclosed by walls and roof in which floor space is rented to individual merchants to display and sell goods.

**Flea market, open** means an outdoor retail sales area in which parcels of land are rented to individual merchants to display and sell goods.

**Flood or flooding** means a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters; or the unusual and rapid accumulation or runoff of surface waters from any source. Terms associated with flooding include:

1. **Frequent**, which means flooding which occurs more than once every two (2) years on the average;
2. **Ten (10) year flood elevation**, which means that flood elevation which has a ten (10) in one hundred (100) probability of being equaled or exceeded in any calendar year.

**Flood Hazard Boundary Map (FHBM)** means the official map of Palm Beach County, produced by the Federal Emergency Management Agency or by Palm Beach County, where the boundaries of the areas of special flood hazard have been designated as Zone A.

**Floodplain** means the land area adjacent to the normal limits of a watercourse or water body which is inundated during a flood event of specified magnitude or return period.

**Flood Insurance Study** means the official report provided by the Federal Emergency Management Agency that contains flood profiles, as well as the Flood Hazard Boundary Map and the water surface elevation of the base flood.

**Floodway** means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.

**Floor** means the top surface of an enclosed area in a building (including basement) i.e., top of slab in concrete construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles.

**Floor area** means the gross horizontal square footage of all floors of a building measured from the exterior face of exterior walls or other type of enclosure, or from the centerline of a wall separating two buildings.

**Floor area ratio (FAR)** means the ratio of the gross floor area of all structures on a lot to the lot area, excluding vertical core circulation areas for multistory structures.

**Floor area, gross leasable** means that portion of the total floor area designed and used for tenant occupancy equipment and utility rooms. The area shall be expressed in square feet and measured from the centerline of joint partitions and from outside wall faces.

**Floor area, total leasable** see Floor area, gross leasable.

**Food service** means at least one (1) full meal being provided to each resident, every day, in a central dining area.

**Footcandle** means a unit of illumination that is equal to one (1) lumen distributed evenly over a one (1) square foot area.

**Fossil** means a remnant or trace of an organism of a past geological age.

**Freestanding kiosk** means a free-standing unmanned structure which offers products for sale.

[Ord. No. 01- 01]

**Freestanding sign** means a detached sign which shall include any sign supported by uprights or braces placed upon or in or supported by the ground and not attached to any building.

**Freeze damaged mangroves** means mangroves that have suffered freeze damage but evidence of life still remains, such as green leaves. These mangroves would be characterized by having dead material on the ends of some of their branches or dead material on one side of the tree. In all cases freeze damaged mangroves will appear to still have a percentage of live material in their composition.

**Freeze killed mangroves** means mangroves that have suffered severe freeze damage, such that by October 1, following the last freeze, they show no sign of recuperation such as new leaf or branch growth or any evidence of live cambium.

**Front facade** means, for the purpose of Sec. 6.8.C (Traditional Neighborhood Development District), the wall of a building parallel with and facing a frontage line.

**Fruit and vegetable market** means an establishment engaged in the retail sale of fruits, vegetables and other agricultural food products.

**Functions** means the roles wetlands serve, including but not limited to flood storage, flood conveyance, ground water recharge and discharge, erosion control, wave attenuation, water quality enhancement and protection, nutrient removal, food chain support, wildlife habitat, breeding and habitat grounds for fishery species, and recreational values.

**Funeral home or crematory** means an establishment engaged in preparing the human deceased for burial and arranging and managing funerals.

**Garage, private** see Carport/Private garage.

**Garage sale** means the casual sale of household articles by occupants of private households.

**Garden trash** means waste consisting or accumulation of leaves, grass, shrubbery, vines and trees, or parts thereof.

**Gas and fuel, wholesale** means the use of a site for bulk storage and wholesale distribution of two thousand five hundred (2,500) gallons or more of flammable liquid, or two thousand (2,000) gallons water capacity or more of flammable gas, excluding below-ground storage which is clearly accessory to the principal use on the site.

**Gathering** means the bringing together of a group of people for social, civic, or other casual, public assembly.  
[Ord. No. 01- 29]

**Generic substance list** means those general categories of substances set forth in Appendix 9.4. Wellfield Protection attached hereto and incorporated herein. The generic substance list is provided for informational purposes and may be revised from time to time by the Department without further action by the Board of County Commissioners.

**GLA (Gross Leasable Area)** means the Gross Floor Area minus the floor area of: elevator shafts and stairways; public restrooms; public lobbies, common mall areas, atriums and courtyards provided solely for pedestrian access to the building from the exterior, and/or aesthetic enhancement or natural lighting purposes; and permanently designated corridors. [Ord. No. 99-37]

**Glare** means a discomforting condition which occurs when the brightness of a light contrasts with a low brightness background and makes it difficult for the human eye to adjust.

**Golf course** means a facility providing a private or public golf recreation area designed for executive or regulation play along with accessory golf support facilities, but excluding miniature golf.

**Government services** means buildings or facilities owned or operated by a government entity and providing services for the public, excluding utility and recreational services. Typical uses include administrative offices of government agencies, public libraries, and police and fire stations.

**Grade, finished,** means:

1. For buildings adjacent to one (1) street only, the elevation of the crown of the street at the midpoint of the length of the wall adjacent to the street;
2. For buildings adjacent to more than one (1) street, the average of the elevations of the crown of the street at midpoint of the length of the walls adjacent to the streets;
3. For buildings having no wall adjacent to the street, the average level of the finished surface of the ground within six (6) feet of the exterior walls of the building;
4. For structures that are not buildings, a reference plane representing the average of finished ground level adjoining the structure on all exterior sides; and,
5. For buildings adjacent to substandard or unpaved streets, the elevation is established by the applicable drainage control district for flood control purposes. [Ord. No. 01- 01]

**Grain milling or processing** means facilities for processing and storing grain or other nonperishable crops. Typical uses include cotton gins and grain mills.

**Grassed parking** means that portion of a development's required off-street parking requirement that meets the standards of Sec. 7.2. (Off-street parking regulations).

**Grease trap** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), a watertight receptacle or reservoir receiving wastewater from a kitchen or other source containing grease.

**Green market** means the temporary gathering of vendors for the purpose of selling agricultural products on a retail basis. The products shall consist of fresh unprocessed fruit, vegetables and flowers. The sale of other consumable items such as coffee, bread, fish and sandwiches, in conjunction with the agricultural products, is permitted. [Ord. No. 98-11]

**Greenhouse** means an accessory structure consisting of a glass or hard plastic enclosure used to protect plants from insects, heat, cold and exposure to the sun.

**Greenway** means multi-purpose open space corridors of private and public lands, which may be located within a public R-O-W, an edge area, a landscape buffer, or an easement, and may contain pedestrian paths, bicycle facilities, jogging paths, equestrian paths and fitness trails. Greenways are employed to provide usable open space close to residential areas, and provide alternative access ways connecting a variety of uses, such as residential areas, parks, school, cultural facilities and employment centers. Greenways also provide aquifer recharge, preserve unique features or historic or archaeological sites, and can link urban rural areas.

**Groom's quarters** means on-site living quarters for persons responsible for grooming and caring for horses boarded at the stable.

**Gross land area** means the total area, including all public and private areas within the legal boundaries of a particular parcel of land or project.

**Ground cover** means plants, other than turf grass, normally reaching an average maximum height of not more than twenty-four inches (24") at maturity.

**Ground floor** means a level of building, the floor of which is located not more than two (2) feet below nor more than six (6) feet above finished grade.

**Ground sign** see Freestanding sign.

**Ground water** means water beneath the surface of the ground within a zone of saturation where such water is at or above atmospheric pressure, whether within the voids between soil particles or within solution channels or fractures in rock.

**Ground-level barrier** means, for the purposes of Article 9, Environmental Standards, any natural or artificial structure rising above the ground which prevents beachfront lighting from shining directly onto the beach-dune system.

**Groves/row crops** means the cultivation of fruits and vegetables for bona-fide agricultural purposes.

**Grubbing** means removal of vegetation from land by means of digging, raking, dragging or otherwise disturbing the roots of the vegetation and the soil in which roots are located.

**Guest cottage** means accessory sleeping quarters provided for non-paying guests by the occupant of a principal single family dwelling unit. A kitchen is not permitted in a guest cottage.

**Gun club, enclosed** means an indoor facility used for the discharge of firearms or projectiles at targets.

**Gun club, open** means an outdoor facility used for the discharge of firearms or projectiles at targets.

**Guaranty** means sufficient funds over which the County has control irrevocably committed by written instrument to secure complete performance of a contract for required improvements, condition of a Development Order or Road Agreement.

**Habitable room** means a room occupied by one (1) or more persons for living, eating, sleeping, or working purposes. It does not include toilets, laundries, serving and storage pantries, corridors, cellars, and spaces that are not used frequently or during extended periods.

**Handicapped person** has the meaning given in Sec. 393.063(6) and Sec. 760.22(5)(a)(6) Fla. Stat.

**Handicapped spaces** means parking spaces designed, marked and reserved for exclusive use by persons properly registered as handicapped.

**Hatchling** means any specimen of sea turtle, within or outside of a nest, which has recently hatched from an egg.

**Hatracking** means the severe cutting back of branches, making internodal cuts to lateral limbs leaving branch stubs.

**Health hazard** means, for the purpose of Sec. 16.2 (Water Supply Systems), any condition, device, or practice in a water supply system or its operation which creates or may create an imminent or substantial danger to the health and well-being of the water consumer.

**Heated or cooled area** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), that enclosed area of a dwelling unit, excluding the garage, carport, open or screened patios or decks, which is heated or cooled by mechanical systems designed to control or modify indoor temperature.

**Heavy industry** means an establishment engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of, or manufacturing processes utilizing flammable, hazardous or explosive materials, or processes which potentially involve hazardous or commonly recognized offensive conditions. Typical uses include manufacturing and warehousing of chemicals, dry ice, fertilizers, fireworks and explosives, pulp and paper products, and radioactive materials; fat rendering plants; slaughterhouses and tanneries; steel works; and petroleum refineries.

**Hedge** means a landscape barrier consisting of a continuous, dense planting of shrubs. Certain species of trees (wax myrtle, sea grape, ficus) can be considered shrubs if maintained to comply with the following criteria:

1. Provides a dense, solid opaque screen for the entire height; and
2. Is planted 24" inches on center.

**Helipad** means an area designated for the landing and departure of helicopters.

**Heliport** means an area designated for the landing or departure of helicopters, and including any or all of the area or buildings which are appropriate to accomplish these functions, including refueling.

**Highest adjacent grade** means the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

(This space intentionally left blank.)



**Hobby breeder** means a person who breeds and/or raises, on his/her property, purebred dogs or cats capable of registration with the national or international dog or cat registry and does not engage in the sale to the public, during a consecutive twelve (12) month period, of more than two (2) litters or twenty (20) dogs or cats, whichever is greater. The hobby breeder is further defined by the Animal Care and Control Regulations pursuant to Ordinance 89-2, as amended. [Ord. No. 01- 01]

**Home instruction, inside** means teaching which takes place inside the dwelling unit of the instructor. Typical instruction includes music lessons and academic tutoring.

**Home instruction, outside** means teaching which takes place outside the dwelling unit, on the property of the instructor. This type of instruction is limited to subject matter which necessitates outside instruction. Typical instruction includes tennis, swimming lessons, dog training and equestrian lessons.

**Home occupation** means a business, profession, occupation or trade conducted within a dwelling unit for gain or support by a resident of the dwelling unit pursuant to the limits of this code.

**Hospital or medical center** means a facility licensed by the State of Florida which maintains and operates organized facilities for medical or surgical diagnosis, care, including overnight and outpatient care, and treatment of human illness. A hospital is distinguished from a medical center by the provision of surgical facilities.

**Hotel or motel** means a commercial establishment used, maintained or advertised as a place where sleeping accommodations are supplied for short term rent to tenants, in which rooms are furnished for the accommodation of such guests, which may have as an accessory use one or more dining rooms. Typical uses include hotels, motels, single room occupancy (SROs) and rooming and boarding houses.

**Identification sign** means a sign, other than a bulletin board sign, or nameplate sign, indicating the name of the primary use, the name or address of a building, or the name of the management thereof.

**Illuminated sign** means a sign in which a source of light is used in order to make the message readable and shall include internally and externally lighted signs. Illuminated signs do not include signs that flash time and temperature.

**Impact Fee Coordinator** means the person responsible for the administration of the County's impact fee program.

**Incinerator** means a permanent facility operated alone or in conjunction with a resource recovery facility or landfill for the purpose of burning biohazardous waste, solid waste or trash to ash as regulated by the Environmental Control Board under Ordinances 92-22 and 92-23.

**Incompatibility of land uses** means the undesirable health and safety effects arising from the proximity or direct association of contradictory, incongruous, or discordant land uses or activities, including aesthetics, noise, vibration, smoke, hazardous odors, radiations and other land use and environmental conditions such as the intensity, character, impact or amount of traffic.

**Incompatible sites** means:

1. residential uses or pods adjacent to non-residential uses or pod;
2. residential uses or pods adjacent to residential uses or pods with a density difference greater than three (3) units per acre. [Ord. No. 97-63]

**Inconsistent use** means for the purpose of Sec. 6.5, Property Development Regulations, any and all construction not related to the purpose of the easement, and any and all landscaping other than turf grass (seed/sod).

**Independent calculation/independent analysis** means the data, analysis and report prepared by a fee-payer for the purpose of establishing a different impact fee amount than the one set forth in Art. 10.

**Industrial equipment/heavy machinery** means farm tractors and implements, bulldozers, drag lines, cranes, derricks, heavy earth moving equipment normally used in farming, excavation or heavy construction activities. For the purposes of this definition, all machinery that uses steel tracks for traction shall also be considered heavy machinery.

**Industrial waste** means waste generated from commercial and industrial operations, other than agricultural, including but not limited to the processing, manufacturing, packaging, repair, maintenance or production of marketable goods. Construction and demolition debris shall be considered industrial waste.

**Industrial wastewater** means, wastewater generated by commercial or industrial establishments as a result of manufacturing, preparation, processing, or handling of materials, chemicals and/or food products, and from cleaning or washing operations. Laundromats, food service establishments, bakeries and car wash facilities are specifically included in this definition.

**Ingress** means entry.

**In-kind contribution** means the conveyance, dedication, construction, placement, delivery or remittance of land, buildings, improvements, fixtures, personal property or money to Palm Beach County or the Palm Beach County School Board for capital facilities for which impact fees are levied pursuant to Art. 10.

**Instructional sign** means a sign conveying instructions with respect to the premises on which it is maintained such as the entrance or exit of a parking area, a no trespassing sign, a danger sign, and similar signs.

**Intensity** means the number of square feet per acre and specific land use for non-residential uses.

**Intensity entitlement** means the amount of intensity granted by the County if a parcel cannot satisfy concurrency as stated in the Land Use element of the 1989 Comprehensive Plan, as amended.

**Inundation** means the presence of water, in motion or standing, of sufficient depth to damage property due to the mere presence of water or the deposition of silt or which may be a nuisance, hazard or health problem.

**Invasive non-native plant species** means any plant not indigenous to this state, which exhibits, or has the potential to exhibit, uncontrolled growth and invasion or alteration of the natural qualities of any native habitat. A list of invasive, non-native plant species shall be maintained by the Department of Environmental Resource Management.

**Irrigation system** means a system of pipes or other conduits designed to transport and distribute water to plants.

**Jurisdictional boundaries** mean the area between the mean high water line of the Atlantic Ocean as well as the Jupiter, Lake Worth, South Lake Worth, and Boca Raton Inlets and a line 500 feet inland for structures greater than two stories tall or a line 300 feet inland for all other structures.

**Kennel, commercial** means a commercial establishment, including any building or land used, for the raising, boarding, breeding, sale or grooming of such domesticated animals as dogs and cats, not necessarily owned by the occupants of the premises, for profit.

**Kennel, private** means any building used, designed or arranged to facilitate the non-commercial care of dogs cats owned by the occupants of the premises.

**Kitchen** means that portion of a structure used or designed to be used for the preparation of food, and including or designed to include a stove, refrigerator and sink.

**Kitchen, estate** means an accessory kitchen physically integrated within the principal dwelling.

**Laboratory** means a designated area or areas used for testing, research, experimentation, quality control, or prototype construction, but not used for repair or maintenance activities (excluding laboratory equipment), the manufacturing of products for sale, or pilot plant testing.

**Laboratory, industrial research** means an establishment engaged in research of an industrial or scientific nature, other than medical testing and analysis and routine product testing, which is offered as a service or which is conducted by and for a private profit-oriented firm.

**Lake, excavated** means a body of water, excluding canals of conveyance, greater than one (1) acre in size or greater than six (6) feet in depth from OWL and which will remain open for longer than one hundred eighty (180) days. Multiple (more than one) bodies of water constructed on a parcel or parcels of property under common ownership or control shall be considered a lake when such water bodies have a combined surface area greater than one (1) acre.

**Lake, excavated-existing** means a lake constructed, under construction or to be constructed under permit of a jurisdictional agency prior to June 16, 1992.

**Lake finger** means that portion of a dead-end water body which is less than fifty (50) feet in width and longer than one and one-half (1½) times its width, as measured from the point at which the dead-end water body is less than fifty (50) feet wide.

**Lake maintenance easement** see Easement, lake maintenance.

**Lake, mined** means a lake created by the extraction of minerals from the earth for commercial purposes.

**Land** means the earth, water, and air, above, below, or on the surface, and includes any improvements or structures customarily regarded as land.

**Land application** means the application or disposal of effluent or sludge on, above or into the surface of the ground through spray irrigation, land spreading, of other methods.

**Land development permit** means, for the purposes of Art. 8, the development permit issued by the County authorizing construction of required improvements for a subdivision.

**Land development regulations** mean ordinances enacted by Palm Beach County for the regulation of any aspect of development and includes any zoning, rezoning, subdivision, health, environmental, or sign regulations controlling the development of land.

**Land use activity generating traffic** means the carrying out of any building activity or the making of any material change in the use or appearance of any structure or land that attracts or produces vehicular trips over and above that produced by the existing use of the land.

**Landscape architect** means a person licensed to practice landscape architecture under Chapter 481, Part II (Landscape Architecture) Fla. Stat. and includes the term "registered landscape architect".

**Landscape barrier** means a landscape design feature constructed within a landscape buffer that is intended to channel pedestrian movement and impede vehicular access and to provide an abrupt transition between otherwise incompatible uses. A landscape barrier may consist of living plants (such as a hedge), structures (such as a wall or fence), or changes in grade (such as a berm).

**Landscape buffer** means a continuous area of land which is required by Sec. 7.3, Landscape and buffering, to be set aside along the perimeter of a lot or parcel in which existing native vegetation, relocated native vegetation, and landscaping is used to provide a transition between and to reduce the negative environmental, aesthetic, compatibility and other impacts of one (1) use upon another. Buffers may contain both signage and pedestrian paths.

**Landscape maintenance service** means an establishment engaged in the provision of landscape installation or maintenance services, but excluding retail or wholesale sale of plants or lawn and garden supplies from the premises.

**Landscape plan** means a plan showing the location, quantity, and variety of plants to be installed on a non-residential, multi-family, or residential planned development. This plan may also show the location of hardscape elements, buffers, or other landscape-related items. [Ord. No. 97-63]

**Landscaping** means any combination of living plants (such as grass, ground cover, shrubs, vines, hedges, or trees) or nonliving landscape material (such as rocks, pebbles, sand, mulch, walls, fences, or decorative paving materials). Landscaping may include the preservation and incorporation of existing trees, vegetation, or ecosystems into site development.

**Laundry service** means an establishment that provides home-type washing, drying, drycleaning, or ironing machines for hire, to be used by customers on the premises, or that is engaged in providing household laundry and dry cleaning services with customer drop-off and pick-up.

**Legal access** See Access, legal.

**Legal positive outfall** means the permanently established connection of a stormwater discharge conveyance facility serving a development site to a watercourse or water body under the control and jurisdiction of one (1) or more public agencies, said connection being subject to all applicable agency permitting and approval requirements.

**Level of Service (LOS)** means an indicator of the extent or degree of service provided by, or proposed to be provided by a public facility or service based on and related to the operational characteristics of the public facility or service.

**Library services** mean those services provided by the Palm Beach County Library Taxing District.

**Light cutoff** means a luminaire with elements such as shields, reflectors or refractor panels which direct light and eliminate light spillover and glare.

**Limb** means the same as the definition for branch.

**Limited access easement** see Easement, limited access.

**Limited access street** see street, limited access.

**Listed species** see endangered species.

**Litter** means any garbage, rubbish, trash, refuse, can, bottle, box, container, paper, tobacco product, tire, appliance, mechanical equipment or part, building or construction material, tool, machinery, wood, motor vehicle or motor vehicle part, vessel, aircraft, farm machinery or equipment, sludge from a waste treatment facility, or air pollution control facility, or substance in any form resulting from domestic, industrial, commercial, mining, or government operations.

**Littoral Zone** means that region of the shoreline beginning at the OHW and extending waterward to a maximum depth of minus three (-3) feet OHW.

**Livestock raising** means the breeding, raising and caring for animals that are used for products. Livestock shall also include horses.

**Loading space** means the off-the street area designated for loading and unloading of trucks, in the form which may include one (1) or more truck berths located either within a building or in an open area on the same lot.

**Local government** means Palm Beach County, or a municipality in Palm Beach County.

**Local government development order** means a Development Order properly issued by the County through procedures established by Code which establishes the specific use or uses of land, sets the density, and involves an active and specific consideration by the County of particular detailed development concept. It shall include Affidavits of Exemption and Subdivision approval. It typically involves the submission and review of a master plan, site plan, or building plans, but may not necessarily involve such. It shall not include land use designations established by a Local Government's Comprehensive Plan. It does not include comprehensive general rezoning/district boundary changes initiated by the County. It typically involves a petition of the land owner for his property alone and not adjoining properties. It does not include vegetative removal, clearing, grading or demolition permits.

**Local government comprehensive plan** means the Comprehensive Plan of a local government adopted pursuant to Sec. 163.3161, *et seq.* Fla. Stat.

**Local planning agency** means the local planning agency designated by the Palm Beach County Board of County Commissioners to prepare the Comprehensive Plan pursuant to Sec. 163.3161, *et seq.*, Fla. Stat..

**Local street** see street, local.

**LOS for Rural Service Area** means the LOS established for the areas identified as the Rural Service Area in the Future Land Use Atlas of the Comprehensive Plan.

**LOS for Urban Service Area** means the LOS established for those areas identified as the Urban Service Area in the Future Land Use Atlas of the Comprehensive Plan.

**Lot** means the smallest division of land identified as a single unit of ownership for conveyance and legal development purposes, and delineated by a closed boundary which is either:

1. Depicted on a record plat;
2. Depicted on a survey, map, or drawing for which an affidavit or waiver or affidavit of exemption has been recorded; or
3. Described on a recorded deed or agreement for deed.

The total area of abutting lands joined pursuant to a recorded unity of title shall be deemed a single lot for the purposes of this code. As used herein, the term shall be synonymous with the terms "plot," "parcel," or "tract" when referring to lands within a closed boundary not further divided by one or more interior property lines.

**Lot area** means the total horizontal area included within lot lines.

**Lot, corner** means either a lot bounded entirely by streets, or a lot which adjoins the point of intersection of two (2) or more streets.

**Lot depth** means the horizontal length of a straight line drawn from the midpoint of the front property line of a lot to the midpoint of the rear property line.

**Lot frontage** means that side of the property line abutting a legally accessible street R-O-W. On a corner lot, the frontage may be designated by the owner, subject to the approval by the Zoning Division who will determine whether it is consistent with the orientation of the other lots and improvements on the same side of the accessible street R-O-W.

**Lot, interior** means any lot neither a corner lot nor a through lot.

**Lot line, front** means the lot line adjacent to a street.

**Lot line, interior** means any lot line not adjacent to a street.

**Lot line, rear** means that lot line which is opposite, generally parallel to, and most distant from the front lot line.

**Lot, through (double frontage)** means any lot having frontage on two (2) nonintersecting streets.

**Lot width** means the horizontal distance between the side lot lines measured at right angles to the lot depth at a point midway between the front and rear property lines.

**Lounge, cocktail** means a use engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises, including taverns, bars, lounges, and similar uses other than restaurants or alcohol sales for off-premises consumption. A cocktail lounge is distinct from a restaurant that sells alcohol when the establishment cannot qualify for a "Consumption on Premises, Special Restaurant Exemption" pursuant to the State Beverage Law.

**Luminaire** means a complete lighting unit, consisting of a light source and all necessary mechanical, electrical and decorative parts.

**Machine or welding shop** means a workshop where machines, machine parts, or other metal products are fabricated. Typical uses include machine shops, welding shops and sheet metal shops.

**Machinery, heavy** see Industrial equipment.

**Major intersection** means the intersection of two (2) or more major thoroughfares.

**Major road network system** means all arterial and major collector roads in the county (excluding local roads and minor collectors), and all roads on the thoroughfare R-O-W identification map of the County's comprehensive plan. The distinction between major and minor collectors shall be made by the County Engineer, based upon accepted traffic engineering principles. Consideration shall be given to such factors as traffic volumes, trip length continuity, and access.

**Major street** see Street, major.

**Mangrove** means any specimen of the species *Avicennia germinans* (black mangrove), *Laguncularia racemosa* (white mangrove), *Rhizophora mangle* (red mangrove), or *Conocarpus erecta* (buttonwood).

**Mangrove fringe** means those shoreline mangrove areas whose width does not exceed thirty (30) feet as measured from the landward edge of the mangrove trunk most landward of MHW (or MHW itself in the absence of any landward tree), waterward along a line perpendicular to MHW, to the waterward edge of the mangrove trunk most waterward of MHW.

**Mangrove stand** means an assemblage of mangrove trees that is mostly low trees noted for a copious development of interfacing adventitious roots above the ground and that contain one (1) or more of the following species: black mangrove (*Avicennia germinans*); red mangrove (*Rhizophora mangle*); white mangrove (*Laguncularia racemosa*); and buttonwood (*Conocarpus erecta*).

**Manufactured building** means a closed structure, building assemble, or system of subassemblies, which may include structural, electrical, plumbing, heating, ventilating, or other service systems manufactured with or without other specified components, as a finished building or as part of a finished building, which is used as a dwelling unit or residence or office. This above definition does not apply to mobile homes. Manufactured building may also mean, at the option of the manufacturer, any dwelling unit or residence of open construction made or assembled in manufacturing facilities away from the building site for installation, or assembly and installation, on the building site.

**Manufacturing and processing** means an establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales and distribution of such products, but excluding heavy industrial processing. Typical uses include factories, large-scale production, wholesale distribution, publishing and food processing.

**Map of known archaeological sites** means a map adopted as part of this ordinance and updated as needed identifying known archaeological sites in the unincorporated areas of Palm Beach County.

**Marginal access street** see Street, marginal access.

**Marina** see Marine facility.

**Marine facility** means a commercial facility relating to boating. Typical uses include boatdocks, marinas, boatyards, yacht clubs and marina boatels.

**Mass transit facilities** mean the planning of, engineering for, preparation of acquisition documents for, acquisition of land for, or the construction of or purchase of mass transit facilities and equipment necessary to meet the LOS for mass transit facilities.

**Master property owner's association** means a Property Owner's Association of which membership is mandatory with the ownership of property subject to the Master Property Owner's Association and which has the authority to represent the members and bind the members by such representation.

**Material, excess** means excavated material not required for backfill or grading of the premises as determined by a final site plan.

**Material, extractive or excavated** means earth, sand, gravel, rock, shellrock, muck, or other mineral or organic substance, other than vegetation, which naturally occurs upon a lot.

**Maximum contaminant level** means, for the purpose of Sec. 16.2 (Water Supply Systems), the maximum permissible level of a contaminant in water which is delivered to the free flowing outlet of the ultimate user of a water system. Contaminants added to the water under circumstances controlled by the user, except those resulting from corrosion of piping and plumbing caused by water quality, are excluded from this definition.

**Maximum day** means, for the purpose of Sec. 16.2 (Water Supply Systems), the highest day of water consumption within any twenty-four (24) hour period from midnight without fire flow expected or recorded by the water supply system.

**Mean high water** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), the average height of tidal high water over a nineteen (19) year period.

**Mean sea level** means the average height of the sea for all stages of the tide based on the National Geodetic Vertical Datum.

**Medical or dental office or clinic** means an establishment where patients, who are not lodged overnight are admitted for examination and treatment by one (1) person or group of persons practicing any form of healing or health-building services to individuals, whether such persons be medical doctors, chiropractors, osteopaths, chiropodists, naturopaths, optometrists, dentists, or any such profession, the practice of which is lawful in the State of Florida.

**Medical or dental laboratory** means a facility for the construction or repair of prosthetic devices or medical testing exclusively on the written work order of a licensed member of the dental or medical profession and not for the public.

**Meeting hall** means, for the purpose of Sec. 6.8.C (Traditional Neighborhood Development District), a building designed for public assembly.



**Menu board** means an outdoor sign associated with restaurants with drive-thru windows, which gives a detailed list of foods served that are available at a restaurant and which may incorporate a speaker for voice communication.

**Mezzanine** means a low-ceilinged story between two (2) main stories of a building. A mezzanine shall be counted as one story if it covers more than one-third (a) of the area of the floor next below.

**Migrant farm worker quarters** means one (1) or more residential buildings occupied or intended for seasonal occupancy by transient farm workers who are employed by the owner of the farm.

**Military installation** means a facility designed for use by a branch of the Armed Forces.

**Mining** means the extraction of materials from the earth, quarrying, developing of mines for exploration of non-metallic minerals, or other extractive materials primarily for commercial purposes, including but not limited to treating, crushing, or processing the material including off-site disposition of fill. Mining operations are classified as either as a Type IIIA or Type IIIB excavations and shall comply with the procedures and standards for a Type III excavation operation.

**Mining, commercial** see Mining, Excavation Type IIIA and Excavation Type IIIB.

**Minor street** see Street, minor.

**Mixed use** means, for the purposes of Article 10, Impact Fees, a group of different uses of land within a building for which applications for development permits are sought.

**Mobile home** means a detached, transportable single family dwelling unit, manufactured upon a chassis or undercarriage as an integral part thereof, without independent motive power, designed for long term occupancy as a complete dwelling unit and containing all conveniences and facilities, with plumbing and electrical connections provided for attachment to approved utility systems.

**Mobile home dwelling** means the use of a lot or a unit for one (1) mobile home.

**Mobile home subdivision** means a subdivision of land for the sale of lots intended for the placement of mobile homes and which meets the requirements of Art. 8, Subdivision, Platting and Required Improvements.

**Monument sales, retail** means an establishment primarily engaged in the retail sale of monuments, such as headstones, footstones, markers, statues, obelisks, cornerstones, gargoyles and ledges, for placement on graves, including indoor or outdoor storage.

**Monument sign** means a freestanding, point of purchase sign, erected on the ground without a visible pole, and placed upon or supported by the ground.

**Motion picture production studio** means the use of a lot or building for the production of films or videotapes for exhibition or sale.

**Motor vehicle** shall have the meaning ascribed by the statutes of the State of Florida providing for the regulation, registration, licensing and recordation of ownership of motor vehicles in the State of Florida.

**Mound system** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), a drainfield system in which the distribution pipe is installed in fill material above natural grade.

**Moving sign** means the signs that are moved by mechanical or natural means, such as wind. These signs including moving, revolving, rotating, and twirling signs.

**Mulch** means non-living organic material customarily used in landscape design to retard erosion and retain moisture.

**Multi-family** means the use of a structure designed for two (2) or more dwelling units which are attached, or the use of a lot for two or more dwelling units excluding mobile homes. Typical uses include apartments and residential condominiums.

**Municipality** means a general purpose local governmental entity created by the State Legislature and governed by Sec. 166.01, *et. seq.*, Fla. Stat.

**Nameplate** means a sign indicating the name, address, profession or occupation of an occupant or a group of occupants.

**Native plant species** see Plant species, native.

**Native upland vegetation** means the plant component of a native Florida upland community (a characteristic assemblage of native plant and animal species which are interrelated and occupy predominantly upland terrain), which includes intact upland vegetation include, but are not limited to, Florida scrub, pine flatwoods, scrubby flatwoods, coastal dune and strand, hammocks (natural, tropical, mesic, and hydric), dry prairies, and drained cypress heads.

**Natural area** means, for the purpose of Sec. 6.8.C (Traditional Neighborhood Development District), waterways, wetlands, nature preserves, and other lands designated on the preliminary development plan to be preserved in perpetuity.

**Neighborhood** means, for the purpose of Sec. 6.8.C (Traditional Neighborhood Development District), the developed and undeveloped areas of a TND, including the "neighborhood proper", adjacent "edge areas", and adjacent through streets. A TND may consist of one or more neighborhoods.

**Neighborhood proper** means, for the purpose of Sec. 6.8.C (Traditional Neighborhood Development District), the area of a neighborhood, including its blocks, streets, alleys, squares, and parks, but excluding adjacent edge areas and through streets.

**Nest** means the area in which sea turtle eggs are naturally deposited or relocated beneath the sediments of the beach-dune system.

**Nesting season** means the period from March 1 through October 31 of each year.

**Net usable land** means, for the purpose of Sec. 16.1 ( Environmental Control Rule I), the total area of a parcel less all street, wet areas, canals, right-of-ways, drainage easements and other impairments to the owner's unrestricted use thereof as a building site.

**New capital facilities** means newly constructed, expanded or added capital facilities which provide additional capacity. New capital facilities shall not include that portion of reconstruction or remodeling of existing facilities that does not create additional capacity.

**New construction** means structures for which the start of construction commenced on or after the effective date of this code.

**New manufactured home park or manufactured home subdivision** means a parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale for which the construction of facilities for servicing the lot on which the manufactured home is to be affixed (including, at a minimum, the installation of utilities, either final site grading or the pouring of concrete pads, or the construction of streets) is completed on or after the effective date of this code.

**Noncombustible refuse** means wastes that are unburnable at ordinary incinerator temperature (800 to 1800 degrees F) such as metals, mineral matter, appliances, metal furniture, auto bodies or parts, and other similar material or refuse not usual to housekeeping or to operation of stores or offices.

**Non-commencement** means the failure to begin, or the discontinuation of, construction activity that would make a material change in a structure as evidenced by the cancellation, lapsing, or revocation of a building permit; or the failure to begin, or the discontinuation of, any other land use activity that would make a material change in the use of land. It shall include the over-payment of an impact fee due to miscalculation.

**Non-community water supply** means, for the purpose of Sec. 16.2 (Water Supply Systems), a water system for provision of piped water under pressure for human consumption, culinary, sanitary or domestic purposes that serves at least twenty-five (25) individuals daily at least sixty (60) days out of the year but is not a community water system.

**Nonconforming lot** means a single lot, tract or parcel of land of record that was conforming at the time of its creation, but which fails to meet the requirements for area, width or depth under the current district regulations of this Code or the Comprehensive Plan.

**Nonconforming sign** means a sign or advertising structure or parts therein existing within the unincorporated area on the effective date of this code which, by its height, square foot area, location, use, operating characteristics or structural support does not conform to the requirements of Sec. 7.14, Signage.

**Nonconforming structure** means a structure that was lawfully established before this Code was adopted or amended, that does not conform to the property development regulations of area, height, lot coverage, yard setbacks, lot location, parking, or other dimensional requirements for the zoning district in which it is located.

**Nonconforming use** means a use that was lawfully established before this Code was adopted or amended which does not conform to the use regulations of the zoning district in which it is located.

**Nonconformities** mean uses of land, structures, lots and landscaping that were lawfully established before this Code was adopted or amended, that are not in conformity with the terms and requirements of this Code.

**Nonplan collector street** see Street, collector, nonplan.

**Nonputrescible materials** mean materials incapable of decomposition or causing environmental nuisances or obnoxious odors.

**Nonresidential activity** means any activity which occurs in any building, structure or open area which is not used primarily as a private residence or dwelling.

**Non-transient non-community water supply** means, for the purpose of Sec. 16.2 (Water Supply Systems), a water system for provision of piped water under pressure for human consumption, culinary, sanitary, or domestic purposes that regularly serves at least 25 of the same person over 6 months per year but is not a community water system.

**Nursery, retail** means the cultivation, for wholesale or retail sale, of horticultural specialties such as flowers, shrubs, sod, and trees, intended for ornamental or landscaping purposes.

**Nursery, wholesale** means the cultivation for wholesale sale of horticultural specialties such as flowers, shrubs, sod, and trees, intended for ornamental or landscaping purposes.

**Nursing or convalescent facility** means an establishment where, for compensation pursuant to a previous arrangement, care is offered or provided for three (3) or more persons suffering from illness, other than a contagious disease, or sociopathic or psychopathic behavior, which is not of sufficient severity to require hospital attention, or for three (3) or more persons requiring further institutional care after being discharged from a hospital, other than a mental hospital. Patients usually require domiciliary care in addition to nursing care.

**"O" Horizon** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), the layer of organic matter on the surface of a mineral soil. This soil layer consists of decaying plant residues.

**Off-premises sign** means any framework for signs announcing or advertising merchandise, services, or entertainment available, sold, produced, manufactured, or furnished at a place other than the lot on which the sign is erected.

**Off-site improvements** means improvements constructed outside of the boundaries of the project which are required as a part of a development approval.

**Office** means for the purpose of Art. 10, Impact Fees, a building used primarily for conducting the affairs of or the administration of a business, organization profession, service, industry or similar activity.

**Office, business or professional** means an establishment providing executive, management, administrative or professional services, but not involving medical or dental services or the sale of merchandise, except as incidental to a permitted use. Typical uses include property and financial management firms, employment agencies, travel agencies, advertising agencies, secretarial and telephone services, contract post offices; professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; and business offices of private companies, utility companies, public agencies, and trade associations. The office use shall have a physical location within a building. [Ord. No. 97-14]

**Office of industrial nature** means an establishment providing executive, management, or administrative support, but not involving medical or dental services, the sale of merchandise, or professional services (business or professional offices). Typical uses involve corporate headquarters or other similar offices whose function does not include frequent visits by the public or the provision of services.

**Official Zoning Map** means the official map upon which the boundaries of each district are designated and established as approved and adopted by the governing body, made a part of the official public records of Palm Beach County, Florida, and shall be the final authority as to the zoning status of land and water areas, buildings, and other structures in the unincorporated area of the County and incorporated into this Code by reference. [Ord. No. 01-29]

**Off-street loading space** means the stall and berth along with the apron or maneuvering area incidental thereto.

**One-foot drawdown contour** means the locus of points around a well or wellfield where the free water elevation is lowered by one (1) foot due to a specified pumping rate of the well or wellfield.

**On-site sewage disposal system** means, for the purpose of Sec. 16.1, a system of piping, tanks, or treatment devices and a drainfield for treatment and disposal of domestic sewage.

**Open space** means unbuilt land reserved for, or shown on the approved site plan or PDP, as one or more of the following uses: preservation, conservation, wetlands, well site dedicated to PBCWUD, passive recreation, greenway, landscaping, landscape buffer, and water management tracts. In the AGR district, open space shall also include unbuilt land use for bona fide agriculture uses. [Ord. No. 01- 01]

**Open to the public** means those park acres developed according to the Park and Recreation Department's adopted Park Master Plan and made available to the general public for specific recreational purposes whether for a fee or free of charge.

**Operating permit** means the permit required of certain activities to operate within wellfield zones, the criteria for which are set forth under Sec. 9.3.

**Ordinary High Water (OHW)** means, for areas with an established control elevation, the control elevation will be the OHW. For areas without an established control elevation, the wet season water table prior to the excavation activity will be OHW.

**Ordinary Water Level (OWL)** means the average level of water as determined by an engineer or by the applicant's appointee. The established water surface elevation shall consider seasonal fluctuations in the groundwater table and other factors that may cause fluctuations of the water level.

**Original value of the structure** means the value of the structure at the time it was issued a Certificate of Occupancy, based upon an appraisal by a Member of the Appraiser's Institute (MAI).

**Outbuilding** means, for the purpose of Sec. 6.8.C (Traditional Neighborhood Development District), a detached accessory building constructed on a residential lot housing a garage, accessory apartment or handicapped or elderly apartment.

**Owner** means the owner of the freehold estates, as appears by deed of record. It shall not include lessees, reversioners, remainderman, or mortgagees. [Ord. No. 97-64]

**Owner, motor vehicle** means the person to which the motor vehicle is registered on the motor vehicle certificate of title and shall include, if under lease, rental agreement or loan under any other type of arrangement, gratuitous or otherwise, the person having possession or control of the vehicle.

**Package wastewater treatment facility** means a facility consisting of a prefabricated wastewater treatment unit and on-site disposal system, intended to provide sewer service to a single development which does not have central sewer service available.

**Package, water treatment facility** means a facility consisting of a prefabricated water treatment unit, intended to provide water service to a single development which does not have central water service available.

**Packing plant** means a facility, accessory to bona fide agriculture, used for the packing of produce not necessarily grown on site.

**Painted wall sign** means any sign painted on any surface or roof of any building, visible from any public R-O-W.

**Parcel** means a unit of land legally established property lines.

**Parcel Control Number** means a Palm Beach County identification number assigned for each parcel of land.

**Park** means for the purpose of the Adult Entertainment Establishment provisions of this Code, a tract of land within a municipality or unincorporated area which is (1) kept for ornament and/ or recreation, and which is open to the public, whether or not the land is publicly owned, or (2) land privately owned which is kept for ornament and/ or recreation purposes and which is limited to surrounding landowners. A playground shall be considered a park.

**Park** means a developed or planned site owned by a governmental entity that offers the general public an opportunity to partake in a variety of recreational activities that may be active, passive, or special in nature in a safe and convenient manner that is compatible with its environs.

**Park, beach** means facilities that front the Atlantic Ocean or its inlets and provide public beach access. Recreational facilities include those necessary to support beach access, swimming, surfing, fishing and snorkeling as well as play areas, picnic areas, and adequate parking areas to serve those utilizing the facility.

[Ord. No. 01- 29]

**Park, community** means facilities generally more than five (5) but less than forty (40) acres in size that provide active, and to a lesser degree passive, recreational facilities to population areas within three (3) miles or less of the facility. Recreational facilities include play areas, small groups of lighted fields or courts suitable for programmed youth activities, community centers, and adequate bicycle and automobile parking areas and pedestrian paths to serve the facility. [Ord. No. 01- 29]

**Park, countywide level** means those large scale recreational facilities for which Countywide Park Impact Fees are assessed on new residential development and that include a system of public parks generally classified as Regional, District or Beach, and that are designed to meet the general active and passive recreational needs of the countywide populace. [Ord. No. 01- 29]

(This space intentionally left blank.)

**Park, district** means facilities generally greater than forty (40) acres in size that primarily provide active recreational facilities, and to a lesser degree some passive recreational facilities, to population areas within five (5) miles or less of the facility if within the Urban Service Area, or within ten (10) miles or less of the facility if outside the Urban Service Area. Recreational facilities typically include groups of lighted fields or courts suitable for scheduled athletic league activities, exercise trails and support facilities such as restrooms and concessions with bicycle and automobile parking areas and pedestrian path systems to accommodate park users. Special facilities such as recreation centers, aquatic centers, golf courses, and boat ramps and docks, may also be included. [Ord. No. 01- 29]

**Park, local level** means those relatively small scale recreational facilities that include both public parks generally classified as community, neighborhood or infill neighborhood and required private recreation areas that are designed to meet the recreational needs for specific population areas, or for planned developments. [Ord. No. 01-29]

**Park, neighborhood** means facilities generally less than five (5) acres in size. Neighborhood parks include passive and active recreational facilities, are generally few in number due to size constraints and are developed according to the demands and character of the specific neighborhoods that they serve. In addition to the above mentioned characteristics, for the purposes of Sec. 6.8.C., Traditional Neighborhood Development, Sec. 6.8.D., Mixed Use Planned Development, and Sec. 6.8.E., Multiple Use Planned Development, neighborhood parks shall consist of usable open space within walking distance of housing. [Ord. No. 01- 29]

**Park, neighborhood infill** means facilities usually less than two and one half (2½) acres located in the Revitalization and Redevelopment Overlay. Infill neighborhood parks include passive and active recreational facilities, are generally few in number due to size constraints and are developed according to the demands and character of the specific neighborhoods that they serve. Access is primarily pedestrian oriented with no support facilities such as parking lots or restrooms provided. [Ord. No. 01-29]

**Park, passive** means a public or private outdoor recreational use relying on a natural or man-made resource base and developed with a low intensity of impact on the land. Typical uses include trail systems, wildlife management and demonstration areas for historical, cultural, scientific, educational or other purposes that relates to the natural qualities of the area, and support facilities for such activities.

**Park, public** means a publicly-owned or operated park or beach providing opportunities for active or passive recreational activities to the general public.

**Park, regional** means facilities generally more than two hundred (200) acres in size that also provide access to a substantial natural or manmade resource base. Regional parks primarily provide passive recreational facilities and to a lesser degree active recreational facilities where no adverse impact on the resource base results. Recreational facilities in regional parks are primarily passive or resource based with picnicking, camping, hiking, fishing, and boating as the main activities. Special facilities such as museums, nature centers, special event areas, golf courses, or water skiing facilities may also be included, as well as some of those active facilities often found in district parks. [Ord. No. 01- 29]

**Parking garage, commercial** means a building or other structure that provides temporary parking or storage for motor vehicles, where some or all of the parking spaces are not accessory to another principal use.

**Parking lot** means an off-street, private or public area constructed at grade which is used for the temporary parking of automobiles, motorcycles and trucks. Parking lots include access aisles, ramps, maneuvering and all vehicle use areas.

**Parking lot, commercial** means a paved area intended or used for the off-street parking or storage of operable motor vehicles on a temporary basis, other than accessory to a principal use.

**Parking lot, shared or common** means a parking lot or area that serves more than one (1) lot, use or residential dwelling.

**Parking, off-street** means the minimum number of parking spaces per land use as required by this section.

**Parking space** means a surfaced or grassed area, enclosed or unenclosed, sufficient in size and approved to store one (1) motor vehicle.

**Parking tract** means a parking lot delineated on a plat or otherwise created by instrument of record for the purpose of providing common vehicular parking and legal access for owners of abutting lots.

**Patio** means an open unoccupied space which may be partially enclosed by wall, fence, or building and not considered part of the residential living structure.

**Patio home** See Zero lot line dwelling.

**Peak nesting season** means the period from May 1 through October 31 of each year.

**Pennant** see Flag.

**Percolation pond** means an artificial impoundment similar to a holding pond for which the design and operation provides for fluid losses through percolation of seepage.

**Percolation test** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), a test conducted in compliance with Section 11 hereof to determine the rate of percolation or seepage of water through soils in the area of the drainfield, the result of which test is expressed as time in minutes per one inch drop of water.

**Performance security** means funds irrevocably committed by written instrument that are sufficient to secure the complete performance of a contract or condition of a development order, Development Agreement, or covenant. Performance securities shall be denominated in United States dollars. The form of the security shall be approved by the County Attorney, and may include:

1. An irrevocable letter of credit;
2. An Escrow Agreement;
3. A Surety Bond;
4. A cash bond; or
5. Any other form of comparable security.

**Permitted agent of the State** means any qualified individual, ~~group or organization~~ possessing a permit from Florida Department of Natural Resources (FDNR) to conduct activities related to sea turtle protection and conservation.



**Person** means any individual, corporation, governmental agency, business trust, estate, trust, partnership, association, property owners' association two (2) or more persons having a joint or common interest, governmental agency, or any other legal entity.

**Person** means for the purpose of the Adult Entertainment Establishment provisions of this Code, includes an individual(s), firm(s), association(s), joint ventures(s), partnership(s), estate(s), trust(s), business trust(s), syndicate(s), fiduciary(ies), corporation(s), and all other or any other similar entity.

**Personal services** mean an establishment engaged in the provision of frequently or recurrently needed services of a personal nature, or the provision of informational, instructional, personal improvement or similar services, which may involve the limited accessory sale of retail products. Typical uses include art and music schools, beauty and barber shops, driving schools, licensed therapeutic massage studios, photography studios, and tanning salons.

**Phased development** means development which is designed, permitted or platted in distinct, sequential stages to be developed over a specified period of time.

**Plan** means the 1989 Palm Beach County Comprehensive Plan as amended from time to time.

**Plan collector street** see street, plan collector.

**Planned Development** means a planned development district or a previously approved planned development. A regulation containing the term "planned development" means that the regulation applies to a planned development district and a previously approved planned development.

**Planned Development District** means a zoning district which is approved pursuant to the policies and procedures of Section 6.8, Planned Development Districts of this code including: PUD, Residential Planned Unit Development District; TND, Traditional Neighborhood Development District; MXPd, Mixed-Use Planned Development District; MUPD, Multiple Use Planned Development District; PIPD, Planned Industrial Park Development District; MHPD, Mobile Home Park Planned Development District; RVPD, Recreational Vehicle Park Planned Development District; and, SWPD, Solid Waste Disposal Planned Development District.

**Planning Director of PZB** means the division head of the Palm Beach County Planning Division.

**Plant species, controlled** means those plant species, as listed in Sec. 7.3 (Landscaping and Buffering), that are demonstrably detrimental to native plants, native wildlife, ecosystems, or human health, safety, and welfare.

**Plant species, native** means any plant species with a geographic distribution indigenous to all or part of South Florida. Plant species which have been introduced by man are not native vegetation.

**Plant species, prohibited** means those species as defined in the landscape section of this code, as being demonstrably detrimental to native plants, wildlife, the ecosystem or public health, safety, or welfare.

**Planting plan** means a plan showing the location, quantity, and variety of plants to be installed on a single family, two-unit townhouse, or two-unit multi-family lot. [Ord. No. 97-63]

**Plastic sign** means any sign, embellishment or sign area made of flat sheet, corrugated panels, formed or molded plastic on one (1) or more faces.

**Plat** means a map or delineated representation of the subdivision of lands, being a complete, exact representation of the subdivision and other information in compliance with the requirements of all applicable provisions of Art. 8 and Chapter 177, Fla. Stat., and may include the terms "replat," "amended plat," or "revised plat."

**Plat, boundary** means a map or delineated representation for recordation of a single lot for development purposes prepared, approved, and recorded in accordance with requirements and procedures for a plat pursuant to Art. 8 and Chapter 177, Fla. Stat.

**Plat, final** means a finished plat including all signatures required for recordation except those signifying approval by the County.

**Plat, preliminary** means a copy of the plat in sufficient form to readily compare the plat with the subdivision plan and construction plans.

**Plat of record** means a plat which conforms to the requirements of the applicable state laws and Art. 8, Subdivision, which has received all required County approvals for recordation, and which has been placed in the official records of Palm Beach County.

**Pneumatophore** means the aerial root structure from the species *Avicennia germinans* (black mangrove), or *Laguncularia racemosa* (white mangrove).

**Point of purchase sign** means any structure with characters, letters or illustrations placed thereto, thereon, or thereunder by any method or means whatsoever where the matter displayed is used for advertising on the premises, a product actually or actively offered for sale or rent thereon or therein or services rendered.

**Pole barn** means a permanent unit constructed for storage or shelter purposes with no horizontal structural components or walls, excluding beams which support a roof system. [Ord. No. 97-64]

**Pole or ground sign** See Freestanding sign

**Pole trailer** shall have the meaning ascribed by the statutes of the State of Florida providing for the regulation, registration, licensing and recordation of ownership of motor vehicles in the State of Florida.

**Political sign** means any advertising structure used in connection with a local, state, or national election campaign.

**Pollutant** means any substance which is harmful or threatening to plant, animal or human life.

**Pond** A permanent body of water less than one (1) acre in size and less than six feet (6') in depth.

**Porch** means, for the purpose of Sec. 6.8.C (Traditional Neighborhood Development District), an unairconditioned, roofed structure attached to a dwelling unit.

**Portable sign** means any sign not permanently attached to the ground or other structure.

**Positive drainage** means the provision of a stormwater management system which conveys stormwater runoff to a point of legal positive outfall.

**Potable water facilities** mean the planning of, engineering for, preparation of acquisition documents for, acquisition of land for, or construction of potable water facilities necessary to meet the LOS for potable water facilities.

**Potting soil manufacturing** means an establishment engaged in producing potting soil, including the use of incineration.

**Preliminary development plan** means a generalized depiction of use categories presented to the appropriate review body for planned development districts, previously approved planned developments (master plans and site plans), and conditional use A and B approvals.

**Premises** mean any lot, area, or tract of land whether used in connection with a building or not.

**Preserve or preserve area** means that portion of native vegetation which is required to be set aside from development to be retained in its natural state in perpetuity.

**Previously Approved Planned Development** means a Planned Development approved by rezoning, special exception or conditional use prior to the effective date of this code. Previously Approved Planned Developments include: Planned Unit Developments; Traditional Neighborhood District Developments; Mixed-Use Developments; Planned Neighborhood Commercial Developments; Planned General Commercial Developments; Large Scale Community and Regional Shopping Center Developments 30,000 square feet and 50,000 square feet; Planned Office Business Park Developments; Planned Industrial Park Developments; Planned Industrial Park District Developments; Mobile Home Rental Park, Condominium, and Conditional Use Developments; Recreational Vehicle Park Developments; Sanitary Landfill, Resource Recovery Facility, Volume Reduction Plant and Incinerator Developments; and other special exceptions, or conditional uses approved prior to the effective date of this code which support land uses regulated by Sec. 6.8.

**Principal use** see Use, principal.

**Printing and copying services** means an establishment engaged in retail photocopy, reproduction, or blueprinting services.

**Privacy fence or wall** means a structural barrier of an opaque quality, constructed such that the privacy of the area to be enclosed is maintained.

**Private street** see Street, private.

**Private water system** means, for the purpose of Sec. 16.2 (Water Supply Systems), a well, spring, cistern or other similar source of water and appurtenances of piped water for human consumption and other domestic purposes used only by individual family units including private homes, duplexes and a building of four (4) family units or less.

**Project** means a land use or group of land uses involving the development of a particular parcel of land at a particular density which was granted a Valid Local Government Development Order, or which substantially complies with applicable provisions of the Palm Beach County Subdivision Code as determined by the Director of the ~~Land Development Division of the Palm Beach County Engineering Department~~.

**Projecting sign** means any sign viewed from directly overhead is affixed at an angle or perpendicularly to the wall of any building in such a manner to read perpendicularly or at an angle to the wall on which it is mounted and located under a canopy or cover.

**Prop root** means the structures originating below the lowest limbs of the red mangrove that are also known as stilt roots.

**Property owners' association** means an organization recognized under the laws of the State, operated under recorded maintenance and ownership agreements through which each owner of a portion of a subdivision, be it a lot, home, property or any other interest, is automatically a voting member, and each such member is automatically subject to a charge for a prorated share of expenses, either direct or indirect, for maintaining common properties within the subdivision, such as roads, parks, recreational areas, common areas and other similar properties. Within the text of this Code, a property owners' association is considered to be a single entity for property ownership. As used in this Code, the term "property owners association" shall also be deemed to include a homeowners' association, condominium association or cooperative (apartment) association, as defined in Chapter 711, Fla. Stat., as amended, having a life tenure of not less than twenty (20) years, as well as a third party having an agreement with a condominium or cooperative association as permitted by Chapter 711, Fla. Stat., as amended.

**Pruning** means the removal of plant parts, dead or alive, in a careful and systematic manner so as to not damage other parts of the plant.

**Public agency** means any government or governmental agency, board, commission, authority or public body of Palm Beach County, the State of Florida, or of the United States government, or any legally constituted governmental subdivision or special district.

**Public easement** see Easement, public.

**Public facilities** means capital facilities including but not limited to for roads, parks and recreation, fire-rescue, library, law enforcement, public buildings, and school sites.

**Public Facilities Agreement** means an agreement entered into by Palm Beach County or a Service Provider and a developer or landowner for the purpose of ensuring public facility capacity is reserved for a proposed development.

**Public Health Unit** means the HRS/Palm Beach County Public Health Unit.

**Public street** see Street, public.

**Public utility** means an entity owning, operating, managing or controlling a system or proposing construction of a system that is providing or proposing to provide water or sewer service, electricity, natural or manufactured gas, or any similar gaseous substance, telephone, telegraph or other communication service to the public for compensation.

**Public works projects** means projects that may be conducted by government agencies or are linear projects, such as pipelines, transmission lines, telephone lines, etc., that are constructed for no single property.

**Quasi-public easement** see Easement, quasi-public.

**Quasi-public use** means a use or group of uses open for general public use, such as stadiums, amphitheaters, civic centers, and colleges. It does not include shopping centers or other retail uses, and hotels.

**Queuing area** means a one-way aisle that provides a waiting area for a specified number of cars.

**Raised basement** means, for the purpose of Sec. 6.8.C (Traditional Neighborhood Development District), a semi-underground story of a building.

**Real estate sales model** means a single family residential unit used for real estate marketing, real estate sales, builder's office, and other services directly associated with the sale of a residential unit. [Ord. No. 97-64]

**Real estate sales model, non planned development** means a single family residential unit used for real estate marketing, real estate sales, builder's office, and other services directly associated with the sale of a residential unit and limited to geographic areas enumerated in Sec. 6.4.D.73.2. [Ord. No. 99-37]

**Real estate sign** means any sign erected by the owner, or an agent, advertising the land upon which the sign is located for rent or for sale.

**Reclamation** Re-establishments if the soil and earth to a useable condition.

**Recreation and park facilities** mean the planning of, engineering for, preparation of acquisition documents for, acquisition of land for, or construction of buildings and park equipment necessary to meet the LOS for Urban Park and Recreation Facilities and Rural Park and Recreation Facilities.

**Recreation facility** means a facility designed and intended for use by occupants of a residential development. Typical uses include golf courses, swimming pools and tennis courts and required recreational areas.

**Recreational vehicle** means a truck, bus, automobile trailer, camp-car, trailer, pickup camper, pop-up camper, bus, or other vehicle with or without motor power, converted or equipped with living or sleeping quarters, designed and constructed to travel on public thoroughfares without special permit in accordance with the provisions of the Vehicle Code of the State of Florida.

**Recreational vehicle park** means a land area under unified control designed and intended to accommodate short-term, overnight parking of recreational vehicles and not for permanent residential use.

**Recycling center** means a permanent facility designed and used for collecting, purchasing, storing and redistributing pre-sorted, recyclable materials that are not intended for disposal. A recycling center shall be used for limited processing of recyclable materials, such as can and glass crushing and sorting.

**Recycling collection station** means a totally enclosed structure or mobile container, containing more than four (4) cubic yards, within which pre-sorted, recyclable and recovered materials are collected for redistribution or sale for the purpose of reuse. [Ord. No. 01-01]

**Recycling drop-off bin** means a totally enclosed structure, containing no more than four (4) cubic yards, within which pre-sorted, non-biodegradable recovered materials are collected for redistribution or sale for the purpose of reuse. [Ord. No. 01- 01]

**Recycling plant** means a permanent facility designed and used for receiving, separating, storing, converting, baling or processing of non-hazardous recyclable materials that are not intended for disposal. The use may include construction debris recycling or other intensive recycling processes such as chipping and mulching.

**Regional water management areas** mean areas which are managed consistent with the multiple objectives and purposes of Chapter 373 of the Fla. Stat., including but not limited to water supply development, environmental restoration, water quality improvement, flood protection, water storage, seepage management, and wetland enhancement and mitigation. [Ord. No. 98-11]

**Regulating plan** means, for the purpose of Sec. 6.8.C (Traditional Neighborhood Development District), a graphic and written representation of the detailed land use and development regulations applicable to a particular TND.

**Regulated Substances** means:

1. Those deleterious substances and contaminants, including degradation and interaction products which, because of quality, concentration, or physical, chemical (including ignitability, corrosivity, reactivity and toxicity), or infectious characteristics, radioactivity, mutagenicity, carcinogenicity, teratogenicity, bioaccumulative effect, persistence (non-degradability) in nature, or any other characteristic, may cause significant harm to human health and environment (including surface and groundwater, plants, and animals).
2. Those substances set forth in, but not limited to, the Lists of Hazardous Wastes (40 CFR Part 261, Subpart D), 40 CFR, Part 261, Appendix VIII-Hazardous Constituents, and EPA Designation Reportable Quantities and Notification Requirements for Hazardous Substances Under CERCLA (40 CFR 302, effective July 3, 1986); as amended from time to time provided, however, that this section shall only apply whenever the aggregate sum of all quantities of any one Regulated Substance at a given facility/building, at any one time, exceeds five (5) gallons where said substance is a liquid, or twenty-five (25) pounds where said substance is a solid. The section shall also apply if no single substance exceeds the above reference limits but the aggregate sum of all Regulated Substances present at one facility/building, at any one time, exceeds one hundred (100) gallons if said substances are liquids, or five hundred (500) pounds if said substances are solids.

Where Regulated Substances are dissolved in or mixed with other non-Regulated Substances, only the actual quantity of the Regulated Substance present shall be used to determine compliance with the provisions of this section. Where a Regulated Substance is a liquid, the total volume of the Regulated Substance present in a solution or mixture of said substance with other substances shall be determined by volume percent composition of the Regulated Substance, provided that the solution or mixture containing the Regulated Substance does not itself have any of the characteristics identified in paragraph one of this definition.

**Religious activities** means for the purpose of the Adult Entertainment Establishment provisions of this Code, any daily, weekly, or periodic activity associated with or that occurs at a religious institution.

**Religious institution** means for the purpose of the Adult Entertainment Establishment provisions of this Code, a premises or site which is used primarily or exclusively for religious worship and related religious ecclesiastical or denominational organization or established place of worship, retreat, site, camp or similar facilities owned or operated by a bona fide religious group for religious activities shall be considered a religious institution.

**Repair** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), modification or addition to a failing on-site sewage disposal system which are necessary to allow the system to function or which are necessary to eliminate a public health or pollution hazard. Pumping of septage from a system and making minor structural corrections to a tank or building sewer do not constitute repair.

**Repair and maintenance, general** means an establishment engaged in the repair and maintenance of motor vehicles or other heavy equipment or machinery, including automobiles, boats, golf carts, mopeds, motorcycles and trucks, excluding paint and body work. Typical uses include automobile repair garages, automobile tune-up stations, automotive glass shops, quick-lubes and muffler shops.

**Repair services, limited** means an establishment engaged in the repair of personal apparel and household appliances, furniture, and similar items, excluding repair of motor vehicles. Typical uses include apparel repair and alterations, small appliance repair, small motor repair (including golf carts, mopeds and lawn mowers), bicycle repair, clock and watch repair, and shoe repair shops.

**Required recreation areas** means recreational tracts of land with facilities required within a residential development, dedicated or reserved to a property owners association for the perpetual use by all residents of the development for recreation.

**Residence** see dwelling unit.

**Residential access street** see Street, residential access.

**Residential development** means, for the purposes of Article 10, Impact fees, a building, or many buildings or dwelling units, or portion of a building or land used primarily for human habitation.

**Residential district** means any area that has a district classification of AR, CRS, RE, RT, RTS, RTU, RS, RM and RH, as well as residential pods of any Planned Development District. Any creation of an additional residential district by amendment to the Official Zoning Map which occurs shall automatically be included in the definition of residential district for the purposes of this Code.

**Residential zoning district** includes, for the purpose of the Adult Entertainment Establishment provisions of this Code, the following zoning districts which have not been designated in the comprehensive plan as commercial or industrial:

1. AR-Agricultural Residential
2. CRS-Country Residential
3. RE-Residential Estate
4. RT-Residential Transitional
5. RTS-Residential Transitional Suburban
6. RTU-Residential Transitional Urban
7. RS-Single-Family Residential
8. RM-Multiple-Family Residential (Medium Density)
9. RH-Multiple-Family Residential (High Density)
10. TND-Traditional Neighborhood Development
11. PUD-Planned Unit Development

**Respondent/Alleged violator** means those persons including both landowners and tenants who have been issued a Notice of Violation.

**Restaurant, fast food** means an establishment where food and beverages are primarily pre-cooked, prepackaged, served in disposable wrapping and containers and where orders are taken at a counter or drive-thru. [Ord. No. 97-64]

**Restaurant, high turnover sit-down** means an establishment where food and beverages are prepared, served, and consumed primarily on the premises. The restaurant may be open 24 hours and serve food cafeteria or buffet style and orders may be taken at a drive-thru. [Ord. No. 97-64]

**Restaurant, quality** means an establishment where food and beverages are prepared, served and consumed primarily on the premises. [Ord. No. 97-64]

**Restaurant, specialty** means an establishment where a limited variety of food and beverages such as baked goods, coffee or ice cream may be prepared and consumed on the site. Traffic generation rates are normally below one hundred (100) trips per day per one thousand (1000) square feet of gross floor area or as otherwise identified by the Institute of Traffic and Engineering. [Ord. No. 97-64] [Ord. No. 01- 01]

**Retail sales, automotive accessories and parts** means an establishment providing retail sales of automotive accessories and parts. [Ord. No. 01- 28]

**Retail sales, general** means an establishment providing general retail sales or rental of goods, but excluding those uses specifically classified in another use type. Uses include typical retail stores such as but not limited to clothing stores, auto parts stores, bookstores, business machine sales, food stores (excluding convenience stores), and marine supply sales (excluding boat sales). Uses shall also include the sale of bulky goods such as household goods, lawn mowers, mopeds, motorcycles and golf carts. Retail establishments may rent and perform incidental repair to their products. For impact fee purposes, general retail will also include services such as entertainment, eating and drinking establishments, and personal services.

**Retail sales, mobile, temporary or transient** means retail sales operations without a fixed or permanent location. [Ord. No. 97-64]

**Retention** means the collection and storage of a specific portion of stormwater runoff without subsequent direct release to surface waters of said portion or any part thereof.

**Retention or detention pond** means any pit, pond, or excavation excluding canals of conveyance which creates a body of water by virtue of its connection to groundwater, and which is intended to receive stormwater.

**Right-of-way (R-O-W)** means a strip of land dedicated or deeded to the perpetual use of the public.

**Road facilities** mean the planning of, engineering for, preparation of acquisition documents for, acquisition of land for, or construction of roads on the major road network system necessary to meet the LOS for road facilities.

**Roof sign** means any sign affixed to the building which extends above the peak of the roof at the location of the sign.

**Rooming house** see boarding house.

**Rubbish** means waste consisting of any accumulation of paper, excelsior, rags, wooden or paper boxes or containers, sweeping, and all other accumulations of a nature other than garbage, which are usual to housekeeping and to the operation of stores, offices and other business places, and also any bottles, cans, container, or any other products which due to their ability to retain water may serve as breeding places for mosquitoes or other water-breeding insects; rubbish shall not include noncombustible refuse.



**Rural subdivision** means a division of land within an Agriculture Residential (AR), Country Residential (CRS), or Agricultural Production (AP) district.

**Salvage or junk yard** means a lot, land or structure, or part thereof, used primarily for the collecting, storage and sale of waste paper, rags, scrap metal or discard material; or for the collecting, dismantling, storage and salvaging of machinery or vehicles not in running condition; or for the sale of parts thereof.

**Sand** means sediments having a distribution of particle diameters between .074 and 4.76 millimeters, as defined in the Unified Soils Classification System. Sand grain analyses shall follow the methodology described in Folk, Robert L. 1980, Petrology of Sedimentary Rocks to determine grain size distribution.

**Sand preservation/Sea turtle protection zone** means an area of jurisdiction, established by Section 9.1, for the purpose of maintaining the volume of beach sand within the beach/dune system as well as regulating coastal lighting. This zone extends from the mean high water line of the Atlantic Ocean to a line six hundred (600) feet landward.

**Sanitary hazard** means any percolation pond for domestic wastewater effluent disposal, the land application of domestic wastewater sludge or domestic wastewater effluents that have not received high-level disinfection as defined in Florida Administrative Code Chapter 17-610, and any on-site sewage disposal system (septic tank).

**Sanitary landfill** means a permitted disposal facility employing an engineered method of disposing of solid waste on land in a manner which minimizes environmental hazards by spreading the solid wastes in thin layers, providing a sand fill or approved substitute cover.

**Sanitary nuisance** means any act, or the keeping, maintaining, propagation, existence or permission of anything, by an individual, municipality, organization or corporation, by which the health or life of an individual may be threatened or impaired or by which or through which, directly or indirectly, disease may be caused.

**Sanitary sewer facilities** mean the planning of, engineering for, preparation of acquisition documents for, acquisition of land for, or construction of sanitary sewer facilities necessary to meet the LOS for sanitary sewer facilities.

**Sanitary survey** means, for the purpose of Sec. 16.2 (Water Supply Systems), on-site review of the water source, facilities, equipment, operation and maintenance of a public water system for the purpose of evaluating the adequacy of such source, facilities, equipment, operation and maintenance for producing and distributing drinking water meeting the quality standards of this regulation.

**School, elementary or secondary** means a premises or site upon which there is an institution of learning, whether public or private, which conducts regular classes and courses of study required for accreditation as an elementary or secondary school by the State Department of Education of Florida.'

**School, public** means a use and attendant buildings operated by the Palm Beach County School District for educational or training purposes, as follows:

1. an elementary school;
2. a ~~middle school~~
3. a high school
4. a vocation or technical school.

**School, private** means a use and attendant buildings operated by a private organization for educational or training purposes, as follows:

1. an elementary school;
2. a middle school
3. a high school
4. a vocation or technical school.

**School Board** means the Palm Beach County School Board.

**Screen enclosure** means a structure, which may or may not be roofed, used to completely enclose an outdoor living space with screening.

**Seagrasses** means those submerged beds of the genera *Halophila*, *Syringodium*, *Halodule*, *Thalassia*, and/or the green algae *Caulerpa* spp.

**Sea turtle(s)** means any specimen belonging to the species *Caretta* (loggerhead turtle), *Chelonia mydas* (green turtle), *Dermochelys coriacea* (leatherback turtle) or any other marine turtle using Palm Beach County beaches as a nesting habitat.

**Sector area** means, for the purpose of Sec. 6.8.C (Traditional Neighborhood Development District), the boundaries of the geographic planning area served or impacted by a TND.

**Sector area land uses** means, for the purpose of Sec. 6.8.C (Traditional Neighborhood Development District), optional land use zones provided to lessen imbalances in employment or services that exist within a sector area.

**Security or caretaker quarters** mean a residence located on a site for occupancy by a caretaker or security guard

**Seedling, sapling, runner, or sucker** means any young plant or tree in early stages of growth.

**Self-service storage** means a facility consisting of individual, small, self contained units that are leased for the storage of business or personal goods. The following types of self-service storage facilities are permitted.

1. Limited-access self-storage which is a multi-storied self-service storage facility, with limited access points from the exterior of the building to interior halls that serve individual bays.
2. Multi-access self-service storage which is a one story self-service storage facility with multi -access points from the exterior of the building to individual bays. [Ord. No. 97-64]

**Semi-public water system** means, for the purpose of Sec. 16.2 (Water Supply Systems), a water system for provisions of piped water under pressure for human consumption, culinary, sanitary or domestic purposes to:

1. Less than twenty-five (25) individuals daily at least sixty (60) days out of the year, or
2. At least twenty-five (25) individuals daily less than sixty (60) days out of the year.

**Septage** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), a mixture of sludge, fatty material and wastewater removed during the pumping of on-site sewage disposal systems, grease traps, laundry interceptors and portable toilets.

**Septic tank** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), a watertight receptacle constructed to promote separation of solid and liquid components of sewage, to provide limited digestion of organic matter, to store solids, and to allow clarified liquid to discharge for further treatment and disposal in a drainfield.

**Septic tank system** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), a building sewer, septic tank, distribution box and drainfield. When pump equipment is utilized, it is also considered part of the septic tank system.

**Service Provider** means any agency that is responsible for the provision of public facilities to development in Palm Beach County.

**Service station** see automotive service station.

**Service truck** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), a vehicle used to pump out the contents of on-site sewage disposal systems, grease traps, laundry interceptors or portable toilets.

**Setback** means the required minimum horizontal distance between any structure and the related front, side, or rear property lot line or base building line.

**Setback, front** means the setback extending along the full length of the front lot line.

**Setback, interior side** means the setback extending along an interior side lot line between the front and rear setbacks.

**Setback, rear** means the setback extending along the full length of the rear lot line.

**Setback, street side** means the setback extending along a street side lot line between the front and rear setbacks.

**Sewer system, central** means a regional sewerage system, owned and operated by a municipal, county, special district or other governmental entity, which provides sewer service to several developments located within its service area.

**Sewer system, individual** means a privately owned sewerage system, which provides sewer service to a single development, because of unavailability of a central sewer system.

**Shade house** means an accessory agricultural structure consisting of a screened enclosure with a screened or roll plastic roof used to protect plants from insects, heat and exposure to the sun.

**Shade tree** means a tree that reaches a minimum height of fifteen (15) feet at maturity, provides relief from direct sunlight for at least six (6) months each year, and is indicated as a shade tree on the Recommended Tree List.

**Shared parking** means the approved use of the same off-street parking spaces for two (2) or more distinguishable uses where peak parking demand of the different uses occurs at different times of the day, or where various uses are visited without moving the automobile, and where the provision of parking spaces is a net decrease from the combined total of each use's individual off-street parking requirements if provided separately.

**Shipping container** means a unit designed and built for the shipment of material or goods. [Ord. No. 97-14]

**Shooting range, private** means a private facility, not used for the general public or commercial purposes, for the discharging of firearms.

**Shopping center** means a group of commercial establishments planned, developed, managed and operated as a unit, with off-street parking provided on the property, and related in its location, size and type of shops to the trade area which the unit serves.

**Shrub** means a self-supporting woody perennial plant more than thirty (30) inches in height at maturity, characterized by multiple stems and branches continuous from the base.

**Sidewalk, curb or vehicular sign** means signs placed on or affixed to vehicles or trailers which are parked on a public R-O-W, public land, or private land so as to be visible from a public R-O-W where the apparent purpose is to advertise a product, service or activity, or direct people to a business or activity located on the same or nearby land.

**Sight distance** means the extent of unobstructed vision in a horizontal and vertical plane.

**Sign** means any character, letter, figure, symbol, design or device or combination of these used to attract attention or convey a message and which is visible to any area outside of a building. The term includes banners, pennants, streamers, moving mechanisms and lights.

**Sign area** means the background area upon which the advertising surface area is placed. Where the advertising surface area is attached directly to the wall of a building that wall shall not be construed to be the background sign area unless it is an integral part of the sign. (For painted wall signs, see surface area).

**Sign, flashing** means any illuminated sign, which exhibits changes in light or color. Illuminated signs which indicate the time, temperature, weather, or other similar information shall not be considered flashing signs.

**Significant archeological value** An archaeological site, fossil or artifact which could yield or has yielded information deemed by a qualified archaeologist to be of significant scientific, historical, ethnic or public significance to the history or prehistory of the County, State or Nation.

**Single-faced sign** means only one side of a double-faced sign.

**Single-family** means the use of a lot or a structure for one (1) detached dwelling unit, excluding a mobile home but including a manufactured building.

**Single-family cluster** means a dwelling unit which is part of a cluster of similar dwelling units within a planned development but which is separated from other similar units by common areas dedicated to a property owners' association.

**Single-family district** means the AR, CRS, RE, RT, RTS, RTU and RS districts, as well as single-family pods of Planned Development districts.

**Site-related improvements** mean road construction or road improvements at or near the development site which are necessary to interface the development's external trips with the major road network system, or which are necessary to interface the development's internal trips with the major road network system where a portion of the major road network system is included within the development.

**Snipe sign** means any sign made of any material, including paper, cardboard, wood, and metal, when such sign is tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, fences or other objects, and the advertising matter appearing thereon is not applicable to the premises upon which the sign is located.

**Soil classification** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), the soil mantle as classified in accordance with the U.S. Department of Agriculture Soil Classification Methodology.

**Soil limitation ratings** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), the three rating categories, which are:

1. **Slightly limited** means soils with favorable properties for the use of drainfield systems.
2. **Moderately limited** means soils that have properties moderately favorable for use of a drainfield system. Limitations in this category may be overcome by site alteration involving removal of impervious or too rapidly percolating soil layers, addition of fill, or lowering of high water table through approved drainage methods, or any combination of the above.
3. **Severely limited** means soils which have one (1) or more properties unsuitable for the use of a drainfield system.

**Solid waste** means garbage, rubbish, refuse, sludge, septage, dewatered domestic wastewater residuals, grit and screenings from a domestic wastewater treatment facility or other discarded solid or liquid material resulting from domestic, commercial, industrial, agricultural activities or governmental operations but does not include storm water discharges or other significant pollutants in water resources such as silt, dissolved or suspended solids in industrial waste water effluent, dissolved materials in irrigation return flows or other common water pollutants.

**Solid waste facilities** mean the planning of, engineering for, preparation of acquisition documents for, acquisition of land for, or construction of solid waste facilities necessary to meet the LOS for solid waste facilities.

**Solid waste transfer station** means a facility where solid waste from several relatively small vehicles is placed into one relatively large vehicle before being transferred to a solid waste processing or disposal facility. Solid waste may be sorted but not processed at the transfer station.

**Sound level** means the weighted sound pressure obtained by use of a metering characteristic with an A-Weighting as specified in the ANSI specifications for sound level meters.

**Sound level meter** means an instrument that includes a microphone, amplifier, and output meter, and frequency weighting networks for the measurement of noise and sound levels in a manner to meet ANSI standards.

**Source property** means the land from which the subject sound is originating including public or private streets, sidewalks or other public or open space areas.

**Special allocation** means the assignment by the Board of County Commissioners of impact fee credits for in-kind contributions to a fee payer, or a portion of a development. It may involve the pro rating of impact fee credits for in-kind contributions.

**Specified anatomical areas** means less than completely and opaquely covered:

1. Human genitals and pubic region; or
2. The opening between the human buttocks, i.e., the anal cleft; or

3. That portion of the human female breast encompassed within an area falling below the horizontal line one would have to draw to intersect a point immediately above the top of the areola (the colored ring around the nipple); this definition shall include the entire lower portion of the female breast, but shall not include any portion of the cleavage of the human female breast exhibited by a dress, blouse, shirt, leotard, bathing suit, or other wearing apparel, provided the areola is not so exposed; or
4. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

**Specified sexual activities** means:

1. Human genitals in a state of sexual stimulations, arousal or tumescence;
2. Acts of human analingus, bestiality, buggery, cunnilingus, coprophagy, coprophilia, fellation, flagellation, masochism, masturbation, necrophilia, pederasty, pedophilia, sadism, sadomasochism, sexual intercourse, or sodomy; or
3. Fondling or other erotic touching of human genitals, pubic region, buttock, anus, or female breast; or
4. Excretory functions as part of or in connection with any of the activities set forth in subsections 1. through 2.

**Specimen tree** means a tree that substantially contributes to the aesthetics of an area and which is protected through the permitting process, or which attains one-third (33%) or greater of the champion tree diameter at breast height (dbh). A specimen tree may be native or non-native and must be in good health.

**Speculative clearing** means the clear cutting of a site when no final site plan or approved vegetation management plan has been prepared for the site.

**Spent** means the commitment of funds to a particular capital facility acquisition by the awarding of a contract.

**Spill** means the unpermitted release or escape of a Regulated Substance, irrespective of the quantity thresholds identified in the definition of "Regulated Substance," directly or indirectly to soil, surface water or groundwater.

**Spillover light** means light that is distributed into areas where the illumination is not needed or intended.

**Square** means an outdoor civic tract located within a neighborhood to provide community services and usable open space. [Ord. No. 01-29]

**Square footage** means the gross constructed area of all buildings and structures covered by a solid or screened roof and totally or partially enclosed by walls or other material. Nonresidential outdoor areas covered or uncovered which functionally extend the primary use, such as open seating and open retail are included, except that uses which generally completely occur outdoors, such as vehicle or monument sales, nurseries, gasoline sales, salvage yards, and outdoor storage, are not included. Nonresidential canopies and screened enclosures which functionally extend the primary use are included. Decorative canopies or canopies designed to protect from weather are not included. For impact fee purposes of residential development, the square footage means the conditioned area of the building as measured to the outside of the exterior wall. If the residential structure or addition has no conditioned area, square footage shall be the living area of the building as measured to the outside of the exterior wall.

**Stable, commercial** means an commercial establishment for boarding, breeding, training or raising of horses not necessarily owned by the owners or operators of the establishment, rental of horses for riding, or other equestrian activities, excluding uses classified as equestrian arena.

**Stable, private** means the care of horses owned by the occupants or owners of the premises.

**Stall or berth** means the space within which vehicles are placed during actual loading or unloading operations.

**Stand for sale of agricultural products** means a roadside stand for the retail sale of fruit, vegetables, flowers, and house plants not necessarily grown on the site.

**Standard subsurface** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), an on-site sewage disposal system consisting of a treatment receptacle, distribution box and a gravity-fed drainfield installed below the natural ground surface.

**State standards** for the purpose of Art. 8, Subdivision, Platting and Required Improvements, means the various design and construction guidelines, policies and standards promulgated, and amended, by the departments and agencies of the State, including but not limited to the Policy and Guidelines for Vehicular Connections to Roads on the State Highway Systems, Manual of Uniform Traffic Control Devices for Streets and Highways (as adopted by the Department of Transportation), Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (a/k/a "The Greenbook"), Standard Specifications for Road and Bridge Construction, Roadway and Traffic Design Standards, and Handbook for Drainage Connection Permits.

**Storage, agricultural** means the storage of equipment or products accessory or incidental to a primary agricultural use.

**Storage container** means a shipping container that has been permanently located on a recognized bona fide agricultural use site that is tied down to meet building code requirements. [Ord. No. 97-14]

**Stormwater** means the flow of water that results from and occurs immediately following a rainfall event.

**Stormwater management easement**, see Easement, stormwater management. [Ord. No. 99-37]

**Stormwater management plan** means an engineering drawing and written report outlining the proposed secondary and tertiary stormwater management system needed for the proper development of a specific increment of the unincorporated area of Palm Beach County, including details of drainage-related conditions and characteristics of the existing development site and surrounding lands.

**Stormwater management system** means a comprehensive system designed and constructed or implemented to collect, convey, store, absorb, inhibit, treat, use or reuse stormwater in order to prevent or reduce inundation, flooding, over-drainage, environmental degradation, and water pollution, or otherwise affect the quantity and quality of stormwater runoff.

**Stormwater runoff** means that portion of stormwater which occurs either as overland surface flow or subsurface lateral flow through normally unsaturated soils, and which is neither intercepted by vegetation, evaporated, nor recharged to groundwater.

**Stormwater system, primary** means classified surface waters of the State which convey stormwater runoff toward the ocean or a major inland water body.

**Stormwater system, secondary** means that component of a stormwater management system which consists of facilities and features designed to provide for treatment and control of stormwater runoff generated by specifically delineated lands, in order to meet regulatory requirements governing the quality and quantity of stormwater discharged to the primary stormwater system.

**Stormwater treatment** means removal of pollutants, debris, and other undesirable materials from stormwater runoff by means of natural chemical, biological or physical processes, including, but not necessarily limited to, detention, retention, filtration, percolation, sedimentation, floatation, and skimming. This definition does not normally include active treatment processes, requiring the consumption of electrical or mechanical energy.

**Stormwater system, tertiary** means that component of a stormwater management system which consists of facilities and features designed to provide for rapid removal of stormwater from structures, building sites, streets, and other areas of development or uses sensitive to damage or disruption by inundation.

**Story, building** means that part of a building between the surface of a floor and the ceiling immediately above. The maximum height shall be fourteen (14) feet measured from the finished floor to the finished ceiling. Attics and raised basements shall not be included in calculations of a building story unless they are used for residential or parking purposes.

**Stream** means any river, creek, slough, or other natural watercourse whether or not the bed shall have been dredged or otherwise improved in whole or in part.

**Street** means a strip of land, owned privately or publicly, which affords legal access to abutting land and is designated for vehicular traffic. "Street" includes road, thoroughfare, parkway, avenue, boulevard, expressway, lane, throughway, place, and square, or however otherwise designated. Streets are further classified according to the function they perform.

**Street, arterial** means a major street of higher classification than a plan collector street, used primarily for traffic traveling considerable distance within or through an area not served by an expressway, of considerable continuity, and used primarily as a main traffic artery.

**Street, collector** means a street which carries traffic from local streets to arterial streets. Collector streets have more continuity, carry higher traffic volumes and may provide less access than local streets.

**Street, collector, non-plan** means a collector street which is not included on the Thoroughfare Plan and which is the highest classification of minor street.

**Street, collector, plan** means a collector street which is part of the Thoroughfare Plan, and which is the lowest classification of major street.

**Street, dead-end** means a street with only one (1) outlet.

**Street, limited access** means a street to which access from abutting property is under the control and jurisdiction of the county pursuant to a limited access easement or other regulatory access restriction.

**Street, local commercial** means a street designed and maintained primarily to provide legal and vehicular access to abutting commercial or industrial lots. A local commercial street is of limited continuity, is not for through traffic, and is the middle order street of minor streets.

**Street, local residential** means a street designed and maintained primarily to provide legal and vehicular access to abutting residential lots. A local residential street is of limited continuity, is not for through traffic, and is the middle order street of minor streets, being of a higher classification than a residential access street.



**Street, major** means a street depicted on the adopted thoroughfare plan; a thoroughfare plan road. Major streets are further classified as collector street, arterial street, and expressway.

**Street, marginal access** means a special purpose local street which is parallel and adjacent to a plan collector street, expressway, arterial street or other limited access street and which has its principal purpose of relieving such streets from local service of abutting property by providing access to abutting property and separation from through traffic. A marginal access street may also be called a "frontage street".

**Street, minor** means any street not classified as a major street, and includes streets providing traffic circulation within the development.

**Street, private** means any street which:

1. Has not been dedicated for public use;
2. Is reserved to a property owners' association pursuant to recorded restrictions and covenants or a plat of record; or
3. Is dedicated for public use but has not been accepted for maintenance by the County, another local governmental entity, the State or a special district.

**Street, residential access** means the lowest order of minor street which is intended to carry the least amount of traffic at the lowest speed.

**Street, through** means, for the purpose of Sec. 6.8.C (Traditional Neighborhood Development District), a street that serve more than one neighborhood, or that carries traffic between neighborhood proper.

**Street frontage** see lot frontage.

**Streetedge** means, for the purpose of Sec. 6.8.C.(Traditional Neighborhood Development District), a buffer used to define and continue a residential frontage line along the unbuilt portion of a lot.

**Streetwall** means, for the purpose of Sec. 6.8.C (Traditional Neighborhood Development District), a wall or fence creating a visual buffer built on and along a nonresidential lot frontage line.

**Structure** means that which is three feet or more in height, built or constructed or erected or tied down having a fixed location on the ground or attached to something having a permanent location on the ground, such as buildings, homes, mobile homes, towers, walls, fences, billboards, shore protection devices, and poster panels.

**Subdivision** means the division of land, whether improved or unimproved, whether previously platted or not, into two (2) or more contiguous lots for the purpose, whether immediate or future, of transfer of ownership. The term shall include any modification of legal boundaries for the purpose of redividing or combining any lot(s) depicted on a record plat, or on a certified survey or other map recorded pursuant to an affidavit of exemption or affidavit of waiver. When appropriate to the text, the term refers to the process of subdividing or the land proposed to be or which has been subdivided.

**Substantial change in land use** means either (1) a change in land use or site design that increases the intensity of land use, (2) a change in land use or site design that creates or increases incompatibility of adjacent land uses, or (3) ~~an increase in the total floor area of multiple-family dwellings or nonresidential buildings which results in~~ increased traffic.

**Substantial improvement** means any combination of repairs, reconstruction or improvement of a structure, where the improvement creates additional enclosed space that contains equipment or utilities relative to the primary structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either before the improvement or repair is started, or if the structure has been damaged and is being restored, before the damage of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either any development for improvement of a structure to comply with existing State or local health, sanitary, or safety code specifications that are solely necessary to assure safe living conditions, or any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Place.

**Sugar mill or refinery** means an establishment for the extraction and refining of sugar from agricultural products.

**Superintendent** means the Superintendent of the Palm Beach County School Board.

**Supplier of water** means, for the purpose of Sec. 16.2 (Water Supply Systems), any person who owns or operates a water supply system.

**Surface area (of a sign)** means the actual area of the letters or symbols applied to a background. For computation purposes, straight lines forming a regular polygon shall be drawn tangent to the extremities of the copy or graphics, encompassing all individual letters or symbols.

**Surface water** means water upon the surface of the earth whether contained within natural or artificial boundaries or diffused.

**Surveyor** and mapper means a person registered to engage in the practice of surveying and mapping under Sec. 472.001-471.041, Fla. Stat., and includes the terms "surveyor," "land surveyor," and "professional surveyor and mapper."

**Suspension Order** means suspension of construction work directly over the potential archaeological find. During the initial site visit, a qualified archaeologist may extend the boundary of the suspension order based on the potential significance and geographic coverage of the find.

**Swale** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), a stabilized and graded depression designed to convey stormwater runoff and retain water for only a brief period following a rainfall event.

**Swimming pool** means any confined body of water, located either above or below the existing finished grade of the site, exceeding one hundred fifty (150) square feet in surface area, and two (2) feet in depth, designed, used, or intended to be used for swimming or bathing purposes.

**Temporary** means a single period or an accumulation of periods not exceeding ninety (90) days in any 365-day period unless further restricted.

**Temporary sign** means any sign erected and maintained for a specified length of time.

**Theater, drive-in** means an establishment for the outdoor viewing of motion pictures by patrons while in their automobiles.

**Theater, indoor** means an establishment for showing motion pictures or live performances in an enclosed theater.

**Thoroughfare plan, thoroughfare right of way identification map or plan** means that which is described in the Transportation Element of the Comprehensive Plan, Supporting Document, II, Existing Transportation System. [Ord. No. 99-37]

**Through street** see Street, through.

**Tinted glass** shall mean any window which has:

1. A visible light transmittance value of forty-five (45) percent or less;
2. A minimum five (5) year warranty; and
3. Performance claims which are supported by approved testing procedures and documentation.

**Too numerous to count (TNTC)** means, for the purpose of Sec. 16.2 (Water Supply Systems), equal to or greater than two hundred (200) non-coliform bacteria per one hundred (100) milliliters of sample.

**Topping** means undesirable pruning practices resulting in internodal cutting back of branches with little regard to the natural shape of the tree.

**Towing service and storage** means the use of a lot for the temporary storage of operable or inoperable vehicles in conjunction with a commercial towing service, with no sales or repair or salvage activity occurring on the lot.

**Town center** means, for the purpose of Sec. 6.8.C (Traditional Neighborhood Development District), an optional sector area land use zone intended to provide an appropriate location for shopfront land uses that are more intensive in size than neighborhood shopfront uses.

**Townhouse** means a dwelling unit located on an individual lot and attached by at least one but no more than two (2) party wall(s) along fifty percent (50%) of the maximum depth of the unit, to one (1) or more other dwelling units; has a continuous foundation; each on its own lot, with said party wall(s) being centered on the common property line(s) between adjacent lots.

**Trailer coach** shall have the meaning ascribed by the statutes of the State of Florida providing for the regulation, registration, licensing and recordation of ownership of motor vehicles in the State of Florida. The term shall also include all types of mobile homes and those types of self-propelled trucks or buses that have been converted or equipped with living or sleeping quarters, such as pick-up trucks with sleeping quarters installed, and converted buses. This definition shall exclude suburban, passenger vans and other types of automobiles for private use that have been equipped with camping equipment.

**Transportation facility** means a facility for loading, unloading, and interchange of passengers, baggage, and freight or package express between modes of transportation. Typical uses include bus terminals, railroad stations and yards, and major mail-processing centers.

**Transportation transfer facility (distribution)** means an establishment providing for the transfer of ~~transportation or other motorized~~ vehicles, but not involving vehicle sales or rental (retail or wholesale). Typical uses include the transfer of automobiles, trucks, heavy equipment, or other motorized vehicles prior to distribution to retail dealers.

**Transient occupancy** means residential occupancy when it is the intention of the parties that the occupancy will be for less than one (1) month.

**Treatment receptacle** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), that part of an on-site sewage disposal system which provides treatment of sewage prior to its disposal into a drainfield.

**Tree** means a woody perennial plant commonly with a single stem and having a minimum diameter at breast height (dbh) of three (3) inches, having a more or less defined crown, that usually grows to at least four (4) meters or thirteen (13) feet in height at maturity.

**Tree survey** means a comprehensive survey document or site plan that provides the following information for trees greater than four (4) inches diameter at breast height (dbh), or palm trees with an overall height of eight (8) feet, that delineates the location and identifies the species of trees and vegetation upon a lot, and that meets the tree survey requirements of Sec. 7.3 (Landscaping and Buffering). The Department shall determine the applicability and the extent of each survey. The survey shall provide the following information:

1. The surveyed location, by a Florida licensed land surveyor, in relation to all proposed development, of all existing trees that are proposed to be destroyed, relocated or preserved.
2. The common and scientific name of each tree.
3. The diameter at breast height (DBH) of each tree, or, if a multiple trunk tree, the sum of the DBH of all trunks.

**Trip** means a one-way movement of vehicular travel from an origin (one trip end) to a destination (the other trip end).

**Trip generation** means the attraction or production of trips caused by a given type of land development.

**Truck** shall have the meaning ascribed by the statutes of the State of Florida providing for the regulation, registration, licensing and recordation of ownership of motor vehicles in the State of Florida.

**Truck stop** means a facility that provides fueling activities and parking opportunities for semi-trucks and other commercial vehicles. [Ord. No. 99-37]

**Ultimate right-of-way** means an area set aside for future road widening or used as means of ingress, egress or approach as determined by the Department of Transportation, the Office of the County Engineer, the Board of County Commissioners, or by this Code, whichever provides the widest right-of-way.

**Understory** means the structural, component of a forest community below the canopy and above the ground layer composed of a complex of woody, fibrous or herbaceous plant species.

**Unincorporated area** for the purposes of Art. 10, Impact Fees, means all of the area within the boundaries of Palm Beach County, Florida not within the boundaries of any municipality. For the purposes of park impact fees it excludes the Boca District.

**Unincorporated area (law enforcement)** for the purposes of Art. 10, Impact Fees, means the unincorporated area of Palm Beach County and the municipalities of Cloud Lake, Golfview, Haverhill, Glen Ridge and Village of Golf.

**Unit** means a building or portion of a building, or a mobile home used primarily for human habitation purposes with separate bathing, cooking and/or dining facilities. In the case of a hotel or motel, or a congregate living facility, it shall mean the room and bathrooms.

**Unity of control** means a covenant stipulating that a lot, lots, or project with different owners shall be developed according to a common site or master plan providing unified control and the combined lots shall meet land development requirements as if they are one (1) lot.

**Unity of title** means a document recorded in the office of the Clerk of the Circuit Court of Palm Beach County stipulating that a lot, lots or parcel of land shall be held under single ownership, shall not be eligible for further subdivision and shall not be transferred, conveyed, sold or divided in any unit other than in its entirety.

**Unmarked human burial** means any human skeletal or fossilized remains discovered during any land development activity or archaeological excavation.

**Unobstructed land** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), those areas on a lot or property not used for such purposes as pools, concrete slabs, buildings, driveways, parking, tennis courts, and similar areas which would prohibit, hinder or affect the installation, operation and/or maintenance of an on-site sewage disposal system.

**Upholstery shop** means an establishment engaged in furniture repair and reupholstery.

**Upland Reclamation area.** Land area preserved or re-established around the perimeter of an excavated area created to ensure useable end-use of the land.

**Upland reclamation planting** Installation of vegetation to re-establish plant and animal habitats.

**Urban Service Area** means that portion of Palm Beach County designated as the "Urban Service Area" by the Palm Beach County Comprehensive Plan, as such area may change from time to time, pursuant to the procedures set forth within said Plan.

**Usable open space** means an area such as a park, square, plaza or courtyard, accessible to the public and used for passive or active recreation or gatherings. Credit shall not be given for any indoor spaces, road R-O-Ws, building setback areas, lakes and other water bodies, drainage or retention areas, impervious surface courts (tennis, basketball, handball, etc.), swimming pools, sidewalks, parking lots, and other impervious surfaces or any pervious green area not intended for passive or active recreation or gatherings. [Ord. 01- 29]

**Use** means any purpose for which a building or other structure or a tract of land may be designed, arranged, intended, maintained, or occupied; or any activity, occupation, business or operation carried on, or intended to be carried on, in a building or other structure or on a tract of land.

**Use, accessory** means a permitted use that is customarily associated with the principal use and clearly incidental to the principal use and is subordinate in area, extent, or purpose to and serves only the principal use.

**Use, principal** means the primary and major purpose for which land or building is used as allowed by the applicable zoning district.

**Utility** means a government or franchised provider of water, sewer, electric, gas, phone, cable television, or similar service.

**Utility easement** see easement, utility.

**Utility, minor** means elements of utility distribution, collection, or transmission networks, other than electrical generation and transmission voltage facilities, required by their nature to be relatively dispersed throughout the service area. Typical uses include gas and water regulations, electrical distribution substations, sewage lift stations, and telephone exchange buildings and substations.

**Valid** means, for the purposes of Article 10, Impact Fees, a development order or other authorization which was legally issued, and that has not expired, lapsed, or been abandoned, revoked, or canceled; or is not subject to such by the passage of time or the conduct of the owner or developer, and on which or for which all conditions of approval are satisfied that must be satisfied by the terms or conditions of approval.

**Value** means, in the case of land, the appraised value as determined by an appraiser from a list of approved appraisers of Palm Beach County. In the case of improvements to real property or chattel, it means the actual cost to the feeowner or developer of such improvements or chattel. In all cases, the values shall be established in or as if in an arm's length, bona fide transaction in a competitive market between a willing seller and a willing buyer, neither of whom are under any special circumstances, as approved by the Impact Fee Coordinator based upon the standards in Art. 10, Impact Fees. If the Impact Fee Coordinator rejects an appraised value, the Impact Fee Coordinator may obtain another appraisal using an appraiser from the approved list, in which case that appraisal shall prevail.

**Variance** means an abatement of the terms of the Unified Land Development Code for a use, where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this Code would result in unnecessary and undue hardship.

**Vegetation, native** means any plant species with a geographic distribution indigenous to all or part of the State of Florida. Plant species which have been introduced by man are not native vegetation.

**Vegetation required to be preserved by law** means areas of vegetation which are clearly delineated on a Site Plan/Plat, or in some other legally binding manner based upon which the lot area is being preserved.

**Vehicle inspection center** means an establishment engaged in vehicle inspection or the testing of motor vehicle emissions, but not engaged in any vehicle repair.

**Vehicle sales and rental** means an establishment engaged in the retail or wholesale sale or rental, from the premises, of motorized vehicles or equipment or mobile homes, along with incidental service or maintenance. Typical uses include new and used automobile sales, automobile rental, boat sales, boat rental, mobile home, manufactured housing and recreational vehicle sales, construction equipment rental yards, moving trailer rental, and farm equipment and machinery sales and rental.

**Vehicular sign** means a sign affixed to or painted onto a transportation vehicle or trailer, for the purposes of business advertising; however, vehicular sign shall not include signs affixed to vehicles or trailers for identification purposes or signs required by licensing ordinances.

**Vehicular use area** means either: (1) an area designed or used for off-street parking; or (2) an area used for loading, circulation, access, storage, or display of motor vehicles. Designated parking areas on public or private streets shall not be considered a vehicular use area.

**Vehicular use area, specialized** means an area designed for storage of vehicles in operative condition, or for warehousing, transportation or trucking operations, and which is not open to the general public.

**Vested** means vested pursuant to the application of Florida law.

**Veterinary clinic** means an establishment engaged in providing medical care and treatment for animals.

**Vocational school** means an establishment, for profit or not, offering regularly scheduled instruction in technical, commercial, or trade skills such as, but not limited to business, real estate, building and construction trades, electronics, computer programming and technology, automotive and aircraft mechanics and technology, or other types of vocational instruction.

**Wall sign** means any sign affixed to the building which shall not extend beyond the peak of the roof at the location of the sign. Wall graphics, murals and art work are considered as signs and shall be included when calculating the total permitted square footage.

**Warehousing** means an establishment engaged in the storage of materials, equipment, or products within a building for manufacturing use or for distribution to wholesalers or retailers, as well as activities involving significant movement, breaking of bulk and storage of products or equipment. Typical uses include motor freight transportation, moving and storage facilities, cold storage, warehousing and dead storage facilities, but exclude self-service storage facilities and office-warehouse combinations.

**Waste** means discarded material including but not limited to garbage, rubbish, yard trash, litter, non-combustible refuse and industrial wastes.

**Wastewater residuals** means the solid, semisolid, or liquid residue removed during the treatment of municipal wastewater. Not included is the treated effluent or reclaimed water from domestic wastewater treatment plant.

**Wastewater residuals (Dry)** means domestic wastewater residuals that contain sixty five percent (65%) solids or greater, by weight.

**Wastewater treatment facility** means a facility designed for treatment and disposal of more than five thousand (5,000) gallons per day of wastewater, including large regional plants and above ground package treatment facilities.

**Water management tract** means a parcel of land under single ownership, identified and created as a single unit on a plat or other instrument of record, established for the purpose of delineating a complete facility or unified area to be utilized for detention, retention, or groundwater recharge of stormwater runoff prior to discharge from a development site.

**Water supply system or Water supply facility or Water system or Water facility** means, for the purpose of Sec. 16.2 (Water Supply Systems), any or all works and ~~auxiliaries~~ **for collection, treatment, storage and** distribution of water from the source or sources of supply to the consumer or processing plants including ice-making vending machines and bottled water plants.

**Water system, central** means a regional water supply system owned and operated by municipal, county, special district or other governmental entity, which provides water service to several development located within its service area.

**Water system, individual** means a privately owned water supply system which provides water service to a single development because of unavailability of a central water system.

**Water table elevation** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), the upper surface of the groundwater or that level below which the soil or underlying rock material is saturated with water. Water table elevation is measured from the soil surface down or up to the free water level.

**Water treatment facility** means a facility designed for treatment of ground or surface water for potable and sanitary purposes, with a design capacity of more than ten thousand (10,000) gallons per day.

**Water well** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), a source of water used for drinking, culinary, sanitary and other domestic purposes. The following classifications of wells are used in this Section:

1. **Private well** means a well used to provide water only for residential purposes and serving no more than four (4) dwelling units;
2. **Semi-public well** means a well used to provide water for:
  - a. Less than twenty-five (25) individuals daily at least sixty (60) days out of the year, or
  - b. At least twenty-five (25) individuals daily less than sixty (60) days out of the year;
3. **Non-community well** means a well used to provide water to at least twenty -five (25) individuals daily at least sixty (60) days out of the year but is not a community water system;
4. **Community water well** means a well used to provide water to at least fifteen (15) service connections used by year-round residents or which regularly serves at least twenty-five (25) year-round residents;
5. **Non-potable well** means a well intended exclusively for irrigation purposes, or for supplying water to a heat pump system or a well for receiving discharge water from a heat pump system;

**Watercourse** means any stream, canal, ditch, or other natural or artificial channel in which water normally flows within a defined bed, banks, or other discernible boundaries, either continuously or seasonally, whether or not such flow is uniform or uninterrupted.

**Waters of the state** means waters, as defined in Sec. 403.031(12), Fla. Stat., subject to compliance with State Water Quality Standards adopted pursuant to Chapter 403, Fla. Stat., and set forth in Chapter 17-3, F.A.C.

**Watershed** means the land area which contributes to the total flow of water entering a receiving stream or water body.

**Weighted sound pressure level** means the sound pressure level as measured with a sound level meter using the A-Weighting Network. The standard notation is dB(A) or dBA.

**Well** means, for the purpose of Sec. 16.2 (Water Supply Systems), any opening in the ground designed to conduct water from a ground water supply to the surface by pumping or natural flow when water from such opening is used or is to be used for a drinking water supply system or irrigation purposes.



**Wellfield** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), an area of land which contains more than one (1) potable well that is designed for a pumping rate of at least one hundred thousand (100,000) gallons per day.

**Wellfield Zones 1 and 2** means zones of influence delineated by iso-travel time contours around public water supply wellheads. Zone 1 is identified as the land area within a thirty (30) day travel time and Zone 2 is the land area within a two hundred ten (210) day travel time. Zones of influence maps, including zones 3 and 4 are developed pursuant to the Wellfield Protection Section and are on file and maintained by ERM Department.

**West County Agricultural Area (WCAA)** The WCAA area is bounded roughly by Lake Okeechobee, Palm Beach-Hendry County Line, and the South Florida Water Management District Levees L-4, L-5, L-6, L-7 and L-8.

**Wet detention/retention** means detention or retention in a storage facility not designed, constructed, and operated so as to provide dry detention/retention.

**Wetland** means any persistent or intermittent water body or area characterized by the dominance of those submerged or transitional wetland species listed in the Florida Administrative Code, Rule 17-301 or located within or up to three (3) miles directly offshore of Palm Beach County. Dominance shall be defined in accordance with Florida Administrative Code Rule 17-301 and shall be determined in the appropriate plant stratum (canopy, subcanopy, or ground cover) as outlined in Florida Administrative Code Rule 17-301.

**Wettest season** means, for the purpose of Sec. 16.1 (On-Site Sewage Disposal Systems), that period of time each year in which the groundwater table elevation can normally be expected to be at its highest elevation.

**Wholesaling, general** means an establishment engaged in the display, maintaining inventories of goods, storage, distribution and sale of goods to other firms for resale, or the supplying of goods to various trades such as landscapers, construction contractors, institutions, industries, or professional businesses. In addition to selling, wholesale establishments sort and grade goods in large lots, break bulk and redistribute in smaller lots, delivery and refrigeration storage, but excluding vehicle sales, wholesale greenhouses or nurseries, wholesale of gas and fuel, and wholesale building supplies.

**Wildlife corridor** means a continuous corridor of habitat, with a width of at least one mile, that is established by linking conservation areas, wildlife preserves, sanctuaries, refuges, parks, open space areas, and agricultural areas to provide a pathway for wildlife movement.

**Window sign** means any sign, picture, symbol, or combination thereof, designed to communicate information about an activity business, commodity, event, sale or service, that is placed inside a window or upon the window.

**Wood or lumber processing** means an establishment engaged in the production of lumber or similar building material products from wood.

**Woodworking or cabinetmaking** means an establishment engaged in the production of finished products from wood.

**Work** means all required construction as shown on approved construction plans and specifications for all facilities and features of any kind which are required, related to the process of subdivision of land under Art. 8, Subdivision, Platting and Required Improvements.

**Yard** means any open space that lies between the principal building or buildings and the nearest lot line.  
[Ord. No. 97-64]

**Zero lot line home** means the use of a lot for one (1) detached dwelling unit with at least one (1) wall, but not more than two (2) walls or a portion thereof, located directly adjacent to a side lot line, excluding a mobile home but including a manufactured building.

**Zones of Influence** means zones delineated by iso-travel time contours and the one (1) foot drawdown contour within cones of depression of wells which obtain water from the unconfined or surficial aquifer system. These zones are calculated, based on the rate of movement of groundwaters in the vicinity of wells at a specified pumping rate.

**Zones of Influence Maps** mean aerial photographs at scales determined by the Department showing the location on the ground of the outer limits of Zones of Influence for present and future public potable water supply wells and wellfields permitted for 100,000 gallons per day or more.

**Zoning Director of PZB** means the division head of the Palm Beach County Zoning Division.

**Zoo** means a place where animals are kept in captivity for the public to view.

(This space intentionally left blank.)

**SEC. 3.3      ABBREVIATIONS AND ACRONYMS.**

<b>ADT</b>	Average daily traffic
<b>AASHTO</b>	American Association of State Highway and Transportation Officials
<b>ACLF</b>	Adult Congregate Living Facility
<b>ANSI</b>	American National Standards Institute
<b>BOFA</b>	Board of Adjustment
<b>BCC</b>	Board of County Commissioners
<b>CAH</b>	Commission on Affordable Housing
<b>CEB</b>	Code Enforcement Board
<b>CIE</b>	Capital Improvement Element
<b>CO</b>	Certificate of Occupancy
<b>CRA</b>	Community Redevelopment Association
<b>CRALLS</b>	Constrained Road At A Lower Level of Service
<b>CTF</b>	Citizens Task Force
<b>Db</b>	Decibel
<b>dbh</b>	Diameter at breast height
<b>DEPW</b>	Department of Engineering and Public Works
<b>DRAB</b>	Development Review Appeals Board
<b>DRC</b>	Development Review Committee
<b>DRI</b>	Development of Regional Impact
<b>EAA</b>	Everglades Agricultural Area
<b>EAC</b>	Economic Activity Center
<b>ECR I</b>	Palm Beach County Environmental Control Rule I (Onsite Sewage Disposal Systems)
<b>ECR II</b>	Palm Beach County Environmental Control Rule II (Water Supply Systems)

<b>ERM</b>	Environmental Resource Management Department
<b>ESL</b>	Environmentally Sensitive Land
<b>ESLO</b>	Environmentally Sensitive Lands Ordinance
<b>F.A.C.</b>	Florida Administrative Code
<b>FAR</b>	Floor area ratio
<b>FIRM</b>	Flood Insurance Rate Map
<b>FDEP</b>	Florida Department of Environmental Protection
<b>FDPR</b>	Florida Department of Professional Regulation
<b>FDOT</b>	Florida Department of Transportation
<b>FHBM</b>	Flood Hazard Boundary Map
<b>Fla. Stat.</b>	Florida Statutes
<b>FLUA</b>	Future Land Use Atlas
<b>GOPs</b>	Goals, Objectives and Policies of the Comprehensive Plan.
<b>LUAB</b>	Land Use Advisory Board
<b>LOS</b>	Level of Service
<b>MAI</b>	Member of the Appraiser's Institute
<b>MPO</b>	Metropolitan Planning Organization
<b>NAICS</b>	North American Industrial Classification System
<b>NGVD</b>	National Geodetic Vertical Datum
<b>OHW</b>	Ordinary High Water
<b>OLW</b>	Ordinary Low Water
<b>PBC</b>	Palm Beach County
<b>PBIA</b>	Palm Beach International Airport
<b>PBCHD</b>	Palm Beach County Health Department

<b>PUD</b>	Planned Unit Development
<b>PZB</b>	Planning Building and Zoning Department
<b>R-O-W</b>	Right of way
<b>SF</b>	Single Family
<b>SFWMD</b>	South Florida Water Management District
<b>SIC</b>	Standard Industrial Code
<b>SP/STPZ</b>	Sand Preservation/Sea Turtle Protection Zone
<b>SPRC</b>	Site Plan Review Committee
<b>TAP-O</b>	Turnpike Aquifer Protection Overlay District
<b>TCMA</b>	Transportation Concurrency Management Areas
<b>TCRPC</b>	Treasure Coast Regional Planning Council
<b>TDR</b>	Transfer of Development Rights
<b>TND</b>	Traditional Neighborhood Development
<b>Tntc</b>	Too numerous to count
<b>TPS</b>	Traffic Performance Standards
<b>USA</b>	Urban Services Area
<b>v/c</b>	Volume to capacity
<b>VDBP</b>	Voluntary Density Bonus Program
<b>VPPO</b>	Vegetation Preservation and Protection Ordinance
<b>WCAA</b>	West County Agricultural Area
<b>WPZ</b>	Wellfield Protection Zones
<b>ZLL</b>	Zero lot line

**[Ord. No. 95-8] [Ord. No. 97-14] [Ord. No. 99-37]**

**Amendment History:**

[Ord. No. 93-4; February 16, 1993] [Ord. No. 93-17; July 27, 1993] [Ord. No. 94-9; May 17, 1994]  
[Ord. No. 94-23; October 18, 1995] [Ord. No. 95-1; January 26, 1995] [Ord. No. 95-8; April 3, 1995]  
[Ord. No. 95-24; July 24, 1995] [Ord. No. 96-28; September 25, 1996] [Ord. No. 97-14; May 23, 1997]  
[Ord. No. 97-63; December 24, 1997] [Ord. No. 97-64; December 24, 1997] [Ord. No. 98-11; April 30, 1998]  
[Ord. No. 99-37; October 7, 1999] [Ord. No. 00-015; April 12, 2000] [Ord. No. 01-01; January 18, 2001]  
[Ord. No. 01-29; August 3, 2001] [Ord. No. 01-62; September 6, 2001]

**ARTICLE 4**

**DECISION MAKING, ADMINISTRATIVE  
AND ENFORCEMENT BODIES**

## TABLE OF CONTENTS

### ARTICLE 4 DECISIONMAKING AND ADMINISTRATIVE BODIES

	Page
SEC. 4.1 BOARD OF COUNTY COMMISSIONERS .....	1
A. Powers and duties .....	1
SEC. 4.2 LAND USE ADVISORY BOARD .....	2
A. Establishment .....	2
B. Powers and duties .....	2
C. Board membership .....	3
1. Qualifications .....	3
2. Appointment .....	3
3. Terms of office .....	3
4. Removal from office .....	3
5. Vacancy .....	4
6. Conflict of Interest .....	4
D. Officers; quorum; rules of procedure .....	5
1. Chair and vice-chair .....	5
2. Secretary .....	5
3. Staff .....	5
4. County attorney .....	5
5. Quorum and voting .....	5
6. Rules of procedure .....	6
7. Additional rules applicable to Local Planning Agency .....	6
E. Meetings .....	6
1. General .....	6
2. Location .....	6
3. Continuance .....	6
4. Meetings open to public .....	6
5. Notice .....	6
6. Annual Report .....	6
F. Compensation .....	6
SEC. 4.3 ZONING COMMISSION .....	7
A. Establishment .....	7
B. Powers and duties .....	7
C. Commission membership .....	8
1. Qualifications .....	8
2. Appointment .....	8
3. Terms of office .....	8



	4.	Removal from office .....	8
	5.	Vacancy .....	9
	6.	Conflict of Interest .....	9
D.		Officers; quorum; rules of procedure .....	10
	1.	Chairman and vice-chairman .....	10
	2.	Secretary .....	10
	3.	Staff .....	10
	4.	County attorney .....	10
	5.	Quorum and voting .....	10
	6.	Rules of procedure. ....	11
E.		Meetings .....	11
	1.	General .....	11
	2.	Location. ....	11
	3.	Continuance .....	11
	4.	Meetings open to public .....	11
	5.	Notice .....	11
	6.	Annual Report .....	11
F.		Compensation .....	11
SEC. 4.4		DEVELOPMENT REVIEW COMMITTEE .....	12
A.		Establishment .....	12
B.		Powers and duties .....	12
C.		Committee membership .....	12
D.		Officers; quorum; rules of procedure .....	13
	1.	Chairman and vice-chairman .....	13
	2.	Secretary .....	13
	3.	Staff .....	13
	4.	County attorney .....	13
	5.	Quorum and certification .....	13
	7.	Appeal. ....	13
E.		Meetings .....	14
	1.	General .....	14
	2.	Location .....	14
	3.	Continuance .....	14
	4.	Meetings open to public .....	14
	5.	Notice .....	14
F.		Compensation .....	14
SEC. 4.5		BOARD OF ADJUSTMENT .....	14
A.		Establishment .....	14
B.		Powers and duties .....	14
C.		Board membership .....	15
	1.	Qualifications .....	15
	2.	Appointment .....	15
	3.	Terms of office .....	15
	4.	Removal from office .....	15
	5.	Vacancy .....	16
	6.	Conflict of Interest .....	16

D.	Officers; quorum; rules of procedure.....	17
1.	Chairman and vice-chairman .....	17
2.	Secretary .....	17
3.	Staff .....	17
4.	County attorney.....	17
5.	Quorum and voting .....	18
6.	Rules of procedure. ....	18
E.	Meetings.....	18
1.	General .....	18
2.	Location .....	18
3.	Continuance .....	18
4.	Meetings open to public .....	18
5.	Notice .....	18
6.	Annual Report .....	18
F.	Compensation .....	18
SEC. 4.6	TRAFFIC PERFORMANCE STANDARDS APPEALS BOARD.....	19
A.	Establishment.....	19
B.	Powers and Duties .....	19
C.	Board Membership .....	19
1.	Qualifications .....	19
2.	Appointment .....	19
3.	Terms of office .....	19
4.	Removal from office .....	19
5.	Vacancy.....	19
6.	Conflict of Interest.....	20
D.	Officers.....	21
1.	Chairman and vice-chairman .....	21
2.	Secretary.....	21
3.	Staff .....	21
4.	County attorney.....	21
5.	Quorum and voting .....	21
6.	Rules of procedure. ....	21
E.	Meetings.....	22
1.	General or special meetings .....	22
2.	Location .....	22
3.	Continuance .....	22
4.	Meetings open to public .....	22
5.	Notice .....	22
6.	Annual Report .....	22
F.	Compensation. ....	22
SEC. 4.7	DEVELOPMENT REVIEW APPEALS BOARD.....	22
A.	Establishment.....	22
B.	Powers and duties.....	22
C.	Board membership.....	23
D.	Officers; quorum; rules of procedure.....	23
1.	Chairman and vice-chairman .....	23

	2.	Staff .....	23
	3.	County attorney.....	23
	4.	Quorum and voting .....	23
	5.	Rules of procedure .....	23
E.		Meetings.....	23
	1.	General .....	23
	2.	Location .....	23
	3.	Continuance .....	24
	4.	Meetings open to public .....	24
	5.	Notice .....	24
F.		Compensation .....	24
SEC. 4.8		IMPACT FEE REVIEW COMMITTEE. ....	24
A.		Establishment.....	24
B.		Powers and duties.....	24
C.		Board Membership .....	25
	1.	Qualifications .....	25
	2.	Appointment .....	25
	3.	Terms of office .....	25
	4.	Removal from office .....	25
	5.	Vacancy.....	26
	6.	Conflict of Interest.....	26
D.		Officers.....	27
	1.	Chairman and vice-chairman .....	27
	2.	Secretary.....	27
	3.	Staff .....	27
	4.	County attorney.....	27
	5.	Quorum and voting .....	27
	6.	Rules of procedure. ....	27
E.		Meetings.....	27
	1.	General or special meetings .....	27
	2.	Location .....	27
	3.	Continuance .....	28
	4.	Meetings open to public .....	28
	5.	Annual Report .....	28
F.		Compensation. ....	28
SEC. 4.9		IMPACT FEE APPEALS BOARD .....	28
A.		Establishment.....	28
B.		Powers and duties.....	28
C.		Board membership.....	28
	1.	Qualifications .....	28
	2.	Appointment .....	28
	3.	Terms of office .....	28
	4.	Removal from office .....	29
	5.	Vacancy.....	29
	6.	Conflict of interest .....	29
D.		Officers; quorum; rules of procedure .....	30
	1.	Chairman and vice-chairman .....	30

	2.	Secretary.....	31
	3.	Staff .....	31
	4.	County attorney.....	31
	5.	Quorum and voting .....	31
	6.	Rules of procedure. ....	31
E.		Meetings.....	31
	1.	General .....	31
	2.	Location .....	31
	3.	Operating procedures .....	31
	4.	Continuance .....	31
	5.	Meetings open to public .....	32
	6.	Notice .....	32
	7.	Annual Report. ....	32
F.		Compensation .....	32
SEC. 4.10		ENVIRONMENTAL APPEAL BOARD .....	32
A.		Establishment.....	32
B.		Powers and Duties .....	32
C.		Board Membership .....	32
	1.	Qualifications .....	32
	2.	Appointment .....	32
	3.	Terms of office .....	32
	4.	Removal from office .....	33
	5.	Vacancy.....	33
	6.	Conflict of interest .....	33
D.		Officers.....	34
	1.	Chairman and vice-chairman .....	34
	2.	Secretary .....	34
	3.	Staff.....	35
	4.	County attorney.....	35
	5.	Quorum and voting .....	35
	6.	Rules of procedure. ....	35
E.		Meetings.....	35
	1.	General or special meetings .....	35
	2.	Location .....	35
	3.	Continuance .....	35
	4.	Meetings open to public .....	35
	5.	Notice .....	35
	6.	Annual Report .....	35
F.		Compensation. ....	35
SEC. 4.11		ENVIRONMENTAL ORDINANCE APPEALS BOARD. ....	36
A.		Establishment.....	36
B.		Powers and Duties .....	36
C.		Board Membership .....	36
	1.	Qualifications .....	36
	2.	Appointment .....	36
	3.	Terms of office .....	36
	4.	Removal from office .....	37

	5.	Vacancy.....	37
	6.	Conflict of interest .....	37
D.		Officers.....	38
	1.	Chairman and vice-chairman .....	38
	2.	Staff .....	38
	3.	County attorney.....	38
	4.	Quorum and voting .....	39
	5.	Rules of procedure. ....	39
E.		Meetings.....	39
	1.	General or special meetings .....	39
	2.	Location .....	39
	3.	Continuance .....	39
	4.	Meetings open to public .....	39
	5.	Notice .....	39
	6.	Annual Report .....	39
F.		Compensation. ....	39
SEC. 4.12		ENVIRONMENTAL CONTROL HEARING BOARD .....	40
A.		Establishment.....	40
B.		Powers and Duties .....	40
C.		Board Membership .....	40
	1.	Qualifications .....	40
	2.	Appointment .....	40
	3.	Terms of office .....	40
	4.	Removal from office .....	41
	5.	Vacancy.....	41
	6.	Conflict of interest .....	41
D.		Officers.....	42
	1.	Chairman and vice-chairman .....	42
	2.	Secretary.....	42
	3.	Staff .....	43
	4.	County attorney.....	43
	5.	Quorum and voting .....	43
	6.	Rules of procedure. ....	43
E.		Meetings.....	43
	1.	General or special meetings .....	43
	2.	Location .....	43
	3.	Continuance .....	43
	4.	Meetings open to public .....	43
	5.	Notice .....	43
	6.	Annual Report .....	44
F.		Compensation. ....	44
SEC. 4.13		GROUNDWATER AND NATURAL RESOURCES PROTECTION BOARD. ....	44
A.		Establishment.....	44
B.		Powers and duties.....	44
C.		Board membership.....	45
	1.	Qualifications .....	45
	2.	Appointment .....	45

3.	Terms of office .....	45
4.	Removal from office .....	45
5.	Vacancy .....	46
6.	Conflict of interest .....	46
D.	Officers; quorum; rules of procedure .....	47
1.	Chairman and vice-chairman .....	47
2.	Secretary .....	47
3.	Staff .....	47
4.	County attorney .....	47
5.	Quorum and voting .....	47
6.	Rules of procedure. ....	48
E.	Meetings .....	48
1.	General .....	48
2.	Location .....	48
F.	Operating procedures .....	48
1.	Continuance .....	48
2.	Meetings open to public .....	48
3.	Notice .....	48
4.	Annual Report .....	48
G.	Compensation .....	48
SEC. 4.14	CODE ENFORCEMENT SPECIAL MASTERS .....	49
A.	Creation and appointment .....	49
B.	Qualification .....	49
C.	Powers and duties .....	49
D.	Rules of Procedure. ....	50
E.	Term .....	50
F.	Removal. ....	50
G.	Vacancy .....	50
H.	Conflicts of interest. ....	50
I.	Meetings .....	50
1.	Scheduling. ....	50
2.	Location. ....	50
3.	Operating procedures. ....	50
4.	Meetings open to the public .....	50
J.	Compensation. ....	50
SEC. 4.15	HEARING OFFICER .....	51
A.	Creation and appointment .....	51
B.	Minimum qualifications .....	51
C.	Duties .....	51
SEC. 4.16	CITIZENS TASK FORCE. ....	51
A.	Establishment .....	51
B.	Powers and duties .....	51
C.	<b>Board membership</b> .....	<b>52</b>
1.	Qualifications .....	52
2.	Appointment .....	52

3.	Terms of office .....	52
4.	Removal from office .....	53
5.	Vacancy.....	53
6.	Conflict of Interest.....	53
D.	Officers; quorum; rules of procedure .....	54
1.	Chairman and vice-chairman .....	54
2.	Secretary .....	54
3.	Staff .....	54
4.	County attorney.....	54
5.	Quorum and voting .....	55
6.	Rules of procedure .....	55
E.	Meetings.....	55
1.	General .....	55
2.	Location .....	55
3.	Continuance .....	55
4.	Meetings open to public .....	55
5.	Notice .....	55
6.	Annual Report .....	55
F.	Compensation .....	55
SEC. 4.17	COUNTY ADMINISTRATOR .....	55
A.	Creation and appointment. ....	55
B.	Jurisdiction, authority and duties. ....	56
SEC. 4.18	EXECUTIVE DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT..	56
A.	Creation and appointment .....	56
B.	Jurisdiction, authority and duties .....	56
SEC. 4.19	PLANNING DIRECTOR OF PZB.....	56
A.	Creation and appointment .....	56
B.	Jurisdiction, authority and duties .....	57
SEC. 4.20	ZONING DIRECTOR OF PZB .....	57
A.	Creation and appointment. ....	57
B.	Jurisdiction, authority and duties. ....	57
SEC. 4.21	BUILDING DIRECTOR OF PZB.....	59
A.	Creation and appointment .....	59
B.	Jurisdiction, authority and duties .....	59
SEC. 4.22	CODE ENFORCEMENT DIRECTOR OF PZB .....	59
A.	Creation and appointment .....	59
B.	Jurisdiction, authority and duties .....	59
SEC. 4.23	IMPACT FEE COORDINATOR. ....	59
A.	Creation and appointment .....	59
B.	Jurisdiction, authority and duties .....	59

SEC.4 .24	COUNTY ENGINEER.....	60
A.	Creation and appointment .....	60
B.	Jurisdiction, authority and duties .....	60
SEC. 4.25	DIRECTOR OF LAND DEVELOPMENT DIVISION OF DEPW.....	61
A.	Creation and appointment .....	61
B.	Jurisdiction, authority and duties .....	61
SEC. .4.26	DIRECTOR OF ERM. ....	61
A.	Creation and appointment .....	61
B.	Jurisdiction, authority and duties .....	61
SEC. 4.27	COUNTY HEALTH DIRECTOR.....	62
A.	Creation and appointment .....	62
B.	Jurisdiction, authority and duties .....	62
SEC. 4.28	COUNTY ATTORNEY .....	62
SEC. 4.29	DIRECTOR OF PARKS AND RECREATION. ....	63
A.	Creation and appointment. ....	63
B.	Jurisdiction, authority and duties. ....	63
SEC. 4.30	HISTORIC RESOURCES REVIEW BOARD.....	63
A.	Establishment.....	63
B.	Powers and Duties. ....	63
C.	Board Membership. ....	65
1.	Qualifications. ....	65
2.	Appointment. ....	65
3.	Terms of Office. ....	65
4.	Removal from Office.....	66
5.	Vacancy.....	66
6.	Conflict of Interest.....	66
D.	Officers; Quorum; Rules of Procedure.....	67
1.	Chairman and Vice-Chairman.....	67
2.	Secretary.....	67
3.	Staff. ....	67
4.	County Attorney.....	67
5.	Quorum and Voting. ....	67
6.	Rules of Procedure. ....	68
E.	Meetings.....	68
1.	General. ....	68
2.	Location. ....	68
3.	Agenda. ....	68
4.	Decisions. ....	68
F.	Compensation. ....	68



## **ARTICLE 4 DECISION MAKING AND ADMINISTRATIVE BODIES**

### **SEC. 4.1 BOARD OF COUNTY COMMISSIONERS.**

**A. Powers and duties.** In addition to any authority granted the Board of County Commissioners by general or special law, the Board of County Commissioners shall have the following powers and duties under the provisions of this Code:

1. to initiate, hear, consider and approve, approve with conditions, or deny applications to amend the text of the Comprehensive Plan;
2. to initiate, hear, consider and approve, approve with conditions, or deny applications for Site Specific (Future Land Use Map) amendments to the Future Land Use Map of the Comprehensive Plan;
3. to initiate, hear, consider and approve, approve with conditions, or deny applications for Transfer of Development Rights and Voluntary Density Bonus Programs;
4. to initiate, hear, consider and approve, approve with conditions, or deny applications for development permits to amend the text of this Code;
5. to initiate, hear, consider and approve, approve with conditions, or deny applications for development permits to amend the Official Zoning Map of this Code;
6. to hear, consider and approve, approve with conditions, or deny applications for development permits for Preliminary Development Plans for a Residential Planned Unit Development District (PUD), Traditional Neighborhood Development District (TND), Mixed Use Planned Development District (MXPDP), Multiple Use Planned Development District (MUPD), Planned Industrial Park Development District (PIPD), Mobile Home Park Planned Development District (MHPD), Recreational Vehicle Park Planned Development District (RVPD), and Solid Waste Disposal Planned Development District (SWPD);  
[Ord. No. 99-37]
7. to hear, consider and approve, approve with conditions, or deny applications for development permits for Class A Conditional uses;
8. to hear and consider appeals from, and affirm or reverse decisions of the Zoning Commission on applications for development permits for Class B Conditional uses;
9. to designate and appoint hearing officers to make decisions as the Board of County Commissioners may deem appropriate;
10. to establish fees for the review of applications for development permits, and appropriate funds to defray the costs of administering this Code;
11. to act to ensure compliance with development orders or permits as approved and issued;

12. to hear and consider administrative inquiries;
13. to take such other action not delegated to the Land Use Advisory Board, the Zoning Commission, the Development Review Committee, the Board of Adjustment, the Traffic Performance Standards Appeals Board, the Environmental Control Hearing Board, the Environmental Ordinance Appeals Board, the Development Review Appeals Board, the Impact Fee Review Committee, the Impact Fee Appeals Board, the Environmental Ordinance Appeals Board, the Code Enforcement Board, the Groundwater and Natural Resources Protection Board, the Hearing Officer, or the heads or other officials of County Departments, as the Board of County Commissioners may deem desirable and necessary to implement the provisions of the Comprehensive Plan and this Code; and
14. to appoint other advisory boards that are determined necessary to assist in the implementation of this Code or the Comprehensive Plan.  
[Ord. No. 93-4] [Ord. No. 94-9] [Ord. No. 98-5] [Ord. No. 99-37]

#### **SEC. 4.2      LAND USE ADVISORY BOARD.**

- A. Establishment.** There is hereby established a Land Use Advisory Board.
- B. Powers and duties.** The Land Use Advisory Board shall have the following powers and duties under the provisions of this Code:
  1. to serve as the Local Planning Agency (LPA) per Sec. 163.3174, Fla. Stat. and to provide recommendations on the preparation of the Comprehensive Plan, or any element or portion thereof, and any amendments thereto to the Board of County Commissioners;
  2. to initiate, review, hear, consider and make recommendations to the Board of County Commissioners to approve, approve with conditions, or deny applications to amend the Comprehensive Plan, including Site Specific (Future Land Use Map) amendments to the Comprehensive Plan;
  3. to initiate, review, hear, consider and make recommendations to the Board of County Commissioners to approve, approve with conditions, or deny applications for the Voluntary Density Bonus Program;  
[Ord. No. 00-13]
  4. to make its special knowledge and expertise available upon written request and authorization of the Board of County Commissioners to any official, department, board, commission or agency of the County, State or Federal governments;
  5. to make additional or amended rules of procedure not inconsistent with this section to govern the Land Use Advisory Board's proceedings;
  6. to make studies of the resources, possibilities and needs of the County and to report its findings and recommendations, with reference thereto, from time to time, to the Board of County Commissioners;
  7. to submit an Annual Report to the Board of County Commissioners summarizing its annual activities; and

8. to review and make recommendations to the Board of County Commissioners on Transportation Concurrency Management Area (TCMA) and Constrained Road at Lower Levels of Service (CRALLS) or a major thoroughfare on which a lower LOS is set pursuant to Sec. 15.1.  
[Ord. No. 93-4] [Ord. No. 94-23]

**C. Board membership.**

1. **Qualifications.** Members of the Land Use Advisory Board shall be qualified electors of Palm Beach County for two (2) years prior to appointment. No member of the Board of County Commissioners or a County employee, including a Board of County Commission aide, shall serve on the Land Use Advisory Board. Although no specific experience requirements shall be necessary as a prerequisite to appointment, consideration shall be given to applicants who have experience or education in planning, law, architecture, natural resource management, real estate, and related fields.
2. **Appointment.** The Land Use Advisory Board shall be composed of fifteen (15) members, to be appointed by the Board of County Commissioners. Each member of the Board of County Commissioners shall appoint two (2) members to the Land Use Advisory Board. One (1) member of the Land Use Advisory Board shall be appointed at large by a majority vote of the Board of County Commissioners.
3. **Terms of office.**
  - a. The term of office of each Land Use Advisory Board member shall be three (3) years. All members serving on the Land Use Advisory Board on the effective date of this Code shall complete their terms according to their prior appointments.
  - b. When a person is appointed to fill out the term of a departing member, that person's term shall end at the time the departing member's term would have ended.
  - c. Members of the Land Use Advisory Board shall hold office until the first Tuesday after the first Monday in June of the year their term expires.
  - d. There shall be no limit on the number of terms a person may serve on the Land Use Advisory Board.
  - e. The maximum number of boards and commissions a person appointed to the Land Use Advisory Board by the Board of County Commissioners may serve on at one (1) time shall be three (3). Members affected by this provision shall be governed by Palm Beach County Resolution No. 91-1003, as amended.
  - f. Land Use Advisory Board members shall not be prohibited from qualifying as a candidate for elected office.
4. **Removal from office.**
  - a. A Land Use Advisory Board member shall serve at the pleasure of the member of the Board of County Commissioners who appointed that member, and may be removed by that Board of County Commission member *without cause at any time.*

- b. In the event that any Land Use Advisory Board member is no longer a qualified elector, or the member is convicted of a felony, or an offense involving moral turpitude while in office, the Board of County Commissioners shall automatically terminate the appointment of such person as a member of the Land Use Advisory Board.
  - c. If any member of the Land Use Advisory Board fails to attend three (3) consecutive regular Land Use Advisory Board meetings without an excused absence, or one half (½) of the meetings within a calendar year, that member shall be automatically terminated. Participation for less than three-fourths (3/4) of a meeting shall constitute lack of attendance. A member of the Land Use Advisory Board who has been automatically removed for lack of attendance may be reappointed by the Board of County Commission member who originally appointed that person.
  - d. Excused absence constitutes absence due to illness, absence from Palm Beach County, or personal hardship, if approved by majority vote of the membership of the Land Use Advisory Board. Excused absence shall be entered into the minutes at the next regularly scheduled meeting of the Land Use Advisory Board.
  - e. Members removed from office shall be terminated immediately and not continue to serve until a new appointment is made by the Board of County Commissioners.
5. **Vacancy.** The Board of County Commission member who appointed the terminated or vacated member shall fill the vacancy within thirty (30) days after it occurs. The Board of County Commissioners shall fill the vacancy of the member appointed at large within thirty (30) days after it occurs.
6. **Conflict of Interest.**
- a. **General.** No Land Use Advisory Board member shall have any interest, financial or otherwise, direct or indirect, or engage in any business transaction or professional activities, or incur any obligation of any nature which is in substantial conflict with the proper discharge of duties as a member of the Land Use Advisory Board.
  - b. **Implementation.** To implement this policy and strengthen the faith and confidence of the citizens of Palm Beach County, members of the Land Use Advisory Board are directed:
    - (1) to be governed by the applicable provisions of the Palm Beach County Ethics Ordinance, upon adoption of such ordinance;
    - (2) not to accept any gift, favor or service that might reasonably tend to improperly influence the discharge of official duties;
    - (3) to make known by written or oral disclosure, on the record at a Land Use Advisory Board meeting, any interest which the member has in any pending matter before the Land Use Advisory Board, before any deliberation on that matter;
    - (4) to abstain from using membership on the Land Use Advisory Board to secure special privileges or exemptions;
    - (5) to refrain from engaging in any business or professional activity which might reasonably be expected to require disclosure of information acquired by membership on the Land Use Advisory Board not available to members of the general public, and to refrain from using such information for personal gain or benefit;

- (6) to refrain from accepting employment which might impair independent judgment in the performance of responsibilities as a member of the Land Use Advisory Board;
- (7) to refrain from accepting or receiving any additional compensation from any source other than Palm Beach County for duties performed as a member of the Land Use Advisory Board;
- (8) to refrain from transacting any business in an official capacity as a member of the Land Use Advisory Board with any business entity of which the member is an officer, director, agent or member, or in which the member owns a controlling interest; and
- (9) to refrain from participation in any matter in which the member has a personal investment which will create a substantial conflict between private and public interests.

c. **Board action.** Willful violation of this subsection which affects a vote of a Land Use Advisory Board member shall render that action voidable by the Board of County Commissioners.

**D. Officers; quorum; rules of procedure.**

1. **Chair and vice-chair.** At an annual organizational meeting, the members of the Land Use Advisory Board shall elect a Chair and Vice-Chair from among the members. The Chair and Vice-Chair's terms shall be for one (1) year. There shall be no limit on the number of consecutive terms that may be served by the Chair or Vice-chair. The Chair shall administer oaths, shall be in charge of all procedures before the Land Use Advisory Board, and shall take such action as shall be necessary to preserve the order and the integrity of all proceedings before the Land Use Advisory Board. In the absence of the Chair, the Vice-Chair shall act as Chair and shall have all the powers of the Chair.
2. **Secretary.** The Planning Director of PZB shall serve as Secretary of the Land Use Advisory Board. The Secretary shall keep minutes of all proceedings, which minutes shall be a summary of all proceedings before the Land Use Advisory Board, which shall include the vote of all members upon every question, and be attested to by the Secretary. The minutes shall be approved by a majority of the Land Use Advisory Board members voting. In addition, the Secretary shall maintain all records of Land Use Advisory Board meetings, hearings, proceedings, and the correspondence of the Land Use Advisory Board. The records of the Land Use Advisory Board shall be stored with the agency serving as Secretary herein, and shall be available for inspection by the public, upon reasonable request, during normal business hours.
3. **Staff.** The Planning Division of PZB shall be the professional staff of the Land Use Advisory Board. The Planning Division staff shall be responsible for, providing a recommendation to the Land Use Advisory Board on all Comprehensive Plan amendments, including amendments to any maps included as part of the Comprehensive Plan.
4. **County attorney.** The County Attorney's Office shall provide counsel and interpretation on legal issues.
5. **Quorum and voting.** The presence of a majority of the members of the Land Use Advisory Board shall constitute a quorum of the Land Use Advisory Board necessary to take action and transact business. In addition, a simple majority vote shall be necessary in order to forward a formal recommendation of approval, approval with conditions, denial, or other recommendation to the Board of County Commissioners. In the event of a tie vote, the proposed motion shall be considered to have failed. No member shall abstain from voting unless there is a conflict of interest pursuant to this Article, or Sec. 112.01 et. seq., Fla. Stat.

6. **Rules of procedure.** All meetings shall be governed by Robert's Rules of Order. The Land Use Advisory Board may, by a majority vote of the entire membership, adopt additional rules of procedure for the transaction of business, and shall keep a record of meetings, resolutions, findings and determinations.

7. **Additional rules applicable to Local Planning Agency.**

- a. The agenda of the Land Use Advisory Board sitting as the Local Planning Agency shall be as prepared and presented by the Palm Beach County Planning Division and such agenda shall not be deviated from without a two-thirds (b) vote of a quorum of the Local Planning Agency.
- b. Failure of the Local Planning Agency to make a recommendation on any Comprehensive Plan Amendment to the Board of County Commissioners prior to the final transmittal hearing of the amendments shall constitute the item being sent to the Board of County Commissioners with an LPA recommendation of denial pursuant to Fla. Stat. Chapter 163.3174 (1992) as may be amended from time to time.

[Ord. No. 93-4][Ord. No. 93-17][Ord. No. 94-23]

E. **Meetings.**

1. **General.** General meetings of the Land Use Advisory Board shall be held as needed to dispense of matters properly before the Land Use Advisory Board. Special meetings may be called by the Chairman or in writing by a majority of the members of the Land Use Advisory Board. Twenty four (24) hour written notice shall be given to each Land Use Advisory Board member before a special meeting.
2. **Location.** The location of all Land Use Advisory Board meetings shall be in Palm Beach County, Florida.
3. **Continuance.** If a matter is postponed due to lack of a quorum, the meeting shall be rescheduled to the next Land Use Advisory Board meeting.
4. **Meetings open to public.** All meetings and public hearings of the Land Use Advisory Board shall be open to the public.
5. **Notice.** Public meetings shall be set for a time certain after due public notice.
6. **Annual Report.** The Land Use Advisory Board shall submit an Annual Report to the Board of County Commissioners. The form, substance, and submittal date for the Annual Report shall be established by a Policy and Procedure Memorandum (PPM).

F. **Compensation.** The members of the Land Use Advisory Board shall receive no compensation for their services. Travel reimbursement for members of the Land Use Advisory Board are limited to expenses incurred only for travel outside Palm Beach County necessary to fulfill the responsibilities of membership on the Land Use Advisory Board. Travel reimbursement shall be made only when sufficient funds have been budgeted and are available, and upon prior approval of the Board of County Commissioners. No other expenses are reimbursable except documented long distance telephone calls to County staff that are necessary to fulfill the responsibility of membership on the Land Use Advisory Board.

[Ord. No. 93-4] [Ord. No. 93-17] [Ord. No. 94-23]

**SEC. 4.3     ZONING COMMISSION.**

**A. Establishment.** There is hereby established a Zoning Commission.

**B. Powers and duties.** The Zoning Commission shall have the following powers and duties under the provisions of this Code:

1. to initiate, review, hear, consider, and make recommendations to the Board of County Commissioners to approve, approve with conditions, or deny applications for development permits to amend the text of this Code;
2. to initiate, review, hear, consider, and make recommendations to the Board of County Commissioners to approve, approve with conditions, or deny applications for development permits to amend the Official Zoning Map of this Code;
3. to review, hear, consider, and make recommendations to the Board of County Commissioners to approve, approve with conditions, or deny applications for development permits for Preliminary Development Plans for a Residential Planned Unit Development (PUD), Traditional Neighborhood Development District (TND), Mixed Use Planned Development District (MXPD), Multiple Use Planned Development District (MUPD), Planned Industrial Park Development District (PIPD), Mobile Home Park Planned Development District (MHPD), Recreational Vehicle Park Planned Development District (RVPD), and Solid Waste Disposal Planned Development District (SWPD);
4. to review, hear, consider, and make recommendations to the Board of County Commissioners to approve, approve with conditions, or deny applications for development permits for Class "A" Conditional uses;
5. to review, hear, consider, and approve, approve with conditions, or deny applications for development permits for Class "B" Conditional uses;
6. to make its special knowledge and expertise available upon written request and authorization of the Board of County Commissioners to any official, department, board, commission or agency of the County, State or federal governments;
7. to make studies of the resources, possibilities and needs of the County and to report its findings and recommendations, with reference thereto, from time to time, to the Board of County Commissioners; and
8. to recommend to the Board of County Commissioners additional or amended rules of procedure not inconsistent with this section to govern the Zoning Commission's proceedings.
9. to hear appeals of interpretations or determinations of Sec. 6.6.E., Architectural Guidelines, and waive certain requirements made by the Zoning Director.

**[Ord. No. 01- 28]**

**C. Commission membership.**

1. **Qualifications.** Members of the Zoning Commission shall be qualified electors of Palm Beach County, and residents of Palm Beach County for two (2) years prior to appointment. No member of the Board of County Commissioners or a County employee including a Board of County Commissioners aide, shall serve on the Zoning Commission. Although no specific experience requirements shall be necessary as a prerequisite to appointment, consideration shall be given to applicants who have experience or education in planning, law, architecture, natural resource management, real estate, and related fields.
2. **Appointment.** The Zoning Commission shall be composed of seven (7) members, to be appointed by the Board of County Commissioners. Each County Commissioner shall appoint one (1) member to the Zoning Commission. The Board of County Commissioners shall also appoint two (2) alternate members, a first alternate and a second alternate. The alternate members shall be appointed at large by a majority vote of the Board of County Commissioners. The alternate members shall vote only in the absence of regular members. The first alternate member shall have priority to vote in the absence of the first regular member's absence.
3. **Terms of office.**
  - a. The term of office of each member shall be three (3) years. All members serving on the Planning Commission on the effective date of this Code shall complete their terms as members of the Zoning Commission according to their prior appointments.
  - b. When a person is appointed to fill out the term of a departing member, that person's term shall end at the time the departing member's term would have ended.
  - c. Members of the Zoning Commission shall hold office until the first Tuesday after the first Monday in February of the year their term expires.
  - d. There shall be no limit on the number of terms a person may serve on the Zoning Commission.
  - e. The maximum number of boards and commissions that a person appointed by the Board of County Commissioners may serve on at one (1) time shall be three (3). Members affected by this provision shall be governed by Palm Beach County Ordinance No. 91-38, as amended.
  - f. Members of the Zoning Commission shall not be prohibited from qualifying as a candidate for elected office.
4. **Removal from office.**
  - a. A member of the Zoning Commission shall serve at the pleasure of the member of the Board of County Commissioners who appointed that member, and may be removed by that Board of County Commission member without cause at any time.
  - b. In the event that any Zoning Commission member is no longer a qualified elector or the member is convicted of a felony, or an offense involving moral turpitude while in office, the Board of County



Commissioners shall terminate the appointment of such person as a member of the Zoning Commission.

- c. If any member of the Zoning Commission fails to attend three (3) consecutive regular Zoning Commission meetings without an excused absence, or one half (½) of the meetings within a calendar year, the Board of County Commissioners shall automatically terminate the appointment of such person as a member of the Zoning Commission. Participation for less than three-fourths (¾) of a meeting shall constitute lack of attendance. A member of the Zoning Commission who has been automatically removed for lack of attendance may be reappointed by the Board of County Commission member who originally appointed that person.
- d. Excused absence constitutes absence due to illness, absence from Palm Beach County, or personal hardship, if approved by a majority vote of the members of the Zoning Commission. Excused absence shall be entered into the minutes at the next regularly scheduled meeting of the Zoning Commission.
- e. Members removed from office shall be terminated immediately and not continue to serve until a new appointment is made by the Board of County Commissioners.

**5. Vacancy.**

- a. Whenever a vacancy occurs on the Zoning Commission, the full time member's position shall be served by an alternate member until a permanent member can be appointed by the Board of County Commissioners.
- b. The Board of County Commissioners shall fill a vacancy within thirty (30) days after it occurs.

**6. Conflict of Interest.**

- a. **General.** No Zoning Commission member shall have any interest, financial or otherwise, direct or indirect, or engage in any business transaction or professional activities, or incur any obligation of any nature which is in substantial conflict with the proper discharge of duties as a member of the Zoning Commission.
- b. **Implementation.** To implement this policy and strengthen the faith and confidence of the citizens of Palm Beach County, members of the Zoning Commission are directed:
  - (1) to be governed by the applicable provisions of the Palm Beach County Ethics Ordinance, upon adoption of such ordinance;
  - (2) not to accept any gift, favor or service that might reasonably tend to improperly influence the discharge of official duties;
  - (3) to make known by written or oral disclosure, on the record at a Zoning Commission meeting, any interest which the member has in any pending matter before the Zoning Commission, before any deliberation on that matter;
  - (4) to abstain from using membership on the Zoning Commission to secure special privileges or exemptions;
  - (5) to refrain from engaging in any business or professional activity which might reasonably be expected to require disclosure of confidential information acquired by membership on the Zoning

Commission not available to members of the general public, and to refrain from using such information for personal gain or benefit;

- (6) to refrain from accepting employment which might impair independent judgment in the performance of responsibilities as a member of the Zoning Commission;
- (7) to refrain from accepting or receiving any additional compensation from any source other than Palm Beach County for duties performed as a member of the Zoning Commission;
- (8) to refrain from transacting any business in an official capacity as a member of the Zoning Commission with any business entity of which the member is an officer, director, agent or member, or in which the member owns a controlling interest; and
- (9) to refrain from participation in any matter in which the member has a personal investment which will create a substantial conflict between private and public interests.

c. **Board Action.** Willful violation of this subsection which affects a vote of a Zoning Commission member shall render that action voidable by the Board of County Commissioners.

[Ord. No. 93-17][Ord. No. 94-23]

**D. Officers; quorum; rules of procedure.**

1. **Chairman and vice-chairman.** At an annual organizational meeting, the members of the Zoning Commission shall elect a Chairman and Vice-Chairman from among the members. The Chairman and Vice-Chairman's term shall be for one (1) year. No member shall serve as Chairman for more than two (2) consecutive terms. The Chairman shall administer oaths, shall be in charge of all procedures before the Zoning Commission, and shall take such action as shall be necessary to preserve the order and the integrity of all proceedings before the Zoning Commission. In the absence of the Chairman, the Vice-Chairman shall act as Chairman and shall have all the powers of the Chairman.
2. **Secretary.** The Zoning Director of PZB shall serve as Secretary of the Zoning Commission. The Secretary shall keep minutes of all proceedings, which minutes shall be a summary of all proceedings before the Zoning Commission, which shall include the vote of all members upon every question, and be attested to by the Secretary. If a member abstains from voting, the abstention and reason for abstention shall be stated in the minutes. The minutes shall be approved by a majority of the Zoning Commission members voting. In addition, the Secretary shall maintain all records of Zoning Commission meetings, hearings, proceedings, and the correspondence of the Zoning Commission. The records of the Zoning Commission shall be stored with the agency serving as Secretary herein, and shall be available for inspection by the public, upon reasonable request, during normal business hours.
3. **Staff.** The Zoning Division of PZB shall be the professional staff of the Zoning Commission.
4. **County attorney.** The County Attorney's Office shall provide counsel and interpretation on legal issues.
5. **Quorum and voting.** The presence of a majority of the members of the Zoning Commission shall constitute a quorum of the Zoning Commission necessary to take action and transact business. In addition, a simple majority shall be necessary in order to forward a formal recommendation of approval, approval with conditions, denial, or other recommendation to the Board of County Commissioners. A simple majority shall be necessary for the Zoning Commission to make a final decision approving an application for a development permit. ~~In the event the ZC fails to make a final decision due to a tie vote, the petition shall be continued to the next meeting. After a second tie, the proposed motion shall be considered to have~~

failed. No member shall abstain from voting unless there is a conflict of interest pursuant to Sec. 4.3.C.6. of this Code, or Sec. 112.01, et. seq., Fla. Stat. [Ord. No. 01-29]

6. **Rules of procedure.** The Zoning Commission may, by a majority vote of the entire membership, adopt additional rules of procedure for the transaction of business, and shall keep a record of meetings, resolutions, findings and determinations. The Zoning Commission may provide for transcription of such hearings and proceedings, or portions of hearings and proceedings, as may be deemed necessary. [Ord. No. 95-8]

**E. Meetings.**

1. **General.** General meetings of the Zoning Commission shall be held as needed to dispense of matters properly before the Zoning Commission. Special meetings may be called by the Chairman or in writing by a majority of the members of the Zoning Commission. Twenty four (24) hour written notice shall be given to each Zoning Commission member before a special meeting.
2. **Location.** The location of all Zoning Commission meetings shall be in Palm Beach County, Florida.
3. **Continuance.** If a matter is postponed due to lack of a quorum, the meeting shall be rescheduled to the next regularly scheduled Zoning Commission meeting. The Secretary shall notify all members of the date of the meeting and also shall notify all parties.
4. **Meetings open to public.** All meetings and public hearings of the Zoning Commission shall be open to the public.
5. **Notice.** Public hearings shall be set for a time certain after due public notice.
6. **Annual Report.** The Zoning Commission shall submit an Annual Report to the Board of County Commissioners. The form, substance, and submittal dates for the Annual Report shall be established by a Policy and Procedure Memorandum (PPM).

- F. Compensation.** The members of the Zoning Commission shall receive no compensation for their services. Travel reimbursement for members of the Zoning Commission is limited to expenses incurred only for travel outside Palm Beach County necessary to fulfill the responsibilities of membership on the Zoning Commission. Travel reimbursement shall be made only when sufficient funds have been budgeted and are available, and upon the prior approval of the Board of County Commissioners. No other expenses are reimbursable except documented long distance telephone calls to County staff to fulfill the responsibilities of membership on the Zoning Commission.

**SEC. 4.4      DEVELOPMENT REVIEW COMMITTEE.**

**A. Establishment.** There is hereby established a Development Review Committee.

**B. Powers and duties.** The Development Review Committee shall have the following powers and duties under the provisions of this Code:

1. to hear, consider, and determine the sufficiency of applications for and make recommendations to approve, approve with conditions, or deny applications for development permits for Preliminary Development Plans for a Residential Planned Unit Development (PUD), Traditional Neighborhood Development District (TND), Planned Industrial Development District (PIPD), Mixed Use Planned Development District (MXPD), Multiple Use Planned Development District (MUPD), Planned Industrial Park Development District (PIPD), Mobile Home Park Planned Development District (MHPD), Recreational Vehicle Park Planned Development District (RVPD), and Solid Waste Disposal Planned Development District (SWPD);
2. to hear, consider, and determine the sufficiency of applications for and recommendations to approve, approve with conditions, or deny applications for development permits for Class A Conditional uses and Class B Conditional uses;
3. to hear, review, consider and approve, approve with conditions, or deny applications for development permits for Site Plans;
4. to hear, review, consider and approve, approve with conditions, or deny applications for development permits for Final Subdivision Plans;
5. To hear, review, consider and approve, approve with conditions, or deny applications for Transfer of Development Rights (TDR) for subdivisions requesting a two (2) unit per acre or less density increase pursuant to Sec. 6.10 of this Code. [Ord. No. 00-13]
6. to request other County officials and other agencies to comment on applications for development permits as is deemed appropriate; and
7. to recommend to the Board of County Commissioners additional or amended rules of procedure not inconsistent with this section to govern the Development Review Committee's proceedings.

**C. Committee membership.**

1. The Development Review Committee shall consist of the following members:
  - a. the Zoning Director of PZB;
  - b. the Planning Director of PZB;
  - c. the County Engineer;
  - d. the County Health Director;
  - e. the Director of ERM; and
  - f. the Director of the Parks and Recreation Department.
2. The DRC shall consist of the following ex officio members who shall be consulted on an as needed basis:

- a. the Building Director of PZB;
  - b. the Director of Department of Airports;
  - c. the Director of the Water Utilities Department;
  - d. the Chief of the Fire-Rescue Department;
  - e. the Director of PREM;
  - f. the Director of Housing and Community Development (HCD);
  - g. the Administrator of Palm Beach County School Board; and
  - h. the Director of Lake Worth Drainage District.
- [Ord. No. 93-4]

**D. Officers; quorum; rules of procedure.**

1. **Chairman and vice-chairman.** The Executive Director of PZB shall designate the Chairman and Vice Chairman of the Development Review Committee from among its members. The Chairman shall be in charge of all proceedings before the Development Review Committee, shall decide all points of order on procedure, and shall take such action as shall be necessary to preserve the order and integrity of all proceedings before the Development Review Committee. In the absence of the Chairman, the Vice Chairman shall act as the Chairman and shall have all the powers of the Chairman.
2. **Secretary.** The Executive Director of PZB shall designate a Secretary for the Development Review Committee from among its members. The Secretary shall maintain all records of Development Review Committee meetings, hearings, proceedings, and the correspondence of the Development Review Committee. The records of the Development Review Committee shall be stored with the agency serving as Secretary herein, and shall be available for inspection by the public, upon reasonable request, during normal business hours.
3. **Staff.** The Zoning Division of PZB shall be the professional staff for the Development Review Committee.
4. **County attorney.** The County Attorney's Office shall provide counsel and interpretation on legal issues.
5. **Quorum and certification.** No meeting of the Development Review Committee shall be called to order, nor may any business be transacted by the Development Review Committee without a quorum consisting of a majority of members of the Development Review Committee being present. All actions shall require approval of all members of the Development Review Committee. A Development Review Committee member shall only withhold certification approval when a proposed project fails to meet a Code standard which that member is charged by the Code to administer.
6. **Record of Meeting.** Upon request, the Development Review Committee may provide, at cost, a tape of its hearings and proceedings, or portions of meetings and proceedings, as may be deemed necessary.  
[Ord. No. 01-29]
7. **Appeal.** Appeal of any decision of the Development Review Committee shall be made to the Development Review Appeals Board within ten (10) working days after the notice indicating the decision is mailed to the applicant. [Ord. No. 93-17][Ord. No. 94-23]

**E. Meetings.**

1. **General.** Meetings of the Development Review Committee shall be held no less frequently than two (2) times a month to dispose of matters properly before the Development Review Committee, and may be called by the Chairman or in writing by a majority of the members of the Development Review Committee.
2. **Location.** The location of all meetings shall be in Palm Beach County, Florida.
3. **Continuance.** If a matter is postponed due to lack of a quorum, the Chairman shall continue the meeting as a special meeting to the next regularly scheduled Development Review Committee meeting. The Secretary shall notify all members of the date of the continued meeting and also shall notify all parties.
4. **Meetings open to public.** All meetings and hearings of the Development Review Committee shall be open to the public.
5. **Notice.** Meetings shall be set for a time certain with due public notice.

**F. Compensation.** Development Review Committee members shall receive no additional compensation above their normal salaries for their services to the Development Review Committee.

**SEC. 4.5      BOARD OF ADJUSTMENT.**

**A. Establishment.** There is hereby established a Board of Adjustment.

**B. Powers and duties.** The Board of Adjustment shall have the following powers and duties under the provisions of this Code:

1. to hear, review, consider and approve, approve with conditions, or deny variances to the terms of sections of this Code as described in Sec. 5.7.;
2. to hear, review, consider and approve or reverse decisions of the Zoning Director on zoning matters, unless otherwise provided in this Code;
3. to hear, review, consider and approve or reverse decisions of the County Engineer on matters relating to Subdivision requirements, unless otherwise provided in this Code;
4. to hear, review, consider and approve or reverse decisions of the Zoning Director and/or Airport Director on matters pertaining to the enforcement of the airport zoning regulations of Article 18, as provided in Chapter 333.08., Fla. Stat., 1995, as amended;
5. to make its special knowledge and expertise available upon written request and authorization of the Board of County Commissioners to any official, department, board, or commission of the County; and
6. to recommend to the Board of County Commissioners additional or amended rules of procedure not inconsistent with this section to govern the Board of Adjustment proceedings. **[Ord. No. 96-28]**

**C. Board membership.**

1. **Qualifications.** Members of the Board of Adjustment shall be qualified electors of Palm Beach County and residents of Palm Beach County for two (2) years prior to appointment. No member of the Board of County Commissioners or a County employee including a Board of County Commission aide shall serve on the Board of Adjustment. Although no specific experience requirements shall be necessary as a pre-requisite to appointment, consideration shall be given to applicants who have experience in planning, the law, architecture, natural resource management, real estate and related fields. No two (2) members of the Board of Adjustment shall represent the same occupation or business.
2. **Appointment.** The Board of Adjustment shall be composed of seven (7) members appointed by the Board of County Commissioners. Each County Commissioner shall appoint one (1) member to the Board of Adjustment. The Board of County Commissioners shall also appoint two (2) alternate members, a first alternate and a second alternate. The alternates shall be appointed at large by a majority of the Board of County Commissioners. The alternates shall serve a three (3) year term. The alternate members shall vote only in the absence of regular members. The first alternate shall have priority to replace the first regular member that is absent.
3. **Terms of office.**
  - a. The term of office of each member shall be three (3) years. All members serving on the Board of Adjustment on the effective date of this Code shall complete their terms according to their prior appointments.
  - b. When a member is appointed to fill out the term of a departing member, that person's term will end at the time the departing member's term would have ended.
  - c. Members of the Board of Adjustment shall hold office until the first Tuesday after the first Monday in February of the year their term expires.
  - d. There shall be no limit on the number of terms a person may serve on the Board of Adjustment.
  - e. The maximum number of boards and commissions that a person appointed by the Board of County Commissioners may serve on at one time shall be three (3). Members affected by this provision shall be governed by Palm Beach County Ordinance No. 91-38, as amended.
  - f. Members of the Board of Adjustment shall not be prohibited from qualifying as a candidate for elected office.
4. **Removal from office.**
  - a. A member of the Board of Adjustment shall serve at the pleasure of the Board of County Commission member who appointed the Board of Adjustment member, and may be removed by that Board of County Commission member without cause at any time.

- b. In the event that any Board of Adjustment member is no longer a qualified elector or the member is convicted of a felony, or an offense involving moral turpitude in office, the Board of County Commissioners shall terminate the appointment of such person as a member of the Board of Adjustment.
- c. If any member of the Board of Adjustment fails to attend three (3) consecutive regular Board of Adjustment meetings without an excused absence, or one half (½) of the meetings within a calendar year, the Board of County Commissioners shall automatically terminate the appointment of such person as a member of the Board of Adjustment. Participation for less than three-fourths (¾) of a meeting shall constitute lack of attendance. A member of the Board of Adjustment who has been automatically removed for lack of attendance may be reappointed by the Board of County Commission member who originally appointed that Board of Adjustment member.
- d. Excused absence constitutes absence due to illness, absence from Palm Beach County, or personal hardship, if approved by a majority vote of the Board of Adjustment. Excused absence shall be entered into the minutes at the next regularly scheduled meeting of the Board of Adjustment.
- e. Members removed from office shall be terminated immediately and not continue to serve until a new appointment is made by the Board of County Commissioners.

**5. Vacancy.**

- a. When a member resigns or is removed, the first alternate member shall vote in the resigned or removed member's absence until a permanent member can be appointed.
- b. The Board of County Commissioners shall fill a vacancy within thirty (30) days after it occurs.

**6. Conflict of Interest.**

- a. **General.** No Board of Adjustment member shall have any interest, financial or otherwise, direct or indirect, or engage in any business transaction or professional activities, or incur any obligation of any nature which is in substantial conflict with the proper discharge of duties as a member of the Board of Adjustment.
- b. **Implementation.** To implement this policy and strengthen the faith and confidence of the citizens of Palm Beach County, members of the Board of Adjustment are directed:
  - (1) to be governed by the applicable provisions of the Palm Beach County Ethics Ordinance, upon adoption of such ordinance;
  - (2) not to accept any gift, favor or service that might reasonably tend to improperly influence the discharge of official duties;
  - (3) to make known by written or oral disclosure, on the record at a Board of Adjustment meeting, any interest which the member has in any pending matter before the Board of Adjustment, before any deliberation on that matter;
  - (4) to abstain from using membership on the Board of Adjustment to secure special privileges or exemptions;



- (5) to refrain from engaging in any business or professional activity which might reasonably be expected to require disclosure of confidential information acquired by membership on the Board of Adjustment not available to members of the general public, and refrain from using such information for personal gain or benefit;
- (6) to refrain from accepting employment which might impair independent judgment in the performance of responsibilities as a member of the Board of Adjustment;
- (7) to refrain from accepting or receiving any additional compensation from any source other than Palm Beach County for duties performed as a member of the Board of Adjustment;
- (8) to refrain from transacting any business in an official capacity as a member of the Board of Adjustment with any business entity of which the member is an officer, director, agent or member, or in which the member owns a controlling interest; and
- (9) to refrain from participation in any matter in which the member has a personal investment which will create a substantial conflict between private and public interests.

- a. **Violation voids vote.** Willful violation of this subsection which affects a vote of the Board of Adjustment member shall render that action voidable by the Board of County Commissioners.

[Ord. No. 93-17] [Ord. No. 94-23]

**D. Officers; quorum; rules of procedure.**

1. **Chairman and vice-chairman.** At an annual organizational meeting, the members of the Board of Adjustment shall elect one (1) of their members as Chairman and one (1) as Vice-Chairman. The Chairman shall administer oaths, shall be in charge of all proceedings before the Board of Adjustment, shall decide all points of order on procedure, and shall take such action as shall be necessary to preserve the order and integrity of all proceedings before the Board of Adjustment. In the absence of the Chairman, the Vice-Chairman shall act as Chairman and shall have all powers of the Chairman. The Chairman and Vice-Chairman shall serve terms of one (1) year. No member shall serve as Chairman for more than two (2) consecutive terms.
2. **Secretary.** The Zoning Director of PZB shall serve as Secretary for the Board of Adjustment. The Secretary shall keep minutes of all proceedings, which minutes shall be a summary of all proceedings before the Board of Adjustment, which shall include the vote of all members upon every question, and be attested to by the Secretary. If a member abstains from voting, the abstention and reasons for abstention shall be stated in the minutes. The minutes shall be approved by a majority of the Board of Adjustment members voting. In addition, the Secretary shall maintain all records of Board of Adjustment meetings, hearings, proceedings, and the correspondence of the Board of Adjustment. The records of the Board of Adjustment shall be stored with the agency serving as Secretary herein, and shall be available for inspection by the public, upon reasonable request, during normal business hours.
3. **Staff.** The Zoning Division of PZB shall be the professional staff for the Board of Adjustment. In instances where relevant and appropriate, staff from DEPW, ERM, and the PBCHD and other County departments shall also assist the Board of Adjustment.
4. **County attorney.** The County Attorney's Office shall provide counsel and interpretation on legal issues.

5. **Quorum and voting.** No meeting of the Board of Adjustment shall be called to order, nor may any business be transacted by the Board of Adjustment without a quorum consisting of a majority of the members of the Board of Adjustment being present. All actions shall require a simple majority of the members of the Board of Adjustment then present and voting. In the event of a tie vote, the proposed motion shall be considered to have failed. No member shall abstain from voting unless there is a conflict of interest pursuant to Sec. 4.5.C.6 of this Code, or Sec. 112.01 *et. seq.*, Fla. Stat. [**Ord. No. 99-37**]
6. **Rules of procedure.** The Board of Adjustment, by a majority vote of the entire membership, may adopt rules of procedure for the transaction of business and shall keep a record of meetings, resolutions, findings and determinations. The Board of Adjustment may provide for transcription of such hearings and proceedings, or portions of hearings and proceedings, as may be deemed necessary. [**Ord. No. 95-8**]

**E. Meetings.**

1. **General.** General meetings of the Board of Adjustment shall be held at least once a month or more frequently as needed to dispose of matters properly before the Board. Special meetings may be called by the Chairman, or in writing by a majority of the members of the Board of Adjustment. Twenty four (24) hour written notice shall be given to each Board of Adjustment member before a special meeting.
2. **Location.** The location of all meetings shall be in Palm Beach County, Florida.
3. **Continuance.** If a matter is postponed due to lack of a quorum, the Chairman shall continue the meeting to the next regularly scheduled Board of Adjustment meeting. The Secretary shall notify all members of the date of the continued meeting and also shall notify all parties.
4. **Meetings open to public.** All meetings and public hearings of the Board of Adjustment shall be open to the public.
5. **Notice.** Public hearings shall be set for a time certain after due public notice.
6. **Annual Report.** The Board of Adjustment shall submit an Annual Report to the Board of County Commissioners. The form, substance, and submittal dates for the Annual Report shall be established by a Policy and Procedure Memorandum (PPM).

- F. Compensation.** The members of the Board of Adjustment shall receive no compensation for their services. Travel reimbursement for members of the Board of Adjustment is limited to expenses incurred only for travel outside Palm Beach County necessary to fulfill the responsibilities of membership on the Board of Adjustment. Travel reimbursement shall be made only when sufficient funds have been budgeted and are available, and upon the prior approval of the Board of County Commissioners. No other expenses are reimbursable except documented long distance telephone calls to County staff to fulfill the responsibilities of membership on the Board of Adjustment.

**SEC. 4.6      TRAFFIC PERFORMANCE STANDARDS APPEALS BOARD.**

**A. Establishment.** There is hereby established a Traffic Performance Standards Appeals Board.

**B. Powers and Duties.** The Traffic Performance Standards Appeals Board shall have the following powers and duties under the provisions of this Code:

1. to hear and decide appeals from decisions of the County Engineer or a Municipal Engineer pursuant to Sec. 15.1, Traffic Performance Standards; and
2. to submit an Annual Report to the Board of County Commissioners summarizing its annual activities.

**C. Board Membership.**

1. **Qualifications.** There shall be five (5) members of the Traffic Performance Standards Appeals Board. They shall consist of the Director of the Metropolitan Planning Organization, a professional Traffic Engineer employed by a municipality in Palm Beach County as a Traffic Engineer, a professional Traffic Engineer employed by another Florida County, a professional Traffic Engineer employed by FDOT District IV, and a professional Traffic Engineer who generally represents developers. Any person serving on the Traffic Performance Standards Appeals Board shall not be a person who participated in the decision being appealed, or shall not work for or be retained by a party to an appeal, or be a person who would be directly affected by the matter being appealed.
2. **Appointment.** Except for the Metropolitan Planning Organization Director, members of the Traffic Performance Standards Appeals Board shall be appointed by the Board of County Commissioners.
3. **Terms of office.** All Traffic Performance Standards Appeals Board members shall serve a term of four (4) years. There shall be no limit on the number of terms a person may serve. All members serving on the Traffic Performance Standards Appeals Board on the effective date of this Code shall complete their terms according to their prior appointments.
4. **Removal from office.** In the event that any Traffic Performance Standards Appeals Board member is convicted of a felony or an offense involving moral turpitude while in office, the Board of County Commissioners shall terminate the appointment of such person as a member of the Traffic Performance Standards Appeals Board. If any member of the Traffic Performance Standards Appeals Board fails to attend three (3) consecutive regularly scheduled meetings without an excused absence, or one-half (½) of the meetings within a calendar year, that member shall be automatically terminated and a new member shall be appointed to the Traffic Performance Standards Appeals Board. Participation for less than three-fourths (¾) of a meeting shall constitute lack of attendance.
5. **Vacancy.**
  - a. When a Traffic Performance Standards Appeals Board member resigns or is removed, the Board of County Commissioners shall fill the vacancy within twenty (20) working days.
  - b. Any appointment to fill any vacancy shall be for the remainder of the unexpired term of office.

**6. Conflict of Interest.**

- a. General.** No Traffic Performance Standards Appeals Board member shall have any interest, financial or otherwise, direct or indirect, or engage in any business transaction or professional activities, or incur any obligation of any nature which is in substantial conflict with the proper discharge of duties as a member of the Traffic Performance Standards Appeals Board.
- b. Implementation.** To implement this policy and strengthen the faith and confidence of the citizens of Palm Beach County, members of the Traffic Performance Standards Appeals Board are directed:
- (10) to be governed by the applicable provisions of the Palm Beach County Ethics Ordinance, upon adoption of such ordinance;
  - (11) not to accept any gift, favor or service that might reasonably tend to improperly influence the discharge of official duties;
  - (12) to make known by written or oral disclosure, on the record at a Traffic Performance Standards Appeals Board meeting, any interest which the member has in any pending matter before the traffic Performance Standards Appeals Board, before any deliberation on that matter;
  - (13) to abstain from using membership on the Traffic Performance Standards Appeals Board to secure special privileges or exemptions;
  - (14) to refrain from engaging in any business or professional activity which might reasonably be expected to require disclosure of information acquired by membership on the Traffic Performance Standards Appeals Board not available to members of the general public, and to refrain from using such information for personal gain or benefit;
  - (15) to refrain from accepting employment which might impair independent judgment in the performance of responsibilities as a member of the Traffic Performance Standards Appeals Board;
  - (16) to refrain from accepting or receiving any additional compensation from any source other than Palm Beach County for duties performed as a member of the Traffic Performance Standards Appeals Board;
  - (17) to refrain from transacting any business in an official capacity as a member of the Traffic Performance Standards Appeals Board with any business entity of which the member is an officer, director, agent or member, or in which the member owns a controlling interest; and
  - (18) to refrain from participation in any matter in which the member has a personal investment which will create a substantial conflict between private and public interests.
- c. Board action.** Willful violation of this subsection which affects a vote of a Traffic Performance Standards Appeals Board member shall render that action voidable by the Board of County Commissioners.

**D. Officers.**

1. **Chairman and vice-chairman.** At an annual organizational meeting, the members of the Traffic Performance Standards Appeals Board shall elect one (1) of their members as Chairman and one (1) as Vice-Chairman. In the absence of the Chairman, the Vice-Chairman shall act as Chairman and shall have all powers of the Chairman. The Chairman shall serve a term of one (1) year. No member shall serve as Chairman for more than two (2) consecutive terms. The Chairman shall administer oaths, shall be in charge of all proceedings before the Traffic Performance Standards Appeals Board, and shall take such action as shall be necessary to preserve the order and the integrity of all proceedings before the Traffic Performance Standards Appeals Board.
2. **Secretary.** The County Engineer shall serve as Secretary of the Traffic Performance Standards Appeals Board. The Secretary shall keep minutes of all proceedings of the Traffic Performance Standards Appeals Board, which minutes shall be a summary of all proceedings before the Traffic Performance Standards Appeals Board, attested to by the Secretary, which shall include the vote of each member upon every question. The minutes shall be approved by a majority of the members of the Traffic Performance Standards Appeals Board voting when a quorum is present. In addition, the Secretary shall maintain all records of the Traffic Performance Standards Appeals Board, meetings, and proceedings and the correspondence of the Traffic Performance Standards Appeals Board. The records of the Traffic Performance Standards Appeals Board shall be stored with the agency serving as Secretary herein, and shall be available for inspection by the public, upon reasonable request, during normal business hours.
3. **Staff.** The County Engineer's office shall be the professional staff of the Traffic Performance Standards Appeals Board.
4. **County attorney.** The County Attorney's Office shall provide counsel and interpretation on legal issues.
5. **Quorum and voting.** No meeting of the Traffic Performance Standards Appeals Board shall be called to order, nor may any business be transacted by the Traffic Performance Standards Appeals Board, without a quorum consisting of at least three (3) members of the Traffic Performance Standards Appeals Board being present. A majority of the quorum present shall be necessary for the Traffic Performance Standards Appeals Board to take action. In the event of a tie vote, the proposed motion shall be considered to have failed. No member shall abstain from voting unless there is a conflict of interest pursuant to this Article, or Sec. 112.01 *et. seq.*, Fla. Stat.
6. **Rules of procedure.** The Traffic Performance Standards Appeals Board may, by a majority vote of the entire membership, adopt additional rules of procedure for the transaction of business and shall keep a record of meetings, resolutions, findings and determinations. The Traffic Performance Standards Appeals Board may provide for transcription of such proceedings, or portions or proceedings, as may be deemed necessary. [Ord. No. 95-8]

**E. Meetings.**

1. **General or special meetings.** General meetings of the Traffic Performance Standards Appeals Board shall be held as needed to dispense of matters properly before the Traffic Performance Standards Appeals Board. Special meetings may be called by the Chairman of the Traffic Performance Standards Appeals Board, or in writing by three (3) members of the Board. Twenty four (24) hour written notice shall be given to each Traffic Performance Standards Appeals Board member for a special meeting.
2. **Location.** The location of meetings shall be in Palm Beach County, Florida.
3. **Continuance.** If a matter is postponed due to lack of a quorum, the Chairman shall continue the meeting to the next regularly scheduled Traffic Performance Standards Appeals Board meeting. The Secretary shall notify all members of the date of the continued meeting and also shall notify all parties.
4. **Meetings open to public.** All meetings and public hearings of the Traffic Performance Standards Appeals Board shall be open to the public.
5. **Notice.** Public hearings shall be set for a time certain after due public notice.
6. **Annual Report.** The Traffic Performance Standards Appeals Board shall submit an Annual Report to the Board of County Commissioners. The form, substance, and submittal dates for the Annual Report shall be established by a Policy and Procedure Memorandum (PPM).

- F. Compensation.** The members of the Traffic Performance Standards Appeals Board shall receive no compensation for their services. Travel reimbursements are limited to expenses incurred only for travel outside Palm Beach County necessary to fulfill the responsibilities of membership on the Traffic Performance Standards Appeals Board. Travel reimbursement shall be made only when sufficient funds have been budgeted and are available, and upon the prior approval of the Board of County Commissioners. No other expenses are reimbursable except documented long distance telephone calls to County staff to fulfill the responsibilities of membership on the Traffic Performance Standards Appeals Board.

[Ord. No. 95-8; March 21, 1995]

**SEC. 4.7      DEVELOPMENT REVIEW APPEALS BOARD.**

- A. Establishment.** There is hereby established a Development Review Appeals Board.
- B. Powers and duties.** The Development Review Appeals Board shall have the following powers and duties under the provisions of this Code:
1. to hear, consider and decide appeals, decisions of the Zoning Director on applications for Certificates of Concurrency Reservation and Concurrency Exemption Extension;
  2. to hear, consider and decide appeals from decisions of the Planning Director on applications for Entitlement Density, and Voluntary Density Bonus;
  3. to hear and decide appeals from, decisions of, and conditions imposed by the Development Review Committee with regard to action taken on an application for a final development permit; and

4. to set policy for the Development Review Committee. [Ord. No. 95-8]

C. **Board membership.** The Development Review Appeals Board shall consist of the Executive Director of PZB, the County Engineer, and the County Attorney or Deputy County Attorney.

D. **Officers; quorum; rules of procedure.**

1. **Chairman and vice-chairman.** The Executive Director of PZB shall be the Chairman of the Development Review Appeals Board. The Chairman shall be in charge of all proceedings before the Development Review Appeals Board, shall decide all points of order on procedure, and shall take such action as shall be necessary to preserve the order and integrity of all proceedings before the Development Review Appeals Board.
2. **Staff.** PZB staff shall be the professional staff for the Development Review Appeals Board. The staff shall keep minutes of all proceedings, which minutes shall be a summary of all proceedings before the Development Review Appeals Board, which shall include the vote of all members upon every question, and be attested to by the Secretary. The minutes shall be approved by a majority of the Development Review Appeals Board members voting. In addition, the staff shall maintain all records of Development Review Appeals Board meetings, hearings, proceedings, and the correspondence of the Development Review Appeals Board. The records of the Development Review Appeals Board shall be stored with the agency serving as secretary herein, and shall be available for inspection by the public, upon reasonable request, during normal business hours.
3. **County attorney.** The County Attorney's Office shall provide counsel and interpretation on legal issues.
4. **Quorum and voting.** No meeting of the Development Review Appeals Board shall be called to order, nor may any business be transacted by the Development Review Appeals Board without a quorum consisting of at least two (2) members of the Development Review Appeals Board being present. All actions shall require a simple majority of the Development Review Appeals Board members present. In the event of a tie vote, the proposed motion shall be continued to the next meeting.
5. **Rules of procedure.** The Development Review Appeals Board shall, by a majority vote of the entire membership, adopt rules of procedure for the transaction of business and shall keep a record of meetings, findings and determinations. No appeal shall be considered more than six (6) months after the issuance of the final decision of the Planning Director or the Development Review Committee.

E. **Meetings.**

1. **General.** General meetings of the Development Review Appeals Board shall be held as needed to dispose of matters properly before the Development Review Appeals Board. Special meetings may be called by the Chairman or in writing by two (2) members of the Development Review Appeals Board. Twenty-four (24) hour written notice shall be given to all Development Review Appeals Board members.
2. **Location.** The location of all meetings shall be in Palm Beach County, Florida.

3. **Continuance.** If a matter is postponed due to lack of a quorum, the Chairman shall continue the meeting to the next regularly scheduled Development Review Appeals Board meeting. The Secretary shall notify all members of the date of the continued hearing and also shall notify all parties.
4. **Meetings open to public.** All meetings and hearings of the Development Review Appeals Board shall be open to the public.
5. **Notice.** Public meetings shall be set for a time certain with due public notice.
- F. **Compensation.** Development Review Appeals Board members shall receive no additional compensation above their normal salaries for their services to the Development Review Appeals Board.

**SEC. 4.8      IMPACT FEE REVIEW COMMITTEE.**

- A. **Establishment.** There is hereby created an Impact Fee Review Committee.
- B. **Powers and duties.** The Impact Fee Review Committee shall have the following powers and duties under the provisions of this Code:
  1. to submit a Report to the Board of County Commissioners whenever the County conducts a full review or update of the impact fee system relating to:
    - a. the implementation of Art. 10, Impact Fees;
    - b. actual levels of service for the impact fees exacted in Art. 10, Impact Fees;
    - c. the collection, encumbrance, and expenditure of all impact fees collected pursuant to Art. 10, Impact Fees;
    - d. the validity and assumptions in the technical memoranda used to support the impact fee schedules in Art 10, Impact Fees; and
    - e. any recommended amendment to Art. 10, Impact Fees.
  - [Ord. No. 97-38]
  2. To review amendments to Art. 10, Impact Fees, prior to their consideration by the Board of County Commissioners.
  3. To perform such other duties as the Board of County Commissioners deems appropriate.



**C. Board Membership.**

1. **Qualifications.** Members of the Impact Fee Review Committee shall be qualified electors of Palm Beach County for two (2) years prior to appointment. No member of the Board of County Commissioners or a County employee, including a Board of County Commission aide, shall serve on the Impact Fee Review Committee. The Impact Fee Review Committee shall be composed of eleven (11) members. The membership of the Impact Fee Review Committee shall include four (4) representatives from municipalities within the County, four (4) representatives from the business community, and three (3) members selected at large.
2. **Appointment.** Members of the Impact Fee Review Committee shall be appointed by the Board of County Commissioners.
3. **Terms of office.**
  - a. All Impact Fee Review Committee members shall serve a term of three (3) years. All members serving on the Impact Fee Review Committee on the effective date of this Code shall complete their terms according to their prior appointments.
  - b. There shall be no limit on the number of terms a person may serve on the Impact Fee Review Committee.
  - c. The maximum number of boards and commissions that a person appointed by the Board of County Commissioners may serve on at one (1) time shall be three (3). Members affected by this provision shall be governed by Resolution No. 91-1003.
  - d. Members of the Impact Fee Review Committee shall not be prohibited from qualifying as a candidate for elected office.
4. **Removal from office.**
  - a. In the event that any Impact Fee Review Committee member is convicted of a felony or an offense involving moral turpitude while in office, the Board of County Commissioners shall terminate the appointment of such person as a member of the Impact Fee Review Committee.
  - b. Any member who fails to attend three (3) consecutive regular meetings without an excused absence or one-half ( $\frac{1}{2}$ ) of the meetings within a calendar year shall automatically forfeit the appointment, and the Board of County Commissioners shall promptly fill such vacancy. Participation for less than three-fourths ( $\frac{3}{4}$ ) of a meeting shall constitute lack of attendance.
  - c. Excused absence constitutes absence due to illness, absence from Palm Beach County, or personal hardship, if approved by a majority vote of the membership of the Impact Fee Review Committee. Excused absence shall be entered into the minutes at the next regularly scheduled meeting of the Impact Fee Review Committee.
  - d. Members removed from office shall be terminated immediately and not continue to serve until a new appointment is made by the Board of County Commissioners.

**5. Vacancy.**

- a. When an Impact Fee Review Committee member resigns or is removed, the Board of County Commissioners shall fill the vacancy within thirty (30) days.
- b. Any appointment to fill any vacancy shall be for the remainder of the un-expired term of office.

**6. Conflict of Interest.**

- a. **General.** No Impact Fee Review Committee member shall have any interest, financial or otherwise, direct or indirect, or engage in any business transaction or professional activities, or incur any obligation of any nature which is in substantial conflict with the proper discharge of duties as a member of the Impact Fee Review Committee.
- b. **Implementation.** To implement this policy and strengthen the faith and confidence of the citizens of Palm Beach County, members of the Impact Fee Review Committee are directed:
  - (1) to be governed by the applicable provisions of the Palm Beach County Ethics Ordinance, upon adoption of such ordinance;
  - (2) not to accept any gift, favor or service that might reasonably tend to improperly influence the discharge of official duties;
  - (3) to make known by written or oral disclosure, on the record at an Impact Fee Review Committee meeting, any interest which the member has in any pending matter before the Impact Fee Review Committee, before any deliberation on that matter;
  - (4) to abstain from using membership on the Impact Fee Review Committee to secure special privileges or exemptions;
  - (5) to refrain from engaging in any business or professional activity which might reasonably be expected to require disclosure of information acquired by membership on the Impact Fee Review Committee not available to members of the general public, and to refrain from using such information for personal gain or benefit;
  - (6) to refrain from accepting employment which might impair independent judgment in the performance of responsibilities as a member of the Impact Fee Review Committee;
  - (7) to refrain from accepting or receiving any additional compensation from any source other than Palm Beach County for duties performed as a member of the Impact Fee Review Committee;
  - (8) to refrain from transacting any business in an official capacity as a member of the Impact Fee Review Committee with any business entity of which the member is an officer, director, agent or member, or in which the member owns a controlling interest; and
  - (9) to refrain from participation in any matter in which the member has a personal investment which will create a substantial conflict between private and public interests.
- c. **Board action.** Willful violation of this subsection which affects a vote of an Impact Fee Review Committee member shall render that action voidable by the Board of County Commissioners.

**D. Officers.**

1. **Chairman and vice-chairman.** At an annual organizational meeting, the members of the Impact Fee Review Committee shall elect one (1) of their members as Chairman and one (1) as Vice-Chairman. In the absence of the Chairman, the Vice-Chairman shall act as Chairman and shall have all powers of the Chairman. The Chairman shall serve a term of one (1) year. No member shall serve as Chairman for more than two (2) consecutive terms. The Chairman shall be in charge of all proceedings before the Impact Fee Review Committee, and shall take such action as shall be necessary to preserve the order and the integrity of all proceedings before the Impact Fee Review Committee.
2. **Secretary.** The Impact Fee Coordinator shall serve as Secretary of the Impact Fee Review Committee. The Secretary shall keep minutes of all proceedings of the Impact Fee Review Committee, which minutes shall be a summary of all proceedings before the Committee, attested to by the Secretary, and which shall include the vote of each member upon every question. The minutes shall be approved by a majority of the members of the Impact Fee Review Committee voting when a quorum is present. In addition, the Secretary shall maintain all records of the Impact Fee Review Committee meetings, and proceedings and the correspondence of the Impact Fee Review Committee. The records of the Impact Fee Review Committee shall be stored with the agency serving as Secretary herein, and shall be available for inspection by the public, upon reasonable request, during normal business hours.
3. **Staff.** The staff of the Impact Fee Review Committee shall be the professional staff of the Impact Fee Coordinator.
4. **County attorney.** The County Attorney's Office shall provide counsel and interpretation on legal issues.
5. **Quorum and voting.** No meeting of the Impact Fee Review Committee shall be called to order, nor may any business be transacted by the Impact Fee Review Committee, without a quorum consisting of a majority of appointed members of the Impact Fee Review Committee being present. A majority of the quorum present shall be necessary for the Impact Fee Review Committee to take action. In the event of a tie vote, the proposed motion shall be considered to have failed. No member shall abstain from voting unless there is a conflict of interest pursuant to this Article, or Sec. 112.01 *et. seq.*, Fla. Stat.
6. **Rules of procedure.** All meetings shall be governed by Robert's Rules of Order. The Impact Fee Review Committee may, by a majority vote of the entire membership, adopt additional rules of procedure for the transaction of business and shall keep a record of meetings, resolutions, finding and determinations. The Impact Fee Review Committee may provide for transcription of such proceedings, or portions of proceedings, as may be deemed necessary.

**E. Meetings.**

1. **General or special meetings.** General meetings of the Impact Fee Review Committee shall be held no less frequently than once every three (3) months. Special meetings may be called by the Chairman of the Impact Fee Review Committee, or in writing by a majority of appointed members of the Impact Fee Review Committee. Twenty four (24) hour written notice shall be given to each Impact Fee Review Committee member for a special meeting.
2. **Location.** The location of meetings shall be in Palm Beach County, Florida.

3. **Continuance.** If a matter is postponed due to lack of a quorum, the Chairman shall continue the meeting to the next regularly scheduled Impact Fee Review Committee meeting. The Secretary shall notify all members of the date of the continued meeting.
4. **Meetings open to public.** All meetings of the Impact Fee Review Committee shall be open to the public.
5. **Annual Report.** The Impact Fee Review Committee shall submit an Annual Report to the Board of County Commissioners. The form, substance, and submittal dates for the Annual Report shall be established by a Policy and Procedure Memorandum (PPM).
- F. **Compensation.** The members of the Impact Fee Review Committee shall receive no compensation for their services. Travel reimbursements are limited to expenses incurred only for travel outside Palm Beach County necessary to fulfill responsibilities of membership on the Impact Fee Review Committee. Travel reimbursement shall be made only when sufficient funds have been budgeted and are available, and upon the prior approval of the Board of County Commissioners. No other expenses are reimbursable except documented long distance telephone calls to the staff to fulfill the responsibilities of membership on the Impact Fee Review Committee.

#### SEC. 4.9      **IMPACT FEE APPEALS BOARD.**

- A. **Establishment.** There is hereby established an Impact Fee Appeals Board.
- B. **Powers and duties.** The Impact Fee Appeals Board shall have the following powers and duties:
  1. to hear and decide appeals from decisions of the Impact Fee Coordinator on independent calculation studies pursuant to Art. 10, Impact Fees; and
  2. to hear and decide appeals from an interpretation of the Impact Fee Coordinator on Art. 10, Impact Fees.
- C. **Board membership.**
  1. **Qualifications.** Members of the Impact Fee Appeals Board shall be qualified electors of Palm Beach County for two (2) years prior to appointment. No member of the Board of County Commissioners, or a County employee including a Board of County Commission aide shall serve on the Impact Fee Appeals Board. The Impact Fee Appeals Board shall be composed of five (5) members. There shall be one (1) traffic engineer, one (1) accountant, one (1) attorney, one (1) representative of the general public, and one (1) developer/builder on the Impact Fee Appeals Board.
  2. **Appointment.** The members of the Impact Fee Appeals Board shall be approved at large by a majority vote of the Board of County Commissioners. No member of the Impact Fee Review Committee may serve on the Impact Fee Appeals Board.
  3. **Terms of office.**
    - a. All Impact Fee Appeals Board members shall serve a term of three (3) years. All members serving on the Impact Fee Appeals Board on the effective date of this Code shall complete their terms according to their prior appointments.

- b. There shall be no limit on the number of terms a person may serve on the Impact Fee Appeals Board.
- c. The maximum number of boards and commissions a person appointed by the Board of County Commissioners may serve on at one time shall be three (3). Members affected by this provision shall be governed by Palm Beach County Ordinance No. 91-38 and Palm Beach County Resolution No. 91-1003, as amended.
- d. Impact Fee Appeals Board members shall not be prohibited from qualifying as a candidate for elected office.

**4. Removal from office.**

- a. In the event that any Impact Fee Appeals Board member is no longer a resident of Palm Beach County, or the member is convicted of a felony or an offense involving moral turpitude while in office, the Board of County Commissioners shall terminate the appointment of such person as a member of the Impact Fee Appeals Board.
- b. Members of the Impact Fee Appeals Board shall be subject to removal from office by the Board of County Commissioners for nonfeasance, malfeasance, misfeasance, or for other good cause shown to the Board of County Commissioners.
- c. If any member fails to attend three (3) consecutive regular meetings without excuse and without providing prior notice to the Impact Fee Coordinator or the Chairman of the Impact Fee Appeals Board, the Impact Fee Appeals Board may declare the member's seat vacant.
- d. Excused absence constitutes absence due to illness, absence from Palm Beach County, or personal hardship, if approved by a majority vote of the membership of the Impact Fee Review Committee. Excused absence shall be entered into the minutes at the next regularly scheduled meeting of the Impact Fee Appeals Board.
- e. Members removed from office shall be terminated immediately and not continue to serve until a new appointment is made by the Board of County Commissioners.

**5. Vacancy.**

- a. When a member resigns or is removed, the Board of County Commissioners shall fill the vacancy within thirty (30) days.
- b. Any appointment to fill any vacancy shall be for the remainder of the unexpired term of office.

- 6. Conflict of interest.** No member of the Impact Fee Appeals Board shall have any interest, financial or otherwise, direct or indirect, or engage in any business transaction or professional activities, or incur any obligation of any nature which is in substantial conflict with the proper discharge of duties in the public interest.

- a. **General.** No Impact Fee Appeals Board member shall have any interest, financial or otherwise, direct or indirect, or engage in any business transaction or professional activities, or incur any obligation of any nature which is in substantial conflict with the proper discharge of duties as a member of the Impact Fee Appeals Board.
- b. **Implementation.** To implement this policy and strengthen the faith and confidence of the citizens of Palm Beach County, members of the Impact Fee Appeals Board are directed:
  - (1) to be governed by the applicable provisions of the Palm Beach County Ethics Ordinance, upon adoption of such ordinance;
  - (2) not to accept any gift, favor or service that might reasonably tend to improperly influence the discharge of official duties;
  - (3) to make known by written or oral disclosure, on the record at a Impact Fee Appeals Board meeting, any interest which the member has in any pending matter before the Impact Fee Appeals Board, before any deliberation on that matter;
  - (4) to abstain from using membership on the Impact Fee Appeals Board to secure special privileges or exemptions;
  - (5) to refrain from engaging in any business or professional activity which might reasonably be expected to require disclosure of information acquired by membership on the Impact Fee Appeals Board not available to members of the general public, and to refrain from using such information for personal gain or benefit;
  - (6) to refrain from accepting employment which might impair independent judgment in the performance of responsibilities as a member of the Impact Fee Appeals Board;
  - (7) to refrain from accepting or receiving any additional compensation from any source other than Palm Beach County for duties performed as a member of the Impact Fee Appeals Board.
  - (8) to refrain from transacting any business in an official capacity as a member of the Impact Fee Appeals Board with any business entity of which the member is an officer, director, agent or member, or in which the member owns a controlling interest; and
  - (9) to refrain from participation in any matter in which the member has a personal investment which will create a substantial conflict between private and public interests.
- c. **Board action.** Willful violation of this subsection which affects a vote of a Impact Fee Appeals Board member shall render that action voidable by the Board of County Commissioners.

**D. Officers; quorum; rules of procedure.**

- 1. **Chairman and vice-chairman.** At an annual organizational meeting, the members of the Impact Fee Appeals Board shall elect one (1) of their members as Chairman and one (1) as Vice-Chairman. In the absence of the Chairman, the Vice-Chairman shall act as Chairman and shall have all powers of the Chairman. The Chairman and Vice-Chairman shall serve a term of one (1) year, but may be re-elected at the discretion of the members of the Impact Fee Appeals Board. No member shall serve as Chairman for more than two (2) consecutive terms. The Chairman shall administer oaths, shall be in charge of all proceedings before the Impact Fee Appeals Board, and shall take such action as shall be necessary to preserve the order and the integrity of all proceedings before the Impact Fee Appeals Board.

2. **Secretary.** The Impact Fee Coordinator shall serve as Secretary of the Impact Fee Appeals Board. The Secretary shall keep minutes of all proceedings of the Impact Fee Appeals Board, which minutes shall be a summary of all proceedings before the Impact Fee Appeals Board, attested to by the Secretary, and which shall include the vote of each member upon every question. The minutes shall be approved by a majority of the members of the Impact Fee Appeals Board voting when a quorum is present. The Secretary shall maintain all records of the Impact Fee Appeals Board, meetings, hearings and proceedings, and the correspondence of the Impact Fee Appeals Board. The records of the Impact Fee Appeals Board shall be stored with the Impact Fee Coordinator, and shall be available for inspection by the public, upon reasonable request, during normal business hours.
3. **Staff.** The staff of the PZB Department shall be the professional staff of the Impact Fee Appeals Board. The County Attorney shall attend meetings to serve as counsel to the Impact Fee Appeals Board. The Impact Fee Coordinator shall represent Palm Beach County by presenting the County's position to the Impact Fee Appeals Board.
4. **County attorney.** The County Attorney's Office shall provide counsel and interpretation on legal issues.
5. **Quorum and voting.** No meeting of the Impact Fee Appeals Board shall be called to order, nor may any business be transacted by the Impact Fee Appeals Board, without a quorum consisting of a majority of members of the Impact Fee Appeals Board being present. A majority vote of the quorum present, plus one, shall be necessary for the Impact Fee Appeals Board to take action, except that at least three (3) members of the Impact Fee Appeals Board must vote for an action to be valid. In the event of a tie vote, the proposed motion shall be considered to have failed. No member shall abstain from voting unless there is a conflict of interest pursuant to this Article, or Sec. 112.01 *et. seq.*, Fla. Stat.
6. **Rules of procedure.** The Impact Fee Appeals Board may, by a majority vote of the entire membership, adopt additional rules of procedure for the transaction of business and shall keep a record of meetings, resolutions, findings and determinations. The Impact Fee Appeals Board may provide for transcription of such hearings and proceedings, or portions or hearings and proceedings, as may be deemed necessary.  
[Ord. No. 95-8]

#### **E. Meetings.**

1. **General.** General meetings of the Impact Fee Appeals Board will be called as necessary to carry out business, but no more frequently than once a month. Special meetings may be called by the Chairman of the Impact Fee Appeals Board, or in writing by a majority of appointed members of the Board. Twenty four (24) hour written notice shall be given to each Impact Fee Appeals Board member for a special meeting.
2. **Location.** The location of meetings shall be in Palm Beach County, Florida.
3. **Operating procedures.** All cases brought before the Impact Fee Appeals Board shall be presented by the person making the appeal, or that person's agent.
4. **Continuance.** If a matter is postponed due to lack of a quorum, ~~the Chairman shall continue the meeting~~ to the next regularly scheduled Impact Fee Appeals Board meeting. The Secretary shall notify all members of the date of the continued meeting and also shall notify all parties.

5. **Meetings open to public.** All meetings and public hearings of the Impact Fee Appeals Board shall be open to the public.
  6. **Notice.** Public hearings shall be set for a time certain after due public notice.
  7. **Annual Report.** The Impact Fee Appeals Board shall submit an Annual Report to the Board of County Commissioners on June 1. The form, substance, and submittal dates for the Annual Report shall be established by a Policy and Procedure Memorandum (PPM).
- F. **Compensation.** The members of the Impact Fee Appeals Board shall receive no compensation for their services. Travel reimbursements are limited to expenses incurred only for travel outside Palm Beach County necessary to fulfill the responsibilities of membership on the Impact Fee Appeals Board. Travel reimbursement shall be made only when sufficient funds have been budgeted and are available, and upon the prior approval of the Board of County Commissioners. No other expenses are reimbursable except documented long distance telephone calls to the County staff to fulfill the responsibilities of membership on the Impact Fee Appeals Board.

**SEC. 4.10      ENVIRONMENTAL APPEAL BOARD.**

- A. **Establishment.** There is hereby established an Environmental Appeal Board.
- B. **Powers and Duties.** The Environmental Appeal Board has the following powers and duties:
1. To hear appeals from certain requirements, interpretations or determinations of Sec. 16.1 and 16.2 (ECR I and II) of this Code, made by the PBCHD or the Environmental Control Officer. **[Ord. No. 95-8]**
- C. **Board Membership.**
1. **Qualifications.** Members of the Environmental Appeal Board shall be qualified electors of Palm Beach County for two (2) years prior to appointment. No member of the Board of County Commissioners or a County employee including a Board of County Commission aide shall serve on the Environmental Appeal Board. The Environmental Appeal Board shall be composed of five (5) members. The membership of the Environmental Appeal Board shall consist of one (1) professional engineer registered by the State of Florida and nominated by the Palm Beach branch of the American Society of Civil Engineers, one (1) water resource professional employed by SFWMD, one (1) drinking water engineer employed by the DER, one (1) member of the Palm Beach County Home Builders and Contractors Association, and one (1) attorney nominated by the Palm Beach County Bar Association.
  2. **Appointment.** Members of the Environmental Appeal Board shall be appointed by the Board of County Commissioners.
  3. **Terms of office.**
    - a. All Environmental Appeal Board members shall serve a term of three (3) years. All members serving ~~on the Environmental Appeal Board on the effective date of this Code shall complete their terms~~ according to their prior appointments.
    - b. There shall be no limit on the number of terms a person may serve.



- c. The maximum number of boards and commissions a person appointed by the Board of County Commissioners may serve on at one (1) time shall be three (3). Members affected by this provision shall be governed by Palm Beach County Resolution No. 91-1003, as amended.
- d. Environmental Appeal Board members shall not be prohibited from qualifying as a candidate for elected office.

**4. Removal from office.**

- a. Members of the Environmental Appeal Board may be suspended or removed by the Board of County Commissioners, with or without cause at any time.
- b. In the event that any Environmental Appeal Board member is convicted of a felony or an offense involving moral turpitude while in office, the Board of County Commissioners shall terminate the appointment of such person as a member of the Environmental Appeal Board.
- c. If any member of the Environmental Appeal Board fails to attend two (2) of three (3) consecutive meetings without an excused absence, the Chairman of the Environmental Appeal Board shall recommend to the Board of County Commissioners that the member's seat should be vacated. Participation for less than three-fourths (3/4) of a meeting shall constitute lack of attendance.
- d. Excused absence constitutes absence due to illness, absence from Palm Beach County, or personal hardship, if approved by a majority vote of the Environmental Appeal Board. Excused absence shall be entered into the minutes at the next regularly scheduled meeting of the Environmental Appeal Board.
- e. Members removed from office shall be terminated immediately and shall not continue to serve until a new appointment is made by the Board of County Commissioners.

**5. Vacancy.**

- a. When an Environmental Appeal Board member resigns or is removed, the Board of County Commissioners shall accept nominations and shall fill the vacancy within thirty (30) days.
- b. Any appointment to fill any vacancy shall be for the remainder of the unexpired term of office.

**6. Conflict of interest.**

- a. **General.** No Environmental Appeal Board member shall have any interest, financial or otherwise, direct or indirect, or engage in any business transaction or professional activities, or incur any obligation of any nature which is in substantial conflict with the proper discharge of duties as a member of the Environmental Appeal Board.
- b. **Implementation.** To implement this policy and strengthen the faith and confidence of the citizens of Palm Beach County, members of the Environmental Appeal Board are directed:
  - (1) to be governed by the applicable provisions of the Palm Beach County Ethics Ordinance, upon adoption of such ordinance;

- (2) not to accept any gift, favor or service that might reasonably tend to improperly influence the discharge of official duties;
- (3) to make known by written or oral disclosure, on the record at an Environmental Appeal Board meeting, any interest which the member has in any pending matter before the Environmental Appeal Board, before any deliberation on that matter;
- (4) to abstain from using membership on the Environmental Appeal Board to secure special privileges or exemptions;
- (5) to refrain from engaging in any business or professional activity which might reasonably be expected to require disclosure of confidential information acquired by membership on the Environmental Appeal Board not available to members of the general public, and to refrain from using such information for personal gain or benefit;
- (6) to refrain from accepting employment which might impair independent judgment in the performance of responsibilities as a member of the Environmental Appeal Board;
- (7) to refrain from accepting or receiving any additional compensation from any source other than Palm Beach County for duties performed as a member of the Environmental Appeal Board;
- (8) to refrain from transacting any business in an official capacity as a member of the Environmental Appeal Board with any business entity of which the member is an officer, director, agent or member, or in which the member owns a controlling interest; and
- (9) to refrain from participation in any matter in which the member has a personal investment which will create a substantial conflict between private and public interests.

c. **Board action.** Willful violation of this subsection which affects a vote of an Environmental Appeal Board member shall render that action voidable by the Board of County Commissioners.

**D. Officers.**

1. **Chairman and vice-chairman.** At an annual organizational meeting, the members of the Environmental Appeal Board shall elect one (1) of their members as Chairman and one (1) as Vice-Chairman. In the absence of the Chairman, the Vice-Chairman shall act as Chairman and shall have all powers of the Chairman. The Chairman shall serve a term of one (1) year. Any member may be re-elected as Chairman at the discretion of the Environmental Appeal Board. The Chairman shall administer oaths, shall be in charge of all proceedings before the Environmental Appeal Board, and shall take such action as shall be necessary to preserve the order and the integrity of all proceedings before the Environmental Appeal Board.
2. **Secretary.** The County Environmental Control Officer shall provide a staff person to the Environmental Appeal Board and that staff member shall be designated as Secretary of the Environmental Appeal Board. The Secretary shall keep minutes of all proceedings of the Environmental Appeal Board, which minutes shall be a summary of all proceedings before the Environmental Appeal Board, attested to by the Secretary, and which shall include the vote of each member upon every question. The minutes shall be approved by a majority of the members of the Environmental Appeal Board voting when a quorum is present. In addition, the Secretary shall maintain all records of the Environmental Appeal Board, meetings, hearings and proceedings and the correspondence of the Environmental Appeal Board. The records of the Environmental Appeal Board shall be stored in the Office of the Environmental Control Officer, and shall be available for inspection by the public, upon reasonable request, during normal business hours.

3. **Staff.** The PBCHD shall be the professional staff of the Environmental Appeal Board.
4. **County attorney.** The County Attorney's Office shall provide counsel and interpretation on legal issues.
5. **Quorum and voting.** No meeting of the Environmental Appeal Board shall be called to order, nor may any business be transacted by the Environmental Appeal Board, without a quorum consisting of a majority of the members of the Environmental Appeal Board being present. A majority of the quorum present shall be necessary for the Environmental Appeal Board to take action. In the event of a tie vote, the proposed motion shall be considered to have failed. No member shall abstain from voting unless there is a conflict of interest pursuant to this Article, or Sec. 112.01 *et. seq.*, Fla. Stat.
6. **Rules of procedure.** The Environmental Appeal Board may, by a majority vote of the entire membership, adopt additional rules of procedure for the transaction of business and shall keep a record of meetings, resolutions, findings and determinations. The Environmental Appeal Board may provide for transcription of such hearings and proceedings, or portions of hearings and proceedings, as may be deemed necessary.  
[Ord. No. 95-8]

**E. Meetings.**

1. **General or special meetings.** General meetings of the Environmental Appeal Board shall be held no less frequently than once every sixty (60) days. Special meetings may be called by the Chairman of the Environmental Appeal Board, or in writing by a majority of the members of the Board. Twenty four (24) hour written notice shall be given to each Environmental Appeal Board member for a special meeting.
2. **Location.** The location of meetings shall be in Palm Beach County, Florida.
3. **Continuance.** If a matter is postponed due to lack of a quorum, the Chairman shall continue the meeting to the next regularly scheduled Environmental Appeal Board meeting. The Secretary shall notify all members of the date of the continued meeting and also shall notify all parties.
4. **Meetings open to public.** All meetings and public hearings of the Environmental Appeal Board shall be open to the public.
5. **Notice.** Public hearings shall be set for a time certain after due public notice.
6. **Annual Report.** The Environmental Appeal Board shall submit an Annual Report to the Board of County Commissioners. The form, substance, and submittal dates for the Annual Report shall be established by a Policy and Procedure Memorandum (PPM).

- F. Compensation.** The members of the Environmental Appeal Board shall receive no compensation for their services. Travel reimbursements are limited to expenses incurred only for travel outside Palm Beach County necessary to fulfill the responsibilities of membership on the Environmental Appeal Board. Travel reimbursement shall be made only when sufficient funds have been budgeted and are available, and upon the prior approval of the Board of County Commissioners. No other expenses are reimbursable except ~~documented long distance telephone calls to the County staff, that are necessary to fulfill the responsibilities~~ of membership on the Environmental Appeal Board.  
[Ord. No. 95-8]

**SEC. 4.11 ENVIRONMENTAL ORDINANCE APPEALS BOARD.**

**A. Establishment.** There is hereby established an Environmental Ordinance Appeals Board.

**B. Powers and Duties.** The Environmental Ordinance Appeals Board has the following powers and duties.

1. To hear and render decisions on appeals of final administrative determinations rendered under Sec. 9.5, (Vegetation Preservation and Protection), and to have jurisdiction to conduct hearings and render decisions as required under applicable County environmental ordinances as may be provided by the Board of County Commissioners from time to time.
2. The Environmental Ordinance Appeals Board hears and makes decisions on appeals of all the ordinances found within Article 9 and Section and 7.6 (Excavation).

**C. Board Membership.**

1. **Qualifications.** Members of the Environmental Ordinance Appeals Board shall be qualified electors of Palm Beach County for two (2) years prior to appointment. No member of the Board of County Commissioners or a County employee including a Board of County Commission aide shall serve on the Environmental Ordinance Appeals Board. The Environmental Ordinance Appeals Board shall be composed of five (5) members. The membership of the Environmental Ordinance Appeals Board shall consist of one (1) attorney licensed by the Florida Bar; one (1) biologist with demonstrated technical environmental expertise; one (1) representative of the development community in Palm Beach County; one (1) representative of an environmental organization active in Palm Beach County; and one (1) citizen not holding elective office and not a member of any of the preceding categories.
2. **Appointment.** Members of the Environmental Ordinance Appeals Board shall be appointed at-large by the Board of County Commissioners.
3. **Terms of office.**
  - a. All Environmental Ordinance Appeals Board members shall serve a term of three (3) years. All members serving on the Environmental Ordinance Appeals Board on the effective date of this Code shall complete their terms according to their prior appointments.
  - b. There shall be no limit on the number of terms a person may serve on the Environmental Ordinance Appeals Board.
  - c. The maximum number of boards and commissions a person appointed by the Board of County Commissioners may serve on at one (1) time shall be three (3). Members affected by this provision shall be governed by Palm Beach County Resolution No. 91-1003, as amended.
  - d. Environmental Ordinance Appeals Board members shall not be prohibited from qualifying as a candidate for elected office.

**4. Removal from office.**

- a. Members of the Environmental Ordinance Appeals Board may be suspended or removed by the Board of County Commissioners, with or without cause.
- b. In the event that any Environmental Ordinance Appeals Board member is convicted of a felony or an offense involving moral turpitude while in office, the Board of County Commissioners shall terminate the appointment of such person as a member of the Environmental Ordinance Appeals Board.
- c. If any member of the Environmental Ordinance Appeals Board fails to attend two (2) of three (3) consecutive meetings without an excused absence, the Chairman of the Environmental Ordinance Appeals Board shall recommend to the Board of County Commissioners that the member's seat should be vacated. Participation for less than three-fourths (3/4) of a meeting shall constitute lack of attendance.
- d. Excused absence constitutes excused absence due to illness, absence from Palm Beach County, or personal hardship, if approved by a majority vote of the Environmental Ordinance Appeals Board. Excused absence shall be entered into the minutes at the next regularly scheduled meeting of the Environmental Ordinance Appeals Board.
- e. Members removed from office shall be terminated immediately and shall not continue to serve until a new appointment is made by the Board of County Commissioners.

**5. Vacancy.**

- a. When an Environmental Ordinance Appeals Board member resigns or is removed, the Board of County Commissioners shall accept nominations and shall fill the vacancy within thirty (30) days.
- b. Any appointment to fill any vacancy shall be for the remainder of the unexpired term of office.

**6. Conflict of interest.**

- a. **General.** No Environmental Ordinance Appeals Board member shall have any interest, financial or otherwise, direct or indirect, or engage in any business transaction or professional activities, or incur any obligation of any nature which is in substantial conflict with the proper discharge of duties as a member of the Environmental Ordinance Appeals Board
- b. **Implementation.** To implement this policy and strengthen the faith and confidence of the citizens of Palm Beach County, members of the Environmental Ordinance Appeals Board are directed:
  - (1) to be governed by the applicable provisions of the Palm Beach County Ethics Ordinance, upon adoption of such ordinance;
  - (2) not to accept any gift, favor or service that might reasonably tend to improperly influence the discharge of official duties;
  - (3) to make known by written or oral disclosure, on the record at an Environmental Ordinance Appeals Board meeting, any interest which the member has in any pending matter before the Environmental Ordinance Appeals Board, before any deliberation on that matter;

- (4) to abstain from using membership on the Environmental Ordinance Appeals Board to secure special privileges or exemptions;
- (5) to refrain from engaging in any business or professional activity which might reasonably be expected to require disclosure of confidential information acquired by membership on the Environmental Ordinance Appeals Board not available to members of the general public, and to refrain from using such information for personal gain or benefit;
- (6) to refrain from accepting employment which might impair independent judgment in the performance of responsibilities as a member of the Environmental Ordinance Appeals Board;
- (7) to refrain from accepting or receiving any additional compensation from any source other than Palm Beach County for duties performed as a member of the Environmental Ordinance Appeals Board;
- (8) to refrain from transacting any business in an official capacity as a member of the Environmental Ordinance Appeals Board with any business entity of which the member is an officer, director, agent or member, or in which the member owns a controlling interest; and
- (9) to refrain from participation in any matter in which the member has a personal investment which will create a substantial conflict between private and public interests.

**c. Board action.** Willful violation of this subsection which affects a vote of an Environmental Ordinance Appeals Board member shall render that action voidable by the Board of County Commissioners.

**D. Officers.**

- 1. Chairman and vice-chairman.** At an annual organizational meeting, the members of the Environmental Ordinance Appeals Board shall elect one (1) of their members as Chairman and one (1) as Vice-Chairman. In the absence of the Chairman, the Vice-Chairman shall act as Chairman and shall have all powers of the Chairman. The Chairman shall serve a term of one (1) year. Any member may be re-elected as Chairman at the discretion of the Environmental Ordinance Appeals Board. The Chairman shall administer oaths, shall be in charge of all proceedings before the Environmental Ordinance Appeals Board, and shall take such action as shall be necessary to preserve the order and the integrity of all proceedings before the Environmental Ordinance Appeals Board.
- 2. Staff.** The County Attorney's Office shall serve as staff for the Environmental Ordinance Appeals Board. The staff shall keep minutes of all proceedings of the Environmental Ordinance Appeals Board, which minutes shall be a summary of all proceedings before the Environmental Ordinance Appeals Board, attested to by the staff and which shall include the vote of each member upon every question. The minutes shall be approved by a majority of the members of the Environmental Ordinance Appeals Board voting when a quorum is present. In addition, the staff shall maintain all records of the Environmental Ordinance Appeals Board, meetings, hearings and proceedings and the correspondence of the Environmental Ordinance Appeals Board. The records of the Environmental Ordinance Appeals Board shall be stored with the agency serving as staff herein, and shall be available for inspection by the public, upon reasonable request, during normal business hours.
- 3. County attorney.** The County Attorney's Office shall provide counsel and interpretation on legal issues.

4. **Quorum and voting.** No meeting of the Environmental Ordinance Appeals Board shall be called to order, nor may any business be transacted by the Environmental Ordinance Appeals Board, without a majority of the members of the Environmental Ordinance Appeals Board being present. A majority of the quorum present shall be necessary for the Environmental Ordinance Appeals Board to take action. In the event of a tie vote, the proposed motion shall be considered to have failed. No member shall abstain from voting unless there is a conflict of interest pursuant to this Article, or Sec. 112.01 *et. seq.*, Fla. Stat.
5. **Rules of procedure.** The Environmental Ordinance Appeals Board may, by a majority vote of the entire membership, adopt additional rules of procedure for the transaction of business and shall keep a record of meetings, resolutions, findings and determinations. The Environmental Ordinance Appeals Board may provide for transcription of such hearings and proceedings, or portions or hearings and proceedings, as may be deemed necessary.  
[Ord. No. 93-4][Ord. No. 95-8]

**E. Meetings.**

1. **General or special meetings.** General meetings of the Environmental Ordinance Appeals Board shall be held no less frequently than once every three (3) months. Special meetings may be called by the Chairman of the Environmental Ordinance Appeals Board, or in writing by a majority of the members of the Board. Twenty four (24) hour written notice shall be given to each Environmental Ordinance Appeals Board member for a special meeting.
  2. **Location.** The location of meetings shall be in Palm Beach County, Florida.
  3. **Continuance.** If a matter is postponed due to lack of a quorum, the Chairman shall continue the meeting to the next regularly scheduled Environmental Ordinance Appeals Board meeting. The Secretary shall notify all members of the date of the continued meeting and also shall notify all parties.
  4. **Meetings open to public.** All meetings and public hearings of the Environmental Ordinance Appeals Board shall be open to the public.
  5. **Notice.** Public hearings shall be set for a time certain after due public notice.
  6. **Annual Report.** The Environmental Ordinance Appeals Board shall submit an Annual Report to the Board of County Commissioners. The form, substance, and submittal dates for the Annual Report shall be established by a Policy and Procedure Memorandum (PPM).
- F. Compensation.** The members of the Environmental Ordinance Appeals Board shall receive no compensation for their services. Travel reimbursement is limited to expenses incurred only for travel outside Palm Beach County necessary to fulfill the responsibilities of membership on the Environmental Ordinance Appeals Board. Travel reimbursement shall be made only when sufficient funds have been budgeted and are available, and upon the prior approval of the Board of County Commissioners. No other expenses are reimbursable except documented long distance telephone calls to County staff to fulfill the responsibilities of membership on the Environmental Ordinance Appeals Board.

**SEC. 4.12 ENVIRONMENTAL CONTROL HEARING BOARD.**

**A. Establishment.** There is hereby established an Environmental Control Hearing Board.

**B. Powers and Duties.** The Environmental Control Hearing Board has the following powers and duties.

1. To hear and conduct hearings into the merits of alleged violations to sections promulgated under Chapter 77-616, Special Act, Laws of Florida, and Palm Beach County Ordinance No. 78-5, as amended, and to issue injunctive and affirmative relief for violations; and
2. After due public hearing upholding a violation, to reach a decision setting forth such findings of fact and conclusions of law as are required in view of the issues presented. The decision shall contain an order which may be framed in the manner of a writ of injunction requiring the violator to conform with either or both of the following requirements:
  - a. to refrain from committing, creating, maintaining, or permitting the violations;
  - b. to take such affirmative action as the Environmental Control Hearing Board deems necessary and reasonable under the circumstances to correct such violation;
  - c. to issue orders imposing civil penalties of up to five hundred (500) dollars for each day of violation;
  - d. to issue subpoenas to command the appearance of any person before a hearing at a specified time and place to be examined as a witness. Such subpoenas may require such person to produce all books, papers and documents in that person's possession or under that person's control, material to such hearings; and
  - e. to administer oaths to any or all persons who are to testify before the Environmental Control Hearing Board.

**C. Board Membership.**

1. **Qualifications.** Members of the Environmental Control Hearing Board shall be qualified electors of Palm Beach County for two (2) years prior to appointment. No member of the Board of County Commissioners or a County employee including a Board of County Commission aide shall serve on the Environmental Control Hearing Board. The Environmental Control Hearing Board shall be composed of five (5) members. The membership of the Environmental Control Hearing Board shall consist of one (1) lawyer, recommended by the Palm Beach County Bar Association; one (1) medical doctor, recommended by the Palm Beach County Medical Society; one (1) engineer, recommended by the Palm Beach County chapter of the Florida Engineering Society; and two (2) citizens at large.
2. **Appointment.** Members of the Environmental Control Hearing Board shall be appointed by the BCC.
3. **Terms of office.**



- a. All members serving on the Environmental Control Hearing Board on the effective date of this Code shall complete their terms according to their prior appointments.
- b. There shall be no limit on the number of terms a person may serve on the Environmental Control Hearing Board.
- c. The maximum number of boards and commissions that a person appointed by the Board of County Commissioners may serve on at one (1) time shall be three (3). Members affected by this provision shall be governed by Palm Beach County Ordinance No. 91-38, as amended.
- d. An Environmental Control Hearing Board member shall not be prohibited from qualifying as a candidate for elected office.

**4. Removal from office.**

- a. Members of the Environmental Control Hearing Board may be suspended or removed by the Board of County Commissioners, with or without cause.
- b. In the event that any Environmental Control Hearing Board member is convicted of a felony or an offense involving moral turpitude while in office, the Board of County Commissioners shall terminate the appointment of such person as a member of the Environmental Control Hearing Board.
- c. If any member of the Environmental Control Hearing Board fails to attend two (2) of three (3) consecutive meetings without an excused absence, the Board of County Commissioners shall terminate that member. Participation for less than three-fourths ( $\frac{3}{4}$ ) of a meeting shall constitute lack of attendance.
- d. Excused absence constitutes absence due to illness, absence from Palm Beach County, or personal hardship, if approved by a majority vote of the Environmental Control Hearing Board. Excused absence shall be entered into the minutes at the next regularly scheduled meeting of the Environmental Control Hearing Board.
- e. Members removed from office shall be terminated immediately and not continue to serve until a new appointment is made by the Board of County Commissioners.

**5. Vacancy.** When an Environmental Control Hearing Board member resigns or is removed, the Board of County Commissioners shall accept nominations, if relevant, and shall fill the vacancy within thirty (30) days.

**6. Conflict of interest.**

- a. **General.** No Environmental Control Hearing Board member shall have any interest, financial or ~~otherwise~~, direct or indirect, or engage in any business transaction or professional activities, or incur any obligation of any nature which is in substantial conflict with the proper discharge of duties as a member of the Environmental Control Hearing Board.

**b. Implementation.** To implement this policy and strengthen the faith and confidence of the citizens of Palm Beach County, members of the Environmental Control Hearing Board are directed:

- (1) to be governed by the applicable provisions of the Palm Beach County Ethics Ordinance, upon adoption of such ordinance;
- (2) not to accept any gift, favor or service that might reasonably tend to improperly influence the discharge of official duties;
- (3) to make known by written or oral disclosure, on the record at an Environmental Control Hearing Board meeting, any interest which the member has in any pending matter before the Environmental Control Hearing Board, before any deliberation on that matter;
- (4) to abstain from using membership on the Environmental Control Hearing Board to secure special privileges or exemptions;
- (5) to refrain from engaging in any business or professional activity which might reasonably be expected to require disclosure of confidential information acquired by membership on the Environmental Control Hearing Board not available to members of the general public, and to refrain from using such information for personal gain or benefit;
- (6) to refrain from accepting employment which might impair independent judgment in the performance of responsibilities as a member of the Environmental Control Hearing Board;
- (7) to refrain from accepting or receiving any additional compensation from any source other than Palm Beach County for duties performed as a member of the Environmental Control Hearing Board;
- (8) to refrain from transacting any business in an official capacity as a member of the Environmental Control Hearing Board with any business entity of which the member is an officer, director, agent or member, or in which the member owns a controlling interest; and
- (9) to refrain from participation in any matter in which the member has a personal investment which will create a substantial conflict between private and public interests.

**c. Board action.** Willful violation of this subsection which affects a decision of an Environmental Control Hearing Board member shall render that action voidable by the Board of County Commissioners.

**D. Officers.**

- 1. Chairman and vice-chairman.** At an annual organizational meeting, the members of the Environmental Control Hearing Board shall elect one (1) of their members as Chairman and one (1) as Vice-Chairman. In the absence of the Chairman, the Vice-Chairman shall act as Chairman and shall have all powers of the Chairman. The Chairman shall serve a term of one (1) year. Any member shall serve as Chairman for any number of terms at the discretion of the Environmental Control Hearing Board. The Chairman shall administer oaths, shall be in charge of all proceedings before the Environmental Control Hearing Board, and shall take such action as shall be necessary to preserve the order and the integrity of all proceedings before the Environmental Control Hearing Board.
- 2. Secretary.** The Environmental Control Officer shall serve as Secretary of the Environmental Control Hearing Board. The Secretary shall keep minutes of all proceedings of the Environmental Control Hearing

Board, which minutes shall be a summary of all proceedings before the Environmental Control Hearing Board, attested to by the Secretary, and which shall include the vote of each member upon every question. The minutes shall be approved by a majority of the members of the Environmental Control Hearing Board voting when a quorum is present. In addition, the Secretary shall maintain all records of the Environmental Control Hearing Board, meetings, hearings and proceedings and the correspondence of the Environmental Control Hearing Board. The records of the Environmental Control Hearing Board shall be stored with the Secretary herein, and shall be available for inspection by the public, upon reasonable request, during normal business hours

3. **Staff.** The PBCHD shall be the professional staff of the Environmental Control Hearing Board.
4. **County attorney.** The County Attorney's Office shall provide counsel and interpretation on legal issues.
5. **Quorum and voting.** No meeting of the Environmental Control Hearing Board shall be called to order, nor may any business be transacted by the Environmental Control Hearing Board, without a quorum consisting of a majority of the members of the Environmental Control Hearing Board being present. A majority of the quorum present shall be necessary for the Environmental Control Hearing Board to take action. In the event of a tie vote, the proposed motion shall be considered to have failed. No member shall abstain from voting unless there is a conflict of interest pursuant to this Article, or Sec. 112.01 *et. seq.*, Fla. Stat.
6. **Rules of procedure.** The Environmental Control Hearing Board may, by a majority vote of the appointed membership, adopt additional rules of procedure for the transaction of business and shall keep a record of meetings, resolutions, findings and determinations. The Environmental Control Hearing Board may provide for transcription of such hearings and proceedings, or portions of hearings and proceedings, as may be deemed necessary.  
[Ord. No. 95-8]

**E. Meetings.**

1. **General or special meetings.** General meetings of the Environmental Control Hearing Board shall be held no less frequently than every forty-five (45) days. The Environmental Control Hearing Board may set the date of a future meetings during any meeting. Special meetings may be called by the Chairman of the Environmental Control Hearing Board, or in writing by a majority of the members of the Board. Twenty four (24) hour written notice shall be given to each Environmental Control Hearing Board member for a special meeting.
2. **Location.** The location of meetings shall be in Palm Beach County, Florida.
3. **Continuance.** If a matter is postponed due to lack of a quorum, the Chairman shall continue the meeting to the next regularly scheduled Environmental Control Hearing Board meeting. The Secretary shall notify all members of the date of the continued meeting and also shall notify all parties.
4. **Meetings open to public.** All meetings and public hearings of the Environmental Control Hearing Board shall be open to the public.
5. **Notice.** Public hearings shall be set for a time certain after due public notice.

**6. Annual Report.** The Environmental Control Hearing Board shall submit an Annual Report to the Board of County Commissioners. The form, substance, and submittal dates for the Annual Report shall be established by a Policy and Procedure Memorandum (PPM).

**F. Compensation.** The members of the Environmental Control Hearing Board shall receive no compensation for their services. Travel reimbursements are limited to expenses incurred only for travel outside Palm Beach County necessary to fulfill the responsibilities of membership of the Environmental Control Hearing Board. Travel reimbursement shall be made only when sufficient funds have been budgeted and are available, and upon the prior approval of the Board of County Commissioners. No other expenses are reimbursable except documented long distance telephone calls to County staff to fulfill the responsibilities of membership on the Environmental Control Hearing Board.

#### **SEC. 4.13      GROUNDWATER AND NATURAL RESOURCES PROTECTION BOARD.**

**A. Establishment.** There is hereby established a Groundwater and Natural Resource Protection Board.

**B. Powers and duties.** The Groundwater and Natural Resource Protection Board shall have the following powers and duties:

1. to hold hearings and to make findings of fact and conclusions of law as are necessary to enforce Art. 9., Environmental Standards, (with the exception of Sec. 9.4, Wetlands), if there has been a failure to correct a violation within the time specified by the Code Inspector, if the violation has been repeated, or is of such a nature that it cannot be corrected;
1. to adopt rules of procedure for the conduct of hearings;
2. to issue subpoenas compelling the presence of persons at Board hearings. Subpoenas may be served by the Palm Beach County Sheriff's Department, or other authorized persons consistent with Rule 1.740(1), Fla. R. Civ. Proc.;
3. to issue subpoenas compelling the provision of evidence at Groundwater and Natural Resource Protection Board hearings;
4. to take testimony under oath;
5. to issue orders having the force of law commanding whatever steps are necessary to achieve compliance with the violation of Art. 9 of this Code;
6. to lien property; and
7. to assess administrative fines and costs pursuant to Article 14. [Ord. No. 96-28]

**C. Board membership.**

1. **Qualifications.** Members of the Groundwater and Natural Resources Protection Board shall be qualified electors of Palm Beach County for two (2) years prior to appointment. No member of the Board of County Commissioners or a County employee including a Board of County Commission aide shall serve on the Groundwater and Natural Resources Protection Board. The Groundwater and Natural Resources Protection Board shall be composed of seven (7) members. The membership of the Board shall consist of a professional engineer registered by the State of Florida, an attorney licensed to practice in Florida, a hydrologist, a citizen possessing expertise and experience in managing a business, a biologist or a chemist, concerned citizen and a member of an environmental organization.
2. **Appointment.** Members of the Groundwater and Natural Resources Protection Board shall be appointed by the Board of County Commissioners.
3. **Terms of office.**
  - a. All members shall serve a term of three (3) years. All members serving on the Groundwater and Natural Resources Protection Board on the effective date of this Code shall complete their terms according to their prior appointments.
  - b. There shall be no limit on the number of terms a person may serve on the Groundwater and Natural Resources Protection Board.
  - c. The maximum number of boards and commissions that a person appointed by the Board of County Commissioners may serve on at one (1) time shall be three (3). Members affected by this provision shall be governed by Palm Beach County Ordinance No. 91-38, as amended.
  - d. Members of the Groundwater and Natural Resources Protection Board shall not be prohibited from qualifying as a candidate for elected office.
4. **Removal from office**
  - a. In the event that any Groundwater and Natural Resources Protection Board member is convicted of a felony or an offense involving moral turpitude while in office, the Board of County Commissioners shall terminate the appointment of such person as a member of the Groundwater and Natural Resources Protection Board.
  - b. Any member who fails to attend three (3) consecutive regular meetings without an excused absence and without prior approval of the Chairman, or one-half (½) of the meetings within a calendar year, shall automatically forfeit the appointment. Participation for less than three-fourths (¾) of a meeting shall constitute lack of attendance.

- c. Excused absence constitutes absence due to illness, absence from Palm Beach County, or personal hardship, if approved by a majority vote of the Groundwater and Natural Resources Protection Board. Excused absence shall be entered into the minutes at the next regularly scheduled meeting of the Groundwater and Natural Resources Protection Board.
- d. Members removed from office shall be terminated immediately and shall not continue to serve until a new appointment is made by the Board of County Commissioners.

**5. Vacancy.**

- a. When a Groundwater and Natural Resources Protection Board member resigns or is removed, the Board of County Commissioners shall fill the vacancy within thirty (30) days.
- b. Any appointment to fill any vacancy shall be for the remainder of the unexpired term of office.

**6. Conflict of interest.**

- a. **General.** No Groundwater and Natural Resources Protection Board member shall have any interest, financial or otherwise, direct or indirect, or engage in any business transaction or professional activities, or incur any obligation of any nature which is in substantial conflict with the proper discharge of duties as a member of the Groundwater and Natural Resources Protection Board.
- b. **Implementation.** To implement this policy and strengthen the faith and confidence of the citizens of Palm Beach County, members of the Groundwater and Natural Resources Protection Board are directed:
  - (10) to be governed by the applicable provisions of the Palm Beach County Ethics Ordinance, upon adoption of such ordinance;
  - (11) not to accept any gift, favor or service that might reasonably tend to improperly influence the discharge of official duties;
  - (12) to make known by written or oral disclosure, on the record at a Groundwater and Natural Resources Protection Board meeting, any interest which the member has in any pending matter before the Groundwater and Natural Resources Protection Board, before any deliberation on that matter;
  - (13) to abstain from using membership on the Groundwater and Natural Resources Protection Board to secure special privileges or exemptions;
  - (14) to refrain from engaging in any business or professional activity which might reasonably be expected to require disclosure of information acquired by membership on the Groundwater and Natural Resources Protection Board not available to members of the general public, and to refrain from using such information for personal gain or benefit;
  - (15) to refrain from accepting employment which might impair independent judgment in the performance of responsibilities as a member of the Groundwater and Natural Resources Protection Board;
  - (16) to refrain from accepting or receiving any additional compensation from any source other than Palm Beach County for duties performed as a member of the Groundwater and Natural Resources Protection Board;

- (17) to refrain from transacting any business in an official capacity as a member of the Groundwater and Natural Resources Protection Board with any business entity of which the member is an officer, director, agent or member, or in which the member owns a controlling interest; and
- (18) to refrain from participation in any matter in which the member has a personal investment which will create a substantial conflict between private and public interests.

c. **Board action.** Willful violation of this subsection which affects a vote of a Groundwater and Natural Resources Protection Board member shall render that action voidable by the Board of County Commissioners.

**D. Officers; quorum; rules of procedure.**

1. **Chairman and vice-chairman.** At an annual organizational meeting, the members of the Groundwater and Natural Resources Protection Board shall elect one (1) of their members as Chairman and one (1) as Vice-Chairman. In the absence of the Chairman, the Vice-Chairman shall act as Chairman and shall have all powers of the Chairman. The Chairman shall serve a term of one (1) year. No member shall serve as Chairman for more than two (2) consecutive terms. The Chairman shall administer oaths, shall be in charge of all proceedings before the Groundwater and Natural Resources Protection Board, and shall take such action as shall be necessary to preserve the order and the integrity of all proceedings before the Groundwater and Natural Resources Protection Board.
2. **Secretary.** The Director of ERM shall serve as Secretary of the Groundwater and Natural Resources Protection Board. The Secretary shall keep minutes of all proceedings of the Groundwater and Natural Resources Protection Board, which minutes shall be a summary of all proceedings before the Groundwater and Natural Resources Protection Board, attested to by the Secretary, and which shall include the vote of each member upon every question. The minutes shall be approved by a majority of the members of the Groundwater and Natural Resources Protection Board voting when a quorum is present. In addition, the Secretary shall maintain all records of the Groundwater and Natural Resources Protection Board, meetings, hearings and proceedings and the correspondence of the Groundwater and Natural Resources Protection Board. The records of the Groundwater and Natural Resources Protection Board shall be stored with the agency serving as Secretary herein, and shall be available for inspection by the public, upon reasonable request, during normal business hours.
3. **Staff.** ERM shall be the professional staff of the Groundwater and Natural Resources Protection Board.
4. **County attorney.** The County Attorney's Office shall provide counsel and interpretation on legal issues.
5. **Quorum and voting.** No meeting of the Groundwater and Natural Resources Protection Board shall be called to order, nor may any business be transacted by the Groundwater and Natural Resources Protection Board, without a quorum consisting of a majority of the members of the Groundwater and Natural Resources Protection Board being present. A majority of the quorum present shall be necessary for the Groundwater and Natural Resources Protection Board to take action. In the event of a tie vote, the **proposed motion shall be considered to have failed. No member shall abstain from voting unless there is a conflict of interest pursuant to this Article, or Sec. 112.01 et. seq., Fla. Stat.**

6. **Rules of procedure.** The Groundwater and Natural Resources Protection Board may, by a majority vote of the entire membership, adopt additional rules of procedure for the transaction of business and shall keep a record of meetings, resolutions, findings and determinations. The Groundwater and Natural Resources Protection Board may provide for transcription of such hearings and proceedings, or portions of hearings and proceedings, as may be deemed necessary. [Ord. No. 95-8]

**E. Meetings.**

1. **General.** General meetings of the Groundwater and Natural Resources Protection Board shall be held no less frequently than once every two (2) months. Special meetings may be called by the Chairman of the Groundwater and Natural Resources Protection Board, or in writing by a majority of the members of the Board. Twenty four (24) hour written notice shall be given to each Board member prior to a special meeting.
2. **Location.** The location of meetings shall be in Palm Beach County, Florida.

**F. Operating procedures.** All cases brought before the Groundwater and Natural Resources Protection Board shall be presented by ERM. The County Attorney shall serve as legal counsel to the Groundwater and Natural Resources Protection Board.

1. **Continuance.** If a matter is postponed due to lack of a quorum, the Chairman shall continue the meeting to the next regularly scheduled Groundwater and Natural Resources Protection Board meeting. The Secretary shall notify all members of the date of the continued meeting and also shall notify all parties.
2. **Meetings open to public.** All meetings and public hearings of the Groundwater and Natural Resources Protection Board shall be open to the public.
3. **Notice.** Public hearings shall be set for a time certain after due public notice.
4. **Annual Report.** The Groundwater and Natural Resources Protection Board shall submit an Annual Report to the Board of County Commissioners. The form, substance, and submittal dates for the Annual Report shall be established by a Policy and Procedure Memorandum (PPM).

**G. Compensation.** The members of the Groundwater and Natural Resources Protection Board shall receive no compensation for their services. Travel reimbursement is limited to expenses incurred only for travel outside Palm Beach County necessary to fulfill the responsibilities of membership on the Groundwater and Natural Resources Protection Board. Travel reimbursement shall be made only when sufficient funds have been budgeted and are available, and upon the prior approval of the Board of County Commissioners. No other expenses are reimbursable except documented long distance telephone calls to County staff to fulfill the responsibilities of membership on the Groundwater and Natural Resources Protection Board.



**SEC. 4.14      CODE ENFORCEMENT SPECIAL MASTERS.**

**A. Creation and appointment.** Code enforcement hearings pursuant to the Code shall be conducted by designated Special Masters. Applications for Special Master positions shall be directed to the County Administrator pursuant to a notice published in a newspaper of general circulation. The BCC shall select a pool of candidates from the applications filed with the County Administrator on the basis of experience and qualifications. The County Administrator shall appoint Special Masters to conduct hearings from the pool of candidates selected by the BCC as necessary.

**B. Qualification.** Special Masters shall have the following minimum qualifications:

1. be a graduate of a law school accredited by the American Bar Association;
2. demonstrate knowledge of administrative laws, land use law, and local government regulation and procedures;
3. be a current member, in good standing, of the Florida Bar Association; and
4. other such qualifications that may be established by resolution of the BCC.

In the event the County Administrator does not receive a sufficient number of applications from qualified members of the Florida Bar, the BCC may select attorneys who are not members of the Florida Bar as candidates for Special Master. Among those attorneys who are not members of the Florida Bar, the BCC and County Administrator shall give preference to those attorneys who have prior experience in a judiciary capacity, or as a hearing officer, mediator or special master. No attorney, who has been disciplined by the Florida Bar Association or a bar association of any other jurisdiction, shall be appointed as a Special Master.

**C. Powers and duties.** Special Masters shall have the following powers and duties:

1. to hold hearings and to make findings of fact and conclusions of law as are necessary to enforce the provisions of this Code and the building, electrical, fire, gas, landscape, plumbing, and other codes of Palm Beach County if there has been a failure to correct a violation within the time specified by the code inspector, if the violation has been repeated, or is of such a nature that it cannot be corrected;
2. to issue subpoenas compelling the presence of persons at Code Enforcement Board hearings. Subpoenas may be served by the PBC Sheriff's Department, or other authorized persons consistent with Rule 1,140(d), Fla. R. Civ. Pro.;
3. to issue subpoenas compelling the production of evidence at code enforcement hearings;
4. to take testimony under oath;
5. to issue orders having the force of law commanding whatever steps are necessary to achieve compliance with this Code and the County's building, electrical, fire, gas, landscape, plumbing and other codes of Palm Beach County;

6. to assess fines pursuant to Section 14.2 of this Code;
  7. to lien property; and
  8. to assess costs pursuant to Section 14.2 of this Code.
- D. Rules of Procedure.** The BCC shall have the authority prescribe rules of procedure for the conduct of hearings before the Special Masters by resolution.
- E. Term.** Special Masters shall serve a term of one (1) year from the date of appointment by the County Administrator. Special Masters may be reappointed at the discretion of the County Administrator. There shall be no limit on the number of terms a person may serve as a Special Master.
- F. Removal.** At any time during the appointment, the County Administrator shall have the authority to remove a Special Master with or without cause upon ten (10) days written notice.
- G. Vacancy.** If any Special Master resigns or is removed prior to expiration of his or her term or the County Administrator determines that the Special Master should not be reappointed, the County Administrator shall appoint a Special Master from the pool of candidates previously selected by the BCC to fill the vacancy within thirty (30) days.
- H. Conflicts of interest.** Special Masters shall not be considered outside or special counsel and shall not be subject to PPM# CW-O-52 relating to outside counsel conflicts of interest.
- I. Meetings.**
1. **Scheduling.** The Code Enforcement Division shall be responsible for scheduling meetings of Special Masters. In the case of an alleged violation as set forth in Section 14.2.A.3. of this Code, a hearing may be called as soon as practical.
  2. **Location.** The location of the meetings shall be in Palm Beach County, Florida.
  3. **Operating procedures.** All cases brought before Special Masters shall be presented by either the Code Enforcement Division or an attorney representing the Division.
  4. **Meetings open to the public.** All meetings and public hearings shall be open to the public.
- J. Compensation.** Special Masters shall serve without compensation for their services and shall not be considered County employees. Travel reimbursement is limited to expenses incurred only for travel outside Palm Beach County necessary to fulfill the responsibilities as a Special Master. Travel reimbursement shall be made only when sufficient funds have been budgeted and are available, and upon prior approval by the BCC. No other expenses shall be reimbursable except documented long distance telephone calls to County staff to fulfill the responsibilities as a Special Master.

**SEC. 4.15     HEARING OFFICER.**

**A. Creation and appointment.** The Board of County Commissioners may appoint one (1) or more hearing officers to hear and consider such matters as may be required under any provision of this Code or as may be determined to be appropriate by the Board of County Commissioners from time to time. Such hearing officers shall serve at the pleasure of the Board of County Commissioners for such period as is determined by the Board. Such hearing officers shall be compensated at a rate to be determined by the Board of County Commissioners. Whoever shall accept an appointment as a hearing officer shall, for a period of one (1) year from the date of termination as holder of such office, not act as agent or attorney in any proceeding, application or other matter before any decision-making body of Palm Beach County in any matter involving land that was the subject of a proceeding which was considered.

**B. Minimum qualifications.** A hearing officer shall have the following minimum qualifications:

1. be a graduate of a law school accredited by the American Bar Association;
2. demonstrated knowledge of administrative, environmental and land use planning and law and procedure; and
3. hold no other appointive or elective public office or position in Palm Beach County during the period of appointment.

**C. Duties.** A hearing officer shall have the following duties:

1. to conduct hearings on such matters as may be requested by the Board of County Commissioners;
2. to render to the Board of County Commissioners a written report containing a summary of the testimony and evidence given and findings and recommendations regarding the specific standards applicable to the particular application for development permit;
3. to issue subpoenas to compel the attendance of witnesses and production of documents, and to administer oaths to witnesses appearing at the hearing; and
4. to perform such other tasks and duties as the Board of County Commissioners may assign.

**SEC. 4.16     CITIZENS TASK FORCE.**

**A. Establishment.** There is hereby established a Citizens Task Force.

**B. Powers and duties.** The Citizens Task Force shall have the following powers and duties under the provisions of this Code:

1. to periodically review the provisions to this Code and make recommendations to the Board of County Commissioners for proposed amendments;

2. to make its special knowledge and expertise available upon written request and authorization of the Board of County Commissioners to any official, department, board, commission or agency of the County, State or Federal governments;
3. to submit an Annual Report to the Board of County Commissioners summarizing its annual activities; and
4. to serve as Land Development Regulation Commission (LDRC) as provided by Secs. 163.316 and 163.3194, Fla. Stat. [Ord. No. 98-5]

**C. Board membership.**

1. **Qualifications.** Members of the Citizens Task Force shall be qualified electors of Palm Beach County for two (2) years prior to appointment. No member of the Board of County Commissioners or a County employee including a Board of County Commission aide shall serve on the Citizens Task Force. The Citizens Task Force shall consist of nineteen (19) members, and nineteen (19) alternates. One (1) member shall be appointed by each Board of County Commissioner, and shall serve at the pleasure of that County Commissioner. One (1) member shall be appointed from each of the following groups: the American Institute of Architects, the Associated General Contractors, the Homebuilders and Contractors of America, the Florida Engineering Society, the Florida Society of Surveyors and Mappers, the Palm Beach County Board of Realtors, the Palm Beach County Planning Congress, an environmental organization, the League of Cities, a condominium association, the AFL-CIO, and a citizen at large.  
[Ord. No. 97-14]
2. **Appointment.** Each member of the Board of County Commissioners shall appoint one (1) member and one (1) alternate to the Citizens Task Force. That member and alternate appointed by a specific County Commissioner shall serve at the pleasure of that County Commissioner. All of the organizations identified in Sec. 4.16.C.1 shall nominate a member to serve on the Citizens Task Force to the Board of County Commissioners. All of the rest of the Citizens Task Force shall be appointed by a majority vote of the Board of County Commissioners.
3. **Terms of office.**
  - a. The term of office of each Citizens Task Force member shall be three (3) years. All members serving on the Citizens Task Force on the effective date of this Code shall complete their terms according to their prior appointments.
  - b. When a person is appointed to fill out the term of a departing member, that person's term shall end at the time the departing member's term would have ended.
  - c. Members of the Citizens Task Force shall hold office until the first Tuesday after the first Monday in February of the year their term expires.
  - d. There shall be no limit on the number of terms a person may serve on the Citizens Task Force.
  - e. The maximum number of boards and commissions a person appointed by the Board of County Commissioners may serve on at one (1) time shall be three (3). Members affected by this provision shall be governed by Palm Beach County Resolution No. 91-1003, as amended.

- f. Citizens Task Force members shall not be prohibited from qualifying as a candidate for elected office.

**4. Removal from office.**

- a. A Citizens Task Force member shall serve at the pleasure of the member of the Board of County Commissioners who appointed that member, and may be removed by that Board of County Commission member without cause at any time.
  - b. In the event that any Citizens Task Force member is no longer a qualified elector, or the member is convicted of a felony, or an offense involving moral turpitude while in office, the Board of County Commissioners shall automatically terminate the appointment of such person as a member of the Citizens Task Force.
  - c. If any member of the Citizens Task Force fails to attend three (3) consecutive regular Citizens Task Force meetings without an excused absence, or one half (½) of the meetings within a calendar year, that member shall be automatically terminated. Participation for less than three-fourths (¾) of a meeting shall constitute lack of attendance. A district appointee who has been automatically removed for lack of attendance may be reappointed by the district Commissioner.
  - d. Excused absence constitutes absence due to illness, absence from Palm Beach County, or personal hardship, if approved by a majority vote of the Citizens Task Force. Excused absence shall be entered into the minutes at the next regularly scheduled meeting of the Citizens Task Force.
  - e. Members removed from office shall be terminated immediately and not continue to serve until a new appointment is made by the Board of County Commissioners.
- 5. Vacancy.** The Board of County Commission member who appointed a specific member who vacates or is terminated shall fill a vacancy within thirty (30) days after it occurs. The Board of County Commissioners shall fill any other vacancy consistent with the procedures in Sec. 4.16C.1 and 4.16.2, within thirty (30) days after it occurs.

**6. Conflict of Interest.**

- a. **General.** No Citizens Task Force member shall have any interest, financial or otherwise, direct or indirect, or engage in any business transaction or professional activities, or incur any obligation of any nature which is in substantial conflict with the proper discharge of duties as a member of the Citizens Task Force.
- b. **Implementation.** To implement this policy and strengthen the faith and confidence of the citizens of Palm Beach County, members of the Citizens Task Force are directed:
  - (1) to be governed by the applicable provisions of the Palm Beach County Ethics Ordinance, upon adoption of such ordinance;
  - (2) not to accept any gift, favor or service that might reasonably tend to improperly influence the discharge of official duties;
  - (3) ~~to make known~~ by written or oral disclosure, on the record at a Citizens Task Force meeting, any interest which the member has in any pending matter before the Citizens Task Force, before any deliberation on that matter;

- (4) to abstain from using membership on the Citizens Task Force to secure special privileges or exemptions;
- (5) to refrain from engaging in any business or professional activity which might reasonably be expected to require disclosure of confidential information acquired by membership on the Citizens Task Force not available to members of the general public, and to refrain from using such information for personal gain or benefit;
- (6) to refrain from accepting employment which might impair independent judgment in the performance of responsibilities as a member of the Citizens Task Force;
- (7) to refrain from accepting or receiving any additional compensation from any source other than Palm Beach County for duties performed as a member of the Citizens Task Force;
- (8) to refrain from transacting any business in an official capacity as a member of the Citizens Task Force with any business entity of which the member is an officer, director, agent or member, or in which the member owns a controlling interest; and
- (9) to refrain from participation in any matter in which the member has a personal investment which will create a substantial conflict between private and public interests.

c. **Board action.** Willful violation of this subsection which affects a vote of a Citizens Task Force member shall render that action voidable by the Board of County Commissioners.  
[Ord. No. 98-5]

**D. Officers; quorum; rules of procedure.**

1. **Chairman and vice-chairman.** At an annual organizational meeting, the members of the Citizens Task Force shall elect a Chairman and Vice-Chairman from among the members. The Chairman and Vice-Chairman's terms shall be for one (1) year. No member shall serve as Chairman for more than two (2) consecutive terms. The Chairman shall administer oaths, shall be in charge of all procedures before the Citizens Task Force, and shall take such action as shall be necessary to preserve the order and the integrity of all proceedings before the Citizens Task Force. In the absence of the Chairman, the Vice-Chairman shall act as Chairman and shall have all the powers of the Chairman.
2. **Secretary.** The Zoning Director of PZB shall serve as Secretary of the Citizens Task Force. The Secretary shall keep minutes of all proceedings, which minutes shall be a summary of all proceedings before the Citizens Task Force, which shall include the vote of all members upon every question, and be attested to by the Secretary. The minutes shall be approved by a majority of the Citizens Task Force members voting. In addition, the Secretary shall maintain all records of Citizens Task Force meetings, hearings, proceedings, and the correspondence of the Citizens Task Force. The records of the Citizens Task Force shall be stored with the agency serving as Secretary herein, and shall be available for inspection by the public, upon reasonable request, during normal business hours.
3. **Staff.** The Zoning Division of PZB shall be the professional staff of the Citizens Task Force.
4. **County attorney.** The County Attorney's Office shall provide counsel and interpretation on legal issues.

5. **Quorum and voting.** The presence of a majority of appointed members of the Citizens Task Force shall constitute a quorum of the Citizens Task Force necessary to take action and transact business. In addition, a simple majority vote shall be necessary in order to forward a formal recommendation to the Board of County Commissioners. In the event of a tie vote, the proposed motion shall be considered to have failed.
6. **Rules of procedure.** All meetings shall be governed by Robert's Rules of Order. The Citizens Task Force may, by a majority vote of the membership, adopt additional rules of procedure for the transaction of business, and shall keep a record of meetings, resolutions, findings and determinations.

**E. Meetings.**

1. **General.** General meetings of the Citizens Task Force shall be held as needed to dispense of matters properly before the Citizens Task Force. Special meetings may be called by the Chairman or in writing by a majority of the members of the Citizens Task Force. Twenty four (24) hour written notice shall be given to each Citizens Task Force member before a special meeting.
2. **Location.** The location of all Citizens Task Force meetings shall be in Palm Beach County, Florida.
3. **Continuance.** If a matter is postponed due to lack of a quorum, the meeting shall be rescheduled to the next Citizens Task Force meeting.
4. **Meetings open to public.** All meetings and public hearings of the Citizens Task Force shall be open to the public.
5. **Notice.** Public hearings shall be held after public notice as defined in Section 163.3164 (18) Florida Statutes, as amended from time to time. [Ord. No. 99-37]
6. **Annual Report.** The Citizens' Task Force shall submit an Annual Report to the Board of County Commissioners. The form, substance, and submittal dates for the Annual Report shall be established by a Policy and Procedure Memorandum (PPM).

- F. Compensation.** The members of the Citizens Task Force shall receive no compensation for their services. Travel reimbursement for members of the Citizens Task Force is limited to expenses incurred only for travel outside Palm Beach County necessary to fulfill the responsibilities of membership on the Citizens Task Force. Travel reimbursement shall be made only when sufficient funds have been budgeted and are available, and upon the prior approval of the Board of County Commissioners. No other expenses are reimbursable except documented long distance telephone calls to County staff to fulfill the responsibilities of membership on the Citizens Task Force.

**SEC. 4.17      COUNTY ADMINISTRATOR.**

- A. Creation and appointment.** The County Administrator shall be the head of the Palm Beach County staff, and shall be appointed and serve at the pleasure of the County Commissioners.

**B. Jurisdiction, authority and duties.** In addition to the jurisdiction, authority, and duties which may be confirmed upon the County Administrator by other provisions of the County Code and County Charter, the County Administrator shall have the following jurisdiction and authority under this Code:

1. to review and render decisions on appeals of decisions of County administrative officials, except for appeals that have a venue of appeal to a specific board of commission;
2. to administer the County administrative officials charged with regulatory authority under this Code; and
3. to accept maintenance responsibility on behalf of the County for those streets dedicated to the Board of County Commissioners on a duly approved plat of record and constructed pursuant to a Land Development Permit for subdivision required improvements.

[Ord. No. 94-9]

**SEC. 4.18      EXECUTIVE DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT.**

**A. Creation and appointment.** The Executive Director of the Planning, Zoning, and Building (PZB) Department shall be the agency head of the Palm Beach County Planning, Zoning and Building Department, and shall be appointed and serve at the pleasure of the County Administrator.

**B. Jurisdiction, authority and duties.** In addition to the jurisdiction, authority, and duties which may be conferred upon the Executive Director of PZB by other provisions of the County Code and the County Charter, the Executive Director of PZB shall have the following jurisdiction, authorities, and duties under this Code:

1. to review and render interpretations to all provisions of this Code and the Official Zoning Map, except for Sec. 7.5, Vegetation Preservation and Protection; Sec. 7.6. Excavation; Sec. 7.7, Driveways and Access; Sec. 15.1, Traffic Performance Standards; Sec. 16.1 and Sec. 16.2, the Environmental Control Rules I & II; Sec. 17.1, Park and Recreation Standards; Art. 8, Subdivision; Art. 9, Environmental Standards; and Art. 10, Impact Fees;
2. To administer the County's Transfer of Development Rights (TDR) Program including accepting applications, and reviewing and preparing staff reports recommending approval, approval with conditions, or denial of applications for receiving area designation. [Ord. No. 00-13]
3. to administer the PZB Department, including the Planning Division, the Zoning Division, the Building Division, and the Code Enforcement Division; and
4. waive or modify development review fees upon demonstration that the applicant is indigent pursuant to PBCHD standards, or the applicant can demonstrate review fees are in excess of actual staff costs.

**SEC. 4.19      PLANNING DIRECTOR OF PZB.**

**A. Creation and appointment.** The Planning Director of PZB shall be the division head of the Planning Division of PZB, and shall be appointed and serve at the pleasure of the Executive Director of PZB.



**B. Jurisdiction, authority and duties.** In addition to the jurisdiction, authority and duties which may be conferred upon the Planning Director of PZB by other provisions of the County Code, the Planning Director of PZB shall have the following jurisdictions, authority and duties under this Code:

1. to undertake the current and long range comprehensive planning responsibilities of the County under Sec. 163.3161 et. seq. Fla. Stat., as amended;
2. to review the Comprehensive Plan every seven (7) years ;
3. to recommend annually, any necessary amendments to the Comprehensive Plan;
4. to accept, review and prepare staff reports recommending approval, approval with conditions, or denial of applications for Site Specific (Future Land Use Map) amendments to the Comprehensive Plan; and
5. to administer the process of Development of Regional Impact (DRI) review for projects within municipalities in Palm Beach County.

**SEC. 4.20      ZONING DIRECTOR OF PZB.**

**A. Creation and appointment.** The Zoning Director of PZB shall be the division head of the Zoning Division of PZB, and shall be appointed and serve at the pleasure of the Executive Director of PZB.

**B. Jurisdiction, authority and duties.** In addition to the jurisdiction, authority and duties which may be conferred upon the Zoning Director of PZB by other provisions of the County Code, the Zoning Director of PZB shall have the following jurisdictions, authority and duties under this Code:

1. to coordinate all preapplication conferences;
2. to accept, review, approve, and update all applicable application requirements;
3. to set the Zoning calendar, as required by Sec. 5.1.B;
4. to accept applications for, review and prepare staff reports recommending approval, approval with conditions, or denial of applications for rezonings, Class A and Class B conditional uses, requested uses, waivers, site plans, subdivisions, special permits, DRIs and variances;
5. to review and approve, approve with conditions, or deny applications for development permits for special use permits;
6. to review and approve, approve with conditions or deny applications for development permits for administrative variances and time extensions;
7. to recommend annually, any necessary amendments to this Code;
8. to administer the process of Development of Regional Impact (DRI) review in unincorporated Palm Beach County;

9. submit administrative inquiries to the Board of County Commissioners. These inquiries are not public hearings and are not subject to the advertising and notice requirements of Article 5. An administrative inquiry may be made by a public agency through the Zoning Director. The purpose of the inquiry shall be to ask for procedural direction from the board, or resolve an inconsistency in the Code or in a development approval, or provide an interpretation where it is clear there is a question of meaning in a Code provision or a condition of development approval. The decision of the Board shall be binding. Appeals of administrative decisions and Code interpretations filed by an applicant or citizen shall be heard by the Board of Adjustment, pursuant to Article 4.;
10. to review and approve or deny applications for Adequate Public Facility Determinations; and
11. to review and approve, approve with conditions, or deny applications of Conditional Certificates of Concurrency Reservation and Certificates of Concurrency Reservation.
12. To revoke or suspend, if necessary, any development order or permit, including a special permit, which was issued in violation of this code.  
[Ord. No. 93-4] [Ord. No. 94-23] [Ord. No. 00-015]

(This space intentionally left blank.)

**SEC. 4.21      BUILDING DIRECTOR OF PZB.**

- A. Creation and appointment.** The Building Director of PZB shall be the division head of the Building Division of PZB, and shall be appointed and serve at the pleasure of the Executive Director of PZB, subject to the provisions of the Building Code Enforcement Administrative Code.
- B. Jurisdiction, authority and duties.** In addition to the jurisdiction, authority and duties which may be conferred upon the Building Director of PZB by other provisions of the County Code, the Building Director of PZB shall have the following jurisdictions, authority and duties under this Code:
1. to review and approve, approve with conditions, or deny applications for development permits for building permits; and
  2. to review and approve, approve with conditions, or deny applications for development permits for certificates of occupancy or completion.

**SEC. 4.22      CODE ENFORCEMENT DIRECTOR OF PZB.**

- A. Creation and appointment.** The Code Enforcement Director shall be the head of enforcement of this Code, and shall be appointed and serve at the pleasure of the Executive Director of PZB.
- B. Jurisdiction, authority and duties.** In addition to the jurisdiction, authority and duties which may be conferred upon the Code Enforcement Director of PZB by other provisions of the County Code, the Code Enforcement Director of PZB shall have the following jurisdictions, authority and duties under this Code:
1. to monitor and assist in the enforcement of this Code; and
  2. to ensure compliance with conditions of a development order.

**SEC. 4.23      IMPACT FEE COORDINATOR.**

- A. Creation and appointment.** The Impact Fee Coordinator shall be responsible for the administration of the County's impact fee program, and shall be appointed and serve at the pleasure of the Director of the Office of Financial Management and Budget.
- B. Jurisdiction, authority and duties.** In addition to the jurisdiction, authority and duties which may be conferred upon the Impact Fee Coordinator by other provisions of the County Code, the Impact Fee Coordinator shall have the following jurisdictions, authority and duties under this Code:
1. to review and render interpretations to Art. 10, Impact Fees;
  2. to administrate Art. 10, Impact Fees;
  3. to review and approve or deny applications for independent calculation studies pursuant to Art. 10, Impact Fees;

4. to review and approve or deny applications for credit pursuant to Art. 10, Impact Fees, with the input, assistance, and approval of the County department or agency receiving the impact fees for which the credit is sought;
5. to provide assistance to the Impact Fee Committee;
6. to present appeals to the Impact Fee Appeals Board;
7. to coordinate the County, municipalities, and agencies receiving impact fee funds; and
8. to provide technical assistance and advice to the municipalities in their administration of Art. 10, Impact Fees.

**SEC. 4.24      COUNTY ENGINEER.**

**A. Creation and appointment.** The County Engineer shall be the agency head of the Department of Engineering and Public Works (DEPW), and shall be appointed and serve at the pleasure of the County Administrator.

**B. Jurisdiction, authority and duties.** In addition to the jurisdiction, authority and duties which may be conferred upon the County Engineer by other provisions of the County Code and County Charter, the County Engineer shall have the following jurisdictions, authority and duties under this Code:

1. to review and render interpretations to Sec. 7.7, Driveways and Access; Sec. 15.1, Traffic Performance Standards; and Art. 8, Subdivision;
2. to review and approve or deny applications for Technical Compliance for Subdivision;
3. to review applications and approve development orders for Land Development Permits;
4. to review and acknowledge the completion of Required Improvements for Subdivision;
5. to review and approve or deny applications for development permits for Final Plats of subdivisions, including replats of lands within record plats previously approved for recording by Resolution of the Board of County Commissioners, and approve such plats on behalf of the County for recordation in the public records. Said approval authority may be delegated only as follows:
  - a. to either the Deputy County Engineer or the Assistant County Engineer during a prearranged absence of the County Engineer, such as for vacation or seminar attendance, for a period of five (5) or more consecutive days, provided that said delegation shall be in writing and signed by the County Engineer; or
  - b. to the Deputy County Engineer in the event that the County Engineer is absent or otherwise incapacitated for a period of five (5) or more days due to an emergency or other unforeseen circumstances, provided that said delegation shall be in writing and signed by the County Administrator.

The Clerk of the Circuit Court shall be notified of each incident of delegation made pursuant to the above, and said delegation shall terminate upon the County Engineer's return to normal duty; and

6. to accept maintenance responsibility on behalf of the County for those streets dedicated to the Board of County Commissioners on a duly approved plat of record and constructed pursuant to a Land Development Permit for subdivision required improvements. [Ord. No.94-9] [Ord. No. 95-33]

**SEC. 4.25      DIRECTOR OF LAND DEVELOPMENT DIVISION OF DEPW.**

- A. **Creation and appointment.** The Director of the Land Development Division of the DEPW shall be the division head of the Land Development Division of DEPW, and shall be appointed and serve at the pleasure of the County Engineer.
- B. **Jurisdiction, authority and duties.** In addition to the jurisdiction, authority and duties which may be conferred upon the Director of the Land Development Division by other provisions of the County Code, the Director of the Land Development Division shall have the jurisdiction, authority and duty under this Code to administer County staff review of Art. 8 Subdivision.

**SEC. 4.26      DIRECTOR OF ERM.**

- A. **Creation and appointment.** The Director of the Department of Environmental Resources Management (ERM) shall be the agency head of the ERM, and shall be appointed and serve at the pleasure of the County Administrator.
- B. **Jurisdiction, authority and duties.** In addition to the jurisdiction, authority and duties which may be conferred upon the Director of ERM by other provisions of the County Code and the County Charter, the Director of ERM shall have the following jurisdictions, authority and duties under this Code:
  1. to review, consider and render interpretations to Art. 9, Environmental Standards and Sec. 7.6;
  2. to review and approve, approve with conditions or deny applications for development or permits for sea turtle protection and sand preservation, wetlands protection, wellfield protection, upland vegetation preservation and protection, excavation, water and irrigation conservation, stormwater pollution prevention, and other ordinances as may be assigned by the Board of County Commissioners;
  3. to initiate enforcement action pursuant to Article 9 and Sec. 7.6 whenever evidence has been obtained or received establishing that a violation has been committed. The Director of ERM shall issue a notice to correct the violation, a citation to cease the violation, or a notice of violation and cause same to be served upon the violator; [Ord. No. 96-28]
  4. to terminate an investigation or an enforcement action commenced under the provisions of Article 9 and Sec. 7.6 and to resolve the alleged violations by execution of a written consent (settlement) agreement ~~between the County and the person(s) who is(are) the subject of the investigation or action. The consent agreement shall provide written assurance of voluntary compliance with all the applicable provisions of the Code by said person(s).~~ The consent agreement may, at the discretion of the Director of ERM, provide

the following: remedial or corrective action; environmental mitigation; compensatory damages; punitive damages; civil penalties; costs and expenses of the County in tracing the source of any discharge, in controlling and abating the source of the pollutants and the pollutants themselves, and in restoring the waters and property, including animal, plant and aquatic life, of the County to their former conditions; and costs of the County for investigation, enforcement, testing, monitoring, and litigation Executed written consent agreements are hereby deemed to be lawful orders or contracts of the County; and

5. to refer unresolved violations to the appropriate enforcement board or to make recommendations to the Board of County Commissioners for initiation of suits in the appropriate courts of competent jurisdiction.

**SEC. 4.27      COUNTY HEALTH DIRECTOR.**

**A. Creation and appointment.** The County Health Director shall be the agency head of the Palm Beach County Public Health Unit (PBCHD) and shall be appointed by the Secretary of the Department of Health and Rehabilitative Services after consultation with the State Health Officer and the District Administrator, and concurrence by the Board of County Commissioners.

**B. Jurisdiction, authority and duties.** In addition to the jurisdiction, authority and duties which may be conferred upon the County Health Director by other provisions of the County Code, the County Health Director shall have the following jurisdictions, authority and duties under this Code:

1. to review, consider, enforce and render interpretations to Secs. 7.8.A.10 and Article 16 of this Code; and
2. to review and approve, approve with conditions, or deny all applications for development permits pursuant to Secs. 16.1 and 16.2 the Environmental Control Rules I and II.

**SEC. 4.28      COUNTY ATTORNEY.** In addition to the jurisdiction, authority and duties which may be conferred upon the County Attorney by other provisions of the County Code and County Charter, the County Attorney and his/her designated staff shall have the following jurisdictions, authority and duties under this Code:

- A.** to review and approve as to form all written findings of fact and resolutions drafted by the County Departments, Board of County Commissioners, Zoning Commission, Board of Adjustment, Land Use Advisory Board, Traffic Performance Standards Appeals Board, Concurrence Review Board, Environmental Appeals Board, Environmental Ordinance Appeals Board, Impact Fee Review Committee, Impact Fee Appeals Board, Code Enforcement Board, Groundwater and Natural Resources Protection Board, Environmental Control Board, Code Enforcement Board, and Development Review Committee, in connection with any requirement of this Code and other codes of Palm Beach County.
- B.** to review and approve as to form all Development Agreements, PUD Agreements, easements, declarations of covenants, letters of credit, performance bonds or other such documentation in connection with any requirement of this Code; and
- C.** to advise the Board of County Commissioners, the County Departments, and the review Boards and Commissions in regard to the legal issues which may arise in the implementation of this Code and the Comprehensive Plan.

**SEC. 4.29     DIRECTOR OF PARKS AND RECREATION.**

- A. Creation and appointment.** The Director of the Parks and Recreation Department shall be the agency head of the Palm Beach County Parks and Recreation Department and shall be appointed and serve at the pleasure of the County Administrator.
- B. Jurisdiction, authority and duties.** In addition to the jurisdiction, authority, and duties which may be confirmed upon the Director of Parks and Recreation by other provisions of the County Code and the County Charter, the Director of Parks and Recreation shall have the following jurisdiction, authorities, and duties under this Code:
1. to review and render interpretations on park related land development regulations and to assure park related land development regulations are met; and
  2. to administer the Parks and Recreation Department, including the Parks Division and the Recreation Division.

**SEC. 4.30     HISTORIC RESOURCES REVIEW BOARD.**

- A. Establishment.** There is hereby established a Historic Resources Review Board (HRRB).
- B. Powers and Duties.** The HRRB shall have the following powers and duties under the provisions of this code:
1. develop, administer and update an accurate inventory of historic resources in unincorporated Palm Beach County and on County owned property in municipalities. The inventory shall be used to formulate a map of historic district boundaries and historically significant properties meriting protection to be incorporated into the land use element of the 1989 Palm Beach County Comprehensive Plan. Historic properties and districts located in unincorporated Palm Beach County shall be identified by means of an overlay district on the Palm Beach County Zoning Map;
  2. pursuant to Section 7.17 of the ULDC, nominate and accept nominations for public and private properties for designation and regulate and administer such properties, structures, buildings, sites, districts, etc. so designated as historic sites and/or districts. The Department, in conjunction with the HRRB, shall establish a schedule for nominations for public and private properties for designation;
  3. participate in the National Register program in Florida to the greatest possible extent, as defined by the 1981 and subsequent amendments to the Historic Preservation Act of 1966 and regulations and rules drafted pursuant to those amendments by the National Park Service and the Florida State Bureau of Historic Preservation;
  4. act as a regulatory body to approve, deny or modify Certificates of Appropriateness as specified by Section VII of this ordinance;

5. make recommendations concerning amendments to comprehensive plan, zoning, building and other development related codes as they relate to the preservation of Historic Resources;
6. to make recommendations regarding historic and archeological resources on property owned by Palm Beach County;
7. pursuant to Section 7.17(g) of the ULDC, review and comment to the Board of County Commissioners concerning waiver of Code provisions of the Land Development Code for properties within historic districts and for properties designated as historic or archaeological sites or listed on the Palm Beach County Register of Historic Places;
8. develop, establish, and administer guidelines concerning contemporaneous architectural styles, colors, building materials and so forth for historic sites and historic districts. Such guidelines will be subject to approval by the Board of County Commissioner;
9. coordinate with other entities to support increased public awareness of the value of historic preservation;
10. after Palm Beach County qualifies as a Certified Local Government, make recommendations to the County Commission concerning the use of grants from Federal and State agencies, to augment County funding in order to promote the preservation and conservation of archaeological sites of historic significance, historic sites and historic districts;
11. cooperate and coordinate with property owners, public and private organizations, businesses and other individuals to help insure the conservation and preservation of archaeological sites, contents within said sites, buildings, structures and districts of historic significance, especially those for which demolition or destruction is proposed;
12. create and approve the design of standardized historic markers and plaques and issue recognition to designated historic sites and historic districts within the County;
13. execute any other needed and appropriate historic resource preservation functions which may be approved by the County Commission;
14. develop and administer a Historic Preservation Manual for Palm Beach County to help property owners to fulfill the regulations and requirements of this ordinance.
15. to hear, consider and approve, approve with conditions or deny applications for Certificate to Dig;
16. to make recommendations to the Board of County Commissioners regarding proposed amendments to the map of known archeological sites;
17. initial resources shall be dedicated to those functions which shall qualify Palm Beach County as a Certified Local Government;
18. make every effort to be represented at meetings, conferences and workshops pertaining to the functions of the HRRB scheduled by the State Historic Preservation offices or the Florida Conference of Preservation Boards and Commissions;



19. to seek expertise or proposals of matters requiring evaluation by a professional of a discipline not represented on the HRRB; and
20. the HRRB's responsibilities shall be complementary to the powers of the State Historic Preservation Office. [Ord. No. 93-4][Ord. No. 95-8]

**C. Board Membership.**

1. **Qualifications.** There shall be nine (9) members of the HRRB. Members of the HRRB shall be residents of Palm Beach County, Florida and demonstrate an interest in local history. One member with professional experience shall be appointed from each of the following five (5) professional disciplines: history, architecture, archeology, architectural history and historic architecture. Other historic preservation related disciplines, such as Urban Planning, American Studies, American Civilization, Cultural Geography or Cultural Anthropology shall be considered when choosing appointments for these five (5) of the (9) members of the HRRB. Each of these five positions shall meet the requirements outlined in the Professional Qualifications Standards of the Florida Certified Local Government Guidelines. In addition to the above five (5) positions, there shall be a sixth person with a demonstrated interest, degree or experience in one of the above professional disciplines who is also a resident of the area of the County west of Twenty (20) Mile Bend, including any of the incorporate or unincorporated communities in proximity to Lake Okeechobee. There are no specific requirements for the other three positions as a prerequisite to appointment but consideration shall be given to the following with a demonstrated interest in history, architecture or related disciplines: business person, engineer, contractor in a construction trade, landscape architect, urban planner, attorney, and resident of areas identified by 1990 Palm Beach County Historic Sites Survey as containing twenty five (25) or more structures with potential for historic preservation. Persons seeking appointment to the HRRB shall be willing to invest time to assist staff in site evaluations, establishing priorities, public education efforts, survey and planning activities of the Certified Local Government Program and the other responsibilities of the HRRB. Board members shall attend pertinent educational conferences and seminars.
2. **Appointment.** The members of the HRRB shall be appointed at large by the Board of County Commissioners.
3. **Terms of Office.** The initial appointments to the Board shall be as follows:
  - a. three (3) members appointed for a term of one (1) year each;
  - b. three (3) members appointed for a term of two (2) years each;
  - c. three (3) members appointed for a term of three (3) years each; and
  - d. thereafter, any appointment shall be made for a term of three (3) years. Any member may be reappointed for one (1) successive term upon approval of the County Commission as provided for herein.

**4. Removal from Office.**

- a. In the event that any HRRB member is convicted of a felony or an offense involving moral turpitude while in office, the Board of County Commissioners shall terminate the appointment of such person as a member of the Historic Resources Review Board.
- b. Any member who fails to attend three (3) consecutive regular meetings without an excused absence and without prior approval of the Chairman, or one-half (2) of the meetings within a calendar year, shall automatically forfeit the appointment. Participation for less than three-fourths (3/4) of a meeting shall constitute lack of attendance.
- c. Excused absence constitutes absence due to illness, absence from Palm Beach County, or personal hardship, if approved by a majority vote of the Historic Resources Review Board. Excused absence shall be entered into the minutes at the next regularly scheduled meeting of the Historic Resources Review Board.
- d. Members removed from office shall be terminated immediately and shall not continue to serve until a new appointment is made by the Board of County Commissioners.

**5. Vacancy.**

- a. When a HRRB member resigns or is removed, the Board of County Commissioners shall fill the vacancy within thirty (30) days.
- b. Any appointment to fill any vacancy shall be for the remainder of the unexpired term of office.

**6. Conflict of Interest.**

- a. **General.** No HRRB member shall have any interest, financial or otherwise, direct or indirect, or engage in any business transaction or professional activities, or incur any obligation of any nature which is in substantial conflict with the proper discharge of duties as a member of the Historic Resources Review Board.
- b. **Implementation.** To implement this policy and strengthen the faith and confidence of the citizens of Palm Beach County, members of the Historic Resources Review Board are directed:
  - (1) to be governed by the applicable provisions of the Palm Beach Ethics Ordinance, upon adoption of such ordinance;
  - (2) not to accept any gift, favor or service that might reasonably tend to improperly influence the discharge of official duties;
  - (3) to make known by written or oral disclosure, on the record at a Historic Resources Review Board meeting, any interest which the member has in any pending matter before the Historic Structure and Archeological Review Board, before any deliberation on that matter;
  - (4) to abstain from using membership on the Historic Resources Review Board to secure special privileges or exemptions;
  - (5) to refrain from engaging in any business or professional activity which might reasonably be expected to require disclosure of information acquired by membership on the Historic Resources

Review Board not available to members of the general public, and to refrain from using such information for personal gain or benefit;

- (6) to refrain from accepting employment which might impair independent judgment in the performance of responsibilities as a member of the Historic Resources Review Board;
- (7) to refrain from accepting or receiving any additional compensation from any source other than Palm Beach County for duties performed as a member of the Historic Resources Review Board;
- (8) to refrain from transacting any business in an official capacity as a member of the Historic Resources Review Board with any business entity of which the member is an officer, director, agent or member, or in which the member owns a controlling interest; and
- (9) to refrain from participation in any matter in which the member has a personal investment which will create a substantial conflict between private and public interests.

**c. Board Action.** Willful violation of this subsection which affects a vote of a Historic Resources Review Board member shall render that action voidable by the Board of County Commissioners.

**D. Officers; Quorum; Rules of Procedure.**

- 1. Chairman and Vice-Chairman.** At an annual organizational meeting, the members of the HRRB shall elect one (1) of their members as Chairman and one (1) as Vice-Chairman. In the absence of the Chairman, the Vice-Chairman shall act as Chairman and shall have all powers of the Chairman. The Chairman shall serve a term of one (1) year. No member shall serve as Chairman for more than two (2) consecutive terms. The Chairman shall administer oaths, shall be in charge of all proceedings before the Historic Resources Review Board, and shall take such action as shall be necessary to preserve the order and the integrity of all proceedings before the Historic Resources Review Board.
- 2. Secretary.** The Executive Director of the Planning, Zoning and Building Department shall serve as Secretary to the HRRB. The Secretary shall keep minutes of all proceedings of the Historic Resources Review Board, which minutes shall be a summary of all proceedings before the Historic Resources Review Board, attested to by the Secretary, and which shall include the vote of each member upon every question. The minutes shall be approved by a majority of the members of the Historic Resources Review Board voting when a quorum is present. In addition, the Secretary shall maintain all records of the Historic Resources Review Board, meetings, hearings and proceedings and the correspondence of the Historic Resources Review Board. The records of the Historic Resources Review Board shall be stored with the agency serving as Secretary herein, and shall be available for inspection by the public, upon reasonable request, during normal business hours.
- 3. Staff.** The Planning, Zoning and Building Department shall be the professional staff of the HRRB. The Board shall make every effort to minimize demands on staffing in consideration of budgetary constraints.
- 4. County Attorney.** The County Attorney's Office shall provide counsel and interpretation on legal issues.
- 5. Quorum and Voting.** No meeting of the HRRB shall be called to order, nor may any business be transacted by the HRRB, without a quorum consisting of a majority of the members currently appointed to the HRRB. A majority of the quorum present shall be necessary for the HRRB to take action. In the event of a tie vote, the proposed motion shall be considered to have failed.

6. **Rules of Procedure.** All meetings shall be governed by Robert's Rules of Order. The HRRB may, by a majority vote of the entire membership, adopt additional rules of procedure for the transaction of business and shall keep a record of meetings, resolutions, findings and determinations.

**E. Meetings.**

1. **General.** General meetings of the HRRB shall be held at least quarterly. Special meetings may be called by the Chairman of the Historic Resources Review Board, or in writing by a majority of the members of the Board. Twenty four (24) hours written notice shall be given to each Board member prior to a special meeting.
2. **Location.** The location of meetings shall be in Palm Beach County, Florida.
3. **Agenda.** All meetings of the HRRB shall have a previously advertised agenda meeting the requirements of section 286.0105, Fla. Stat.
4. **Decisions.** All decisions of the HRRB shall be made at a meeting of the HRRB.

- F. **Compensation.** The members of the HRRB shall receive no compensation for their services. Travel reimbursement is limited to expenses incurred only for travel outside Palm Beach County necessary to fulfill the responsibilities of membership on the Historic Resources Review Board. Travel reimbursement shall be made only when sufficient funds have been budgeted and are available, and upon the prior approval of the Board of County Commissioners. No other expenses are reimbursable except documented long distance telephone calls to County staff to fulfill the responsibilities of membership on the Historic Resources Review Board.

**Amendment History:**

[Ord. No. 93-4; February 16, 1993] [Ord. No. 93-17; July 27, 1993] [Ord. No. 94-9; May 17, 1994]  
[Ord. No. 94-23; October 4, 1994] [Ord. No. 95-1; January 26, 1995] [Ord. No. 95-8; April 3, 1995]  
[Ord. No. 95-24; July 24, 1995] [Ord. No. 95-33; September 13, 1995] [Ord. No. 96-28; September 25, 1996]  
[Ord. No. 97-14; May 23, 1997] [Ord. No 97-15; May 23, 1997] [Ord. No 97-38; October 16, 1997]  
[Ord. No. 98-5; March 4, 1998] [Ord. No. 99-37; October 7, 1999] [Ord. No. 99-43; October 28, 1999]  
[Ord. No. 00-13; March 29, 2000] [Ord. No. 00-15; April 12, 2000] [Ord. No. 01-28; October 3, 2001]  
[Ord. No. 01-29; August 3, 2001]

**ARTICLE 5**

**DEVELOPMENT REVIEW PROCEDURES**

## TABLE OF CONTENTS

ARTICLE 5  
DEVELOPMENT REVIEW PROCEDURES

	Page
SEC. 5.1 GENERAL APPLICABILITY.....	1
A. Applicability.....	1
B. Applications, fees and deadlines.....	1
C. Preapplication conference.....	1
1. Purpose.....	1
2. General Application submission.....	1
3. Scheduling of preapplication conference.....	1
4. Preapplication conference issues.....	2
5. Written Summary.....	2
D. Threshold Review.....	3
1. General.....	3
2. Development on property or uses requiring Threshold Review.....	3
E. Applications for Development Permits.....	4
F. Public Hearing procedures for development permit.....	4
1. Setting the hearing.....	4
2. Examination and copying of application and other documents.....	4
3. Conduct of hearing.....	4
G. Actions by decision-making persons and bodies.....	6
1. General.....	6
2. Findings.....	6
H. Development Order Amendments.....	6
1. General.....	6
2. Expedited Application Consideration.....	6
I. Consolidated applications.....	7
J. Denial of an application.....	7
1. Application for development permit.....	7
2. Site Specific (Future Land Use Atlas) amendment to comprehensive plan.....	7
K. Suspension of development review proceedings.....	7
L. Violation of condition of development order.....	7
M. Misrepresentation.....	8
N. Development Order Abandonment.....	8
1. General.....	8
2. Development Orders Not Implemented.....	8
3. Implemented Development Orders.....	8
4. Additional Guidelines.....	9
O. Outstanding liens or fines.....	9
1. Rezoning.....	9
2. Conditional Use A or B, Development Order Amendment and Variances.....	9
3. Applications for uses designated as a 'D' in Table 6.4.1.....	9

	4.	Time extension approved by the Zoning Commission or BCC. ....	9
	5.	In the event .....	9
	6.	Effectiveness .....	9
P.		Judicial relief.....	9
SEC. 5.2		<b>SITE SPECIFIC (FUTURE LAND USE ATLAS) COMPREHENSIVE PLAN</b>	
		<b>AMENDMENTS .....</b>	<b>10</b>
A.		Procedure .....	10
B.		Authority .....	10
C.		Initiation .....	10
D.		Procedure .....	10
	1.	Preapplication conference .....	10
	2.	Timing .....	10
	3.	Submission of application.....	10
	4.	Contents of application.....	11
	5.	Determination of sufficiency .....	11
	6.	Review, report and recommendation by Planning Director .....	11
	7.	Notice .....	11
	8.	Action by the Land Use Advisory Board sitting as the Local Planning Agency.....	13
	9.	Action by BCC.....	13
	10.	Standards.....	14
	11.	Conduct of hearing.....	14
SEC. 5.3		<b>OFFICIAL ZONING MAP AMENDMENTS. ....</b>	<b>16</b>
A.		Purpose. ....	16
B.		Authority .....	16
C.		Initiation .....	16
D.		Procedure .....	16
	1.	Determination of sufficiency .....	16
	2.	Review, report and recommendation.....	17
	3.	Public hearings .....	17
	4.	Notice of Public Hearing.....	17
	5.	Action by Zoning Commission.....	19
	6.	Action by BCC.....	19
	7.	Standards.....	19
E.		Effect of approval of a map amendment. ....	20
	1.	General. ....	20
	2.	Time Limitations. ....	20
F.		Appeal .....	20
SEC. 5.4		<b>CONDITIONAL USES .....</b>	<b>21</b>
A.		Purpose. ....	21
B.		Authority. ....	21
	1.	Class A conditional uses.....	21
	2.	Class B conditional uses.....	21
C.		Standards applicable to all conditional uses. ....	21
	1.	Consistent with Comprehensive Plan. ....	21
	2.	Complies with supplementary use standards. ....	21

3.	Compatibility. ....	21
4.	Design minimizes adverse impact. ....	21
5.	Adequate public facilities. ....	21
6.	Design minimizes environmental impact. ....	21
7.	Development patterns. ....	21
8.	Other relevant standards of Code. ....	22
9.	Consistency with neighborhood plans. ....	22
10.	Changed circumstances. ....	22
D.	Preapplication conference. ....	22
E.	Procedure. ....	22
1.	Determination of sufficiency. ....	22
2.	Review and certification by DRC. ....	22
3.	Public hearings. ....	23
4.	Public notice. ....	23
5.	Effect of issuance of a development order for a conditional use. ....	24
F.	Class A conditional use. ....	24
1.	Authorized Class A conditional use. ....	24
2.	Review and recommendation by Zoning Commission. ....	24
3.	Public hearing before the Board of County Commissioners. ....	25
4.	Conditions. ....	25
5.	Appeal. ....	25
6.	Minor deviations. ....	25
7.	Development Order Amendment to Class A Conditional Use. ....	26
G.	Class B conditional uses. ....	26
1.	Authorized Class B conditional use. ....	26
2.	Public hearing before the Zoning Commission. ....	26
3.	Conditions. ....	27
4.	Appeal. ....	27
6.	Minor deviations. ....	28
7.	Development Order Amendment to Class B Conditional Use. ....	28
SEC. 5.5	SPECIAL PERMIT USES. ....	29
A.	Purpose. ....	29
B.	Authority. ....	29
C.	Authorized special permit use. ....	29
D.	Initiation. ....	29
E.	Procedure. ....	29
1.	Submission of application. ....	29
2.	Contents of application. ....	29
3.	Determination of sufficiency. ....	29
4.	Decision by Zoning Director. ....	30
5.	Standards. ....	30
6.	Conditions. ....	30
7.	Special permit fees. ....	30
8.	Renewal of Special Permit. ....	31
9.	Number of Special Permits. ....	31
10.	Revocation of Special Permits. ....	31
11.	Expiration of Special Permits. ....	31



	12. Discontinuance of Special Permit Use.....	32
F.	Exhaustion of non-judicial remedies and judicial review.....	32
	1. Exhaustion of non-judicial remedies.....	32
SEC. 5.6	SITE PLAN OR FINAL SUBDIVISION PLAN.....	33
A.	Purpose. ....	33
B.	Applicability .....	33
	1. General. ....	33
	2. Development requiring a DRC approval.....	33
	3. Development requiring a DRC approved final Subdivision Plan. ....	33
C.	Pre-application conference.....	34
D.	Procedures.....	34
	1. Initiation. ....	34
	2. Determination of sufficiency. ....	34
	3. Action by DRC.....	34
	4. Certification Standards. ....	34
	5. Conditions. ....	35
	6. Effect of development order for Site Plan or Final Subdivision Plan. ....	35
	7. Site Plan or Final Subdivision Plan general time limitation. ....	36
	8. Administrative amendments. ....	36
	9. Minor deviations.....	36
	10. Amendments to development order for Site Plan or Final Subdivision Plan. ....	37
E.	Exhaustion of non-judicial remedies and judicial review.....	37
	1. Exhaustion of non-judicial remedies.....	37
SEC. 5.7	VARIANCES AND APPEAL OF ADMINISTRATIVE DECISIONS.....	38
A.	Definition and purpose .....	38
B.	Authority .....	38
	1. Decision.....	38
	2. Type of variance. ....	38
	3. Appeals. ....	38
	4. Prohibited uses.....	38
	5. Airport zoning.....	38
	6. Appeal of administrative variances.....	39
C.	Applicability.....	39
D.	Initiation .....	39
E.	Procedure. ....	39
	1. Types of applications.....	39
	2. Contents of application .....	39
	3. Determination of sufficiency .....	40
	4. Review and recommendation by the Zoning Director, County Engineer, or Airport Director .....	40
	5. Notification.....	41
	6. Public hearing on application for variance .....	42
	7. Continuance or postponement.....	42
	8. Application withdrawal. ....	42
	9. Appeal.....	42
F.	Standards.....	42

1.	Board of Adjustment.....	42
2.	Supplemental standards of variances in flood hazard .....	43
3.	Noise violations (Sec. 7.8.).....	44
4.	Airport height and land use noise limitations .....	44
G.	Conditions .....	45
1.	Complying with conditions of approval.....	45
2.	Violation of conditions of approval of a development order.....	45
H.	Effect of development order .....	45
1.	General .....	45
2.	Time limitation .....	45
3.	Staying of work on premises. ....	45
I.	Administrative variance. ....	45
1.	Structural encroachments into setbacks.....	46
2.	Preservation of vegetation. ....	46
3.	Native Ecosystem Overlay District - flexible development regulations. ....	46
4.	Appeal of decision by the Zoning Director.....	46
SEC. 5.8	COMPLIANCE WITH TIME LIMITATIONS AND CONDITIONS OF APPROVAL.....	47
A.	General .....	47
B.	Applicability.....	48
C.	Procedures.....	48
1.	Suspension of development orders. ....	48
2.	Administrative extension of time.....	50
3.	Appeal.....	51
4.	Failure to comply with conditions or time requirements other than for a DRC imposed condition of approval.....	51
5.	Failure to comply with conditions of approval imposed by the DRC.....	55
6.	Expiration of time extensions granted by the BCC.....	55
7.	Fees.....	55
D.	Supplementary regulations for classes of development orders.....	55
1.	Classes of development approvals.....	55
2.	Effect of phasing on time frames for receipt of a required permit or commencement of a required action.....	55
3.	Effect of modification to a development order on the time requirements of this section. ....	56

## ARTICLE 5

### DEVELOPMENT REVIEW PROCEDURES

#### SEC. 5.1 GENERAL APPLICABILITY.

A. **Applicability.** All provisions of this section shall apply to every application for a development permit, except for reviews pursuant to Sec. 5.8. (Compliance with Time Limitations). Only Sec. 5.1.L., 5.1.N., and 5.1.P. shall apply to reviews pursuant to Sec. 5.8. Unless otherwise specified, development orders and permits are transferable to new owners and run with the land.

[Ord. No. 96-28] [Ord. No. 99-37]

B. **Applications, fees and deadlines.** Every application for a development permit shall be in a form specified by the County official responsible for reviewing the application and shall be accompanied by a Concurrency application and a nonrefundable fee as is established from time to time by the BCC to defray the actual cost of processing the application. Unless a delay is requested or caused by a governmental agency through no fault of the application, an additional fee may be charged for all postponed and continued applications, including petitions postponed at the request of an applicant or due to submission of incomplete or inaccurate information. Annually, the Zoning Director shall promulgate a calendar, as may be amended, showing application dates and deadlines consistent with the specifications of this Code. This calendar shall govern all dates in the development review procedure. [Ord. No. 99-37]

#### C. **Pre-application conference.**

1. **Purpose.** Prior to submitting the initial application for development permit, a potential applicant may request in writing a pre-application conference with the Zoning Director, and other applicable agencies. The purpose of the pre-application conference is to familiarize the applicant and PBC with the applicable County Codes and processes required to completely permit the development proposed by the applicant. A request for a Pre-application Conference may be made by the applicant for the purpose of a conceptual site plan review.

[Ord. No. 99-37]

2. **General Application submission.** Accompanying the pre-application request shall be a General Application. The applicant shall specify in the general application whether the Pre-application Conference is requested for a conceptual site plan review and shall include in the General Application such additional information as required by the Zoning Director. [Ord. No. 99-37]

3. **Scheduling of pre-application conference.** The Zoning Director shall initiate review of a General Application submission upon receipt of the request for pre-application conference and General Application submission.

a. If it is determined that the General Application submission is not sufficient, written notice shall be sent to the applicant specifying the deficiencies. The Zoning Director shall take no further action on the General Application submission until the deficiencies are remedied. If the applicant fails to correct the deficiencies within twenty (20) working days of the date it was determined insufficient, the General Application submission and request for pre-application conference shall be considered withdrawn.

b. When the General Application submission is determined sufficient, the Zoning Director shall schedule a pre-application conference with the applicant.

The pre-application conference shall be scheduled with the applicant, and the Pre-application Conference Committee established for the purpose of providing input at a pre-application conference. The Pre-application Conference Committee shall consist of the Zoning Director, and representatives from the Zoning Division, the Planning Division, the Building Division, the Traffic and Land Development Divisions of DEPW, ERM, the Parks and Recreation Department, and the PBCHD, as applicable. The applicant shall be notified in advance by the Zoning Director about the preapplication conference, and the time, date, and place of the conference.

[Ord. No. 99-37]

4. **Pre-application conference issues.** At the pre-application conference, the applicant and the Pre-application Conference Committee shall discuss the proposed development and, based upon the information provided by the applicant and the provisions of this Code in effect at the time of the pre-application conference, determine in general what provisions of this Code and development review procedures apply to the proposed development. Review time may vary based on the simplicity or the complexity of a proposed project. Unless specifically requested in the general application, the pre-application conference shall not be used to review the site plan or design of the proposed development. For applications to modify previously approved development orders or applications for approval of subsequent site plans pursuant to an approved master plan or site plan, the Zoning Director shall determine what portions of the project shall be subject to this Code using the standards contained in Article 1 (General Provisions). The County shall determine what County permits are required and the required sequence of approvals.

All non-subdivision projects shall be reviewed for the requirement to submit a boundary plat when there is a possibility the proposed development will include any of the following: multiple access, preservation/conservation areas, water management tracts, shared parking, shared stormwater facilities, or other infrastructure. The County Engineer shall determine at pre-application conference if recordation of a boundary plat shall be required, pursuant to the procedures of Article 8 (Subdivision Platting and Required Developments), prior to the issuance of a building permit.

5. **Written Summary.** Within five (5) working days of the pre-application conference, the Zoning Director shall provide the applicant with a written summary of the pre-application conference. The written summary shall identify, based upon the information and materials provided by the applicant and the provisions of this Code in effect at the time of the pre-application conference, the provisions of this Code and development review procedures that generally apply to the proposed development. The Zoning Director and PBC staff shall use the summary of the pre-application conference and the General Application submission to create a tracking form which shall be used to monitor the proposed development through to its last necessary development order.

[Ord. No. 93-4] [Ord. No. 99-37]

(This space intentionally left blank.)

**D. Threshold Review.****1. General.**

- a. **Purpose.** The purpose of threshold review is to provide information to the applicant and the County on the carrying capacity of the land prior to site design. There are two types of required threshold reviews, one by Department of ERM and one by the PBCHD.
- b. **Procedure.** Simultaneous with the submission of the application for development permit, a Threshold Review application shall be completed and submitted pursuant to the procedures and standards of this section for the developments listed below. The response from the reviewing agencies shall be provided to the applicant within fifteen (15) working days after submission of a completed application. The response shall be submitted to the Zoning Division prior to certification of the application for a public hearing or meeting. For the purpose of applying for a development permit, a Certificate of Threshold Review shall remain valid for one (1) year from the date of issuance of the certificate provided the project does not change, or for the life of the review process, whichever is less.

**2. Development on property or uses requiring Threshold Review.**

- a. **Uses requiring threshold review by Department of Environmental Resources Management.** Development which is proposed on land with one or more of the following site conditions shall be reviewed by ERM. In response, ERM shall determine whether or not and to what extent it reasonably appears the proposed use is subject to Article 9 (Environmental Standards) and 7.6 (Excavation) and how site design could accommodate significant natural features on site.
  - (1) Wetlands on site
  - (2) Native upland vegetation on site
  - (3) Wellfields on site or within a Wellfield Protection Zone
  - (4) Site previously used to store regulated substances
  - (5) Applicant proposes to store regulated substances
  - (6) Applicant proposes to excavate a mined lake on site
  - (7) Site is located within the Coastal Protection Zone.
  - (8) Site is located within the Environmental Sensitive Lands.
- b. **Development on property or uses requiring Threshold Review by the PBC Health Department.** Development which is proposed consisting of any of the following site uses shall be reviewed by the PBC Health Department. In response, the PBC Health Department shall advise the applicant of special rules and procedures governing development of the use:
  - (1) Sanitary Landfills
  - (2) Solid Waste Transfer
  - (3) Recycling Plants/Centers
  - (4) Composting Plants
  - (5) Chipping and Mulching Plants
  - (6) Waste & Water treatment plants
  - (7) Public Bathing Places
  - (8) Salvage or Junk Yards
  - (9) Incinerators
  - (10) Bio Hazardous Waste Processing Plants
  - (11) Electric Power Generation Plants

- (12) Septic Tanks
- (13) Private Water Supply Wells
- (14) Public Swimming Pools
- [Ord. No. 93-4] [Ord. No. 99-37]

**E. Applications for Development Permits.** Applications shall be submitted for all development permit requests for land development activities regulated by this Code. Unless otherwise specified in each section describing particular development review procedures, applications for development permits require sufficiency certification by the DRC prior to being placed on the agenda for a public hearing or meeting or proceeding to the subsequent step in the development review process. Unless requested by PBC, applications shall not be significantly altered after certification. In no case shall significant changes be made to proposed site, master or preliminary development plans within ten (10) working days of the public hearing on the application, without a continuance. [Ord. No. 93-4] [Ord. No. 99-37]

**F. Public Hearing procedures for development permit.**

1. **Setting the hearing.** When the application is determined sufficient and a public hearing is required, the responsible County official shall schedule a public hearing. [Ord. No. 99-37]
2. **Examination and copying of application and other documents.** At any time upon reasonable request, and during normal business hours, any person may examine an application for development permit and materials submitted in support of or in opposition to an application for development permit in the offices of the County official responsible for reviewing the application. Copies of such materials shall be made available at the fee permitted by law.
3. **Conduct of hearing.**
  - a. **Oath or affirmation.** Testimony and evidence shall be given under oath or by affirmation to the body conducting the hearing.
  - b. **Rights of all persons.** Any person may appear at a public hearing and submit evidence, either individually or as a representative of an organization. Anyone representing an organization shall present evidence of their authority to speak on behalf of the organization in regard to the matter under consideration. Each person who appears at a public hearing shall be identified, state an address, and if appearing on behalf of an organization, state the name and mailing address of the organization.
  - c. **Due order of proceedings.** The body conducting the hearing may exclude testimony or evidence that it finds to be irrelevant, immaterial or unduly repetitious. The order of the proceedings shall be as follows.
    - (1) The County official responsible for reviewing the application shall present a narrative and graphic description of the application for development permit.
    - (2) The County official responsible for reviewing the application shall present a written and oral recommendation, including any report prepared, if relevant. This recommendation shall address each factor required to be considered by this Code prior to approval of the application for development permit. The recommendation shall be made available to the applicant at least five (5) working days prior to the public hearing.
    - (3) The applicant shall present any information the applicant deems appropriate.
    - (4) Public testimony shall be heard.

- (5) The Zoning Director, the Executive Director of PZB, the County Engineer, the Director of ERM, the County Health Director, the County Attorney, and any other County staff may respond to any statement made by the applicant or any public comment.
  - (6) The applicant may respond to any testimony or evidence presented by the County staff or public.
- d. **Testimony.** In the event any testimony or evidence is excluded as irrelevant, immaterial or unduly repetitious, the person offering such testimony or evidence shall have an opportunity to make a proffer in regard to such testimony or evidence for the record. Such proffer shall be made at the public hearing.
- e. **Continuance or postponement of public hearing.**
- (1) **Public hearing items.** The body conducting the public hearing may, on its own motion or at the request of any applicant, continue the public hearing or meeting to a fixed date, time and place. An applicant shall have the right to request and be granted one (1) thirty (30) day entitlement continuance without an additional fee; however, all subsequent continuances shall be granted at the discretion of the body conducting the hearing only upon good cause shown and shall be subject to a fee as established by BCC. Any request for continuance shall be submitted in writing five (5) working days prior to the hearing.
  - (2) **DRC.** Except for the entitlement continuance, all applications for development continued for more than six (6) months by the DRC, must obtain approval from the Zoning Director. All applications not continued for more than six (6) months by the Zoning Director, shall be administratively withdrawn.  
[Ord. No. 96-28]
- f. **Withdrawal of application.** An applicant shall have the right to withdraw an application for development permit at any time prior to the final action on the application by the decision making body. Requests for withdrawal received by the Zoning Director five (5) working days prior to the meeting shall be granted without prejudice as a matter of right. Applicants shall not be entitled to the return of application fees. Thereafter, the governing body may accept the withdrawal without prejudice or with prejudice. With prejudice bars the filing of a successive application, which is not materially different, as defined in this section, for one (1) calendar year.
- g. **Record.**
- (1) The body conducting the public hearing shall record the proceedings by any appropriate means, including an audio record or transcription. A copy of the public hearing record may be acquired by any person upon application to the Executive Director of PZB, and payment of a fee to cover the cost of duplication of the audio record, tape or transcription, whichever is appropriate.
  - (2) The record of oral proceedings, including testimony and statements of personal opinions, the minutes of the Secretary, all applications, exhibits and papers submitted in any proceeding before the decision-making body, the report and recommendation of the County official responsible for making the recommendation, or other member of the County staff, and the decision and report of the decision making body shall constitute the record.
  - (3) All records of decision making bodies shall be public records, open for review or inspection at PZB during normal business hours upon reasonable notice.
  - (4) **It is the responsibility of any person appealing a decision of any body conducting a public meeting or hearing pursuant to this Code, to ensure a verbatim record of the proceeding shall be made, including the testimony and evidence on which the appeal is to be based.**  
[Ord. No. 94-23] [Ord. No. 99-37]

**G. Actions by decision-making persons and bodies.**

1. **General.** All decision-making persons and bodies shall act in accord with the time limits established in this Code. Action shall be taken as promptly as possible in consideration of the interests of the citizens of PBC.
2. **Findings.** All decisions shall be in writing and shall include at least the following elements:
  - a. a statement of specific findings of fact; and
  - b. a statement of approval, approval with conditions, or denial with or without prejudice. If there is a decision for denial, it shall be with prejudice unless determined otherwise by the Board.
3. **Notification.** Notification to the applicant of a decision making body's decision shall be provided by the County official responsible for reviewing and processing the application. A copy of the decision shall also be made available to the applicant at the PZB Department, the office of DEPW, the ERM Department, or the Clerk of the BCC, whichever is appropriate, during normal business hours, within a reasonable period of time after the decision. [Ord. No. 97-64]

**H. Development Order Amendments.**

1. **General.** Proposed amendments shall be submitted and considered based on the applicable development review procedures under which the development would be originally approved, except that certain amendments may be considered in an Expedited Application Consideration process. [Ord. No. 99-37]
2. **Expedited Application Consideration.** It is the intent of this subsection to provide for a fast consideration and review process for certain minor development order amendment proposals. These amendments are ones which fail to meet the criteria for staff review and approval or denial, or by law must return to the body which issued the development order for the project. These amendments have no impact on surrounding property. It is the finding that because of the minor nature of these projects, one or more of the development review steps are unnecessary. Examples of amendments likely to be adequately reviewed in an expedited application consideration process include deletion of land area where the resultant land area may or may not require rezoning, condition modification, and reclassification of land use zones in planned development districts.
  - a. **Criteria.** Applications shall meet the following criteria in order to be reviewed, approved, approved with conditions, or denied in an expedited application consideration process. All of the following criteria shall be met to participate in an expedited consideration process.
    - (1) Approval of the Zoning Director and the County Engineer shall be obtained. The Zoning Director and the County Engineer shall consult with any other department responsible for the conditions and review and approve or deny the request to obtain expedited consideration based on compatibility of the request with the area surrounding the proposal and, if a portion of a large development, on the area surrounding the development. The magnitude of the change requested shall also be considered. The County Engineer and the Zoning Director shall only permit expedited consideration for proposals which have minimal site design impact, no increase in impacts beyond the project's boundary and which, if approved, will be compatible with surrounding areas.
    - (2) The proposed application, if approved, will not increase intensity or density of the project.



- (3) Evidence of compliance with all conditions of development approval required to be satisfied to date is provided by the applicant.
  - (4) No change to the threshold certificate, except alternation of legal description, shall occur.
  - (5) The proposed amendment is not made to the land area within a DRI (Development of Regional Impact).
  - (6) Any impacts shall be internal to the project or area applying for modification.
- b. **Procedures.** After approval of the County Engineer and the Zoning Director to participate in an expedited application consideration process, the application shall be submitted and reviewed pursuant to the applicable development approval procedure, except that:
- (1) No new threshold certification shall be required; and
  - (2) The proposed modification may proceed directly to the next BCC hearing given advertising requirements after the application is certified by the DRC. [Ord. No. 93-4]
- I. **Consolidated applications.** To the extent practicable, applications for development permits may be consolidated for review pursuant to an agreement between the applicant and the Zoning Director as part of the pre application conference. When applications for development permits are consolidated pursuant to this section, the time periods for review shall be no less than those established for the application for development permit with the longest review period.
- J. **Denial of an application.**
1. **Application for development permit.** Whenever any application for a development permit is denied with prejudice, an application for a development permit for all or a part of the same land shall not be considered for a period of one (1) year after the date of denial unless the subsequent application involves a development proposal that is materially different from the prior proposal, or unless the person or a majority of the members of the decision making body that made the final decision on the application determines that the prior denial was based on a material mistake of fact. For the purposes of this section, an application for a development permit shall be considered materially different if it involves a change in use, or a change in intensity or density of use of twenty five (25) percent or more. The body charged with conducting the initial public hearing under such successive application shall resolve any question concerning the similarity of a second application or other questions that may develop under this section.
  2. **Site Specific (Future Land Use Atlas) amendment to comprehensive plan.** Whenever an application for a Site Specific (Future Land Use Atlas) amendment to the Comprehensive Plan is denied, an application for a Site Specific (Future Land Use Atlas) amendment to the Comprehensive Plan for all or a portion of that land shall not be considered for two (2) years after the decision. [Ord. No. 94-23]
- K. **Suspension of development review proceedings.** Any application for a development permit may be suspended during the pendency of a code enforcement proceeding pursuant to Art. 14 (Enforcement Proceedings and Penalties) or for any code violation involving all or a portion of the land proposed for development, unless it is demonstrated in writing by the applicant that suspension of development review processing could be adverse to the public interest.  
[Ord. No. 94-23] [Ord. No. 97-14]
- L. **Violation of condition of development order.** A violation of any condition of any development order shall be considered a violation of this Code.

1. The violation shall be rectified prior to any public hearing or meeting on the issuance of any subsequent development order or permit for that project, unless the subsequent Development Order application seeks to amend the condition that has been violated. Unless otherwise specified in the development order, an approved use must comply with all conditions prior to implementing the approval.
2. The violation shall be subject to any and all enforcement procedures available as provided by Article 14 (Enforcement and Procedures) and by all applicable laws and ordinances.  
[Ord. No. 93-4] [Ord. No. 97-14]

**M. Misrepresentation.** If there is evidence that an application for a development order was considered wherein there was misrepresentation, fraud, deceit, or a deliberate error of omission, the County shall initiate a rehearing to reconsider the development order. The County shall re-approve, approve with new conditions, or deny the development order at the rehearing based on the standards in this Article. If evidence of misrepresentation or neglect is discovered during the application review and approval process, the application shall be decertified and remanded to sufficiency review.

**N. Development Order Abandonment.**

1. **General.** A development order for a Conditional Use A or B or similar development order granted under either Ordinance 57-3 or 73-2 may be abandoned according to the procedures in this section. A development order may be abandoned even though it may have been concurrently approved with a rezoning request.
2. **Development Orders Not Implemented.** All development orders which are never implemented shall be either:
  - a. **Abandoned.** Abandoned simultaneously with issuance of a subsequent development order;
  - b. **Administratively abandoned.** Administratively abandoned upon demonstration to the Zoning Director that the development order was not implemented; or
  - c. **Reviewed for revocation.** Reviewed for revocation pursuant to Section 5.8 (Compliance with Time Limitations) of this Code.
3. **Implemented Development Orders.** Certain implemented development orders qualify for administrative abandonment. Other implemented development orders require legislative abandonment by the BCC.
  - a. **Administrative Abandonment.** A development order for a Conditional Use A or B or similar development order granted under either Ordinance 57-3 or 73-2 which was used, implemented or benefited from may be administratively abandoned by filing an application with the Zoning Director demonstrating that the following criteria are met.
    - (1) All conditions of approval have been met;
    - (2) There is no reliance by other parties on additional performances.
    - (3) Consent of all property owners has been received.
  - b. **Legislative Abandonment.** A development order which ~~was used, implemented or benefited from~~ may be abandoned simultaneously with the issuance of a subsequent development order issued by the BCC or the property owner may elect to petition the BCC to abandon the development order through expedited

application review process, pursuant to Section 5.1.H.2. (Expedited Application Consideration) of this Code.

- c. **Unpaid Status Fees.** A development order shall not be abandoned, either administratively or by approval of a subsequent development order, until all unpaid status report fees imposed by action pursuant to Section 5.8 (Compliance with Time Limitations) have been paid. [Ord. No. 99-37]
- 4. **Additional Guidelines.** In determining whether a development was used, implemented or benefited from, consideration shall be given to the following factors:
  - a. Whether any construction or additional construction authorized in the Development Order has commenced.
  - b. Whether a physical or economic use of the development order has occurred, including physical or economic expansion. [Ord. No. 93-4]
- O. **Outstanding liens or fines.** Development Order applications for properties which have outstanding liens or fines owed to PBC shall be restricted as follows. [Ord. No. 97-64]
  - 1. **Rezoning.** DRC shall not approve a final site plan or final subdivision plan until payment of any outstanding liens or fines.
  - 2. **Conditional Use A or B, Development Order Amendment and Variances.** The approving body shall impose a condition of approval requiring the payment of any outstanding liens or fines by a date certain or prior to a specific event.
  - 3. **Applications for uses designated as a "D" in Table 6.4.1.** DRC shall not approve the application until the payment of any outstanding liens or fines.
  - 4. **Time extension approved by the Zoning Commission or BCC.** The "Notice of Intent to Withhold Development Permits" required by Sec. 5.8 (Compliance with Time Limitations) shall not be released until payment of any outstanding liens or fines.
  - 5. **In the event** litigation contesting the validity of the lien or fine is initiated prior to the application for the Development Order, the time for payment shall be established only after the conclusion of litigation. In this case, a condition shall be in place that requires the owner/developer to notify the County Attorney at Final Order, and if the lien is upheld, payment of the lien shall be thirty-five (35) days after Final Order.
  - 6. **Effectiveness.** Notwithstanding the above, staff shall review the effectiveness of this process and present a report to the BCC in November, 1997.
- P. **Judicial relief.** Any person aggrieved by a decision of the BCC on an application for a development permit may apply for judicial relief by the filing of a Petition for Writ of Certiorari in the Circuit Court of the Fifteenth Judicial Circuit in and for Palm Beach County, Florida, within thirty (30) days of the date the zoning resolution is filed with the Clerk of the Circuit Court, in accordance with the Florida Rules of Appellate Procedure. [Ord. No. 99-37]

**Amendment History:**

[Ord. No. 93-4; February 16, 1993] [Ord. No. 94-23; October 18, 1994] [Ord. No. 96-28; September 25, 1996]  
[Ord. No. 97-14; May 23, 1999] [Ord. No. 97-64; December 24, 1997] [Ord. No. 99-37; October 7, 1999]

**SEC. 5.2 SITE SPECIFIC (FUTURE LAND USE ATLAS) COMPREHENSIVE PLAN AMENDMENTS.**

- A. **Purpose.** The purpose of this section is to provide a means for changing the boundaries or designations of the Future Land Use Atlas by means of Site Specific amendments to the Comprehensive Plan. It is not intended to relieve particular hardships, nor to confer special privileges or rights on any person, but only to make necessary adjustments in light of changed conditions. In determining whether to grant a requested amendment, the BCC shall consider, in addition to the factors set forth in this section, the consistency of the proposed amendment with the intent of the PBC Comprehensive Plan, Treasure Coast Regional Policy Plan, State of Florida Comprehensive Growth Management Plan, Chapter 163, Fla. Stat., and Rules 9J-5 and 9J-11, F.A.C.  
[Ord. No. 97-64]
- B. **Authority.** The BCC may amend the boundaries or designations of the Future Land Use Atlas of the Comprehensive Plan upon compliance with the provisions of this section. [Ord. No. 97-64]
- C. **Initiation.** Amendments may be proposed by the BCC, the Local Planning Agency, or the owner of the land to be affected by a proposed amendment. [Ord. No. 97-64]
- D. **Procedure.**
1. **Pre-application conference.** A potential applicant for a Site Specific amendment may request in writing an optional pre-application conference with the Planning Director. Prior to the optional pre-application conference, the applicant shall provide to the Planning Director a description of the character, location and magnitude of the proposed amendment and any other information the potential applicant deems relevant. The purpose of the pre-application conference is to acquaint the potential applicant with the requirements for a Site Specific amendment. The substance of the optional pre-application conference shall be recorded in a summary prepared by the Planning Director. The letter shall be mailed to the applicant by the Planning Director within seven (7) working days after the optional pre-application conference. The letter shall set forth the subjects discussed at the pre-application conference and the County's position in regard to the subject matters discussed as well as the review procedures and timelines that generally apply to the proposed development. [Ord. No. 99-37]
  2. **Timing.** An application by a property owner for a Site Specific amendment shall be accepted for review and processing twice each year. That date shall be announced four (4) months in advance by the BCC. There shall be two (2) exceptions to this timing requirement. An amendment shall be considered at any time if it is directly related to a DRI, including a substantial deviation for a DRI. Small scale amendments will be processed on a quarterly basis with the closing deadlines in February, May, August, and October. Nothing in this section shall be deemed to require favorable consideration of the amendment solely because it is related to a DRI or because it is a small scale development amendment.  
[Ord. No. 99-37]
  3. **Submission of application.** An application for a Site Specific amendment shall be submitted to the Planning Director along with a nonrefundable application fee that is established by the BCC.

- a. **Small Scale Amendments.** If a small scale land use amendment requires a rezoning, conditional use, development order amendment or abandonment application(s), the two applications shall be reviewed and considered by the BCC concurrently. The applicant shall submit a site plan or conceptual site plan as part of the zoning application(s).

The complete zoning application must be submitted within forty-five (45) calendar days of receipt of the small scale land use amendment application. If a complete zoning application is not submitted, the small scale land use amendment shall be administratively withdrawn. [Ord. No. 01- 29] [Ord. No. 01-100]

**4. Contents of application.**

- a. **General.** The application shall be submitted in a form established by the Planning Director. The application must contain justification for the proposed amendment citing at least one of the standards contained in Sec. 5.2.D.10. and a demonstration of need. The application must contain applicable data and analysis to substantiate any claims made within the application. Failure of an applicant to disclose relevant information shall serve as grounds for postponement by the board holding the public hearing.
  - b. **Amendments to the application.** Any information provided by an applicant following the distribution of the staff report to the LUAB (Local Planning Agency) shall serve as grounds for postponement, as appropriate, of the public hearings by the board holding the public hearing.
- 5. Determination of sufficiency.** The Planning Director shall determine whether the application is sufficient and includes data necessary to evaluate the application. The determination of sufficiency shall apply to the submission and shall be based upon whether or not the application responds to all the requested information, as provided in the application checklist.
- a. If it is determined that the application is not sufficient, written notice shall be delivered to the applicant specifying the deficiencies within ten (10) working days of the receipt of the application. The Planning Director shall take no further action on the application until the deficiencies are remedied. If the deficiencies are not remedied within ten (10) working days of the notice of insufficiency, the application shall be considered withdrawn.
  - b. If or when the application is determined sufficient, the Planning Director will proceed to review the application pursuant to the procedures and standards of this section.
- 6. Review, report and recommendation by Planning Director.** When the application is determined sufficient, the Planning Director shall review the application, consult with other agencies, prepare a staff report (which incorporates the comments of the other agencies), and make a recommendation of approval, approval with conditions, or disapproval based on the standards in Sec. 5.2.D.10. The Planning Director shall send a copy of the staff report to the applicant by mail on the day the staff report is completed which shall be at least five (5) working days prior to the LUAB public hearing, along with written notification of the time and place the application will be considered by the LUAB. [Ord. No. 97-64]
- 7. Notice.** Notice of a proposed amendment for any public hearing shall be provided by publication of ~~advertisement, mailed notice and posting as pursuant to the terms of this section.~~ The Planning Director shall notify the Intergovernmental Plan Amendment Review Clearinghouse (IPARC) of proposed land use amendments pursuant to the Comprehensive Plan Amendment Coordinated Review Interlocal Agreement. [Ord. No. 99-37]

- a. **Advertisement.** The required advertisements shall meet the requirements of Sec. 163.3184(15)(c) and Sec. 125.66(4)(b)2, Fla. Stat. as amended from time to time.
- b. **Courtesy mailing.** A courtesy notice "notice" of a proposed Plan Amendment shall be mailed to all owners of real property located within five hundred (500) feet of the periphery of the land to be affected by the requested change, whose names and addresses are known by reference to the latest published ad Val Orem tax records of the County property appraiser, except that when real property consists of a condominium, the courtesy notice shall be given to the condominium association and all real property owners living within five hundred (500) feet. If the area within five hundred (500) feet is owned by the applicant or partner in interest, the five hundred (500) foot notification boundary shall be extended from these parcels. All property owners associations and cooperatives within the area as well as all counties and municipalities within one mile of the area shall be notified. Areas that a municipality has identified as a future annexation area shall also give notice to the municipality. The notice shall state the substance of the proposal and shall set a date, time and place for the public hearing. The notice shall contain a location map clearly indicating the area covered by the proposal including major streets, and a statement that interested parties may appear at the public hearing and be heard regarding transmittal or adoption of the amendment. Such notice shall be given approximately fifteen (15) to thirty (30) calendar days prior to the date set for the first public hearing by depositing such notice in the mail by certified or first class mail, properly addressed and postage prepaid, to each owner as the ownership appears on the last approved tax roll. A copy of such notice shall be kept available for public inspection during regular business hours at the office of PZB. If the property is undergoing a simultaneous land use change and rezoning, the notice for the rezoning may be included in the notice required for the land use change.
- c. **Posting.** The land subject to the application shall be posted with a notice of the public hearing on a sign provided by the County at least fifteen (15) calendar days in advance of any public hearing. One (1) sign shall be posted for each one hundred (100) feet of frontage along a street up to a maximum of ten (10) signs. All signs shall be evenly spaced along the street or in a location acceptable to the Planning Director. All signs shall be setback no more than twenty five (25) feet from the street. All signs shall be erected in full view of the public. Signs shall be posted in a location acceptable to the Planning Director, where the land does not have significant frontage on a street. The signs shall be removed by the applicant after the BCC transmittal hearing date (adoption hearing date for small scale development amendments). The failure of any such posted notice to remain in place after the notice 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 BCC. [Ord. No. 99-37]
- d. **Other courtesy notice.** A courtesy notice of all public hearings may be mailed upon request to all organizations, associations, and other interested persons or groups known to the Planning Director. An annual fee may be assessed to defray the cost of such mailings.
- e. **Exceptions to Mailing and Posting.** The mailing and posting notice requirements shall not apply to actions by the BCC initiating any of the following:
- (1) A site specific land use change subsequent to a land use action resulting from the Voluntary Density Bonus Program (Section 6.9) or the Transfer of Development Rights - Special Density Program (Section 6.10);
  - (2) A land use change to a ~~Conservation designation following acquisition by a public agency;~~
  - (3) A site specific land use change initiated by the BCC, to reflect existing conditions;
  - (4) A site specific land use change initiated by the BCC, to comply with previous approved projects;
- and

- (5) A site specific land use change as deemed appropriate by the BCC.

At the time the land use change is initiated by the BCC, the Planning Director shall make a recommendation as to the level of notification for the specific change. The BCC shall direct the Planning Director to notice the land use change, as deemed appropriate, by advertisement, mail or posting in accordance with the terms herein.

8. **Action by the Land Use Advisory Board sitting as the Local Planning Agency.** The Local Planning Agency public hearing shall be advertised in a newspaper of general circulation in accordance with requirements set forth in Sec. 125.66(2), and Sec. 163.3164(18), Fla. Stat., as amended from time to time. The Local Planning Agency shall conduct a public hearing on the application pursuant to the procedures in Sec. 5.2.D.11., and make recommendations regarding the proposed amendments to the BCC. At the public hearing, the Local Planning Agency shall review the application, the staff report, the relevant support materials, and public testimony given at the hearings. At the close of the public hearing, the Local Planning Agency shall vote on its recommendations (approval, approval with conditions or denial) and findings based on the standards in Sec. 5.2.D.10.

9. **Action by BCC.**

- a. **Transmittal public hearing.** The transmittal public hearing shall be held on a weekday at least seven (7) calendar days after notice is published pursuant to Section 163.3184(15)(b)1, Fla. Stat., as amended from time to time. Prior to transmittal to DCA, the BCC shall conduct one (1) transmittal public hearing on the application pursuant to the procedures in Sec. 5.2.D.11. At the public hearing, the BCC shall consider the application, the staff report, the relevant support materials, the recommendations of the Local Planning Agency, and the public testimony given at the public hearing, and based on the standards in Sec. 5.2.D.10., and by an affirmative vote of a majority of the members of the BCC present at the hearing, vote to approve, approve with conditions, or deny for transmittal the application. Failure of the BCC to approve the transmittal of an application for a Site Specific amendment shall be deemed a denial of the proposed Site Specific amendment.
- b. **Adoption public hearing.** The adoption public hearing shall be on a weekday at least five (5) calendar days after the day the notice for the public hearing is published pursuant to Sec. 163.3184(15)(b)(2), Fla. Stat., as amended. Pursuant to the time frames in Section 163.3184(15)(a), Fla. Stat., the BCC shall conduct at least one (1) adoption public hearing on the application pursuant to the procedures in Sec. 5.2.D.11. At the public hearing, the BCC shall consider the application, the staff report, the relevant support materials, the DCA comments, and the public testimony given at the public hearing, and based on the standards in Sec. 5.2.D.10., vote to adopt, adopt with conditions, or not to adopt an ordinance making a Site Specific amendment. A decision to adopt an ordinance making a Site Specific amendment shall require a majority vote of the members of the BCC present at the hearing.
- c. **Small Scale Development Amendments:** Small Scale Development Amendments shall require only one public hearing before the BCC, which shall be an adoption public hearing, pursuant to Sec. 163.3187(1)(c)(3), and content provisions of Sec. 125.66(4)(a) Fla. Stat. as amended from time to time.
- d. **Actions by the BCC.** Actions approving site specific ~~Comprehensive Plan amendments~~ shall be by ordinances pursuant to Sec. 163.3187, Fla. Stat. as amended from time to time.

- 10. Standards.** The adoption of an ordinance to make a Site Specific amendment shall be based on one (1) or more of the following factors, and a demonstrated need to amend the Future Land Use Atlas, as long as the Comprehensive Plan maintains its internal consistency. A demonstration of need may be based upon market conditions indicating that there is a demand for the proposed land use designation or a demonstration that the current land use designation is no longer appropriate. Appropriate data and analysis to demonstrate a need for the amendment must be provided within the application. Additionally, all amendments shall be reviewed at the maximum intensity or density permitted under the requested future land use designation. Data and analysis must be provided within the application to substantiate at least one of the following:
- a. changed projections (e.g., regarding public service needs) in the Comprehensive Plan, including but not limited to amendments that would ensure provision of public facilities;
  - b. changed assumptions (e.g., regarding demographic trends or land availability) in the Comprehensive Plan, including but not limited to the fact that growth in the area, in terms of the development of vacant land, new development, and the availability of public services has altered the character such that the proposed amendment is now reasonable and consistent with the land use characteristics;
  - c. data errors, including errors in mapping, vegetative types and natural features in the Comprehensive Plan;
  - d. new issues that have risen since adoption of the Comprehensive Plan;
  - e. recognition of a need for additional detail or comprehensiveness in the Comprehensive Plan; or
  - f. data updates.
- 11. Conduct of hearing.**
- a. **Rights of all persons.** Any person may appear at a public hearing and submit evidence, either individually or as a representative of an organization. Anyone representing an organization shall present evidence of their authority to speak on behalf of the organization in regard to the matter under consideration. Each person who appears at a public hearing shall be identified, state an address, and if appearing on behalf of an organization, state the name and mailing address of the organization.
  - b. **Due order of proceedings.** The order of the proceedings shall be as follows.
    - (1) The Planning Director shall present a narrative and graphic description of the application, a written and oral recommendation, and the staff report. The recommendation shall address each factor required to be considered by this Code prior to approval of the application for a site specific Comprehensive Plan amendment. The recommendation of the Planning Director shall be made available to the applicant at least five (5) working days prior to the public hearing, unless extended by mutual agreement.
    - (2) The applicant shall present any information the applicant deems appropriate.
    - (3) Public testimony shall be heard.
    - (4) The Planning Director, the County Attorney and any other County staff may respond to any statement made by the applicant or any public comment.
    - (5) The applicant may respond to any testimony or evidence presented by the County staff or public.



**c. Continuance or postponement of public hearing for Small Scale Amendments.**

- (1) **Entitlement continuances.** An applicant shall have the right to request and be granted one (1) entitlement continuance, of no more than sixty (60) days, of the LPA public hearing without an additional fee; provided that the request is made in writing at least twenty (20) working days prior to the hearing. Additionally, an applicant shall have the right to request and be granted one (1) entitlement continuance, of no more than sixty (60) days, of the BCC Adoption public hearing; provided that the request is made in writing at least twenty (20) working days prior to the hearing and is submitted along with an additional set of the required five hundred (500) foot public notice envelopes (per Section 5.2.D.7.b). The Planning Division will honor entitlement continuances administratively. [Ord. No. 99-37]
- (2) **Non-entitlement continuances.** The body conducting the public hearing may on its own motion, or at the request of any applicant or the Planning Director, continue the public hearing or meeting to a fixed date, time and place. All non-entitlement continuances shall be granted at the discretion of the body conducting the hearing only upon good cause shown. The applicant shall be subject to a fee as established by the BCC upon the second non-entitlement continuance. The Applicant shall be required to provide an additional set of the required five hundred (500) foot public notice envelopes. Any application not heard within nine (9) months of submittal shall be administratively withdrawn by the Planning Director. [Ord. No. 99-37]
- (3) **Concurrent rezoning petitions.** Delays in zoning applications being certified by the DRC shall result in an administrative postponement of the BCC public hearing until such time that the item is certified. [Ord. No. 99-37]
- (4) **Administrative withdrawal.** Any application not heard by the BCC within nine (9) months of submittal shall be administratively withdrawn by the Planning Director, unless otherwise determined by the BCC. [Ord. No. 99-37]

**d. Continuance or postponement of Large Scale Amendments.**

- (1) **Entitlement continuances.** An applicant shall have the right to request and be granted one (1) entitlement continuance to subsequent amendment round and will be subject to a fee as established by the BCC; provided that the request is made in writing at least twenty (20) working days prior to the LPA public hearing. In order to provide most current data, the applicant of an amendment postponed to the next round shall be required to submit a revised application with new traffic and market analysis upon the next window closing date.
- (2) **Non-entitlement continuances.** Only one non-entitlement continuance into the next amendment round shall be permitted and will be subject to a fee as established by the BCC. The body conducting the public hearing may on its own motion, or at the request of any applicant or the Planning Director, postpone the amendment to the next round. All non-entitlement continuances shall be granted at the discretion of the body conducting the hearing only upon good cause shown. In order to provide the most current data, the applicant of an amendment postponed to the next round shall be required to submit a revised application with new traffic and market analysis upon the window closing date.
- (3) **Administrative withdrawal.** Any application not heard by the BCC in the following amendment round will be administratively withdrawn by the Planning Director, unless otherwise determined by the BCC. [Ord. No. 99-37]

- e. **Withdrawal of applications.** An applicant shall have the right to withdraw an application for a site specific amendment at any time prior to the adoption public hearing by the BCC. Applicants shall not be entitled to the return of application fees. Additionally, applicants shall not be entitled to the return of application materials.
- f. **Record.** Records of public hearings shall be made pursuant to Sec. 5.1.F.4.g. of this Code.

**Amendment History:**

[Ord. No. 93-4; February 16, 1995] [Ord. No. 94-23; October 18, 1994] [Ord. No. 95-8; April 3, 1995]  
[Ord. No. 95-24; July 24, 1995] [Ord. No. 95-38; September 29, 1995] [Ord. No. 96-28; September 25, 1996]  
[Ord. No. 97-64; December 24, 1997] [Ord. No. 99-37; October 7, 1999] [Ord. No. 01- 29; July 24, 2001]  
[Ord. No. 01-100; December 28, 2001] [Ord. No. 01-29; August 3, 2001] [Ord. No. 02-100; December 28, 2001]

**SEC. 5.3 OFFICIAL ZONING MAP AMENDMENTS.**

- A. **Purpose.** The purpose of this section is to provide a means for changing the boundaries of the Official Zoning Map and applying the special provisions of overlay districts, except that Planned Development boundary changes shall be approved pursuant to the procedures and standards of Sec. 6.8, Planned Development District Regulations. This section is not intended to relieve particular hardships, or to confer special privileges or rights on any person, but only to make necessary adjustments in light of changed conditions. In determining whether to grant a requested amendment, the BCC shall consider, in addition to the factors set forth in this section, the consistency of the proposed amendment with the intent of the Comprehensive Plan.
- B. **Authority.** The BCC may amend the boundaries of the Official Zoning Map upon compliance with the provisions of this section.
- C. **Initiation.** An application for a development permit for an amendment to the Official Zoning Map may be proposed by the BCC, the Zoning Commission, the Executive Director of PZB, or the owner or another person having a contractual interest in the land affected by a proposed amendment, or their agent with submission of proper consents.
- D. **Procedure.** In addition to the regulations contained in this section, Zoning map amendments shall adhere to the regulations in 5.1. (General Applicability). [Ord. No. 99-37]
  - 1. **Determination of sufficiency.** The Zoning Director shall determine if the application is sufficient and includes data necessary to evaluate the application.
    - a. If it is determined that the application is not sufficient, written notice shall be delivered to the applicant specifying the deficiencies. The Zoning Director shall take no further action on the application until the deficiencies are remedied.
    - b. If or when the application is determined sufficient, the Zoning Director shall place the application on the agenda of the next available hearing consistent with the Zoning Director's calendar.

**2. Review, report and recommendation.**

- a. When the application is determined by the Planning Director to be consistent with the Comprehensive Plan and sufficient by the Zoning Director, the Zoning Director shall review the application, consult with the other relevant County agencies at a meeting of the DRC about the application, and prepare a staff report (which incorporates the comments of the other agencies) recommending approval, approval with conditions, or disapproval based on the standards in Sec. 5.6. (Site Plan or Final Subdivision Plan).
  - (1) An appeal of a decision by the Planning Director that the application is inconsistent with the Comprehensive plan shall be made to the using forms and procedures established by the Planning Director.
  - (2) An appeal of a decision by the Zoning Director not to certify an application shall be made to the BCC using forms and procedures established by the Zoning Director.
- b. The Zoning Director shall mail a copy of the staff report to the applicant within three (3) working days from the date the staff report is completed.
- c. The public hearing on the application shall then be scheduled for the first available regularly scheduled Zoning Commission meeting by which time the public notice requirements can be satisfied, or such time as is mutually agreed upon between the applicant and the Zoning Director.

**3. Public hearings.**

- a. All applications initiated by others than the County or applications initiated by the County on properties less than ten (10) contiguous acres. The Zoning Commission and the BCC each shall hold at least one (1) public hearing on a proposed amendment to the boundaries of the Official Zoning Map when that amendment is initiated by a party other than the BCC or initiated by the County on property that would affect less than ten (10) contiguous acres of unincorporated land area.
- b. Applications initiated by the County on properties ten (10) or more contiguous acres in unincorporated County. The Zoning Commission shall hold one (1) public hearing and the BCC shall hold two (2) public hearings on a proposed amendment to the boundaries of the Official Zoning Map when the amendment would affect ten (10) or more contiguous acres of the total unincorporated land area. The first Zoning Commission public hearing and the first BCC public hearing shall be held at least seven (7) calendar days after the day the advertisement for each of the respective public hearings is published. The second BCC public hearing shall be held at least ten (10) calendar days after the first BCC public hearing, and notice shall be published at least five (5) calendar days prior to the public hearing. Notice shall be required in accordance with Sec. 125.66(4)(b)2, Fla. Stat., as amended.

**4. Notice of Public Hearing.** Notice of the public hearing shall be made pursuant to the following standards.

- a. All applications initiated by others than the County or Applications initiated by the County on properties less than ten (10) contiguous acres in unincorporated County.
  - (1) **Publication.** There shall be published at least ten (10) calendar days in advance of the initial public hearing and at least ten (10) calendar days prior to the second public hearing on an application for a development permit for a map amendment, a notice of such hearing in a newspaper of general circulation in PBC, in accordance with Sec. 125.66(2), Fla. Stat., as amended.
  - (2) **Courtesy mailing.** A courtesy notice shall be mailed to the following entities within three hundred (300) feet of the affected property:

- (a) all owners of real property, whose names and addresses are known by reference to the latest published Val Orem tax records of the County property appraiser;
- (b) the condominium association and all real property owners when real property consists of a condominium;
- (c) all property owners associations and cooperatives within the area affected by the requested change;
- (d) all counties and municipalities within one mile of the request;
- (e) areas that a municipality has identified as a future annexation area within one mile of the request; and
- (f) if the area within three hundred (300) feet is owned by the applicant or partner in interest, the three hundred (300) foot notification boundary shall be extended from these parcels.

**The notice shall:**

- i) state the substance of the proposal;
- ii) set a date, time and place for the public hearing;
- iii) contain a location map clearly indicating the area covered by the proposal including major streets; and
- iv) contain a statement that interested parties may appear at the public hearing and be heard regarding the transmittal or adoption of the amendment.

Such notice shall be given approximately fifteen (15) to thirty (30) calendar days prior to the date set for the first public hearing by depositing such notice in the mail by certified mail, return receipt requested, properly addressed and postage prepaid, to each owner as the ownership appears on the last approved tax roll. A copy of such notice shall be kept available for public inspection during regular business hours at the office of the BCC. For applications initiated by the County, certified, mailed notice shall be given to the property owner of the land proposed for the amendment. This notice shall be given at least thirty (30) days prior to the hearing before the Board.

- (3) **Posting.** The land subject to the application shall be posted with a notice of the public hearing on a sign provided by the County at least fifteen (15) calendar days in advance of any public hearing. One (1) sign shall be posted for each one hundred (100) feet of frontage along a public street up to a maximum of ten (10) signs. All signs shall be evenly spaced along the street or in a location acceptable to the Zoning Director. All signs shall be setback no more than twenty five (25) feet from the street. All signs shall be erected in full view of the public. Signs shall be posted in a location acceptable to the Zoning Director, where the land does not have significant frontage on a street. The signs shall be removed by the applicant after the BCC transmittal hearing date (adoption hearing date for small scale development amendments). The failure of any such posted notice to remain in place after the notice 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 BCC.
- (4) **Exceptions.** If the amendment is being requested by a public agency or the BCC, signs shall be erected on the nearest street R-O-W or at major intersections leading to and within the subject property.
- (5) **Other notice.** Notice of all public hearings shall be mailed to all organizations, associations and other interested persons or groups that have registered with the Executive Director of PZB and paid an annual fee to defray the cost of mailing.

**b. Applications initiated by the County on properties ten (10) or more contiguous acres.****(1) Publication.**

**(a) General.** Notice of a proposed amendment to the Official Zoning Map affecting ten (10) contiguous acres or more of the total land area shall be provided by publication of advertisement.

**(b) Form.** Advertisements shall be made in accordance with Sec. 125.66(4)(b)2, Fla. Stat., as amended.

**(2) Mailing.** In lieu of publishing the advertisements set out in Sec. 5.3.D.4.a. and b., notices may be mailed to each person owning land within the area covered by the proposal in accordance with Sec. 125.66(4)(b)3, Fla. Stat., as amended.

**(3) Other notice.** Notice of all public hearings shall be mailed to all organizations, associations and other interested persons or groups that have registered with the Executive Director of PZB and paid an annual fee to defray the cost of mailing.

**5. Action by Zoning Commission.** The Zoning Commission shall conduct a public hearing on the application pursuant to the procedures in Sec. 5.1.G. At the public hearing, the Zoning Commission shall consider the application, the staff report, the relevant support materials, and public testimony given at the hearing. If at any time during the public hearing the Zoning Commission determines that the application is based upon incomplete, inaccurate information or misstatements of fact, it may refer the application back to the DRC for further review and a revised staff report. After close of the public hearing, the Zoning Commission shall recommend to the BCC approval, approval with conditions, or disapproval of the application based upon the standards in Sec. 5.3.D.7.

**6. Action by BCC.**

**a. Scheduling of public hearing(s).** After the review and recommendation of the Zoning Commission, the application shall be scheduled for consideration at a public hearing(s) by the BCC at the first available regularly scheduled public hearing by which time the public notice requirements can be satisfied, or such time as is mutually agreed upon between the applicant and the Zoning Director.

**b. The public hearing(s).** At the public hearing(s), the BCC shall consider the application, all relevant support materials, the staff report, the recommendation of the Zoning Commission, and the testimony given and evidence introduced into the record at the public hearing(s). If at any time during the public hearing the BCC determines that the application is based upon incomplete, or inaccurate information or misstatements of fact, it may refer the application back to the DRC for further review and a revised staff report, or to the Zoning Commission for revised recommendations.

**c. Decision.** At the conclusion of the final public hearing, the BCC shall decide to adopt or not to adopt the proposed amendment based on the standards in Sec. 5.3.D.7., thereby adopting a resolution enacting or denying a proposed amendment by not less than a majority of a quorum present. The resolution shall be filed with the Clerk of the Circuit Court.

**7. Standards.** In adopting a proposed amendment, the BCC shall consider the following factors, provided however, that in no event shall an amendment be approved that shall result in an incompatibility with the area in which the proposed amendment is located. Failure of any proposed amendment to meet any standard below shall be deemed adverse to the public interest and the amendment may not be approved.

- a. **Consistent with Comprehensive Plan.** Whether the proposed amendment is consistent with the Comprehensive Plan;
- b. **Consistent with this Code.** Whether the proposed amendment is in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code;
- c. **Compatible with surrounding uses and zones.** Whether and the extent to which the proposed amendment is compatible as defined in this Code and generally consistent with existing uses and zones surrounding the subject land, and is the appropriate zoning district for the land. In making this finding, the Board may apply the appropriate zoning district;
- d. **Changed conditions.** Whether and the extent to which there are any changed conditions or circumstances that require an amendment;
- e. **Effect on natural environment.** Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;
- f. **Development patterns.** Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern;
- g. **Consistency with neighborhood plan.** Whether and to what extent the proposed district is consistent with applicable neighborhood plans in accordance with Board policy; and
- h. **Adequate public facilities.** The proposed rezoning complies with Article 11, Adequate Public Facilities. [Ord. No. 93-4] [Ord. No. 95-8] [Ord. No. 95-24] [Ord. No. 95-38] [Ord. No. 97-64]

**E. Effect of approval of a map amendment.**

1. **General.** Approval of a Map Amendment shall be deemed to authorize only the particular zone district for which it is approved. A Map Amendment shall run with the land.
2. **Time Limitations.** A rezoning shall remain valid for two (2) years of the date of the approval of the Map Amendment. The rezoning shall be considered for revocation, pursuant to Section 5.8 (Compliance with Time Limitations), by the BCC if a subsequent development order has not been issued within this time limit.

**F. Appeal.** An appeal shall be pursuant to judicial relief standards of 5.1.(General Applicability).  
[Ord. No. 95-24] [Ord. No. 95-38] [Ord. No. 99-37]

**Amendment History:**

[Ord. No. 93-4; February 16, 1993] [Ord. No. 95-8; April 3, 1995] [Ord. No. 95-24; July 24, 1995]  
[Ord. No. 95-38; September 29, 1995] [Ord. No. 97-64; December 24, 1997] [Ord. No. 99-37; October 7, 1999]

**SEC. 5.4 CONDITIONAL USES.**

**A. Purpose.** Conditional uses are those uses that are generally compatible with the other uses permitted in a district, but that require individual review of their location, design, configuration and intensity and density of use, structures, and may require the imposition of conditions pertinent thereto in order to ensure the appropriateness and compatibility of the use at a particular location.

**B. Authority.**

1. **Class A conditional uses.** The BCC, in accordance with the procedures, standards and limitations of this section, shall approve, approve with conditions, or deny an application for a development permit for a Class A conditional use after certification by the DRC and recommendation by the Zoning Commission. When approved, Class A conditional uses shall be noted on the official Zoning map.

2. **Class B conditional uses.** The Zoning Commission, in accordance with the procedures, standards and limitations of this section, shall approve, approve with conditions, or deny an application for a development permit for a Class B conditional use after certification by the DRC. The Zoning Commission's decision on a Class B conditional use may be appealed to the BCC by the applicant, the Executive Director of PZB, or any affected person. When approved, a Class B conditional use shall be noted on the official Zoning map.

[Ord. No. 93-4]

**C. Standards applicable to all conditional uses.** When considering an application for development permit for a conditional use, the BCC or ZC shall consider the following factors. In no event, however, shall a Conditional Use be approved which fails to meet any standard below. Failure to comply with any standard shall be deemed adverse to the public interest.

1. **Consistent with Comprehensive Plan.** The proposed conditional use is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan, including standards for building and structural intensities and densities, and intensities of use;

2. **Complies with supplementary use standards.** The proposed conditional use complies with all relevant and appropriate portions of Sec. 6.6, Supplementary Regulations;

3. **Compatibility.** The proposed conditional use is compatible as defined in this Code and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development;

4. **Design minimizes adverse impact.** The design of the proposed conditional use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands;

5. **Adequate public facilities.** The proposed conditional use complies with Art. 11, Adequate Public Facility Standards;

6. **Design minimizes environmental impact.** The proposed conditional use minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.

7. **Development patterns.** Whether and the extent to which the proposed development will result in logical, timely and orderly development patterns.

8. **Other relevant standards of Code.** The proposed conditional use complies with all standards imposed on it by all other applicable provisions of this Code for use, layout, function, and general development characteristics.
  9. **Consistency with neighborhood plans.** Whether and to what extent the proposed development is consistent with applicable neighborhood plans.
  10. **Changed circumstances.** Whether and the extent it can be demonstrated that there are any changed circumstances that require a modification. [Ord. No. 99-37]
- D. Pre-application conference.** A pre-application conference is optional but encouraged pursuant to Sec. 5.1. (General Applicability), prior to the submission of the initial application for a conditional use development permit. [Ord. No. 93-4]
- E. Procedure.** In addition to the regulations in this section, conditional uses shall adhere to regulations in Sec. 5.1. (General Applicability).
1. **Determination of sufficiency.** The Zoning Director shall determine if the application is sufficient and includes data necessary to evaluate the application.
    - a. If it is determined that the application is not sufficient, written notice shall be served on the applicant specifying the deficiencies. The Zoning Director shall take no further action on the application until the deficiencies are remedied. If the applicant fails to correct the deficiencies within twenty (20) working days after it is determined not sufficient, the application shall be considered withdrawn.
    - b. If or when the application is determined sufficient, the Zoning Director shall place the application on the agenda of the next available hearing consistent with the Zoning Director's calendar.
  2. **Review and certification by DRC.**
    - a. Three (3) working days before the DRC meeting, the DRC shall provide the applicant with a draft list of issues, if any. The DRC shall be convened pursuant to the Zoning Director's calendar, to review the application and determine whether it should be certified. An application shall not be certified unless it meets the minimum standards for that use pursuant to Sec. 5.4.C. (Standards applicable to all conditional uses), Article 6 (Zoning Districts), and Article 11 (Adequate Public Facilities Standards) An application shall not be forwarded to the Zoning Commission for review until it has been certified by the DRC. [Ord. No. 99-37]
    - b. At the DRC meeting, the Zoning Director shall advise the applicant of the DRC's decision and any steps necessary to comply with this Code and mail a copy of the decision to the applicant within three (3) working days of the day of the DRC's decision. An applicant shall be provided one (1) working day after DRC to satisfy any requirements without returning to a subsequent DRC meeting. Continuances shall be governed by Section 5.1 (General Applicability) of this Code.
    - c. If the application is certified, the public hearing on the application shall then be scheduled for the first available regularly scheduled Zoning Commission meeting by the time the public notice requirements can be satisfied, or such time as is mutually agreed upon between the applicant and the Zoning Director.



- d. An appeal of a decision not to certify an application for a Class A Conditional Use may be made to the BCC using the form and procedures established by the Zoning Director.
- 3. **Public hearings.** The Zoning Commission and the BCC shall each hold at least one (1) public hearing on a weekday, on an application for development permit for a Class A conditional use.
  - a. **Class A Conditional Use.** The Zoning commission and the Board of County Commissioners shall each hold at least one (1) public hearing on a weekday, on an application for development permit for a Class A conditional use.
  - b. **Class B Conditional Use.** The Zoning Commission shall hold one (1) public hearing on an application for a development permit for a Class B conditional use.
- 4. **Public notice.** Notice of the public hearing shall be made, pursuant to the following standards.
  - a. **Publication.** Public notice shall be published in a newspaper of general circulation in PBC at least ten (10) calendar days in advance of Zoning Commission public hearing and at least ten (10) calendar days prior to the BCC public hearing on an application for development permit for a Class A conditional use. The notice shall be published in accordance with Sec. 125.66(2) of the Fla. Stat.
  - b. **Courtesy mailing.** A courtesy notice shall be mailed to the following entities within three hundred (300) feet of the affected property:
    - (1) all owners of real property, whose names and addresses are known by reference to the latest published ad Val Orem tax records of the County property appraiser,
    - (2) the condominium association and all real property owners when real property consists of a condominium.
    - (3) all property owners associations and cooperatives within the area affected by the requested change;
    - (4) all counties and municipalities within one mile of the request.
    - (5) areas that a municipality has identified as a future annexation area within one mile of the request.
    - (6) If the area within three hundred (300) feet is owned by the applicant or partner in interest, the three hundred (300) foot notification boundary shall be extended from these parcels.

**The notice shall:**

- (a) state the substance of the proposal;
- (b) set a time and place for the public hearing;
- (c) contain a location map clearly indicating the area covered by the proposal including major streets;
- (d) contain a statement that interested parties may appear at the public hearing and be heard regarding transmittal or adoption of the amendment.

Such notice shall be given approximately fifteen (15) to thirty (30) calendar days prior to the date set for the first public hearing on an application for a development permit.

- c. **Posting.** The land subject to the application for development permit for a conditional use shall be posted with a notice of the public hearing on a sign provided by the County at least fifteen (15) calendar days in advance of any public hearing. One (1) sign shall be posted for each one hundred (100) feet of frontage along a public street up to a maximum of ten (10) signs. All signs shall be evenly spaced along the street or in a location acceptable to the Zoning Director; all signs shall be setback no more than twenty five (25)

feet from the street. All signs shall be erected in full view of the public. Signs shall be posted in a location acceptable to the Zoning Director, where the land does not have significant frontage on a street. The signs shall be removed by the applicant after the BCC transmittal hearing date (adoption hearing date for small scale development amendments). The failure of any such posted notice to remain in place after the notice 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 BCC.

- d. **Exceptions.** If the request has been submitted by a public agency or the BCC, signs shall be erected on the nearest street R-O-W or at major intersections leading to and within the subject property.

**5. Effect of issuance of a development order for a conditional use.**

- a. **General.** If used, issuance of a development order for a conditional use shall be deemed to authorize only the particular site configuration, layout and level of impacts which were approved pursuant to this Code unless the approval is abandoned, as provided in Section 5.1.N, above. Permitted uses may occur in conjunction with or in place of the conditional use. For purposes of transfer, a development order for a conditional use shall run with the land.
- b. **Commencement.** Development shall commence as provided for in Table 5.8-1 of this Code.
- c. **Phasing.** Phased projects must include twenty (20) percent of the project's land area in the development of each phase unless a phasing schedule is approved by the BCC. There shall be a maximum of two (2) phases. [Ord. No. 99-37]
- d. **Subsequent development order(s).** Development of the conditional use shall not be carried out until the applicant has secured all other development orders required by this Code. A development order for a conditional use shall not ensure that the development approved as a conditional use shall receive subsequent approval for other applications for development permits unless the relevant and applicable portions of this Code are met.

[Ord. No. 93-4] [Ord. No. 94-23] [Ord. No. 95-24] [Ord. No. 95-38] [Ord. No. 97-64][Ord. No. 99-37]

**F. Class A conditional uses**

- 1. **Authorized Class A conditional use.** Only those uses that are authorized as Class A conditional uses in Table 6.4-1, Use Regulations Schedule, may be approved as Class A conditional uses. The designation of a use as a Class A conditional use in a district in Table 6.4-1, Use Regulations Schedule, does not constitute an authorization of such use or an assurance that such use will be approved under this Code.
- 2. **Review and recommendation by Zoning Commission.** The Zoning Commission shall conduct a public hearing on the application for development permit for a Class A conditional use pursuant to the procedures in Sec. 5.1.E. At the public hearing, the Zoning Commission shall consider the application, the relevant support materials, the Development Review Committee certification, and public testimony given at the hearing. If at any time during the public hearing the Zoning Commission determines that the application is based upon incomplete, inaccurate information or misstatements of fact, it may refer the application back to the Development Review Committee for further review and a revised staff report. After close of the public hearing, the Zoning Commission shall recommend to the Board of County Commissioners approval, approval with conditions, or disapproval of the application based upon the standards in Article 6 and Sec. 5.4.C.

**3. Public hearing before the Board of County Commissioners.**

- a. Scheduling the hearing.** After the review and recommendation of the Zoning Commission, the Board of County Commissioners shall conduct a public hearing on the application pursuant to the procedures in Sec. 5.1F
  - b. Public hearing.** At the public hearing, the Board of County Commissioners shall consider the application, the relevant support materials, the Development Review Committee certification, the Zoning Commission recommendation, and public testimony given at the hearing. An application for a development permit for a class "A" conditional use which fails to receive required rezoning shall be decertified. If at any time during the public hearing the Board of County Commissioners determines that the application is based upon incomplete, or inaccurate information or misstatements of fact, it may refer the application back to the Development Review Committee for further review and a revised staff report, or to the Zoning Commission for revised recommendations.
  - c. Decision.** At the close of the public hearing, the Board of County Commissioners by not less than a majority of a quorum present shall approve, approve with conditions, or deny the application based on the standards in Secs. 5.4.C. and 5.4.F.4., and any standards specifically applicable to the use, as required in Art. 6, Zoning Districts, thereby adopting a resolution authorizing, authorizing with conditions or denying the proposed use. The resolution shall be filed with the Clerk of the Circuit Court.
- 4. Conditions.** The Development Review Committee and Zoning Commission may recommend, and the Board of County Commissioners may impose, such conditions in a development order for a Class A conditional use that are necessary to accomplish the purposes of the Comprehensive Plan and this Code to prevent or minimize adverse effects upon the public, the environment and neighborhoods, and to ensure compatibility, including, but not limited to limitations on function, size, bulk and location of improvements and buildings, standards for landscaping, buffering, lighting, adequate ingress and egress, conveyance of property, on-site or off-site improvements, duration of the permit, and hours of operation. Conditions shall be included if conventional standards are inadequate to protect the public interest, surrounding land uses or if additional improvements are needed to facilitate a more graceful transition between different uses. Conditions are not intended to restate express code provisions. An effort shall be made to minimize conditions which restate code requirements, unless the requirement is necessary to mitigate impact generated by the project. Any code provision which is expressly restated as a condition of approval shall be eligible for a variance unless otherwise specified in the condition. Fixed time periods may be set for compliance with conditions and shall be governed by Sec. 5.8 of this Article.
- 5. Appeal.** An Appeal shall be pursuant to the judicial relief standards of Sec. 5.1., General Applicability.  
[Ord. No. 01- 01]
- 6. Minor deviations.** Minor deviations from a development order for a Class A conditional use shall be approved by the DRC according to Sec. 5.6. (Site Planning, Final Subdivision Plan). Minor deviations that are authorized are those that allow minor redesign or change to a project that would not substantially change or increase impacts originally anticipated. Minor deviations are permitted in order to refine the design and function of a project. Minor deviations shall be limited to the following:
- a.** The relocation of no more than twenty-five (25) percent of the total approved square footage or other area indicated as being covered by structures to portions of the site not previously covered, as long as it complies with the standards of this Code;

- b. Redesign or change in use, where there is no increase in traffic impact;
  - c. Redesign, where there is an increase in traffic impact, as long as the modification complies with Sec. 15.1, Traffic Performance Standards, and Art. 11, Adequate Public Facility Standards;
  - d. The reduction or relocation of areas set aside for community open space, or recreation provided that such changes do not result in a substantial change in the amount, boundary configuration, or character of open space or recreation provided;
  - e. An increase of no more than five (5) percent in the total floor area of any building, provided that no increase shall exceed one thousand (1,000) square feet as long as it complies with the requirements of this Code, including Article 11, Adequate Public Facility Standards;
  - f. An overall increase of no more than five (5) percent in the total square footage covered by any structure as long as it complies with the requirements of this Code, including Art. 11, Adequate Public Facility Standards;
  - g. An overall increase of not more than five (5) percent of the height of any structure as long as it complies with the requirements of this Code, including Art. 11, Adequate Public Facility Standards; or
  - h. Relocation of access points.
  - i. Re-designation of project phasing as approved in the development order provided the re-designation meets minimum requirements of the Adequate Public Facilities Ordinance and general intent of the development order.
7. **Development Order Amendment to Class A Conditional Use.** A development order for a Class A Conditional Use may be amended, extended, varied or altered only pursuant to the standards and procedures established for its original approval, or as otherwise set forth in this section. Before any conditional use is amended, extended, varied or altered, the applicant shall demonstrate and the Board of County Commissioners shall find that a change of circumstances or conditions has occurred which make it necessary to amend, extend, vary or alter the conditional use.  
[Ord. No. 93-4] [Ord. No. 94-23] [Ord. No. 95-24] [Ord. No. 95-38] [Ord. No. 97-64] [Ord. No. 99-37]

**G. Class B conditional uses.**

1. **Authorized Class B conditional use.** Only those uses that are authorized as Class B conditional uses in Table 6.4-1, Use Regulations Schedule, may be approved as Class B conditional uses. The designation of a use as a Class B conditional use in a district in Table 6.4-1, Use Regulations Schedule, does not constitute an authorization of such use or an assurance that such use will be approved under this Code. Rather, each proposed Class B conditional use shall be evaluated by the DRC and the Zoning Commission for compliance with the standards and conditions set forth in this section and the applicable district.
2. **Public hearing before the Zoning Commission.** [Ord. No. 01-01]
  - a. **Scheduling the hearing.** The Zoning Commission shall conduct a public hearing on a Class B Conditional use pursuant to the procedures in Sec. 5.1.F.

- PALM BEACH COUNTY, FLORIDA

- 5. Exhaustion of non-judicial remedies.** Any person aggrieved by a decision of the Zoning Commission on an application for development permit for a Class B conditional use shall appeal the decision to the BCC as provided by this Code prior to applying to the courts for judicial relief. [Ord. No. 01-01]
- a. Appeal.** An appeal shall be pursuant to the judicial relief standards of 5.1, General Applicability. [Ord. No. 01-01]
- 6. Minor deviations.** Minor deviations from a development order for a Class B conditional use shall be approved by the DRC pursuant to Sec. 5.6. (Site Plan and Final Subdivision Plan). Deviations in excess of the limits of this section shall be approved, approved with conditions, or denied by the BCC (Sec. 5.4.E.6.).
- 7. Development Order Amendment to Class B Conditional Use.** A development order for a Class B Conditional Use may be amended, extended, varied or altered only pursuant to the standards and procedures established for its original approval, or as otherwise set forth in this section. Before any conditional use is amended, extended, varied or altered, the applicant shall demonstrate and the BCC shall find that a change of circumstances or conditions has occurred which make it necessary to amend, extend, vary or alter the conditional use.

**Amendment History:**

[Ord. No. 93-4; February 16, 1993] [Ord. No. 94-23; October 18, 1994] [Ord. No. 95-24; July 24, 1995]  
[Ord. No. 95-38; September 29, 1995] [Ord. No. 97-64; December 24, 1997]  
[Ord. No. 99-37; October 7, 1999] [Ord. No. 01- 01; January 18, 2001] [Ord. No. 01- 29; August 3, 2001]

(This space intentionally left blank.)

**SEC. 5.5 SPECIAL PERMIT USES.**

- A. Purpose.** Special permit uses are those uses that are generally compatible with the other uses permitted in a district, but that require individual review of their location, design, configuration and intensity and density of use, buildings and structures, and may require the imposition of conditions in order to ensure the appropriateness of the use at a particular location. These uses are generally temporary for a specified, fixed period of time. [Ord. No. 99-37]
- B. Authority.** The Zoning Director, in accordance with the procedures, standards and limitations of this section, shall approve, approve with conditions, revoke or deny an application for a development permit for a special permit use after review by applicable agencies. [Ord. No. 99-37]
- C. Authorized special permit use.** Only those uses that are authorized as special permit uses in Table 6.4-1, Use Regulations Schedule, shall be approved as special permit uses. The designation of a use as a special permit use in a district as shown in Table 6.4-1, Use Regulations Schedule, does not constitute an authorization of such use or an assurance that such use will be approved under this Code. Rather, each proposed special permit use shall be evaluated by the Zoning Director for compliance with the standards and conditions set forth in this section and the applicable district.
- D. Initiation.** An application for a development permit for a special permit use shall be submitted by the owner, or any other person having a written contractual interest in the land for which the special permit use is proposed, or their authorized agent.
- E. Procedure.**
1. **Submission of application.** An application for a development permit for a special permit use shall be submitted to the Zoning Director along with a nonrefundable application fee that is established by the BCC from time to time to defray the actual cost of processing the application.
  2. **Contents of application.** The application shall be submitted in a form established by the Zoning Director and made available to the public. An occupational license must be obtained and all permits must be posted on the site prior to commencement of operation.  
  
A survey of the property must be submitted showing:
    - a. location of existing and proposed signage;
    - b. area square footage;
    - c. location, setback, and footprint of tent, if applicable;
    - d. required setbacks for products (trees, etc.) and
    - e. location where permit will be posted.
  3. **Determination of sufficiency.** The Zoning Director shall determine if the application is sufficient and includes data necessary to evaluate the application. If it is determined that the application is not sufficient, notice shall be sent to the applicant specifying the deficiencies. The Zoning Director shall take no further action on the application until the deficiencies are remedied. If the applicant fails to correct the deficiencies within ten (10) working days, the application shall be considered withdrawn.

4. **Decision by Zoning Director.** Within ten (10) working days after the application is determined sufficient, the Zoning Director shall review the application and approve, approve with conditions, or deny the application based upon the standards in Sec. 5.5.E.5.
5. **Standards.** When considering an application for development permit for a special permit use, the Zoning Director shall consider whether and the extent to which:
  - a. the proposed special permit use is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan;
  - b. the proposed special permit use complies with all relevant and appropriate portions of Sec. 6.6, Supplementary Regulations;
  - c. the proposed special permit use is consistent with the character of the immediate vicinity of the land proposed for development;
  - d. the design of the proposed special permit use minimizes adverse effects, including visual impact, of the proposed use on adjacent lands;
  - e. the duration of the proposed use will cause impacts to the surrounding land uses;
  - f. the PBCHD has determined the propose use complies with all relevant standards related to health and sanitation.
  - g. the County Engineer has determined the proposed use complies with all relevant transportation standards.
  - h. the proposed special permit use complies with all additional standards imposed on it by all other applicable provisions of this Code.
  - i. permanent structures comply with Article 11, Adequate Public Facilities Standards.
6. **Conditions.** The Zoning Director shall have the authority to impose such conditions in a development order for a special permit use that are necessary to accomplish the purpose of this section, this Code, and the Comprehensive Plan to prevent or minimize adverse effects upon the public and the neighborhood, including, but not limited to limitations on size, bulk and locations, standards for landscaping, buffering, lighting, adequate ingress, egress and other on-site improvements, duration, and hours of operation.
7. **Special permit fees.**
  - a. The Special Permit fee is adopted to supplement the cost of issuing Special Permits, performing inspections and reviewing vendor-stand locations.
  - b. No Special Permit shall be issued until all fees have been paid.
  - c. The fee shall be as established by the PBC Planning, Zoning & Building Department fee schedule.  
[Ord. No. 01-01]



- 8. Renewal of Special Permit.** All special permits shall be renewed in accordance with the applicable permit type as required in Sec. 6.4.D.

For special permits required to be renewed annually, the special permit shall be renewed on or before the date the original permit was issued in accordance with the following procedures:

**a. Procedure.**

- (1) The department may mail a courtesy notice and renewal form to the applicant 30 days prior to the expiration of the special permit.
- (2) The applicant must submit payment along with the executed renewal form.
- (3) During review of the request to renew the special permit, or as otherwise provided in this code, the department reserves the right to inspect the property to ensure compliance with this subsection.
- (4) If the department finds the renewal applicant and use of the property in compliance, a renewal permit shall be mailed to the applicant. If the department finds non-compliance with the special permit or standards herein, the applicant shall be given a maximum of sixty (60) days to comply or the special permit shall become null and void. If the applicant fails to renew the special permit within 60 days of expiration, it shall be considered null and void.

- b. Fee.** Renewal fees for the special permit shall be required, annually, in accordance with the department's fee schedule.

[Ord. No. 01-01]

- 9. Number of Special Permits.** On parcels of less than two (2) acres, only one special permit shall be allowed on that parcel. On parcels of 2 (two) acres or more, more than one special permit use shall be allowed provided the special permit uses are separated by a minimum of 500 (five-hundred) feet. However, other sections of the ULDC which contain provisions concerning special permit uses shall supersede this particular provision.

[Ord. No. 93-4] [Ord. No. 95-8] [Ord. No. 95-24] [Ord. No. 97-64] [Ord. No. 99-37]

- 10. Revocation of Special Permits.** The Zoning Director may revoke a Special Permit, at any time, upon a determination by the Zoning Director that the permittee is in violation of any applicable provision of this Code or a condition of the Special Permit.

- a. Appeal.** Appeal of the Zoning Director's revocation of a special permit may be made pursuant to the standards in Sec. 5.5.E.7.

- b. Special Permit.** The Special Permit shall indicate that the Zoning Director may revoke the Special Permit, at any time, pursuant to Sec. 5.5.E.11. above.

[Ord. No. 01-29]

- 11. Expiration of Special Permits.** Unless otherwise specified in the special permit, construction of the building/structure or commencement of the special permit use must start within one (1) year of the issuance of the special permit or it will become null and void. The permitted timeframe does not change with successive owners. Upon written request, a one time extension of the special permit may be granted for a ~~maximum of twelve (12) months~~. No request for the one time extension shall be considered unless a written application requesting the extension is submitted to the Zoning Division at least ten (10) days prior to the date the special permit is to expire.

In reviewing requests for a time extension, the following shall be considered:

- a. Attempts by the applicant to complete the unfulfilled requirements;
- b. Any changed circumstances which may have interfered with the ability of the property owner to meet the time certain requirement;
- c. Actions of other parties that may have precluded compliance;
- d. The existence of extraordinary mitigating factors.

[Ord. No. 01-100]

**12. Discontinuance of Special Permit Use.** A special permit shall expire if the special permit use is discontinued for more than ninety (90) days. [Ord. No. 01-100]

**F. Non-judicial remedies**

1. **Exhaustion of non-judicial remedies.** Any person aggrieved by a decision of the Zoning Director on an application for development permit for a special permit use shall appeal to the Board of Adjustment using the form and procedure established by the Zoning Director prior to applying to the courts for judicial relief.

**G. Appeal.**

1. An appeal shall be pursuant to the judicial relief standards of 5.1 General Applicability  
[Ord. No. 93-4]

**Amendment History:**

[Ord. No. 93-4; February 16, 1993][Ord. No. 95-8; April 3, 1995] [Ord. No. 95-24; July 24, 1995]  
[Ord. No. 97-64; December 24, 1997] [Ord. No. 99-37; October 7, 1999] [Ord. No. 01- 01; January 24, 2001]  
[Ord. No. 01-29; July 24, 2001] [Ord. No. 01-100; December 28, 2001]

(This space intentionally left blank.)

**SEC. 5.6 SITE PLAN OR FINAL SUBDIVISION PLAN.**

**A. Purpose.** A final Site Plan or Final Subdivision Plan review shall be required in accordance with the provisions of this section in order to ensure that the proposed development complies with the ULDC and to otherwise protect the public health, safety and general welfare of the citizens of PBC.

**B. Applicability.**

1. **General.** A Site Plan shall not be required when a Final Subdivision Plan is required for the same project, unless there are amendments to the development order, at which time the applicable provisions of this section shall apply. Submittal requirements for final Subdivision Plans shall include graphic and tabular information. [Ord. 01-01]

A boundary plat may be required in addition to a Site Plan for development that is not a subdivision or planned development. All such projects shall be reviewed for the requirement to submit a boundary plat when there is a possibility the proposed development will include any of the following: multiple access, preservation or conservation areas, water management tracts, shared parking, shared stormwater facilities, or other infrastructure. The County Engineer shall determine if recordation of a boundary plat shall be required, pursuant to the procedures of Article 8, prior to the issuance of a building permit. [Ord. 01-01]

2. **Development requiring a DRC approval.** A development order for a site plan shall be obtained prior to approval of a development order for a building permit or prior to utilization of any of the following types of developments:
  - a. a Conditional use approval;
  - b. a Planned development district approval;
  - c. "D" uses in Table 6.4-1;
  - d. new commercial or industrial developments and residential developments of more than two (2) dwelling units in overlay districts;
  - e. all new construction that creates, meets or exceeds the Maximum Intensity Thresholds as shown in Table 6.4-2;
  - f. any amendment to a previously approved site plan; and
  - g. any use governed by Section 1.7. (Nonconforming uses).
3. **Development requiring a DRC approved final Subdivision Plan.** All subdivision of land for which a plat waiver has not been granted pursuant to Article 8 (Subdivision, Platting and Required Improvements) shall be required to receive a development order for a Final Subdivision Plan prior to submission to the Land Development Division for Plat or other approval required by Article 8 of this Code and pursuant to the procedures and standards of this section.  
[Ord. No. 93-4] [Ord. No. 97-64]

**C. Pre-application conference.** A pre-application conference is optional pursuant to Sec. 5.1.(General Applicability), prior to the submission of the initial application. [Ord. No. 93-4]

**D. Procedures.** In addition to the requirements in 5.1.(General Applicability), an application for a development permit for a Site Plan or Final Subdivision Plan shall adhere to the following regulations.

1. **Initiation.** An application for a development permit for Site Plan or Final Subdivision Plan may only be submitted by the owner, or any other person having a contractual interest in the land, or their authorized agent.
2. **Determination of sufficiency.** The Zoning Director shall determine if the application is sufficient and includes data necessary to evaluate the application.
  - a. If it is determined that the application is not sufficient, notice shall be served on the applicant specifying the deficiencies. The Zoning Director shall take no further action on the application until the deficiencies are remedied. If the applicant fails to correct the deficiencies within twenty (20) working days, the application shall be considered withdrawn.
  - b. If or when the application is determined sufficient, the Zoning Director shall place on the next available hearing consistent with the Zoning Director's calendar.
3. **Action by DRC.** At least three (3) working days before the DRC meeting, the staff of the DRC shall provide the applicant with a draft list of issues, if any. The DRC shall be convened pursuant to the Zoning Director's calendar to review the application at a meeting and approve, approve with conditions or deny the application based on the standards in Sec. 5.6.ID.3. A Site Plan or Final Subdivision Plan shall not be certified until it meets all certification standards. Any applicant shall be provided with one (1) working day to satisfy any certification requirements without returning to the subsequent DRC meeting. If the applicant returns to a second or more DRC meeting an additional fee as provided for by law may be charged. At the DRC meeting, the Zoning Director shall advise the applicant of steps necessary to comply with this Code and mail a copy of the decision to the applicant.
4. **Certification Standards.** A Site Plan or Final Subdivision Plan shall comply with all of the following standards.
  - a. **Consistency with Comprehensive Plan.** The Site Plan or Final Subdivision Plan shall be consistent with the purposes, goals, objectives and policies of the Comprehensive Plan.
  - b. **Adequate public facility standards.** The Site Plan or Final Subdivision Plan shall comply with Art. 11, Adequate Public Facility Standards.
  - c. **Environmental standards.** The Site Plan or Final Subdivision Plan shall comply with Art. 9, Environmental Standards.
  - d. **Zoning District, Use, Property development and Supplementary regulations.** The final site plan or final subdivision plan shall comply with Article 6 of the ULDC.
  - e. **Site Development Standards.** The Site Plan or Final Subdivision Plan shall comply with Art. 7, Site Development Standards, and with the maximum number of phases as provided in Table 5.8-1.

- f. Subdivision.** The Final Subdivision Plan shall comply with Sec. 8.12, Final Subdivision Plan, and all other relevant portions of Art. 8, Subdivision, and with the maximum number of phases as provided in Table 5.8-1.
- g. Consistency with neighborhood plans.** The Site Plan or Final Subdivision Plan shall be consistent with applicable neighborhood plans.
- h. Other relevant standards of this Code.** The Site Plan or Final Subdivision Plan shall comply with the County's health, fire and building standards and all other relevant and applicable provisions of this Code.
- 5. Conditions.** The DRC shall have the authority to impose conditions in a development order for a Site Plan or Final Subdivision Plan specifically as follows:

  - a.** Those conditions that are necessary to accomplish the provisions of this Code and to assure compatibility of the proposed development with surrounding land uses. such conditions shall be limited to execution of unit of control or unity of title, location of uses on the site to minimize adverse off-site impacts and ensure on-site safety and compliance with Code requirements. Conditions shall not restrict land uses otherwise permitted by the Code, or require payment of any fees not otherwise required. Further, conditions may be imposed to provide road construction required for the project to meet the Traffic Performance Standards. Site related conditions such as drainage improvements, turn lanes and signalization may be imposed. The DRC (DRC) may impose conditions to the approval of agricultural uses in the Urban Services Area, to reduce negative impacts on surrounding properties, including but not limited to: controlling objectionable odors; fencing; sound limitations; inspections; reporting or monitoring; preservation areas; mitigation; and/or limits of operation. Conditions shall be reasonable, not be contrary to law, limited to on-site impacts, expect for off-site public road improvements or conveyances specifically attributable to the project's impact. Conditions shall not amend Board imposed conditions, affect previously approved conditions, or exceed this Code. For modifications or additions to previously approved development orders, conditions shall only be imposed to address the specific impacts of the new use or development;
  - b.** Those conditions that allow the landowner to proceed to the subsequent stage of development review, providing assurance that the condition will be met prior to issuance of the next development order; and
  - c.** Conditions where the Code expressly allows terms of the Code to be waived, provided the proposed development meets those specific requirements for the waiver.
- 6. Effect of development order for Site Plan or Final Subdivision Plan.**

  - a. General.** If used, issuance of a development order for a site plan or subdivision plan shall be deemed to authorize only the particular site configuration, layout and level of impacts which were approved pursuant to this Code unless the use is abandoned as provided in Section 5.1.N. (Development Order Abandonment). Permitted uses may occur in conjunction with or in place of the approved use. A development order for a site plan or a subdivision plan shall run with the land. The certified site plan or subdivision plan shall serve as the project's development order. Approval of uses subject to DRC review and approval only shall be reflected on the official Zoning Map with a notation.

- b. **Subsequent development orders.** Issuance of a development order for a Final Subdivision Plan, or for a Site Plan of development requiring recordation of a boundary plat, shall be deemed to authorize the County Engineer to accept an application for technical compliance approval required pursuant to Art. 8, Subdivision. Issuance of a development order for a Site Plan shall be deemed to authorize the Building Director to approve an application for a building permit if other relevant portions of this Code, conditions of approval, and the Building Code are complied with by the application. [Ord. No. 01- 01]
7. **Site Plan or Final Subdivision Plan general time limitation.** Unless otherwise specified in the development order for a Class A or Class B Conditional Use, or in the development order for a planned development district, a development order for a site plan or final subdivision plan shall be subject to the time limitations of Table 5.8-1 of this Code.
8. **Administrative amendments.** Minor corrections may be made administratively to a site plan or final subdivision plan. Minor corrections or changes not significant enough to warrant DRC approval, require administrative approval to ensure that plans are updated and distributed to appropriate agencies. No changes or corrections may be made which contradict a Board imposed condition. Upon application of a letter explaining the need for corrections and payment of the fee established by the adopted fee schedule, minor corrections to a site plan or subdivision plan may be made. Minor corrections include but are not limited to: a change in sign location, minor modifications to parking areas (such as the relocation of a handicapped parking space), relocation of terminal islands to accommodate trees or utility lines, addition of phase lines that correspond to proposed plat and or building construction and which are unrelated to traffic performance requirements, reduction in building footprint size, addition of small canopies, removal of excess parking for additional open space (i.e., not required by this Code), minor revisions to lot lines to be consistent with a recorded plat, temporary sales and construction trailers, and satellite dish location.
9. **Minor deviations.** A conditional use approved by the Zoning Commission or the Board of County Commissioners may request a minor deviation. A minor deviation allows for minor redesign or change to a project that would not substantially change or increase impacts originally anticipated. Minor deviations are permitted in order to refine the design and function of a project. Minor deviations shall be limited to the following:
- a. the relocation of no more than twenty-five (25) percent of the total approved square footage or other area indicated as being covered by structures to portions of the site not previously covered, as long as it complies with the standards of this Code;
  - b. redesign or change in use, where there is no increase in traffic impact;
  - c. redesign, where there is an increase in traffic impact, as long as the modification complies with Sec. 15.1, Traffic Performance Standards, and Art. 11, Adequate Public Facility Standards;
  - d. the reduction or relocation of areas set aside for community open space, or recreation provided that such changes do not result in a substantial change in the amount, boundary configuration, or character of open space or recreation provided;
  - e. an increase of no more than five (5) percent in the total floor area of any building, provided that no increase shall exceed one thousand (1,000) square feet as long as it complies with the requirements of this Code,

- f. an overall increase of no more than five (5) percent in the total square footage covered by any structure as long as it complies with the requirements of this Code;
- g. an overall increase of not more than five (5) percent of the height of any structure as long as it complies with the requirements of this Code; or
- h. relocation of access points.
- i. redesignation of project phasing as approved in the development order provided the redesignation meets minimum requirements of the Adequate Public Facilities Ordinance and general intent of the development order.

**10. Amendments to development order for Site Plan or Final Subdivision Plan.** Except as provided above, a development order for a Site Plan or Final Subdivision Plan may be amended only pursuant to the procedures and standards established for its original approval.

[Ord. No. 93-4] [Ord. No. 95-8] [Ord. No. 99-37]

[Ord. No. 01- 01]

**E. Non-judicial remedies.**

1. **Exhaustion of non-judicial remedies.** Any person aggrieved by a decision of the DRC on an application for development permit for a Site Plan or Final Subdivision Plan shall appeal to the Development Review Appeals Board as provided by this Code prior to applying to the courts for judicial relief. [Ord. No. 01- 01]

**F. Appeal**

1. An appeal shall be pursuant to the judicial relief standards of 5.1, General Applicability. [Ord. No. 01- 01]

**Amendment History:**

[Ord. No. 93-4; February 16, 1993] [Ord. No. 95-8; April 3, 1995] [Ord. No. 97-64; December 24, 1997]  
[Ord. No. 99-37; October 7, 1999] [Ord. No. 01- 01; January 18, 2001]

(This space intentionally left blank)

**SEC. 5.7 VARIANCES AND APPEAL OF ADMINISTRATIVE DECISIONS.**

**A. Definition and purpose.** A variance is a deviation from certain standards of this Code that would not be contrary to the public interest when owing to special circumstances or conditions peculiar to the property, the literal enforcement of this Code would result in undue and unnecessary hardship.  
[Ord. No. 95-8]

**B. Authority.**

1. **Decision.** The Board of Adjustment, in accordance with the procedures, standards and limitations of this section shall approve, approve with conditions, or deny an application for development permit for a variance, after recommendation by the Zoning Director, or County Engineer, whichever is appropriate. The Board of Adjustment is granted the authority to hear and decide on variances only to Art. 6 (except for Sec. 6.2, District Purpose and Intent and Table 6.4-1 Use Regulation Schedule), Art. 7, Site Development Standards, (except for provisions in Sec. 7.6. which are regulated by ERM); Art. 8, Subdivision, Platting, and Required Improvements; Sec. 15.1, Traffic Performance Standards, and Secs. 16.1 and 16.2, the Environmental Control Rule I and II; and Art. 18, Airport Zoning.
2. **Type of variance.** The Board of Adjustment is not authorized to grant a variance:
  - a. to permit a use in a zoning district which does not expressly permit it under the terms of this code, except as provided in the Airport Zoning regulations;
  - b. from a threshold requirement that determines a specified review process; or
  - c. from the Supplementary Use Standards of Sec. 6.4.D. of this code.
3. **Appeals.** Unless otherwise specified, the Board of Adjustment shall hear and decide appeals from interpretation or decisions of the Zoning Director, County Engineer, or Airport Director regarding provisions of this Code pursuant to the procedures and standards in Article 2 of this Code.
  - a. In exercising its powers, the Board of Adjustment may, in conformity with the provisions of this Code, reverse or affirm, wholly or partly, or may modify the decision or determination made by the Zoning Director, County Engineer, or Airport Director pursuant to this Code, and make such order, recommendation, decision or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken.
  - b. In making its decision, the interpretation of the Zoning Director, County Engineer, or Airport Director shall be presumed to be correct and the applicant shall have the burden to demonstrate the error.
4. **Prohibited uses.** In no case shall the Board of Adjustment grant a permit to establish or re-establish a use prohibited in a specified zoning district except as provided in Sec. 2. above.
5. **Airport zoning.** When reviewing variances to the Airport zoning provisions, the Board of Adjustment may approve, approve with conditions, postpone, or deny a variance for the erection, alteration, or modification of any structure which would cause the structure to exceed the Federal obstruction standards as contained in 14 C.F.R. ss. 77.21, 77.23, 77.25, 77.28, and 77.29. The variance may not always be evaluated or granted solely on the basis that the proposed will not exceed these Federal obstruction standards. If applicable, the standards in Sec. 5.7.E. shall be used to evaluate the variance application.



6. **Appeal of administrative variances.** The Board shall hear all appeals on an administrative variance.  
[Ord. No. 93-4]; [Ord. No. 95-8] [Ord. No. 96-28] [Ord. No. 97-64]

C. **Applicability.** Approval of a variance by the Board of Adjustment for a parcel of land, building or structure shall deem the structure to be conforming. Use of the variance shall be limited to the exact dimensions and configuration of a parcel of land, building or structure indicated in the application. The building or structure may not be further expanded, except in accordance with the standards of the ULDC. The building or structure, however, may be fully demolished and a new building or structure reconstructed in its place with benefit of the previously approved variance provided it is completed within one (1) year of the issuance of a demolition permit or removal of the building or structure, whichever occurs first and it is consistent with the intent of the original approved variance. [Ord. No. 97-64]

D. **Initiation.** An application for a development permit for a variance shall be submitted by the owner, an agent authorized in writing to act on the owner's behalf, or another person having a written contractual interest in the land for which the variance is proposed. [Ord. No. 97-64]

E. **Procedure.**

1. **Types of applications.**

- a. An application for a development permit for a variance shall be submitted to the Zoning Director.
- b. An application for a variance to Art. 8, Subdivision, shall be submitted to the County Engineer.
- c. An application for a variance to Art. 18, Airport Regulations, shall be submitted to the Director of Airports.

All applications shall include a nonrefundable application fee that is established by the BCC from time to time to defray the actual cost of processing the application.

- d. **Sequence of submittal.** The submittal of an application for variance relief shall be submitted prior to Zoning Commission or BCC approval of the use. Variance approval shall be obtained for deviations from minimum acreage requirements, prior to DRC approval for inclusion on a public hearing agenda. An application shall comply with the following items.
  - (1) Variance approval shall be obtained prior to pre-hearing approval. If the application for a development order is contingent upon approval of a variance, then the variance shall be obtained prior to pre-hearing certification.
  - (2) Approval of a variance from property development regulations of this code shall be obtained prior to final DRC certification of a preliminary development plan, final master plan, final site plan or final subdivision plan by the DRC, plat recordation, or issuance of a building permit, whichever occurs first in accordance with procedures set forth in this code.
  - (3) Application for a variance from the Airport Zoning regulations shall comply with the special review procedures in Article 18.

2. **Contents of application.**

- a. **Forms.** The application shall be filed on forms prescribed by the department, executed and sworn to by the owner or owner of at least fifty (50) percent of the property described in the application, or by tenant

or tenants, with owner's written sworn-to-consent or by duly authorized agents, evidenced by a written power of attorney, if not a member of the Florida Bar, or contract purchasers, or by the Executive Director of PZB, or by any person aggrieved by an order, requirement, decision or determination of an administrative official when appealing the same.

- b. Description.** All properties described in one (1) application must be contiguous and immediately adjacent to one another, and the director may require more than one (1) application if the property concerned contains more than forty (40) acres, or the fee paid for one (1) application would not equal the cost of processing the same.
  - c. Request for time limitation waiver.** If a variance is requested for property that does not require a building permit to implement the use, then the applicant may request a waiver from the time limitations in Section 5.7.H.2 of this Section. If a waiver from the time limitation is requested, the applicant shall specifically request the waiver simultaneous with submittal of the application and provide a written justification for the request. The Board of Adjustment shall review the justification and if sufficient make a finding, as a condition of approval, that the variance is not subject to the time limitations of this section or may require compliance with the variance approval by a specified time, as deemed appropriate.
- 3. Determination of sufficiency.** The Zoning Director, County Engineer, or Airport Director, whichever is appropriate, shall determine if the application is sufficient and includes data necessary to evaluate the application within five (5) working days of its receipt.
- a.** If the Zoning Director, County Engineer, or Airport Director, whichever is appropriate, determines that the application is not sufficient, a written notice shall be served on the applicant specifying the application's deficiencies. Further action shall not take place on the application until the deficiencies are remedied. If the applicant fails to correct the deficiencies within twenty (20) working days, the application shall be considered withdrawn.
  - b.** When the application is determined to be sufficient, the Zoning Director, County Engineer, or Airport Director, as appropriate, shall schedule the application for the next available hearing consistent with the Zoning Director's calendar.
- 4. Review and recommendation by the Zoning Director, County Engineer, or Airport Director.**
- a. Zoning and subdivision variances.** The applicable County Departments shall review the application and shall forward a staff report to the Zoning Director, within fifteen (15) working days after the application is determined sufficient. The staff report shall contain recommended findings of fact and conclusions of law, either recommending approval, approval with conditions, or denial of the application based upon the standards in Sec. 5.7.E. Prior to issuance of a staff report, an adequate public facilities determination shall be made.
  - b. Airport zoning variances.** An application for variance to the requirements of Article 18 shall not be considered by the Board of Adjustment until a copy of the application has been furnished by Department of Airports to the County Attorney, and FDOT (Aviation Section) at least fifty (50) working days prior to the Board of Adjustment public hearing.

- c. **Scheduling of public hearing.** The public hearing on the application shall then be scheduled for the first available regularly scheduled Board of Adjustment meeting, by which time the public notice requirements can be satisfied, or such time as it is mutually agreed upon between the applicant and Zoning Director or County Engineer, whichever is appropriate.
- d. **Staff report.** The appropriate department shall make available a copy of the staff report to the applicant within three (3) working days of its completion and a minimum of five (5) working days prior to the public hearing.
  - (1) **Additional application requirement for variances to height limitations.** If the application is for a height variance, the applicant shall forward a copy of the application by Certified Mail to the FDOT, Aviation Office, and the FAA. The FDOT shall have forty-five (45) days from receipt of the application to provide comments to the applicant and the Board of Adjustment, after which time that right to comment is waived.
  - (2) **Consideration of application.** The Board of Adjustment may proceed with consideration of an application only upon receipt of FDOT comments or upon the applicant's filing a copy of a certified mail return receipt showing the forty-five (45) days have elapsed, demonstrating FDOT's intent to waive the right to comment.
- 5. **Notification.** The Board of Adjustment shall hold one (1) public hearing on an application for development permit for a variance. Notice of the public hearing shall be pursuant to the following standards.
  - a. **Publication.** There shall be advertised public notice, at least fifteen (15) calendar days prior to the public hearing, in a newspaper of general circulation published in the PBC.
  - b. **Mailing.** Notice shall be sent by certified mail, return receipt requested, to all land owners within three hundred (300) feet of the periphery of the land subject to the application, whose names and addresses are known by reference to the latest published ad valorem tax records of the County property appraiser, except that when an owner of real property consists of a condominium, notice shall be given to the condominium association and all real property owners living within three hundred (300) feet. If the area within three hundred (300) feet is owned by the applicant or partner in interest, then the three hundred (300) foot notification boundary shall be extended from these parcels. All property owners associations and cooperatives within this area as well as all counties and municipalities within one mile of the area shall also be notified. Areas that a municipality has identified as a future annexation area shall also give notice to the municipality. The notice shall state the substance of the application and shall set a time and place for the public hearing on such application. The notice shall contain a location map clearly indicating the area covered by the proposal including major street, and a statement that interested parties may appear at the public hearing and be heard regarding the proposal. Such notice shall be given approximately fifteen (15) to thirty (30) calendar days prior to the date set for the first public hearing on an application for a development permit.
  - c. **Posting.** The land subject to the application for a development permit for a variance shall be posted with a notice of the public hearing on a sign provided by the County at least fifteen (15) calendar days in advance of any public hearing. One (1) sign shall be posted for each one hundred (100) feet of frontage along a public street up to a maximum of ten (10) signs. All signs shall be evenly spaced along the street or in a location acceptable to the Zoning Director. All signs shall be setback no more than twenty five (25) feet from the street. All signs shall be erected in full view of the public. Where the land does not have significant frontage on a street, signs shall be posted in a location acceptable to the Zoning Director. The signs shall be removed by the applicant after the decision is rendered on the application. The failure

of any such posted notice to remain in place after the notice 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 BCC.

- d. **Exceptions.** If the request has been submitted by a public agency or the BCC, signs shall be erected on the nearest street right-of-way or at major intersections leading to and within the subject property.
6. **Public hearing on application for variance.** The Board of Adjustment shall hold a public hearing on the application pursuant to the provisions established in Sec. 5.1.F. At the public hearing, the Board shall consider the application, the staff report, the relevant support materials, and the public testimony given at the public hearing. After the close of the public hearing, the Board of Adjustment shall approve, approve with conditions, or deny the application for development permit for variance pursuant to the standards of Sec. 5.7.E.
7. **Continuance or postponement.** The applicant then shall comply with the standards pursuant to Sec. 5.1.F.4.e.
8. **Application withdrawal.** The applicant shall comply with the standards pursuant to Sec. 5.1.F.4.f.
9. **Appeal.** An applicant may appeal a final decision of the Board of Adjustment within thirty (30) days of the rendition of the decision by filing a petition for Writ of Certiorari in Circuit Court of the Fifteenth Judicial Circuit in and for PBC, Florida.  
[Ord. No. 93-4]; [Ord. No. 95-8]; [Ord. No. 95-24] [Ord. No. 96-28] [Ord. No. 97-64]

#### **F. Standards.**

1. **Board of Adjustment.** The Board of Adjustment shall consider and find all seven criteria listed below have been satisfied by the applicant prior to making a final motion for approval, approval with conditions, or denial with or without prejudice:
  - a. special conditions and circumstances exist that are peculiar to the parcel of land, building or structure, that are not applicable to other parcels of land, structures or buildings in the same district;
  - b. special circumstances and conditions do not result from the actions of the applicant;
  - c. granting the variance shall not confer upon the applicant any special privilege denied by the Comprehensive Plan and this Code to other parcels of land, buildings, or structures, in the same district;
  - d. literal interpretation and enforcement of the terms and provisions of this Code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same district, and would work an unnecessary and undue hardship;
  - e. granting the variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure;
  - f. granting the variance will be consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan and this Code; and

- g. the granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

**2. Supplemental standards of variances in flood hazard.** In addition, to authorize any variance in areas defined on the Flood Hazard Boundary Map (FHBM) as Flood Zone A, the following standards must be met:

- a. there shall be no danger that materials may be swept onto other lands to the injury of others;
- b. there shall be no danger of life and property due to flooding or erosion damage;
- c. there shall be minimum susceptibility of the proposed facility and its contents to flood damage;
- d. the development subject to the variance shall be of some importance to the community;
- e. there are no alternative locations for the proposed development, that are not subject to flooding or erosion damage;
- f. the proposed development is compatible with existing and anticipated development;
- g. the proposed use is compatible and consistent with the Comprehensive Plan and floodplain management program for that area;
- h. there is safe access from the land in times of flood for ordinary and emergency vehicles;
- i. the expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site will not destroy the development;
- j. the costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges is minimal;
- k. there shall be within any designated floodway no increase in flood levels during the base flood discharge;
- l. variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief and in the instance of an historical building, a determination that the variance is the minimum necessary so as not to destroy the historic character and design of the building.
- m. variances shall only be issued upon:
  - (1) showing of good and sufficient cause;
  - (2) determination that failure to grant the variance would result in exceptional hardship; and,
  - (3) determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimize the public, or conflict with existing local laws or ordinances.

- n. the base flood elevation and the elevation to which the structure with a variance is to be built shall be determined and the landowner shall provide a written statement recognizing that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation; and
  - o. the variance shall be reported to the Federal Emergency Management Agency.  
[Ord. No. 97-64]
3. **Noise violations (Sec. 7.8.).** To authorize any variance to Sec. 7.8.A.4, Noise, only the following standards must be met.
- a. Additional time is necessary to alter the activity to comply with Sec. 7.8.A.4, Noise.
  - b. The activity, operation, or noise source will be of temporary duration and cannot be done in a manner that would comply with Sec. 7.8.A.4, Noise.
  - c. No reasonable alternative is available. Any variance granted pursuant to this section contains all conditions upon which the variance has been granted, including but not limited to the effective date, time of day, location, sound level, limit or equipment limitation and duration of the variance.
4. **Airport height and land use noise limitations (Art. 18).** A variance to Article 18 (Airport Regulation Height Limitations) shall require the owner of the subject structure or tree to install, operate, and maintain thereon, at owner's own expense, marking and lighting necessary to indicate to aircraft pilots the presence of an obstruction. Such marking and lighting shall conform to the specific standards established by the FDOT. In addition to the criteria defined in Sec. 5.7.E.i. above, the Board of Adjustment shall consider the following standards to authorize variance to Art. 18.
- a. The nature of the terrain and height of existing structure.
  - b. Public and private interests and investments.
  - c. The character of flying operations and planned developments of airports.
  - d. Federal airways as designated by the FAA.
  - e. Whether the construction of the proposed structure would cause an increase in the minimum descent altitude or the decision height at the affected airport.
  - f. Technological advances.
  - g. The safety of persons on the ground and in the air.
  - h. Land use density.
  - i. The safe and efficient use of navigable airspace.

- j. The cumulative effects on navigable airspace of all existing structures, proposed structures identified in the applicable jurisdiction comprehensive plans, and all other known proposed structures in the area. [Ord. No. 93-4] [Ord. No. 96-28] [Ord. No. 97-64]

**G. Conditions.** The Zoning Director or County Engineer, whichever is appropriate, may recommend, and the Board of Adjustment may impose, such conditions in a development order for a variance as are necessary to accomplish the goals, objectives and policies of the Comprehensive Plan and this Code, including, but not limited to, limitations on size, bulk, location, requirements for landscaping, buffering, lighting, and provisions of adequate ingress and egress. Any violation of the variance or condition shall be a violation of this Code.

1. **Complying with conditions of approval.** All conditions approved by the Board must be complied with by the property owner prior to making use of the variance.
2. **Violation of conditions of approval of a development order.** A violation of any condition of a variance shall be considered a violation of this Code. The violation shall be rectified prior to the issuance of any subsequent development order. Unless otherwise specified in the development order, all conditions of approval must be in compliance prior to the issuance of the development order.  
[Ord. No. 93-4] [Ord. No. 94-23] [Ord. No. 96-28] [Ord. No. 97-64]

**H. Effect of development order.**

1. **General.** Issuance of a development order for a variance shall be deemed to authorize any permitted use in the underlying zoning district, unless a specific Condition of Approval limits the specific use for which it is issued. A development order for a variance shall run with the land.
  2. **Time limitation.** Unless otherwise specified in the development order for the variance, construction shall be initiated within twelve (12) months of the date of the approval of the variance, otherwise it shall become null and void. If more than one variance was granted, the use of one of the variances shall vest the other variances. Permitted time frames do not change with successive owners. Upon written request, an extension of time for the variance or any condition thereof may be granted for a maximum of twenty-four (24) months. No request for an extension shall be considered unless a written application requesting the extension is submitted to the appropriate Department at least one (1) month prior to the date the development order or condition is to expire. Failure to submit an application for an extension within the time limits established by this section shall render the development order for the variance null and void.
  3. **Staying of work on premises.** When an appeal from the decision of the Zoning Director has been filed with the Board of Adjustment, all proceedings and work on the premises shall be stayed unless the Zoning Director shall certify to the Board of Adjustment that a stay would cause imminent peril to life or property. In such case, proceedings or work shall not be stayed except by a court of record.  
[Ord. No. 97-64]
- I. Administrative variance.** The Zoning Director may impose such conditions in a development order for an administrative variance as necessary to accomplish the goals, objectives and policies of the Comprehensive Plan and this Code, including but not limited to limitations on size, bulk, location, requirements for landscaping, buffering, lighting, and provisions of adequate ingress and egress. The Zoning Director may issue the following types of administrative variances:

1. **Structural encroachments into setbacks.** If a structural encroachment does not enter an easement R-O-W or is on a zero lot line zero side, a variance of no more than five (5) percent may be granted.
2. **Preservation of vegetation.** To accommodate the preservation of existing native tree(s) pursuant to Article 9.5, (Vegetation Preservation), a variance may be granted for:
  - a. up to five (5) percent of a required setback;
  - b. up to five (5) percent of the required parking spaces.

This section may not be combined with any other section that allows variations from the same property development regulations.

3. **Native Ecosystem Overlay District - flexible development regulations.** A variance may be issued pursuant to the extent permitted by Section 6.7.A, The Native Overlay District, from the following development regulations:
  - a. off-street parking;
  - b. off-street loading;
  - c. density/intensity;
  - d. heights; and,
  - e. setbacks.
4. **Appeal of decision by the Zoning Director.** Any person aggrieved by a decision of the Zoning Director shall, within thirty (30) calendar days, file an appeal to the Board of Adjustment using the forms and procedures established by the Zoning Director. [Ord. No. 95-8] [Ord. No. 97-64]

**Amendment History:**

[Ord No. 93-4; February 16, 1993] [Ord. No. 94-23; October 18, 1994] [Ord. No. 95-8; April 3, 1995]  
[Ord. No. 95-24; July 24, 1995] [Ord. No. 96-28; September 25, 1996] [Ord. No. 97-64; December 24, 1997]

(This space intentionally left blank)



**SEC. 5.8 COMPLIANCE WITH TIME LIMITATIONS AND CONDITIONS OF APPROVAL.****A. General.** Purpose and intent.

1. It is the intent of the BCC to provide for the public health, safety and welfare by establishing procedures for mandatory review of certain development orders. Chapter 163, part II, Florida Statutes, entitled "Local Government Comprehensive Planning and Land Development Regulations Act" provides that all development regulations shall be consistent with the adopted comprehensive plan. Chapter 163 further provides that public facilities and services shall be available concurrent with the impacts of development. Pursuant to Chapter 163, the 1989 PBC Comprehensive Plan requires that the applicant for all development orders or permits must demonstrate that the necessary public facilities and services are available. To ensure the availability of facilities and services to proposed developments, it is necessary that developments which have reserved capacity proceed in the prescribed time. Systematic monitoring and subsequent review of approved development orders will help implement the goals within the comprehensive plan by:
  - a. Preserving the availability of public facilities and services for proposed development by removing capacity reserved for inactive development.
  - b. Minimizing the creation of an artificially inflated inventory of residential, commercial, and industrial development.
  - c. Enhancing the value and use of land in unincorporated PBC by identifying and providing a system to eliminate obsolete approvals which distort the official land use inventory.
  - d. Encouraging compliance with improved performance and site design standards by providing a system whereby approved, but unbuilt, developments are subject to periodic review.
  - e. Ensuring that development orders are timely performed and complied with at all times.
  - f. Ensuring that outstanding debts due to the County are paid in a timely manner.
2. To protect the public welfare, it is the intent of the BCC to ensure compliance with the conditions of development orders and with specific time requirements for the completion of activities associated with said approvals or with this Code. The BCC recognizes that unforeseen factors may interfere with the established schedule. This section creates an administrative program to monitor and provide extensions for activities which must be completed within a certain time period pursuant to a development order or pursuant to this Code, and to ensure that conditions are met and not violated. [Ord. No. 97-14]
3. The BCC recognizes that development is a complicated process. Despite efforts on the part of developers to proceed according to plans, unforeseen factors may interfere with the schedule of development and compliance with conditions of approval. Administrative reviews must be flexible enough to accommodate unforeseen circumstances. The review procedure created in this section establishes a flexible system for administrative review and monitoring of the progress of development and approval of time extensions.
4. To meet the intent of this section, the BCC may review development orders issued prior to the adoption of this code for compliance with the time requirements of this code and for compliance with conditions of approval.

5. When the BCC or any provision of this Code has imposed a condition of development approval or time limit for the completion or duration of a specific activity or phase of development, the property owner shall be responsible for compliance.

[Ord. No. 93-4][Ord. No. 94-23] [Ord. No. 96-28]

**B. Applicability.**

1. This section shall apply to:

- a. All development orders with a time requirement for completing one or more actions as identified in Table 5.8-1 or in the development process as required by specific sections of this code.
- b. All development orders identified in Table 5.8-1 with conditions of approval.

2. The following are exempt from this section:

- a. Any development order for rezoning to the PO-Public Ownership District which does not have an approved conditional use.
- b. Any development order initiated by staff at the direction of the BCC after a review pursuant to this section.
- c. Any development order for a rezoning of a single lot to a residential zoning district that corresponds to the minimum density permitted in the Comprehensive Plan Future Land Use designation for that lot, provided there is no concurrency reservation or concurrency exemption for the property.

3. For development orders which are subject to the requirements of this section, the time limitations shall apply to those approved prior to or subsequent to the effective date of this amendment.

[Ord. No. 93-4][Ord. No. 94-23] [Ord. No. 96-28] [Ord. No. 97-14] [Ord. No. 99-37]

**C. Procedures.**

1. **Suspension of development orders.**

- a. Upon expiration of any time period established by this Code or for any failure to comply with, or continued violation of a condition of development approval, except for a condition imposed by the DRC or a condition for which a complete administrative time extension application has been submitted, no new development orders affecting the property shall be issued by PBC, and no action which might tend to vest the development order shall be permitted, except as permitted by subsection 5.8.C.1.e., until a final determination is made by the executive director, or BCC or ZC pursuant to subsections 5.8.C.2. and 5.8.C.4. herein. This suspension of development rights shall not preclude the property owner from filing a new petition for the subject property to amend or supersede an existing development order, or the BCC or ZC from approving this petition. This suspension of development orders shall also apply to any failure to comply with, or continued violation of, a condition of development approval, if a status report public hearing is scheduled pursuant to subsection 5.8.C.4. [Ord. No. 01-29]
- b. This suspension of development rights shall have the following effect on new petitions and code enforcement actions:

- (1) If the property owner files a new petition, no new development orders shall be issued until the completion of the zoning process except the development order which approves the petition.
  - (2) If the BCC or ZC directs staff to cite the property owner for violating the provisions of the development order, no new development orders shall be issued until the alleged violation has been ruled upon by the Code Enforcement Board, and any enforcement action is completed, or penalty is satisfied. This shall not, however, preclude compliance with the specific condition cited in the status report after the BCC or ZC has directed the Code Enforcement Division to cite the property owner for noncompliance with that condition. **[Ord. No. 01-29]**
- c. Upon the expiration of any time period except for a time period to comply with a condition of approval imposed by the DRC, or when a complete administrative time extension application has been submitted, or upon reasonable cause to believe that a property owner has not complied with a condition or a condition of development approval has been violated, a document shall be filed with the clerk of the circuit court to be placed with the records governing title to the affected property except as provided in subsection 5.8.C.1.e. herein. This document may apply only to that portion of the property related to the expired time period, or any condition violated. The document shall give record notice that:
- (1) A condition of development has been violated or a time certain activity has not proceeded as required;
  - (2) A review of the project will be conducted pursuant to terms of this section;
  - (3) Until the review is completed, no new development orders shall be issued by PBC; and no action which might tend to vest the development order shall be permitted and,
  - (4) Such other information as may be reasonable and necessary to afford adequate record notice of the effect of this section on the rights of property owners.
- d. If the BCC, ZC, or the executive director approves further development pursuant to subsection 5.8.C.2. or 5.8.C.4., herein, a second document shall be filed with the clerk of the circuit court to be placed with the records governing title to the property indicating: **[Ord. No. 01-29]**
- (1) That the rights to develop have been restored; and,
  - (2) Such other information as may be reasonable and necessary to afford adequate record notice of the effect of this section on the rights of property owners.

This document shall only be recorded upon payment of all status report fees as established from time to time by the BCC, and upon payment of any outstanding liens or debts owed on the subject property to PBC. The status report fee may be waived if: (1) the property owner is a government agency; or (2) the property owner is prevented from complying by a government-caused delay or by litigation that would prevent action by the property owner to bring the approval into compliance.

- (a) In the event litigation contesting the validity of lien or fine is initiated or pending prior to the time this payment is due, the document shall be recorded and payment of the lien or fine, if upheld by the court, shall be deferred until 35 days after Final Order. If the lien or fine is upheld by the court but the fine is not paid on or before the 35th day, a new notice of intent to withhold development permits shall be filed.
- e. There will be no suspension of development rights if the only recommendation in the status report to the BCC or ZC is to delete a condition of approval. **[Ord. No. 01-29]**

**2. Administrative extension of time.**

- a. The owner of record, the current agent, or mortgagor demonstrating a secured interest in the property which is not being protected by the owner may file an application with the executive director of planning, zoning and building for an administrative extension of time. The application shall be made upon such forms and in such a manner, including payment of fees, as prescribed by the PZB. [Ord. No. 01-29]
- b. Upon the filing of an application for an administrative extension of time, the executive director, or other person designated by this code, may grant an extension of time to comply with a requirement. A time extension shall commence upon the expiration of the date to comply with the time requirement, or the expiration of the last extension, whichever is applicable.

The maximum duration of an administrative time extension is as follows:

- (1) **Development order.** Table 5.8-1 provides the maximum length of each administrative time extension for each development order governed by this Code except when there is a government caused delay. When such a delay is documented, the executive director shall grant such extensions as necessary to offset government caused delays, not necessarily equal to the time of the delay, and each extension shall be based only on a delay that has already occurred. It is the responsibility of the property owner to notify staff in writing of the delay, and document the cause of the delay, however, no application or fee will be required.
  - (2) **Conditions of approval not requiring the posting of performance security pursuant to subsection 15.(I).E.5.** Twelve (12) months shall be the maximum. Subsequent applications may be filed, however, the total administrative extensions approved shall not exceed twenty-four (24) months except when government-caused delays can be documented as the reason for failure to meet required deadlines. The executive director shall grant such extensions as necessary to offset government-caused delays, not necessarily equal to the time of delay, and each extension shall be based only on a delay that has already occurred. It is the responsibility of the property owner to notify staff in writing of the delay, and document the cause of the delay, however, no application or fee will be required. If the BCC has previously approved a time extension, any administrative extensions of time shall not extend more than twenty-four (24) months from the original date for compliance except when there have been government-caused delays. [Ord. No. 99-37]
  - (3) **Conditions of approval requiring the posting of Performance Security pursuant to subsection 15.(I).E.5.** A one-time administrative time extension not to exceed six months shall be the maximum. [Ord. No. 98-12]
- c. In reviewing applications for administrative time extensions for requirements other than conditions of approval, the executive director shall approve a time extension provided there are no current Code violations or outstanding liens or fines and the development order:
    - (1) is consistent with the Plan;
    - (2) is consistent with the ULDC; and
    - (3) complies with the Countywide Traffic Performance Standards.[Ord. No. 01-29]
  - d. In reviewing applications for administrative time extensions for compliance with conditions of approval, the executive director shall consider the following:
    - ~~(1) Attempts by the applicant to complete the unfulfilled condition;~~
    - (2) The reliance by other parties on the timely performance of activity;

- (3) Any changed circumstances which may have interfered with the ability of the property owner to meet the time certain requirement;
    - (4) Actions of other parties that may have precluded compliance;
    - (5) The existence of extraordinary mitigating factors;
    - (6) Compliance with the review criteria in subsection 11.3.D.7.b.(2) and criteria 1-5, above, for posting of performance security for a certificate of concurrency reservation.
  - e. When the extension of time is for the payment of fees, the amount due shall increase by an interest payment equal to twelve (12) percent a year. If the extension covers a period less than a year, then the interest shall be prorated.
  - f. When the executive director approves an extension of time for completion of a time certain requirement, he/she may require the property owner to guarantee the completion by furnishing a cash deposit, letter of credit, or surety bond. [
3. **Appeal.** An appeal of a denial of an administrative time extension may be made to the BCC for development orders approved by the BCC or ZC, and to the Development Review Appeals Board (DRAB) for conditions imposed by the DRC. An appeal shall be made upon forms prescribed by the department within thirty (30) days of the mailing of the notice that the request for an administrative extension has been denied.
- a. The appeal shall be set on the BCC agenda within sixty (60) days of receipt by the department. The BCC shall either affirm the decision of the department or grant an extension of time. This decision shall be made within sixty-five (65) days of the date the appeal first appears on an agenda of the BCC unless a longer postponement is requested by the property owner. An extension of time may be granted only upon a finding by the BCC that the requirements of subsection 5.8.C.2.c. or 5.8.C.2.d., as appropriate, have been satisfied.
  - b. An appeal to the DRAB shall be made pursuant to subsection 5.6.D.8.  
[Ord. No. 01-29]
4. **Failure to comply with conditions or time requirements other than for a DRC imposed condition of approval.**
- a. If a property owner fails to comply with a time requirement and has not received a time extension, staff shall advertise a status report public hearing for the agenda of the body which approved the subject development order (BCC or ZC). If a property owner violates a condition of approval, staff may advertise a status report public hearing for the agenda of the body which approved the subject development order (BCC or ZC). The hearing shall be held within ninety (90) days of the filing of the notice required by subsection 5.8.C.1.c. herein unless the property owner utilizes the provisions of subsection 5.8.C.4.a.(1) below. Staff may delay the scheduling of the status report public hearing if, prior to the most recent deadline for compliance, the property owner files for an amended or new development order which may affect the time requirement or any condition being violated. If the new petition is approved and the time requirement has not been affected, or if the petition is denied, staff will place the status report on a BCC or ZC agenda within sixty-five (65) days.

This delay shall not be utilized when there has been a failure to comply with concurrency reservation or development order conditions which are required for the Development Order to comply with subsection 15.(1)E.5. [Ord. No. 97-14] [Ord. No. 99-37] [Ord. 01-29]

- b. The status report shall contain a description of the development order, a summary of the background and current status of the development, including any documentation provided to staff of efforts to comply with the requirement, or circumstances beyond the control and cause of the property owner, other than economic conditions, which have prevented compliance; a description of any Code violations; a description of any uncompleted conditions or time certain requirements; a review of criteria set forth in subsection 5.8.C.2.d for status reports prepared for failure to comply with a condition of approval, a description of any violation of a condition of approval and circumstances related to the violation; as well as a determination of whether the development order:
- (1) Is consistent with the Plan;
  - (2) Is consistent with the ULDC; and
  - (3) Complies with the Countywide Traffic Performance Standard.

Based on the above factors, staff shall make a recommendation for one (1) or more of the actions identified in subsection 5.8.C.4.f. herein. [Ord. No. 01-29]

- c. Consideration of all actions permitted by Sec. 5.8.C.4.f., except a rezoning, shall occur in the following manner:
- (1) **Public hearing.** At least one public hearing shall be held by the ZC or by the BCC, as applicable.
  - (2) **Mail notice.** The owner of record shall be notified in writing of the executive director's status report and recommendation to the BCC or ZC. Written notice shall consist of a letter sent at least fourteen (14) calendar days prior to the hearing by certified mail, return receipt requested, to the last known address of the owner of record as it appears in the official records of the PBC Property Appraiser's Office. Proof of the receipt shall be presented at the hearing. In the event that the owner fails to acknowledge receipt of mail notice or the notice is returned unopened, newspaper publication, as set forth below, shall be deemed sufficient notice. Written notice shall include:
    - (a) A statement that the time period has expired or that a condition of approval has been violated and that the development shall be subject to review;
    - (b) The executive director's recommendation to the BCC or ZC;
    - (c) A statement that review may result in one (1) or more of the actions identified in subsection C.4.f., herein;
    - (d) Notice of the date, time, and place of the hearing before the BCC or ZC, during which the report and recommendation of the executive director will be heard;
    - (e) A statement of the owner's right to appear and to present relevant information to rebut or to supplement the report of the executive director; and
    - (f) Such other information as may be necessary and appropriate to accomplish the goals of this section.
  - (3) **Newspaper Publication.** Notice of the hearing shall be published in a newspaper of general circulation in accordance with Sec. 125.66(2)(a). Notice shall be published at least ten (10) days prior to the hearing.

[Ord. No. 01-29]

- d. Consideration of all rezonings on properties less than ten (10) contiguous acres, by the BCC, shall occur in the following manner:

- (1) **Public hearing.** The BCC shall hold at least one (1) public hearing on a proposed amendment to the boundaries of the Official Zoning Map.
  - (2) **Mail notice.** The owner of record shall be notified in writing of the executive director's status report and recommendation to the BCC. Written notice shall consist of a letter sent at least thirty (30) calendar days prior to the hearing by certified mail, return receipt requested, in accordance with Section 125.66(4)(a), Fla. Stat. In the event that the owner fails to acknowledge receipt of mail notice or the notice is returned unopened, newspaper publication, as set forth below, shall be deemed sufficient notice. In addition to the requirements of Sec. 125.66(4)(a), Fla. Stat., written notice shall include the items as stated in Sec. 5.8.C.4.c.(1)(a)-(1)(f) above.
  - (3) **Newspaper publication.** In addition to the notice mailed to the owner of record, notice of the hearing shall be published in a newspaper of general circulation in accordance with Sec. 125.66(2) of the Fla. Stat. Notice shall be published at least ten (10) days prior to the hearing.
- [Ord. No. 01-29]
- e. Prior to consideration of all rezonings on properties of ten (10) or more contiguous acres by the BCC, notice to the owner of record and advertisement of the proceedings shall occur in the following manner:
    - (1) **Public hearing.** The BCC shall hold two (2) public hearings on a proposed amendment to the boundaries of the Official Zoning Map when the amendment would affect ten (10) or more contiguous acres of total unincorporated land area. The second public hearing shall be held at least ten (10) calendar days after the first public hearing in accordance with Sec. 125.66(4)(b)1., of Fla. Stat.
    - (2) **Mail notice.** The owner of record shall be notified in writing of the executive director's status report and recommendation to the BCC and shall be noticed in accordance with Section 125.66(4)(b)3., Fla. Stat. Written notice shall consist of a letter sent at least thirty (30) calendar days prior to both the first and second hearing by certified mail, return receipt requested, to the last known address of the owner of record as it appears in the official records of the PBC Property Appraisers Office. In the event that the owner fails to acknowledge receipt of mail notice or the notice is returned unopened, newspaper publication, as set forth below, shall be deemed sufficient notice. Written notice shall include the items as stated in Sec. 5.8.C.4.c.(1)(a)-(1)(f) above.
    - (3) **Newspaper publication.** In addition to the notice mailed to the owner of record, notice shall be published in a newspaper of general circulation in the County. Notice shall be published once for each hearing; the first publication shall be at least seven (7) calendar days prior to the date of the first hearing and the second publication shall be at least five (5) calendar days prior to the second hearing. The notice shall state the date, time, and place of the hearing; the proposed action; and the place within the County where the status report and recommendation may be inspected by the public. The notice shall advise that interested parties may appear at the hearing and be heard with respect to the report and recommendation. A copy of such notice shall be kept available for public inspection at the Planning, Zoning and Building Department during regular business hours.
  - f. Decision of the BCC or ZC for failure to comply with 1) time requirements to commence development, utilize a conditional or requested use or record a plat; or 2) non-performance security conditions (those not required by Sec. 15(I)E., subsection 5). [Ord. No. 01-29]
    - (1) The BCC or ZC shall consider the factors enumerated in subsection 5.8.C.4.b., above, and the recommendation of the department.
    - (2) After deliberation, the BCC or ZC shall take one (1) or more of the following actions.
      - (a) **Grant a time extension.**
        - i) To commence development, utilize a conditional or requested use, or record a plat for a period not to exceed twenty-four (24) months during which time the property owner shall

comply with the time requirement. The term of the time extension shall commence upon the expiration of the date to complete the time certain activity, or the expiration of the last extension, whichever is applicable. When the board approves an extension of time for the payments of fees, the amount due shall increase by an interest payment equal to twelve (12) percent a year. If the extension covers a period less than a year, the interest shall be prorated.

- ii) To comply with a condition of approval for a period not to exceed twenty-four (24) months during which time the property owner shall comply with the time requirement. The term of the time extension shall commence upon the expiration of the date to complete the time certain activity, or the expiration of the last extension, whichever is applicable. When the Board approves an extension of time for the payment of fees, the amount due shall increase by an interest payment equal to twelve (12) percent a year. If the extension covers a period less than a year, the interest shall be prorated.
  - (b) Adopt a resolution which will rezone the property to an appropriate zoning district.
  - (c) Adopt a resolution which will revoke or amend the approval for all or a portion of the conditional or requested use, special exception or development order amendment.
  - (d) Adopt a resolution which will impose a limit such that no development order shall be issued permitting construction which exceeds entitlement density or entitlement intensity as established by the Future Land Use Element of the Plan. **[Ord. No. 01- 01]**
  - (e) Adopt a resolution which will impose additional or modified conditions or permit the property owner to initiate a petition to add or modify conditions, as directed by the board. New or modified conditions may include bringing the development into conformity with current codes and regulations.
  - (f) Direct staff to cite the property owner for violating the provisions of this Code.
  - (g) Adopt a resolution to amend or revoke the development order or map amendment for the undeveloped or unplatted portion of the project.
  - (h) Exempt from further review of any development order which rezoned property to a district which does not exceed the density or intensity permitted by the Comprehensive Plan Future Land Use designation, provided there is no concurrency reservation or exemption for the property. This exemption may be applied to any advertised status report after adoption of this amendment.
  - (i) Deny or revoke a building permit; issue a stop work order; deny or revoke a Certificate of Occupancy on any building or structure; revoke any concurrency; deny or revoke any permit or approval for any developer, owner, lessee, or user of the subject property. **[Ord. No. 01-01]**
  - (3) If the BCC or Zoning Commission fails to act on staff recommendations within the prescribed time period, or if the executive director grants an administrative time extension, the issuance of new development orders shall immediately resume. **[Ord. No. 99-37]**
  - (4) The decision of the BCC or Zoning Commission shall be rendered within sixty-five (65) days of the originally advertised public hearing, provided that the property owner has not requested a postponement of the matter. A postponement approved at the request of the property owner may not exceed twelve (12) months from the due date for compliance.
- g. Decision of the BCC or ZC for failure to comply with a condition of approval which requires the posting of performance security pursuant to Sec. 15(I)E., subsection 5. The BCC or Zoning Commission shall take one or more of the following actions: **[Ord. No. 01-29]**
- (1) ~~Approve a time extension not to exceed six (6) months based on the criteria of subsection 11.3.D.7.b.(2) and subsection 5.8.C.2.d., if an administrative time extension was not approved. The term of the time extension shall commence upon the expiration of the date to post performance~~



security. In no case shall the total time to post performance security exceed twelve (12) months from the date of the development order which imposed the condition to post performance security.

- (2) Adopt a resolution to revoke any special exception or conditional use.
- (3) Adopt a resolution to rezone the property to the lowest zoning district consistent with the property's comprehensive plan land use category if the concurrency reservation applied to a development order which rezoned the property.
- (4) Adopt a resolution to amend the condition in compliance with subsection 15.(I)E.5.

**5. Failure to comply with conditions of approval imposed by the DRC.**

- a. If a property owner has not received an administrative time extension prior to the deadline to comply with a condition, or has exhausted all administrative time extensions, a time extension application may be submitted to the DRC. The application must be received by the DRC prior to the compliance deadline. The DRC shall consider the criteria set forth in subsection 5.8.C.2.d. Based on these criteria, the DRC shall:

- (1) revoke the certification of the site plan or subdivision plan;
- (2) amend or delete the condition; or
- (3) Direct staff of the Code Enforcement Division to cite the property owner for failure to comply with the condition.

[Ord. No. 01-29]

- b. If a property owner fails to submit an application pursuant to subsection 5.8.C.5.a., the DRC shall direct staff of the Code Enforcement Division to cite the property owner for failure to comply with the condition. [Ord. No. 97-14]

**6. Expiration of time extensions granted by the BCC.** In the event that the property owner has not complied with the condition of development approval or time certain activity at the expiration of a time extension, the development order shall be subject to the requirements of subsections 5.8.C.2., or 5.8.C.4. and 5.8.C.5. herein, as appropriate.

**7. Fees.**

- a. Fees to implement this section shall be established by the BCC.

[Ord. No. 93-4] [Ord. No. 94-23] [Ord. No. 95-8] [Ord. No. 95-24] [Ord. No. 95-38] [Ord. No. 96-28]  
[Ord. No. 97-14] [Ord. No. 97-64] [Ord. No. 98-12] [Ord. No. 99-37] [Ord. No. 01] [Ord. No. 01-29]

**D. Supplementary regulations for classes of development orders.**

1. **Classes of development approvals.** Unless otherwise established in the development order, the time frames provided in Table 5.8-1 apply. Permitted time frames do not change with successive owners.
2. **Effect of phasing on time frames for receipt of a required permit or commencement of a required action.**

- a. **Planned Unit Development Districts.** The development order and master plan or final subdivision plan for the planned unit development may provide for phasing. If the development order specifies phasing, a master plan shall provide the order in which plats will be recorded. Table 5.8-1 provides time requirements for recording plats.
  - b. **Conditional uses or Planned Development Districts other than Planned Unit Development Districts.** The Final site plan/Final Subdivision plan for the conditional use or planned development may provide for phasing. If the Final site plan/Final subdivision plan specifies phasing, it shall provide a phasing order in which development will commence. Table 5.8-1 provides the maximum number of phases permitted for each type of development order. Each phase must contain a minimum of twenty (20) percent of the land area unless otherwise approved in the development order approved by the BCC or Zoning Commission. Table 5.8-1 also provides time requirements for commencement of development.
3. **Effect of modification to a development order on the time requirements of this section.**
- a. Planned development district or conditional use:
    - (1) Administrative modification of site plan does not alter original time certain requirement.
    - (2) BCC modification to development orders may include a condition of approval which provides a new time for commencement of development or to record a plat (up to the maximum time permitted for a new development order) if the petition requesting the modification is approved after being reviewed under the same requirements as a petition for a new project.  
[Ord. No. 98-12]
  - b. **Final site plan or final subdivision plan.** A modification to a site plan or subdivision plan shall only establish a new time to commence development or record a plat as provided in Table 5.8-1 if the site plan or subdivision plan is certified based on a determination of compliance with all current ULDC requirements, including concurrency.

(This space intentionally left blank.)

TABLE 5.8-1

TIME LIMITATIONS OF DEVELOPMENT ORDER FOR EACH PHASE						
TYPE OF DEVELOPMENT ORDER		MAXIMUM NUMBER OF PHASES	NEXT REQUIRED ACTION OR DEVELOPMENT ORDER	MAXIMUM TIME TO RECEIVE DEVELOPMENT PERMIT OR COMMENCE DEVELOPMENT	MAXIMUM LENGTH OF ADMINISTRATIVE TIME EXTENSION <sup>4</sup>	ACTION UPON FAILURE TO COMPLY WITH TIME REQUIREME NT WITHOUT AN APPROVED TIME EXTENSION
REZONING - RESIDENTIAL		2	Record plat or affidavit of plat waiver or commence development	three (3) years <sup>2,7</sup>	no extensions permitted	BCC review pursuant to subsections C.1 and C.5 herein
REZONING - NONRESIDENTIAL		2	Commence development <sup>1</sup>	three (3) years <sup>2,7</sup>	twelve (12) months	BCC review pursuant to subsections C.1 and C.5 herein
CONDITIONAL USES CLASS A AND CLASS B, REQUESTED USE (INCLUDING THOSE IN PLANNED UNIT DEVELOPMENTS)		2 <sup>5</sup>	Commence development or utilize Conditional Use or Requested Use if no construction is required <sup>1</sup>	three (3) years <sup>2,7</sup>	twelve (12) months	Pursuant to subsections C.4 and C.5 herein:  Class A - BCC review;  Class B - Zoning Commission review
PLANNED DEVELOPMENT DISTRICT: NON PLANNED UNIT DEVELOPMENT		4	Commence development <sup>1</sup>	three (3) years <sup>2,7</sup>	twelve (12) months	BCC review pursuant to subsections C.4 and C.5 herein
PLANNED DEVELOPMENT DISTRICT: PLANNED UNIT DEVELOPMENT		no maximum	Record plat <sup>6</sup>	three (3) years <sup>2,7</sup>	no extensions permitted	BCC review pursuant to subsections C.4 and C.5 herein
DEVELOPMENT ORDERS WHICH AT THE TIME OF CERTIFICATION ARE NOT ASSOCIATED WITH ANY OTHER DEVELOPMENT ORDER WHICH IS SUBJECT TO THE REQUIREMENTS OF SECTION 5.8 (THOSE LISTED ABOVE):	SITE PLAN	2	Commence development <sup>1</sup>	four (4) years <sup>3,7</sup>		
	FINAL SUBDIVISION PLAN: NON-RESIDENTIAL	2	Commence development <sup>1</sup>	four (4) year <sup>3,7</sup>	no extensions permitted	Plan null and void for the undeveloped phases of a site plan, and unplatted phases of a subdivision plan.

**TABLE 5.8-1**  
(cont'd)

TYPE OF DEVELOPMENT ORDER		MAXIMUM NUMBER OF PHASES	NEXT REQUIRED ACTION OR DEVELOPMENT ORDER	MAXIMUM TIME TO RECEIVE DEVELOPMENT PERMIT OR COMMENCE DEVELOPMENT	MAXIMUM LENGTH OF ADMINISTRATIVE TIME EXTENSION <sup>4</sup>	ACTION UPON FAILURE TO COMPLY WITH TIME REQUIREME NT WITHOUT AN APPROVED TIME EXTENSION
	FINAL SUBDIVISION PLAN: RESIDENTIAL	no maximum	Record plat	three (3) years <sup>3,7</sup>		

<sup>1</sup> Commencement of development shall consist of:

- a. Receipt of a building permit and first inspection approval for a) the entire development, as defined by the certified site plan or certificate of concurrency for those development orders which do not require the certification of a site plan or b) all of the next phase if phasing is provided by the development order and final Master Plan pursuant to subsection 5.8.D.3.b herein; or
- b. The initiation of significant site improvements such that the improvements would only permit the development of the approved project, and any other pattern of development would require extensive changes to the installed improvements.

Commencement of development shall not consist of:

- a. The dividing of land into parcels, unless the determination of commencement is to be made for property in a residential zoning district which is not a planned development district and for which there is no conditional use/special exception and this division is accomplished through the recordation of a plat or plat waiver; or
- b. Demolition of a structure; or
- c. Deposit of refuse, solid or liquid waste, or fill on the parcel unless the development order is exclusively and specifically for such; or
- d. Clearing of land.

<sup>2</sup> From resolution adoption date for first phase, and from date of commencement of development of last phase, or last plat recordation date, for subsequent phases. The maximum time to commence development for each phase of a Type III excavation shall be established by a condition of approval.

<sup>3</sup> From plan certification date for first phase, and from date of commencement of development of last phase, or last plat recordation date, for subsequent phases.

<sup>4</sup> All administrative time extensions listed in this table are to be approved or denied by the Executive Director of the PZB Department.

<sup>5</sup> The maximum number of phases and duration of each phase for a Type III excavation shall be established by a condition of approval.

<sup>6</sup> The recordation of a plat for the preservation area of an AGR-PUD shall not qualify as meeting this requirement.

<sup>7</sup> An additional ninety (90) days will be provided if prior to the expiration of any time period established by this code, ~~staff is notified by the property owner that either a complete building permit application has been submitted, or~~ technical compliance for a plat has been received, as appropriate, and development will commence, or the plat will be recorded, within ninety (90) days of the deadline. If the required action does not occur within the ninety (90) days, the requirements of subsection 5.8.C. shall apply. This provision shall not be utilized when there has been a failure to comply with concurrency reservation or development order conditions which are required for the Development Order to comply with subsection 15.(1)E.5.

[Ord. No. 01-29; July 24, 2001]

**Amendment History:**

[Ord. No. 93-4; February 2, 1993] [Ord. No. 94-23; October 4, 1994] [Ord. No. 95-33; September 13, 1995]  
[Ord. No. 96-28; September 25, 1996] [Ord. No. 97-14; May 23, 1997] [Ord. No. 97-64; December 24, 1997]  
[Ord. No. 98-12; April 30, 1998] [Ord. No. 99-37; October 7, 1999] [Ord. No. 01-29; July 24, 2001]

(This space intentionally left blank.)

**ARTICLE 6**  
**ZONING DISTRICTS**

## ARTICLE 6 ZONING DISTRICTS

SEC. 6.1	DISTRICTS ESTABLISHED.....	1
A.	Purpose and intent.....	1
B.	Zoning districts established.....	1
1.	Standard Zoning Districts .....	1
2.	Planned Zoning Districts .....	1
C.	Overlay districts established.....	2
SEC. 6.2	DISTRICT PURPOSES AND USES.....	2
A.	Conservation district.....	2
1.	PC, Preservation/Conservation District .....	2
B.	Agricultural districts.....	3
3.	AP, Agricultural Production District.....	10
4.	SA, Special Agricultural District .....	11
5.	RSER, Rural Services District .....	12
C.	Rural residential districts.....	14
1.	AR-R/EX, Agricultural Residential District in the Rural and Exurban Tiers.....	14
2.	CRS, Country Residential District.....	15
D.	Urban residential districts.....	17
1.	AR-U/S, Agricultural Residential District in the Urban/Suburban Tier.....	17
2.	RE, Residential Estate District.....	18
3.	RT, Residential Transitional District .....	19
4.	RTS, Residential Transitional Suburban District .....	20
5.	RTU, Residential Transitional Urban District.....	21
6.	RS, Single-Family Residential District.....	22
7.	RM, Multi-Family Residential (Medium Density) District.....	23
8.	RH, Multi-Family Residential (High Density) District .....	24
E.	Commercial districts.....	25
1.	CN, Neighborhood Commercial District .....	25
2.	CLO, Limited Office Commercial District.....	27
3.	CC, Community Commercial District .....	28
4.	CHO, Commercial High Office District .....	30
5.	CG, General Commercial District .....	31
6.	CRE, Commercial Recreation District .....	33
F.	Industrial districts.....	34
1.	IL, Light Industrial District.....	34
2.	IG, General Industrial District.....	36
G.	Public and Institutional Districts (IPF).....	38
1.	PO, Public Ownership District.....	38
2.	IPF, Institutional and Public Facilities District.....	39
H.	Agriculture Uses in the Urban/Suburban Tier.....	40
1.	Applicability.....	40
2.	Uses.....	40
3.	Previous development orders .....	40
I.	Overlay districts and Special Zones.....	41
1.	NE-O, Native Ecosystem Overlay District.....	41
2.	WCRA-O, Westgate/Belvedere Homes Overlay.....	41
3.	R&T-O, Research and Technology Overlay.....	41
4.	GA-O, Glades Area Economic Development Overlay.....	41

5.	PBIA-O, Palm Beach International Airport Overlay .....	41
6.	IOZ, Indiantown Road Overlay .....	42
7.	COZ, Conditional Overlay Zone.....	42
8.	Airport zoning .....	42
9.	CCSO, Community Commercial Service Overlay. ....	42
10.	CCSO, Community Commercial Service.....	42
11.	LWRCC-O, Lake Worth Road Commercial Corridor Overlay .....	42
12.	LOST-O, Lake Okeechobee Scenic Trail Overlay .....	43
J.	Planned development districts.....	43
1.	PUD, Residential Planned Unit Development District .....	43
2.	TND, Traditional Neighborhood Development District.....	43
3.	MXPD, Mixed-Use Planned Development District.....	44
4.	MUPD, Multiple Use Planned Development District .....	44
5.	PIPD, Planned Industrial Park Development District. ....	45
6.	MHPD, Mobile Home Park Planned Development District. ....	45
7.	RVPD, Recreational Vehicle Park Planned Development District .....	45
8.	SWPD, Solid Waste Disposal Planned Development District.....	46
9.	AGR-PUD, Agricultural Reserve Planned Unit Development.....	46
SEC. 6.3	ZONING MAP AND DISTRICT BOUNDARIES. ....	49
A.	Establishment of Official Zoning Map.....	49
B.	Amendment to the Official Zoning Map.....	49
C.	Replacement of Official Zoning Map.....	49
SEC. 6.4	USE REGULATIONS AND DEFINITIONS.....	49
A.	General 49	
B.	Use classification .....	49
C.	Use regulations schedule .....	50
1.	Permitted by right .....	50
2.	Site plan/final subdivision plan .....	50
3.	Special use .....	50
4.	Conditional use, Class B.....	50
5.	Conditional use, Class A .....	50
6.	Prohibited uses.....	50
7.	Supplementary use standards.....	51
	TABLE 6.4.1 USE REGULATIONS SCHEDULE .....	52
	TABLE 6.4.2 THRESHOLDS FOR PROJECTS REQUIRING DEVELOPMENT REVIEW COMMITTEE (DRC) .....	65
	TABLE 6.4-3 THRESHOLDS FOR PROJECTS REQUIRING BOARD OF COUNTY COMMISSIONERS APPROVAL .....	66
D.	Supplementary use standards .....	68
1.	Accessory dwelling.....	68
2.	Adult entertainment .....	69
2.1	Agricultural food processing .....	72
2.2	Agricultural related manufacturing, light.....	72
3.	Agricultural research and development .....	72
4.	Agricultural sales and service.....	73
4.1.	Agricultural stand .....	73
5.	Agricultural transshipment .....	75
6.	Agriculture, bona fide .....	75
7.	Air curtain incinerator, permanent .....	77
8.	Air curtain incinerator, temporary .....	78



8.1	Air Stripper (Remedial System) .....	79
9.	Airport, landing strip or heliport .....	79
10.	Amusements, temporary or Special event .....	80
11.	Arena, auditorium or stadium .....	81
12.	Assembly, nonprofit, institutional .....	82
13.	Auction .....	82
14.	Automotive paint and body shop .....	82
15.	Automotive service station .....	83
15.1	Aviculture .....	84
16.	Bed and breakfast .....	84
16.1	Butcher Shop, wholesale .....	85
17.	Campground .....	85
17.1	Camping cabin .....	85
18.	Car wash or auto detailing .....	86
18.1	Catering service .....	87
19.	Cemetery .....	87
20.	Chipping and mulching .....	87
21.	Church or place of worship .....	88
22.	Communication tower, commercial. ....	89
22.1	Communication panel antennas, commercial. ....	125
22.2	Communication cell sites on wheels (COWs) .....	127
22.3	Community vegetable garden .....	128
23.	Composting facility .....	128
24.	Congregate living facility .....	129
TABLE 6.4-5 Maximum Permissible Occupancy in Type 3 Congregate Living Facilities....		130
25.	Contractor's storage yard .....	133
26.	Convenience store .....	133
27.	Convenience store with gas sales .....	134
27.1	Day camp .....	135
28.	Day care center, limited or general .....	135
29.	Day labor employment service .....	137
30.	Dispatching office .....	137
30.1.	Dog day-care .....	137
31.	Electrical power facility .....	138
32.	Entertainment, indoor .....	138
33.	Entertainment, outdoor .....	138
34.	Equestrian arena, commercial .....	139
34.1.	Estate kitchen .....	140
35.	Excavation .....	140
36.	Farm residence .....	146
37.	Farm workers quarters .....	146
37.1	Farmer's market .....	146
38.	Financial institution .....	147
39.	Fitness center .....	147
40.	Flea market, enclosed .....	147
41.	Flea market, open .....	148
41.1	Freestanding Kiosk .....	148
42.	Fruit and vegetable market .....	148
43.	<del>Funeral home or crematory .....</del>	<del>149</del>
44.	Garage sale .....	150
45.	Golf course .....	150
46.	Government services .....	150

46.1	Green market .....	151
47.	Groom's quarters.....	151
47.1	Groves/row crops.....	152
47.2	Guest cottage.....	153
48.	Gun club enclosed or open .....	154
49.	Gun (Shooting) Range, private.....	154
50.	Home occupation .....	155
51.	Hospital or medical center .....	156
52.	Hotel, motel, SRO, boarding and rooming house .....	157
53.	Kennel, commercial .....	158
54.	Kennel, private.....	159
55.	Landscape maintenance service .....	159
56.	Laundry services.....	160
56.1	Livestock raising .....	160
57.	Lounge, cocktail.....	161
58.	Machine or welding shop .....	161
59.	Marine facility.....	162
60.	Medical or dental office or clinic .....	162
61.	Migrant farm labor quarters.....	162
62.	Mobile home dwelling .....	162
63.	Reserved for future use .....	163
64.	Motion picture production studio .....	164
65.	Multi-family .....	165
66.	Nursery, retail.....	165
66.1	Nursery, wholesale.....	166
67.	Nursing or convalescent facility .....	169
68.	Office, business or professional .....	169
68.1	Packing plant .....	170
69.	Park, passive .....	171
70.	Park, public .....	171
71.	Parking garage or lot, commercial.....	171
71.1	Pawnshop .....	172
72.	Personal services .....	172
73.	Potting soil manufacturing .....	172
73.1	Printing and copying services .....	173
73.2	Real estate sales model, non-planned development .....	173
73.3	Recycling center .....	174
74.	Recycling collection station.....	175
75.	Recycling drop-off bin.....	175
76.	Recycling plant.....	176
77.	Repair and maintenance, general.....	178
78.	Repair services, limited .....	178
79.	Restaurant, fast food .....	179
79.1	Restaurant, high turnover sit-down.....	179
80.	Restaurant, quality .....	179
81.	Restaurant, specialty .....	180
81.1	Retail sales, automotive accessories and parts .....	181
82.	Retail sales, general .....	181
83.	Retail sales, mobile, or temporary.....	181
83.1	Salvage or junk yard .....	183
84.	Sanitary landfill or incinerator .....	183
85.	School, elementary or secondary.....	183

86.	Security or caretaker quarters .....	187
87.	Self-service storage .....	187
87.1	Shade House .....	190
88.	Single-family .....	191
89.	Solid waste transfer station.....	191
90.	Stable, equestrian type two .....	192
91.	Stable, equestrian type one .....	192
92.	Storage, agricultural.....	193
93.	Sugar mill or refinery .....	193
94.	Theater drive-in .....	193
94.1	Theater, indoor .....	194
95.	Townhouse .....	194
95.1	Truck stop .....	195
96.	Utility, minor .....	196
96.1	Vehicle inspection center.....	196
97.	Vehicle sales and rental .....	196
98.	Veterinary clinic .....	199
99.	Vocational school .....	200
100.	Warehousing .....	200
101.	Water or wastewater treatment facility and dewatered domestic wastewater residuals land application .....	200
TABLE 6.4-7 WASTEWATER TREATMENT FACILITY SETBACKS .....		202
TABLE 6.4-8 WATER TREATMENT FACILITY SETBACKS .....		203
102.	Wholesaling, general .....	205
103.	Zero lot line home .....	205
104.	Zoo .....	205
 <b>SEC. 6.5 PROPERTY DEVELOPMENT REGULATIONS .....</b>		
A.	Property development regulations schedule .....	207
TABLE 6.5-1 PROPERTY DEVELOPMENT REGULATIONS SCHEDULE .....		208
B.	General exceptions .....	210
1.	CRS district in LR1 .....	210
2.	Single-family development in multi-family districts.....	210
3.	Townhouse development.....	210
TABLE 6.5-2A Property Development Regulations for Townhouse Developments .....		210
TABLE 6.5-2B Minimum townhouse setbacks .....		210
TABLE 6.5-2C Minimum townhouse separations .....		211
4.	ZLL Development.....	211
TABLE 6.5-3 Property Development Regulations for ZLL Developments. ....		212
5.	Special density programs .....	215
6.	Minimum lot dimension exceptions. ....	215
7.	RM, Multi-Family Residential (Medium Density) District. ....	216
8.	Infill subdivisions.....	216
C.	Lot dimensions .....	216
1.	Lot size.....	216
2.	Lot width .....	217
3.	Lot frontage.....	217
4.	Lot depth .....	217
D.	Density .....	217
1.	Calculation of density .....	217
2.	RT district in LR1 .....	217
3.	Maximum density .....	217

	4. Maximum density when utilizing TDR units .....	217
E.	Floor area ratio (FAR) .....	218
F.	Building coverage.....	218
G.	Building coverage.....	218
	1. Front setback .....	218
	2. Interior side setback .....	218
	3. Street side setback .....	218
	4. Rear setback.....	218
	5. Setbacks from a safe sight corner.....	219
	6. Open space setback reductions.....	219
	7. Base building line.....	219
H.	Building height .....	220
	1. General limitation.....	220
	2. Accessory agricultural structures .....	220
	3. Airport zones.....	220
	4. Multi-family and nonresidential districts .....	220
	5. Exceptions to height regulations.....	221
I.	Exceptions to property development regulations.....	221
J.	District specific regulations.....	222
	1. AGR Use Limitations .....	222
	2. AR and CRS district regulations for Accessory structures.....	222
	3. Additional residential district regulations.....	222
	4. Additional SA district regulations.....	222
	5. Additional CN district regulations .....	223
	6. Additional regulations in all commercial districts .....	223
	7. Additional CLO district regulations .....	223
	8. Additional CC district regulations .....	224
	9. Additional IL and IG district regulations .....	224
	10. Additional requirements for non-residential land uses on property abutting S.R. 80 in the Rural Tier.....	225
K.	Easement encroachment.....	226
	1. Purpose .....	226
	2. Prohibition .....	226
	3. Incompatible uses .....	226
	4. Application process for encroachment into utility easements .....	226
	5. Application process for encroaching into drainage easements.....	227
	6. Issuance of approval on drainage easements .....	227
	7. Evaluation criteria for construction or landscaping within utility or drainage easements.....	228
	8. Fee.....	228
	9. All other approvals required .....	228
	10. Duties of departments .....	228
	11. Deviation.....	228
L.	Flexible Property Development Regulations for Density Bonus Program Development .....	229
	1. Purpose and Intent .....	229
	2. Applicability.....	229
	3. Exceptions .....	229
	4. Regulating Plan.....	229
M.	Property Development Regulations.....	229
	1. Minimum lot area and dimensions.....	229
	2. Exceptions to ZLL minimum lot dimensions .....	230
	3. Maximum building intensity and building location standards .....	230

	4. Building height.....	230
	TABLE 6.5-4 Permitted Lot Area and Dimensions Deviations .....	231
N.	Minimum recreation requirements .....	231
	1. Minimum recreation area .....	231
O.	Parking requirements.....	232
P.	Accessory uses and residential structures.....	232
Q.	Minimum dwelling unit size.....	232
R.	Minimum landscape and buffer requirements.....	232
	1. Minimum tree planting requirement .....	232
	2. Minimum buffer requirement .....	233
S.	Housing Classification .....	233
	TABLE 6.5-5 Housing Type and Classification .....	233
SEC. 6.6	SUPPLEMENTARY REGULATIONS .....	234
A.	Accessory uses and structures.....	234
	1. General .....	234
	2. Fences, walls and hedges.....	234
	3. Outdoor storage.....	235
	4. Fuel, gas, or chemical storage tanks.....	236
	5. Dumpsters .....	236
	6. Multi-family recyclable material storage areas .....	236
	7. Commercial recyclable material storage area.....	238
	8. Accessory outdoor recreation .....	238
	9. Swimming pools and spas .....	239
	10. Screen Enclosures .....	241
	11. Accessory radio tower .....	244
	12. Amateur radio, and television antennas. ....	245
	12.1 Satellite Dish Antennas. ....	246
	13. Seaplanes .....	247
	14. Accessory Commercial Development.....	248
	15. Bike Racks.....	248
B.	Temporary structures.....	248
	1. Temporary emergency structures .....	249
	2. Tents accessory to non-retail use.....	249
	3. Temporary facilities during development activity.....	249
C.	Compatibility standards.....	251
	1. Unified image .....	251
	2. Uniform treatment.....	251
	3. Entrances.....	251
	4. Roof top equipment .....	251
	5. Roof top equipment .....	251
	6. Roof top equipment .....	251
D.	Rural Design Elements .....	251
	1. Design Elements.....	251
E.	Architecture guidelines.....	253
	1. Purpose and Intent .....	253
	2. Threshold .....	253
	3. Definitions .....	254
	4. <b>Review Process</b> .....	<b>254</b>
	5. Supplemental Application Contents .....	256
	6. Visual Impact Analysis.....	256
	7. Guidelines.....	257

8.	Non-judicial remedies .....	260
9.	Exhaustion of non-judicial remedies.....	260
10.	Appeals .....	260
11.	One year review .....	261
<b>SEC 6.7</b>	<b>OVERLAY DISTRICT REGULATIONS.....</b>	<b>262</b>
<b>A.</b>	<b>NE-O, Native Ecosystem Overlay District.....</b>	<b>262</b>
1.	Purpose and intent.....	262
2.	Applicability .....	262
3.	Boundaries .....	262
4.	Conflict with other applicable regulations .....	262
5.	Use regulations.....	262
6.	Property development regulations .....	262
<b>B.</b>	<b>WCRA-O, Westgate/Belvedere Homes Overlay District.....</b>	<b>264</b>
1.	Purpose and intent.....	264
2.	Applicability .....	264
3.	Boundaries .....	264
4.	Conflict with other applicable regulations .....	264
5.	Procedures.....	264
6.	Development Review Committee.....	264
7.	Official Zoning Map Amendments.....	264
8.	Uses .....	265
9.	Property development regulations .....	266
10.	Local residential streets.....	270
11.	Stormwater discharge control .....	270
<b>C.</b>	<b>R&amp;T-O, Research and Technology Overlay District.....</b>	<b>270</b>
1.	Purpose and intent.....	270
2.	Applicability .....	270
3.	Boundaries .....	271
4.	Conflict with other applicable regulations .....	271
5.	Use regulations.....	271
6.	Property development regulations .....	271
7.	Performance standards .....	271
<b>D.</b>	<b>GA-O, Glades Area Economic Development Overlay District .....</b>	<b>271</b>
1.	Purpose and intent.....	271
2.	Applicability.....	271
3.	Boundaries .....	271
4.	Conflict with other applicable regulations .....	272
5.	Use regulations.....	272
6.	Property development regulations .....	272
<b>E.</b>	<b>PBIA-O Palm Beach International Airport Overlay District .....</b>	<b>273</b>
1.	Purpose and intent.....	273
2.	Applicability.....	273
3.	Boundaries .....	273
4.	Conflict with other applicable regulations .....	273
5.	General provisions.....	273
6.	Review procedures.....	273
7.	Use regulations.....	274
8.	Property development regulations .....	275
<b>F.</b>	<b>IOZ, Indiantown Road Overlay District.....</b>	<b>277</b>
1.	Purpose and intent.....	277
2.	Applicability.....	278

	3.	Boundaries .....	278
	4.	Additional regulations .....	278
	5.	Conflict with other applicable regulations .....	278
	6.	Joint review process .....	278
G.		COZ, Conditional Overlay Zone District .....	278
	1.	Purpose and intent .....	278
	2.	Applicability .....	278
	3.	Use regulations .....	279
	4.	Procedure .....	279
H.		TAP-O, Turnpike Aquifer Protection Overlay District .....	279
	1.	Purpose and intent .....	279
	2.	Applicability .....	279
	3.	Exemption .....	279
	4.	Boundaries .....	280
	5.	Conflict with other applicable regulations .....	283
	6.	General provisions .....	283
	7.	Mandatory identification and dedication of public supply water well sites .....	283
	8.	Public supply water well site compatibility and location criteria .....	283
	9.	Dedication of well site within required open space .....	284
	10.	Access easement to dedicated public supply water well site .....	284
	11.	Temporary construction access easement .....	284
	12.	Hold harmless agreements .....	284
	13.	Dedication of public water supply sites .....	284
	14.	Developer's agreements .....	285
I.		SCGCF-O, Sugar Cane Growers Cooperative of Florida Overlay. ....	285
	1.	Purpose and intent .....	285
	2.	Applicability .....	285
	3.	Boundaries. ....	285
	4.	Conflict with other applicable regulations. ....	285
	5.	Use regulations .....	285
	6.	Property development regulations. ....	286
	7.	General provisions .....	286
J.		LWRCC-O, Lake Worth Road Commercial Corridor Overlay .....	286
	1.	Purpose and intent .....	286
	2.	Applicability .....	286
	3.	Boundaries. ....	286
	4.	Conflict. ....	286
	5.	Property Development Regulations. ....	286
	6.	Quality Development Standards. ....	289
K.		LOST-O, Lake Okeechobee Scenic Trail Overlay. ....	290
	1.	Purpose and intent .....	290
	2.	Applicability .....	290
	3.	Boundaries. ....	290
	4.	Use regulations .....	290
SEC. 6.8		PLANNED DEVELOPMENT DISTRICT REGULATIONS .....	292
A.		General .....	292
	1.	Purpose and intent .....	292
	2.	Applicability .....	293
	3.	Residential density and Comprehensive Plan land uses categories .....	294
		TABLE 6.8-1 PLANNED DEVELOPMENT DISTRICT DENSITIES AND CORRESPONDING LAND USE CATEGORIES .....	296

4.	Regulating Plan.....	299
5.	Determination of sufficiency.....	301
6.	Review and certification by DRC.....	301
7.	Public hearings.....	301
8.	Action by Development Review Committee (DRC).....	302
9.	Effect of Preliminary Development Plan DRC Certification.....	304
10.	Classification of Official Zoning Map.....	304
11.	Effect of development order for a Planned Development District.....	304
12.	Amendment to Preliminary Development Plan.....	304
13.	Phasing controls and platting.....	304
14.	Unified control.....	305
15.	Use regulations.....	305
<b>TABLE 6.8-2 PLANNED DEVELOPMENT DISTRICT USE REGULATIONS</b>		
<b>SCHEDULE .....</b>		<b>307</b>
16.	Design objectives.....	317
17.	Action by the BCC.....	320
18.	Reserved.....	320
19.	Parking requirements and access.....	320
20.	Usable Open Space .....	321
<b>B.</b>	<b>Residential Planned Unit Development District.....</b>	<b>322</b>
1.	Purpose and intent.....	322
2.	Applicability.....	322
3.	Previous approvals .....	322
4.	Application .....	323
<b>TABLE 6.8-4 PUD MINIMUM THRESHOLDS .....</b>		<b>323</b>
5.	Administration .....	328
6.	Land uses.....	329
<b>TABLE 6.8-5 PUD COMMERCIAL ACREAGE.....</b>		<b>332</b>
7.	Property development regulations .....	335
<b>TABLE 6.8-6 PUD PROPERTY DEVELOPMENT REGULATIONSTABLE.....</b>		<b>336</b>
8.	Agricultural reserve .....	337
<b>C.</b>	<b>TND, Traditional Neighborhood Development District .....</b>	<b>343</b>
1.	Purpose and intent.....	343
2.	Previous approvals .....	343
3.	Application .....	343
<b>TABLE 6.8-7 TND MIX OF LAND USES .....</b>		<b>345</b>
<b>TABLE 6.8-8 TND SECTOR LAND USE ZONE MIX OF LAND USES.....</b>		<b>346</b>
4.	Administration .....	350
5.	Land use zones .....	351
6.	Property development regulations.....	355
<b>TABLE 6.8-9 TND Property Development Regulations.....</b>		<b>356</b>
<b>TABLE 6.8-10 TND STREET DESIGN STANDARDS .....</b>		<b>359</b>
<b>TABLE 6.8-11 TND STREETScape DESIGN STANDARDS.....</b>		<b>360</b>
<b>TABLE 6.8-12 ALLEY DESIGN STANDARDS .....</b>		<b>361</b>
<b>D.</b>	<b>MXPd, Mixed Use Planned Development District .....</b>	<b>365</b>
1.	Purpose and intent.....	365
2.	Applicability.....	365
3.	Application .....	365
<b>TABLE 6.8-13 MXPd MINIMUM THRESHOLDS .....</b>		<b>366</b>
<b>TABLE 6.8-14 MXPd MIX OF LAND USES .....</b>		<b>367</b>
4.	Administration .....	369
5.	Land uses.....	370



	6. Property development regulations .....	371
	TABLE 6.8-15 MXPD MINIMUM DIMENSIONS AND BUILDING INTENSITY .....	371
	TABLE 6.8-16 MXPD MINIMUM SETBACKS .....	372
E.	MUPD, Multi Use Planned Development .....	374
	1. Purpose and intent .....	374
	2. Applicability .....	374
	3. Previous approvals .....	374
	4. Application .....	374
	TABLE 6.8-17 MUPD MINIMUM DEVELOPMENT THRESHOLDS .....	375
	5. Administration .....	376
	6. Land uses .....	377
	7. Property development regulations .....	377
	TABLE 6.8-18 MUPD PROPERTY DEVELOPMENT REGULATIONS .....	378
F.	PIPD, Planned Industrial Park Development .....	380
	1. Purpose and intent .....	380
	2. Applicability .....	380
	3. Previous approvals .....	380
	4. Application .....	380
	TABLE 6.8-19 PIPD MIX OF LAND USES .....	382
	5. Administration .....	384
	6. Use regulations .....	384
	TABLE 6.8-20 PIPD COMMERCIAL ACREAGE .....	386
	7. Property development regulations .....	387
	TABLE 6.8-21 PIPD MINIMUM DIMENSION AND MAXIMUM OINTENSITY REGULATIONS .....	388
	TABLE 6.8-22 PIPD MINIMUM SETBACKS OR SEPARATIONS .....	388
G.	MHPD, Mobile Home Planned Development District .....	390
	1. Purpose and intent .....	390
	2. Applicability .....	390
	3. Previous approvals .....	390
	4. Application .....	390
	TABLE 6.8-23, MHPD MIX OF LAND USES .....	391
	5. Administration .....	394
	6. Use regulations .....	394
	TABLE 6.8 24 MHPD COMMERCIAL ACREAGE .....	397
	7. Property development regulations .....	398
	TABLE 6.8 25 MHPD PROPERTY DEVELOPMENT REGULATIONS .....	398
H.	RVPD, Recreational Vehicle Park Planned Development District .....	401
	1. Purpose and intent .....	401
	2. Applicability .....	401
	3. Previous approvals .....	401
	4. Applications .....	401
	5. Administration .....	402
	6. Use regulations .....	403
	7. Property development regulations .....	403
	TABLE 6.8 26 RVPD MINIMUM DIMENSIONS AND BUILDING INTENSITY .....	404
	TABLE 6.8 27 RVPD MINIMUM SETBACKS .....	405
I.	SWPD, Solid Waste Disposal Planned Development District .....	407
	1. <del>Purpose and intent</del> .....	<del>407</del>
	2. Exemptions .....	407
	3. Applicability .....	407
	4. Effect on previous approvals .....	407

	5. Application requirements .....	408
	TABLE 6.8-28 SWPD COMPATIBILITY ANALYSIS.....	408
	TABLE 6.8-29 SWPD SITING REQUIREMENTS .....	409
	6. Property development regulations .....	410
	TABLE 6.8-30 SWPD MINIMUM DIMENSIONS AND BUILDING INTENSITY .....	410
	TABLE 6.8-31 SWPD MINIMUM BUILDING SETBACKS.....	410
<b>SEC. 6.9</b>	<b>VOLUNTARY DENSITY BONUS .....</b>	<b>413</b>
A.	Purpose and intent .....	413
B.	Authority .....	413
C.	Applicability .....	413
	1. Location.....	413
	2. Discretionary program.....	413
	3. Concurrent processing .....	413
D.	General 413	
	1. Manner of providing units .....	414
	2. Minimum number of units to be provided .....	414
	3. Assurance of affordability.....	414
	4. Income qualifications .....	415
	5. Limitations on restrictions .....	415
	6. Dispersal-internal .....	415
	7. Dispersal - external.....	416
	8. Allowable density.....	417
	9. Provisions of basic services .....	417
	10. Payment in lieu of construction .....	417
	11. Combination of construction of units and the payment in-lieu-of construction .....	417
	12. Use of in-lieu payments .....	417
	13. Displacement.....	417
E.	Standards for approval .....	418
F.	Review and approval process.....	418
	1. Presubmittal conference.....	418
	2. Submission of petition .....	418
	3. Determination of sufficiency .....	419
	4. Review by CAH staff .....	419
	5. Review by the LUAB/LPA .....	419
	6. Review by the Zoning Commission .....	419
	7. Action by the BCC.....	419
G.	Effect 419	
	1. Amendments to a voluntary density bonus .....	420
	2. Map designation of a density bonus development .....	420
	3. Transfer of a density bonus .....	420
	4. Subject to Section 5.8, Compliance with Time Limitations .....	420
	5. Review.....	420
<b>SEC. 6.10</b>	<b>TRANSFER OF DEVELOPMENT RIGHTS – SPECIAL DENSITY PROGRAM .....</b>	<b>420</b>
A.	Purpose and intent .....	420
B.	Authority .....	421
C.	Applicability .....	421
D.	Previous approvals.....	421
E.	Definitions.....	421
F.	Administration .....	423
	1. General .....	423

	2.	Responsibilities .....	423
G.		Sending Areas.....	424
	1.	General .....	424
	2.	Eligible Sending areas shall include.....	424
	3.	Overlap in sending areas.....	425
	4.	Transfer rate .....	425
	5.	Computation of Development Rights.....	425
	6.	Restriction on future use .....	426
	7.	Existing uses .....	426
	8.	Remaining land area .....	426
H.		Transfer of Development Rights (TDR) Bank.....	426
	1.	General .....	426
	2.	Establishment of development rights for the Bank .....	426
	3.	Transfer rate from the purchase of environmentally sensitive lands.....	427
	4.	The application, sale and value of development rights.....	427
	5.	Annual report .....	427
	6.	Revenue from the sale of TDRs .....	427
I.		Receiving areas.....	428
	1.	Eligible receiving areas shall include the following:.....	428
	2.	Parcels shall meet the following criteria in order to qualify as a receiving area: ...	428
	3.	Compatibility .....	428
		Table 6.10-1 .....	429
	4.	Residential density bonus.....	429
	5.	Prohibitions .....	430
J.		Transfer of Development Rights: Sending Area procedure.....	430
	1.	Sending parcel application.....	430
	2.	Review Process.....	430
	3.	Written determination .....	431
	4.	Easement agreement/restrictions .....	431
	5.	Re-submittal of application.....	431
	6.	Development Rights Certificates .....	431
	7.	Limitations .....	432
K.		Transfer of Development rights: Receiving Area procedure .....	432
	1.	General .....	432
	2.	Preapplication conference.....	432
	3.	Review process.....	432
	4.	Contents of application .....	432
	5.	Standards .....	433
	6.	Contract for Sale and Purchase of Development Rights, Escrow Agreement and Deed of Transfer of Development Rights.....	433
L.		Notification to Property Appraisers Office.....	433
M.		County Initiated Land Use Amendment .....	434
N.		Overall accounting system for TDR Density .....	434

**SEC. 6.1 DISTRICTS ESTABLISHED.**

**A. Purpose and intent.** In order to ensure that all development in unincorporated Palm Beach County is consistent with the Comprehensive Plan, it is necessary and proper to establish a series of districts to ensure that each use is compatible with surrounding uses, served by adequate public facilities, and sensitive to natural and coastal resources. Each district has its own purpose and has permitted uses, conditional uses, special uses and other regulations that control the use of land in each district. All development within each district shall be consistent with the purposes stated in this article.

**B. Zoning districts established.** In order to carry out and implement the Comprehensive Plan, the following twenty-nine (29) standard zoning districts and nine (9) planned development districts are hereby established.

**1. Standard Zoning Districts:**

- a. PC, Preservation/Conservation
- b. AGR, Agricultural Reserve
- c. AP, Agricultural Production
- d. SA, Special Agricultural
- e. RSER, Rural Services
- f. AR, Agricultural Residential
- g. CRS, Country Residential
- h. RE, Residential Estate
- i. RT, Residential Transitional
- j. RTS, Residential Transitional Suburban
- k. RTU, Residential Transitional Urban
- l. RS, Residential Single-Family
- m. RM, Residential Multi-Family (Medium Density)
- n. RH, Residential Multi-Family (High Density)
- o. CN, Commercial Neighborhood
- p. CLO, Commercial Limited Office
- q. CC, Commercial Community
- r. CHO, Commercial High Intensity Office
- s. CG, Commercial General
- t. CRE, Commercial Recreation
- u. IL, Industrial Light
- v. IG, Industrial General
- w. PO, Public Ownership
- x. IPF, Institutional and Public Facilities

**2. Planned Zoning Districts:**

- a. PUD, Residential Planned Unit Development
- b. TND, Traditional Neighborhood Development
- c. MXPD, Mixed-Use Planned Development
- d. MUPD, Multiple Use Planned Development
- e. PIPD, Planned Industrial Park Development
- f. MHPD, Mobile Home Park Planned Development
- g. RVPD, Recreational Vehicle Park Planned Development
- h. SWPD, Solid Waste Disposal Planned Development
- i. **AGR-PUD, Agricultural Reserve Planned Unit Development**

**C. Overlay districts established.** In order to carry out and implement the Comprehensive Plan, the following ten (10) overlay districts are hereby established.

1. NE-O, Native Ecosystem Overlay,
2. WCRA-O, Westgate/Belvedere Home Overlay,
3. R&T-O, Research and Technology Overlay,
4. GA-O, Glades Area Economic Development Overlay,
5. PBIA-O, Palm Beach International Airport Overlay,
6. IOZ, Indiantown Road Overlay,
7. COZ, Conditional Overlay,
8. TAP-O, Turnpike Aquifer Protection Overlay,
9. SCGCF-O, Sugar Cane Growers Cooperative of Florida Overlay,
10. LWRCC-O, Lake Worth Road Commercial Corridor Overlay; and
11. LOST-O, Lake Okeechobee Scenic Trail Overlay.

[Ord. No. 93-4] [Ord. No. 99-37] [Ord. No. 01-01] [Ord. No. 01-29]

**.SEC. 6.2 DISTRICT PURPOSES AND USES.** The forty-five (45) districts established to implement the Comprehensive Plan have the following purposes and permit the following uses. [Ord. No. 01-29] [Ord. No. 01-100]

**A. Conservation district.**

1. **PC, Preservation/Conservation District.** The purpose and intent of the PC district is to protect lands that provide habitats for endangered species of wildlife, fish, or flora, that are important habitats for the production of fish and wildlife, or that are sites of historical or archaeological significance. The PC district corresponds to the Conservation land use designation in the Future Land Use Element of the Comprehensive Plan. The following uses are subject to the standards referenced below.

**PERMITTED USE:**

Park, passive

**SPECIAL USE:**

Communication Cell site on Wheels (COWs)

**PERMITTED SUBJECT TO DRC SITE PLAN:**

Park, public

Campground

**CONDITIONAL USE CLASS A:**

Communication tower, commercial

**Reference sections:**

- 1) Supplementary Use Standards -- See Section 6.4.D
- 2) Property Development Regulations -- See Section 6.5
- 3) Accessory/Temporary Structure Standards -- See Section 6.6
- 4) Off-street Parking/Loading -- See Section 7.2
- 5) Landscaping -- See Section 7.3
- 6) Lighting/Noise Standards -- See Section 7.8
- 7) Signs -- See Section 7.14
- 8) Vegetation Protection -- See Section 9.5

**B. Agricultural districts.**

1. **Right to Farm.** All lands within the Agricultural Reserve and Agricultural Production districts are located in an area where land is used for commercial agricultural production. Owners, residents, and other users of this property or neighboring property may be subjected to inconvenience and discomfort arising from generally accepted agricultural management practices, including but not limited to noise, odors, dust, the operation of machinery of any kind, including aircraft, the storage and disposal of manure, and the application of fertilizers, soil amendments, herbicides, and pesticides. Owners, occupants, and users of this property are hereby put on official notice that: (1) the state Right-to-Farm Act, Fl. Stat. 823.14, may bar them from obtaining a legal judgment against such as a public or private nuisance; and (2) farm operations that conform to generally accepted agricultural and management practices in the Agricultural Reserve and Agricultural Production districts are exempt from the following miscellaneous standards contained in Sec. 7.8 of the ULDC: noise; vibration, smoke, emissions and particulate matter; odors; and outdoor lighting. [Ord. No. 01-0] [Ord. No. 01-100]

A provision shall be placed in the public records of Palm Beach County, Florida concerning the above Right to Farm provisions, for all properties with an AP or AGR land use designation in the Agricultural Reserve Area. [Ord. No. 01-100]

2. **AGR, Agricultural Reserve District.** The Agricultural Reserve area is a portion of the County that encompasses unique farmland, regional water management areas and wetlands. It is also an area that may become an urbanized area. It is designated as an area to be preserved primarily for agricultural and, west of SR 7, agricultural and regional water management use if possible, and if not, to be developed only at low residential density. Gaming, pari-mutual wagering, off-track betting, events or activities held or broadcast for similar purposes shall be prohibited. The AGR district corresponds to the Agricultural Reserve (AGR) future land use atlas designation of the future land use element of the comprehensive plan. [Ord. No. 01-62]

- a. **PACE and TDR Programs.** To achieve the purpose and intent of the AGR District, participation in the Purchase of Agricultural Conservation Easement (PACE) and Transfer of Development Rights (TDR) programs is encouraged. Qualifying properties are eligible for the PACE Program and qualifying properties are sending areas pursuant to the TDR Program. Participation in these programs is pursuant to the Ordinance 95-34 (PACE) and provisions of Sec. 6.10 (TDR), as amended.
- b. **Exempted use areas.** In recognition of the development history of the AGR, the limitation on existing uses established through the 1985 Comprehensive Plan, as amended, and the nature of certain specific existing uses whose replication would not be appropriate, the following existing uses are exempt from the use provisions of AGR District to the extent of accommodating the existing and previously approved land use. Continued development and modifications to these uses shall be pursuant to their original development order and the intent of the provisions of this AGR District.

- (1) **Previously approved residential development.** The exemption applies to the following residential developments which may continue to exist, however they may not subdivide nor expand the property.

- (a) Willis Glider Port,
- (b) Delray Lakes Estates,
- (c) Tierra de Rey,
- (d) **Tierra de Rey South,**
- (e) Rio Poco,
- (f) Snow Ranch Estates, a.k.a. Horseshoe Acres,
- (g) Delray Training Center.

- (2) **Previously approved non-residential development.** The exemption applies to the following non-residential developments which may continue to exist and may expand subject to AGR district regulations or a Class A Conditional Use, whichever is applicable.
- (a) Eternal Light Cemetery, 11520 SR-7, Boynton Beach,
  - (b) Faith Farm Ministry, 9538 Hwy 441, Boynton Beach,
  - (c) Our Lady Queen of Peace Church and service complex, W. Atlantic Ave,
  - (d) Caridad Clinic, West Boynton Beach Blvd,
  - (e) Soup Kitchen, 9850 Boynton Beach Blvd,
  - (f) 4 Points Market,
  - (g) 3 Amigos Convenience Store,
  - (h) Fina Gas Station-Hey 4 U trucking,
  - (i) Sunshine Meadows.
- c. **Nonconforming uses.** All uses that are existing and were legally established or requested before the effective date of this ordinance but are not permitted by the provisions of the AGR zoning district shall be considered legal nonconforming uses. The nonconforming use may expand up to fifty percent (50%) of the building square footage subject to the property development regulations of the CCSO district. The use may be replaced if destroyed. If a use is on less than one (1) acre of property, the land area is permitted to be expanded up to a total of one acre. The present use may be changed to any other use permitted in the AGR district. Exempted uses (6.2.B.1.c.) and agricultural sales and service (6.2.B.1.e.), as provided herein, shall not be considered nonconforming.
- d. **Agricultural sales and service.** An agricultural sales and service use located in the area designated as the Agricultural Reserve (AGR) on the Future Land Use Map of the Comprehensive Plan and existing as of the effective date of this ordinance shall be considered a conforming use in the Agricultural Reserve (AGR) zoning district. Any expansion or change of location of the use will be subject to a Class B Conditional Use approval.

(This space left blank intentionally)

**e. AGRICULTURAL RESERVE (AGR) district:****PERMITTED USE:**

Agriculture, bona fide  
Auction, enclosed  
Auction, outdoor  
Aviculture  
Community vegetable garden  
Estate kitchen  
Excavation, type 1A  
Farm residence  
Farrier  
Fruit and vegetable market  
Garage sale  
Green market  
Groves/row crops  
Guest cottage  
Home occupation  
Kennel, private  
Livestock raising  
Medical office or dental clinic  
Nursery, retail  
Nursery, wholesale  
Park, passive  
Shade house  
Single family residence  
Stable, equestrian type one  
Storage, indoor agricultural  
Storage, outdoor agricultural

**SPECIAL USE:**

Accessory dwelling  
Agricultural stand  
Air curtain incinerator, temporary  
Communication cell site on wheels (COW)  
Farm workers quarters  
Mobile home dwelling  
Retail sales, mobile or temporary  
Security/caretaker quarters

**PERMITTED SUBJECT TO DRC SITE PLAN:**

Agricultural food processing  
Agricultural related manufacturing, light  
Agricultural research and development  
Agricultural transshipment  
Air curtain incinerator, permanent  
Assembly nonprofit, institutional  
Bed and Breakfast  
Chipping and mulching  
Communication panels, antennas, commercial  
Composting facility  
Day care center, limited  
Equestrian arena, commercial  
Excavation, agricultural  
Excavation, type 1B  
Excavation, type II  
Farmer's market  
Government services  
Gun range, private  
Kennel, commercial  
Landscape installation service  
Landscape maintenance service  
Packing plant  
Potting soil manufacturer  
Stable, equestrian type two  
Utility, minor  
Veterinary clinic

**CLASS A CONDITIONAL USE:**

Church or place of worship  
Communication tower, commercial  
Electrical power facility  
Grooms quarters  
Solid waste transfer station  
School, elementary or secondary  
Water or wastewater treatment

**CLASS B CONDITIONAL USE:**

Airplane landing strip  
Day care center, general  
Heliport or helipad



**Reference sections:**

- 1) Supplementary Use Standards -- See Section 6.4.D.
  - 2) Property Development Regulations -- See Section 6.5.
  - 3) Accessory/Temporary Structure Standards -- See Section 6.6.
  - 4) Off-street Parking/Loading -- See Section 7.2.
  - 5) Landscaping -- See Section 7.3.
  - 6) Lighting/Noise Standards -- See Section 7.8.
  - 7) Signs -- See Section 7.14.
  - 8) Vegetation Protection -- See Section 9.5.
- [Ord. No. 98-11] [Ord. No. 01-01] [Ord. No. 01-62] [Ord. No. 01-100]

- g. **Community Commercial Service Overlay (CCSO).** In fulfillment of the provisions of the Land Use Element of the Comprehensive Plan which call for the limitation of new commercial (retail, office, service) land use to serving the needs of the farm worker community, existing residents, and future residents of AGR-PUDs, a Community Commercial Service Overlay is established as an overlay within the AGR district. The boundaries of the CCSO are as shown on the Official Zoning Map as drawn pursuant to Sec. 6.2.H.9.

(This space left blank intentionally)

**COMMUNITY COMMERCIAL SERVICE OVERLAY (CCSO) district:****PERMITTED USES:**

Agriculture, bona fide  
Agricultural sales and service  
Auction, enclosed  
Auction, outdoor  
Aviculture  
Building supplies  
Community vegetable garden  
Convenience store  
Estate kitchen  
Excavation, Type 1A  
Farm residence  
Farrier establishment  
Financial institution  
Fitness center  
Fruit and vegetable market  
Garage sale  
Green market  
Groves/row crops  
Guest cottage  
Home occupation  
Kennel, private  
Laundry services  
Livestock raising  
Machine or welding shop  
Medical or dental office or clinic  
Nursery, retail  
Nursery, wholesale  
Office, business/professional  
Park, passive  
Personal services  
Printing and copying services  
Repair services, limited  
Restaurant, quality  
Restaurant, specialty  
Retail sales, general  
Shade house  
Single family residence  
Stable, equestrian type one  
Storage, indoor agricultural  
Storage, outdoor agricultural

**SPECIAL USE:**

Accessory dwelling  
Agricultural stand  
~~Air curtain incinerator~~, temporary  
Amusements, temporary or Special events  
Communication cell site on wheels (COW)

**SPECIAL USE (cont'd):**

Farm worker quarters  
Mobile home dwelling  
Recycling collection station  
Recycling drop off bin  
Retail sales, mobile or temporary  
Security/caretaker quarters

**PERMITTED SUBJECT TO DRC SITE PLAN:**

Agricultural food processing  
Agricultural related manufacturing, light  
Agricultural transshipment  
Assembly nonprofit, institutional  
Assembly nonprofit, membership  
Bed and breakfast  
Day care center, limited  
Day labor employment service  
Entertainment, indoor  
Entertainment, outdoor  
Equestrian arena, commercial  
Excavation, agricultural  
Excavation, type IB  
Excavation, type II  
Farmer's market  
Government services  
Gun range, private  
Kennel, commercial  
Lounge, cocktail  
Packing plant  
Stable, equestrian type two  
Theater, indoor  
Utility, minor  
Veterinary clinic

**CONDITIONAL USE, CLASS A:**

Automotive service station  
Communication tower, commercial  
Convenience store with gas sales  
Electrical power facility  
Grooms quarters  
Solid waste transfer station  
Water/wastewater treatment plant

**CONDITIONAL USE, CLASS B:**

Airplane landing strip, accessory  
Church or place of worship  
Day care center, general

**Reference sections:**

- 1) Supplementary Use Standards -- See Section 6.4.D.
- 2) Property Development Regulations -- See Section 6.5.
- 3) Accessory/Temporary Structure Standards -- See Section 6.6.
- 4) Off-street Parking/Loading -- See Section 7.2.
- 5) Landscaping -- See Section 7.3.
- 6) Lighting/Noise Standards -- See Section 7.8.
- 7) Signs -- See Section 7.14.
- 8) Vegetation Protection -- See Section 9.5. [Ord. No. 98-11]  
[Ord. No. 01-01] [Ord. No. 01-62] [Ord. No. 01-100]

(This space intentionally left blank)

**h. AGR-PUD, Agricultural Reserve Planned Unit Development.** Sec. 6.8.B. sets forth regulations pertaining to low density planned unit developments within the AGR District.

- (1) **P and D suffix designations.** When an AGR-PUD is approved through the rezoning process, the suffix of "P" shall be applied to any portion of the project which is not contiguous to the development area. Likewise, the suffix of "D" shall be applied to the development area portion of a non-contiguous AGR-PUD. The use of the suffixes does not create a separate zone district but merely provides for a clear identification and delineation on the Official Zoning Map of the respective areas of an AGR-PUD. The use of the suffixes is optional for a contiguous AGR-PUD.
- (2) **Limitation on usage of Preservation Area.** Not all of the agricultural related land uses are permitted in the Preservation portion of an AGR-PUD. Uses that are permitted are listed in this section and in Table 6.8-2 of the ULDC.

#### AGRICULTURAL RESERVE PLANNED UNIT DEVELOPMENT (AGR-PUD):

##### DEVELOPMENT AREA AGR-PUD:

Accessory uses, e.g.,  
 clubhouse, equestrian facilities  
 Amusements, temporary or Special event  
 Civic area, required for a PUD  
 Commercial area, allowed for a PUD  
 Golf course  
 Open space, required for a PUD  
 Open space, allowed for a PUD  
 Park, passive  
 Recreational areas, permitted in a PUD  
 Residential dwelling units, single family, townhomes,  
 and multiple family  
 School, elementary or secondary (not permitted west of US  
 441/SR7)  
 Streets and parking areas  
 Water retention areas

##### PRESERVATION AREA AGR-PUD:

Agricultural stand  
 Agriculture, bona fide  
 Air curtain incinerator, temporary  
 Aviculture  
 Communication tower, commercial  
 Equestrian activities, restricted, e.g., pasture and  
 ancillary uses  
 Excavation, agricultural  
 Excavation, type II  
 Fallow land  
 Farm residence, one  
 Fruit and vegetable market  
 Garage sale  
 Groves, row crops  
 Home occupations  
 Livestock raising  
 Mobile home accessory to agriculture, one  
 Nursery, retail  
 Nursery, wholesale  
 Park, passive  
 Security/caretakers quarters, one  
 Shadehouse  
 Stable, equestrian type one  
 Stable, equestrian type two  
 Storage, indoor agricultural  
 Uplands  
 Water Preserve Areas, as designated by SFWMD  
 Wetlands

##### Reference sections:

- 1) Supplementary Use Standards -- See Section 6.4.D.
  - 2) Property Development Regulations -- See Section 6.5.
  - 3) Accessory/Temporary Structure Standards -- See Section 6.6.
  - 4) Off-street Parking/Loading -- See Section 7.2.
  - 5) Landscaping -- See Section 7.3.
  - 6) Lighting/Noise Standards -- See Section 7.8.
  - 7) Signs -- See Section 7.14.
  - 8) Vegetation Protection -- See Section 9.5.
- [Ord. No. 01-01] [Ord. No. 01-62] [Ord. No. 01-100]

- 3. AP, Agricultural Production District.** The purpose and intent of the AP district is to conserve and protect areas for exclusive, bona fide agricultural and farming related operations, particularly where soil and water conditions favor continued agricultural production. The AP district corresponds to the Agricultural Production (AP) and, in the Glades Tier only, the Low Residential 1 (LR-1), future land use designations of the Comprehensive Plan. A wide range of agricultural activities and their accessory uses shall be permitted in the AP district in order to maintain the vitality of the agricultural industry in Palm Beach County. The following uses are subject to the standards referenced below. [Ord. No. 01-100]

**PERMITTED USES:**

Agriculture, bona fide  
 Aviculture  
 Communication panels, antennas, commercial  
 Congregate living facility, type 1  
 Estate kitchen  
 Excavation, type IA  
 Farm residence  
 Farrier establishment  
 Garage sale  
 Groves/row crops  
 Guest cottage  
 Home occupation  
 Kennel, private  
 Livestock raising  
 Nursery, wholesale  
 Park, passive  
 Shadehouse  
 Single family residence  
 Stable, equestrian type one  
 Storage, indoor agricultural  
 Storage, outdoor agricultural  
 Sugar mill or refinery  
 Veterinary clinic

**SPECIAL USES:**

Agricultural stand  
 Accessory dwelling  
 Air curtain incinerator, temporary  
 Bed and breakfast  
 Camping cabin  
 Communication cell site on wheels (COW)  
 Farm worker quarters  
 Mobile home dwelling  
 Office, business or professional  
 Recycling drop off bin  
 Restaurant, specialty  
 Retail sales, general  
 Security or caretaker quarters  
~~Stable, equestrian~~ type two

**PERMITTED SUBJECT TO DRC SITE****PLAN:**

Agricultural related manufacturing, light  
 Agricultural research/development  
 Agricultural transshipment  
 Assembly, nonprofit institutional  
 Catering  
 Communication tower, commercial  
 Composting facility  
 Day care center, limited  
 Excavation, agricultural  
 Excavation, type IB  
 Government services  
 Gun range, private  
 Packing plant  
 Potting soil manufacturing  
 Utility, minor

**CONDITIONAL USE, CLASS A:**

Air curtain incinerator, permanent  
 Electrical power facility  
 Excavation, type III  
 Grooms quarters  
 Excavation, type IIIA  
 Excavation, type IIIB  
 Solid waste transfer station  
 Water or wastewater treatment plant

**CONDITIONAL USE, CLASS B:**

Airplane landing strip, accessory  
 Chipping and mulching  
 Church or place of worship  
 Heliport or helipad  
 Medical office or dental clinic

**CONDITIONAL USE, CLASS A: (cont'd)**

Kennel, commercial  
Medical office or dental clinic  
Packing plant  
Potting soil manufacturing  
School, elementary or secondary  
Solid waste transfer station  
Sugar mill or refinery  
Water or wastewater treatment plant

**CONDITIONAL USE, CLASS B:**

Cemetery  
Composting facility  
Day care center, limited  
Government services  
Landscape installation service  
Landscape maintenance service  
Storage, indoor agricultural  
Veterinary clinic  
Zoo

**Reference Sections:**

- 1) Supplementary Use Standards -- See Section 6.4.D
- 2) Property Development Regulations -- See Section 6.5
- 3) Accessory/Temporary Structure Standards -- See Section 6.6
- 4) Off-street Parking/Loading -- See Section 7.2
- 5) Landscaping -- See Section 7.3
- 6) Lighting/Noise Standards -- See Section 7.8
- 7) Signs -- See Section 7.14
- 8) Vegetation Protection -- See Section 9.5

[Ord. No. 01-01] [Ord. No. 01-62]

5. **RSER, Rural Services District.** The purpose and intent of the RSER district is to provide for the clustering of service uses intended to serve predominantly rural residential communities. To receive the RSER district designation, lands shall lie within one half mile of the intersection of two (2) existing arterials, or one half mile of the intersection of an existing arterial and an existing collector street. The arterials and collectors must be streets that are identified on the official Federal Functional

Classification list. A legal lot of record where more than fifty percent (50%) of the lot is within the boundary of the RSER district shall be permitted to develop the entire lot under the RSER regulations, if that portion of the lot outside the RSER district is less than ten acres. The proposed use shall have legal frontage and direct access on one of the arterials. The maximum depth of a lot in the RSER district shall be eight hundred feet (800'), measured from the arterial. The RSER district corresponds to the Rural Residential 10 (RR10) land use designation in the Future Land Use Element of the Comprehensive Plan. The following uses are subject to the standards referenced below.

[Ord. No. 98-49] [Ord. No. 01-100]

(This space intentionally left blank)

**Reference Sections:**

- 1) Supplementary Use Standards -- See Section 6.4.D
- 2) Property Development Regulations -- See Section 6.5
- 3) Accessory/Temporary Structure Standards -- See Section 6.6
- 4) Off-street Parking/Loading -- See Section 7.2
- 5) Landscaping -- See Section 7.3
- 6) Lighting/Noise Standards -- See Section 7.8
- 7) Signs -- See Section 7.14
- 8) Vegetation Protection -- See Section 9.5 [Ord. No. 01-01] [Ord. No. 01-62]

4. **SA, Special Agricultural District.** The purpose and intent of the SA district is to provide a transitional district that allows for more intensive agricultural uses and related services, and for limited commercial activities that provide convenience services to the rural community. The SA district corresponds to the Special Agriculture (SA) and Agricultural Production (AP) land use designations in the Future Land Use Element of the Comprehensive Plan, and the Rural Residential 10 (RR10) land use designation only when determined to be consistent with the Future Land Use Element of the Comprehensive Plan. The following uses are subject to the Supplementary use standards referenced below. [Ord. No. 01-100]

**PERMITTED USES:**

Agriculture, bona fide  
 Aviculture  
 Estate kitchen  
 Farm residence  
 Farrier  
 Fruit and vegetable market  
 Garage sale  
 Groves/row crops  
 Guest cottage  
 Home occupation  
 Kennel, private  
 Livestock raising  
 Nursery, wholesale  
 Park, passive  
 Shadehouse  
 Stable, equestrian type one  
 Storage, indoor agriculture  
 Storage, outdoor agriculture

**SPECIAL USES:**

Accessory dwelling  
 Agricultural stand  
 Air curtain incinerator, temporary  
 Amusements, temporary or special events  
 Communication cell site on wheels (COW)  
 Farm worker quarters  
 Mobile home dwelling  
 Retail sales, mobile or temporary  
 Recycling drop off bin  
 Security/caretaker quarters

**PERMITTED SUBJECT TO DRC SITE****PLAN:**

Agricultural research/development  
 Campground  
 Communication panels, antennas, commercial  
 Equestrian arena, commercial  
 Excavation, agricultural  
 Excavation, type II  
 Excavation, type IB  
 Farmer's market  
 Gun range, private  
 Nursery, retail  
 Park, public  
 Stable, commercial  
 Utility, minor

**CONDITIONAL USE, CLASS A:**

Agricultural sales & service  
 Agricultural transshipment  
 Air curtain incinerator, permanent  
 Chipping and mulching  
 Church or place of worship  
 Communication tower, commercial  
 Electrical power facility  
 Excavation type III  
 Excavation type IIIA  
 Excavation type IIIB  
 Grooms quarters  
 Gun club, enclosed  
 Gun club, open  
 Hospital or medical center

**PERMITTED USES:**

Agriculture, bona fide  
Farrier  
Fruit and vegetable market  
Nursery, retail  
Nursery, wholesale  
Park, passive  
Shadehouse  
Stable, equestrian type one

**SPECIAL USES:**

Agricultural stand  
Amusements, temporary or special event  
Bed and Breakfast  
Communication cell site on wheels (COW)  
Farm worker quarters  
Recycling collection station  
Recycling drop off bin  
Security or caretaker quarters

**PERMITTED SUBJECT TO DRC SITE PLAN:**

Agricultural research/development  
Communication panels, antennas, commercial  
Contractor's storage yard  
Equestrian arena, commercial  
Excavation, agricultural  
Excavation, type II  
Farmer's market  
Gun club, enclosed  
Park, public  
Stable, equestrian type two  
Utility, minor

**Reference Sections:**

- 1) Supplementary Use Standards -- See Section 6.4.D
  - 2) Property Development Regulations -- See Section 6.5
  - 3) Supplementary Development Standards -- See Section 6.6
  - 4) Off-street Parking/Loading -- See Section 7.2
  - 5) Landscaping -- See Section 7.3
  - 6) Performance Standards -- See Section 7.8
  - 7) Signs -- See Section 7.14
  - 8) Vegetation Protection -- See Section 9.5
- [Ord. No. 01-62]

**CONDITIONAL USE, CLASS A:**

Auction, enclosed  
Auction, outdoor  
Entertainment, outdoor  
Grooms, quarters  
Landscape installation service  
Landscape maintenance service  
Solid waste transfer station

**CONDITIONAL USE, CLASS B:**

Agricultural sales and service  
Assembly, nonprofit institutional  
Assembly, nonprofit membership  
Building supplies  
Church or place of worship  
Communication tower, commercial  
Government services  
Repair services, limited

(This space intentionally left blank)



**C. Rural residential districts.**

- 1. AR-R/EX, Agricultural Residential District in the Rural and Exurban Tiers.** The purpose and intent of the AR district is to protect and enhance the rural lifestyle and quality of life of residents in areas designated rural residential, to protect watersheds and water supplies, wilderness and scenic areas, conservation and wildlife areas, and to permit a variety of uses that require non-urban locations but do not operate to the detriment of adjoining lands devoted to rural and residential purposes. The AR district corresponds with the Rural Residential 2.5 (RR 2.5), Rural Residential 5 (RR-5), Rural Residential 10 (RR-10) and Rural Residential 20 (RR-20) land use designations in the Future Land Use Element of the Comprehensive Plan. The following uses are subject to the standards referenced below.

[Ord. No. 01-01] [Ord. No. 01-62]

**PERMITTED USES:**

Agriculture, bona fide  
 Aviculture  
 Congregate living facility, type 1  
 Estate kitchen  
 Excavation, type IA  
 Farrier  
 Garage sale  
 Groves/row crops  
 Guest cottage  
 Home occupation  
 Kennel, private  
 Livestock raising  
 Shadehouse  
 Single-family residence  
 Stable, equestrian type one  
 Storage, indoor agricultural  
 Storage, outdoor agricultural

**PERMITTED SUBJECT TO DRC SITE PLAN:**

Excavation, agricultural  
 Excavation, type II  
 Excavation, type IB  
 Nursery, wholesale  
 Park, passive  
 Stable, equestrian type two  
 Utility, minor

**SPECIAL USES:**

Accessory dwelling  
 Agricultural stand  
 Air curtain incinerator, temporary  
 Amusements, temporary or special events  
 Bed and breakfast  
 Communication cell site on wheels (COW)  
 Mobile home dwelling  
 Security or caretaker quarters

**CONDITIONAL USE, CLASS A:**

Assembly, nonprofit institutional  
 Cemetery  
 Church or place of worship  
 College or university  
 Communication tower, commercial  
 Congregate living facility, type 2  
 Day care center, limited  
 Day care center, general  
 Electrical power facility  
 Fruit and vegetable market  
 Grooms quarters  
 Government services  
 Gun range, private  
 Heliport or helipad  
 Landscape installation service  
 Landscape maintenance service  
 School, elementary or secondary  
 Solid waste transfer station  
 Water or wastewater treatment plant  
 Zoo

**CONDITIONAL USE, CLASS B:**

Airplane landing strip, accessory  
 Communication panels, antennas, commercial  
 Equestrian arena, commercial  
 Nursery, retail  
 Packing plant  
 Park, public  
 Veterinary clinic

**Reference Sections:**

- 1) Supplementary Use Standards -- See Section 6.4.D
  - 2) Property Development Regulations -- See Section 6.5
  - 3) Accessory/Temporary Structure Standards -- See Section 6.6
  - 4) Off-street Parking/Loading -- See Section 7.2
  - 5) Landscaping -- See Section 7.3
  - 6) Lighting/Noise Standards -- See Section 7.8
  - 7) Signs -- See Section 7.14
  - 8) Vegetation Protection -- See Section 9.5
- [Ord. No. 01-01] [Ord. No. 01-62]

- 2. CRS, Country Residential District.** The purpose and intent of the CRS district is to provide for a primarily rural residential environment that is also conducive to the keeping of horses and livestock, to protect watersheds and water supplies, wilderness and scenic areas, and conservation and wildlife areas, and to permit a limited number of activities that require non-urban locations but do not operate to the detriment of adjoining lands devoted to rural and residential purposes. The CRS district corresponds with the Rural Residential 10 (RR10) and Rural Residential 20 (RR20) land use designation in the Future Land Use Element of the Comprehensive Plan, and may apply in existing low density neighborhoods within the Low Residential 1 (LR1) land use designation in the Future Land Use Element of the Comprehensive Plan. The following uses are subject to the standards referenced below.

**PERMITTED USES:**

Congregate living facility, type 1  
 Estate kitchen  
 Excavation, Type IA  
 Garage sale  
 Guest cottage  
 Home occupation  
 Kennel, private  
 Shadehouse  
 Single-family residence  
 Stable, private

**SPECIAL USES:**

Accessory dwelling  
 Agricultural stand  
 Bed and breakfast  
 Communication cell site on wheels (COW)  
 Mobile home dwelling  
 Security/caretaker quarters

**PERMITTED SUBJECT TO DRC SITE PLAN:**

Excavation, type II  
 Excavation, type IB  
 Groves/row crops  
 Park, passive  
 Storage, indoor agricultural  
 Utility, minor

**CONDITIONAL USE, CLASS A:**

Agriculture, bona fide  
 Air curtain incinerator, temporary  
 Church or place of worship  
 College or university  
 Congregate living facility, type 2  
 Communication tower, commercial  
 Day care center, general  
 Day care center, limited  
 Electrical power facility  
 Golf course  
 Government services  
 Grooms quarters  
 Livestock raising  
 Nursery, retail  
 Packing plant  
 School, elementary or secondary  
 Solid waste transfer station  
 Water or wastewater treatment plant

**CONDITIONAL USE, CLASS B:**

Communication panels, antennas, commercial  
 Equestrian arena, commercial  
 Nursery, wholesale  
 Park, public  
 Stable, equestrian type two  
 Storage, outdoor agricultural  
 Veterinary clinic

**Reference Sections:**

- 1) Supplementary Use Standards -- See Section 6.4.D
  - 2) Property Development Regulations -- See Section 6.5
  - 3) Supplementary Development Standards -- See Section 6.6
  - 4) Off-street Parking/Loading -- See Section 7.2
  - 5) Landscaping -- See Section 7.3
  - 6) Performance Standards -- See Section 7.8
  - 7) Signs -- See Section 7.14
  - 8) Vegetation Protection -- See Section 9.5
- [Ord. No. 01-01] [Ord. No. 01-62]

(This space intentionally left blank)

**D. Urban residential districts.**

1. **AR-U/S, Agricultural Residential District in the Urban/Suburban Tier.** The purpose and intent of the AR district in the Urban/Suburban Tier is to provide the opportunity to utilize land for limited agricultural purposes, where appropriate. The intent is to prevent premature urbanization of certain areas, while protecting the lifestyle of residents until such time the agricultural uses convert to other uses consistent with the Comprehensive Plan. [Ord. No. 01-62]

**PERMITTED USES:**

Congregate living facility, type 1  
Estate kitchen  
Excavation, type IA  
Farrier  
Garage sale  
Guest cottage  
Home occupation  
Kennel, private  
Shadehouse  
Single family residence  
Stable, equestrian type one  
Storage, indoor agricultural  
Storage, outdoor, agricultural

**SPECIAL USES:**

Accessory dwelling  
Agricultural stand  
Air curtain incinerator, temporary  
Amusements, temporary or special events  
Bed & breakfast  
Communication cell site on wheels (COW)  
Security/caretaker quarters

**PERMITTED SUBJECT TO DRC SITE PLAN:**

Excavation, agricultural  
Excavation, type II  
Excavation, type IB  
Groves/row crops  
Livestock raising  
Park, passive

**PERMITTED SUBJECT TO DRC SITE PLAN (cont'd):**

Stable, equestrian type two  
Storage, indoor agricultural  
Utility, minor

**CONDITIONAL USE, CLASS A:**

Agriculture, bona fide  
Cemetery  
Church or place of worship  
College or university  
Communication tower, commercial  
Congregate living facility, type 2  
Day care center, general  
Day care center, limited  
Electrical power facility  
Government services  
Grooms quarters  
Heliport or helipad  
Nursery, retail  
School, elementary or secondary  
Solid waste transfer station  
Water or wastewater treatment plant

**CONDITIONAL USE, CLASS B:**

Communication panels, antennas,  
Commercial  
Nursery, wholesale  
Packing plant  
Park, public  
Veterinary clinic

**Reference Sections:**

- 1) Supplementary Use Standards -- See Section 6.4.D
  - 2) Property Development Regulations -- See Section 6.5
  - 3) Accessory/Temporary Structure Standards -- See Section 6.6
  - 4) Off-street Parking/Loading -- See Section 7.2
  - 5) Landscaping -- See Section 7.3
  - 6) **Lighting/Noise Standards** -- See Section 7.8
  - 7) Signs -- See Section 7.14
  - 8) Vegetation Protection -- See Section 9.5
- [Ord. No. 01-01] [Ord. No. 01-62]

2. **RE, Residential Estate District.** The purpose and intent of the RE district is to provide a transition between the agricultural and conservation areas and the more urban residential communities, and to create a residential environment wherein natural constraints applicable to development can be recognized and protected in a manner compatible with the needs of residents. The RE district corresponds with the Low Residential 1 (LR1) land use designation in the Future Land Use Element of the Comprehensive Plan. The following uses are subject to the standards referenced below.

**PERMITTED USES:**

Congregate living facility, type 1  
 Estate kitchen  
 Excavation, Type IA  
 Garage sale  
 Guest cottage  
 Home occupation  
 Kennel, private  
 Shadehouse  
 Single-family residence  
 Stable, private

**PERMITTED SUBJECT TO DRC SITE PLAN:**

Excavation, Type II  
 Excavation, Type IB  
 Nursery, wholesale  
 Park, passive  
 Storage, indoor agricultural  
 Utility, minor

**SPECIAL USES:**

Accessory dwelling  
 Bed and breakfast  
 Communication cell site on wheels (COW)  
 Security/caretaker quarters

**CONDITIONAL USE, CLASS A:**

Agriculture, bona fide  
 Air curtain incinerator, temporary  
 Cemetery  
 Church or place of worship  
 Communication tower, commercial  
 Day care center, general  
 Day care center, limited  
 Electrical power facility  
 Golf course  
 Government services  
 Grooms quarters  
 Heliport or helipad  
 Livestock raising  
 Nursery, retail  
 Packing plant  
 Park, public  
 School, elementary or secondary  
 Solid waste transfer station  
 Stable, commercial  
 Water or wastewater treatment plant

**CONDITIONAL USE, CLASS B:**

Communication panels, antennas, commercial  
 Equestrian arena, commercial  
 Groves/row crops  
 Nursery, wholesale  
 Storage, outdoor, agricultural  
 Veterinary clinic

**Reference Sections:**

- 1) Supplementary Use Standards -- See Section 6.4.D
  - 2) Property Development Regulations -- See Section 6.5
  - 3) Accessory/Temporary Structure Standards -- See Section 6.6
  - 4) Off-street Parking/Loading -- See Section 7.2
  - 5) Landscaping -- See Section 7.3
  - 6) Lighting/Noise Standards -- See Section 7.8
  - 7) Signs -- See Section 7.14
  - 8) Vegetation Protection -- See Section 9.5
- [Ord. No. 01-01] [Ord. No. 01-62]

- 3. RT, Residential Transitional District.** The purpose and intent of the RT district is to provide a transition between a suburban single-family atmosphere and that which is provided by estate development. The promotion of active recreational facilities within the privacy of an individual lot, along with attention to natural environmental considerations will create an atmosphere compatible with residential needs. The RT district corresponds with the Low Residential 1 (LR1) and Low Residential 2 (LR2) land use designations in the Future Land Use Element of the Comprehensive Plan. The following uses are subject to the Supplementary use standards referenced below.

**PERMITTED USES:**

Congregate living facility, type 1  
 Estate kitchen  
 Excavation, Type IA  
 Garage sale  
 Guest cottage  
 Home occupation  
 Shadehouse  
 Single family residence

**SPECIAL USES:**

Accessory dwelling  
 Bed and breakfast  
 Communication cell site on wheels (COW)  
 Security/caretaker quarters

**PERMITTED SUBJECT TO DRC SITE PLAN:**

Excavation, Type II  
 Excavation, Type IB  
 Kennel, private  
 Park, passive  
 Storage, indoor agricultural  
 Utility, minor

**CONDITIONAL USE, CLASS A:**

Agriculture, bona fide  
 Air curtain incinerator, temporary  
 Cemetery  
 Church or place of worship  
 Communication tower, commercial  
 Day care center, general  
 Day care center, limited  
 Electrical power facility  
 Golf course  
 Government services  
 Grooms quarters  
 Heliport or helipad  
 Livestock raising  
 Nursery, retail  
 Packing plant  
 Park, public  
 School, elementary or secondary  
 Solid waste transfer station  
 Stable, equestrian type two  
 Water or wastewater treatment plant

**CONDITIONAL USE, CLASS B:**

Communication panels, antennas, commercial  
 Equestrian arena, commercial  
 Groves/row crops  
 Nursery, wholesale  
 Stable, private  
 Storage, outdoor, agricultural

**Reference Sections:**

- 1) Supplementary Use Standards -- See Section 6.4.D
  - 2) Property Development Regulations -- See Section 6.5
  - 3) Accessory/Temporary Structure Standards -- See Section 6.6
  - 4) Off-street Parking/Loading -- See Section 7.2
  - 5) Landscaping -- See Section 7.3
  - 6) Lighting/Noise Standards -- See Section 7.8
  - 7) Signs -- See Section 7.14
  - 8) **Vegetation Protection -- See Section 9.5**
- [Ord. No. 01-01][Ord. No. 01-62]

- 4. RTS, Residential Transitional Suburban District.** The purpose and intent of the RTS district is to provide lands for low intensity single-family development at or near the fringe of urban development. The provision of active recreational facilities within the privacy of an individual lot and the preservation of natural site features is encouraged in the RTS district to minimize the impact of such development upon the community. The RTS district corresponds with the Low Residential 2 (LR2) and Low Residential 3 (LR3) land use designations in the Future Land Use Element of the Comprehensive Plan. The following uses are subject to the Supplementary use standards referenced below.

**PERMITTED USES:**

Congregate living facility, type 1  
 Estate kitchen  
 Excavation, Type IA  
 Garage sale  
 Guest cottage  
 Home occupation  
 Shadehouse  
 Single family residence

**SPECIAL USES:**

Accessory dwelling  
 Bed and breakfast  
 Communication cell site on wheels (COW)  
 Security/caretaker quarters

**PERMITTED SUBJECT TO DRC SITE PLAN:**

Excavation, Type II  
 Excavation, Type IB  
 Kennel, private  
 Park, passive  
 Storage, indoor agriculture  
 Utility, minor

**CONDITIONAL USE, CLASS A:**

Agriculture, bona fide  
 Air curtain incinerator, temporary  
 Cemetery  
 Church or place of worship  
 Communication tower, commercial  
 Day care center, general  
 Day care center, limited  
 Electrical power facility  
 Golf course  
 Government services  
 Grooms quarters  
 Heliport or helipad  
 Livestock raising  
 Nursery, retail  
 Packing plant  
 Park, public  
 School, elementary or secondary  
 Stable, commercial  
 Solid waste transfer station  
 Water or wastewater treatment plant

**CONDITIONAL USE, CLASS B:**

Communication panels, antennas, commercial  
 Equestrian arena, commercial  
 Groves/row crops  
 Nursery, wholesale  
 Stable, private  
 Storage, outdoor, agricultural

**Reference Sections:**

- 1) Supplementary Use Standards -- See Section 6.4.D
- 2) Property Development Regulations -- See Section 6.5
- 3) Accessory/Temporary Structure Standards -- See Section 6.6
- 4) Off-street Parking/Loading -- See Section 7.2
- 5) Landscaping -- See Section 7.3
- 6) Lighting/Noise Standards -- See Section 7.8
- 7) Signs -- See Section 7.14
- 8) Vegetation Protection -- See Section 9.5

[Ord. No. 01-01][Ord. No. 01-62]

- 5. RTU, Residential Transitional Urban District.** The purpose and intent of the RTU district is to provide areas for single-family dwelling units at a moderate density. The RTU district corresponds to the Medium Residential 5 (MR5) land use designation in the Future Land Use Element of the Comprehensive Plan. The following uses are subject to the Supplementary use standards referenced below.

**PERMITTED USES:**

Congregate living facility, type 1  
 Estate kitchen  
 Excavation, Type IA  
 Garage sale  
 Guest cottage  
 Home occupation  
 Kennel, private  
 Shadehouse  
 Single family residence

**PERMITTED SUBJECT TO DRC SITE PLAN:**

Community vegetable garden  
 Excavation, Type II  
 Excavation, Type IB  
 Kennel, private  
 Park, passive  
 Storage, indoor agricultural  
 Utility, minor

**SPECIAL USES:**

Accessory dwelling  
 Bed and Breakfast  
 Communication Cell site on Wheels (COWs)  
 Security/caretaker quarter

**CONDITIONAL USE, CLASS A:**

Agriculture, bona fide  
 Air curtain incinerator, temporary  
 Cemetery  
 Church or place of worship  
 Communication tower, commercial  
 Day care center, general  
 Day care center, limited  
 Electrical power facility  
 Golf course  
 Government services  
 Grooms quarters  
 Groves/row crops  
 Livestock raising  
 Nursery, retail  
 Nursing or convalescent facility  
 Packing plant  
 Park, public  
 School, elementary or secondary  
 Solid waste transfer station  
 Stable, equestrian type two  
 Townhouse  
 Water or wastewater treatment plant  
 Zero lot line home

**CONDITIONAL USE, CLASS B:**

Communication panels, antennas, commercial  
 Equestrian arena, commercial  
 Storage, outdoor, agricultural  
 Nursery, wholesale  
 Stable, equestrian type one

**Reference Sections:**

- 1) Supplementary Use Standards -- See Section 6.4.D
  - 2) Property Development Regulations -- See Section 6.5
  - 3) Accessory/Temporary Structure Standards -- See Section 6.6
  - 4) Off-street Parking/Loading -- See Section 7.2
  - 5) Landscaping -- See Section 7.3
  - 6) Lighting/Noise Standard -- See Section 7.8
  - 7) Signs -- See Section 7.14
  - 8) **Vegetation Protection** -- See Section 9.5
- [Ord. No. 01-01] [Ord. No. 01-62]



- 6. RS, Single-Family Residential District.** The purpose and intent of the RS district is to recognize the need to provide areas for moderately high density single-family dwelling units. The RS district corresponds with the Medium Residential 5 (MR5) and High Residential 8 (HR8) land use designations in the Future Land Use Element of the Comprehensive Plan. The following uses are subject to the Supplementary use standards referenced below.

**PERMITTED USES:**

Congregate living facility, type 1  
 Estate kitchen  
 Excavation, Type IA  
 Garage sale  
 Guest cottage  
 Home occupation  
 Single-family residence  
 Shadehouse

**SPECIAL USES:**

Accessory dwelling  
 Bed and breakfast  
 Communication Cell site on Wheels (COWs)  
 Security/caretaker quarters

**PERMITTED SUBJECT TO DRC SITE PLAN:**

Community vegetable garden  
 Excavation, Type II  
 Excavation, Type IB  
 Kennel, private  
 Park, passive  
 Storage, indoor agricultural  
 Utility, minor  
 Zero lot line home

**CONDITIONAL USE, CLASS A:**

Agriculture, bona fide  
 Air curtain incinerator, temporary  
 Assembly, nonprofit institutional  
 Cemetery  
 Church or place of worship  
 Communication tower, commercial  
 Congregate living facility, type 2  
 Congregate living facility, type 3  
 Day care center, general  
 Day care center, limited  
 Electrical power facility  
 Golf course  
 Government services  
 Grooms quarters  
 Groves/row crops  
 Livestock raising  
 Nursery, retail  
 Nursing or convalescent facility  
 Packing plant  
 Park, public  
 School, elementary or secondary  
 Solid waste transfer station  
 Stable, commercial  
 Townhouse  
 Water or wastewater treatment plant

**CONDITIONAL USE, CLASS B:**

Communication panels, antennas, commercial  
 Equestrian arena, commercial  
 Storage, outdoor, agricultural  
 Nursery, wholesale  
 Stable, equestrian type one

**Reference Sections:**

- 1) Supplementary Use Standards -- See Section 6.4.D
  - 2) Property Development Regulations -- See Section 6.5
  - 3) Supplementary Development Standards -- See Section 6.6
  - 4) Off-street Parking/Loading -- See Section 7.2
  - 5) Landscaping -- See Section 7.3
  - 6) Performance Standards -- See Section 7.8
  - 7) Signs -- See Section 7.14
  - 8) ~~Vegetation~~ Protection -- See Section 9.5
- [Ord. No. 01-01] [Ord. No. 01-62]

- 7. RM, Multi-Family Residential (Medium Density) District.** The purpose and intent of the RM district is intended primarily for the development of multiple family dwelling units and affordable housing. The RM district corresponds with the High Residential 8 (HR 8), High Residential 12 (HR12) and the High Residential 18 (HR18) land use designations in the Future Land Use Element of the Comprehensive Plan. The RM district corresponds to the MR5 land use designation as indicated in Sec. 6.5.B.6. The following uses are subject to the Supplementary use standards referenced below.

**PERMITTED USES:**

Congregate living facility, type 1  
 Estate kitchen  
 Excavation, Type IA  
 Garage sale  
 Guest cottage  
 Home occupation  
 Multi-family residence  
 Shadehouse  
 Single-family residence

**SPECIAL USES:**

Accessory dwelling  
 Bed and breakfast  
 Communication cell site on wheels (COW)  
 Security/caretaker quarters

**PERMITTED SUBJECT TO DRC SITE PLAN:**

Communication panels, antennas, commercial  
 Community vegetable garden  
 Excavation, Type II  
 Excavation, Type IB  
 Kennel, private  
 Park, passive  
 Storage, indoor agricultural  
 Townhouse  
 Utility, minor  
 Zero lot line home

**CONDITIONAL USE, CLASS A:**

Agriculture, bona fide  
 Air curtain incinerator, temporary  
 Assembly, nonprofit institutional  
 Cemetery  
 Church or place of worship  
 Communication tower, commercial  
 Congregate living facility, type 3  
 Day care center, general  
 Electrical power facility  
 Golf course  
 Government services  
 Groves/row crops  
 Heliport or helipad  
 Livestock raising  
 Nursery, retail  
 Nursing or convalescent facility  
 Packing plant  
 School, elementary or secondary  
 Solid waste transfer station  
 Stable, commercial  
 Water or wastewater plant

**CONDITIONAL USE, CLASS B:**

Congregate living facility, type 2  
 Day care center, limited  
 Equestrian arena, commercial  
 Fitness center  
 Nursery, wholesale  
 Park, public  
 Stable, equestrian type one  
 Storage, outdoor, agricultural

**Reference Sections:**

- 1) Supplementary Use Standards -- See Section 6.4.D
  - 2) Property Development Regulations -- See Section 6.5
  - 3) Supplementary Development Standards -- See Section 6.6
  - 4) Off-street Parking/Loading -- See Section 7.2
  - 5) Landscaping -- See Section 7.3
  - 6) Performance Standards -- See Section 7.8
  - 7) Signs -- See Section 7.14
  - 8) Vegetation Protection -- See Section 9.5
- [Ord. No. 01-01] [Ord. No. 01-62]

**8. RH, Multi-Family Residential (High Density) District.**

The purpose and intent of the RH district is intended primarily for the development of concentrated residential densities and affordable housing. The RH district corresponds with the High Residential 8 (HR 8), High Residential 12 (HR 12), High Residential 18 (HR18) land use designation in the Future Land Use Element of the Comprehensive Plan. The following uses are subject to the Supplementary use standards referenced below.

**PERMITTED USES:**

Congregate living facility, type 1  
Estate kitchen  
Excavation, Type IA  
Garage sale  
Guest cottage  
Home occupation  
Multi-family residence  
Single-family residence  
Shadehouse

**PERMITTED SUBJECT TO DRC SITE PLAN:**

Communication panels, antennas, commercial  
Community vegetable garden  
Excavation, type II  
Excavation, type IB  
Kennel, private  
Park, passive  
Storage, indoor agricultural  
Townhouse  
Utility, minor  
Zero lot line home

**SPECIAL USES:**

Accessory dwelling  
Bed and breakfast  
Communication Cell Site on Wheels (COWs)  
Security/caretaker quarters

**Reference Sections:**

- 1) Supplementary Use Standards -- See Section 6.4.D
  - 2) Property Development Regulations -- See Section 6.5
  - 3) Supplementary Development Standards--See Section 6.6
  - 4) Off-street Parking/Loading -- See Section 7.2
  - 5) Landscaping -- See Section 7.3
  - 6) ~~Performance~~ Standards -- See Section 7.8
  - 7) Signs -- See Section 7.14
  - 8) Vegetation Protection -- See Section 9.5
- [Ord. No. 01-01] [Ord. No. 01-62]

**CONDITIONAL USE, CLASS A:**

Agriculture, bona fide  
Air curtain incinerator, temporary  
Assembly, nonprofit institutional  
Cemetery  
Church or place of worship  
Communication tower, commercial  
Congregate living facility, type 3  
Day care center, general  
Electrical power facility  
Golf course  
Government services  
Grooms quarters  
Groves/row crops  
Hotel, motel, SRO, boarding & rooming house  
Livestock raising  
Nursery, retail  
Nursing or convalescent facility  
Packing plant  
School, elementary or secondary  
Solid waste transfer station  
Stable, equestrian type two  
Water or wastewater treatment plant

**CONDITIONAL USE, CLASS B:**

Congregate living facility, type 2  
Day care center, limited  
Equestrian arena, commercial  
Fitness center  
Nursery, wholesale  
Park, public  
Stable, equestrian type one  
Storage, outdoor, agricultural

**E. Commercial districts.**

1. **CN, Neighborhood Commercial District.** The purpose and intent of the CN district is to provide a limited commercial facility of a convenience nature, serving residential neighborhoods within a one-half (½) mile radius, located on a local, collector or an arterial road, with a total lot area of not less than one (1) acre. The CN district corresponds to the Commercial High Intensity (CH) and the Commercial Low Intensity (CL) land use designations in the Future Land Use Element of the Comprehensive Plan, or any zoning district corresponding to the underlying alternate density may be applied. The following uses are subject to the Supplementary use standards referenced below.

**PERMITTED USES:**

Air stripper, remedial  
Catering service  
Farmer's market  
Farrier  
Fruit & vegetable market  
Nursery, retail  
Nursery, wholesale  
Office, business or professional  
Personal services  
Printing & copying services  
Repair services, limited  
Restaurant, specialty  
Retail sales, general  
Storage, indoor agricultural  
Shadehouse

**SPECIAL USES:**

Agricultural stand  
Amusements, temporary or special events  
Communication cell site on wheels (COW)  
Recycling drop off bin  
Security/caretaker quarters

**PERMITTED SUBJECT TO DRC SITE PLAN:**

Communication panels, antennas, commercial  
Excavation, Type II  
Financial institution  
Government services  
Park, passive  
Recycling collection station  
Restaurant, quality  
Utility, minor

**CONDITIONAL USE, CLASS A:**

Agriculture, bona fide  
Air curtain incinerator, temporary  
Assemble, nonprofit institutional  
Church or place of worship  
Communication tower, commercial  
Congregate living facility, type 3  
Convenience store  
Day care center, general  
Electrical power facility  
Entertainment, indoor  
Equestrian arena, commercial  
Funeral home or crematory  
Grooms quarters  
Groves/row cropsLivestock, raising  
Lounge, cocktail  
Medical office or dental clinic  
Nursing or convalescent facility  
Packing plant  
Recycling center  
Solid waste transfer station  
Theater, indoor  
Veterinary clinic  
Water or wastewater treatment plant

**CONDITIONAL USE, CLASS B:**

Building supplies  
Congregate living facility, type 2  
Day care center, limited  
Fitness center  
Laundry services  
Park, public  
Stable, commercial  
Storage, outdoor, agricultural

**Reference Sections:**

- 1) Supplementary Use Standards -- See Section 6.4.D
  - 2) Property Development Regulations -- See Section 6.5
  - 3) Accessory/Temporary Structure Standards -- See Section 6.6
  - 4) Off-street Parking/Loading -- See Section 7.2
  - 5) Landscaping -- See Section 7.3
  - 6) Lighting/Noise Standards -- See Section 7.8
  - 7) Signs -- See Section 7.14
  - 8) Vegetation Protection -- See Section 9.5
- [Ord. No. 01-01][Ord. No. 01-62]

(This space intentionally left blank)

- 2. CLO, Limited Office Commercial District.** The purpose and intent of the CLO district is to encourage development of low-intensity business offices and the integration of other complementary uses within the local environment where located on a local, collector, or an arterial road. The CLO district shall also serve as a transition between residential areas and intense commercial development. The CLO district corresponds to the Commercial Low Intensity-Office Only (CL-O) and the Commercial and the Commercial High Intensity Office (CHO), Commercial Low Intensity (CL), and Commercial High Intensity (CH) land use designations in the Future Land Use Element of the Comprehensive Plan, or any zoning district corresponding to the underlying alternate density may be applied. The following uses are subject to the Supplementary use standards referenced below.

**PERMITTED USES:**

Air stripper, remedial  
 Catering service  
 Freestanding kiosk  
 Office, business or professional  
 Park, passive Financial institution  
 Personal services  
 Printing and copying services  
 Repair services, limited

**SPECIAL USES:**

Agricultural stand  
 Communication cell site on wheels (COW)  
 Recycling collection station  
 Recycling drop off bin

**PERMITTED SUBJECT TO DRC SITE PLAN:**

Communication panels, antennas, commercial  
 Data information processing  
 Excavation, Type II  
 Financial institution  
 Government services  
 Laundry services  
 Restaurant, specialty  
 Utility, minor

**CONDITIONAL USE, CLASS A:**

Agriculture, bona fide  
 Air curtain incinerator, temporary  
 Church or place of worship  
 Communication tower, commercial  
 Day care center, general  
 Electrical power facility  
 Equestrian arena, commercial  
 Grooms quarters  
 Livestock raising  
 Medical office or dental clinic  
 Packing plant  
 Restaurant, high turnover sit-down  
 Solid waste transfer station  
 Veterinary clinic  
 Water or wastewater treatment plant

**CONDITIONAL USE, CLASS B:**

Day care center, limited  
 Nursery, wholesale  
 Restaurant, quality  
 Stable, equestrian type two

**Reference Sections:**

- 1) Supplementary Use Standards -- See Section 6.4.D.
- 2) Property Development Regulations -- See Section 6.5
- 3) Accessory/Temporary Structure Standards -- See Section 6.6
- 4) Off-street Parking/Loading -- See Section 7.2
- 5) Landscaping -- See Section 7.3
- 6) Lighting/Noise Standards -- See Section 7.8
- 7) Signs -- See Section 7.14
- 8) Vegetation Protection -- See Section 9.5

**[Ord. No. 01-01][Ord. No. 01-62]**

- 3. CC, Community Commercial District.** The purpose and intent of the CC district is to provide a commercial facility of a community nature that services residential neighborhoods within a three (3) to five (5) mile radius, located on a collector or an arterial road, with a total lot area of not less than one (1) acre, that is planned and developed as an integral unit. The CC district corresponds to the Commercial Low Intensity (CL) and Commercial High Intensity (CH) land use designation in the Future Land Use Element of the Comprehensive Plan, or any zoning district corresponding to the underlying alternate density may be applied. The following uses are subject to the Supplementary use standards referenced below.

**PERMITTED USES:**

Air stripper, remedial  
 Catering service  
 Farmer's market  
 Farrier  
 Freestanding kiosk  
 Fruit and vegetable market  
 Nursery, retail  
 Nursery, wholesale  
 Office, business or professional  
 Park, passive  
 Personal services  
 Printing and copying services  
 Repair services, limited  
 Restaurant, quality  
 Restaurant, specialty  
 Retail sales, general  
 Shade house  
 Storage, indoor agricultural  
 Veterinary, clinic

**SPECIAL USES:**

Agricultural stand  
 Amusements, temporary or special events  
 Communication cell site on wheels (COW)  
 Retail sales, mobile or temporary  
 Recycling collection station  
 Recycling drop off bin  
 Security or caretaker quarters

**PERMITTED SUBJECT TO DRC SITE PLAN:**

Communication panels, antennas, commercial  
 Day care center, limited  
 Excavation, type II  
 Government services  
 Laundry services  
 Park, public  
 Restaurant, high turnover sit down  
 Stable, equestrian type two  
 Utility, minor

**CONDITIONAL USE, CLASS A:**

Agricultural, bona fide  
 Air curtain incinerator, temporary  
 Automotive service station  
 Arena, auditorium or stadium  
 Car wash and auto detailing  
 Church or place of worship  
 College or university  
 Congregate living facility, type 3  
 Convenience store  
 Convenience store, with gas sales  
 Day care center, general  
 Electrical power facility  
 Entertainment, indoor  
 Entertainment, outdoor  
 Fitness center  
 Funeral home or crematory  
 Hospital or medical center  
 Golf course  
 Grooms quarters  
 Groves/row crops  
 Livestock raising  
 Lounge, cocktail  
 Nursing or convalescent facility  
 Repair and maintenance, general  
 Restaurant, fast food  
 Self-service storage  
 School, elementary or secondary  
 Solid waste transfer station  
 Theater, indoor  
 Vehicle inspection center  
 Vehicle sales and rental  
 Water or wastewater treatment plant

**CONDITIONAL USE, CLASS B:**

Auction, enclosed  
 Assembly, nonprofit institutional  
 Assembly, nonprofit membership  
 Broadcasting studio  
 Communication tower, commercial  
 Equestrian arena, commercial

**CONDITIONAL USE, CLASS B: (cont'd)**

Financial institution  
Landscape installation service  
Landscape maintenance service  
Medical office or dental clinic  
Packing plant  
Parking lot, commercial  
Recycling center  
Storage, outdoor agricultural  
Vocational school

**Reference Sections:**

- 1) Supplementary Use Standards -- See Section 6.4.D
  - 2) Property Development Regulations -- See Section 6.5
  - 3) Accessory/Temporary Structure Standards -- See Section 6.6
  - 4) Off-street Parking/Loading -- See Section 7.2
  - 5) Landscaping -- See Section 7.3
  - 6) Lighting/Noise Standards -- See Section 7.8
  - 7) Signs -- See Section 7.14
  - 8) Vegetation Protection -- See Section 9.5
- [Ord. No. 01-01][Ord. No. 01-62][Ord. No. 01-100]**

(This space intentionally left blank)



- 4. CHO, Commercial High Office District.** The purpose and intent of the CHO district is to encourage development of business office parks and the integration of other complementary uses within the environment. The CHO district corresponds to the previous Specialized Commercial High (CSH) District, Specialized Commercial (CS) District and the Commercial High Intensity-Office Only (CH-O), and the Commercial High Intensity (CH) land use designations in the Future Land Use Element of the Comprehensive Plan, or any zoning district corresponding to the underlying alternate density may be applied. The following uses are subject to the Supplementary use standards referenced below.

**PERMITTED USES:**

Air stripper, remedial  
 Catering service  
 Data information processing  
 Freestanding kiosk  
 Laundry services  
 Office, business or professional  
 Nursery, wholesale  
 Park, passive  
 Personal services  
 Printing and copying services  
 Repair services, limited  
 Restaurant, specialty  
 Vocational school

**SPECIAL USES:**

Agricultural stand  
 Communication cell site on wheels (COW)  
 Recycling collection station  
 Recycling drop off bin  
 Security/caretaker quarters

**PERMITTED SUBJECT TO DRC SITE PLAN:**

Broadcasting studio  
 Communication panels, antennas, commercial  
 Day care center, limited  
 Excavation, type II  
 Government services  
 Heliport or helipad  
 Medical office or dental clinic  
 Motion picture production studio  
 Stable, equestrian type two  
 Utility, minor

**Reference Sections:**

- 1) Supplementary Use Standards -- See Section 6.4.D
  - 2) Property Development Regulations -- See Section 6.5
  - 3) Accessory/Temporary Structure Standards -- See Section 6.6
  - 4) Off-street Parking/Loading -- See Section 7.2
  - 5) Landscaping -- See Section 7.3
  - 6) Lighting/Noise Standards -- See Section 7.8
  - 7) Signs -- See Section 7.14
  - 8) Vegetation Protection -- See Section 9.5
- [Ord. No. 01-01][Ord. No. 01-62] [Ord. No. 01-100]

**CONDITIONAL USE, CLASS A:**

Agriculture bona fide  
 Air curtain incinerator, temporary  
 College or university  
 Electrical power facility  
 Equestrian arena, commercial  
 Fitness Center  
 Grooms quarters  
 Hospital or medical center  
 Livestock, raising  
 Lounge, cocktail  
 Restaurant, fast food  
 Restaurant, high turnover sit-down  
 School, elementary or secondary  
 Solid waste transfer station  
 Water or wastewater treatment plant

**CONDITIONAL USE, CLASS B:**

Church or place of worship  
 Communication tower, commercial  
 Day care center, general  
 Financial institution  
 Hotel, motel, SRO, boarding & rooming house  
 Marine facility  
 Medical or dental laboratory  
 Packing plant  
 Parking lot, commercial  
 Restaurant, quality  
 Veterinary clinic

- 5. CG, General Commercial District.** The purpose and intent of the CG district is to encourage the development of an intensive commercial use providing a wide range of goods and services, located adjoining at least one (1) major collector or arterial road that services a consumer market of at least a three (3) mile radius. The CG district corresponds to the Commercial High Intensity (CH) land use designation in the Future Land Use Element of the Comprehensive Plan, or any zoning district corresponding to the underlying alternate density may be applied. The following uses are subject to the Supplementary use standards referenced below.

**PERMITTED USES:**

Agriculture sales and service  
 Air stripper, remedial  
 Assembly, nonprofit institutional  
 Catering service  
 Data information processing  
 Farmer's market  
 Farrier  
 Freestanding kiosk  
 Fruit and vegetable market  
 Laundry service  
 Lounge, cocktail  
 Medical or dental laboratory  
 Monument sales, retail  
 Nursery, retail  
 Nursery, wholesale  
 Office, business or professional  
 Park, passive  
 Personal services  
 Printing and copying services  
 Repair services, limited  
 Restaurant, quality  
 Restaurant specialty  
 Retail sales, general  
 Shadehouse  
 Storage, indoor agricultural  
 Veterinary, clinic  
 Vocational school

**SPECIAL USES:**

Adult entertainment  
 Agricultural stand  
 Amusements, temporary or special events  
 Communication cell site on wheels (COW)  
 Retail sales, mobile or temporary  
 Recycling collection station  
 Recycling drop off bin  
 Security or caretaker quarters

**PERMITTED SUBJECT TO DRC SITE PLAN:**

Auction, enclosed  
 Assembly, nonprofit membership  
 Broadcasting studio

**PERMITTED SUBJECT TO DRC SITE PLAN****(cont'd):**

Communication panels, antennas, commercial  
 Day care center, limited  
 Excavation, type II  
 Government services  
 Heliport or helipad  
 Medical office or dental clinic  
 Motion picture production studio  
 Packing plant  
 Park, public  
 Parking lot, commercial  
 Recycling center  
 Restaurant, high turnover sit-down  
 Stable, equestrian type two  
 Utility, minor

**CONDITIONAL USE, CLASS A:**

Agriculture, bona fide  
 Air curtain incinerator, temporary  
 Auction, outdoor  
 Automotive paint and body shop  
 Automotive service station  
 Arena, auditorium or stadium  
 Butcher shop, wholesale  
 College or university  
 Convenience store, with gas sales  
 Dog day-care  
 Day labor employment service  
 Electrical power facility  
 Entertainment, outdoor  
 Excavation type III  
 Excavation type IIIA  
 Excavation type IIIB  
 Fitness center  
 Flea market, open  
 Funeral homes or crematory  
 Grooms quarters  
 Groves/row crop  
 Hospital or medical center  
 Livestock raising  
 Parking garage, commercial  
 Pawnshop

**CONDITIONAL USE, CLASS A (cont'd):**

Repair and maintenance, general  
Restaurant, fast food  
School, elementary or secondary  
Self-service storage  
Solid waste transfer station  
Theater, drive-in  
Vehicle sales and rental  
Water or wastewater treatment plant

**CONDITIONAL USE, CLASS B:**

Agricultural storage, outdoor  
Building supplies  
Car wash and auto detailing  
Cemetery  
Church or place of worship  
Communication tower, commercial  
Congregate living facility, type 3  
Convenience store  
Day care center, general  
Dispatching office  
Entertainment indoor  
Equestrian arena, commercial  
Financial Institution  
Flea market, enclosed  
Golf course  
Gun club, enclosed  
Hotel, motel, SRO, boarding & rooming house  
Kennel, commercial  
Landscape installation service  
Landscape maintenance service  
Marine facility  
Nursing or convalescent facility  
Storage, outdoor agricultural  
Theater, indoor  
Transportation facility  
Vehicle inspection center  
Zoo

**Reference Sections:**

- 1) Supplementary Use Standards -- See Section 6.4.D
  - 2) Property Development Regulations -- See Section 6.5
  - 3) Accessory/Temporary Structure Standards -- See Section 6.6
  - 4) Off-street Parking/Loading -- See Section 7.2
  - 5) Landscaping -- See Section 7.3
  - 6) Lighting/Noise Standards -- See Section 7.8
  - 7) Signs -- See Section 7.14
  - 8) Vegetation Protection -- See Section 9.5
- [Ord. No. 01-01][Ord. No. 01-62] [Ord. No. 01-100]

- 6. CRE, Commercial Recreation District.** The purpose and intent of the CRE district is to provide lands for major commercial recreation uses that are either publicly or privately operated, that require large amounts of land and have major effects on adjacent uses. The CRE district corresponds to the Commercial Recreation land use designation in the Future Land Use Element of the Comprehensive Plan, and can be applied only to those areas designated Commercial Recreation (CR), or Industrial (IND) in the Future Land Use Element of the Comprehensive Plan. In some cases the CRE district may be applied in the Rural Residential 10 (RR10) land use designation for those uses identified in the Future Land Use Element of the Comprehensive Plan, or any zoning district corresponding to the underlying alternate density may be applied. Gaming, pari-mutual wagering, off-track betting, events or activities held or broadcast for similar purposes shall be prohibited in the CRE district in the Agricultural Reserve Tier. The following uses are subject to the Supplementary use standards referenced below. [Ord. No. 01-62]

**PERMITTED USES:**

Air stripper, remedial  
 Catering service  
 Equestrian arena, commercial  
 Fitness center  
 Gun club, enclosed  
 Nursery, wholesale  
 Park, passive  
 Parking lot, commercial  
 Restaurant, quality  
 Restaurant, specialty  
 Shadehouse  
 Stable, equestrian type two  
 Theater, drive-in

**SPECIAL USES:**

Agricultural stand  
 Amusements, temporary or special events  
 Communication cell site on wheels (COW)  
 Recycling drop off bin  
 Security or caretaker quarters

**PERMITTED SUBJECT TO DRC SITE****PLAN:**

Campground  
 Communication panels, antennas, commercial  
 Day camp, summer  
 Day care center, general  
 Day care center, limited  
 Entertainment, indoor  
 Entertainment, outdoor  
 Excavation, Type II

**PERMITTED SUBJECT TO DRC SITE****PLAN:**

Government services  
 Golf course  
 Heliport or helipad  
 Hotel, motel, SRO, boarding & rooming house  
 Packing plant  
 Park, public  
 Theater, indoor  
 Utility, minor  
 Zoo

**CONDITIONAL USE, CLASS A:**

Agriculture, bona fide  
 Airport  
 Arena, auditorium or stadium  
 Electrical power facility  
 Excavation, type III  
 Grooms quarters  
 Gun club, open  
 Livestock raising  
 Excavation, type IIIA  
 Excavation, type IIIB  
 Motion picture production studio  
 Water or wastewater treatment plant

**CONDITIONAL USE, CLASS B:**

Air curtain incinerator, temporary  
 Airplane landing strip, accessory  
 Church or place of worship  
 Communication tower, commercial  
 Marine facility

**Reference Sections:**

- 1) Supplementary Use Standards -- See Section 6.4.D
- 2) Property Development Regulations -- See Section 6.5
- 3) Accessory/Temporary Structure Standards -- See Section 6.6
- 4) Off-street Parking/Loading -- See Section 7.2
- 5) Landscaping -- See Section 7.3
- 6) Lighting/Noise Standards -- See Section 7.8
- 7) Signs -- See Section 7.14
- 8) Vegetation Protection -- See Section 9.5 [Ord. No. 01-62]

**F. Industrial districts.**

1. **IL, Light Industrial District.** The purpose and intent of the IL district is to provide sufficient lands in appropriate locations for certain types of business, light manufacturing, or processing uses likely to cause undesirable effects upon nearby or adjacent residential or commercial lands. The IL district corresponds to the Industrial (IND) land use designation in the Future Land Use Element of the Comprehensive Plan. The following uses are subject to the Supplementary use standards referenced below.

**PERMITTED USES:**

Agricultural related manufacturing, light  
 Agricultural research/development  
 Air stripper, remedial  
 Assembly, nonprofit institutional  
 Assembly, nonprofit membership  
 Automotive paint or body shop  
 Broadcasting studio  
 Butcher shop, wholesale  
 Catering service  
 Communication panels, antennas, commercial  
 Data information processing  
 Dispatching office  
 Dog day-care  
 Fitness center  
 Freestanding kiosk  
 Government services  
 Groves/row crops  
 Landscape installation service  
 Landscape maintenance service  
 Machine or welding shop  
 Manufacturing and processing  
 Marine facility

**SPECIAL USES:**

Adult entertainment  
 Agricultural stand  
 Amusements, temporary or special events  
 Communication cell site on wheels (COW)  
~~Retail sales~~, mobile or temporary  
 Recycling collection station  
 Recycling drop off bin  
 Security or caretaker quarters

**PERMITTED USES (cont'd):**

Medical or dental laboratory  
 Monument sales, retail  
 Motion picture production studio  
 Nursery, wholesale  
 Office, business or professional  
 Park, passive  
 Parking garage, commercial  
 Parking lot, commercial  
 Printing and copying services  
 Recycling center  
 Repair and maintenance, general  
 Repair services, limited  
 Restaurant, quality  
 Shadehouse  
 Storage, indoor agricultural  
 Storage, outdoor agricultural  
 Towing service and storage  
 Vehicle inspection center  
 Vocational school  
 Warehousing  
 Wholesaling, general

**CONDITIONAL USE, CLASS A:**

Agriculture, bona fide  
 Air curtain incinerator, permanent  
 Electrical power facility  
 Excavation, type III  
 Grooms quarters  
 Heavy industry  
 Livestock raising  
 Mining, excavation type IIIA  
 Mining, excavation type IIIB

**PERMITTED SUBJECT TO DRC SITE PLAN:**

Agricultural transshipment  
Building supplies  
Car wash and auto detailing  
Communication tower, commercial  
Composting facility  
Contractor's storage yard  
Day care center, limited  
Day labor employment service  
Entertainment, indoor  
Entertainment, outdoor  
Excavation, type II  
Farmer's market  
Funeral home or crematory  
Golf course  
Gun club, enclosed  
Heliport or helipad  
Packing plant  
Park, public  
Restaurant, high turnover sit-down  
Self-service storage  
Stable, commercial  
Theater, indoor  
Transportation facility  
Utility, minor  
Water or wastewater treatment plant

**CONDITIONAL USE, CLASS A: (cont'd)**

Restaurant, fast food  
School, elementary or secondary  
Solid waste transfer station  
Truck stop  
Vehicle sales and rental

**CONDITIONAL USE, CLASS B:**

Air curtain incinerator, temporary  
Auction, outdoor  
Automotive service station  
Chipping and mulching  
Convenience store, with gas sales  
Day care center, general  
Flea market, open  
Gas and fuel, wholesale  
Kennel, commercial  
Laboratory, industrial research  
Nursery, retail  
Potting soil manufacturing  
Recycling plant

**Reference Sections:**

- 1) Supplementary Use Standards -- See Section 6.4.D
  - 2) Property Development Regulations -- See Section 6.5
  - 3) Supplementary Development Standards -- See Section 6.6
  - 4) Off-street Parking/Loading -- See Section 7.2
  - 5) Landscaping -- See Section 7.3
  - 6) Performance Standards -- See Section 7.8
  - 7) Signs -- See Section 7.14
  - 8) Vegetation Protection -- See Section 9.5
- [Ord. No. 01-01] [Ord. No. 01-62] [Ord. No. 01-100]**

(This space intentionally left blank)

- 2. IG, General Industrial District.** The purpose and intent of the IG district is to provide lands in appropriate locations for those uses with one (1) or more of the following characteristics: industrial processes that involve significant amounts of heat, mechanical and chemical processing; large amounts of material transfer; and large scale structures. The IG district provides for those industrial uses that are not located in a planned industrial park, as well as permitting such planned uses. Such industrial uses are to be located with convenient access to transportation facilities. The IG district corresponds to the Industrial (IND) land use designation in the Future Land Use Element of the Comprehensive Plan. The following uses are subject to the Supplementary use standards referenced below.

**PERMITTED USES:**

Agricultural related manufacturing, light  
 Agricultural research/development  
 Agricultural transshipment  
 Air stripper, remedial  
 Automotive paint or body shop  
 Building supplies  
 Butcher shop, wholesale  
 Catering service  
 Communication panels, antennas, commercial  
 Contractor's storage yard  
 Data information processing  
 Day labor employment service  
 Dispatching office  
 Freestanding kiosk  
 Government services  
 Groves/row crops  
 Gun club, enclosed  
 Laboratory, industrial research  
 Landscape installation service  
 Machine or welding shop  
 Manufacturing and processing  
 Marine facility  
 Motion picture production studio  
 Nursery, wholesale  
 Office, business or professional  
 Park, passive  
 Recycling center  
 Repair and maintenance, general  
 Repair services, limited  
 Restaurant, quality  
 Shadehouse  
 Storage, indoor agricultural  
 Storage, outdoor agricultural  
 Towing service and storage  
 Vocational school  
 Warehousing  
 Wholesaling, general

**PERMITTED SUBJECT TO DRC SITE PLAN:**

Automotive service station  
 Asphalt or concrete plant  
 Chipping and mulching  
 Communication tower, commercial  
 Composting facility  
 Convenience store, with gas sales  
 Day care center, limited  
 Excavation, type II  
 Farmer's market  
 Gas and fuel, wholesale  
 Heavy industry  
 Heliport or helipad  
 Packing plant  
 Park, public  
 Potting soil manufacturing  
 Recycling plant  
 Self-service storage  
 Stable, equestrian type two  
 Transportation facility  
 Utility, minor  
 Water or wastewater treatment plant

**CONDITIONAL USE, CLASS A:**

Agriculture, bona fide  
 Airport  
 Air curtain incinerator, permanent  
 Electrical power facility  
 Excavation, type III  
 Livestock raising  
 Mining, excavation type IIIA  
 Mining, excavation type IIIB  
 Salvage or junk yard  
 Sugar mill or refinery  
 Truck stop

**SPECIAL USES:**

Adult entertainment  
Agricultural stand  
Communication Cell Site on Wheels (COWs)  
Recycling collection station  
Recycling drop off bin  
Security/caretaker quarters

**CONDITIONAL USE, CLASS B:**

Air curtain incinerator, temporary  
Airplane landing strip, accessory  
Day care center, general  
Nursery, retail  
Solid waste transfer station

**Reference Sections:**

- 1) Supplementary Use Standards -- See Section 6.4.D
  - 2) Property Development Regulations -- See Section 6.5
  - 3) Supplementary Development Standards -- See Section 6.6
  - 4) Off-street Parking/Loading -- See Section 7.2
  - 5) Landscaping -- See Section 7.3
  - 6) Performance Standards -- See Section 7.8
  - 7) Signs -- See Section 7.14
  - 8) Vegetation Protection -- See Section 9.5
- [Ord. No. 01-01] [Ord. No. 01-62] [Ord. No. 01-100]

(This space intentionally left blank)



**G. Public and Institutional Districts.**

- 1. PO, Public Ownership District.** The purpose and intent of the PO district is to provide a coordinated land planning approach to the sale, rent, lease, purchase, management, or alteration of publicly owned or operated lands. Notwithstanding those public uses permitted elsewhere in this Code, the PO district is primarily concerned with, although not limited to, the enlightened planning of parks and recreation areas, public buildings and facilities, and other capital improvements of a distinctly significant nature. The PO district corresponds to all land use categories in the Future Land Use Element of the Comprehensive Plan. The following uses are subject to the Supplementary use standards referenced below. [Ord. No. 01-62]

**PERMITTED USE:**

Air stripper, remedial  
 Assembly, nonprofit institutional  
 Campground  
 College or university  
 Communication panels, antennas, commercial  
 Electrical power facility  
 Gas and fuel, wholesale  
 Government services  
 Heliport or helipad  
 Hospital or medical center  
 Park, passive  
 Park, public  
 Parking lot, commercial  
 Recycling center  
 School, elementary or secondary  
 Transportation facility  
 Vehicle inspection center  
 Water or wastewater treatment plant  
 Zoo

**SPECIAL USE:**

Air curtain incinerator, temporary  
 Communication cell site on wheels (COW)  
 Recycling collection station  
 Recycling drop off bin  
 Retail sales, mobile or temporary  
 Security or caretaker quarters

**PERMITTED SUBJECT TO DRC SITE PLAN:**

Arena, auditorium or stadium  
 Chipping and mulching  
 Communication tower, commercial  
 Composting facility  
 Day care center, general  
 Day care center, limited  
 Equestrian arena, commercial  
 Excavation, type II  
 Gun club, enclosed  
 Marine facility  
 Potting soil manufacturing  
 Stable, equestrian type two  
 Utility, minor

**CONDITIONAL USE, CLASS B:**

Cemetery  
 Golf course  
 Gun club, open  
 Recycling plant  
 Solid waste transfer station

**CONDITIONAL USE, CLASS A:**

Air curtain incinerator, permanent  
 Airport  
 Excavation, type III  
 Groom's quarters  
 Mining, excavation type IIIA  
 Mining, excavation type IIIB

**Reference Sections:**

- 1) Supplementary Use Standards -- See Section 6.4.D
  - 2) Property Development Regulations -- See Section 6.5
  - 3) Accessory/Temporary Structure Standards -- See Section 6.6
  - 4) Off-street Parking/Loading -- See Section 7.2
  - 5) Landscaping -- See Section 7.3
  - 6) Lighting/Noise Standards -- See Section 7.8
  - 7) Signs -- See Section 7.14
  - 8) Vegetation Protection -- See Section 9.5
- [Ord. No. 01-01] [Ord. No. 01-62]

- 2. IPF, Institutional and Public Facilities District.** The purpose and intent of the IPF district is to provide lands in appropriate locations for a variety of regional and community uses that are either publicly or privately operated. The IPF district corresponds to the institutional land use designation in the Future Land Use Element of the Comprehensive Plan.

**PERMITTED USES:**

Congregate Living Facility, type 1  
Park, passive

**SPECIAL USES:**

Amusement, temporary or special events  
Communication Cell site on Wheels (COWs)  
Recycling Collection Station  
Recycling drop off bin  
Security or Caretaker quarters

**PERMITTED SUBJECT TO DRC SITE PLAN:**

Community Vegetable Garden  
Day Camp  
Day care center, limited  
Equestrian arena, commercial  
Excavation, type II  
Government services  
Heliport or helipad  
Medical Office or Clinic  
Medical or Dental Laboratory  
Park, public  
Stable, equestrian type two  
Utility, minor

**CONDITIONAL USE, CLASS A:**

Airport  
Arena, auditorium or stadium  
Cemetery  
College or University  
Communication tower, commercial  
Congregate living facility, type 3  
Electrical power facility  
Groom's quarters  
Hospital or medical center  
Multi-family  
School, elementary or secondary  
Single-family  
Solid waste transfer station  
Townhouse  
Vocational schools  
Water or wastewater treatment plant  
Zero lot line home

**CONDITIONAL USE, CLASS B:**

Agricultural research/development  
Air curtain incinerator, temporary  
Airplane landing strip, accessory  
Assembly nonprofit, institution  
Assembly nonprofit, membership  
Communication panels, antennas, commercial  
Congregate living facility, type 2  
Church or place of worship  
Day care center, general  
Transportation facility  
Nursing or convalescent facility

**Reference Sections, IPF District:**

- 1) Supplementary Use Standards - See Sec. 6.4.D
  - 2) Property Development Regulations - See Sec. 6.5
  - 3) Accessory/Temporary Structure Standards - See Sec. 6.6
  - 4) Off-Street parking/Loading - See Sec. 7.2
  - 5) Landscaping - See Sec. 7.3
  - 6) Lighting/Noise/Standards - See Sec. 7.8
  - 7) Signs - See Sec. 7.14
  - 8) Vegetation Protection - See Sec. 9.5
- [Ord. No. 01-01][Ord. No. 01-62]**

**H. Agriculture Uses in the Urban/Suburban Tier.**

1. **Applicability.** Uses existing at the time of adoption of the ordinance permitting agricultural uses in the Urban/Suburban Tier shall be considered to be conforming. Any expansion of existing and any new agricultural uses shall be consistent with all applicable requirements and subject to review by the appropriate staff or review board as identified in the ULDC. The AR Zoning District shall be considered consistent with all Future Land Use Atlas designations in the Urban Suburban Tier for the purpose of permitting agricultural uses. [Ord. No. 99-37] [Ord. No. 01-01]
2. **Uses.** Agricultural uses not listed in Section 6.2.D, as permitted within the Urban/Suburban Tier, shall only be permitted with a Class A conditional use approval. [Ord. No. 01-01]
3. **Previous development orders.** Property which has a development order may also receive an additional development order for a temporary agricultural use in the Urban/Suburban Tier in accordance with the standards enumerated in 6.4.D, Supplementary use standards, for the specific agricultural use however, the agricultural use shall not be eligible for an agricultural tax exemption. [Ord. No. 01-01]

(This space intentionally left blank)

**I. Overlay Districts and Special Zones.**

1. **NE-O, Native Ecosystem Overlay.** The purpose and intent of the NE-O district is to ensure the protection of environmentally sensitive lands while ensuring development options by permitting flexibility in development regulations. [Ord. No. 01-01]
2. **WCRA-O, Westgate/Belvedere Homes Overlay.** The Westgate/ Belvedere Homes Community Redevelopment Agency (Westgate/Belvedere Homes CRA) was created pursuant to Sec. 163.330, et. seq., Fla. Stat., to remove blight conditions, enhance the County's tax base, improve the living conditions, and preserve areas of low and moderate cost housing in the Westgate/Belvedere Homes area. The use of community redevelopment powers enables the Board of County Commissioners and the Westgate/Belvedere Homes CRA to make public improvements which encourages and enhances private investment and neighborhood stability, prevents continuation of inefficient and incompatible land use patterns, and assists revitalization and rehabilitation of older commercial and residential areas in the Westgate/Belvedere Homes area. In recognition of the special needs of the Westgate/Belvedere Homes area, the WCRA-O district is established with the purpose and intent of encouraging development and redevelopment of the Westgate/Belvedere Homes area through regulatory incentives; arresting deterioration of property values; preserving existing, viable affordable housing and providing opportunity for the future development of affordable housing; implementing the Westgate/Belvedere Homes Community Redevelopment Plan; and under certain circumstances, providing for increased residential densities and an increase of up to twenty (20) percent in the amount of land designated as commercial on the Land Use Atlas Map without amendment to the Comprehensive Plan. [Ord. No. 01-01]
3. **R&T-O, Research and Technology Overlay.** The purpose and intent of the R&T-O district is to protect critical manufacturing employers from the encroachment of incompatible uses and activities; provide opportunities to locate accessory, auxiliary and supporting industrial land uses in close proximity to existing manufacturing facilities; and ensure the location of compatible adjacent uses and activities in the district that complement manufacturing and high-tech operations that are related to the continuation and future development of the County's manufacturing and industrial base. The R&T-O district implements the Comprehensive Plan provisions related to the Pratt-Whitney Overlay. Additionally, all development within the R&T-O district shall promote efficient and economical industrial uses; promote compatible industrial use linkages by process, production or service; be compatible with surrounding uses and activities; preserve and protect natural features and native vegetation so as to prevent ecological damage in part through the location of buildings and land use intensities; and encourage the continuation and future development of the County's manufacturing and industrial base. [Ord. No. 01-01]
4. **GA-O, Glades Area Economic Development Overlay.** The purpose and intent of the GA-O district is to provide flexibility in the range of uses and land development regulations allowed in the underlying districts in the Glades area and to accommodate uses which, if deemed appropriate, will increase job opportunities and improve the economic vitality of the area. In addition, the GA-O district shall provide a set of regulations that recognize the character of the area. [Ord. No. 01-01]
5. **PBIA-O, Palm Beach International Airport Overlay.** The PBIA-O district recognizes that lands surrounding the Palm Beach International Airport are most suitable for campus-style industrial development over the long-term. The purposes and intent of the PBIA-O district are to protect neighborhoods surrounding the Palm Beach International Airport from incompatible land development; to protect airport operations from incompatible land development, and provide regulations that will assure **safe, unobstructed access for all aircraft which enter and exit the airport; to allow land owners to initiate** conversion to industrial uses where appropriate; and to allow land owner participation in the land use decision-making process. [Ord. No. 01-01]

6. **IOZ, Indiantown Road Overlay.** The purpose and intent of the Indiantown Road Overlay Zoning District (IOZ) is intended to implement the site development regulations of uses within the established Indiantown Road Corridor Study Area pursuant to the interlocal agreement adopted between Palm Beach County and the Town of Jupiter. The Town has adopted the IOZ pursuant to the recommendation of the Indiantown Road corridor Study and Chapter 163, Part II Florida Statutes. The purpose of the IOZ is to protect residential neighborhoods, limit uses, improve the overall aesthetics of the Indiantown Road corridor, and establish development incentives to accomplish the various objective of the corridor study. Through the interlocal agreement the Town and County have provided for a means of intergovernmental cooperation in implementing the IOZ standards throughout all appropriate incorporated and unincorporated portions of the Indiantown Road corridor and in accordance with Florida Statutes Chapter 163, Part IV. The Town and County agree to use a joint review process to advance the public health, safety, and general welfare and adopt procedures for the joint administration of land development regulations. [Ord. No. 01-01]
7. **COZ, Conditional Overlay Zone.** The purpose and intent of the COZ district is to modify and restrict the use and site development regulations otherwise authorized in the base district. All requirements of a COZ district are in addition to and supplement all other applicable requirements of this Land Development Code. Restrictions imposed by the COZ district shall mitigate potential impact and assure compatibility to surrounding land uses. [Ord. No. 01-01] [Ord. No. 01-29]
8. **AZO, Airport Zoning Overlay.** The purpose and intent of the Airport zoning regulations is to promote the maximum safety of aircraft using publicly-owned airports, the safety of residents and property in areas surrounding the airports, and the full utility of the airports. The provisions of Airport zoning regulations create zones, based on the approach and departure pattern of aircraft, and regulates he height of structures and the use of land within these zones. The Airport zoning regulations are contained in Article 18 of this code. [Ord. No. 96-28] [Ord. No. 01-29]
9. **CCSO, Community Commercial Service Overlay.** The purpose and intent of the Community Commercial Service Overlay (CCSO) district is to fulfill the provisions of the Land Use Element of the Comprehensive Plan which call for the limitation of new commercial (retail, office, service) land uses to serve the needs of the farm worker community, existing residents, and future residents of AGR-PUDs, a Community Commercial Service is established as an overlay within the AGR District. The CCSO district corresponds to the Commercial Low Intensity (CL) land use designation in the Future Land Use Element of the Comprehensive Plan. [Ord. No. 98-11]
10. **SCGCF-O, Sugar Cane Growers Cooperative of Florida Overlay.** The purpose and intent of the Sugar Cane Growers Cooperative of Florida Overlay (SCGCF-O) district is to maintain the integrity of bona fide agricultural operations related to the cultivation and processing of sugar cane, by prohibiting the encroachment of incompatible land uses and/or activities. It will also provide opportunities for the inclusion of related accessory and supporting uses and/or activities in close proximity to the existing mill. [Ord. No. 01-100]
11. **LWRCC-O, Lake Worth Road Commercial Corridor Overlay..** The purpose and intent of the Lake Worth Road Commercial Corridor Overlay (LWRCC-O) district is to provide incentives to encourage infill development and redevelopment along Lake Worth Road, improve the neighborhood characteristics of the area, and improve the overall quality of the surrounding community. The intent of the LWRCC-O is to implement the community's vision for the area and to address the unique land development constraints along Lake Worth Road. [Ord. No. 01-100]

- 12. LOST-O, Lake Okeechobee Scenic Trail Overlay.** The purpose and intent of the LOST-O district is to encourage nature and heritage based tourist related uses, such as lodging, restaurants, and trail outfitters, around the Herbert Hoover Dike to facilitate development of the Lake Okeechobee Scenic Trail. The LOST-O district is also intended to provide flexibility in the range of uses and land development regulations allowed in the underlying districts within its boundaries. **[Ord. No. 01- 29]**

**J. Planned development districts.**

- 1. PUD, Residential Planned Unit Development District.** The purpose of the PUD district is to offer a residential development alternative which: allows an opportunity for a limited amount of commercial uses; and, corresponds to a range of residential land use categories on the Comprehensive Plan Land Use Atlas. The intent of the PUD is to promote the design of largely residential living environments which provide enlightened and imaginative approaches to community planning and shelter design. These approaches include but are not limited to:

  - a. the preservation of natural features and scenic areas;
  - b. the integration and connection of land uses with perimeter landscape areas which provide vegetation preservation, buffering, and circulation areas;
  - c. the creation of a continuous non-vehicular circulation system;
  - d. the establishment of civic, commercial and recreation land uses;
  - e. the reduction of land consumption by roads; and,
  - f. the provision for flexible property development regulations to promote innovative and quality site design.
- 2. TND, Traditional Neighborhood Development District.** The purpose and intent of the TND district is to implement the Traditional Neighborhood Development Land Use Category of the Comprehensive Plan and to:

  - a. provide a range of residential, commercial, and light industrial land uses;
  - b. lessen existing imbalances in land uses within a specified planning area;
  - c. encourage internal automobile trip capture;
  - d. offer a range of housing opportunities;
  - e. introduce a variety of architectural solutions for current development problems;
  - f. preserve natural features and scenic areas;
  - g. design safe and efficient circulation systems for pedestrians, non-motorized vehicles, and automobiles;
  - ~~h. utilize perimeter landscape and edge areas to connect the various land uses and land use zones~~ within neighborhoods, edge areas and the surrounding communities; and,
  - i. establish a neighborhood identity and focus.

- 3. MXPDP, Mixed-Use Planned Development District.** The purpose of the MXPDP district is twofold: (1) Promote the design of mixed-use developments for land which has a commercial designation on the Land Use Atlas, see Table 6.8-1, Planned Development District Densities and Corresponding Land Use Categories or a commercial land use zone designation within a PUD or PIPD; and, (2) Provide for the compatible integration of residential uses and commercial uses into a unified development.

The intent of the MXPDP is to provide for the compatible development and integration of nonresidential uses and residential uses with enlightened and imaginative approaches to community planning, including but not limited to:

- a. the use of vertical or horizontal integration with residential and commercial uses;
- b. the selection of land uses which encourages internal automobile trip capture and compatibility with residential uses;
- c. the design of a site development plan which provides for the compatible cohabitation of residential and commercial uses;
- d. the use of flexible property development regulations;
- e. the design of safe and efficient circulation systems for pedestrians, bicycles, and automobiles;
- f. the utilization of multiple family homes to provide a transition area between commercial uses and adjacent residential development; and,
- g. the incorporation of perimeter landscape areas into the site development plan to connect, buffer and define the various land uses and land use zones within a MXPDP.

- 4. MUPDP, Multiple Use Planned Development District.** The purpose of the MUPDP district is twofold: (1) to promote the design of unified, multiple use developments for land which has a rural residential 10, commercial, industrial, or commercial recreation designation on the Land Use Atlas, see Table 6.8-1, Planned Development District Densities and Corresponding Land Use Categories; and, (2) to provide for the efficient use of land by the integration of multiple uses within a single development.

The intent of the MUPDP is to provide for the development of multiple nonresidential uses with enlightened and imaginative approaches to community planning, including but not limited to:

- a. allowing flexibility of certain property development regulations;
- b. applying certain property development regulations to the entire MUPDP rather than individual lots, such as but not limited to:
  - (1) access;
  - (2) parking;
  - (3) lot size and dimensions;
  - (4) lot frontage;
  - (5) landscaping; and
- c. ~~Designing for architectural compatibility between land uses for buildings and signage.~~

- 5. PIPD, Planned Industrial Park Development District.** The purpose of a PIPD is to offer an industrial development alternative which: provides employment opportunities; and, encourages internal automobile trip capture by offering justifiable amounts of commercial and residential uses.

The intent of the PIPD is to promote the design of planned industrial developments which provide enlightened and imaginative approaches to community planning and site design. These approaches, include but are not limited to:

- a. the preservation of natural features, scenic areas and native vegetation;
- b. the promotion of efficient and economical industrial land use districts;
- c. the encouragement of industrial linkages by process, product, or service;
- d. the provision of on-site essential services for industries, employees, and clients;
- e. the protection of nearby existing and future non-industrial land uses and activities;
- f. the arrangement of buildings and land use intensities, as they relate to surrounding land uses to minimize and mitigate negative impacts;
- g. the location of the PIPD near convenient access to transportation facilities such as interstate highways, major trucking routes, shipping and/or railroad lines; and,
- h. the encouragement of industrial expansion to the County's economic base through new investment.

- 6. MHPD, Mobile Home Park Planned Development District.** The purpose of the MHPD district is to offer a mobile home residential development alternative which: 1. Allows a limited amount of commercial uses; and, 2. Corresponds to a range of residential land use designations on the Land Use Atlas. The intent of the MHPD is to promote the efficient design of mobile home communities which provide enlightened and imaginative approaches to community planning and, accommodate the housing needs of those residents who prefer mobile home living and of those who desire an economic alternative to conventional dwellings. These approaches, include but are not limited to:

- a. the preservation of natural features and scenic areas;
- b. the reduction of land consumption by roads;
- c. the creation of a continuous non-vehicular circulation systems;
- d. the designation of perimeter landscape areas which provide preservation, buffering, and circulation areas; and,
- e. the establishment of neighborhood commercial service uses and recreation areas.

- 7. RVPD, Recreational Vehicle Park Planned Development District.** The purpose of the RVPD district is twofold: 1. Promote the design of unified, recreational use developments for land which has a commercial, industrial or commercial recreation designation on the Land Use Atlas, see Table 6.8-1, Planned Development District Densities and Corresponding Land Use Categories.



The intent of the RVPD is to provide for the development of recreational vehicle parks which offer limited habitation on site (no permanent residence) and which provide enlightened and imaginative approaches to community planning, including but not limited to:

- a. providing a tourist oriented, park-like environment; and,
- b. locating near an established recreational resource to allow convenient access for tourists.

**8. SWPD, Solid Waste Disposal Planned Development District.** The purpose of the SWPD district is twofold: 1. Regulate the placement of developments designed to store, process, transfer or dispose of solid waste in any land use category, see Table 6.8-1, Planned Development District Densities and Corresponding Land Use Categories; and, 2. Permit only those land uses which are consistent with the County-wide Solid Waste Management Plan. The intent of the SWPD is to ensure the development of solid waste facilities which mitigate negative impacts and incorporate enlightened and imaginative approaches to community planning, including but not limited to:

- a. the protection of the public health, safety and welfare regarding air, noise and water pollution;
- b. the prevention of the use of the land as an uncontrolled receptacle for improperly treated wastes;
- c. the conservation of the value of land, buildings and resources;
- d. the protection of the character and maintenance of the stability of residential, agricultural, business and industrial areas;
- e. the provision of the appropriate and best use of land;
- f. the provision for preservation, protection, development and conservation of the natural resources of land, water and air;
- g. the provision for convenience of traffic and circulation of people and goods;
- e. the enhancement of the environment; and,
- f. the recovery of resources that have the potential of further use.

**9. AGR-PUD, Agricultural Reserve Planned Unit Development.** The purpose and intent of the AGR-PUD is to accommodate low density residential development options in conjunction with preservation of agriculture, wetlands or other significant open space areas. It is intended that an AGR-PUD will provide for 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 Agricultural Reserve.

#### Amendment History:

[Ord. No. 98-11][Ord. No. 93-4; February 2, 1993] [Ord. No. 94-23; October 4, 1994] [Ord. No. 95-8; March 21, 1995] [Ord. No. 96-28; September 25, 1996] [Ord. No. 98-11; April 30, 1998] [Ord. No. 00-015; April 12, 2000] [Ord. No. 01- 01; January 9, 2001] [Ord. No. 01- 29; July 24, 2001]

(This page intentionally left blank)

(This page intentionally left blank)

**SEC. 6.3      ZONING MAP AND DISTRICT BOUNDARIES.**

- A. Establishment of Official Zoning Map.** The location and boundaries of the districts established in this article shall be set forth on the Official Zoning Map of Palm Beach County which is incorporated herein by reference into this article as if fully described and set forth herein. A copy of the Official Zoning Map shall be located at all times for inspection by the general public during regular business hours in the offices of the PZB Department.
- B. Amendment to the Official Zoning Map.** If pursuant to the terms of this Code, amendments are made to the boundaries of the Official Zoning Map, such amendments shall be entered on the Official Zoning Map by the Zoning Director within twenty (20) working days after the amendment.
- C. Replacement of Official Zoning Map.**
1. In the event that the Official Zoning Map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes and additions, the Board of County Commissioners shall adopt a new Official Zoning Map that shall supersede the prior Official Zoning Map.
  2. The new Official Zoning Map may correct drafting and clerical errors or omissions in the prior Official Zoning Map, but no such corrections shall have the effect of amending the original Official Zoning Map or subsequent amendments thereto without a duly noticed public hearing pursuant to the procedures and standards of this Code.

**SEC. 6.4      USE REGULATIONS AND DEFINITIONS.****A. General.**

1. Uses permitted by right, permitted subject to Site Plan/Final Subdivision Plan approval by DRC, as a Special Use or as a Conditional Use in each district shall be determined from the Use Regulations Schedule (Table 6.4-1).
2. The Use regulations within overlay districts shall be determined by the uses allowed in the underlying districts, as may be modified by Sec. 6.7 (Overlay District).
3. Additional use regulations for the Planned Development districts are specified in Sec. 6.8 (Planned Development District Regulations).
4. Uses within Airport zones may be restricted or subject to special regulations as specified in Article 18 (Airport Zoning Regulations). [Ord. No. 96-28]

- B. Use classification.** The list of use classifications included in the Use Regulations Schedule (Table 6.4-1) is intended to classify uses on the basis of common functional characteristics and land use compatibility. Other uses not specifically listed in the Use Regulations Schedule, but exhibiting similar characteristics to a listed use shall be so classified by the interpretation of the Executive Director of PZB pursuant to the procedures and standards of Art. 2, Interpretation. [Ord. No. 95-8]

**C. Use regulations schedule.** The Use Regulations Schedule contained in Table 6.4-1 shall be interpreted as follows.

1. **Permitted by right.** Uses identified in a particular district column with a "P" are "permitted by right" and shall be permitted in such district, subject to such supplementary use standards as may be indicated in the "Note" column and subject to the other requirements of this Code. Uses identified with a "P" may be subject to Site Plan/Final Subdivision Plan review if specifically required by other provisions of this Code. Prior to receipt of a Certificate of Occupancy, all required permits from affected regulatory agencies must be obtained and the use must operate in accordance with those permits.
2. **Site plan/final subdivision plan.** Uses identified in a particular district column with a "D" are "permitted subject to Site Plan/Final Subdivision Plan review" and shall be permitted in such district only if a Site Plan/Final Subdivision Plan is submitted and approved in compliance with the provisions of this Code for the use by the Development Review Committee in accordance with the procedures and standards of Sec. 5.6, Site Plan/Final Subdivision Plan, subject to such supplementary use standards as may be indicated in the "Note" column of the Use Regulations Schedule tables of Secs. 6.4 and 6.8, and the other standards of this Code. Prior to receipt of a Certificate of Occupancy, all required permits from affected regulatory agencies must be obtained and the use must operate in accordance with those permits.
3. **Special use.** Uses identified in a particular district column with an "S" are "special uses" and shall be permitted in such district only if they meet the supplementary use standards indicated in the "Note" column for the use and are approved by the Zoning Director in accordance with the procedures and standards of Sec. 5.5 (Special Permit Uses), and subject to the other standards of this Code. Prior to receipt of a Certificate of Occupancy, all required permits from affected regulatory agencies must be obtained and the use must operate in accordance with those permits.
4. **Conditional use, Class B.** Uses identified in a particular district column with a "B" are "Class B conditional uses" and shall be permitted in such district only if they are approved by the Zoning Commission in accordance with the procedures and standards of Sec. 5.4.G (Class B conditional uses), subject to such supplementary use standards as may be indicated in the "Note" column, and the other standards of this Code. Prior to receipt of a Certificate of Occupancy, all required permits from affected regulatory agencies must be obtained and the use must operate in accordance with those permits. [Ord. No. 01-01]
5. **Conditional use, Class A.** Uses identified in a particular district column with a A are "Class A conditional uses" and shall be permitted in such district only if they are approved by the Board of County Commissioners in accordance with the procedures and standards of Sec. 5.4.F (Class A conditional uses), subject to such supplementary use standards as may be indicated in the "Note" column, and the other standards of this Code. Prior to receipt of a Certificate of Occupancy, all required permits from affected regulatory agencies must be obtained and the use must operate in accordance with those permits. [Ord. No. 01-01]
6. **Prohibited uses.** Uses not identified in a particular district column as permitted by right, as a Conditional use, or a Special use, are not allowed in such district unless otherwise expressly permitted under this Code.

7. **Supplementary use standards.** A number in the "Note" column refers to supplementary use standards applicable to a particular use in one (1) or more of the districts in which such use is allowed. For Planned Developments, the term district means the land use category. The referenced standards appear in Sec. 6.4. (Supplementary use standards). For example, note 53 refers to Sec. 6.4.D.53.
8. **Uses located in Overlay Zones.** Uses proposed to be located in overlay zones may be subject to additional regulations. Reference should be made to Sec. 6.7 of this Code to ensure no additional regulations apply.
9. **Airport zones.** Certain uses within an airport zone, established in Article 18, are subject to additional height and use limitations and may be subject to special conditions.
10. **District Specific Regulations.** Within certain zoning districts, special standards apply. Reference should be made to Sec. 6.5 to determine if a use is subject to additional regulations.  
[Ord. No. 93-4] [Ord. No. 95-8] [Ord. No. 96-28]

**Amendment History:**

[Ord. No. 93-4; February 16, 1993] [Ord. No. 95-8; April 3, 1995] [Ord. No. 96-28; September 25, 1996]  
[Ord. No. 01-01; January 18, 2001]

(This space intentionally left blank.)

**TABLE 6.4-1  
USE REGULATIONS SCHEDULE**

Use Type	Zoning District/Overlay																				NOTE			
	Agriculture/Conservation					Residential								Commercial						Indust/Public				
	P	AGR	A	S	R	AR	C	R	R	R	R	R	R	C	C	C	C	C	I	I		P		
	C		P	A	S	R	E	T	T	T	S	M	H	N	L	C	H	G	L	G		O		
	AG	C				R/	U/																	
	R	CS				EX	S														P			
																					F			
Residential uses																								
Single-family		P	P	P			P	P	P	P	P	P	P	P						A	88			
Zero lot line home												A	D	D	D					A	103			
Townhouse												A	D	D	D					A	95			
Multi-family													P	P						A	65			
Mobile home dwelling		S	S	S	S		S		S												62			
Accessory dwelling		S	S	S	S		S	S	S	S	S	S	S	S	S						1			
Congregate living facility, type 1							P	P	P	P	P	P	P	P	P					P	24			
Congregate living facility, type 2							A	A	A				A	B	B	B				B	24			
Congregate living facility, type 3													A	A	A	A	A	B		A	24			
Estate kitchen		P	P	P	P		P	P	P	P	P	P	P	P	P						34.1			
Farm residence		P	P	P	P																36			
Farm worker quarters		S	S	S	S	S															37			
Garage sale		P	P	P	P		P	P	P	P	P	P	P	P	P						44			
Grooms quarters		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	47			
Guest cottage		P	P	P	P		P	P	P	P	P	P	P	P	P						47.2			
Home occupation		P	P	P	P		P	P	P	P	P	P	P	P	P						50			
Nursing or convalescent facility												A	A	A	A	A	A	B		B	67			
Security or caretaker quarters		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	86			

[Ord. No. 98-11] [Ord. No. 99-37] [Ord. No. 00-015] [Ord. No. 01-01] [Ord. No. 01-62]

Use Type	Zoning District/Overlay																							NOTE			
	Agriculture/Conservation					Residential								Commercial						Indust./Public							
	P C	AGR	A P	S A	R S E R	AR		C R S	R E	R T	R T S	R T U	R S	R M	R H	C N	C L O	C C	C H O	C G	C R E	I L	I G		P O	I P F	
		AGR	C C S O				R/ E X	U/ S																			
Agricultural uses																											
Agricultural food processing		D	D																							2.1	
Agricultural related manufacturing, light		D	D	D																		P	P			2.2	
Agricultural research /development		D		D	D	D																P	P		B	3	
Agricultural sales and service			P		A	B														P						4	
Agricultural stand		S	S	S	S	S	S	S	S								S	S	S	S	S	S	S	S		4.1	
Agricultural transshipment		D	D	D	A																	D	P			5	
Agriculture, bona fide		P	P	P	P	P	P	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			6	
Aviculture		P	P	P	P		P																			15.1	
Community vegetable garden		P	P									D	D	D	D										D	22.3	
Equestrian arena, commercial		D	D		D	D	B	B	B	B	B	B	B	B	B	B	A	A	B		B	P	B	B	D	D	34
Farmer's Market		D	D		D	D											P		P		P		D	D		37.1	
Farrier		P	P	P	P	P	P	P									P		P		P						
Groves/row crops		P	P	P	P		P	D	D	B	B	B	A	A	A	A	A		A		A		P	P		47.1	
Kennel, commercial		D	D		A															B		B				53	



**TABLE 6.4-1  
USE REGULATIONS SCHEDULE**

Use Type	Zoning District/Overlay																				NOTE								
	Agriculture/ Conservation					Residential								Commercial					Indust/ Public										
	P C	AGR		A P	S A	R S E R	AR		C R S	R E	R T	R T S	R T U	R S	R M	R H	C N	C L O	C C	C H O		C G	C R E	I L	I G	P O	I P F		
		A G R	C C S O				R/ E X	U/ S																					
Kennel, private		P	P	P	P		P	P	P	P	D	D	D	D	D	D												54	
Livestock raising		P	P	P	P		P	D	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				56.1	
Nursery, retail		P	P			D	P	B	A	A	A	A	A	A	A	A	A	P		P		P		B	B			66	
Nursery, wholesale		P	P	P	P	P	D	B	B	B	B	B	B	B	B	B	B	B	B	P	P	P	P	P	P			66.1	
Packing plant		D	D	D	A		B	B	A	A	A	A	A	A	A	A	A	A	A	B	B	D	D	D	D			68.1	
Potting soil manufacturing		D			D	A																		B	D	D		73	
Shadehouse		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P			87.1	
Stable, equestrian type two		D	D	D	D	D	D	D	B	A	A	A	A	A	A	A	A	B	B	D	D	D	P	D	D	D	D	90	
Stable, equestrian type one		P	P	P	P	P	P	P	P	P	B	B	B	B	B	B												91	
Storage, indoor agricultural		P	P	P	P		P	P	D	D	D	D	D	D	D	D	P		P		P		P	P				92	
Storage, outdoor agricultural		P	P	P	P		P	P	B	B	B	B	B	B	B	B	B	B		B		B		B		P	P		92
Sugar mill or refinery					P	A																			A			93	

[Ord. No. 98-11] [Ord. No. 99-37] [Ord. No. 00-015] [Ord. No. 01- 01] [Ord. No. 01-62]

**TABLE 6.4-1  
USE REGULATIONS SCHEDULE**

Use Type	Zoning District/Overlay																							NOTE					
	Agriculture/Conservation					Residential								Commercial					Indust/Public										
	P	A	A	S	R	AR		C	R	R	R	R	R	C	C	C	C	C	C	I	I	P	I						
	C	G	P	A	S	R	E	R	E	T	T	T	S	M	H	N	L	O	C	H	O	G	R		E	L	G	O	P
	A	C				R/	U/																						
	G	C				E	S																						
	R	S				X																							
	O																												
Accessory and Temporary uses																													
Excavation, agricultural		D	D	D	D	D	D																						35
Excavation, type II		D	D		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	35
Excavation, type 1A		P	P	P			P	P	P	P	P	P	P	P	P														35
Excavation, type 1B		D	D	D	D		D	D	D	D	D	D	D	D	D														35

[Ord. No. 96-28] [Ord. No. 98-11] [Ord. No. 00-015] [Ord. No. 01-62]

**TABLE 6.4-1  
USE REGULATIONS SCHEDULE**

Use Type	Zoning District																				NOTE			
	Agriculture/Conservation					Residential								Commercial					Indust/Public					
	P C	AGR	A P	S A	R S E R	AR	C R E S	R E T	R T S	R T U	R S	R M	R H	C N	C L O	C C	C H O	C G	C R E	I L		I G	P O	I P F
		A G R	C S O	R/ E X	U/ S																			
Public and civic uses																								
Airplane landing strip, accessory		B	B	B		B												B		B	B		9	
Airport																		A		A	A	A	9	
Assembly, nonprofit institutional		D	D	D	B	A						A	A	A	A	A	B		P		P	B	12	
Assembly, nonprofit membership			D		B											B		D		P		B	12.1	
Cemetery					B	A	A		A	A	A	A	A	A	A			B			B	A	19	
Church or place of worship		A	B	B	A	B	A	A	A	A	A	A	A	A	A	A	B	B	B			B	21	
College or university						A	A	A								A	A	A			P	A		
Day camp																		D				D	27.1	
Day care center, general		B	B			A	A	A	A	A	A	A	A	A	A	A	B	B	D	B	B	D	28	
Day care center, limited		D	D	D	B	A	A	A	A	A	A	A	B	B	B	B	D	D	D	D	D	D	28	
Government services		D	D	D	B	B	A	A	A	A	A	A	A	A	D	D	D	D	D	P	P	P	46	
Heliport or helipad		B		B		A	A		A	A	A		A				D	D	D	D	D	P	9	
Hospital or medical center					A											A	A	A			P	A	52	
Park, public	D				D	D	B	B	B	A	A	A	A	B	B	B		D	D	D	P	D	70	
School, elementary or secondary		A			A		A	A	A	A	A	A	A	A			A	A	A		A	P	85	
Transportation facility																		B		D	D	P	95.1	

[Ord. No. 97-14] [Ord. No. 97-64] [Ord. No. 98-11] [Ord. No. 99-37] [Ord. No. 01-29] [Ord. No. 01-62]

~~[Ord. No. 01-100]~~

Use Type	Zoning District/Overlay																				NOTE							
	Agriculture/ Conservation						Residential								Commercial							Indust/ Public						
	P C	AGR		A P	S A	R S E R	AR		C R S	R E	T	R T S	R T U	R S	R M	R H	C N	C L O	C C	C H O		C G	C R E	I L	I G	P O	P F	
		A G R	C C S O				R/ E X	U/ S																				
Utilities																												
Air curtain incinerator, permanent		D		A	A																			A	A	A		7
Air curtain incinerator, temporary		S	S	S	S		S	S	A	A	A	A	A	A	A	A	A	A	A	A	B		B	B	S	B		8
Chipping and mulching		D		B	A																		B	D	D			20
Communication tower, commercial	A	A	A	D	A	B	A	A	A	A	A	A	A	A	A	A	A	A	B	B	B	B	D	D	D	D	A	22
Communication panels, antennas, commercial		D		P	D	D	B	B	B	B	B	B	B	B	D	D	D	D	D	D	D		P	P	P	B		22.1
Communication cell sites on wheels (COW)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		22.2
Composting facility		D		D	B																		D	D	D			23
Electrical power facility		A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	P			31
Recycling center																	A		B		D		P	P	P			
Recycling collection station			S			S											D	S	S	S	S		S	S	S	S		74
Recycling drop off bin			S	S	S	S											S	S	S	S	S	S	S	S	S	S		75
Recycling plant																							B	D	B			76
Sanitary landfill or incinerator																												84
Solid waste transfer station		A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	B	B	A		89
Utility, minor		D	D	D	D		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D		D	D	D	D		96

**TABLE 6.4-1 (cont'd)**  
**USE REGULATIONS SCHEDULE**

Use Type	Zoning District/Overlay																							N O T E			
	Agriculture/ Conservation					Residential								Commercial						Indust/ Public							
	P C	AGR	A P	S A	R S E R	AR		C R S	R E	R T	R T S	R T U	R S	R M	R H	C N	C L O	C C	C H O	C G	C R E	I L	I G		P O	I P F	
		A G R	C C S O	R/ E X		U/ S																					
Water or wastewater treatment plant		A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		D	D	P	A	101

[Ord. No. 97-64] [Ord. No. 98-11] [Ord. No. 99-37] [Ord. No. 00-015] [Ord. No. 01-62]

**TABLE 6.4-1  
USE REGULATIONS SCHEDULE**

Use Type	Zoning District/Overlay																							NOTE			
	Agriculture/ Conservation					Residential								Commercial						Indust/ Public							
	P C	AGR	A P	S A	R S E R	AR		C R S	R E	R T	R T S	R T U	R S	R M	R H	C N	C L O	C C	C H O	C G	C R E	I L	I G		P O	I P F	
		A G R	C C S O			R/ E X	U/ S																				
Recreational uses																											
Amusements, temporary or Special events			S		S	S	S	S									S		S		S	S	S			S	10
Arena, auditorium or stadium																		A		A	A				D	A	11
Campground	D				D																D				P		17
Camping Cabin				S																							17.1
Entertainment, indoor			D														A		A		B	D	D				32
Entertainment, outdoor			D			A												A		A	D	D					33
Fitness center			P												B	B	B	A	A	A	P	P					39
Golf course									A	A	A	A	A	A	A	A		A		B	D	D		B			45
Gun club, enclosed					A	D														B	P	D	P	D			48
Gun club, open					A															A				B			48
Gun range, private		D	D	D	D		A																				49
Marine facility																			B	B	B	P	P	D			59
Park, passive	P	P	P	P	P	P	D	D	D	D	D	D	D	D	D	D	D	P	P	P	P	P	P	P	P	P	69
Theater, Indoor			D														A		A		B	D	D				94.1
Zoo					B	B	A													B	D				P		104

[Ord. No. 98-11] [Ord. No. 99-37] [Ord. No. 00-015] [Ord. No. 01-29; July 24, 2001] [Ord. No. 01-62]  
[Ord. No. 01-100]

**TABLE 6.4-1  
USE REGULATIONS SCHEDULE**

Use Type	Zoning District/Overlay																						NOTE		
	Agriculture/Conservation					Residential								Commercial						Indust./Public					
	P C	AGR	A P	S A	R S E R	AR	C R S	R E	R T	R T S	R T U	R S	R M	R H	C N	C L O	C C	C H O	C G	C R E	I L	I G		P O	I P F
AG R	CC SO	R/ E X	U/ S																						
Commercial uses																									
Adult entertainment																			S		S	S			2
Air stripper remedial																P	P	P	P	P	P	P	P		8.1
Auction, enclosed		P	P		A												B	D							13
Auction, outdoor		P	P		A													A		B					13
Automotive paint or body shop																		A		P	P				14
Automotive service station			A														A	A		B	D				15
Bed and Breakfast		D	D	S	S	S	S	S	S	S	S	S	S	S	S										16
Broadcasting studio																	B	D	D	P					
Building supplies			P		B											B			B	D	P				
Butcher shop, Wholesale																		A		P	P				16.1
Car wash and auto detailing			B														A	B		D					18
Catering Service				D												P	P	P	P	P	P	P	P		18.1
Contractor's storage yard					D															D	P				25
Convenience store			P													A		A	B						26
Convenience store with gas sales			A														A	A		B	D				27

**TABLE 6.4-1  
USE REGULATIONS SCHEDULE**

Use Type	Zoning District/Overlay																							NOTE			
	Agriculture/Conservation					Residential								Commercial						Indust./Public							
	P C	AGR		A P	S A	R S E R	AR		C R S	R E	R T	R T S	R T U	R S	R M	R H	C N	C L O	C C	C H O	C G	C R E	I L		I G	P O	I P F
		A G R	C C S O				R/ E X	U/ S																			
Day labor employment service			D																	A			D	P			29
Dispatching office																				B			P	P			
Dog day-care																				A			P				30.1
Financial institution			P														D	D	B	B	B						38
Flea market, enclosed																				B							40
Flea market, open																				A			B				41
Fruit and vegetable market		P	P		P	P	A										P		P	P							42
Freestanding kiosk						P												P	P	P	P	P	P	P	P		41.1
Funeral home or crematory																	A		A	A			D				43
Gas and fuel, wholesale																							B	D	P		
Green market		P	P																								46.1
Hotel, motel, SRO, Boarding & Rooming House															A					B	B	D					52
Landscape installation service		D			B	A	A												B		D		P	P			55.1
Landscape maintenance service		D			B	A	A												B		D		P	P			55
Laundry services			P														B	D	D	P	P						56



**TABLE 6.4-1  
USE REGULATIONS SCHEDULE**

Use Type	Zoning District/Overlay																				NOTE						
	Agriculture/Conservation					Residential									Commercial							Indust./Public					
	P C	AGR		A P	S A	R S E R	AR		C R S	R E	R T	R T S	R T U	R S	R M	R H	C N	C L O	C C	C H O		C G	C R E	I L	I G	P O	I P F
		A G R	C C S O				R/ E X	U/ S																			
Lounge, cocktail			D														A		A	A	P						57
Medical office or dental clinic		P	P	B	A												A	A	B	D	D					D	60
Medical or dental laboratory																				B	P		P				
Monument sales, retail																					P		P				
Office, business or professional			P	S													P	P	P	P	P		P	P			68
Parking garage, commercial																					A		P				71
Parking lot, commercial																			B	B	D	P	P		P		71
Pawnshop																					A						71.1
Personal services			P														P	P	P	P	P						72
Printing and copying services			P														P	P	P	P	P		P				
Real estate sales model																											73.1
Repair and maintenance, general																			A		A		P	P			77
Repair services, limited			P			B											P	P	P	P	P		P	P			78
Restaurant, high turnover sit-down																		A	D	A	D		D				79.1
Restaurant, fast food																			A	A	A		A				79

**TABLE 6.4-1  
USE REGULATIONS SCHEDULE**

Use Type	Zoning District/Overlay																				NOTE						
	Agriculture/Conservation					Residential								Commercial					Indust./Public								
	P C	AGR		A P	S A	R S E R	AR		C R S	R E	R T	R T S	R T U	R S	R M	R H	C N	C L O	C C	C H O		C G	C R E	I L	I G	P O	I P F
		R/ E X	U/ S																								
		A G R	C C S O																								
Restaurant, quality			P														D	B	P	B	P	P	P	P			80
Restaurant, specialty			P	S													P	D	P	P	P	P					81
Retail sales, automotive accessories and parts																	P		P		P						81.1
Retail sales, general			P	S													P		P		P						82
Retail sales, mobile or temporary		S	S		S														S		S		S	S			83
Self-service storage																			A		A		D	D			87
Theater, drive-in																					A	P					94
Towing service and storage																							P	P			
Vehicle inspection center																			A		B		P		P		
Vehicle sales and rental																			A		A		A				97
Veterinary clinic		D	D	P	B		B	B	B								A	A	P	B	P						98
Vocational school																			B	P	P		P	P		A	99
Wholesaling, general																							P	P			102

[Ord. No. 97-64] [Ord. No. 98-11] [Ord. No. 99-37] [Ord. No. 00-015] [Ord. No. 01-01] [Ord. No. 01-28]  
[Ord. No. 01-29] [Ord. No. 01-62] [Ord. No. 01-100]

**TABLE 6.4-1  
USE REGULATIONS SCHEDULE**

Use Type	Zoning District/Overlay																								NOTE		
	Agriculture/ Conservation					Residential								Commercial						Indust/ Public							
	P C	AG R	A P	S A	R S E R	AR		C R S	R E	R T	R T S	R T U	R S	R M	R H	C N	C L O	C C	C H O	C G	C R E	I L	I G	P O		I P F	
	AG R S	C C S O				R/ E X	U/ S																				
Industrial uses																											
Asphalt or concrete plant																								D			
Data Information Processing																	D		P	P			P	P			
Excavation, type III				A	A															A	A		A	A	A		35
Excavation type IIIA				A	A															A	A		A	A	A		35
Excavation type IIIB				A	A															A	A		A	A	A		35
Heavy industry																							A	D			
Laboratory, industrial research																							B	P			
Machine or welding shop		P																					P	P			58
Manufacturing and processing																							P	P			
Motion picture production studio																			D	D	A		P	P			64
Salvage or junk yard																								A			
Truck stop																							A	A			95.1
Warehousing																							P	P			100

[Ord. No. 97-64] [Ord. No. 98-11] [Ord. No. 99-37] [Ord. No. 00-015] [Ord. No. 01-28] [Ord. No. 01-62]

Table 6.4-2.

**THRESHOLDS FOR PROJECTS REQUIRING  
DEVELOPMENT REVIEW COMMITTEE (DRC) APPROVAL**

<b>ZONING DISTRICTS</b>	<b>MAXIMUM NUMBER OF S.F. OR UNITS</b>
RM	20 du
RH	20 du
CN	5,000 sf
CLO	5,000 sf
CC	8,000 sf
CHO	8,000 sf
CG	10,000 sf
CRE	15,000 sf
IL	20,000 sf
IG	25,000 sf
PO	25,000 sf/20 du
ALL OVERLAY DISTRICTS	All commercial or industrial developments and residential development of more than two (2) dwelling units.

**NOTES:**

- 1. Projects requiring Subdivision plan certification prior to submission to the Land Development Division for Plat or other approval required by Article 8 of this Code.** Pursuant to the procedures of Article 5, Subdivision plan certification is required for all subdivision of land for which a plat waiver has not been granted pursuant to Article 8.
- 2. Projects exceeding thresholds above shall comply with Section 6.6E, Architectural Guidelines. Multi-family buildings with 16 or less units shall be exempted from this requirement.**

[Ord. No. 97-64] [Ord. No. 01-28]

**Table 6.4-3.**  
**THRESHOLDS FOR PROJECTS**  
**REQUIRING BOARD OF COUNTY COMMISSIONERS' APPROVAL**

<b>ZONING DISTRICTS</b>	<b>MAXIMUM NUMBER OF S.F. OR UNITS</b>	<b>MAXIMUM ACREAGE</b>
Residential	250 du	50 ac
CN	20,000 sf	3 ac
CLO	20,000 sf	3 ac
CC	30,000 sf	5 ac
CHO	50,000 sf	10 ac
CG	50,000 sf	10 ac
CRE	100,000 sf	12 ac
IL	100,000 sf	30 ac
IG	100,000 sf	30 ac
PO	100,000 sf	20 ac
SA	50,000 sf	20 ac

**NOTES:**

1. All new construction of residential, commercial, or industrial development that meets, exceeds, or creates development in excess of either the acreage requirement or maximum number square footage or units in Table 6.4-3 shall be reviewed for approval as a planned development district and shall receive approval, approval with conditions, or denial, pursuant to the procedures and standards of Sec. 6.8.
2. Land area devoted to retention pursuant to the requirements of the C-51 drainage basin or land area devoted to vegetation preservation pursuant to the Environmentally Sensitive Lands Ordinance shall not be counted toward the maximum acreage threshold.

[Ord. No. 93-4] [Ord. No. 94-23] [Ord. No. 95-8][Ord. No. 97-64]

**Amendment History:**

[Ord. No. 93-4; February 2, 1993] [Ord. No. 94-23; October 4, 1994] [Ord. No. 95-8; March 21, 1995]  
 [Ord. No. 97-64; December 24, 1997] [Ord. No. 01-28; July 24, 2001]

(This space intentionally left blank.)

**D. Supplementary use standards.** This section contains supplementary standards for specific uses. In the case of conflict with district or other regulations of this Code, the more restrictive requirement shall apply, unless otherwise specifically provided or clearly intended. Where a variance from these standards is required to allow the use on site, such as a minimum lot size requirement, or meet a minimum required standard such as parking, the variance shall be obtained before the use application is placed on the agenda for Development Review Committee. Where a variance from these standards is requested to facilitate a desired site design and is not required to allow the use, the variance may be obtained at any time prior to certification of the final site or subdivision plan.

1. **Accessory dwelling** means a second dwelling unit located on the same lot as the principal single-family dwelling. An accessory dwelling is a complete, independent living facility equipped with a kitchen and with provisions for sanitation and sleeping. An accessory dwelling use shall comply with the following supplementary use standards.
  - a. **Occupancy.** Occupancy of accessory dwelling shall be limited to a household that includes at least one (1) member who is physically disabled or elderly, or who meets the low-income standards specified in the definition of affordable housing in Article 3 (Definitions).
  - b. **Number of units.** A maximum of one (1) dwelling may be permitted as an accessory use to a principal single-family dwelling unit. The accessory dwelling may be attached to the principal dwelling unit or may be freestanding.
  - c. **Floor area.** The accessory dwelling shall not exceed eight hundred (800) square feet gross floor area, except when located on a lot that is at least one (1) acre in size, in which case the dwelling shall not exceed one thousand (1,000) square feet gross floor area. The floor area calculation shall include only that area of the accessory dwelling under a solid roof.
  - d. **Additional floor area.** Floor area under a solid roof that is utilized as a porch, patio, porte cochere, carport or garage shall not exceed five hundred (500) square feet. Enclosure of this area shall result in an immediate revocation of the special permit.
  - e. **Number of bedrooms.** Accessory dwellings shall contain a maximum of one (1) bedroom.
  - f. **Compatibility.** The accessory dwelling shall be architecturally compatible in character and materials, and be subordinate in size to the principal dwelling unit.
  - g. **Setbacks.** The accessory dwelling shall comply with the minimum yard setbacks applicable to the principal single-family dwelling unit.
  - h. **No separate ownership.** The accessory dwelling shall remain accessory to and under the same ownership as the principal single-family dwelling unit, and shall not be subdivided or sold as a condominium.
  - i. **Kitchen removal.** An agreement to remove all kitchen equipment shall be executed for the dwelling unit prior to the issuance of a Special Permit. The agreement shall require the kitchen to be removed if the dwelling ceases to operate as an accessory dwelling.
  - j. **Renewal of Special Permit.** The special permit shall be renewed annually in accordance with Sec. 5.5.E.9. of this code, however, a renewal fee shall not be required. [Ord. No. 97-14] [Ord. No. 97-64] [Ord. No. 99-37] [Ord. No. 00-015]

2. **Adult entertainment** means the following.

1. **Establishment.** Any adult arcade, adult theater, adult bookstore/adult video store, adult motel, or adult dancing establishment; or any establishment or business operated for commercial gain where any employee, operator or owner exposes his/her specified anatomical area for viewing by patrons, including but not limited to: massage establishments whether or not licensed pursuant to chapter 480, Fla. Stat., tanning salon, modeling studio, or lingerie studio.
2. **Exclusions.** Excluded from this definition are any educational institutions where the exposure of the specified anatomical area is associated with a curriculum or program.
3. **License.** An establishment that possesses an adult entertainment license is presumed to be an adult entertainment establishment.

An adult entertainment use shall comply with the following supplementary use standards: A special permit for an adult entertainment establishment shall be issued or denied within twenty-one (21) days of a determination of application sufficiency pursuant to the standards and procedures in Article 5 and the requirements of the Code. An aggrieved party has the right to immediately appeal a denial of application sufficiency for a special permit, denial of a special permit, or revocation or suspension of a permit by the filing of a petition for Writ of Certiorari in the Circuit Court in the Fifteenth Judicial Circuit of the State of Florida in accordance with the procedure and within the time provided by the Florida Rules of Civil Procedure and the Florida Rules of Appellate Procedure.

a. **Purpose and intent.** This section is intended to provide for the proper location of adult entertainment uses in order to protect the integrity of adjacent neighborhoods, educational uses, religious uses, parks and other commercial uses. Proper separation of adult entertainment uses prevents the creation of "skid-row" areas in unincorporated Palm Beach County that results from the concentration of these uses and their patrons. It is the intent of this section to limit the secondary effects of adult entertainment uses. The standards in this section are intended to ensure that residential districts, religious uses, educational uses, parks and other commercial uses are located in areas free from the secondary effects of adult entertainment uses. The location of residential districts, religious uses, educational uses, parks and other commercial uses within viable, unblighted and desirable areas supports the preservation of property values and promotes the health, safety and welfare of the public.

b. **Specified anatomical areas means:**

(1) Less than completely and opaquely covered:

- (a) Human genitals and pubic region; or
- (b) The opening between the human buttocks, i.e., the anal cleft; or
- (c) That portion of the human female breast encompassed within an area falling below the horizontal line one would have to draw to intersect a point immediately above the top of the areola (the colored ring around the nipple); this definition shall include the entire lower portion of the female breast, but shall not include any portion of the cleavage of the human female breast exhibited by a dress, blouse, shirt, leotard, bathing suit, or other wearing apparel, provided the areola is not so exposed; or
- (d) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.



**(2) Specified sexual activities means:**

- (a) Human genitals in a state of sexual stimulations, arousal or tumescence;
- (b) Acts of human analingus, bestiality, buggery, cunnilingus, coprophagy, coprophilia, fellation, flagellation, masochism, masturbation, necrophilia, pederasty, pedophilia, sadism, sadomasochism, sexual intercourse, or sodomy; or
- (c) Fondling or other erotic touching of human genitals, pubic region, buttock, anus, or female breast; or
- (d) Excretory functions as part of or in connection with any of the activities set forth in subsections 1. through 2.

**c. Findings of fact.** Based on the evidence and testimony presented at the public hearings before the Board of County Commissioners and on the findings incorporated in the United States Attorney General's Commission on Pornography (1986), "A Summary of a National Survey of Real Estate Appraisers Regarding the Effect of Adult Bookstores on Property Values," conducted by the Division of Planning, Department of Metropolitan Development, City of Indianapolis, January, 1984, the Board of County Commissioners hereby finds the following:

- (1) Commercial uses exist or may exist within unincorporated Palm Beach County where books, magazines, motion pictures, prints, photographs, periodicals, records, novelties and/or other devices that depict, illustrate, describe or relate to specified sexual activities are possessed, displayed, exhibited, distributed and/or sold.
- (2) Commercial uses exist or may exist within unincorporated Palm Beach County:
  - (a) Where the superficial tissues of one person are manipulated, rubbed, stroked, kneaded, and/or tapped by a second person, accompanied by the display or exposure of specified anatomical areas;
  - (b) Where dancers, entertainers, performers, or other individuals, who, for any form of commercial gain, perform or are presented while displaying or exposing any specified anatomical area; or
  - (c) Where lap dancing occurs.
- (3) This competitive commercial exploitation of such nudity and semi-nudity is adverse to the public's interest and the quality of life, tone of commerce, and the community environment in Palm Beach County.
  - (a) When the activities described in Sec. 6.4.D.2.b.(1) and 6.4.D.2.b.(2) above are presented in commercial uses, other activities that are illegal, immoral, or unhealthful tend to accompany them, concentrate around them, and be aggravated by them. Such other activities include, but are not limited to, prostitution, solicitation for prostitution, lewd and lascivious behavior, possession, distribution and transportation of obscene materials, sale or possession of controlled substances, and violent crimes against persons and land.
  - (b) When the activities described in Sec. 6.4.D.2.b.(1) and 6.4.D.2.b.(2) above are present in commercial uses within Palm Beach County, they tend to blight neighborhoods, adversely affect neighboring businesses, lower property values, promote crime, and ultimately lead residents and businesses to move to other locations.
  - (c) There is a direct relationship between the display or depiction of specified anatomical areas as described in Sec. 6.4.D.2.b.(2) above and an increase in criminal activities, moral degradation and disturbances of the peace and good order of the community, and the occurrence of these activities is hazardous to the health and safety of those persons in attendance and tends to depreciate the value of adjoining land and harm the economic welfare of the community as a whole. These secondary effects are adverse to the public's interest and quality of life, the tone of commerce and the community environment in Palm Beach County.

- (4) Based upon these findings, it is in the interest of the health, safety, morals, and general welfare of the citizens of Palm Beach County that adult entertainment uses are regulated pursuant to the following standards. [Ord. No. 97-14]

**d. Nonconformity.**

- (1) **Establishment of Nonconformity.** Any adult entertainment use shall be deemed a nonconforming use and the standards of this section shall not apply if the adult entertainment use on November 28, 1988:
- (a) **Location.** Was in operation as an adult entertainment use, was generally known and held out in the neighborhood and community as an adult entertainment establishment, and was open to the public as an adult entertainment establishment use; and
  - (b) **Occupational license.** Possessed a valid and current occupational license authorizing the general type of use which would correspond to the adult entertainment use being claimed as nonconforming on November 28, 1988;
  - (c) **Adult entertainment license.** Any establishment seeking to establish nonconforming status as an adult entertainment use under the terms of this Code, shall submit an application for an adult entertainment license pursuant to the Palm Beach County Adult Entertainment Code, Chapter 17, Article V of the Palm Beach County Code, as may be amended, with appropriate filing fees by August 15, 1992.
- (2) **Standards for Nonconformance.** A nonconforming adult entertainment use as determined in Sec. 6.4.D.2.d above shall be subject to the following supplementary standards, in addition to Art. 1.6 (Nonconformities). [Ord. No. 01-01]
- (a) **Location.** Was in operation as an adult entertainment use, was generally known and held out in the neighborhood and community as an adult entertainment establishment, and was open to the public as an adult entertainment establishment use; and
  - (b) **Landscape strip.** The adult entertainment use shall construct and install a Type 2 incompatibility buffer, as defined in Sec. 7.3.F.4, Perimeter incompatibility buffer, with canopy trees spaced a maximum of twenty (20) feet on center along any property line that abuts a residential district, within ninety (90) days of the date of issuance of the adult entertainment license by the occupational licensing department. [Ord. No. 01-01]
  - (c) **Building permit.** If a building permit for exterior structural renovation or remodeling or a paving or parking permit is issued for the adult entertainment use, the requirements of Sec. 7.3 (Landscaping and Buffering) shall apply to the entire site of the adult entertainment use.

**e. Location.**

- (1) **General.** An adult entertainment use shall be located the following minimum distances from the following uses.
- (a) **Another adult entertainment use:** two thousand (2,000) feet
  - (b) **A church or place of worship:** one thousand (1,000) feet.
  - (c) **An educational institution:** one thousand (1,000) feet.
  - (d) **A public park:** five hundred (500) feet.
  - (e) **A residential zoning district (which is designated as residential by any local Comprehensive Plan):** five hundred (500) feet.
- (2) **Measurement of distance.** The distance set forth in this section shall be measured by drawing a straight line between the nearest point on the perimeter of the exterior wall or bayhousing the proposed adult entertainment use to the nearest point on the property line of the relevant church or place of worship, educational institution, public park, residential zoning district. For the purpose of measuring the distance between adult entertainment uses, the distance shall be measured by drawing a straight line between the nearest point on the perimeter of the exterior wall or bay of the proposed or existing adult entertainment establishment and the nearest point

on the exterior wall or bay of another adult entertainment establishment. Measurement shall be made in a straight line, without regard to intervening structures or objects.

(3) **No variance.** There shall be no variance to the locational standards of this section.

(4) **Subsequent development within locational standards.** The subsequent approval of a development order for a church or place of worship, elementary or secondary school, public park or residential district within the distances outlined in this section shall not change the status of the adult entertainment use to that of a nonconforming use

f. **Screening.** A Type 2 incompatibility buffer, pursuant to Sec. 7.3.F.4., Perimeter incompatibility buffer, with canopy trees spaced a minimum of twenty (20) feet on center and a wall a minimum of six (6) feet in height shall be installed along any property line that abuts a residential district. [Ord. No. 01-01]

g. **Lighting.** Outdoor low-intensity lighting shall be provided that illuminates the entire parking and vehicular use area. The lighting shall be installed on structures that do not exceed sixteen (16) feet in height from finished grade. [Ord. No. 98-11] [Ord. No. 01-01]

2.1 **Agricultural food processing** means a facility for the canning, dehydration or the basic preparation of raw food products, such as washing and cutting, prior to shipment. Food processing shall not include animal or fish products. An agricultural food processing use shall comply with the following supplementary use standards.

a. **Setbacks.** A minimum one hundred (100) foot setback shall be required along all property lines which are adjacent to a residential use, existing as of the effective date of this ordinance, excluding farm worker quarters and mobile homes accessory to agriculture.

b. **Buffer.** An incompatibility buffer as required by Sec. 7.3 (Landscape and Buffering) may be omitted if the use is adjacent to a farm worker quarters or mobile home accessory to agriculture.

c. **Accessory use.** A food processing facility may be permitted as an accessory use to bona-fide agriculture provided it does not exceed 20,000 square feet. [Ord. No. 98-11] [Ord. No. 99-37]

2.2 **Agricultural related manufacturing, light** means an accessory agricultural use for the manufacture of products related to agricultural operations, such as but not limited to fencing, crates or containers for nursery products. Product components are predominantly made from previously prepared materials or finished products or parts. Manufacturing includes processing, fabrication, assembly, treatment and packaging of such products, and accessory storage, and distribution, but excludes heavy industrial processing. Agricultural related manufacturing shall be subject to the following standards.

a. **Accessory use.** Light agricultural manufacturing operations may be permitted as an accessory use to bona fide agricultural operation provided the use does not exceed 20,000 square feet in size.

b. **Buffer.** An incompatibility buffer as required in Sec. 7.3. (Landscape and Buffering) may be omitted if the use is adjacent to a farm worker quarters or mobile home accessory to agriculture. [Ord. No. 98-11] [Ord. No. 99-37]

3. **Agricultural research and development** means the use of land or buildings for agriculture research and the cultivation of new agricultural products. An agricultural research and development use shall comply with the following standards.

- a. **Buffer.** An incompatibility buffer as required by Sec.7.3. (Landscape and Buffering) may be omitted if the use is adjacent to a farm worker quarters or mobile home accessory to agriculture.  
[Ord. No. 98-11] [Ord. No. 99-37]
4. **Agricultural sales and service** means an establishment primarily engaged in the sale or rental of farm tools and small implements, livestock, feed and grain, tack, riding attire, animal care products, farm supplies, and the like. An agricultural sales and service use shall comply with the following supplementary use standards. [Ord. No. 01-62]
- a. **SA district.** In the SA district, agricultural sales and service uses shall not be permitted on lands designated RR10 in the Future Land Use Element of the Comprehensive Plan.
- b. **RSER district.** In the RSER district the following supplementary standards shall apply to agricultural sales and service uses.
- (1) **Storage.** All storage areas for agricultural sales and service uses shall be enclosed or completely screened from view. A maximum of five (5) tractor trailers used for the transport of bona fide agricultural products may be stored outside if they are completely screened from view from streets and neighboring property.
  - (2) **Grocery sales.** Up to five (5) percent or five hundred (500) square feet, whichever is less, of the merchandise sales area of an agricultural sales and service use may be devoted to retail grocery sales, provided that the grocery display space is limited to one (1) discrete area of the establishment. Shelves, floor area, counter space and overhead display areas shall be included in the calculation of the grocery sales area. There shall be no exterior signage and no external evidence of the availability of grocery products for sale.
  - (3) **Repair services.** Service of small implements shall only be permitted in enclosed areas of an agricultural sales and service use that is completely screened from the roadway and adjacent lands. Repair activities shall occur only between the hours of 7:00 AM and 9:00 PM.
  - (4) **Sale of large implements.** Sale of large farm implements shall be permitted at an agricultural sales and service use only for an establishment existing on February 1, 1990, and located on a State maintained road.
- c. **CCSO district.** The sale, rental or repair of large farm equipment such as tractors shall require DRC approval. [Ord. No. 98-11] [Ord. No. 99-37]
- 4.1. **Agricultural stand** means a temporary stand, less than 150 square feet, used for the retail sale of agricultural products, not necessarily grown on site, consisting of fresh unprocessed fruit, vegetables, flowers, and containerized interior house plants. The stand shall comply with the following supplementary use standards.
- a. **Approval.** An agricultural stand is permitted subject to a special use permit approval. Application shall be made on forms provided by the Zoning Director.
- b. **Locational criteria.** The stand and accessory area shall be:
- (1) located on an arterial roadway designated on the Palm Beach County Thoroughfare Plan;
  - (2) located a minimum of one hundred (100) feet from an intersection of an arterial and any other dedicated R-O-W;
  - (3) located at least six hundred (600) feet from any other agricultural stand permitted in accordance with these provisions; if located in a zoning district other than a commercial district; and,
  - (4) located at least 500 feet from adjacent residential uses.

- c. **Number.** Only one (1) stand shall be permitted on a lot of record.
- d. **Size and configuration.** The stand and accessory area shall not exceed 150 square feet. The accessory area shall be limited to display, storage and cashier purposes and shall be covered by a removable cantilevered canopy or umbrellas. No outdoor display or storage shall occur outside of the stand, umbrella or canopy area.
- e. **Uses.** The use of the stand shall be limited to those uses identified above. No on-site food preparation or processing shall be permitted. No vending machines shall be permitted on site. No additional special permits shall be permitted in conjunction with the stand except for seasonal sales. Seasonal sales may be permitted in accordance with Sec. 6.4.D.83 of this code.
- f. **Mobility.** The stand shall be transportable, retain its mobility, and have a frame of sufficient strength to withstand being transported. The stand shall be transportable by wheels, skids or hoist.
- g. **Building materials.** The stand shall be constructed of durable materials such as but not limited to metal, fiberglass, wood, etc. The structure used for a stand shall be constructed for the sole purpose of selling agricultural products. Semi-truck trailers, mobile homes, and other permanent or temporary structures shall not be used as a stand. Motor vehicles, including vans and small trucks may be permitted provided the vehicle is removed from site at the end of each business day. These vehicles shall not be used for permanent or temporary residential purposes.
- h. **Sanitation.** The stand shall provide sanitary facilities in accordance with the laws of Palm Beach County and State of Florida, as applicable.
- i. **Electricity.** Electricity may be connected to a stand for lighting, cash register, refrigeration and fans. Electricity shall not be used for preparation of food, and other uses similar to a vegetable market or a convenience store. Electrical service to a site shall be provided in accordance with the electrical code. If a generator is used on site, it shall meet the supplemental requirements established by the Palm Beach County Chief Inspector and Palm Beach County Fire Rescue Department.
- j. **Refrigeration.** Refrigeration shall be contained within the confines of the 150 square foot stand. Appropriate permits shall be obtained. If a motor vehicle is used for the stand, portable refrigeration may be used if contained as part of a motor vehicle and removed from the site daily.
- k. **Setbacks.** The stand shall be set back at least thirty-five (35) feet from the front property line and fifty (50) feet from all other parcel boundaries, designated for the stand.
- l. **Signage.** Signs for vendors shall be limited to two (2) signs, with a combined maximum sign face area of thirty-two (32) square feet single-faced or sixty-four (64) square feet double-faced. The sign shall be no closer to any property line than the vendor stand. Banners, pennants, balloons or flags shall be prohibited.
- m. **Authorization.** The vendor shall receive written permission from the property owner.
- n. **Insurance.** Submit proof of liability insurance paid in full covering the period for which the permit is issued, in the minimum amount of three hundred thousand dollars (\$300,000) per occurrence.
- o. **Renewal of special permit.** The special permit shall expire within one year from the date the permit was issued. The special permit may be renewed annually in accordance with Sec. 5.5.E.9 of this code.

p. **Existing stands.** All stands with a valid permit in effect on July 11, 1995, and which have been operating continually with a valid occupational license since issuance of the valid permit, shall be grandfathered. These operations may continue in the configuration as existed on July 11, 1995 in accordance with the laws and ordinances of Palm Beach County, Florida, and as provided herein:

- (1) the enclosed portion of the stand shall not exceed three hundred (300) square feet unless provided for below;
- (2) display of products immediately adjacent to the stand, whether or not displayed under an umbrella or canopy, may continue in the same configuration as existed on July 11, 1995;
- (3) the stand shall not sell any products unless permitted in accordance with the uses permitted to be sold in an agricultural stand as set forth in this subsection, as amended
- (4) portable refrigeration may be permitted if confined within the three hundred (300) square footstand and all required electrical permits have been obtained; and,
- (5) the use of vending machines shall not continue.

Expansion of existing stands shall not be permitted. Any future expansion of an existing stand shall comply with the regulations of this section. If an existing stand is expanded, repaired, or altered, the affected area shall comply with the regulations herein. [Ord. No. 95-38]

[Ord. No. 97-64]

5. **Agricultural transshipment** means a facility engaged in the act of transferring agricultural products between two modes of transport, such as from a truck to a railroad car or from local vehicles to long-haul trucks.

a. **SA district.** In the SA district an agricultural transshipment facility shall have a fifty (50) foot buffer from residentially occupied or zoned property in addition to the required minimum setbacks. The use shall not be permitted on lands designated RR10 in the Future Land Use Element of the Comprehensive Plan. An agricultural transshipment use shall comply with the following supplementary use standards.

b. **AGR and AP districts.**

- (1) **Accessory use.** Agricultural transshipment facilities, not to exceed 25,000 square feet, shall be permitted as an accessory use.
- (2) **Buffer.** An incompatibility buffer as required by Sec. 7.3 (Landscape and Buffering) may be omitted if the use is adjacent to a farm worker quarters or mobile home accessory to agriculture. [Ord. No. 98-11] [Ord. No. 99-37]

6. **Agriculture, bona fide** means any plot of land where the principal use consists of the raising of crops; the raising of animals inclusive of aviculture, aquaculture, horses and livestock; the production of animal products such as eggs, honey or dairy products, or the raising of plant material inclusive of a retail or wholesale nursery.

a. **Determination.** A determination as to whether the use of the land for agriculture is bona fide shall only be made where both 1 and 2 below are met. Criteria listed in item 3 below shall be used as guidelines in the determination.

- (1) **Designation criteria.** The property complies with the following standards:
  - (a) **Continuous use.** The use has been continuous; and
  - (b) **Farming procedures.** Farming procedures have been demonstrated by past action or documented plans to care sufficiently and adequately for the land in accordance with accepted commercial agricultural practices, including, but not limited to, fertilizing, liming, tilling, mowing, reforestation, and other accepted agricultural practices; and

- (c) **Agricultural classification.** The property has received a qualified agricultural classification pursuant to Sec. 193.461, Fla. Stat.; and
- (2) **Productivity standards.** The productivity or proposed net return or production of the farm operation based on net or yield for the type of agricultural production on the site is comparable to the average net or yield for the type of agriculture in Florida. In making this determination at least four (4) of the following standards shall be met:
  - (a) **Amount of land.** The amount of land under cultivation or in agricultural use (including canal or drainage features) is greater than sixty percent (60%) of the total parcel;
  - (b) **Investment.** Demonstration is made that there has been on-going investment in and maintenance of the agricultural land use or documented plans for investment in agricultural use of the land;
  - (c) **Employees.** There are typical seasonal or full-time employees for the agricultural operation;
  - (d) **No nonagricultural development.** There is no nonagricultural development (except accessory agricultural uses as defined in Sec. 6.4.D.6, or farm residences or farm workers quarters) on site.
  - (e) **Demonstration.** Demonstration is made that the land will be used for agricultural production for more than five (5) years.
- (3) **Additional guidelines.**
  - (a) **Size.** The size of the land area, as it relates to a specific agricultural use is appropriate;
  - (b) **Lease.** Whether such land is under lease, and if so, the effective length, terms and conditions of the lease;
  - (c) **Intent.** The intent of the landowner to sell or convert the land for nonagricultural purposes;
  - (d) **Proximity.** The proximity of the property to existing urban metropolitan development;
  - (e) **Productivity.** The productivity of land in its present use; and
  - (f) **Plan designation.** The Comprehensive Land Use Plan Designation.
  - (g) **Curbing.** A bona fide agricultural use may use railroad ties or treated lumber as an alternate to the curbing requirement in Sec. 7.3.
- b. **Agricultural uses in the Urban/Suburban Tier. [Ord. No. 01-01]**
  - (1) **Applicability.** Uses existing at the time of adoption of the ordinance permitting agricultural uses in the urban services area shall be considered to be conforming. Any expansion of existing agricultural uses and any new agricultural uses shall be consistent with all applicable requirements and subject to review by the appropriate staff or review board as identified in the ULDC.
  - (2) **Uses.** Agricultural uses not listed below as permitted within the Urban Services Area, shall only be permitted with a class A Conditional use approval.
  - (3) **Previous development orders.** Property which has a development order may also receive an additional development order for a temporary agricultural use in the USA in accordance with the standards enumerated in 6.4.D.(Supplementary use standards) for the specific agricultural use, however, the agricultural use shall not be eligible for an agricultural tax exemption.
- c. **SA district.** In an SA district located in an RR10 land use designation in the Future Land Use Element of the Comprehensive Plan, citrus packing and grading plants, forage drying facilities and precooling/packing plants shall be allowed only for existing farm operations.
- d. **AR district.** In the AR district, dipping vats shall not be allowed unless approved as a Class B Conditional use.
- e. **AR and AGR districts, animals.** In the AR and AGR districts the following supplementary regulations shall apply.

- (1) **Exotic animals.** Exotic animal (imported, or nonnative animal species) care for private or commercial breeding purposes shall be on a minimum lot size of five (5) acres. Pens, cages or structures associated with the exotic animal care use shall be setback a minimum of fifty (50) feet of any property line.
  - (2) **Game animals.** Game farms or game animal care for private or commercial purposes shall be regulated by the Florida Game and Fresh Water Fish Commission (FGFWC). Minimum lot size for game animal care shall be five (5) acres.
  - (3) **Dangerous or Class I and II Animals.** Ownership, care, or keeping of dangerous or Class I and II animals, as defined by the Florida Game and Fresh Water Fish Commission, shall require a Class A Conditional Use approval. Pens, cages or structures associated with game animal care shall be setback a minimum of fifty (50) feet from any property line. The minimum lot size for dangerous or Class I and II animal care shall be five (5) acres. [Ord. No. 96-28] [Ord. No. 97-64]
- f. **CRS district.** In the CRS district, livestock raising shall be subject to the following supplementary use standards:
- (1) **Large animals.** The maximum number of large animals permitted for each acre shall not exceed five (5). For the purposes of this provision, large animals shall include horses, swine, cattle, goats, and sheep. An enclosed structure is required for each large animal when the total number of large animals exceeds three (3). In addition, the following limitation on the number of specific types of large animals shall apply: horses: five (5); swine: one (1); cattle: two (2); goats: two (2); sheep: two (2).
  - (2) **Small animals.** For the purposes of this provision, small animals shall include rabbits and fowl, excluding peafowl. The maximum number of small animals permitted for each acre shall be fifty (50) fowl and one hundred (100) rabbits. These numbers are permitted in addition to the five (5) large animals for each acre. For each two (2) large animals less than the maximum permitted, an additional fifty (50) small animals shall be permitted, not to exceed one hundred (100) additional small animals.
- g. **Accessory Agricultural uses** means uses customary to a bona fide agricultural activity but not considered bona fide agriculture and allowed to be located on the site. These uses may include, but are not limited to, "U-Pick-Em" operations, sale of on-site produced products, corrals, training facilities, dipping vats, farm production or processing of raw material, equipment used exclusively from that farm operation and equipment storage shed, grading storage shed; major repair, fabrication, body work and welding of agricultural equipment; freestanding coolers, bulk storage of petroleum products, shipping containers as storage, washing and packing of farm products in the field, and storage of equipment. [Ord. No. 98-11]
- h. **Land application of Dewatered Domestic Wastewater Residuals.** Class A or B Dewatered Domestic Wastewater Residuals (DDWR), as defined by Chapter 17-640, F.A.C. and Article 3 of this Code, may be applied to the land at bonafide agricultural operations in the AP, AGR and AR zoning districts as specified in Sec. 6.4.D.101. [Ord. No. 97-64]
7. **Air curtain incinerator, permanent** means the installation or use of a portable or stationary combustion device that is designed and used to burn trees and brush removed during land clearing by directing a plane of high-velocity, forced air through a manifold into a pit with vertical walls in such a manner as to maintain a curtain of air over the surface of the pit and a recirculating motion of air under the curtain. Permanent air curtain incinerator uses shall comply with the following supplementary use standards: If an air curtain incinerator facility also includes chipping and mulching or composting, adherence to the supplementary use conditions applicable to such uses shall also be required.



- a. **Lot size.** A temporary air curtain incinerator use shall be located on a minimum of five (5) acres.
  - b. **Setback from residential districts and uses.** A permanent air curtain incinerator use shall be set back a minimum of five hundred (500) feet from any property line abutting a residential district or use.
  - c. **Health and environmental regulations.** The use shall be subject to all applicable regulations of the FDEP, (including Chapter 17-2, F.A.C.), PBCHD, the Solid Waste Authority, and the Fire-Rescue Department.
  - d. **Access.** An access road for collection vehicles shall be provided to the entrance of the facility. Acceptable access does not include local streets. Access shall be restricted to specific entrances with gates that can be locked and that carry official notice that only authorized persons are allowed on the site.
  - e. **Storage.** Except in the AP district, on site storage of unprocessed material shall be limited to forty-five (45) days and pile height shall be limited to fifteen (15) feet. Outdoor material storage piles shall be set back a minimum of twenty-five (25) feet from any property line or fifty (50) feet from any property line abutting a residential district or use. Storage areas shall be effectively screened from view pursuant to Sec. 6.6.A.3.
  - f. **Buffering.** An incompatibility buffer as required by Sec. 7.3 (Landscape and Buffering) may be omitted if the use is adjacent to a farm worker quarters or mobile home accessory to agriculture.
  - g. **Supplemental application requirements.** The applicant shall provide the following information.
    - (1) **Site plan.** A site plan illustrating how the operation functions including circulation routes and their locations, square footage, height and location of buildings, incinerator and storage piles;
    - (2) **Hours of operation.** A statement specifying the hours of operation (hours of operation are limited to 8:00 a.m. to 5:00 p.m., Monday through Friday, if adjacent to residentially zoned property;
    - (3) **Waste.** An explanation of the quantity of waste to be received expressed in cubic yards per day or tons per day; and
    - (4) **Letter of approval.** The applicant shall provide a notarized letter of approval from the property owner verifying consent to use the property for an air curtain incinerator.
    - (5) **Dust control.** A plan to address dust control in traffic, storage and processing areas. Dust control measures may include: additional setbacks, full or partial enclosure of air curtain incinerator and watering or enclosing storage piles. [Ord. No. 97-64] [Ord. No. 99-37]
8. **Air curtain incinerator, temporary** means the installation or use of a portable or stationary combustion device that is designed and used to burn trees and brush removed during land clearing by directing a plane of high-velocity, forced air through a manifold into a pit with vertical walls in such a manner as to maintain a curtain of air over the surface of the pit and a recirculating motion of air under the curtain. A temporary air curtain incinerator uses shall comply with the following supplementary use standards. If an air curtain incinerator facility also includes chipping and mulching or composting, adherence to the supplementary use conditions applicable to such uses shall also be required.
- a. **Lot size.** A temporary air curtain incinerator use shall be located on a minimum of five (5) acres.
  - b. **Setback from residential districts and uses.** A temporary air curtain incinerator use shall be set back a minimum of five hundred (500) feet from any property line abutting a residential district or use.

- c. **Health and environmental regulations.** The use shall be subject to all applicable regulations of the FDEP, PBCHD, the Solid Waste Authority and the Fire-Rescue Department.
  - d. **Access.** An access road for collection vehicles shall be provided to the entrance of the facility. Acceptable access does not include local streets. Access shall be restricted to specific entrances with gates that can be locked and that carry official notice that only authorized persons are allowed on the site.
  - e. **Duration.** The use shall be permitted on the site for a maximum period of six (6) months.
  - f. **Storage.** Except in the AP district, on site storage of unprocessed material shall be limited to forty-five (45) days and pile height shall be limited to fifteen (15) feet. Outdoor material storage piles shall be set back a minimum of twenty-five (25) feet from any property line or fifty (50) feet from any property line abutting a residential district or use. Storage areas shall be effectively screened from view pursuant to Sec. 6.6.A.3.
  - g. **Supplemental application requirements.** The applicant shall provide the following information.
    - (1) **Site plan.** A drawing illustrating how the operation functions including circulation routes and their locations, square footage, height and location of buildings, incinerator and storage piles.
    - (2) **Hours of operation.** A statement specifying the hours of operation (hours of operation are limited to 8:00a.m. to 5:00p.m. Monday through Friday if adjacent to residential zoned property).
    - (3) **Waste.** An explanation of the quantity of waste to be received expressed in cubic yards per day or tons per day.
    - (4) **Letter of approval.** The applicant shall provide a notarized letter of approval from the property owner verifying consent to use the property for an air curtain incinerator.
    - (5) **Dust control.** A plan to address dust control in traffic, storage and processing areas. Dust control measures may include: additional setbacks, full or partial enclosure of air curtain incinerator and watering or enclosing storage piles.  
[Ord. No. 97-64] [Ord. No. 99-37]
- 8.1 **Air Stripper (Remedial System)** means a temporary accessory petroleum contamination remedial system which treats contaminated groundwater from a site and treated groundwater is then reintroduced into the aquifer using an on-site recharge mechanism. A typical system includes air stripper towers or shallow tray aerator and infiltration gallery, groundwater recovery wells, and an aboveground centrifugal pump. A remedial system shall comply with the following supplementary use standards:
- a. **Property development regulations.** All property development regulations, including setbacks, shall be met. If the applicant is unable to meet the property development regulations, in lieu of a variance, the Zoning Division shall be authorized to determine the location of the remedial system and set necessary conditions for landscaping and screening.
  - b. **Duration.** The length of time a remedial system may remain on site shall be determined by ERM.
9. **Airport, landing strip or heliport** means any public or privately owned or operated ground facility designed to accommodate landing and take-off operations of aircraft. All private airports, landing strips, and heliports or helipads not owned and operated by the State of Florida, Palm Beach County, or a hospital shall comply with the following supplementary use standards:

- a. **AGR and AR districts.** In the AGR and AR districts, only airplane landing strips, airplane hangars, and heliports and helipads accessory to a bona fide agricultural use shall be permitted.
  - b. **CRE district.** In the CRE district, an airport, accessory landing strip or heliport or helipad shall not be located in an RR10 land use designation of the Comprehensive Plan.
  - c. **Airspace analysis and preliminary Airport License Report.** All private airports, landing strips, and heliports or helipads shall demonstrate that an airspace analysis has been conducted by the Federal Aviation Administration (FAA), and a preliminary Airport License Report has been prepared by the FDOT. Any alteration in ground facilities or the addition of navigation aids designed to facilitate an instrument approach capability shall require a new application if the original approval was granted for Visual Flying Rules (VFR).
  - d. **Minimum required landing area.** Private airports and landing strips shall comply with the minimum required dimensions listed in the FDOT Chapter 14-60, F.A.C. Heliports and helipads shall comply with the Heliport Design Guide as required by the FAA.
  - e. **Minimum area.** Heliports and helipads accessory to residential farm use shall be located on parcels containing a minimum of five (5) acres. Rural airplane landing strips and hangars accessory to agricultural use shall be located on parcels containing a minimum of twenty (20) acres.
  - e. **Setbacks.** No structure or navigation aid shall be located within fifty (50) feet of any property line. In addition, there shall be a hundred (100) foot setback between the edge of the runway primary surface area as defined by the FDOT Chapter 14-60, F.A.C., and the property line, unless the landing strip facility is a major recreation facility located within a PUD or subdivision. In such cases, there shall be a fifty (50) foot setback between the edge of the runway primary surface area and any residential structure.
  - f. **Building height.** Requirement for a variance for a structure to exceed the height limit for the district in which the use is located shall be waived if the additional height is required by Federal law or the Fla. Stat.
  - g. **Safety.** Safety fences up to a height of six (6) feet shall be required around an airport, landing strip or heliport if deemed necessary. [Ord. No. 99-37]
10. **Amusements, temporary or special event** means an activity which includes the provision of rides, amusements, food, games, crafts, or performances outside of permanent structures. Typical uses include carnivals, circuses, temporary auctions, and tent revivals. A temporary amusement or special event use shall comply with the following supplementary use standards [Ord. No. 01-01]
- a. **Duration.** The temporary amusement or special event use shall not be permitted for a period exceeding seven (7) consecutive calendar days, except that one (1) administrative extension of time shall be issued upon request that shall not exceed an additional seven (7) calendar days. If the use is proposed to exceed fourteen (14) days, approval of a Class A Conditional Use pursuant to Sec. 5.4. (Conditional Uses) shall be required.
  - b. **Setbacks.** All buildings, mobile homes, trailers, vehicles, tents, mechanical devices, carnival rides or animals related to an amusement or special event type use shall comply with the minimum setbacks of the district and shall be located a minimum of fifty (50) feet from a R-O-W and two hundred (200) feet

from any property line adjacent to a residential district. Carnival rides shall be setback a minimum of 100 feet from any R-O-W.

- c. **Frontage.** The minimum frontage on a public road shall be five hundred (500) feet.
  - d. **Access.** In the Urban/Suburban Tier, primary access shall be from on paved arterial or collector street. In the Rural, Exurban, Agricultural Reserve, and Glades Tiers, primary access shall be from a paved street. Primary access shall be provided in such a manner as to minimize flow through nearby residential areas. Backout parking directly onto a public street shall be prohibited. [Ord. No. 01-01]
  - e. **Events per year.** Except for regional recreational attractions, there shall be no more than three (3) temporary amusement or special event uses permitted in any one (1) calendar year.
  - f. **Performance standards.** DRC approval shall be required for any event projected to attract more than one thousand (1,000) patrons at one time, on a site equal to or less than two (2) acres.
  - g. **Locational requirements.**
    - (1) **Location.** Temporary amusement permits shall not be issued for the same dates for two (2) or more events unless they are located more than one-half (½) mile from each other.
    - (2) **Frontage.** Temporary amusements shall not be permitted where the frontage of the subject property abuts a R-O-W under major construction, such as a road widening project.
  - h. **Compliance.** If a special permit for a temporary amusement or special event is found in violation of any provision of the terms of the permit or of this Code, the Zoning Director may withhold future special permits from the applicant for a period of eighteen (18) months. [Ord. No. 97-64]  
[Ord. No. 99-37]
11. **Arena, auditorium or stadium** means an open, partially, or fully enclosed facility primarily used or intended for commercial spectator sports or entertainment. Typical uses include convention and exhibition halls, conference centers, sports arenas, jai alai frontons, amphitheaters and racetracks. An arena, auditorium or stadium use shall comply with the following supplementary use standards.
- a. **CRE district.** In the CRE district, an arena, auditorium or stadium use shall not be located in an RR10 land use designation of the Comprehensive Plan.
  - b. **Minimum lot area.** The minimum lot area required for arena, auditorium or stadium uses shall be no less than five (5) acres.
  - c. **Frontage.** The minimum required frontage on a public street for arena, auditorium or stadium uses at the primary point of access shall be a minimum of four hundred (400) feet in length.
  - d. **Access.** All points of vehicular access for arena, auditorium or stadium uses shall be from an arterial road. The access points shall be located to minimize vehicular traffic to and through local streets in residential neighborhoods.
  - e. **Safety.** Safety fences up to a height of six (6) feet shall be required around an arena, auditorium or stadium if deemed necessary.

**12. Assembly, nonprofit, institutional** means a site or facility, or employment open to the public, owned or operated by a not-for-profit organization for social, educational or recreational purposes. Typical uses include museums, cultural centers, recreational facilities, botanical gardens or nonresidential community services such as soup kitchens and medical and employment services. An institutional nonprofit assembly use shall comply with the following supplementary use standards.

- a. Location.** The use shall be located on a collector, a local commercial or higher classification street. [Ord. No. 01-100]
- b. Redevelopment and Revitalization Overlay.** In a Redevelopment and Revitalization Overlay, the use may be located on a local residential, local commercial or higher classification street subject to the following criteria:
  - (1) Class B conditional use approval.
  - (2) A maximum of three thousand (3,000) square feet of gross floor area.
  - (3) Landscaping in accordance with the requirements in Sec. 7.3.G.2.a.[Ord. No. 01-100]
- c. AR District.** A nonprofit assembly use shall have a fifty (50) foot buffer if adjacent to residentially occupied or zoned property. [Ord. No. 97-64] [Ord. No. 01-100]
- d. AGR District.** The use shall be limited to that which supports the agriculture industry or provides service to farm workers. [Ord. No. 98-11] [Ord. No. 01-01]

**12.1 Assembly, nonprofit membership** means a site or facility owned or operated by a not-for-profit organization for social, education or recreational purposes where paid membership is required. Typical uses include fraternal or cultural organizations and union halls. A membership nonprofit assembly use shall comply with the following supplementary use standards.

- a. Location.** The use shall be located on an arterial, collector, or local commercial street.
- b. CCSO district.** The use shall be limited to that which supports the agriculture industry or provides service to farm workers. [Ord. No. 97-64] [Ord. No. 98-11] [Ord. No. 99-37]

**13. Auction** means an establishment engaged in the public sale of goods to the highest bidder, with all or a portion of the activity and display of merchandise occurring outside of an enclosed building. An auction use shall comply with the supplementary use standards in Sec. 6.4.D.10. (Amusements, Temporary or Special Event). [Ord. No. 97-64] [Ord. No. 99-37]

**14. Automotive paint and body shop** means an establishment engaged in the painting, repainting, or retouching of motor vehicles, or performance of major external repairs of a non-mechanical nature. An automotive paint and body shop use shall comply with the following supplementary use standards:

- a. CG district.** All activities related to an automotive paint and body shop in the CG district shall be conducted within an enclosed structure.
- b. Architecture.** Stand alone or freestanding automotive paint and body shops contiguous to a public street or residential zoning district shall comply with Sec. 6.6.E, Architectural Guidelines. [Ord. No. 01- 28]

**15. Automotive service station** means an establishment engaged in the retail sale of gasoline or other motor fuels, which may include accessory activities such as the sale of accessories or supplies, the lubrication of motor vehicles, the minor adjustment or minor repair of motor vehicles, or the sale of convenience food items, or a restaurant. Automotive service station uses shall comply with the following supplementary use standards. [Ord. No. 01-29]

**a. Approval criteria.** Automotive service stations and related uses and facilities create impacts which may permanently and substantially alter the character of an area. Prior to approving a conditional or requested use for an automotive service station or other facility with gasoline pumps, the Board of County Commissioners shall make a finding that the use is appropriately located. In making the determination that the use is appropriately located, the Board of County Commissioners shall consider the following guidelines:

- (1) proper functioning of the site as related to vehicle stacking, circulation, access, and turning movements;
  - (2) adequate buffering and setbacks from residential areas;
  - (3) provision of adequate access, ingress and egress; and;
  - (4) number of other fueling stations in the vicinity to safeguard against potential harm from explosion.
- [Ord. No. 01-01] [Ord. No. 01-29]

**b. Location.**

- (1) A maximum of two (2) automobile service stations or convenience stores with gas sales shall be permitted within one thousand (1,000) feet of any intersection, measured from the intersection of the centerline of each street.
- (2) An automotive service station shall not be located within one thousand (1,000) feet of an existing or approved automotive service station or convenience store with gas sales, measured by drawing a straight line between the nearest point on the perimeter of the exterior wall of the proposed automotive service station to the nearest point on the existing or approved automotive service station or convenience store with gas sales. An automotive service station within one thousand (1,000) feet of an intersection in accordance with the locational criteria in 6.4.D.15.b(1) shall be exempt from this requirement.
- (3) **Urban/Suburban Tier.** An automotive service station in the Commercial Low Future (CL) Land Use designation shall comply with the Major Intersection Criteria as defined in Sec. 7.8.C, unless located within a planned development.
- (4) **Rural, Exurban, Glades and Agricultural Reserve Tiers.** An automotive service station shall be located at the intersection of one collector and arterial street, or two arterial streets, as listed in the Florida Department of Transportation Palm Beach County Federal Functional Classification Table.
- (5) **Existing Automotive Service Stations.** The locational criteria contained in Sec. 6.4.D.15.b above shall not affect an automotive service station that is a conforming use as of the effective date of this ordinance.

[Ord. No. 01-29]

**c. Accessory Restaurant.** In the CC, CG, MUPD and MXPD districts, an accessory restaurant shall require the following.

- (1) **Approval.** A restaurant without a drive-thru service may be permitted as an accessory use subject to DRC approval. A restaurant with drive-thru service may be permitted as an accessory use subject to a Class A conditional use or requested use approval.
- (2) **Size.** The restaurant shall not exceed thirty percent (30%) of the gross floor area of the primary use;

- (3) **Parking.** Adequate parking shall be provided on site. Parking for uses shall be calculated separately to determine the total amount of required parking. The gas pump stacking lanes shall not be counted toward the minimum parking requirements of the restaurant use.
  - (4) **On-site circulation.** On-site circulation and maneuvering area shall be adequate to accommodate all uses at any given time. [Ord. No. 01-01]
  - d. **Automatic car wash.** An automatic car wash shall be considered an accessory use to an automotive service station use when it is located on the same lot, and shall be governed by the use and property development regulations applicable to the automotive service station use. [Ord. No. 01-01]
  - e. **Standards.**
    - (1) **Enclosed repair activities.** All accessory repair activities shall be conducted within an enclosed structure. No outside storage of disassembled vehicles, or parts thereof, shall be permitted on site.
    - (2) **Delivery vehicles.** Parking of delivery vehicles shall be permitted only within the designated loading space. Overnight parking of delivery vehicles on-site shall be prohibited.
    - (3) **Vehicle testing on residential streets.** Vehicles shall not be tested off-site on residential streets.
    - (4) **Water recycling.** Any accessory automatic car wash facility shall utilize a water recycling system.
    - (5) **Loudspeakers.** No outdoor speaker or public address systems which are audible off-site shall be permitted.
  - f. **Gas canopy signs.**
    - (1) **Maximum number.** Two (2) gas canopy signs shall be permitted in addition to the permitted building wall signs.
    - (2) **Maximum height.** Eighteen (18) inches.  
[Ord. No. 96-28] [Ord. No. 97-64] [Ord. No. 01-01] [Ord. No. 01-29]
- 15.1 **Aviculture** means the breeding, raising and care of birds. Aviculture shall comply with the following supplementary use standards.
- a. **Minimum Lot size.** For avicultural uses with more than fifty (50) but less than two hundred (200) birds, the minimum lot size shall be two (2) acres. For avicultural uses with two hundred (200) or more birds, the minimum lot size shall be five (5) acres. [Ord. No. 97-64]
16. **Bed and breakfast** means an owner-occupied single-family dwelling that offers lodging for paying guests and which serves breakfast to these guests. A bed and breakfast use shall comply with the following supplementary use standards.
- a. **Resident owner.** The owner operator shall reside on the premises.
  - b. **Adverse effect.** The proposed use of the property shall not adversely affect the immediate neighborhood.
  - c. **Nuisance or hazard.** The proposed use of the property shall not create noise, light or traffic conditions detrimental to the neighboring residents.
  - d. **Exterior alterations.** Only exterior alterations necessary to assure safety of the structure or enhance the compatibility with the surrounding neighborhood shall be made for the purpose of providing a bed and breakfast.
  - e. **Meals.** No meals other than breakfast shall be served to paying guests.

- f. **Guest register.** The resident owner shall keep a current guest register including names, addresses and dates of occupancy of all guests.
  - g. **Building code requirements.** The building shall comply with all requirements of dwelling units included in the Florida Building Code. [Ord. No. 01-29]
  - h. **Signage.** One sign, a maximum of eight (8) square feet, listing name and address shall be permitted. [Ord. No. 97-64]
  - i. **AP district.** Within the LOST-O, a bed & breakfast shall be allowed as a special use after compliance with the special use standards. [Ord. No. 01-29]
- 16.1 Butcher Shop, wholesale** means an establishment engaged in the cutting and packaging of meat, including, but not limited to, beef, pork, poultry and fish, for general wholesale. A wholesale butcher shop shall be subject to the following supplementary use standards:
- a. **Location.** A wholesale butcher shop shall only be located on an arterial street.
  - b. **Deliveries.** Deliveries shall be limited to 6:00 a.m. to 5:00 p.m., Monday through Saturday.
  - c. **Storage and disposal.** No outdoor storage or disposal shall be permitted.
  - d. **Cutting of meat and poultry.** The cutting of sub-primal portions of meat and pre-cut poultry into serving portions including packaging and shipping where each pre-cut portion entering the facility will not exceed ten (10) pounds and waste generated for disposal will not exceed ten percent (10%) of the pre-cut product is permitted. Waste does not include meat and poultry by-products which are sold to other users.
  - e. **Slaughtering.** Slaughtering, rendering and dressing shall be prohibited.
  - f. **IL, IG and PIPD Districts.** A wholesale butcher shop may be allowed as a permitted use in the IL, IG and PIPD districts subject to the above criteria.  
[Ord. No. 01-100]
- 17. Campground** means a plot of ground established as a commercial campsite for recreational use and not as living quarters. A campground site shall comply with the following supplementary use standards.
- a. **Minimum lot area.** A campground site shall have a minimum lot area of at least five (5) acres or the minimum required by the district, whichever is greater.
  - b. **SA district.** In the SA district a campground site shall have a one hundred (100) foot buffer from residentially occupied or zoned property in addition to the required minimum setbacks.
  - c. **Setbacks.** No campground site shall be located within fifty (50) feet of any property line.  
[Ord. No. 99-37] [Ord. No. 01-100]
- 17.1 Camping cabin** means an accessory use to a Recreational Vehicle Park or campground, consisting of a rental cabin used for temporary occupancy. A camping cabin shall comply with the following supplementary use standards. [Ord. No. 01-29]



- a. **Structure.** The cabin shall comply with all structural regulations of the PBC Building Code.
  - b. **Duration.** Time limitations shall be in accordance with Sec. 6.8.H.6.(2)(a). [Ord. No. 01-29]
  - c. **Setbacks.** Camping cabins shall meet the setbacks required for recreational vehicles.
  - d. **Location.** A camping cabin may be located on a recreational vehicle lot or camp site in lieu of a recreational vehicle or campsite. [Ord. No. 01-29]
  - e. **Floor area.** A camping cabin shall not exceed eight hundred (800) square feet of gross floor area. [Ord. No. 01-29]
  - f. **Additional floor area.** Floor area under a solid roof that is utilized as a porch, patio, porte cochere, or carport shall not exceed four hundred (400) square feet.
  - g. **Amenities.** A camping cabin may contain electrical outlets, heating, air conditioning units, fans, cooking facilities and plumbing. [Ord. No. 00-015]
  - h. **Limitations.** A maximum of thirty (30) percent of the total approved lots may be converted to cabin use. [Ord. No. 99-37] [Ord. No. 00-015]
  - i. **Maximum percentage of camping cabin lots.** At no time shall the number of camping cabins exceed forty-nine (49) percent of the developed lots. [Ord. No. 00-015]
  - j. **AP district.** Within the LOST-O, a camping cabin shall be allowed as a principal use or an accessory use to a single family dwelling. A camping cabin shall be allowed as a special use after compliance with the special use standards and shall comply with the following:
    - (1) **Number.** A maximum of four (4) camping cabins shall be permitted per acre.
    - (2) **Setbacks.** Camping cabins shall be setback a minimum of twenty-five (25) feet from all property lines.
    - (3) **Occupants.** Only users of the Lake Okeechobee Scenic Trail such as hikers, bikers and other tourists shall be allowed to occupy camping cabins. [Ord. No. 01-29]
18. **Car wash or auto detailing** means an establishment primarily engaged in the washing or detailing of motor vehicles, which may use production line methods with a conveyor, blower, or other mechanical devices, and which may employ some hand labor. Detailing includes hand washing and waxing, striping, and interior cleaning. Car wash and auto detailing uses shall comply with the following supplementary use standards.
- a. **Location.**
    - (1) **CC district.** In the CC district, a car wash or auto detailing use shall be subject to the Major Intersection Criteria as defined in Sec. 7.8.C. [Ord. No. 01-29]
    - (2) **CG district.** In the CG district, a car wash or auto detailing use shall be permitted pursuant to Article 5.6, Site Plan or Final Subdivision Plan, if car washing and auto detailing is limited to hand washing/waxing. [Ord. No. 01-29]
    - (3) **IL district.** In the IL district, a car wash or auto detailing use shall be permitted by right if limited to hand washing/waxing.

- b. **Accessory to automotive service station and convenience store with gas sales.** An automatic car wash shall be considered an accessory use to an automotive service station use when it is located on the same lot, and shall be governed by the use and property development regulations applicable to the automotive service station use. [Ord. No. 01-01]
  - c. **Water recycling.** An automatic car wash facility shall utilize a water recycling system. [Ord. No. 01-01]
  - d. **Loudspeakers.** No outdoor speaker or public address systems which are audible off-site shall be permitted. [Ord. No. 99-37] [Ord. No. 01-29]
- 18.1 **Catering service** means an establishment where food and beverages are provided for consumption off the premises. Catering services may also provide personnel, serving equipment, and decorations.
- a. **Accessory use.** Catering may be permitted as an accessory use to a quality or specialty restaurant. The use of more than three (3) delivery vehicles shall require DRC approval. [Ord. No. 97-64]
  - b. **AP district.** Within the LOST-O, catering shall be allowed as an accessory use to a specialty restaurant. Catering shall be allowed as a special use after compliance with the special use standards. The use of more than three (3) delivery vehicles shall require DRC approval. [Ord. No. 01- 29]
19. **Cemetery** means land used or intended to be used for human burial, including a chapel mausoleum or columbarium. A cemetery use shall comply with the following supplementary use standards:
- a. **Site area.** In accordance with the requirements of Sec. 497.027, Fla. Stat., a cemetery shall be located on a site with a minimum contiguous area of fifteen (15) acres.
  - b. **Water supply and sewage disposal.** Potable water supply and sewage disposal systems for a cemetery use shall be provided in accordance with the requirements of the PBCHD.
  - c. **CG and SA.** In the CG and SA district a cemetery for pets is permitted with a conditional use type B. The pet cemetery use includes an accessory office and mausoleum however an accessory crematory is permitted in the CG district only. The accessory crematory must be approved by the DER. The minimum lot size of fifteen (15) acres is not applicable for pet cemeteries.
  - d. **RM and RH.** In the RM and RH districts funeral homes accessory to cemeteries are permitted subject to conditional use Type A. In all residential zoning districts, a cemetery shall be located on a collector or arterial street only.
20. **Chipping and mulching** means an establishment using equipment designed to cut tree limbs, brush or wood construction debris into small pieces for use as mulch. A chipping and mulching use shall comply with the following supplementary use standards.
- a. **Lot size.** A chipping and mulching use shall be located on a minimum of five (5) acres.
  - b. **Setback from residential districts and uses.** A chipping or grinding machine shall be set back a minimum of five hundred (500) feet from any property line abutting a residential district or use.

- c. **Health and environmental regulations.** The operation shall be subject to all applicable regulations of the FDEP (including Chapter 17-701, F.A.C.), the PBCHD, the Solid Waste Authority, and the Fire Marshall.
  - d. **Access.** An access road for collection vehicles shall be provided to the entrance of the facility. Acceptable access does not include local streets. Access shall be restricted to specific entrances with gates that can be locked and that carry official notice that only authorized persons are allowed on the site.
  - e. **Storage.** Except in the AP District, on-site storage of unprocessed material shall be limited to forty-five (45) days and the pile height of storage material shall be limited to fifteen (15) feet. Outdoor material storage piles shall be set back a minimum of twenty-five (25) feet from any property line or fifty (50) feet from any property line abutting a residential zoning district or use. Storage areas shall be effectively screened from view, pursuant to Sec. 6.6. (Supplementary Regulations).
  - f. **Buffering.** An incompatibility buffer as required in Sec. 7.3 (Landscape and Buffering) may be omitted if the use is adjacent to farm worker quarters or mobile home accessory to agriculture.
  - g. **Chipping and grinding hours.** Hours of operation of chipping and grinding machine are limited to 9:00 a.m. to 5:00 p.m. Monday through Friday if adjacent to residential zoned property.
  - h. **Supplemental application requirements.** The applicant shall provide the following information.
    - (1) **Site plan.** A site plan illustrating how the operation functions including circulation routes and their locations, square footage, height and location of buildings, chipper and storage piles.
    - (2) **Hours of operation.** A statement specifying the hours of operation (hours of operation are limited to 8:00 a.m. to 5:00 p.m. Monday through Friday if adjacent to residential zoned property).
    - (3) **Waste.** An explanation of the quantity of waste to be received expressed in cubic yards per day or tons per day.
    - (4) **Letter of approval.** A notarized letter of approval shall be provided from the property owner verifying consent to use the property for chipping and mulching.
    - (5) **Dust control.** A plan to address dust control in traffic, storage and processing areas. Dust control measures may include: additional setbacks, full or partial enclosure of chipper or grinder and watering or enclosing mulch piles. [Ord. No. 97-64] [Ord. No. 99-37]
21. **Church or place of worship** means a premises or site used primarily or exclusively for religious worship and related religious services or established place of worship, retreat site, camp, convent, seminary or similar facilities owned or operated by a tax exempt religious group for religious activities. A church or place of worship use shall comply with the following supplementary use standards.
- a. **Location.**
    - (1) **Rectory.** All places of worship which include a rectory, shall front on a collector or arterial street.
    - (2) **Accessory facilities.** All places of worship which include a day care, school, academy, congregate living facility, cemetery, community center or other similar accessory facilities shall front on an arterial or collector street. In no case shall places of worship with accessory facilities be located on local residential streets.
    - (3) **Agricultural Reserve Tier.** A church or place of worship shall be located east of State Road 7/US 441 only. [Ord. No. 01-100]
  - b. **Use limitations.**

- (1) **1,500 square foot facility.** A church or place of worship not exceeding one thousand five hundred (1,500) square feet of gross floor area shall be a permitted use, subject to site plan certification by DRC pursuant to Sec. 5.6 (Site Plan or Final Subdivision Plan) in the following districts:
  - (a) CN, CC and CG districts; and,
  - (b) a commercial pod in a Planned Development Districts (PDD).
- (2) **Accessory residential development. Institutional land use plan classification.** In the Institutional land use plan classification, affordable housing shall be permitted as an accessory use to a church or place of worship subject to approval of a Class A Conditional Use. Such use shall be requested only by a nonprofit organization or community based group. This type of residential development shall be under the direct supervision of a sponsoring nonprofit organization or community based group. Such housing shall be provided at below market rental rates and not for resale.
- (3) **Temporary sales.** Temporary sales events, such as rummage or bake sales, shall be permitted as an accessory use, subject to the Temporary Retail Sales standards of Sec. 6.4.D and Sec. 5.5 (Special Use Permits).
- (4) **Day care center, limited.** A day care center, limited, incorporated into the primary structure of an existing church or place of worship with a minimum seating capacity of 250 seats on a minimum lot of one acre shall be permitted, subject to DRC approval.  
[Ord. No.96-28] [Ord. No. 97-14] [Ord. No. 99-37]

**22. Communication tower, commercial.** A commercial communication tower use shall comply with the following supplementary use standards. If this section prohibits a government-owned tower from being located at a specific site and the tower is required to protect the public health, safety, or welfare, the applicable criteria of this section may be waived or modified by the BCC. In such cases the BCC shall make a finding of fact justifying the modification.

**a. Definitions.** For the purposes of this section the following definitions shall apply.

**Abandoned tower** means any commercial communication tower whose principal use has been discontinued for a period in excess of three (3) months.

**Antenna** means a transmitting and/or receiving device used for AM/FM radio, television, microwave, telephone, cellular, personal wireless services, and related forms of electronic communications. This excludes amateur radio antennas and satellite dishes.

**Camouflage tower** means a tower or structure which is incorporated into and is compatible with existing or proposed uses on site (i.e., antenna incorporated into site lighting at a park or incorporated into an electrical distribution center).

**Collocation** means the placement of more than one (1) service providers' antenna on a commercial communication tower.

**Combined transmission/communication structure** means any combination of communication tower and electrical transmission line constructed within an electrical transmission line R-O-W created pursuant to the "Transmission Line Siting Act," Section 403.52, Florida Statutes.

**Communication tower, commercial** means any tower whose principal use is to facilitate transmissions for AM/FM radio, television, microwave, cellular, digital, personal communication services, enhanced specialized radio, and related communication services. Towers located on school

sites and utilized for educational purposes only, pursuant to Chapter 235, Fla. Stat., shall not be considered commercial communication towers.

**Electrical transmission line R-O-W** means the area necessary for construction and maintenance of a 230 kilovolt or greater electrical transmission line, as provided in Section 403.52, Florida Statutes.

**Existing residential use** means any residential structure on a parcel of land or property possessing either residential designation by the future land use atlas of the Comprehensive Plan or a residential zoning designation consistent with the underlying future land use designation.

**Guyed tower** means a structure that is supported either partially or completely by guy wires and ground anchors.

**Jersey barrier** means a device installed around the base of towers, guy anchors, or supports to protect structural integrity from vehicular impact.

**Monopole tower** means a structure that consists of a single pole supported by a permanent foundation.

**Propagation Study** a method utilized by radio-frequency (RF) engineers for site placement. The study indicates signal strength as it relates to adjacent sites to ensure quality calls and handoffs, including the potential for towers or tall structures within the study area to be utilized for collocation and the avoidance of additional towers.

**Public civic sites** means any property in any zoning district which accommodates a use under the ownership of or leased by a public agency as defined in Article 3, Section 3.2 of the ULDC.

**Residential** means property possessing either a residential designation by the future land use atlas of the Comprehensive Plan or a residential zoning designation consistent with the underlying future land use designation.

**Self support/lattice tower** means a structure that is constructed without guy wires or ground anchors.

**Stealth facility** means a structure which is not readily identifiable as a tower and is compatible with existing or proposed uses on site. The structure may or may not have a secondary function (i.e., bell tower, spire, etc.).

**Tower Hierarchy.** For the purpose of determining impact the following hierarchy has been established.

<b>LEAST IMPACT</b>
Stealth
Camouflage
Monopole
Self Support/Lattice
Guyed
<b>MOST IMPACT</b>

**Vacant residential parcel** means any undeveloped parcel of land or property, including any parcel or property with an approved development order, possessing either a residential designation by the future land use atlas of the Comprehensive Plan or a residential zoning designation consistent with the underlying future land use designation.

**Whip Antenna** means a cylindrical or similarly shaped omnidirectional antenna utilized for transmission or receiving of electronic communications.

**b. Siting requirements.**

**(1) Stealth towers.**

- (a) Permitted Districts.** Stealth facilities may be permitted and shall be reviewed as provided in Table 6.4-4A and Table 6.4.B., and as provided herein.
- (b) Separation and Setbacks.** Separation or setbacks for stealth facilities shall be established as provided in Table 6.4-4C and Table 6.4-4D.
- (c) Criteria.** Stealth structures shall comply with the following criteria.
  - (i)** The structure shall be compatible with the architectural style of the existing buildings/structures on site and with the character of the surrounding area. A determination of architectural compatibility shall include, but not be limited to, color, type of building material, and architectural style.
  - (ii)** The structure shall be consistent with the character of existing uses on site.
  - (iii)** Communications equipment or devices shall not be readily identifiable.
  - (iv)** The structure shall be related to and integrated into the existing natural and/or man-made environment to the greatest extent possible.
  - (v)** The maximum height of the structure shall not exceed 200 feet.
- (d) Stealth towers in certain residential zoning districts.** Subject to the limitations provided in this subsection, stealth towers may be permitted in the following residential zoning districts: RT (Residential Transitional), RTS (Residential Transitional Suburban), RTU (Residential Transitional Urban), RS (Single Family Residential), RM (Multi-Family Residential), RH (Multi-Family Residential/High Density), and PUD (Planned Unit Development) public civic.
  - (i) Approval.** The stealth tower shall be approved by the BCC as a Class A Conditional Use.
  - (ii) Separation and setback from existing residential structures.** The minimum separation from any existing residential structure shall be 300% of tower height. In addition, the tower shall be setback a distance of at least 100% of tower height from any property line adjacent to an existing residential use.
  - (iii) Setback from vacant residential property.** The minimum setback from any adjacent vacant residential property shall be at least 100% of tower height from any such property line.
  - (iv) Setbacks from nonresidential zoning districts.** The minimum setback from any adjacent nonresidential zoning district shall be the greater of the required district setback or 20% of tower height.
  - (v) Associated uses.** The stealth towers shall be permitted only in association with the following uses: assembly, nonprofit institutional; church or place of worship; college or university; electric power facility, excluding electrical transmission line rights-of-way as provided herein; government services; park, passive; park, public; school, elementary or secondary; solid waste transfer station; utility, minor; or water or wastewater treatment plant.

- (e) **Waivers from required dimensional criteria.** A waiver from separation, setback, distance between towers, height, and similar dimensional criteria may be requested as provided in Sec. 6.4.D.22.b.(11).
  - (f) **Mandatory collocation.** A stealth tower shall be required to accommodate a minimum of two (2) providers. However, an applicant may not be required to accommodate the additional providers in the event the shared use/collocation review procedures of this section indicate no other service provider wishes to collocate on the structure.
  - (g) **Public parks five (5) acres or greater.** The minimum separation between any existing residential structure, and stealth towers located in public parks five (5) acres or greater shall be 200% of tower height. In addition, the tower shall be setback a distance of at least 100% of tower height from any property line adjacent to an existing residential use or vacant residential parcel.
- (2) **Camouflage towers.**
- (a) **Permitted districts.** Camouflage towers shall be permitted and reviewed as provided in Table 6.4-4A and Table 6.4-4B and as provided herein.
  - (b) **Separation and setback.** Separation and setbacks for camouflage facilities shall be established as provided in Table 6.4-4C and Table 6.4-4D.
  - (c) **Criteria.** Camouflage towers shall comply with the following criteria.
    - (i) The structure shall have an additional function other than antenna support.
    - (ii) The maximum height of the structure shall not exceed:
      - a) 100 feet for a single provider;
      - b) 125 feet for a minimum of two (2) providers; or,
      - c) 150 feet for a minimum of three (3) providers.

Prior to the issuance of a building permit for a structure with two (2) or more providers, the applicant shall provide proof of collocation in a form acceptable to the County Attorney and Zoning Director.
  - (d) **Camouflage towers in certain residential zoning districts.** Subject to the limitations provided in this subsection, camouflage towers may be permitted in the following residential zoning districts: RT (Residential Transitional), RTS (Residential Transitional Suburban), RTU (Residential Transitional Urban), RS (Single Family Residential), RM (Multi-Family Residential), and PUD (Planned Unit Development) public civic sites, and RH (Multi-Family Residential/High Density).
    - (i) **Approval.** The camouflage tower shall be approved by the Development Review Committee.
    - (ii) **Separation and setback from existing residential structures.** The minimum separation from any existing residential structure shall be 200% of tower height. In addition, the tower shall be setback a distance of at least 100% of tower height from any property line adjacent to an existing residential use.
    - (iii) **Setback from vacant residential property.** The minimum setback from any adjacent vacant residential property shall be at least 100% of tower height from any such property line.
    - (iv) **Setbacks from nonresidential zoning districts.** The minimum setbacks from any adjacent nonresidential zoning district shall be the greater of the required district setback or 20% of tower height.
    - (v) **Associated uses.** The camouflage towers shall be permitted only in association with the following uses: assembly, nonprofit institutional; church or place of worship; college or university; electric power facility, excluding electrical transmission line rights-of-way as provided herein; government services; park, passive; park, public; school, elementary or secondary; solid waste transfer station.

- (e) **Waivers from required dimensional criteria.** A waiver from separation, setback, distance between towers, height, and similar dimensional criteria may be requested as provided in Sec. 6.4.D.22.b.(11).
  - (f) **Additional submission requirements.** Applications for approval to install a camouflage tower shall include the following information.
    - (i) A colorized illustration or representation of the proposed tower.
    - (ii) The height, diameter, and coloration of the proposed facility.
    - (iii) A statement of compatibility to indicate the nature and character of the surrounding area, and how the proposed facility will be consistent with the overall characteristics of the area.
  - (g) **Public parks five (5) acres or greater.** The minimum separation between any existing residential structure, and camouflage towers located in public parks five (5) acres or greater shall be 125% of tower height. In addition, the tower shall be setback a distance of at least 75% of tower height from any property line adjacent to an existing residential use or vacant residential parcel.
- (3) **Electrical transmission line rights-of-way.** Communication towers, antennas, and related facilities may be located in such rights-of-way as provided herein.
- (i) **Transmission poles.** Antennas attached to existing electrical transmission poles shall not be required to obtain building permits. Building permits are required for accessory structures, such as equipment cabinets, constructed to support such antennas or panels. Height increases to transmission poles to allow antenna attachment shall be subject to the provisions of this section.
  - (ii) **Combined transmission/communication structures.** Combined transmission/communication structures may be installed in an electrical transmission R-O-W as provided in Table 6.4-4A and Table 6.4-4B, and subject to the following requirements.
    - a) Structures installed in transmission line rights-of-way with a residential comprehensive plan and zoning designation shall:
      - i) be located in rights-of-way a minimum of 250 feet in width;
      - ii) be limited to combination structures which are similar to monopole towers;
      - iii) not exceed 100 feet in height, however the height may be increased to a maximum of 125 feet if an additional provider is accommodated, and proof of collocation is provided in a form acceptable to the County Attorney and the Zoning Director;
      - iv) be setback a minimum 150 feet from any property line possessing a residential designation;
      - v) not be located within a planned unit development (PUD) unless approved by the BCC as a Class A conditional use; and
      - vi) require review as provided in Table 6.4-4A and Table 6.4-4B.
    - b) Transmission line rights-of-way in areas with a nonresidential comprehensive plan and zoning designation shall:
      - i) be located in rights-of-way a minimum of 250 feet in width;
      - ii) be limited to combination structures which are similar to monopole towers or self support towers; not exceed 300 feet in height;
      - iii) be set back a minimum of 200 feet from any property line possessing a residential designation;
      - iv) be set back a minimum of 100 feet from any property line possessing a nonresidential designation; and
      - v) require review as provided in Table 6.4-4A and Table 6.4-4B.



- (iii) **Separation of new combined transmission/communication structures.** New combined transmission communication structures shall be subject to the separation distances as provided in Table 6.4-4E of this section.
- (4) **Florida Department of Transportation rights-of-way.** Within the rights-of-way for I-95 and the Florida Turnpike owned or controlled by the Florida Department of Transportation, towers, antennas, or panels may be installed as follows.
  - (a) **Installation of antennas and panels.** Antennas and panels may be attached to existing communication towers, light standards, or other structures or facilities subject only to building permit review.
  - (b) **Construction of new towers.** New towers constructed within rights-of-way shall comply with the following requirements.
    - (i) Towers installed in those portions of rights-of-way immediately adjacent to any property possessing a residential designation shall:
      - a) be located in a R-O-W at least 250 feet in width;
      - b) be only a monopole or lattice tower;
      - c) not exceed 150 feet in height;
      - d) be setback a minimum of 150 feet from the nearest property line; and
      - e) require review as provided in Table 6.4-4A and Table 6.4-4B.
    - (ii) Towers installed in those portions of rights-of-way immediately adjacent to any property possessing a nonresidential designation shall:
      - a) be located in a R-O-W at least 200 feet in width;
      - b) be only a monopole or lattice tower;
      - c) not exceed 200 feet in height;
      - d) be setback a minimum of 75 feet from the nearest nonresidential property line and 50 feet from any residential property line; and
      - e) require review as provided in Table 6.4-4A and Table 6.4-4B.
  - (c) **Separation of new towers.** New towers shall be subject to the separation distances as provided in Table 6.4-4E of this section.
- (5) **Monopole towers.**
  - (a) **Permitted districts.** Monopole towers may be permitted and shall be reviewed as provided in Table 6.4-4A and 6.4-4B.
  - (b) **Separations and setbacks.** Monopole towers shall provide the separations and setbacks as established in Table 6.4-4C and Table 6.4-4D.
  - (c) **Increase in height.** The height of a monopole tower may be increased as provided herein.
    - (i) **Percentage of increase.** The height of a proposed monopole tower may be increased by twenty percent (20%), without regard to required separation or setback requirements, for all applications which provide proof of the collocation of an additional personal wireless service provider.
    - (ii) **Proof of collocation.** Proof of collocation shall be provided in a form acceptable to the County Attorney and the Zoning Director. Proof of collocation shall include an executed contract or lease providing for use of the facility for a period of at least ten (10) years.
- (6) **Self Support/Lattice towers.**
  - (a) **Permitted districts.** Self support or lattice towers may be permitted and shall be reviewed as provided in Table 6.4-4A and Table 6.4-4B.
  - (b) **Separations and setbacks.** Lattice towers shall provide the separations and setbacks as established in Table 6.4-4C and Table 6.4-4D.

- (7) **Guyed towers.**
- (a) **Permitted districts.** Guyed towers may be permitted and shall be reviewed as provided in Table 6.4-4A and Table 6.4-4B.
  - (b) **Separations and setbacks.** Guyed towers shall provide the separations and setbacks as established in Table 6.4-4C and Table 6.4-4D.
  - (c) **Setbacks.** Breakpoint calculations may be provided to demonstrate a tower will collapse within the minimum required district setbacks. Breakpoint calculations shall be certified by a professional engineer, licensed in the State of Florida.
  - (d) **Anchors.** Peripheral supports and guy anchors may be located within required setbacks provided they shall be located entirely within the boundaries of the property on which the communication tower is located. Peripheral supports and guy anchors shall be located at least ten (10) feet from all property lines.
- (8) **Compatibility.** To assist in ensuring compatibility between a proposed communication tower and surrounding land uses, the information listed below shall be included with all applications for development approval, development order amendments, etc.
- (a) **Site and tower location.** The proposed site of a tower and the proposed location of the tower within that site, indicated on an official Palm Beach County zoning quad sheet.
  - (b) **Aerial photography.** The proposed location of a tower, indicated on an aerial map possessing a scale of not more than one inch equals 300 feet (1" = 300'). The aerial photograph shall indicate all adjacent land uses within a radius of 2,000 feet from the site of the proposed tower.
  - (c) **Visual impact analysis.** A visual impact analysis, consistent with the requirements of Sec. 6.4.D.22.c.(16).
  - (d) **Buffering.** Buffering and landscaping as required by this section.
- (9) **Tower appearance.** The style, height, and overall appearance of any tower or communications facility constructed pursuant to this section shall be consistent with plans and elevations submitted as part of an application for development approval. The DRC shall have the authority to approve additions or minor modifications which do not materially modify the appearance of a tower as approved by the Zoning Commission or BCC. Modification which cannot be approved by the DRC shall be subject to a development order amendment as provided in this code.

(This space intentionally left blank.)

**TABLE 6.4-4A  
RESIDENTIAL ZONING DISTRICTS:  
TOWER LOCATION AND TYPE OF ZONING REVIEW**

TOWER TYPE	AGR	5 AR/ RR	AR/ USA	CRS	RE	RS	RT	RTS	RTU	RM	RH	PUD (1)	RVPD	MHPD	TND
Stealth Towers	D	D	D	D	D	*	*	*	*	*	*	D	*	*	D
Camouflage Towers	BP	BP	BP	BP	BP	*	*	*	*	*	*	BP	*	*	BP
Monopole Towers < 60'	BP	D	D	D	D	*	*	*	*	*	*	D	*	*	D
Monopole Towers > 60' and < 100'	D	B	B	B	B	*	*	*	*	*	*	B	*	*	B
Monopole Towers > 100' and < 150'	B	B	B	B	B	*	*	*	*	*	*	B	*	*	B
Monopole Towers > 150' and < 200'	B	B	B	B	B	*	*	*	*	*	*	*	*	*	*
Monopole Towers > 200' and < 250'	A	A	A	A	*	*	*	*	*	*	*	*	*	*	*
Monopole Towers > 250'	A	A	A	A	*	*	*	*	*	*	*	*	*	*	*
Self Support Towers < 60'	BP	D	D	D	B	*	*	*	*	*	*	D	*	*	D
Self Support Towers > 60' and < 100'	D	B	B	B	A	*	*	*	*	*	*	B	*	*	B
Self Support Towers > 100' and < 150'	B	A	A	A	A	*	*	*	*	*	*	A	*	*	A
Self Support Towers > 150' and < 200'	A	A	A	A	*	*	*	*	*	*	*	*	*	*	*
Self Support Towers > 200' and < 250'	A	A	A	A	*	*	*	*	*	*	*	*	*	*	*
Self Support Towers > 250'	A	A	A	A	*	*	*	*	*	*	*	*	*	*	*

TOWER TYPE	AGR	AR/ RR	AR/ USA	CRS	RE	RS	RT	RTS	RTU	RM	RH	PUD (1)	RVPD	MHPD	TND
Guyed Towers <60'	BP	D	D	D	B	*	*	*	*	*	*	D	*	*	D
Guyed Towers >60' and < 100'	D	B	B	B	A	*	*	*	*	*	*	B	*	*	B
Guyed Towers > 100' and < 150'	B	A	A	A	*	*	*	*	*	*	*	*	*	*	*
Guyed Towers > 150' and < 200'	A	A	A	A	*	*	*	*	*	*	*	*	*	*	*
Guyed Towers > 200' and < 250'	A	A	A	A	*	*	*	*	*	*	*	*	*	*	*
Guyed Towers > 250'	A	A	A	A	*	*	*	*	*	*	*	*	*	*	*
FDOT	D(2)	D(2)	D(2)	D(2)	D(2)	D(2)	D(2)	D(2)	D(2)	D(2)	D(2)	D(2)	D(2)	D(2)	D(2)
FPL (3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)	D(3)

**Notes****D** = Development Review Committee (No Public Hearing)**BP** = Building Permit Review (No Public Hearing)**B** = Conditional Use Review by Zoning Commission (1 Public Hearing)**A** = Conditional Use Review by Board of County Commissioners (2 Public Hearings)**(1)** = Public Civic Sites Only**(2)** = I-95 and Florida Turnpike R-O-W at least 250 feet in width**(3)** = Electrical transmission R-O-W at least 250 feet in width**\*** = Not permitted in zoning district, unless otherwise allowed in association with non-residential uses as provided in this section.

**TABLE 6.4-4B  
NONRESIDENTIAL ZONING DISTRICTS:  
TOWER LOCATION AND TYPE OF ZONING REVIEW**

TOWER TYPE	AP	SA	RSER	PO	CG	CN	CLO	CC	CHO	CRE	IL	IG	MUPD (1)	MXPD	PIPD	PC	SWPD
Stealth Towers	D	D	D	D	D	D	D	D	D	D	D	D	D	D(2)	D	D	BP
Camouflage Towers	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP(2)	BP	BP	BP
Monopole Towers < 60'	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	D(2)	BP	BP	BP
Monopole Towers > 60' and < 100'	D	D	D	D	D	D	D	D	D	D	D	D	D	B(2)	D	D	BP
Monopole Towers > 100' and < 150'	D	D	B	D	D	B	B	D	B	B	D	D	B	B(2)	D	B	BP
Monopole Towers > 150 and < 200'	D	D	B	D	D	B	B	D	B	B	D	D	B	B(2)	D	B	D
Monopole Towers > 200' and < 250'	D	D	A	A	B	A	A	B	A	A	D	D	A	A(2)	D	A	D
Monopole Towers > 250'	B	B	A	A	A	A	A	A	A	A	B	B	A	A(2)	B	A	B
Self Support Towers < 60'	BP	BP	BP	BP	BP	*	*	*	*	*	BP	BP	*	BP(3)	BP	BP	D
Self Support Towers > 60' and < 100'	D	D	D	D	D	*	*	*	*	*	D	D	*	D(3)	D	D	D
Self Support Towers > 100' and < 150'	D	D	D	D	D	*	*	*	*	*	D	D	*	D(3)	D	D	D

TOWER TYPE	AP	SA	RSER	PO	CG	CN	CLO	CC	CHO	CRE	IL	IG	MUPD (1)	MXPD	PIPD	PC	SWPD
Self Support Towers > 150' and < 200'	D	D	B	B	B	*	*	*	*	*	D	D	*	D(3)	D	D	D
Self Support Towers > 200' and < 250'	B	B	B	B	B	*	*	*	*	*	B	B	*	B(3)	B	B	B
Self Support Towers > 250'	B	B	A	A	A	*	*	*	*	*	B	B	*	B	A	A	A
Guyed Towers < 60'	BP	BP	*	BP	BP	*	*	*	*	*	BP	BP	BP	BP(3)	BP	BP	BP
Guyed Towers > 60' and < 100'	D	D	*	D	D	*	*	*	*	*	D	D	D	D(3)	D	D	D
Guyed Towers > 100' & < 150'	D	D	*	D	D	*	*	*	*	*	D	D	D	D(3)	D	D	D
Guyed Towers > 150' & < 200'	D	D	*	B	B	*	*	*	*	*	D	D	B	D(3)	D	B	D
Guyed Towers > 200' & < 250'	B	B	*	B	B	*	*	*	*	*	B	B	B	B(3)	B	B	D
Guyed Towers > 250'	B	B	*	A	A	*	*	*	*	*	B	B	A	B(3)	B	A	B
FDOT (4)	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
FPL (5)	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D

#### Notes

D = Development Review Committee (No Public Hearing).

BP = Building Permit Review (No Public Hearing).

B = Conditional Use Review by Zoning Commission (1 Public Hearings).

A = Conditional Use Review by BCC (2 Public Hearings).

(1) = Limited to Commercial High (CH) Future Land Use Category.

(2) = Commercial High (CH) and Industrial (IND) Future Land Use Category

(3) = Limited to Industrial (IND) Future Land Use Category

(4) = I- 95 and Florida Turnpike R-O-W at least 250 feet in width

(5) = Electrical transmission line R-O-W at least 250 feet in width

\* = Not permitted in zoning district

**TABLE 6.4-4C**  
**SEPARATION AND SETBACK DISTANCES FOR TOWERS LOCATED IN**  
**AND ADJACENT TO RESIDENTIAL ZONING DISTRICTS**

TOWER TYPE		AGR	AR/ RR	AR/ USA	CRS	RE	RS	RT	RTS	RTU	RM	RH	PUD (1)	RVPD	MHPD	TND
<b>Stealth Towers</b>	residential existing (2)	300%, NLT 100% from PL	300%, NLT 100% from PL	300%, NLT 100% from PL	300%, NLT 100% from PL	300%, NLT 100% from PL	300%, NLT 100% from PL	300%, NLT 100% from PL	300%, NLT 100% from PL	300%, NLT 100% from PL	300%, NLT 100% from PL	300%, NLT 100% from PL	300%, NLT 100% from PL	300%, NLT 100% from PL	300%, NLT 100% from PL	300%, NLT 100% from PL
	residential vacant (3)	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL
<b>Camouflage Towers</b>	residential existing (2)	200%, NLT 100% from PL	200%, NLT 100% from PL	200%, NLT 100% from PL	200%, NLT 100% from PL	200%, NLT 100% from PL	200%, NLT 100% from PL	200%, NLT 100% from PL	200%, NLT 100% from PL	200%, NLT 100% from PL	200%, NLT 100% from PL	200%, NLT 100% from PL	200%, NLT 100% from PL	200%, NLT 100% from PL	200%, NLT 100% from PL	200%, NLT 100% from PL
	residential vacant (3)	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL

**NOTES:**

(1) = Limited to public civic site locations

(2) = % measured as a separation between tower and adjacent residential structures

(3) = Measured as a setback from property line of tower location

(4) = Height, tower type, and setbacks limited as provided in this section

% = Separation or setback measured as a percentage of tower height

&lt; = Less than

&gt; = More than

NMT = Not more than

NLT = Not less than

PL = Property line

*PALM BEACH COUNTY, FLORIDA*



TOWER TYPE		AGR	AR/ RR	AR/ USA	CRS	RE	RS	RT	RTS	RTU	RM	RH	PUD (1)	RVPD	MHPD	TND
Self Support Towers < 60'	residential existing (2)	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL
	residential vacant (3)	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL
Self Support Towers > 60' and < 100'	residential existing (2)	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL
	residential vacant (3)	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL
Self Support Towers > 100' and < 150'	residential existing (2)	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL
	residential vacant (3)	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL
Self Support Towers > 150' and < 200'	residential existing (2)	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL
	residential vacant (3)	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL

TOWER TYPE		AGR	AR/ RR	AR/ USA	CRS	RE	RS	RT	RTS	RTU	RM	RH	PUD (1)	RVPD	MHPD	TND
<b>Self Support Towers &gt;200' and &lt;250'</b>	residential existing (2)	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL
	residential vacant (3)	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL
<b>Self Support Towers &gt; 250'</b>	residential existing (2)	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL	600%, NLT 150% from PL
	residential vacant (3)	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL	NLT 150% from PL

TOWER TYPE		AGR	AR/ RR	AR/ USA	CRS	RE	RS	RT	RTS	RTU	RM	RH	PUD (1)	RVPD	MHPD	TND
<b>Guyed Towers &lt;60'</b>	residential existing (2)	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL
	residential vacant (3)	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL
<b>Guyed Towers &gt;60' and &lt; 100'</b>	residential existing (2)	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL
	residential vacant (3)	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL	< of 600% or 1,500', NLT 150% from PL

[illegible]

TOWER TYPE		AGR	AR/RR	AR/USA	CRS	RE	RS	RT	RTS	RTU	RM	RH	PUD (1)	RVPD	MHPD	TND
Guyed Towers > 250'	residential existing (2)	< of 600' or 1,500', NLT 150% from PL	< of 600' or 1,500', NLT 150% from PL	< of 600' or 1,500', NLT 150% from PL	< of 600' or 1,500', NLT 150% from PL	< of 600' or 1,500', NLT 150% from PL	< of 600' or 1,500', NLT 150% from PL	< of 600' or 1,500', NLT 150% from PL	< of 600' or 1,500', NLT 150% from PL	< of 600' or 1,500', NLT 150% from PL	< of 600' or 1,500', NLT 150% from PL	< of 600' or 1,500', NLT 150% from PL	< of 600' or 1,500', NLT 150% from PL	< of 600' or 1,500', NLT 150% from PL	< of 600' or 1,500', NLT 150% from PL	< of 600' or 1,500', NLT 150% from PL
	residential vacant (3)	< of 600' or 1,500', NLT 150% from PL	< of 600' or 1,500', NLT 150% from PL	< of 600' or 1,500', NLT 150% from PL	< of 600' or 1,500', NLT 150% from PL	< of 600' or 1,500', NLT 150% from PL	< of 600' or 1,500', NLT 150% from PL	< of 600' or 1,500', NLT 150% from PL	< of 600' or 1,500', NLT 150% from PL	< of 600' or 1,500', NLT 150% from PL	< of 600' or 1,500', NLT 150% from PL	< of 600' or 1,500', NLT 150% from PL	< of 600' or 1,500', NLT 150% from PL	< of 600' or 1,500', NLT 150% from PL	< of 600' or 1,500', NLT 150% from PL	< of 600' or 1,500', NLT 150% from PL
FDOT		(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)
FPL		(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)

Notes < = Less than (1) = Limited to public civic site locations (2) = % measured as a separation between tower and adjacent residential structures (3) = Measured as a setback from property line of tower location (4) = Height, tower type, and setbacks limited as provided in this section %= Separation or setback measured as a percentage of tower height >= More than NMT = Not more than NLT = Not less than PL = Property line

**TABLE 6.4-4D  
SEPARATION AND SETBACK DISTANCES for TOWERS located in  
NONRESIDENTIAL ZONING DISTRICTS**

TOWER TYPE		AGR	AR/RR	AR/USA	CRS	RE	RS	RT	RTS	RTU	RM	RH	PUD (1)	RVPD	MHPD	TND	AGR	AR/RR
Stealth Towers	residential existing (3)	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL	300%, but NLT 100% from PL
	residential vacant	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL
	nonresid	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Camouflage Towers	residential existing (3)	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL	200%, but NLT 100% from PL
	residential vacant	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL	NLT 100% from PL
	nonresid	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Monopole Towers < 60'	residential	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
	nonresid	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Monopole Towers > 60' and < 100'	residential	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
	nonresid	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

TOWER TYPE																		
Monopole Towers > 100' and < 150'	residential	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
	nonresid	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Monopole Towers > 150' and < 200'	residential	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
	nonresid	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Monopole Towers > 200' and < 250'	residential	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
	nonresid	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Monopole Towers > 250'	residential	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
	nonresid	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

TOWER TYPE		AP	SA	RSER	PO	CG	CN	CLO	CC	CHO	CRE	IL	IG	MUPD	MXPD	PIPD	PC	SWPD
Self Support Towers < 60'	residential	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	nonresid	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Self Support Towers > 60' and < 100'	residential	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	nonresid	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Self Support Towers > 100' and < 150'	residential	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	nonresid	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Self Support Towers > 150' and < 200'	residential	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	nonres	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Self Support Towers > 200' and < 250'	residential	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	nonresid	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Self Support Towers > 250'	residential	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	nonresid	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D

A = Greater of district setback or 20% of tower height

B = See Table 6.4-4C for required separations &amp; setbacks from existing residential and vacant residential properties

C = See Table 6.4-4C for required separations and setbacks from existing residential and vacant residential properties

D = Lesser of 100% of tower height or minimum district setbacks substantiated by breakpoint calculations

E = See Table 6.4-4C for required separations and setbacks from existing residential and vacant residential properties

F = Minimum of 150 feet from abutting residential property line

G = Minimum of 75 feet from abutting nonresidential property line

H = Minimum of 100 feet from any nonresidential property line

(1) = MUPD: Limited to Commercial High (CH) and Industrial (IND) Future Land Use Categories.

(2) = MXPD: Limited to Commercial High (CH) and Industrial (IND) Future Land Use Categories

(3) = % measured as a separation between tower and adjacent residential structures

(4) = Limited to Industrial (IND) Future Land Use Category

% = Separation or setback as a percentage of tower height

&lt; = Less than

&gt; = More than

NMT = Not more than

TOWER TYPE		AP	SA	RSER	PO	CG	CN	CLO	CC	CHO	CRE	IL	IG	MUPD	MXPD	PIPD	PC	SWPD
Guyed Towers < 60'	residential	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
	nonresid	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Guyed Towers > 60' and < 100'	residential	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
	nonresid	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Guyed Towers > 100' and < 150'	residential	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
	nonresid	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Guyed Towers > 150' and < 200'	residential	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
	nonresid	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Guyed Towers > 200' and < 250'	residential	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
	nonresid	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Guyed Towers > 250'	residential	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
	nonresid	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
FDOT	residential	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
	nonresid	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G	G
FPL	residential	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F	F
	nonresid	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H

**Notes:**

- A** = Greater of district setback or 20% of tower height
- B** = See Table 6.4-4C for required separations and setbacks from existing residential and vacant residential properties
- C** = See Table 6.4-4C for required separations and setbacks from existing residential and vacant residential properties
- D** = Lesser of 100% of tower height or minimum district setbacks substantiated by breakpoint calculations
- E** = See Table 6.4-4C for required separations and setbacks from existing residential and vacant residential properties
- F** = Minimum of 150 feet from abutting residential property line
- G** = Minimum of 75 feet from abutting nonresidential property line
- H** = Minimum of 100 feet from any nonresidential property line

(1) = MUPD: Limited to Commercial High (CH) and Industrial (IND) Future Land Use Categories

(2) = MXPD: Limited to Commercial High (CH) and Industrial (IND) Future Land Use Categories

(3) = % measured as a separation between tower and adjacent residential structures

(4) = Limited to Industrial (IND) Future Land Use Category

% = Separation or setback as a percentage of tower height

< = Less than

> = More than

NMT = Not more than



- (10) **Exemptions for existing television broadcast towers.** Guyed towers existing as of December 31, 1997 with a principal use as a television broadcasting tower shall be exempt from the provisions of this section as provided below.
- (a) **Separation and setback distances.** Television towers as provided herein shall be exempt from the separation and setback distances of Table 6.4-4C and Table 6.4-4D of this subsection.
  - (b) **Distance between towers.** Television towers as provided herein shall be exempt from the distance between tower requirements of Table 6.4-4E of this subsection.
  - (c) **Visual impact analysis.** Existing or replacement television towers as provided herein shall be exempt from the visual impact analysis requirements of Section c.(16) of this subsection.
  - (d) **Replacement or reconstruction of existing towers.** Television towers exempted by the operation of this subsection may be replaced or reconstructed on the same parcel as provided below.
    - (i) **Approval.** Television towers to be replaced or reconstructed shall be reviewed as provided in Table 6.4-4A or Table 6.4-4B of this subsection.
    - (ii) **Tower height.** The height of a replacement for or reconstruction of an existing tower may be increased subject to approval as provided in Table 6.4-4A or Table 6.4-4B of this subsection.
    - (iii) **Required setbacks from property lines.** Setbacks from property lines shall be provided as indicated below.
      - a) **Structures of equal or lesser height.** Television towers to be replaced or reconstructed with a structure of equal or lesser height shall provide a setback substantially the same as the existing setbacks, taking into account the continued location of the tower being replaced during construction.
      - b) **Structures of greater height.** Television towers to be replaced or reconstructed with a structure of greater height shall provide a minimum setback of 110% of tower height from any adjacent road R-O-W and a minimum setback of 100% of tower height from all adjacent property lines.
      - c) **Breakpoint calculations.** All setbacks shall be substantiated by certified breakpoint calculations. The breakpoint calculations shall demonstrate that should tower failure occur, the entire height of the tower shall fall within with property lines of the tower site.
      - d) **Nonconformity not created.** Replacement or reconstruction of an television broadcast tower shall not result in creation of a nonconforming structure or nonconforming use. The television broadcast tower resulting from the replacement or reconstruction as provided herein shall be deemed a conforming structure and use.
- (11) **Waiver from required dimensional criteria.** A waiver from the separation, setback, distance between towers, height, and similar dimensional criteria applicable to communication towers may be allowed as provided in this section.
- (a) **Towers approved as a Class A or Class B Conditional Use.** The dimensional criteria required by this section may be reduced by the BCC for Class A conditional uses and Class B conditional uses subject to the criteria contained herein.

- (b) **Towers approved on an administrative basis.** The dimensional criteria required by this section may be reduced by the BCC for towers subject to review by the DRC or the building permit process subject to the criteria contained herein.
- (c) **Requests for a waiver.** When considering a request to allow a waiver from one or more required dimensional criteria, the BCC must determine that: the request complies with the intent of this section and, the request is consistent with the criteria listed below.
- (d) **Criteria for granting a waiver.** The following criteria shall be utilized by the BCC when considering requests for waivers. Each request for a waiver must be consistent with the following criteria listed below: (d)(i), (d)(ii), (d)(iii), (d)(iv), (d)(v), (d)(vi), and (d)(vii). In addition, each request for a waiver must be consistent with one or more of the following criteria: (d)(viii) through (d)(xviii).
  - (i) **Protection of public welfare.** The waiver, if approved, will not be injurious to the uses in the area adjacent to the structure and otherwise will not be detrimental to the public welfare.
  - (ii) **Economics.** The waiver is not granted based solely upon or in large measure due to costs associated with complying with all requirements of this section.
  - (iii) **Incompatibility not created.** The waiver, if granted, will not result in an incompatibility between the proposed tower or communication facility and adjacent uses.
  - (iv) **Exhaustion of other remedies.** The waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area as all other waiver alternatives have been exhausted. Alternatives to a waiver shall include but not be limited to such techniques as collocation, use of stealth or camouflage structures, and use of building mounted equipment and facilities.
  - (v) **Minimum waiver.** Grant of the waiver is the minimum waiver that will make possible the reasonable use of the parcel of land, building or structure.
  - (vi) **Consistent with the Comprehensive Plan.** Grant of the waiver will be consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan and this Code.
  - (vii) **Not detrimental.** The grant of the waiver will not be injurious to the area involved or otherwise detrimental to the public welfare.
  - (viii) **Prohibition of service.** The waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area so as not to prohibit the provision of personal wireless, television, and related communication services as defined by the Telecommunications Act of 1996 and rules of the FCC, if adopted.
  - (ix) **FAA limitations.** The waiver is required to comply with locational standards established by the Federal Aviation Administration (FAA).
  - (x) **Lack of technical capacity.** The waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area as existing towers or other structures do not possess the capacity to allow reasonable technical service.
  - (xi) **Height of existing structures.** The waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area as existing towers or other structures are not of sufficient height to provide reasonable service.

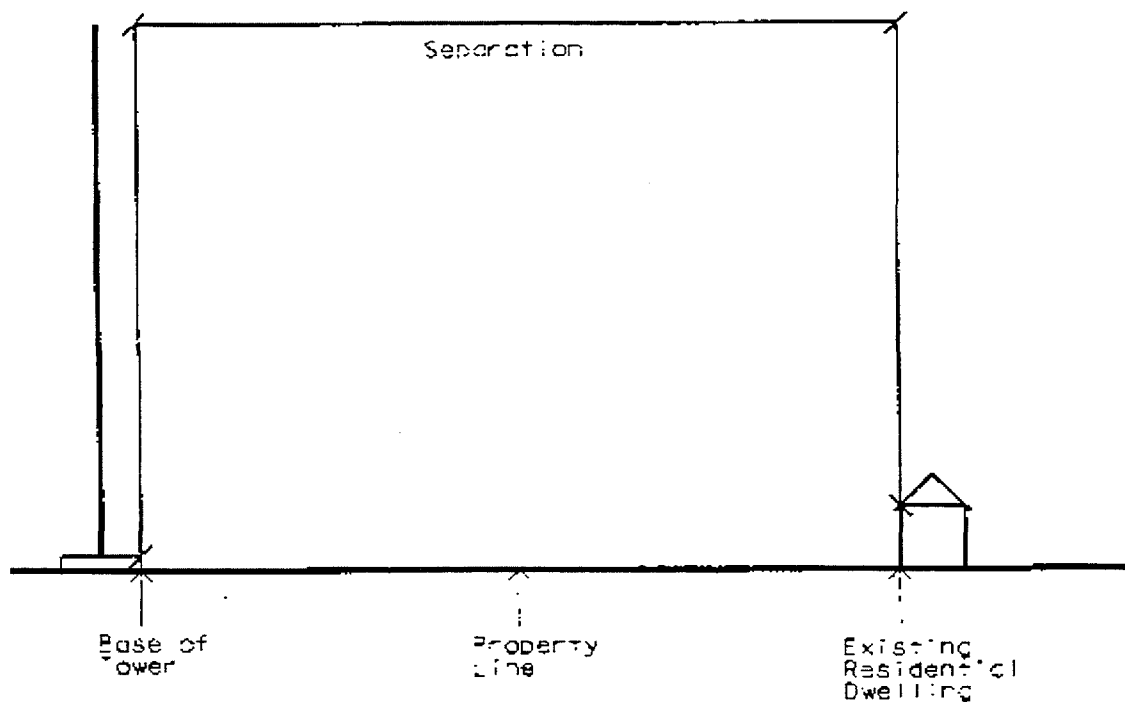
- (xii) **Lack of structural capacity.** The waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area as existing towers or structures do not have the structural capacity to accommodate the equipment needed to provide reasonable service within the defined search or propagation study area.
- (xiii) **Interference.** The waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area due to interference that may be caused resulting from such factors as collocation on existing towers or structures, the nature of other communications equipment or signals, or other technical problems that would result in interference between providers.
- (xiv) **Unreasonable costs.** The waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area as the fees, costs or contractual provisions to collocate on or adapt an existing tower or structure for collocation are unreasonable.
- (xv) **More appropriate site.** The waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area as a result of identification of a more appropriate site that does not meet dimensional criteria, including such factors as distance from residential uses, existence of permanent screening and buffering, and location within a large scale non-residential area.
- (xvi) **Avoid certain locations.** The waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area to avoid location in one or more of the following:
  - a) officially designated wilderness areas, wildlife refuges, and wildlife management areas,
  - b) officially designated vegetation and wildlife preserves,
  - c) habitats of threatened/endangered species,
  - d) historical sites,
  - e) Indian religious sites,
  - f) locations which may cause significant alteration of wetlands, deforestation or water diversion,
  - g) night use of high intensity lights in residential areas,
  - h) environmentally sensitive lands acquired or leased by Palm Beach County,
  - i) linked open space corridors as set forth in the County's Comprehensive Plan.
- (xvii) **Reduce residential impact.** The waiver, subject to documentation provided by the v applicant, is necessary within the defined search or propagation study area and will allow a proposed tower location to reduce the impact on adjacent residential uses.
- (xviii) **Effect of governmental regulation or restrictive covenant.** The waiver, subject to documentation provided by the applicant, is necessary within the defined search or propagation study area due to governmental regulations or restrictive covenants which preclude location of a tower.
- (e) **Simultaneous consideration.** A request for a waiver from one or more required dimensional criteria may be considered at the same time a related request for tower approval is considered. However, final BCC, Zoning Commission, or administrative approval shall not be granted until a final decision is rendered by the BCC.

**c. Standards.**

- (1) Additional uses permitted on lot.** Communication towers may be permitted on a lot with another principal use as provided herein.
  - (a)** Communication towers may be located on lots containing another principal use, including another communication tower. Separation between communication towers and other uses on the lot may be required to ensure compatibility. Towers may occupy a leased parcel on a lot that meets the minimum lot size requirement of the district in which it is located. The County may require execution of a unity of title, or other documentation as determined appropriate by the County Attorney, for lease parcels that do not meet the minimum lot size requirement for the district in which they are located. **[Ord. No. 01-01]**
  - (b) Accessory structures.** Any structure accessory to communication towers, other than peripheral supports and guy anchors, shall conform to the setback requirements for the district in which it is located.
- (2) Measurement of Height.** All antennas, panels, and other attachments shall be included in the height measurement of the tower structure, and shall not extend beyond its maximum permitted height. Lightning rods and whip antennas, less than six (6) inches in diameter, shall be excluded from this requirement.
- (3) Separation and setback from residential uses.**
  - (a) Measurement of separations and setbacks.**
    - (i) Existing residential use.** Separations from existing residential structures shall be measured from the wall of the closest principal residential structure to the base of the tower (See Figure 6.4-1).
    - (ii) Vacant residential parcel.** Setbacks from vacant residential parcels shall be measured from adjacent property lines to the base of the tower (See Figure 6.4-2).

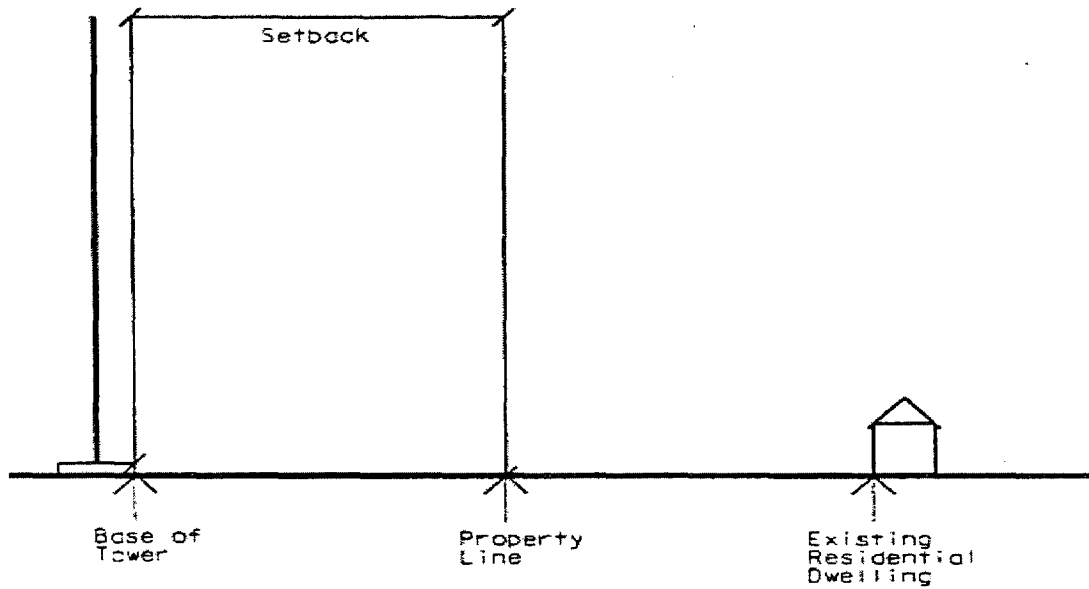
(This space left blank intentionally)

## FIGURE 6.4-1 MEASUREMENT OF SEPARATION



(This space left blank intentionally)

FIGURE 6.4-2  
MEASUREMENT OF SETBACK



**(4) Distances between towers.**

- (a)** Towers shall be subject to the following minimum distances between towers:

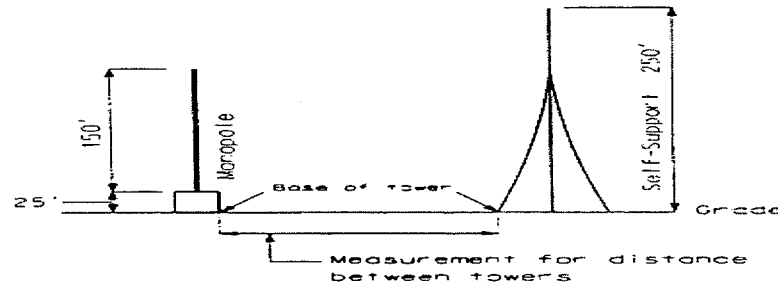
(This space left blank intentionally)

**TABLE 6.4-4E**

ZONING DISTRICT	AGR, AR less than 10 acres, PC, RSER	CC, CHO, CLO, CN, CRS, RE, RH, RTS, RM, RS, RT, RTS, RTU, SA	CG, CRE, MUPD	AP, IG, IL, PIPD parcels less than 10 acres	AP, AR, IG, IL, PIPD parcels 10 or more acres	PO	Public Civic Sites	FPL Trans. R-O-Ws and FDOT R-O-Ws
Stealth	0	0	0	0	0	0	0	0
Camou- flage	0	0	0	0	0	0	0	0
Monopole								
60' or less in height	0	0	0	0	0	0	0	0
>60' and 100' or less in height	500 feet	660 feet	500 feet	0	0	0	300 feet	0
>100' and 150' or less in height	660 feet	660 feet	660 feet	0	0	0	600 feet	0
>150' and 200' or less in height	1,320 feet	1,320 feet	1,320 feet	1,320 feet	660 feet	660 feet	660 feet	660 feet
>200' and 250' or less in height	2,640 feet	2,640 feet	2,640 feet	2,640 feet	1,320 feet	1,320 feet	1,320 feet	1,320 feet
>250' in height	3,960 feet	5,280 feet	5,280 feet	2,640 feet	1,320 feet	2,640 feet	2,640 feet	2,640 feet
Self Support/ Lattice	5,280 feet	Not permitted	5,280 feet	1,320 feet	0	0	5,280 feet	5,280 feet
Guyed	5,280 feet	Not permitted	5,280 feet	2,640 feet	0	0	5,280 feet	5,280 feet

- (b) **Waiver of distance between towers.** A waiver to reduce the distance between towers may be granted subject to the requirements of Section 6.4.D.22.b.(11).
- (c) **Measurement.** The distance between an existing and a proposed tower shall be measured at grade in a direct lineal fashion between the closest points of the base of the existing and the base of proposed towers (see Figure 6.4-3). Separations between towers located in different zoning districts shall be measured as follows:
- (i) **Residential and residential.** The greater of the distance between towers requirements shall apply between residentially zoned parcels.
  - (ii) **Residential and non-residential.** The greater of the distance between towers requirements shall apply between residentially and non-residentially zoned parcels.
  - (iii) **Non-residential and non-residential.** The lesser of the distance between towers requirements shall apply between non-residentially zoned parcels.
  - (iv) **Certification of distance.** The distance between towers shall be certified by a professional engineer or a professional land surveyor, each of whom shall be licensed by the State of Florida.

FIGURE 6.4-3  
MEASUREMENT OF DISTANCE BETWEEN TOWERS



(5) **Perimeter buffering.**

- (a) **Fence/wall.** A fence or wall, a minimum of eight (8) feet in height measured from finished grade, shall be constructed around the base of each communication tower and accessory equipment structure, and around each guy anchor. Access to the communication tower shall be through a locked gate. Barbed wire along the top of the fence or wall may be used in any zoning district to preclude unauthorized tower access.
- (b) **Landscaping.** The landscape and buffer standards provided below shall be required around the perimeter of the tower, accessory structures, and guy anchors, unless waived as provided herein. These standards shall be waived by the Zoning Director, unless otherwise required by the BCC or Zoning Commission (ZC) when the proposed landscaping would not be visible from adjacent lots or rights-of-way. Landscaping shall be installed along the exterior side of the required fence, unless the Zoning Director determines that the viability, survivability or utility of the plant material is enhanced when located along the interior side of the fence or wall.
  - (i) **Leased parcels.** Landscaping shall be maintained pursuant to Section 7.3 of the ULDC. The applicant shall execute a perpetual maintenance agreement with the property owner to ensure the maintenance of the landscape buffer if the buffer is installed outside of the leased parcel footprint.
  - (ii) **Adjacent to residential uses or districts.**
    - a) **Towers less than 50' from existing residential.** A Type 3 landscape buffer shall be installed between towers and adjacent lots with existing residential uses, residential zoning or residential future land use plan designations, pursuant to Section 7.3.F. of the ULDC.
    - b) **Towers more than 50' from existing residential.** A Type 1 landscape buffer shall be installed between towers and adjacent lots with existing residential uses, residential zoning or residential future land use plan designations, pursuant to Section 7.3.F. of the ULDC.



- (iii) **Adjacent to non-residential uses or districts.** Towers shall comply with the standards for landscape buffers between compatible uses of Section 7.3.F.2.
  - (c) **Accessory equipment and structures.** All accessory equipment and structures shall be located within the required perimeter buffering.
- (6) **High voltage signs.** If high voltage is necessary for the operation of the communication tower and it is present in a ground grid or in the tower, warning signs shall be permanently attached to the exterior side of the perimeter fence and located every twenty (20) feet. The signs shall display in bold letters at least eight inches high the following: "HIGH VOLTAGE-DANGER."
- (7) **Tower Removal.**
  - (a) **Form of agreement.** All obsolete or abandoned communication towers shall be removed within three (3) months following cessation of use. Prior to the issuance of a building permit or site plan approval, whichever occurs first, the property owners or tower operators shall submit an executed removal agreement to ensure compliance with this requirement. The removal agreement shall be in a form acceptable to the County Attorney.
  - (b) **Surety for removal.** Prior to the issuance of a building permit, surety shall be submitted by the property owner or tower operator to ensure the removal of abandoned communication towers. The form of surety shall be subject to approval by the Executive Director of PZ&B and the County Attorney. The required surety shall be irrevocable, unless released by the BCC. The surety shall be utilized to cover the cost of removal and disposal of abandoned towers and shall consist of the following:
    - (i) submittal of an estimate from a certified structural engineer indicating the cost to remove and dispose of the tower;
    - (ii) a surety equivalent to fifty (50) percent of the estimated cost to remove and dispose of the tower;
    - (iii) an agreement to pool multiple sureties of the tower owner or property owner required by this section to allow pooled surety to be used to remove abandoned towers; and,
    - (iv) an agreement by the tower owner or property owner to replenish surety pool upon utilization of surety by the County.
  - (c) **Alternative surety for removal.** The Zoning Director, subject to review by the County Attorney, may accept documentation from a tower owner that adequate resources or irrevocable contractual obligations are available to remove obsolete or abandoned communication towers.
  - (d) **Form of surety.** Surety shall be provided in a form consistent with the requirements of Sec. 8.14.A.6. of this code.
  - (e) **Surety required.** Surety required pursuant to this section shall be provided only for towers constructed after the effective date of this ordinance.
- (8) **Building permits.** In addition to the review processes required in this section, a building permit shall be required for all towers, support and accessory structures, and antenna attachments, except as otherwise provided by State or local law.
- (9) **Parking.** Communication towers shall be exempt from the parking requirements of Section 7.2 of the ULDC, unless otherwise required by the Zoning Director.
- (10) **Signs and advertising.** The placement on a monopole, self-support, or guyed tower, of any signs, flags or appurtenances for advertising purposes, including company name, shall be prohibited. Signs or advertising may be permitted when in conjunction with a stealth tower when that structure is an integral element of a principal building or structure.
- (11) **Identification tags.** Identification tags or signs shall be posted on all communication towers and facilities in accordance with FCC and OSHA requirements. The tags shall include the FCC tower registration number, or television or radio call numbers; the latitude and longitude of the tower;

and, the name, address, and telephone number of the tower owner. The identification tags shall be visible from the perimeter fence, and shall be constructed of durable materials. The Zoning Director shall prescribe the size of the sign and the materials to be used.

**(12) Location of existing towers.** At the time of any tower application submittal to the appropriate reviewing body, the applicant shall comply with the following:

- (a) Provide or update previously submitted data indicating the location of their towers; latitude and longitude; tower height; and tower type.
- (b) Submit a search ring a minimum of one (1) mile around the proposed site. The ring shall include the location of all existing towers located within the search area. Search rings shall not be required for television towers.

**(13) Propagation study.** At the time of application submittal to the appropriate reviewing body, the provider shall submit a propagation study prepared by a professional engineer, licensed in the State of Florida, to justify the need to construct a new tower. Propagation studies shall not be required for television towers.

**(a) Required information.** Propagation studies shall include the following information:

- (i) the location of other sites considered, including potential options for collocation and alternative sites or properties;
- (ii) desired signal strength in the area to be served;
- (iii) current RF coverage and predicted RF coverage following installation and use of the new tower facility; and,
- (iv) the number of existing users within the area to be served denied access due to lack of capacity.

**(14) Violation of standards.** The property owners, as well as the tower owners, shall be responsible for violations of applicable standards.

**(15) Generators.** All permanently installed generators used on site shall use propane fuel. However, generators 125 kilowatts or greater may utilize diesel fuel.

**(16) Visual Impact Analysis standards.** The requirements of this subsection shall be required for any application to construct a monopole tower greater than 150 feet in height or any guyed or self-support/lattice tower greater than 150 feet in height. The applicant shall be advised of the requirement to submit a visual impact analysis by the Zoning Director within ten (10) working days following the application submittal deadline date.

**(a) Visual Analysis.** To assess the compatibility with and impact of a proposed tower site on adjacent properties, an applicant seeking to construct a tower subject to the requirements of this Section may be required to submit a visual impact analysis. The applicant may request review of a proposed tower location, prior to application submittal to the appropriate zoning process, to determine whether or not a visual impact analysis will be required. A visual impact analysis may be required under the circumstances listed below.

- (i) Existing residential uses are located along 50 percent or more of the entire perimeter of the proposed tower site.
- (ii) When the proposed site is located adjacent to:
  - a) officially designated wilderness areas, wildlife refuges, and wildlife management areas,
  - b) officially designated vegetation and wildlife preserves,
  - c) habitats of threatened/endangered species,
  - d) historical sites,
  - e) Indian religious sites,
  - f) locations which may cause significant alteration of wetlands, deforestation or water diversion,
  - g) residential areas when night use of high intensity lights is required,

- 10/99 Supplement No. 9 6-120

- c) The results of the line of site analysis performed as part of the visual impact analysis.
  - d) The distance a proposed communication tower, including anchors for guy wires, and guy wires are proposed to be setback from surrounding properties such that its height, bulk and scale is compatible with surrounding residential and nonresidential uses.
  - e) At least twenty-five (25) percent of the tower is screened from view from a majority of the points selected by the Zoning Director for the visual impact analysis.
  - f) The degree or amount of buffering or screening materials permanently included as part of the application.
  - (v) The visual impact analysis shall be prepared and sealed by an architect, engineer, landscape architect, or surveyor registered in the State of Florida. Palm Beach County, at the expense of the applicant and at its own discretion, may employ such consultants as are necessary to review and evaluate the visual impact analysis.
- (17) Additional Requirements.**
- (a) Radiation standards.**
    - (i) Towers shall comply with Federal Communications Commission (FCC) standards for non-ionizing electromagnetic radiation (NIER) and other emissions. Prior to issuance of a building permit for a communication towers, proof of compliance with FCC standards shall be provided in a form acceptable to the Zoning Director. All appurtenances and accessory equipment or structures shall comply with FCC standards for NIER.
- (18) Monitoring of emissions.** All emissions, including radio frequency emissions and microwave emissions from all commercial communication panel antennas and towers shall be monitored to ensure compliance with standards established by the FCC. These sites shall be limited to towers, rooftops, and other facilities which accommodate cellular, PCS, and SMRS antennas. [Ord. No. 99-37]
- (a) Frequency.** Emissions from all communication facilities and towers shall be monitored as provided below.
    - (i) Minimum monitoring required.** At least twenty percent (20%) of all communication facilities shall be monitored on an annual basis.
    - (ii) Monitoring of all facilities.** All communication facilities shall be monitored within a five (5) year period.
    - (iii) Monitoring standards.** Monitoring for emissions shall be conducted utilizing professionally accepted methods approved by the Zoning Director.
    - (iv) Emissions to be monitored.** Emissions from all electronic communication equipment located on towers and communication facilities, including antenna, transmitters, etc., shall be included when a site or tower is monitored for compliance with FCC emissions standards.
    - (v) Measurement of emission.** The County, at its discretion, may monitor the emissions from any tower or commercial communication panel antennas at such times as deemed necessary.
    - (vi) Priority for towers and facilities to be monitored.** Initial priority in establishing the program to monitor towers and commercial communication panel antennas shall be for those sites located within 200 feet of an existing residential use and within 200 feet of a public or private elementary or secondary school.
    - (vii) Reduction of monitoring program.** The requirements for monitoring emissions from twenty (20)% of towers and commercial communication panel antennas may be reduced as provided herein.
      - a) During any two consecutive calendar years, if at least 99% of towers and commercial communication panel antennas that are monitored comply with FCC standards, then the**

- number of facilities to be monitored in the following calendar year shall be reduced by 50%.
- b) During the calendar year following the 50% reduction, if at least 99% of towers and commercial communication panel antennas that are monitored comply with FCC standards, then the BCC shall be notified.
  - c) Following notification, the BCC may: terminate the monitoring requirement; maintain a reduced monitoring requirement; or retain the monitoring requirement and utilize it on an as needed basis to monitor new towers or commercial communication panel antennas or monitor towers or facilities that have been the site of extensive collocation.
- (b) **Regulatory user fee.** The BCC shall by resolution establish a regulatory user fee to defray all or a portion of the costs associated with monitoring for emissions. The fee shall be assessed on an equitable basis, and shall be utilized solely for monitoring purposes.
- (c) **Enforcement.** Violations of FCC emissions standards are a violation of this section and shall be subject to enforcement as provided below.
- (i) **Code Enforcement Board.** If a violation of FCC emission standards is determined to exist, both the owner of property and the operator of facilities violating the standards shall be cited. All violations of FCC emission standards shall be subject to the jurisdiction of the County's Code Enforcement Board.
  - (ii) **Reporting to FCC.** All communication facilities determined to exceed FCC emission standards shall be reported to the FCC.
- (19) **Additional standards and requirements.**
- (a) **Aircraft hazard.**
    - (i) Towers shall not be a hazard to air navigation as determined by the Federal Aviation Administration (FAA).
    - (ii) Prior to the issuance of a building permit for a tower, proof of compliance with applicable requirements of the FAA and Article 18 of the ULDC, shall be provided in a manner acceptable to the Zoning Director.
  - (b) **Lighting.** The least intensive nighttime method of illumination acceptable to the FAA shall be utilized. To the extent possible, strobe lighting or similar types of lighting shall not be utilized. All required lighting shall be maintained on an as needed basis by the owner of the tower.
  - (c) **Inspections.** All towers shall be inspected in compliance with FCC regulations or as required by the Building Division.
  - (d) **Interference.** As provided by the FCC, towers shall not interfere with the normal operation of electrical or mechanical equipment located within surrounding properties.
  - (e) **Wind load standards.** All antennas, panels and other tower attachments shall meet the required wind load standards pursuant to Building Division review. Documentation indicating compliance with the wind load standards shall be certified by a professional engineer, licensed in the State of Florida, and submitted to the Building Division at the time of building permit application.
  - (f) **Airborne spraying.** Towers or guy wires shall not impede the aerial mosquito control activities performed by Palm Beach County, as determined by the BCC, for the health, safety, and welfare of its residents.
  - (g) **Accessory structures.** Building permits shall be required for all accessory structures related to an antenna.
  - (h) **Public utilities.** For the purposes of this section, wireless communications, communication towers, and associated facilities shall not be considered public utilities.
  - (i) **Consultant services.** A qualified telecommunication consultant shall be selected and retained by the Zoning Director, and paid for by an applicant, to review technical documents related to

the siting of communication towers and facilities. The consultant may review technical documents, propagation studies and other related documents to determine the following:

- (i) need for additional towers;
- (ii) existence of incompatibilities between providers that may hinder collocation;
- (iii) necessity of waiver relief to deviate from established dimensional criteria; and
- (iv) compliance with the general requirements of this section.
- (v) The applicant shall reimburse the County for the consultant fees prior to the issuance of the final development order.

**(20) Creation of nonconforming use or structure.** Construction of any lawful residential or nonresidential structure within the required separation distance shall not create a nonconforming use or structure when an existing communication tower is established pursuant to the provisions of this section.

**(21) Nonconforming lots of record.** Towers may be located on nonconforming lots of record provided the structure will comply with all siting requirements of this section without a waiver from any dimensional criteria as provided herein.

**d. Tower replacement and height increases.**

**(1) Replacement.**

**(a) Conforming towers.** An existing conforming tower may be replaced subject to the criteria below. If the criteria is not met, the replacement tower shall comply with the siting requirements of this section.

- (i) The replacement tower shall accommodate a minimum of two providers.
- (ii) The replacement tower shall be of the same or lesser impact than the existing structure pursuant to the defined tower hierarchy.
- (iii) The tower may be required to be relocated on site to lessen the impact on adjacent parcels.
- (iv) The replacement tower shall be subject to review by the Zoning Division through the Development Review Committee administrative amendment process.

**(b) Nonconforming towers.** An existing nonconforming tower may be replaced subject to the criteria below. If the criteria is not met, the replacement shall comply with the siting requirements of this section.

- (i) The replacement tower shall accommodate a minimum of two providers.
- (ii) The replacement tower shall be of the same or lesser impact than the existing structure pursuant to the defined tower hierarchy.
- (iii) The tower may be required to be relocated on site to lessen the impact on adjacent parcels.
- (iv) The replacement tower shall be subject to review by the Development Review Committee (DRC).

**(2) Tower height increases.**

**(a) Conforming and nonconforming towers.** Unless otherwise provided herein, the height of a conforming or nonconforming tower may be increased on one (1) occasion subject to the requirements of Table 6.4-4E.

(This space left blank intentionally)

TABLE 6.4-4F

REVIEW PROCESS	CONFORMING TOWERS	NONCONFORMING TOWERS
Development Review Committee Administrative Amendment	X(1)	N/A
Development Review Committee	X(2)	X(1)
Class B Conditional Use	X(3)	X(2)
Class A Conditional Use	X(4)	X(3,4)

**Notes to TABLE 6.4-4F:**

1. Increases of 25' or less.
2. Increases greater than 25' and 45' or less.
3. Increases greater than 45' and 65' or less.
4. Increases greater than 65'.

(b) **Monopoles.** The height of an existing monopole may be increased by a maximum of twenty percent (20%) to accommodate a second user subject to standard building permit review. An additional increase of up to twenty percent (20%) may be approved to accommodate an additional user, subject to standard building permit review. Increases shall be based upon the original approved tower height.

(3) **Accessory structures.** The size of an accessory structure or structures may be increased to accommodate collocation. The expansion shall be subject to Zoning Division review through the Development Review Committee administrative amendment process.

e. **Shared use/collocation.** This section is designed to foster shared use of communication towers and their accessory support facilities.

(1) **Collocation.** All communication towers, except stealth and camouflage structures, shall be constructed to accommodate a minimum of two (2) providers.

(a) **Site area.** The site or leased footprint shall contain sufficient square footage to accommodate the equipment/mechanical facilities for all proposed providers based upon the structural capacity of the tower.

(2) **Setbacks.** If it is determined that the proposed tower cannot meet setback requirements due to increases in tower height to accommodate the collocation of at least one additional service provider, minimum setback requirements may be reduced by a maximum of fifteen (15) feet, except from residential property lines.

(3) **Review procedures.** Prior to submittal of an application for approval of a proposed tower for Conditional Use, development order amendment, original DRC, or building permit review, all applicants for communication towers shall comply with the procedures indicated below. An application for the appropriate review process must be submitted within one (1) year of the notice mailing date.

(a) **List.** The Zoning Division shall secure a list of known communication tower users annually by advertisement in a newspaper of general circulation. The Zoning Division may add known communication tower users to this list. This list shall remain valid for one calendar year.

(b) **Notification.** All communication tower applicants shall provide notice by certified mail to all users on the list. The following information shall be included in the notice: description of the proposed tower; general location; longitude and latitude; general rate structure for leasing space, which shall be based on reasonable local charges; proposed height; a phone number to

locate the applicant or agent for the communication tower; and a shared use application form. A copy of the notice shall be mailed to the Communications Division and the Zoning Division. The notices shall invite potential communication tower users to apply for space on the proposed tower.

- (c) **Shared use application.** Potential communication tower users shall respond to the notice within twenty (20) days of receipt of certified mailing. Response shall be submitted utilizing a shared use application form. A completed shared use application form shall be sent to the owner of the proposed communication tower or authorized agent. The tower applicant shall not be responsible for a lack of response or responses received after the twenty (20) day period. The Zoning Division shall provide the shared use application form.
- (d) **Feasibility.** The feasibility of each shared use request shall be evaluated by the applicant. The evaluation shall document the feasibility of shared use between the proposed communication tower owner and a potential lessee or sharer. Factors to be considered when evaluating the feasibility of shared use include but are not limited to: structural capacity, radio frequency (RF) interference, geographic service area requirements, mechanical or electrical incompatibilities, inability or ability to locate equipment on approved and unbuilt communication towers, cost (if fees and costs for sharing would exceed the cost of the new communication tower amortized over a twenty five [25] year period), FCC limitations that would preclude shared use, and other applicable code requirements.
- (e) **Rejection or dispute.** If the applicant rejects one or more request(s) for shared use and if potential tower lessees dispute the rejection(s) for shared use, the following procedure shall occur within ten (10) working days after the shared use response deadline.
  - (i) **Submittal.** Applicant shall submit two (2) copies of the following to the Zoning Division: a brief evaluation of each rejected response; all design data for the proposed communication tower; and, an explanation indicating the structural improvements necessary to facilitate the requests that are rejected due to structural limitations, paid for by the tower space lessee.
  - (ii) **Consultant.** The Zoning Division shall forward copies of all applications for shared use and the applicant's evaluation of each rejected request to a qualified communications consultant. The consultant shall be selected by and retained at the discretion of the Zoning Division and paid by applicant who is refusing to allow collocation from an interested service provider.
  - (iii) **Evaluation.** Within ten (10) working days of receiving the shared use responses that were rejected by the applicant and disputed by the potential tower space lessee, the consultant shall review and prepare an evaluation. Two copies of the consultant's evaluations shall be sent to the Zoning Division. One copy of the evaluation shall be made an official part of the communication tower application and one copy of the evaluation shall be forwarded to the applicant by the Zoning Division. The consultant's report shall be advisory, and made part of the staff report, and considered in reviewing the communication tower application.
  - (f) **Acceptance with no dispute.** If the applicant did not reject any requests for shared use or if rejected requests for tower space are not disputed by any potential tower lessee(s), consultant review is not necessary. [Ord. No. 98-1]

**22.1 Communication panel antennas, commercial.** These standards shall apply to commercial communication panels and antennas mounted on roofs, or attached to buildings or legal billboards.

- a. **Permitted Districts.** Communication panels and antennas, excluding whip antennas not exceeding eight (8) feet in height and six (6) inches in diameter, may be permitted and shall be reviewed as follows in Table 6.4-4G.



TABLE 6.4-4G

ZONING DISTRICT OR USE	Single Family Residential	Multi-Family Residential	Non Residential	IG, IL, PO Districts
Structures 25' or less in height	Not Permitted	Not Permitted	Not Permitted	Building Permit Review
Structures greater than 25' and 45' or less in height	Class B Conditional Use	Development Review Committee	Development Review Committee	Building Permit Review
Structures greater than 45' in height	Class B Conditional Use	Building Permit Review	Building Permit Review	Building Permit Review

- (1) **Applicability and review process.** A building permit shall be required for the installation of all communication panels and antennas in addition to any other review process.
- b. **Communication panel antennas.** The following standards shall apply to communication panel antennas.
- (1) **Architectural compatibility.** Demonstrate architectural compatibility (color and/or texture) with the structure on which it is located.
  - (2) **Screening.** If the panel is attached to a pole support structure, the pole shall be concealed by an opaque screen.
  - (3) **Size limitations.** Each communication panel shall not exceed a maximum height of eight (8) feet; maximum depth of four (4) feet; and maximum width of four (4) feet.
  - (4) **Supplemental application requirements.** In addition to the requirements indicated above, plans depicting cross sections or elevations of the panel attached to the structure shall be provided at the time of submittal of the application package.
- c. **Setbacks.**
- (1) **Accessory structures.** Unmanned roof mounted accessory structures shall meet a minimum twenty-five (25) foot setback from the edge of the roof or comply with the architectural compatibility standards pursuant to Section 6.4.D.22.1.B.1.
  - (2) **Communication panels and antennas.** There shall be no minimum setback required for panels or antennas.
- d. **Whip antennas.** Whip antennas not exceeding eight (8) feet in height and six (6) inches in diameter shall be permitted in any zoning district. Whip antennas may be attached to residential structures, utility poles, etc. Whip antennas, unless attached to a residential structure, shall be installed at least fifty (50) feet from any existing residential structure.
- e. **Intergovernmental activities.**
- (1) **Mapping.** Palm Beach County shall participate in any county-wide mapping program to identify proposed and existing tower sites.
  - (2) **Notification.**
    - (a) Palm Beach County shall participate in an intergovernmental notification program by continuously providing information regarding tower construction applications to the Palm Beach County Intergovernmental Coordination Program Clearinghouse.

- (b) All jurisdictions within a two (2) mile radius of a proposed tower site located in unincorporated Palm Beach County shall be notified at the time of application submittal. [Ord. No. 98-1]

**22.2 Communication cell sites on wheels (COWs)** means a temporary facility utilized to ensure adequate telecommunications capacity during periods of high usage or during periods when traditional modes of communication are unavailable. COWs consist of a folding or telescoping monopole or guyed structure, with attached antenna, mounted on a trailer or truck. Communication cell sites on wheels shall comply with the following supplementary use standards.

- a. **States of emergency.** The requirements of this section may be waived in the case of a declared state of emergency, as provided by law.
- b. **Special permit.** A special permit must be obtained from the Zoning Division prior to the placement of the facility.
- c. **Use limitations.** COWs shall be permitted only in association with recognized large scale special events with a minimum projected daily attendance of 30,000 or greater.
  - (1) **Exception.** The Zoning Director shall seek BCC direction, and approval, through an Administrative Inquiry (AI) for any event not meeting the minimum projected attendance standards listed above.
- d. **Time limitations.** The special permit shall be valid for seven (7) days, including installation and removal.
  - (1) **Time extensions.** The special permit may be extended up to an additional ten (10) days by the Zoning Director based upon individual circumstances and demonstration of need by the applicant.
- e. **Fencing.** The COW shall be enclosed by a temporary fence a minimum of six (6) feet in height, or other barrier approved by the Zoning Division.
- f. **Non-residential districts.**
  - (1) **COWs greater than fifty (50) feet in height.** COWs greater than fifty (50) feet in height located on parcels with non-residential zoning designations shall be subject to the following.
    - (a) **Setback.** The structure shall meet the greater of the setback requirements of the applicable zoning district or a distance equal to one hundred ten (110) percent of its height.
    - (b) **Separation.** The structure shall be separated a minimum of three hundred (300) percent of its height from any residential structure on an adjacent parcel.
  - (2) **COWs fifty (50) feet in height or less.** COWs fifty (50) feet in height or less, located on parcels with non-residential zoning designations are subject to the following.
    - (a) **Setback.** The structure shall meet the setback requirements of the applicable zoning district, provided that a commercial power source (e.g., electric) is utilized, in lieu of petroleum based auxiliary power (e.g., generator).
    - (b) **Separation.** The structure shall be separated a minimum of one hundred fifty (150) percent of its height from any residential structure on an adjacent parcel.
    - (c) **Other.** COWs not utilizing a commercial power source shall be subject to the setback requirements of Sec. 6.4.D.22.2.f. (1), above.
- g. **Residential districts.**
  - (1) **COWs greater than fifty (50) feet in height.** COWs greater than fifty (50) feet in height located on parcels with residential zoning designations shall be subject to the following.

- (a) **Setback.** The structure shall meet a setback from the property lines equal to one hundred fifty (150) percent of its height.
    - (b) **Separation.** The structure shall be separated a minimum of three hundred (300) percent of its height from any residential structure on an adjacent parcel.
  - (2) **COWs fifty (50) feet in height or less.** COWs fifty (50) feet in height or less, located on parcels with residential zoning designations are subject to the following.
    - (a) **Setback.** The structure shall meet a setback from the property lines equal to seventy-five (75) percent of its height; provided that a commercial power source (e.g., electric) is utilized, in lieu of petroleum based auxiliary power (e.g., generator).
    - (b) **Separation.** The structure shall be separated a minimum of one hundred fifty (150) percent of its height from any residential structure on an adjacent parcel.
    - (c) **Other.** COWs not utilizing a commercial power source shall be subject to the setback requirements of Sec. 6.4.D.22.2.g.(1) above.
  - h. **Removal bond and agreement.** The applicant shall execute a removal agreement and post a \$50,000.00 removal bond, subject to approval by the County Attorney. [Ord. No. 00-015]
- 22.3 **Community vegetable garden** means a plot of land used as a vegetable garden intended to be cultivated and harvested by a group of residents of the surrounding area. The community vegetable garden shall be the primary use of the land. A community vegetable garden shall comply the following supplementary use standards.
- a. **Accessory structures.** Accessory structures shall be limited to a 400 square feet.
  - b. **Setbacks.** The Community Vegetable Garden and accessory activities shall maintain a setback of 5 feet from all property lines adjacent to residentially zoned land. Accessory structures shall meet the setbacks of the district.
  - c. **Spraying.** Aerial application of fertilizer or pesticides shall be prohibited.
  - d. **Parking.** Overnight parking shall be prohibited.
  - e. **Loading.** All loading and unloading activities shall be restricted the site and shall not encroach into any setbacks.
  - f. **Storage.** Outdoor storage shall be prohibited. Storage of all accessory equipment or products shall be contained within the accessory structure. [Ord. No. 97-64] [Ord. No. 99-37]
23. **Composting facility** means a facility that is designed and used for transforming, through biological decomposition, food, yard wastes and other organic material into soil or fertilizer. This use does not include backyard composting bins serving individual families. A composting facility use shall comply with the following supplementary use standards.
- a. **Lot size.** A composting facility use shall be located on a lot with a minimum area of five (5) acres.
  - b. **Setback from residential districts and uses.** A composting facility use shall be set back a minimum of five hundred (500) feet from any property line abutting a residential district or use.

- c. **Health and Environmental Regulations.** A composting facility shall be subject to all applicable regulations of the FDEP (including Chapter 17-701, F.A.C), PBCHD, the Solid Waste Authority, and the Fire-Rescue Department.
  - d. **Access.** An access road for collection vehicles shall be provided to the entrance of the facility. Acceptable access does not include local streets. Access shall be restricted to specific entrances with gates that can be locked and that carry official notice that only authorized persons are allowed on the site.
  - e. **Storage.** Except in the AP district, on-site storage of unprocessed material shall be limited to forty-five (45) days and pile height of storage material shall be limited to fifteen (15) feet. Outdoor material storage piles shall be set back a minimum of twenty-five (25) feet from any property line or fifty (50) feet from any property line abutting a residential district or use. Storage areas shall be effectively screened from view, pursuant to Sec. 6.6. (Supplementary Regulations).
  - f. **Buffering.** An incompatibility buffer as required by Sec. 7.3 (Landscape and Buffering) may be omitted if the use is adjacent to farm worker quarters or mobile home accessory to agriculture.
  - g. **Supplemental application requirements.** The applicant shall provide the following information:
    - (1) **Site plan.** A site plan illustrating how the operation functions including circulation routes and their locations, square footage, height and location of buildings and storage piles.
    - (2) **Hours of operation.** A statement specifying the hours of operation (hours of operation are limited to 8:00 a.m. to 5:00 p.m. Monday through Friday if adjacent to residential zoned property).
    - (3) **Waste.** An explanation of the quantity of waste to be received expressed in cubic yards per day or tons per day.
    - (4) **Letter of approval.** The applicant shall provide a notarized letter of approval from the property owner verifying consent to use the property for composting.
    - (5) **Dust control.** A plan to address dust control in traffic, storage and processing areas. Dust control measures may include: additional setbacks, full or partial enclosure of air curtain incinerator and watering or enclosing storage piles. [Ord. No. 97-64] [Ord. No. 99-37]
24. **Congregate living facility** shall include the following: assisted living facility as defined by Sec. 400.402, Fla. Stat., extended congregate care as defined by Sec. 400.402, Fla. Stat., transitional living facility as defined by Sec. 400.805, Fla. Stat., community residential home, as defined by Sec. 419.001, Fla. Stat., and community transitional residence as defined by Sec. 393.063, Fla. Stat. means a residential land use consisting of any building or section thereof, residence, private home, boarding home, home for the aged, or any other residential structure, whether or not operated for profit, which undertakes, for a period exceeding twenty-four (24) hours, care, housing, food service, and one (1) or more personal services for persons not related to the owner or administrator by blood or marriage. In addition, the term shall include rehabilitative home care development service. A congregate living facility shall comply with the following supplementary use standards. [Ord. No. 01-01]
- a. **Applicability.** The requirements of this section and Article 5 shall apply to all congregate living facilities within unincorporated Palm Beach County. These standards shall prevail over less restrictive standards applicable to such facilities. [Ord. No. 01-01]
  - b. **Permissible occupancy.**
    - (1) **Type 1.** The maximum occupancy of a congregate living facility, type 1 shall be six (6) persons, excluding staff

- (2) **Type 2.** The maximum occupancy of a congregate living facility, type 2 shall be fourteen (14) persons, excluding staff
- (3) **Type 3.** The maximum occupancy of a congregate living facility, type 3 shall be determined by multiplying the maximum number of dwelling units that are permitted on the parcel by the density allowed by its Future Land Use Designation or, in the case of a nonresidential district, by the alternative density specified in the Future Land Use Element of the Comprehensive Plan, by two point three nine (2.39), which represents the average household size of all occupied dwelling units in Palm Beach County in the 1990 U.S. Census. The maximum permitted occupancy of a congregate living facility, type 3, located in a planned development district shall be specified on its approved development order.

[Ord. No. 01-01]

**TABLE 6.4-5**  
**Maximum Permissible Occupancy in Type 3**  
**Congregate Living Facilities**

Land Use Plan Category (Residential)	Zoning District	Maximum Occupancy (Residents per Acre)	
		In a Standard Zoning District	In a Planned Development
AGR	AGR	PROHIBITED	.24
RR10	RSER	PROHIBITED	.24
RR10	AR	PROHIBITED	.24
RR20	AR	PROHIBITED	.12
RR10	CRS	PROHIBITED	.24
RR20	CRS	PROHIBITED	.12
LR1	CRS	PROHIBITED	2.4
LR1	RE, RT	PROHIBITED	2.4
LR2	RT, RTS	PROHIBITED	4.8
LR3	RTS	PROHIBITED	7.2
MR5	RS, RTU	PROHIBITED	12
HR8	RS, RM, RH	14.3	19.1
HR12	RM, RH	19.12	28.7
HR18	RM, RH	19.12	28.7

\* For the purpose of this section, the required minimum acreage of a Planned Development in Table 6.8-4 may be reduced by fifty percent (50%). [Ord. No. 96-28] [Ord. No. 01-01]

**(4) Occupancy bonus through planned development district.**

- (a) **General.** To the extent that the maximum occupancy for a congregate living facility, type 3, would be higher in a planned development district than in a standard residential district, the difference shall be considered an occupancy bonus. Such an occupancy bonus shall be granted only according to the following standards: [Ord. No. 01-01]
- (i) **Commercial use.** The land has been designated for commercial use by the Comprehensive Plan, or is in an approved commercial pod in a planned development district; [Ord. No. 01-01]
- (ii) **Density.** The land is designated as MR-5, HR-8, HR-12, or HR-18 by the Comprehensive Plan; [Ord. No. 01-01]
- (iii) **Consistency.** The proposed facility is consistent with the intent of this section, this Code and the Plan; and [Ord. No. 01-01]

- (iv) **Occupancy bonus.** An occupancy bonus shall not be considered an entitlement. No bonus shall be granted except as an express request in an application for a planned development district and may be declined or reduced if it is determined that additional occupancy is not consistent with the general character of surrounding development, or if the effects of additional occupancy have not been adequately addressed through appropriate site design. [Ord. No. 01-01]
  - (b) **No double counting density in planned developments.** The gross area of a pod dedicated to a congregate living facility in a planned development shall be deducted from the gross area of the planned development for the purpose of calculating the maximum density of conventional residential development. [Ord. No. 01-01] [Ord. No. 01-29]
- c. **Location.** For the purposes of the required separation, measurements shall be made from structure to structure, except where the separation required is between a structure and a district boundary, in which case, the separation is measured from structure to district boundary.
  - (1) **Location of type 1.** A congregate living facility, type 1 shall be located wherever a single-family dwelling unit is a permitted use, provided that the congregate living facility is not located within one thousand (1,000) feet of another congregate living facility. [Ord. No. 01-01]
  - (2) **Location of type 2 and type 3.**
    - (a) **Districts.** A congregate living facility, type 2 shall be permitted in the RM and RH districts as a permitted use, provided that it is not located within a radius of twelve hundred (1,200) feet of another congregate living facility, type 2, and five hundred (500) feet from a single-family residential district. [Ord. No. 01-01]
    - (b) **Access.** A congregate living facility, type 3 shall have primary access to a collector or arterial roadway, provided that a type 3 facility having twenty-five (25) residents or less may be located on a local street. [Ord. No. 01-01] [Ord. No. 01-29]
    - i) **Planned Development Districts.** A type 3 facility having one hundred and fifty (150) residents or fewer may be located in a pod with access to a local street or a parking tract in a PDD. These facilities shall only be permitted in a multi-family, commercial, or institutional pod.
      - a) The CLF must be compatible with the surrounding area, including but not limited to height and mass of surrounding building(s).
        - i) The CLF shall not be more than one story higher than existing, or proposed, development within a one hundred fifty (150) foot radius of the facility. The measurement shall be made from structure to structure.
        - ii) An incompatibility buffer may be required, pursuant to Sec. 7.3.F.4. [Ord. No. 01-01] [Ord. No. 00-015]
  - (c) **Location.** A congregate living facility, type 2 or 3, shall be located within five (5) road miles of a full service professional fire-rescue station. [Ord. No. 01-01]
- d. **Water and sewer facilities.** Potable water supply and sewage disposal systems shall be provided for congregate living facilities, types 2 and 3, in accordance with the requirements of the PBCHD. [Ord. No. 01-01]
- e. **Design and compatibility.** Each congregate living facilities, types 2 and 3, shall
  - (1) Be physically designed to conform to and be compatible with the general architectural character of the neighborhood in which it is proposed to be developed; and
  - (2) Comply with all regulations regarding handicapped access pursuant to State law. [Ord. No. 01-01]

- f. **Minimum lot area.** The minimum lot area standards of the district in which the congregate living facility is located shall apply, except that in no case shall the lot size be less than seven thousand five hundred (7,500) square feet for a congregate living facility, type 2, or one (1) acre for a congregate living facility, type 3. [Ord. No. 01-01]
- g. **Maximum height.** The maximum height of a congregate living facility shall comply with the regulations of the district in which it is located, and in addition shall not exceed seven (7) stories in the RM and RH districts.
- h. **Reserve parking area.** For congregate living facilities, types 2 and 3, adequate provision shall be made to reserve sufficient lot area to meet future parking standards if the facility is converted to other uses. Protected vegetation in this reserve parking area shall be maintained as provided in Sec. 9.5, Vegetation Protection. The boundaries of the reserve parking area shall be identified on the preliminary development plan or site plan and shall not be within any lake, drainage or open space tract used towards meeting PUD exemplary design criteria. [Ord. No. 01-01]
- i. **Drop-off area.** Congregate living facilities, types 2 and 3, shall establish a safe drop-off area for group transportation, such as vans or similar vehicles. [Ord. No. 01-01]
- j. **Cooking facilities.** Each congregate living facility shall provide and continuously maintain central facilities for daily food dispensing and consumption. Food preparation shall be prohibited in sleeping areas or in individual quarters in congregate living facilities, types 1 and 2. Individual kitchen facilities may be provided in the living quarters of a congregate living facility, type 3. [Ord. No. 01-01]
- k. **Maximum occupancy of sleeping areas.** The maximum number of persons in each sleeping area shall be determined in accordance with the space standards of the Department of Children and Family Services. [Ord. No. 01-01]
- l. **Signage.**
  - (1) **On premises.** Congregate living facilities, type 1 and 2, shall be limited to one (1) on-premises sign no more than one (1) square foot in face area.
  - (2) **Identification sign.** A congregate living facility, type 3, shall be limited to one (1) on premises identification sign no more than thirty-two (32) square feet in face area.
  - (3) **Standards.** A congregate living facility, type 3, shall have entrance and informational signage that meets the standards of Sec. 7.14, Signage. [Ord. No. 01-01]
- m. **Accessory and associated land uses.**
  - (1) **Type 1 and 2.** Congregate living facilities, type 1 and 2, may have those accessory uses customarily incidental to a single-family dwelling unit and permitted home occupations.
  - (2) **Type 3.** A congregate living facility, type 3, may have:
    - (a) **Accessory use.** Those accessory uses customarily accessory to a multi family dwelling unit; and
    - (c) **Noncommercial uses.** Those noncommercial uses customarily incidental to a congregate living facility, such as a common dining room, a central kitchen, a nursing station, a medical examination room, a chapel, a library, and on-site management offices. [Ord. No. 01-01]

- n. Accessory commercial land uses.** A limited amount of commercial uses may be developed as permitted accessory uses in a congregate living facility, type 3. Such uses shall be limited to retail and personal service uses designed to exclusively serve the residents of the facility, such as a barber or beauty shop, small convenience retail sales and banking services. No more than ten (10) percent of the gross floor area of the facility shall be dedicated to such commercial uses. There shall be no exterior signage or other indication of the existence of these commercial uses that may attract nonresidents. [Ord. No. 01-01]
- o. Conversion to conventional dwelling units.**
- (1) **Structure.** Prior to conversion to conventional dwelling units, a structure designed to accommodate a congregate living facility shall, if necessary, be structurally modified to comply with the standards of this Code.
- (2) **Restrictions.** No development orders for a Site Plan/Final Subdivision Plan for a congregate living facility, type 3, shall be approved until a declaration of restrictions in a form approved by the County Attorney has been recorded to run with the land records maintained by the Clerk of the Circuit Court for Palm Beach County. This declaration of restrictions shall expressly provide that: (1) the conversion of the premises to conventional dwelling units is prohibited except in compliance with this section; and (2) if permitted, conversion will not result in an increase in the number of "quarters" and residents permitted on the site unless the converted development has obtained a development order for a Planned Development District. If that development order has not been granted, the converted development will have to comply with the density permitted in the district; and (3) the total number of permitted residents may be determined by referring to the approved master or site development plan on file with the Zoning Division of PZB. [Ord. No. 01-01]
- p. Conversion to other uses.** Congregate living facilities that are converted to other uses, including other residential uses, shall comply with all standards in effect at the time of application for building permits for the new use.
- 25. Contractor's storage yard** means the storage of materials, or three or more commercial vehicles or construction equipment and an accessory office used by building trade and service contractors on lots other than construction sites. A contractor's storage yard use shall comply with the following supplementary use standards.
- a. Office permitted.** An accessory office shall be permitted.
- b. Screening.** When located in the IL district, outdoor activities and storage shall be completely screened from view from adjacent property and public streets. All storage shall be effectively screened from view by on-site walls, fences or buildings. Such screening shall be designed and installed to ensure that no part of a storage area can be seen from R-O-Ws or adjacent lots. In no case shall the height of materials, stored in outdoor areas exceed twenty (20) feet or the height of the principal building on the lot, whichever is greater. For a storage yard contiguous to property in a residential district, an opaque fence/wall a minimum eight (8) feet in height shall be placed along the inside border of the required landscape buffer.
- c. Activities.** No major repairs of vehicles or equipment, and no manufacturing or processing shall occur on the site. [Ord. No. 99-37]
- 26. Convenience store** means an establishment, not exceeding four thousand five hundred (4,500) square feet of gross floor area, serving a limited market area and engaged in the retail sale or rental, from the premises, of food, beverages, and other frequently or recurrently needed items for household use,



excluding gasoline sales. A convenience store use shall comply with the following supplementary use standards.

- a. **CC district.** In the CC district, a convenience store use shall comply with the Major Intersection Criteria of Sec. 7.8.C. [Ord. No. 01-01]

27. **Convenience store with gas sales** means an establishment, not exceeding four thousand five hundred (4,500) square feet of gross floor area, serving a limited market area and primarily engaged in the retail sale or rental, from the premises, of food, beverages, and other frequently or recurrently needed items for household use, including accessory gasoline sales. A convenience store with gas sales use shall comply with the following supplementary use standards.

- a. **Approval criteria.** A convenience store with gas sales use shall be subject to the automotive service station approval criteria of Sec. 6.4.D.15.(a) [Ord. No. 97-64] [Ord. No. 01-29]

b. **Location.**

- (1) A maximum of two (2) convenience stores with gas sales or automotive service stations shall be permitted within one thousand (1,000) feet of any intersection, measured from the intersection of the centerline of each street.
- (2) A convenience store with gas sales shall not be located within one thousand (1,000) feet of an existing or approved convenience store with gas sales or automotive service station, measured by drawing a straight line between the nearest point on the perimeter of the exterior wall of the proposed convenience store with gas sales to the nearest point on the existing or approved convenience store with gas sales or automotive service station. A convenience store with gas sales within one thousand (1,000) feet of an intersection in accordance with the locational criteria in 6.4.D.27.b(1) shall be exempt from this requirement.
- (3) **Urban/Suburban Tier.** A convenience store with gas sales in the Commercial Low (CL) Future Land Use designation shall comply with the Major Intersection Criteria as defined in Sec. 7.8.C, unless located within a planned development.
- (4) **Rural, Exurban, Glades and Agricultural Reserve Tiers.** A convenience store with gas sales shall be located at the intersection of one collector and arterial street, or two arterial streets, as listed in the Florida Department of Transportation Palm Beach County Federal Functional Classification Table.
- (5) **Existing Convenience Store with Gas Sales.** The locational criteria contained in Sec. 6.4.D.27.b above shall not affect a convenience store with gas sales that is a conforming use as of the effective date of this ordinance.

[Ord. No. 01-29] [Ord. No. 01-100]

- c. **Parking.** If a convenience store greater than three thousand (3,000) square feet in gross floor area is associated with the service station, one half (½) of the required parking spaces shall be located adjacent to the store. [Ord. No. 99-37] [Ord. No. 01-01]

- d. **Accessory restaurant.** In the CC, CG, MUPD, and MXPD districts, an accessory restaurant shall require the following.

- (1) **Approval.** A restaurant without a drive-thru may be permitted as an accessory use subject to DRC approval. A restaurant with drive thru service may be permitted as an accessory use subject to Class A conditional use or requested use approval.
- (2) **Size.** The restaurant shall not exceed thirty (30%) of the gross floor area of the primary use.
- (3) **Parking.** Adequate parking shall be provided on site. Parking for uses shall be calculated separately to determine the total amount of required parking. The gas pump stacking lanes shall not be counted toward the minimum parking requirements of the restaurant use.

- (4) **On- site circulation.** On-site circulation and maneuvering area shall be adequate to accommodate all uses at any given time.  
[Ord. No. 01-01]
- e. **Gas canopy signs.**
- (1) **Maximum number.** Two (2) gas canopy signs shall be permitted in addition to the permitted building wall signs.
- (2) **Maximum height.** Eighteen (18) inches.  
[Ord. No. 01- 01]
- 27.1 **Day camp** means an establishment which provides care, protection and programmed activities for children five (5) years of age and older for a period of less than twenty-four (24) hours per day. This use shall not operate as a day care as defined and regulated by the Department of Children and Family Services.
- a. **Duration.** The camp use shall be permitted for a period not to exceed sixteen (16) weeks per calendar year.
- b. **Operation.** The camp use shall operate only during those times when local public and private schools are not in session. [Ord. No. 97-14]
- c. **Accessory use.** A camp for two hundred (200) or fewer children may be permitted as an accessory to a legally established institutional, civic, recreational, or educational use. [Ord. No. 00-015] [Ord. No. 01-01]
28. **Day care center, limited or general.** Day care center, general, means an establishment, licensed by the Department of Health and Rehabilitative Services, which provides daytime or nighttime care, protection for twenty-one (21) or more children or adults for a period of less than twenty-four (24) hours per day on a regular basis. Day care center, limited, means an establishment, licensed by the Department of Health and Rehabilitative Services, which provides daytime care, protection and supervision for six (6) to twenty (20) children or three (3) to twenty adults for a period of less than thirteen (13) hours per day on a regular basis. Limited day care centers shall not provide nighttime care. An adult or child day care center, limited or general, shall comply with the following supplementary use standards.
- a. **CRE district.** In the CRE district, a general day care center use shall not be located in an RR10 land use designation of the Comprehensive Plan.
- b. **Industrial land use category or land use zone.** Day care centers located in a development with a designation on the Comprehensive Plan of Industrial or within a Planned Development industrial land use zone shall be designed exclusively to serve on-site employees or contiguous site employees. No other types of day care center facilities shall be permitted in an industrial land use category or in a Planned Development industrial land use zone.
- c. **Minimum lot area.** The minimum lot area shall be no less than six thousand (6,000) square feet or the minimum required by the district in which the day care center is located, whichever is greater.
- d. **Minimum floor area.**
- (1) **Child day care centers.** For a child day care center of forty (40) children or less, the minimum usable floor area, exclusive of any area devoted to the kitchen, office, storage and toilet facilities, shall be fifteen hundred (1,500) square feet. An additional thirty-five (35) square feet of floor area

shall be provided for each child in a child day care center that is proposed to accommodate more than forty (40) children.

- (2) **Adult day care centers.** For an adult day care center of twenty persons or less, the minimum usable floor area, exclusive of any space devoted to the kitchen, office, storage, and toilet facilities shall be fifteen hundred (1,500) square feet or more. An additional seventy-five (75) square feet of floor area, or the amount required by the PBCHD, shall be provided for each person in an adult day care center that is proposed to accommodate more than twenty (20) persons.
- e. **Outdoor activity area.**
- (1) **General.** An outdoor activity area shall be provided on the same lot as the day care center. It shall not be located in the required front yard or adjacent to any outdoor storage area of any existing adjacent use.
  - (2) **Child day care centers.**
    - (a) **General.** There shall be provided a minimum of fifteen hundred (1,500) square feet of outdoor activity area or seventy-five (75) square feet of outdoor activity area for each child (licensed capacity), whichever produces the larger area. The outdoor activity area shall include a shaded area. The Child Care Facilities Board shall approve a reduction in the size of this area where the operator utilizes split shifts for its use. Under no circumstances shall the outdoor activity area be reduced to less than the area required to accommodate one-third (c) of the area required under this general standard.
    - (b) **Infants.** Where a child day care center is limited solely to the care of infants (2 years of age and younger), the outdoor activity area provided shall be a minimum of forty-five (45) square feet per child. The Child Care Facilities Board shall approve a reduction in the size of this area where the operator utilizes split shifts for its use. Under no circumstances shall the outdoor activity area be reduced to less than would be required to accommodate one-half (½) of the area required under this general standard.
    - (c) **Location of outdoor play equipment.** Stationary outdoor play equipment with a permanent foundation shall be located twenty-five (25) feet from any residentially zoned or used property line, and ten (10) feet from any other property line. If applicable, the location of stationary play equipment shall be depicted on the site plan. Outdoor play equipment shall not be located in any required landscape area or easements.
  - (3) **Adult day care center.** There shall be provided a minimum of fifteen hundred (1,500) square feet of outdoor activity area or one hundred (100) square feet of outdoor activity area per person for an adult day care center, whichever produces the larger area.
  - (4) **Shade trees.** A minimum of one (1) twelve (12) foot tall native canopy tree shall be provided or preserved per one thousand five hundred (1500) square feet of outdoor activity area provided. All trees required by this condition shall be within the interior of the outdoor activity area.
  - (5) **Fencing.** A six (6) foot high fence or wall shall surround the outdoor activity area. Where the provisions of this subsection conflict with the height limitations of Sec. 6.6.A.2 (Fences, walls, hedges and utility poles), the provisions of this subsection shall apply. [Ord. No. 99-37]
- f. **Loading and access.**
- (1) **Drop-off stalls.** Loading and access shall be developed pursuant to Sec. 7.2. A sufficient number of drop-off stalls located out of the main travel way shall be provided. Drop-off stalls shall be a minimum of twelve (12) feet wide. [Ord. No. 01-01]
  - (2) **Sidewalk access.** A four (4) foot wide walkway running in front of the drop-off spaces and connecting to the day care entrance shall be provided. [Ord. No. 97-14] [Ord. No. 01-01]

- g. **AGR and CCSO districts.** A day care center may be permitted with DRC approval as an accessory use to a church, place of worship, farm worker quarters, an assembly non-profit, institutional and membership use, and a bona fide agricultural use. [Ord. No. 98-11]
29. **Day labor employment service** means an establishment engaged in providing temporary day labor services for the construction or industrial trades. A day labor employment service use shall comply with the following supplementary use standards.
- a. **No loitering.** No outside waiting or loitering shall be permitted on the site.
- b. **WCRA-O, Westgate/Belvedere Homes Overlay District.** In the overlay district, day labor employment service shall adhere to the following standards:
- (1) **Use limitation.** Day labor employment service offices shall include any service that selects or assigns manual laborers for temporary work.
  - (2) **Location.** The service shall be located within and totally surrounded by an industrially zoned and utilized area. Minimum distance of all principal structures, accessory structures and outdoor activity areas shall be situated as follows:
    - (a) 1000 feet from any nonindustrial use;
    - (b) 1000 feet from any other day labor service.
  - (3) **Hours of operation.** No service shall commence business prior to 7:00 a.m. nor continue business later than 6:00 p.m.
  - (4) **Minimum building size.** No service shall operate in any building that is less than 10,000 square feet. All outdoor areas shall be screened from view by opaque fencing or hedges.
  - (5) **Loitering.** No outside loitering shall be permitted on the site.
  - (6) **Loudspeakers.** No outdoor speakers or public address systems that are audible from the exterior of the site shall be permitted.
  - (7) **Records.** The service shall maintain all business records on the premises for inspection by Palm Beach County.
  - (8) **Advertising.** Advertising shall be limited a two faced sign with a maximum of twelve (12) square feet per face.
  - (9) **Development standards.** All services shall adhere to the nonresidential development standards contained in this Code as well as all the nonresidential development standards of Sec. 6.7.B.
30. **Dispatching office** means an establishment principally involved in providing services off-site to households and businesses using land-based communication. Typical uses include janitorial services, pest control services, and taxi limousine, and ambulance services. A dispatching office use shall comply with the following supplementary use standards.
- a. **CG district.** In the CG district, a dispatching office use shall be limited to the use of no more than three (3) service or delivery vehicles. The use of more than three (3) delivery or service vehicles shall require a conditional use type A.
- 30.1. **Dog day-care** means an establishment which provides daytime care and training for domesticated dogs. A dog day-care shall be subject to the following supplementary use standards.
- a. **Operating hours.** Day-care activity shall not commence prior to 6:00 a.m. and shall terminate no later than 9:00 p.m.
- b. **Use approval.** Prior to DRC review, approval shall be obtained from the Division of Animal Care and Control.

- c. Health regulations and waste disposal.** The dog day-care shall meet the ECR I and ECR II standards of Article 16., and shall be subject to all applicable rules and regulations of the FDEP, the PBCHD and the Solid Waste Authority.
- d. Facilities.** Facilities shall be subject to the following standards:
- (1) outdoor runs, play areas, yards, etc., shall be prohibited;
  - (2) adequate drop-off areas shall be provided; and
  - (3) three (3) transient spaces measuring twelve (12) feet by twenty (20) feet shall be provided for every fifty (50) dogs.
- e. Number of dogs.** The number of dogs permitted shall be based upon the square footage of the facility pursuant to the PBC Division of Animal Care and Control. [Ord. No. 00-015]
- 31. Electrical power facility** means a principal use of property for an electrical generation, or transmission voltage switching station. An electrical power facility use shall comply with the following supplementary standards.
- a. Location.** The location of the proposed electrical power facility shall be within reasonable proximity of the area to be served by the facility.
  - b. Buffers and screening.** Buffers and screening around the perimeter of the proposed electrical power facility use shall be provided at the time the facility is constructed or when surrounding development occurs. The standards shall be waived if any of the required landscape buffer is not visible from adjacent lots or R-O-Ws.
  - c. Setbacks.** Structures and their accessory uses (excluding poles) shall be setback a minimum of fifty (50) feet. [Ord. No. 99-37]
- 32. Entertainment, indoor** means an establishment offering entertainment or games of skill to the general public for a fee or charge and wholly enclosed in a building, excluding fitness centers and gun clubs. Typical uses include bowling alleys, bingo parlors, pool halls, billiard parlors and video game arcades. An indoor entertainment use shall comply with the following supplementary use standards.
- a. CRE district.** In the CRE district, an indoor entertainment use shall not be located in an RR10 land use designation of the Comprehensive Plan. If the entertainment facility exceeds three (3) acres in the IL zone then the use must rezone to the CRE district.
  - b. CG, CC and MUPD districts.** In the CG, CC and MUPD districts, video arcades not exceeding two thousand five hundred (2,500) square feet are a permitted use. [Ord. No. 97-14]
  - c. CCSO district.** Indoor entertainment uses shall not exceed five thousand (5,000) gross square feet floor area. [Ord. No. 98-11] [Ord. No. 99-37]
- 33. Entertainment, outdoor** means an establishment offering entertainment or games of skill to the general public for a fee or charge wherein any portion of the activity takes place in the open, excluding golf courses and public parks. Typical uses of an athletic nature include archery ranges, athletic fields, batting cages, golf driving ranges and tennis courts. Other uses include go-cart tracks, miniature golf courses, jet skiing, swimming pools, tennis courts and wind surfing but excluding gun clubs. An outdoor entertainment use shall comply with the following supplementary use standards:

- a. **CRE district.** In the CRE district, an outdoor entertainment use shall not be located in an RR10 land use designation of the Comprehensive Plan unless it is owned or operated by a public agency. If the entertainment facility exceeds three (3) acres in the IL zone then the use must rezone to the CRE district.
- b. **CC district.** In the CC district an outdoor entertainment facility shall be limited to such uses that are of a community nature and that serve the residential neighborhood within a three to five mile radius.
- c. **Location.** No outdoor entertainment facility use consisting of an outdoor wildlife preserve or attraction shall be permitted within five hundred (500) feet of an existing residential development or an area designated in the Future Land Use Element of the Comprehensive Land Use Plan for residential development.
- d. **Access.** Access to an outdoor entertainment use shall be from a hard surfaced, public road. The minimum required frontage on a public road to be used for the primary point of access shall be two hundred (200) feet.
- e. **Safety.** Safety fences up to a height of ten (10) feet shall be required around a recreation facility if deemed necessary. [Ord. No. 99-37]
- f. **Setbacks.** No building, mobile home, trailer, vehicle, mechanical device, or outdoor area or facility of an outdoor entertainment use shall be located closer to the property line than as follows.

Type of Use	Minimum Setback
Athletic Field	50 feet
Other Recreation Area or Structure	100 feet

34. **Equestrian arena, commercial** means an establishment engaged in commercial spectator activities involving equestrian events, but excluding any establishment engaged in gaming, pari-mutual wagering, off-track betting, events or activities held or broadcast for similar purposes. A commercial equestrian arena use shall comply with the following supplementary use standards: [Ord. No. 01-62]

a. **Urban/Suburban Tier.**

- (1) **Location.** The project in which an equestrian arena is located shall be located on a collector or higher classification street.
- (2) **Operating Hours.** Outdoor activity shall be limited to the hours of 6:00 a.m. and 10:00 p.m. daily.
- (3) **Loudspeakers.** Loudspeakers shall not be used before 8:00 a.m. or after 8:00 p.m.
- (4) **Minimum lot size.** In the Urban/Suburban Tier, the minimum lot size shall be five (5) acres. [Ord. No. 01-62]  
[Ord. No. 01-01]

b. **Rural, Exurban, Agricultural Reserve and Glades Tiers.**

- (1) **Location.** The project in which an equestrian arena is located shall be located on a paved street.
- (2) **Operating Hours.** Outdoor activity shall be limited to the hours of 5:00 a.m. and 10:00 p.m.

- (3) **Loudspeakers.** Loudspeakers shall not be used before 8:00 a.m. or after 8:00 p.m. **(6.4.D.34e)**  
**[Ord. No. 01-62]**
- c. **Setbacks.** Riding, spectator viewing areas, and show rings shall not be located within one hundred (100) feet of any property line. **[Ord. No. 01-62]**
- d. **Compatibility.** The use shall assure that there is no incompatibility with surrounding land uses. When an incompatibility exists, the petitioner shall satisfactorily mitigate the incompatibility prior to receiving conditional or DRC approval. The Board of County Commissioners and Zoning Commission may impose conditions of approval. The DRC may impose conditions of approval pursuant to Sec. 5.6.D.5 of this Code. **[Ord. No. 01-62]**
- 34.1. **Estate kitchen** means an accessory use which is physically integrated with the main residence. There shall not be the presence of a complete living environment associated with the estate kitchen. Lot size for the house with an estate kitchen shall be twice in size of the minimum lot size requirement.
35. **Excavation.** Refer to Sec. 7.6 (Excavation) for development regulations of all excavation types.
- a. **Type I(A) excavation** means excavation necessary to create a pond to obtain fill for the construction of a single family dwelling or an accessory structure on a lot one (1) acre or greater with an excavated surface area less than two-tenths (0.2) of an acre.
- (1) **Criteria.**
- (2) **Use approval.** Application shall be made concurrent with application for a building permit. Approval shall be issued concurrent with receipt of a building permit for a single family dwelling pursuant to the procedural and site development standards of this section and Sec. 7.6.F.1.
- (a) **Minimum lot area.** The minimum lot area shall be one (1) acre.
- (b) **Maximum excavated surface area.** The maximum excavated surface area of all excavated areas shall be less than two tenths (0.2) acre (8,712 square feet).
- (c) **Off-site removal.** No off-site removal of extracted material shall be permitted.
- (3) **Use approval.** Application shall be made concurrent with application for a building permit. Approval shall be issued concurrent with receipt of a building permit for a single family dwelling pursuant to the procedural and site development standards of this section and Sec. 7.6.F.1.
- (a) **Application requirements and procedures.** The building permit drawings shall be supplemented with the information below.
- (b) **Determination of sufficiency, review and decision.** A permit shall be issued by PZ&B, with or without conditions of approval after the application has been determined complete and in compliance with this section and the standards in Sec. 7.6.F.1. and 7.6.H.1. and 7.6.H.2.
- (i) **Site Plan.** A general site plan complying with the standards in Sec. 7.6.F.1.; and
- (ii) **Statement.** A statement estimating the amount of excavated material, in cubic yards; and
- (iii) **Notarized Authorization.** Notarized authorization from the property owner to excavate.
- (b) **Determination of sufficiency, review and decision.** A permit shall be issued by PZ&B, with or without conditions of approval after the application has been determined complete and in compliance with this section and the standards in Sec. 7.6.F.1. and 7.6.H.1. and 7.6.H.2.

- (c) **Reclamation.** Prior to issuance of a certificate of occupancy, the property owner shall submit to the Building Division a Certificate Of Compliance in accordance with the requirements of Sec. 7.6.F.1.c.
- b. **Type I (B) excavation** means excavation necessary for the creation of a pond or lake for the construction of a single family dwelling or accessory use on a lot two and one half (2.5) acres or greater with an excavated surface area in excess of two-tenths (0.2) of an acre but less than two (2.0) acres.
  - (1) **Criteria.**
    - (a) **Minimum Lot area.** The minimum lot area shall be 2.5 acres.
    - (b) **Maximum surface area.** The maximum surface area of all excavation on the premises shall be less than twenty-five (25%) percent of the gross lot area and shall not exceed two (2.0) acres.
  - (2) **Use Approval.** Prior to initiating excavation activity use approval shall be required in accordance with the development standards in Sec. 7.6.F.2., procedural requirements defined in this subsection and the supplemental application requirements in Sec. 6.4.D.35.g.
    - (a) **DRC approval.** DRC review and approval shall be required pursuant to Sec. 5.6. DRC shall review for compliance with the standards in Sec. 7.6.F.2 and may approve the application with conditions.
    - (b) **Commencement of excavation activity.** Once DRC approval has been obtained, authorization to excavate shall be received concurrent with the receipt of a valid building permit for the proposed structure on site.
    - (c) **Duration.** A Type I (B) excavation permit shall expire after one hundred and twenty (120) days from the date authorization is received to begin excavation activity.
    - (d) **Reclamation.** Prior to issuance of a certificate of occupancy or as conditioned by DRC, the property owner shall submit to the Building Division, a certificate of compliance in accordance with Sec. 7.6.F.2.c.
- c. **Agricultural excavation** means excavation necessary to support bona fide agricultural production operations, including but not limited to the creation of ponds or lakes to construct accessory structures supporting the agricultural use, livestock ponds, canal laterals and roads, but excluding customary agricultural activities such as plowing and maintenance of canals and roads.
  - (1) **General.** All Agricultural and WCAA excavations shall submit a detailed explanation of the proposed bona fide agricultural use. This explanation shall demonstrate consistency with applicable Industry Standards and shall satisfy the definition requirements of bona fide agriculture pursuant to Article 3. Excavation shall be the minimum necessary to implement the bona fide agricultural use.
  - (2) **Criteria and review procedures.**
    - (a) **Excavations two (2) acres or less in surface area.**
      - (i) **Use approval.** DRC review and approval shall be required pursuant to Sec. 5.6. DRC shall review for compliance with the standards in Sec. 7.6.F.3. and may approve the application with conditions.
    - (b) **Excavations greater than two (2) acres in surface area.** Excavation activity shall be subject to the submission, review and approval as a Class A Conditional Use pursuant to Sec. 5.4. and Sec. 7.6.F.3. The Board of County Commissioners may permit offsite removal and may apply the appropriate compatibility criteria in Sec. 7.6.F.6.d. to approve, approve with conditions, or deny the application for a Class A Conditional Use.
      - (i) **Use approval.** DRC review and approval shall be required pursuant to Sec. 5.6. DRC shall review for compliance with the standards in Sec. 7.6.F.3. and may approve the application with conditions.



- (c) **Notice of Intent to Construct.** Prior to initiating any on-site excavation activities, a Notice of Intent to Construct shall be submitted to and receive approval from ERM in accordance with Sec. 7.6.G.
- d. **West County Agricultural Area (WCAA) Excavation** means excavation necessary to support bona fide agricultural operations located within the WCAA and has the Agriculture Production designation on the land use map in the land use element of the Palm Beach County Comprehensive Plan.
- (1) **Review procedures and standards.**
- (a) **Notice of Intent to Construct.** Notice of Intent to Construct shall be submitted to and receive approval from ERM in accordance with Sec. 7.6.G. prior to initiating any on-site excavation activities.
- (b) **Standards.** Excavation activities shall comply with the standards in Sec. 7.6.F.4.
- e. **Type II excavation** means excavation necessary to create a lake which is required to implement a development order for a final site development plan provided a minimum of 90% of the extracted material remains on-site.
- (3) **Criteria.**
- (a) **Location.** Type II excavation may be permitted to implement a site development plan for a primary use as permitted in the Use Regulation Schedule in Section 6.4.D., and to implement a Preliminary Development Plan (Master Plan) within any Planned Development District.
- (b) **Limited off-site removal.** Type II excavations are allowed to permit earth work associated with land development activities. A minimum of 90% of the fill shall be used on site, unless unusual site conditions exist. If the applicant must remove more than 10% of the fill from the site, then use approval shall be requested as defined in 6.4.D.35.e.(2)(e) below.
- (2) **Use approval.**
- (a) **DRC approval.** Prior to initiating Type II excavation activities, DRC review and approval shall be required. Application shall be made in accordance with Sec. 5.6 and the supplemental application requirements in Sec. 6.4.D.35.g below. If approval of a final site development plan is required, application for the Type II excavation shall be submitted simultaneously with the DRC application. DRC shall review for compliance with the standards in Sec. 7.6.F.5. and may approve with conditions.
- (b) **Removal of excess fill from the site.** DRC may approve removal of more than 10% of the extracted material from the site if:
- (i) The applicant demonstrates that the make up of the natural soil contains an excessive amount of silt, rock, or muck and construction of required drainage structures or construction of required structural foundations require removal of an excessive amount of silt, rock or muck; and,
- (ii) The removal of the material is the minimum necessary to accommodate on-site drainage requirements or structural fill requirements; and,
- (iii) The impact of hauling the material off-site will not cause adverse affects to adjacent property owners or rights-of-way.
- (c) **Notice of Intent to Construct** shall be submitted to and receive approval from ERM in accordance with Sec. 7.6.G. prior to initiating any on-site excavation activities.
- (d) **Standards.** Type II excavation shall comply with the standards in Sec. 7.6.F.5.
- (e) **Exception to off-site removal limitation.** An excess of ten percent (10%) of the fill may be removed off-site for the following types of excavation activities:
- (i) **Excavation associated with the approval of a final development plan.** If an excess of 10% of fill is proposed to be removed from a site and no unusual conditions exist justifying removal of more than ten (10) percent of the excavated material, as specified in Sec. 6.4.D.35.e.(2)(b) above, then the excavation shall be considered a Type IIIA mining

operation. This exception applies only to sites located within the Urban Service Area or a site in the rural service area which has a valid development order approved prior to (effective date of this ordinance). The applicant shall apply for a Class A Conditional Use for a Type III A excavation pursuant to the standards of Sec. 5.4. and shall comply with the following requirements.

- a) Operational and Construction standards in Sec. 7.6.H.1 and 7.6.H.2.; and
- b) Littoral standards in Sec. 7.6.H.3.c; and
- c) Upland Reclamation Standards in Sec. 7.6.H.3.d; and
- d) Maintenance and Monitoring requirements for excavated areas, and littoral plantings in Sec. 7.6.H.5.
- e) Buffer requirements in Sec. 7.6.F.6.d.(2).(a).(iii); and,
- f) Setbacks shall be provided pursuant to Type II setback requirements in Sec. 7.6.F.5.c.
- g) Location and Access. The development shall have direct frontage on and access to a collector or arterial street depicted on the County's Thoroughfare Identification Map.

The following standards, set forth in Sec. 7.6.F.6., shall not apply, unless the BCC makes a finding of fact that waiver of these standards violates the compatibility standards in Section 7.6.F.6.d.

- 1) Separation from other land uses pursuant to Sec. 7.6.F.6.(2)(a)(i)(1); and,
- 2) Minimum acreage requirement pursuant to 7.6.F.6.(2)(b).

**(i) Excavation, performed by public agency, to provide drainage for a public R-O-W.** Excavation activity located outside the R-O-W boundary, conducted solely to accommodate drainage for a public road R-O-W, and performed or caused to be performed by contract by a public agency, as defined herein, shall comply with the standards below. The excavation activity shall:

- b) be on land owned by Palm Beach County, the State or a Water Control District created by special act to operate under Fl. Statutes Chapter 298 (1996); or
- c) be on land granted by easement to and accepted by Palm Beach County, the State or a Water Control District; and,
- d) be the absolute minimum necessary to comply with the surface water drainage requirements for the public R-O-W.

For the purposes of this section, authorization by Palm Beach County, Florida Department of Transportation or a Water Control District to construct a public R-O-W shall constitute a valid development order.

The excavation activity shall comply with the standards below.

- a) **Notice of Intent to Construct** pursuant to Sec. 7.6.G.;
- b) **Operational and Construction standards** pursuant to Sec. 7.6.H.1. and 7.6.H.2., except for Sec. 7.6.H.1.j. (haul permits);
- c) **Littoral zone and general upland reclamation requirements** pursuant to Sec. 7.6.H.3.c and d.(1).(b); and,
- d) **Maintenance and Monitoring requirements** pursuant to Sec. 7.6.H.4.

**(f) Type IIIA Excavations** means mining activity, primarily for commercial purposes, that extracts materials from the earth and may require limited on-site processing by using mobile crushers, sifters and conveyor systems. A Type IIIA excavation activity shall not include the use of explosive devices or permanent structures or equipment used to process material.

**(1) Classification.** Excavations that meet the definition of mining are considered commercial operations. Type II, or Agricultural excavations that exceed established criteria, as defined in this section, are also considered to be a Type III excavation. Two classes of Type III

excavations (Type IIIA and Type IIIB) are established to distinguish between the types of mining operations.

- (a) **Type IIIA.** Mining activity, primarily for commercial purposes, that extracts materials from the earth and may require limited on-site processing by using temporary or portable crushers, sifters and conveyor systems. A Type IIIA excavation activity may use dragline, dredging or earthmoving equipment to perform the mining operation provided the operation complies with the standards of this Section and Sec. 7.6. The use of explosive devices or permanent structures or equipment used to crush or sift material shall be prohibited.
  - (b) **Type IIIB.** Mining activity, primarily for commercial purposes, that extracts materials from the earth and may require extensive processing of the material on site. Type IIIB excavations may use dragline, dredging, earthmoving equipment to perform the mining operation. The use of explosives and heavy industrial equipment to crush, sift and transport the material on site may be permitted subject to compliance with the standards of this Section and Sec. 7.6.
- (2) **Use Approval.** A Class A Conditional Use is required for all Type III excavations pursuant to Sec. 5.4. and the supplemental application requirements of Sec. 6.4.D.35.g. below. Simultaneously with submittal of the Class A Conditional Use Application to the Zoning Division, the applicant shall submit a duplicate copy to the Water Control District that has jurisdiction to maintain roads and drainage within the area. The Water Control District may provide comments to the Zoning Division within 20 calendar days in order for comments to be included in the staff report for presentation to the BCC.
- (a) **Certification of a final site (excavation) plan.** Prior to starting any activity associated with the excavation project, the applicant shall submit an excavation plan to DRC for review and approval in accordance with Sec. 5.6.b.2.
    - (i) **Phasing of excavation activity.** In the event that excavation and reclamation is to be conducted in phases, the applicant shall submit a phasing plan complying with the requirements of Sec. 6.4.D.35.g and Sec. 7.6.H.
    - (ii) Once reclamation and rehabilitation of the preceding phase of excavation has commenced, a subsequent phase of excavation may begin after receipt of all guarantees, required by Sec. 7.6.H.5, and written authorization by DRC
  - (b) **Haul permit.** The BCC may require as a condition of approval, a haul permit for unpaved collector or arterial streets as defined in Sec. 7.6.F.6.d.(1)(a). If required, a haul permit application shall be submitted to and approved by the Land Development Division in accordance with Sec. 7.6.H.1.j. prior to Notice of Intent to Construct.
  - (c) **Notice of Intent to Construct** shall be submitted to and receive approval from ERM in accordance with Sec. 7.6.G. prior to initiating any on-site excavation activities.
  - (d) **Reclamation plan approval and release of performance guarantees.** Prior to the release of any performance guarantee, in accordance with Sec. 7.6.H.5, DRC shall approve an "as built" reclamation plan.

The plan shall include certified as-built drawings and written certification, bearing the seal of an engineer registered in the State of Florida, certifying compliance with Sec. 7.6.H (excluding littoral and upland planting requirements), and that all construction related development order conditions and guarantees have been satisfied. Performance guarantees for planting areas shall be released in accordance with Sec. 7.6.H.4.g.(3).

- (3) **Location.** All Type III excavations may be permitted in accordance with the Use Regulation Schedule in 6.4.D. Mining may be permitted with limitations in the districts identified below.

- (a) **AP District in the AP land use category.** The use of extractive material mined in the AP zoning district shall be limited to public road construction projects only and shall demonstrate compliance with the criteria in Sec. 7.6.F.6.d.
  - (b) **SA District.** All applications for mining in the SA district shall demonstrate compliance with the criteria in Sec. 7.6.F.6.d.
  - (4) **Standards.** All Type III excavations shall comply with the standards in Sec. 7.6.F.6
- g. **Type IIIB Excavations** means mining activity, primarily for commercial purposes, that extracts materials from the earth and may require extensive processing of the material on-site. Type IIIB excavations may involve the use of explosives and permanent heavy industrial structures or equipment to crush, sift and transport the material on site.
- h. **Supplemental application requirements.**
  - (1) All Type I(B), Type II, Type IIIA and Type IIIB excavations shall supplement the application requirements set forth in Sec. 5.4, Sec. 5.6, and the official application form with the materials and information listed below.
    - (a) **Statement** listing the nature of the excavation operation, including but not limited to the:
      - (i) **Site (excavation) Plan.** A site plan depicting:
        - (ii) Duration of the excavation activity and reclamation activity,
        - (iii) The proposed method of excavation,
        - (iv) The amount of fill to remain on site,
        - (v) If permitted, the amount of fill to be removed from site, and intent to comply with Sec. 7.8.C, Archeological Resource Protection.
      - (b) **Site (excavation) Plan.** A site plan depicting:
        - (i) Boundaries, dimensions and acreage of the site and excavated surface area(s);
        - (ii) All existing and proposed improvements including easements, rights-of-way, weigh stations, and other structures;
        - (iii) Setbacks and separations;
        - (iv) Preservation areas;
        - (v) Water table elevations, including Ordinary Water Level
      - (c) **Vegetation permit application.** A vegetation permit application pursuant to Sec. 9.5.
      - (d) **Aerial.** An aerial at a scale of 1:200 or better, clearly depicting the site; and
      - (e) **Fees.** Fees as adopted by the established Fee Schedules.
    - (2) All applications for Type II, Type IIIA and Type IIIB excavations shall require the additional information listed below:
      - (a) **Soil boring statement.** A statement, certified by an Engineer indicating the type of soils to be excavated and that the: (1) soils are suitable for road or structural fill construction; or (2) the soil contains excessive amounts of silt, rock or muck.
      - (b) **Site (excavation) plan depicting:**
        - (i) Operational standards pursuant to Sec. 7.6.H.1 as applicable;
        - (ii) Equipment storage, and stockpile areas, including sizes and heights.
        - (iii) The proposed method of excavation,
        - (iv) The amount of fill to remain on site,
        - (v) If permitted, the amount of fill to be removed from site, and intent to comply with Sec. 7.8.C, Archeological Resource Protection.
      - (c) **Landscape Plan.** A landscape plan indicating the buffers and reclamation plantings.
      - (d) **Cross Sections** delineating compliance with the following requirements, as applicable:
        - (i) **Construction standards** pursuant to Sec. 7.6.H.2.;
        - (ii) **Reclamation standards** pursuant to Sec. 7.6.H.3.;

- (iii) Buffer details.
  - (e) **Operations plan.** An operations plan shall be submitted in the form of a statement and shall include the methods of material extraction, on site processing including erosion and sediment control methods and particulate matter control. The plan shall also delineate how the impacts from the hauling operations will be controlled.
  - (f) **Haul route plan.** The plan shall include a map indicating all possible proposed haul routes within the radius of impacts as defined in Sec. 7.6.F.6.d.
- (3) All applications for Type IIIA and Type IIIB excavations shall require the additional information listed below.
- (a) **Site (excavation) plan.** A site plan depicting:
    - (i) Location of grading, sorting, crushing and similar equipment necessary for the operation and distribution of the excavated material.
  - (b) **Additional Information:**
    - (i) Surrounding uses map depicting the location of the outer boundary of area to be excavated and distances to surrounding land uses; including all residences within the applicable specified distance in the separation standards in Sec. 7.6.D.6.d.
    - (ii) Maintenance and Monitoring Report Schedule pursuant to Sec. 7.6.H.5;
    - (iii) **Phasing Plan.** A phasing plan and tabular data depicting acreage, location, sequence of operations and schedule of reclamation requirements.
    - (iv) **Tree survey.** A tree survey shall be submitted as required by Sec. 7.6.H.3.d.(4).
  - (4) The Zoning Director may request any other information as deemed reasonable and necessary to evaluate the application.
36. **Farm residence** means a dwelling unit, other than a mobile home, located on a parcel of land used for a bona fide agricultural use and occupied by the owner or operator of the farm operation. A farm residence shall comply with the following supplementary use standards.
- a. **Principal dwelling unit.** One (1) principal dwelling unit shall be permitted for each bona fide farm operation.
  - b. **Accessory uses.** Garages and swimming pools shall be permitted as accessory uses to bona fide farm residences.
37. **Farm workers quarters** means one (1) or more residential structures located on the site of a bona fide agricultural use and occupied by farm workers who provide labor in conjunction with the agricultural operation. Farm workers quarters shall comply with the following supplementary use standards.
- a. **Density.** One (1) dwelling unit shall be permitted for each twenty-five (25) acres.
  - b. **SA district.** In the SA district, a farm tenant quarters use shall not be permitted within the RR10 land use designation in the Future Land Use Element of the Comprehensive Plan.
  - c. **Clustering.** If there are more than ten units on any one lot, they shall be clustered and subject to DRC approval. [Ord. No. 98-11]
- 37.1 **Farmer's market** means an establishment for the wholesale sale of farm produce. A farmer's market shall comply with the following supplementary use standards.
- a. **Accessory use.** A retail produce market shall be permitted as an accessory use.

- b. **Setback.** The use shall be setback a minimum of one hundred (100) feet from all property lines adjacent to a residential use, existing as of the effective date of this ordinance, excluding farm worker quarters and mobile homes accessory to agriculture.
  - c. **Buffer.** An incompatibility buffer as required by Sec. 7.3 (Landscape and Buffering) may be omitted if the use is adjacent to a farm worker quarters or mobile home accessory to agriculture.
  - d. **Location.** The use shall be located on an arterial road. [Ord. No. 98-11] [Ord. No. 99-37]
38. **Financial institution** means an establishment engaged in deposit banking. Typical uses include commercial banks, savings institutions, and credit unions, including outdoor automated teller machine and drive-thru facilities. A financial institution use shall comply with the following supplementary use standards.
- a. **CN and CLO districts.** A financial institution use shall not consist of more than three thousand (3,000) square feet of total floor area or have a drive- thru facility. [Ord. No. 01-01]
  - b. **CC, CG, CHO, and Planned Development districts.** [Ord. No. 98-11] [Ord. No. 01-01]
    - (1) A financial institution of up to five thousand (5,000) square feet of total floor area without a drive-thru facility shall be a permitted use.
    - (2) A financial institution use shall not consist of more than ten thousand (10,000) square feet of total floor area or have more than three (3) drive-thru facilities, unless it is approved as a Class A conditional use or requested use, whichever is applicable. [Ord. No. 01-01]
39. **Fitness center** means an enclosed building or structure generally containing multi-use facilities for conducting, including but not limited to, the following recreational activities: aerobic exercises, weight lifting, running, swimming, racquetball, handball, and squash. A fitness center may also include the following customary accessory activities as long as they are intended for the use of the members of the center and not for the general public: babysitting service, bathhouse, food service, and the serving of alcoholic beverages consumed on the premises. This use also includes dance studios and karate schools. Fitness center uses shall comply with the following supplementary use standards.
- a. **RM, RH and CN districts.** In the RM, RH and CN districts, a fitness center use shall not occupy more than one thousand five hundred (1,500) square feet of gross floor area, and shall not have outdoor activities.
  - b. **CC CHO, CG and Planned Development districts.** A fitness center shall not exceed fifteen thousand (15, 000) square feet of gross floor area unless approved as a Class A Conditional Use or Requested Use, whichever is applicable. [Ord. No. 01-100]
  - c. **CRE district.** In the CRE district, a fitness center use shall not be located in an RR10 land use designation of the Comprehensive Plan.
40. **Flea market, enclosed** means retail sales within a building permanently enclosed by walls and roof in which floor space is rented to individual merchants to display and sell goods. An enclosed flea market use shall comply with the following supplementary use standards:
- a. **Walls or partitions.** Walls or partitions shall be allowed separating individual rental spaces from each other, provided that they are temporary in nature.

41. **Flea market, open** means an outdoor retail sales area in which parcels of land are rented to individual merchants to display and sell goods. An open flea market use shall comply with the following supplementary use standards.

- a. **Sanitary facilities.** Walls or partitions shall be allowed separating individual rental spaces from each other, provided that they are temporary in nature.

41.1 **Freestanding Kiosk** means a free-standing unmanned structure which offers products for sale. A freestanding kiosk shall comply with the following standards:

- a. **Uses.** Kiosks shall be limited to general retail and convenience uses.
- b. **Property development regulations.** Kiosks shall comply with the requirements of Sec. 6.5, Property development regulations, and Sec. 6.6, Supplementary standards.
- c. **Architecture compatibility.** Kiosks shall be architecturally compatible with the principle structure or the closest structure within the development.
- d. **Parking.** Kiosks shall not occupy any required parking space.
- e. **Landscaping and buffering.** Kiosks shall be landscaped consistent with the provisions of Sec. 7.3, Landscape and Buffering, including but limited to foundation planting, terminal islands, interior landscaping, irrigation, and curbing requirements.
- f. **Maximum number of freestanding structures.**
  - (1) **Standard zoning districts:** One (1) kiosk per development.
  - (2) **Planned development districts:** Two (2) kiosk per development.
- g. **Maximum square footage per kiosk:** One hundred (100) square feet.

[Ord. No. 01-01]

42. **Fruit and vegetable market** means an establishment engaged in the retail sale of fruits, vegetables, flowers, containerized house plants and other agricultural food products, such as jelly, jam, honey, and juice. The sale of grocery or convenience-type foods or products shall not be permitted. A fruit and vegetable market use shall comply with the following supplementary use standards.

- a. **Size and configuration.** For the purposes of this section, the square footage of the establishment shall include both the structure and all accessory areas devoted to display or storage.
- b. **Outdoor display and storage.** Outdoor storage shall be subject to the provisions contained in Sec. 6.6.A.3 of this code. Outdoor display of only fresh fruits and vegetables is permitted, along the property's frontage, except within the required setbacks.
- c. **Uses.** The use shall be limited to those uses identified above. No additional special permits shall be permitted in conjunction with the stand except for seasonal sales. Seasonal sales that require additional storage area may be permitted in accordance with Sec. 6.4.D.83 of this code. No vending machines or other similar equipment shall be permitted on site.

- d. **Building construction.** The fruit and vegetable market shall be contained in either an entirely enclosed or roofed open air structure. Motor vehicles, including vans, trucks, semi-trucks, mobile homes, travel trailers, and other permanent or temporary structures shall not be used for storage or display purposes.
  - e. **Sanitation.** Sanitary facilities shall be provided in accordance with the laws of Palm Beach County and State of Florida, as applicable.
  - f. **Site development standards.** The property shall be developed in accordance with the provisions set forth in this code, unless otherwise provided in subsection 6.4.D.42.g. below.
  - g. **AR/Rural, SA, AGR, or RSER districts.** In addition to the above standards, fruit and vegetable markets shall comply with the following:
    - (1) **Locational criteria.** The stand and accessory area shall be:
      - (i) located on an arterial designated on the Palm Beach County Thoroughfare Plan;
      - (ii) located at least 500 feet from adjacent existing residential uses.
    - (2) **Lot size.** The market shall be located on a legal lot of record. A minimum of one acre shall be allocated to the exclusive use of the stand and accessory parking area.
    - (3) **Setbacks.** The structure and accessory area shall be setback at least fifty (50) feet from the front and side corner property lines. The rear and side interior setbacks shall meet the minimum standards of the district.
    - (4) **Intensity in the AR zoning district.** In the AR zoning district, the area devoted to the fruit and vegetable market shall not exceed 3,000 square feet.
    - (5) **Markets less than 1,500 square feet.** In addition to the standards stated above, fruit and vegetable markets less than 1,500 square feet (including both the structure and all accessory areas devoted to display or storage) in all zoning districts referenced above, may apply the following less restrictive development standards.
      - (a) **Paving.** The surface parking lot may be constructed of shellrock or other similar material. At a minimum, the following areas shall be paved in accordance with Sec. 7.2.C.12.b.(3) of this code:
        - (i) a paved driveway apron area, connecting the R-O-W to the site shall be subject to approval by the County Engineer; and,
        - (ii) handicap parking spaces and handicap access. [Ord. No. 99-37]
43. **Funeral home or crematory** means an establishment engaged in preparing the human deceased for burial and arranging and managing funerals. A funeral home use shall comply with the following supplementary use standards. [Ord. No. 99-37]
- a. **RSER district.** In the RSER district, the water supply, sewage disposal and disposal of wastewater from embalming operations shall be in accordance with the requirements of the PBCHD. The funeral home shall not include a crematory.
  - b. **CC district.** In the CC district, a funeral home use shall not include a crematory.
  - c. **CG district.** In the CG district, a funeral home use may include a crematory only if located within the principal building.
  - d. **IL district.** In the IL district, a funeral home use shall be limited to an embalming service. A crematory facility must be approved through the State Department of Environmental Regulation. No public observances, sermons or funerals shall be held in the IL district. Disposal of wastewater from



embalming operations shall be in accordance with the requirements of the PBCHD or approval of disposal to public water or sewer shall be through the local utility.

44. **Garage sale** means the casual sale of household articles by occupants of private households. A garage sale use shall be subject to the following supplementary use standards.

- a. **Duration.** An individual garage sale shall not exceed seventy-two (72) hours.
- b. **Number.** The number of garage sales shall be limited to two (2) per year per dwelling unit.

45. **Golf course** means a facility providing a private or public golf recreation area designed for executive or regulation play along with accessory golf support facilities, but excluding miniature golf. A golf course facility shall comply with following supplementary use standards.

- a. **Accessory use.** A golf course use may also include a clubhouse facility. In addition to the traditional and customary services provided by clubhouse services, the clubhouse may also contain such uses as financial institutions, ATM machines, financial brokerages and other personal services. [Ord. No. 98-11] [Ord. No. 00-015]

- (1) a residential use shall not exceed fifteen (15) feet in height.

- (2) a public or private R-O-W or easement shall not exceed thirty (30) feet in height and shall be located in the interior of the required landscape buffer.

- (3) a non-residential use shall not exceed thirty (30) feet in height.[Ord. No. 97-14]

- b. **Protective fencing.** Protective fencing or netting may be erected to protect neighboring property, automobiles, pedestrians, or bicyclists from golf balls that are hit beyond golf course boundaries. A protective fence abutting:

- c. **AGR-PUD District limitations.** A golf course shall be permitted in the development area of an AGR-PUD in conjunction with residential development and shall comply with the following standards.

- (1) **Management Plan.** To protect adjacent farmland from golf course maintenance practices, a maintenance plan shall be developed and complied with in perpetuity. Prior to DRC approval of the Preliminary Development Plan, a management plan shall be submitted to and approved by the Department of Environmental Resources Management. At a minimum, the maintenance plan shall include the items listed below.

- a. **Best Management Practices Plan** detailing procedures for the construction, irrigation, operation, and maintenance of the golf course, designed to prevent contamination of adjacent properties and ground and surface waters.

- b. **Pest Management Plan** designed to prevent contamination of ground and surface water from pesticides, herbicides, and fertilizers.

- c. **Water Quality and Quantity Monitoring Plan** designed to protect adjacent wetlands and surface waters. [Ord. No. 98-11]

46. **Government services** means buildings or facilities owned or operated by a government entity and providing services for the public, excluding utility and recreational services. Typical uses include administrative offices of government agencies, public libraries, and police and fire stations. A government services use shall be subject to the following supplementary use standards.

- a. **CN and CLO districts.** In the CN and CLO districts, a government services use, except for a fire station, shall be limited to a **maximum of one thousand five hundred (1,500) square feet of gross floor area.**

- b. **CRE district.** In the CRE district, a government services use, except for a fire station, shall not be located within three hundred fifty (350) feet of any residential district.
  - c. **AGR district.** Libraries shall not be permitted. [Ord. No. 98-11]
  - d. **Prisons.** Jails, correctional facilities and prisons shall only be permitted in the PO and IPF Districts and shall be subject to Class A Conditional Use review and approval. Expansion of existing facilities shall be exempt from this requirement. [Ord. No. 00-015]
- 46.1 **Green market** means the temporary gathering of vendors for the purpose of selling agricultural products on a retail basis. The products shall consist of fresh unprocessed fruit, vegetables and flowers. The sale of other consumable items such as coffee, bread and sandwiches in conjunction with agricultural products is permitted.
- a. **Lot size.** The minimum lot size shall be one acre.
  - b. **Site plan and authorization.** A site plan depicting the location and quantity of parking, separation of pedestrian and vehicular traffic and the location and size of the vendor area shall be submitted to the Zoning Director along with a notarized letter from the property owner authorizing the use of the property.
  - c. **Duration.** The market shall operate only on weekends.
  - d. **Stands.** Each stand shall not exceed 150 square feet. The stand shall remain transportable. Motor vehicles such as vans or small trucks may be permitted provided the vehicle is removed from the site at the close of the market each weekend.
  - e. **Signage.** One free-standing, non-illuminated sign shall be permitted for the entire site. The sign shall not exceed twenty five (25) square feet in area nor six (6) feet in height. The sign must be five (5) feet from any base building line. It shall not be located in a safe distance triangle.
  - f. **Debris.** All debris must be removed from the site at the end of each weekend. [Ord. No. 98-11]
47. **Groom's quarters** means on-site living quarters for persons responsible for grooming and caring for horses boarded at the stable. Occupancy of the groom's quarters shall be limited to on-site employees and members of the employees' family only. Groom's quarters may be permitted as an accessory use for stables with four or more stalls only, subject to the following supplementary standards.
- a. **Number of groom's quarters permitted.**
    - (1) **Twenty (20) acres or less:** One (1) groom's quarters shall be permitted for each four (4) stalls
    - (2) **More than twenty (20) acres:** One (1) groom's quarters shall be permitted for each three (3) horse stalls.
  - b. **Floor Area.**
    - (1) Each groom's quarters shall not exceed five hundred (500) square feet of gross floor area per unit. (6.4.D.47.a)
    - (2) **Twenty (20) acres or less:** The total gross floor area for all groom's quarters shall not exceed five thousand (5,000) square feet per lot. (6.4.D.437.a)
  - c. **Number of bedrooms.** Groom's quarters shall contain a maximum of one (1) bedroom.

**d. Approval Process. The approval process shall be as follows:**

- (1) **Special Permit.** One (1) groom's quarters.
- (2) **DRC.** Two (2) through twenty-one (21) groom's quarters.
- (3) **Class B Conditional Use.** Twenty-one (21) through one hundred (100) groom's quarters.
- (4) **Class A Conditional Use.** One hundred one (101) or more groom's quarters.

**e. Agricultural Reserve Tier.** For parcels in the Agricultural Reserve Tier with more than twenty (20) groom's quarters, or more than twenty (20) groom's quarters on the preserve area of an AGR-PUD, the allowable density shall be decreased by one unit for each groom's quarter to a maximum reduction of one-half of the number of dwelling units associated with the property.**f. Facilities.** Groom's quarters may contain individual cooking facilities and/or one (1) common dining facility.**g. Kitchen removal.** An agreement to remove all kitchen equipment shall be executed prior to approval of the groom's quarter. The agreement shall require the kitchen to be removed if the unit ceases to operate as a groom's quarter.

[Ord. No. 97-14] [Ord. No. 97-64] [Ord. No. 99-37]

**h. Restrictive covenant.** A restrictive covenant, in a form and content acceptable to the County Attorney, limiting the use of the units to groom's quarters in accordance with the standards of Section 6.4.D.47 shall be recorded in the public records of Palm Beach County prior to special permit or DRC approval, whichever is applicable.

[Ord. No. 01-62]

**47.1 Groves/row crops** means the cultivation of fruits and vegetables for bona-fide agricultural purposes. Groves/row crop uses within the Urban Service Area shall comply with the following supplementary use standards.**a. Setbacks.** Structures and accessory activities shall be setback a minimum of fifty (50) feet.**b. Buffering.** A buffer adjacent to residentially zoned areas shall be provided along all property lines that are not screened by plant material.**c. Equipment.** Use of heavy equipment, except irrigation pumps, shall be limited to daylight hours.**d. Loading.** All loading and unloading of trucks shall be restricted to the site and shall not encroach on any setbacks.**e. Office.** An office may be permitted as an accessory use provided it is not a mobile home.**f. Minimum lot size.** In the Urban Service Area, the minimum lot size shall be five (5) acres.**g. Compatibility.** The use shall assure that there is no incompatibility with surrounding land uses. In the event that an incompatibility exists, the petitioner shall satisfactorily mitigate the incompatibility prior to receiving conditional or DRC approval. The Board of County Commissioners may impose conditions to the approval including but not limited to: controlling objectionable odors; fencing; sound limitations; inspections; reporting or monitoring; preservation areas; mitigation; and/or limits of operation.

- h. Preservation.** The use shall conform with all preservation, and vegetation removal requirements of the Palm Beach County ULDC for the underlying permitted use, and shall conform with the provisions of Secs. 9.5 Vegetation Protection, and Sec. 9.4 (Wetlands Protection) of this Code. A minimum setback (buffer) of one hundred (100) feet shall surround all designated wetland areas.
- i. Spraying.** No aerial application of any pesticides, fungicides, fertilizers or any other chemical shall be allowed. In the event that overspraying of pesticides, fungicides, fertilizers, herbicides or any other chemical is experienced, the petitioner shall provide an increased buffer to insure that no further overspraying will occur, or will cease to operate.
- j. Notification.** Notification of the existence of the agricultural operation shall be submitted to the South Florida Water Management District. [Ord. No. 99-37]

**47.2 Guest cottage** means accessory sleeping quarters provided for non-paying guests by the occupant of a principal single-family dwelling unit. A guest cottage shall be considered an accessory use to a single family home and shall comply with the following supplementary use standards.

- a. Occupancy.** Occupancy of guest cottage shall be limited to a non-paying guest for a period not to exceed eight (8) months per year.
- b. Number of units.** A maximum of one (1) guest cottage may be permitted as an accessory use to a principal single-family dwelling unit. The guest cottage may be attached to the principal dwelling unit or may be freestanding.
- c. Floor area.** The guest cottage shall not exceed eight hundred (800) square feet gross floor area, except when located on a lot that is at least one (1) acre in size, in which case the cottage shall not exceed one thousand (1,000) square feet gross floor area or thirty (30%) percent of the principal dwelling, whichever is greater. The floor area calculation shall include that area of the accessory dwelling under a solid roof, whether the area is air-conditioned space or not.
- d. Additional floor area.** Floor area under a solid roof that is utilized as a porch, patio, Porte cochere, or carport shall not exceed five hundred (500) square feet.
- e. Kitchen or cooking facilities.** There shall be no kitchen or cooking facilities contained within the guest cottage.
- f. Architectural style.** The accessory dwelling shall be constructed of materials substantially equivalent to the principal dwelling unit, provided that such materials comply with all other applicable standards of the building code.
- g. Compatibility.** The accessory dwelling shall be compatible in character and subordinate in size to the principal dwelling unit.
- h. Setbacks.** The accessory dwelling shall comply with the minimum yard setbacks applicable to the principal single-family dwelling unit.
- i. No separate ownership.** The accessory dwelling shall remain accessory to and under the same ownership as the principal single-family dwelling unit, and shall not be subdivided or sold as a condominium.  
[Ord. No. 97-64] [Ord. No. 99-37]

48. **Gun club enclosed or open** means a facility used for the discharge of firearms or projectiles at targets. An enclosed or open gun club use shall comply with the following supplementary standards.
- a. **Setbacks and buffers.**
    - (1) **Enclosed gun club.** An enclosed gun club shall have a one hundred (100) foot setback in addition to a fifty (50) foot buffer from a residentially occupied or zoned property. These setbacks are in addition to the minimum required setbacks of the district.
    - (2) **Open gun club.** An open gun club and its accessory shooting areas shall have a three hundred (300) foot setback in addition to a one hundred (100) foot buffer from residentially occupied or zoned property. These setbacks are in addition to the minimum required setbacks of the district.
  - b. **Lot size.** Except in the IL district, the gun club use must be located on a minimum of five (5) acres or meet the minimum lot and setback requirements of the district in which it is located, whichever requires a greater lot size. [Ord. No. 99-37]
49. **Gun (Shooting) Range, private** means a private facility used for the discharge of firearms or projectiles at targets and shall not be used for commercial purposes or by the general public. An enclosed or open gun club use shall comply with the following supplementary standards.
- a. **Districts.** A private gun range shall be allowed in the AP, AR, SA and AGR district.
  - b. **Private use only.** A private open or enclosed gun range shall not be used for commercial purposes or by the general public.
  - c. **Required lot size, buffer and approval process:**
    - (1) **Enclosed private gun range:** An enclosed private gun range shall be located on a lot of five (5) acres or greater, and shall be subject to special permit issued by the Zoning Director. Further, an enclosed shooting gun range shall have a one hundred (100) foot setback and an additional fifty (50) foot buffer from residentially occupied property in addition to the required minimum setbacks.
    - (2) **Open private gun range:** Certain requirements for open private gun ranges vary based on location of proposed range and type of weapons to be fired. An outdoor gun range use for small caliber and rim fire shall have a one hundred (100) foot setback and an additional fifty (50) foot buffer from residentially occupied property. An outdoor gun range for large caliber or center fire shall have a three hundred (300) foot setback and an additional one hundred (100) foot buffer from residentially occupied property. These setbacks are in addition to the required minimum setbacks. The discharge of firearms shall not occur within three hundred (300) yards of a structure. The shooter must have the written permission of the property owner. Also, a bullet trap is required in all locations.
      - (a) **Small caliber and rim fire.** The open firing of handguns of twenty-two (22) calibers and less which are rim-fire or the firing of any type of shotgun shall be allowed on lots of 2.5 acres or greater. A private gun range use which lies east of the L-40 canal, as defined below, shall be subject to DRC approval. A private gun range use which lies west of the L-40 canal, as defined below, shall require a special permit approved by the Zoning Director.
      - (b) **Larger caliber or center-fire.** The open firing of any center-fire gun or of handguns of more than twenty-two (22) calibers shall require a minimum lot size of ten (10) acres. A private gun range located east of the L-40 canal, as defined below, shall be subject to Class A Conditional Use approval. A private gun range located west of the L-40 canal, as defined below, shall be subject to DRC review and approval.
      - (c) **L-40 Canal.** For the purpose of this subsection, the boundaries of the L-40 Canal are: From the Broward County Line north along Canal L-36 to the Loxahatchee National Wildlife Refuge. Thence north to Southern Boulevard along Canal L-40. Thence west along Southern

Boulevard to a north-south line 1-1/2 miles west of Canal L-8, which coincides with a private agricultural road heading north from Southern Boulevard at that point where State Road 880 intersects Southern Boulevard from the south. Thence north along the line of this north-south road to the boundary of the J. W. Corbett Wildlife Management Area. Thence east and north along the boundary at the J. W. Corbett Wildlife Management Area to the Martin County Line.

- 50. Home occupation** means a business, profession, occupation, trade, artisan, or hand craft, conducted within a dwelling unit for gain or support by a resident of the dwelling unit pursuant to the limits of this code. A home occupation use shall not include those businesses which are required by state agencies to be open to the public such as gun dealers. A home occupation use shall be subject to the following supplementary use standards.
- a. Incidental nature.** The home occupation shall be clearly incidental and secondary to the residential use of the building and shall be confined to no more than ten (10) percent of the total floor area of the dwelling.
  - b. Location.** A home occupation with the exception of outside instructional services, shall be conducted within the principal dwelling or off-site, and shall not be conducted within any accessory building or structure or within any open porch or carport that is attached to and part of the principal structure. Instructional services, which by their nature, must be conducted outside of the principal structure, such as swimming lessons, shall be located in a rear or side yard.
  - c. No change to character of dwelling.** The home occupation shall not change the essential residential character of the dwelling in terms of exterior appearance and interior space.
  - d. Employees.** Home occupations shall be conducted by members of the immediate family residing in the dwelling unit. A maximum of one (1) person who is not a member of the immediate family may assist in the operation of the home occupations. In addition, only one (1) person outside of the home may be employed by one of the services provided by one of the home occupations.
  - e. Occupational license.** Home occupations shall be operated pursuant to a valid occupational license for the use held by the resident of the dwelling.
  - f. No advertising.** No external evidence or sign shall advertise, display, or otherwise indicate the presence of the home occupation, nor shall the street address of the home occupation be advertised through signs, billboards, television, radio or newspapers. Advertising on vehicles shall be limited to the minimum necessary to meet code requirements as mandated by PBC Contractors Certification Division Chapter 67-1876, or Fla. Stat. Sec. 489.
  - g. No on-premise sales.** A home occupation shall not involve the sale of any stock in trade, supplies, products or services on the premises, except for home instructional services.
  - h. Instructional Services.** Instructional services may be approved as home occupations, provided the services meet the following additional regulations.
    - (1) Resident.** The instruction must be conducted by a resident of the dwelling where lessons are provided. Only one instructor shall be permitted to provide instruction. The occupational license shall be issued to the instructor.
    - (2) Insurance.** Proof of liability insurance in the amount of at least \$300,000 covering the instructional service shall be submitted to obtain the home occupation.

- (3) **Cars.** No more than two (2) cars associated with the lessons shall be permitted to be parked at the instructor's home at a time.
  - (4) **Location, inside.** Home instruction, inside.
    - (a) **Number of students.** A maximum of three (3) students at a time shall be permitted to receive instruction during a lesson.
    - (b) **Hours of operation.** Instruction shall occur only between the hours of 9:00 a.m. and 8:00 p.m.
  - (5) **Location, outside.** Home instruction, outside.
    - (a) **Lots less than 1.25 acres.** On lots of less than one and one quarter (1.25) acres only one student at a time shall be permitted to receive instruction during a lesson.
    - (b) **Larger lots.** On lots that are one and one quarter (1.25) acres or larger, up to three students at a time shall be permitted to receive instruction during a lesson.
    - (c) **Hours of operation.** Outside instruction shall occur only between the hours of 9:00 a.m. and 8:00 p.m.
    - (d) **Screening.** On lots of two and one-half (2.5) acres or less, the instruction area shall be screened from view from adjoining property lines with fencing or vegetation.
  - i. **No outside storage.** No equipment or materials used in the home occupation shall be stored or displayed outside of the dwelling including driveways.
  - j. **Nuisances prohibited.** No home occupation shall involve the use of any mechanical, electrical or other equipment, materials or items which produce noise, electrical or magnetic interference, vibration, heat, glare, smoke, dust, odor or other nuisance outside the residential building. There shall be no storage of hazardous or noxious materials on the site of the home occupation. There shall be no noise of an objectionable nature from the home occupation audible at adjoining property lines.
  - k. **Violations or hazard.** If any of the above requirements are violated, or if the use, or any part thereof, is determined by the Zoning Director to create a health or safety hazard, then the occupational license may be revoked.
  - l. **Vehicles.** One business related vehicle per dwelling unit not over one (1) ton rated capacity may be parked at the home, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross weight does not exceed ten thousand (10,000) pounds, including load; height does not exceed nine (9) feet, including any load, bed, or box; and total vehicle length does not exceed twenty-six (26) feet. This provision excludes construction equipment.
  - m. **Number.** More than one home occupation may be permitted on a residential lot.  
[Ord. No. 97-14] [Ord. No. 99-37]
51. **Hospital or medical center** means a facility licensed by the State of Florida which maintains and operates organized facilities for medical or surgical diagnosis, care, including overnight and outpatient care, and treatment of human illness. A hospital is distinguished from a medical center by the provision of surgical facilities. A hospital or medical center use shall be subject to the following supplementary use standards.
- a. **SA district.** In the SA district, a hospital or medical center use shall be limited to public health or government operated clinics servicing the rural community.
  - b. **Minimum lot area.** The minimum lot area shall be five (5) acres or the minimum requirement of the district, whichever is greater.

- c. **Frontage.** The minimum frontage for the lot shall be three hundred (300) feet or the minimum requirement of the district, whichever is greater.
  - d. **Density.** The number of patient rooms for the hospital or medical center shall not exceed one (1) patient room for each one thousand (1,000) square feet of lot area (43.56 patient rooms per acre).
  - e. **No housekeeping.** Rooms or suites of rooms shall not be designed, altered or maintained for housekeeping or family living purposes.
  - f. **Food preparation.** The preparation of food shall be accomplished at a central kitchen facility under the auspices of a trained nutritionist. Meals may be served to persons in their rooms.
  - g. **Heliport or helipad.** Accessory heliport or helipad is permitted provided the use is explicitly requested during the approval process, or approved separately by DRC review.
  - h. **Incinerators.** Biohazardous waste incinerators with an allowable operating capacity equal to or less than one thousand (1,000) pounds per hour are permitted as an accessory to a hospital use with the following supplementary use standards.
    - (1) **Setbacks.** An incinerator use shall be set back a minimum of five hundred (500) feet from any property line abutting a residential district or use. Incinerators approved prior to the effective date of this section shall not be considered nonconforming uses. Expansion of existing facilities may be allowed with lower setbacks provided the expansion is reviewed and approved by the DRC.
    - (2) **Regulations.** An incinerator use shall be subject to all applicable rules and regulations of the FDEP (including Chapter 17-2, F.A.C.), the Solid Waste Authority and the PBCHD.
    - (3) **Site plan.** A site plan shall be provided illustrating how the operation functions including circulation routes and their locations, square footage, height and location of buildings, incinerator and storage areas.
  - i. **Autoclaves.** Biohazardous waste autoclaves are permitted as an accessory to a hospital use with the following supplementary use standards.
    - (1) **Regulations.** An autoclave use shall be subject to all applicable rules and regulations of the FDEP (including Chapter 17-2, F.A.C.), the Solid Waste Authority and the PBCHD.
    - (2) **Site plan.** A site plan shall be provided illustrating how the operation functions including circulation routes and their locations, square footage, height and location of buildings, autoclave and storage areas.
52. **Hotel, motel, SRO, boarding and rooming house** means a commercial establishment used, maintained or advertised as a place where sleeping accommodations are supplied for short term rent to tenants, in which rooms are furnished for the accommodation of such guests, which may have as an accessory use one or more dining rooms. Typical uses include hotels, motels, single room occupancy (SROs) and rooming and boarding houses. A hotel, motel, SRO, boarding and rooming house use shall comply with the following supplementary use standards.
- a. **CHO and CG districts.** In the CG and CHO districts, the following supplementary standards shall apply to a hotel, motel, SRO, boarding and rooming house use.
    - (1) **Minimum lot size.** The minimum lot area shall be one (1) acre or the minimum required by the district, whichever is greater.
    - (2) **Minimum lot width.** The minimum lot width shall be at least one hundred (100) feet or the minimum required by the district, whichever is greater.



- (3) **Density.** The number of sleeping units shall not exceed one (1) per one thousand (1,000) square feet of lot area.
- b. **SRO (single room occupancy).** SROs are permitted only in the CHO and CG districts, and the following supplementary standards shall apply to a single room occupancy use. An SRO establishment shall be used or maintained for occupancy as an alternative to primary type housing. The facility will customarily include one kitchen, sleeping and bath facility per person, or shared bath or kitchen facilities.
- c. **RH district.** A rooming and boarding house shall be permitted in the RH district. All other commercial hotel and motel establishments are prohibited in the RH district.
- d. **CRE district.** In the CRE district, a hotel, motel, SRO, boarding and rooming house use shall only be located in an RR10 land use designation of the Comprehensive Plan, as a Class A Conditional Use.
- e. **Accessory lounge.** A hotel may have an accessory lounge not to exceed to twenty-five percent (25%) of the gross floor area of the hotel, exclusive of parking. [Ord. No. 99-37]
53. **Kennel, commercial** means a commercial establishment, including any building or land used, for the raising, boarding, breeding, sale or grooming of such domesticated animals such as dogs and cats, not necessarily owned by the occupants of the premises, for profit. A commercial kennel use may be operated in conjunction with a residence and shall be subject to the following supplementary use standards.
- a. **Limitations of use.** A commercial kennel use shall be limited to the raising, breeding, boarding, sale, and grooming (herein after collectively referred to as "commercial care") of domesticated animals such as dogs and cats. In addition, the commercial care of snakes or birds may be permitted provided this use is explicitly requested during the approval process. Care of domestic animals is subject to the Division of Animal Care and Control. The keeping of wild or exotic animals is subject to the regulations of the Florida Game and Fresh Water Commission.
- b. **Minimum lot size.** The minimum lot size shall be two (2) acres.
- c. **Frontage.** The minimum required frontage on a public road to be used for the primary point of access shall be one hundred (100) feet.
- d. **Setbacks.** Outdoor run shall not be located within fifty (50) feet of any property line adjacent to a residential zoning district or twenty five (25) feet of any property line adjacent to a non-residential zoning district. [Ord. No. 01-01]
- e. **Outdoor runs.** Outdoor runs shall be hard surfaced or grassed with drains provided every ten (10) feet, and shall be connected to an approved sanitary facility. Outdoor runs shall provide a chain-link material on the walls and the top. Safety fences of up to a height of six (6) feet shall be required around outdoor runs. If the safety fence is not opaque, a continuous solid opaque hedge a minimum of four (4) feet at installation, shall be provided around the outdoor run.
- f. **SA district.** In the SA district, on land designated RR10 by the Future Land Use Atlas of the Comprehensive Plan, a commercial kennel shall have a minimum of ten (10) acres and shall have a two hundred (200) foot setback from residentially zoned property in addition to the required minimum

setbacks. The commercial kennel may be located on a local street in the SA district. The commercial kennel must meet the ECR I and ECR II standards of Article 16. [Ord. No. 99-37] [Ord. No. 01-01]

54. **Kennel, private** means any building used, designed or arranged to facilitate the non-commercial care of domesticated animals such as dogs and cats owned by the occupants of the premises. A private kennel use shall comply with the following supplementary use standards.

- a. **Limitations of use.** A private kennel use shall be limited to domestic animals owned by the occupants of the premises only. The care, breeding, boarding, raising, sale or grooming of dogs, cats, or any other domestic animal, bird, reptile or mammal is prohibited except as permitted by the Animal Care and Control Regulations pursuant to Ord. 89-2, as amended. The raising of domestic animals for sale is prohibited. The sale of domestic animals on site is prohibited. Property size and restrictions on numbers of animals shall be regulated according to the PBC Division of Animal Care and Control.
- b. **Setbacks.** Enclosed structures or runs shall comply with the minimum yard setbacks applicable to the principal dwelling unit provided that openings do not face adjacent residential uses.
  - (1) **Hobby breeders.** Outdoor runs or non- enclosed structures used by the hobby breeders shall not be located within fifty (50) feet of any property line adjacent to a residential zoning district or twenty- five (25) feet of any property line adjacent to a non-residential zoning district.
  - (2) **Private kennels.** Outdoor runs or non-enclosed structures shall not be located within twenty- five (25) feet of any property line.
  - (3) **Outdoor runs.** Safety fences not to exceed a height of six (6) feet shall be required around outdoor runs. If the safety fence is not opaque, a continuous solid opaque hedge a minimum of four (4) feet at installation, shall be provided around the outdoor run.

[Ord. No. 99-37] [Ord. No. 01-01]

55. **Landscape maintenance service** means an establishment engaged in the provision of landscape maintenance services, such as lawnmowing, tree, shrub or hedge trimming, and leaf blowing. A landscape maintenance service shall comply with the following supplementary use standards.

- a. **AR district.**
  - (1) **Location.** In the AR district, a landscape maintenance service as a principal use shall be located on a collector or higher classification street. [Ord No. 01-62]
  - (2) **Minimum lot size.** The minimum lot size shall be three (3) acres.
- b. **Landscape and Buffering.**
  - (1) An incompatibility buffer as required by Sec. 7.3, Landscape and Buffering, may be waived if the use is adjacent to farm worker quarters or mobile home accessory to agriculture. [Ord No. 01-62]
- c. **Storage.** Accumulation of debris shall be prohibited.
- d. **Office warehouse.** A landscape maintenance service shall be a permitted use if there is no outdoor storage.
- e. **CCSO and AGR districts.** Landscape maintenance services shall be permitted only in conjunction with a nursery.
- f. **Accessory use.** A landscape maintenance service may be an accessory use to a retail or wholesale nursery or landscape installation service on a minimum of three (3) acres.  
[Ord. No. 97-64] [Ord. No. 98-11] [Ord. No. 99-37] [Ord. No. 01-62]

**55.1 Landscape Installation Service** means an establishment engaged in the provision of landscape installation services, such as landscape design, plant selection and tree installation. A landscape installation service use shall comply with the following supplementary use standards.

- a. **Accessory use.** A landscape installation service may be an accessory use to a retail or wholesale nursery or landscape maintenance service on a minimum of three (3) acres.
- b. **AR district.** In the AR district, a landscape installation service as a principal use shall be located on a collector or higher classification street. [Ord. No. 01-62]

**56. Laundry services** means an establishment that provides home-type washing, drying, drycleaning, or ironing machines for hire, to be used by customers on the premises, or that is engaged in providing household laundry and dry cleaning services with customer drop-off and pick-up. A laundry service use shall comply with the following supplementary standards.

- a. **CN district.** In the CN district, a laundry service use shall not exceed one thousand five hundred (1,500) square feet of gross floor area.
- b. **CC district.** In the CC district, a laundry service use shall not exceed five thousand (5,000) square feet of gross floor area.
- c. **Size.** Any laundry service use over fifteen thousand (15,000) square feet shall be a Class A Conditional Use or a Requested Use, whichever is applicable.

**56.1 Livestock raising** means the breeding, raising and caring for animals that are used for products. Livestock shall include horses. In the Urban Services Area, livestock raising shall comply with the following supplementary use standards.

- a. **Minimum lot size.** The minimum lot size for livestock raising shall be five (5) acres.
- b. **Setbacks.** All accessory uses such as troughs, feed mechanisms and storage shall be setback a minimum of one hundred (100) feet.
- c. **Palm Beach County Animal Control Department.** The Palm Beach County Animal Control Department shall be notified as to the type of livestock and details of animal care to be provided.
- d. **Processing and Slaughtering.** Processing and slaughtering shall be prohibited.
- e. **Loading.** All loading and unloading of trucks shall be restricted to the site and shall not encroach on any setbacks.
- f. **Waste.** A plan outlining a method of waste removal shall be submitted to and approved by the County Health Department.
- g. **Compatibility.** The use shall assure that there is no incompatibility with surrounding land uses. In the event that an incompatibility exists, the petitioner shall satisfactorily mitigate the incompatibility prior to receiving conditional or DRC approval. The Board of County Commissioners may impose conditions to the approval including but not limited to: controlling objectionable odors; fencing; sound limitations; inspections; reporting or monitoring; preservation areas; mitigation; and/or limits of operation.

- 02/02 Supplement No. 11 6-161

- 59. Marine facility** means a commercial facility relating to boating. Typical uses include boatdocks, marinas, boatyards, yacht clubs and marina boatels. A marine facility use shall be subject to the following supplementary use standards.
- a. Dock length.** All docks, buildings or other structures shall extend beyond the shallow water depth in accordance with ERM regulations.
  - b. Sewage and water facilities.** All marine facilities shall provide at each boat slip an individual sewer and water hook-up that shall be connected to a sewage and potable water supply system approved by the PBCHD.
  - c. Boatel units.** The total number of units in a boatel shall be prorated on the basis of one thousand (1,000) square feet of dry land lot area for each unit.
  - d. Setbacks.** Dry storage of boats and other marina related uses may be placed against the water's edge.
  - e. Boatyards and charter boat operations.** Boatyards and charter boat operations shall be subject to a Class B Conditional Use approval in the IL district. [Ord. No. 99-37]
- 60. Medical or dental office or clinic** means an establishment where patients, who are not lodged overnight are admitted for examination or treatment by one (1) person or group of persons practicing any form of healing or health-building services to individuals, whether such persons be medical doctors, chiropractors, osteopaths, chiropodists, naturopaths, optometrists, dentists, or any such profession, the practice of which is lawful in the State of Florida. A medical office or dental clinic use shall comply with the following supplementary standards.
- a. CN district.** In the CN district, a medical office or dental clinic use shall not exceed one thousand five hundred (1,500) square feet of gross floor area per use, and shall not exceed eight thousand (8,000) square feet of gross floor area per lot, unless approved as a Class A Conditional Use.
  - b. SA, AP, AGR CCSO district.** In the SA, AP and AGR districts, a medical office or dental clinic use shall be limited to public health or government owned clinics servicing the rural community. [Ord. No. 98-11]
- 61. Migrant farm labor quarters** means one (1) or more residential buildings occupied or intended for seasonal occupancy by transient farm workers who are employed by the owner of the farm. A migrant farm labor quarters and camp use shall be subject to the following supplementary use standards
- a. SA district.** In the SA district, no migrant farm labor quarter and camp use shall be permitted within an RR10 land use designation in the Future Land Use Element of the Comprehensive Plan.
  - b. Buffering and screening.** There shall be a twenty-five (25) foot buffer surrounding migrant farm labor quarters in all zoning districts. Buffer strips shall be landscaped pursuant to Sec. 7.3.E to ensure compatibility with surrounding land uses.
- 62. Mobile home dwelling** means the use of a lot or a unit for one (1) mobile home. A mobile home dwelling use shall be subject to the following supplementary use standards.
- a. Accessory dwelling to agriculture.** One (1) mobile home dwelling shall be permitted as an accessory use to a principal bona fide agricultural use.

- (1) **Minimum lot size.**
    - (a) five (5) acres in the AR-Urban and AGR and CCSO districts. If the site is a maximum five (5) acres, no other dwelling unit shall be permitted on the property.
    - (b) ten (10) acres in the LR1, RR10, and AP land use designations in the Future Land Use Element of the Comprehensive Plan; If the site is a maximum ten (10) acres, no other dwelling unit shall be permitted on the property.
    - (c) twenty (20) acres in the RR20 land use designation in the Future Land Use Element of the Comprehensive Plan. [Ord. No. 00-015]
  - (2) **Permits.** Permits and inspections for trailer tie-down and, electric, water supply and sewage disposal facilities are approved by all governmental agencies having appropriate jurisdiction.
  - (3) **R-O-W setback.** The mobile home shall be set back a minimum of two hundred (200) feet from the public road rights-of-way.
  - (4) **Property setback.** The mobile home shall be set back a minimum of one hundred (100) feet from other property lines other than public road rights-of-way.
  - (5) **Additions.** No additions shall be permitted to the mobile home, except awnings demountable screen panels, stairs, decks and trellises.
  - (6) **Number.** Where more than one (1) mobile home is authorized for a parcel of land, the mobile homes shall be separated by a minimum distance of twenty (20) feet.
  - (7) **Separation.** The mobile home shall be separated from an existing single-family dwelling unit by a minimum of two hundred (200) feet.
  - (8) **Unity of title.** A unity of title document shall be executed and recorded.
  - (9) **Removal agreement.** A notarized removal agreement shall be executed.
  - (10) **Renewal of Special Permit.** The special permit shall be renewed annually in accordance with Sec. 5.5.E.9 [Ord. No. 01-01]
- b. **Temporary dwelling during home construction.** In the AR-Rural and CRS districts, placement of a mobile home dwelling shall be permitted on a temporary basis subject to the following standards.
- (1) **Agency approval.** Sanitary sewage facilities shall be approved by all governmental agencies having appropriate jurisdiction, permits, and inspections for the installation must be obtained from the PZB Department.
  - (2) **Building permit.** A valid building permit for a single-family dwelling unit on the land shall have been approved by the Building Director.
  - (3) **Special permit.** A special permit valid for two (2) years shall be obtained. In no case shall the total time exceed the permitted maximum of two (2) years.
  - (4) **Removal agreement.** Execution of a notarized Mobile Home Removal Agreement, which establishes that the mobile home shall be removed within thirty (30) days after certificate of occupancy or at the end of the maximum two (2) year timeframe. Additionally, the building permit shall be stamped with the requirement to remove the mobile home within thirty (30) days after c/o is issued.
  - (5) **Additions.** No additions shall be permitted to the mobile home, except awnings and demountable screen panels, stairs, decks and trellises.
  - (6) **Proof of ownership.** A current recorded warranty deed for the subject property shall be submitted.
- c. **Storage.** A mobile home dwelling shall not be used for storage in any district.  
[Ord. No. 97-64] [Ord. No. 99-37]

### **63. Reserved for future use.**

- 64. Motion picture production studio** means the use of a lot or building for the production of films or videotapes for exhibition or sale. A motion picture production studio use shall comply with the following supplementary use standards.
- a. CHO and CG districts.** Motion picture production studios shall be located at least three hundred and fifty (350) feet from a residential district. Accessory offices shall meet the setbacks of the district
  - b. Temporary film permit.** A temporary film permit to allow locational shooting for a period of less than three (3) weeks may be permitted with an approved special permit from the Zoning Division. This permit may be issued in all districts subject to the following requirements:
    - (1) Coordination.** The Director of the Film Liaison Office shall coordinate with the Zoning Director to schedule the proposed film shooting.
    - (2) Conditions.** Reasonable conditions of approval shall be recommended which are designed to mitigate any anticipated impacts on neighboring properties.
    - (3) Renewal.** One (1) additional renewal may be granted for an additional three (3) weeks, for a maximum duration of six (6) weeks.
  - c. Extended film permit.** An extended film permit shall be issued for a period greater than three (3) weeks but not to exceed six (6) months plus three (3) additional renewals thereof, each of which may not exceed six (6) months. The duration of the permit with extensions shall not exceed twenty-four (24) months.
    - (1) Permit.** A permit may be renewed upon the following circumstances:
      - (a) Request.** The applicant has submitted to the Zoning Director a written request for renewal of the Permit and the Zoning Director approves the renewal;
      - (b) Conditions.** The applicant has abided by all conditions of approval;
      - (c) Impacts.** No significant or on going negative impacts on neighboring properties have been identified; and
    - (2) Renewal.** In addition to the above requirements, any renewal that extends beyond one (1) year shall also abide by the following:
      - (a) Amendment.** The property owner shall apply for a Site Specific (Future Land Use Map) amendment to the Comprehensive Plan or an amendment to the Official Zoning Map to allow the film making use on a permanent basis, and shall pursue such application in good faith.
      - (b) Denial.** The rezoning request or Comprehensive Plan Amendment has not been denied.
  - d. Film liaison office.** The Director of the Film Liaison Office shall coordinate with the Zoning Director to schedule the proposed film permit.
  - e. Public notification.** Courtesy notices are mailed by the applicant to all property owners within a three hundred (300) to five hundred (500) feet radius of the property to be used as a film location for the extended film permits or for a permanent production studio.
  - f. Site plan review and approval.** The proposed location and site plan shall be subject to review by the Development Review Committee. Reasonable conditions of approval shall be recommended which are designed to mitigate any anticipated impacts on neighboring properties. Conditions may include but are not limited to duration, restrictions of hours of operation, setback requirements, obtaining approvals from other appropriate agencies, and safety related requirements. The conditions shall be incorporated into the permit approval.

- g. **Posting of permit.** A copy of the permit shall be posted on the site by the property owner. Copies of the permit shall be kept by the Zoning Director and the Code Enforcement Director for record keeping purposes. Any violation of these conditions may result in revocation of the permit or code enforcement action.
  - h. **CRE district.** In the CRE district a permanent motion picture and T.V. production studio shall be permitted subject to a conditional use type A.
  - i. **IL and IG districts.** In the IL, and IG districts a permanent motion picture and T.V. production studio shall be permitted.
65. **Multi-family** means the use of a structure designed for two (2) or more dwelling units which are attached, or the use of a lot for two or more dwelling units excluding mobile homes. Typical uses include apartments and residential condominiums. A multi-family use shall be subject to the following supplementary use standards.
- a. **Accessory uses.** Accessory commercial uses contained within a multi-family structure for the multi family zoning district, shall be permitted subject to the DRC, provided that the use is limited to a total floor area not to exceed ten (10) percent of the gross residential floor area contained therein, exclusive of vehicular parking and service areas, and limited to such uses as restaurants, delicatessens, and such personal services as beauty shops, barber shops, drug stores and professional offices. This provision is for twenty (20) units or more and utilizing twenty (20) square feet per unit with a maximum of two thousand (2000) square feet per each project or development as indicated on the site or subdivision plan. The accessory use must meet parking requirements subject to Sec. 7.2.
  - b. **Developments of ten (10) units or more.** Multi-family development consisting of ten (10) or more units shall be subject to the multi-family recyclable material storage area standards of Sec. 6.6. (Supplementary Regulations). [Ord. No. 99-37]
66. **Nursery, retail** means the cultivation of horticultural specialties such as flowers, shrubs, sod, and trees, intended for ornamental or landscaping purposes for retail sale. A retail nursery shall comply with the following supplementary use standards:
- a. **Location.** A retail nursery shall be located on a street of collector or higher classification street.
  - b. **Minimum lot size.** In a residential zoning district, the minimum lot size shall be one (1) acre.
  - c. **Sod.** Retail sale of sod shall be limited to retail nurseries in commercial or industrial zoning districts only.
  - d. **Hours of operation.** Operation of commercial vehicles over one (1) ton rated capacity or gross vehicle weight of ten thousand (10,000) pounds, including load from 5:00 p.m. to 8:00 a.m. is prohibited.
  - e. **Setbacks.** Setbacks shall be as follows:
    - (1) All structures, and outdoor storage areas shall be setback a minimum of fifty (50) feet except for shadehouses which shall comply with Sec. 6.4.D.87.1.b., Shadehouse.
    - (2) Container plants shall be setback a minimum of fifteen (15) feet.
  - f. **Loading.** All loading and unloading of trucks shall be restricted to the site.



- g. Office.** An office may be permitted as an accessory use provided it is not a mobile home.
- h. Compatibility.** The use shall assure that there is no incompatibility with surrounding land uses. When an incompatibility exists, the petitioner shall satisfactorily mitigate the incompatibility prior to receiving conditional or DRC approval. The Board of County Commissioners and Zoning Commission may impose conditions to the approval to address compatibility. The DRC may impose conditions of approval pursuant to Sec. 5.6.D.5.
- i. Spraying.** No aerial application of any pesticides, fungicides, fertilizers or any other chemical shall be allowed. [Ord. No. 99-37]
- j. Buffering.** A buffer shall be provided along all property lines that are not screened by plant material..
- (1) Incompatibility Buffer.** A Type 3 incompatibility buffer as defined in Sec. 7.3.F.4 shall be required adjacent to all retail, office, parking, loading and other non-growing areas within fifty (50) feet of a property line. The buffer requirements may be satisfied by plant material for sale provided that the plant material is grown in the ground, ten (10) feet on center, six (6) feet high and the growing area is at least twenty (20) feet wide. The width of the Type 3 incompatibility buffer may be reduced to ten (10) feet if the buffer contains permanent landscaping only and not for-sale plant inventory.
  - (2) Compatibility Buffer.** A compatibility buffer as defined in Sec. 7.3.F.3 shall be provided around all growing areas less than fifty (50) feet in width. The buffer requirements may be satisfied by plant material for sale provided that the plant material is grown in the ground, ten (10) feet on center, six (6) feet high and the growing area is a minimum of five (5) feet wide.
  - (3) Right-of-Way-Buffer.** A right-of-way buffer as defined in Sec. 7.3.F. shall be required adjacent to all office, parking, loading, internal roads and other non-growing areas within fifty (50) feet of a right-of-way. A right-of-way buffer as defined in Sec. 7.3.F. shall be required adjacent to all growing areas unless the growing area is at least fifty (50) feet in width, and contains plant materials providing a six (6) foot high visual buffer equivalent in opacity to a right-of-way buffer as defined in Sec. 7.3.F. Existing native vegetation within the right-of-way buffer shall be preserved.
  - (4) Barbed Wire.** The use of barbed wire shall be prohibited.
- k. Outdoor bulk storage.** Outdoor bulk storage of mulch, rock, soil or similar material shall comply with the outdoor storage standards contained in Sec. 6.6.A.3. Outdoor bulk storage in residential zoning districts shall be setback a minimum of fifty (50) feet or the district setback, whichever is greater.
- l. DRC.** Relocation of structures on the DRC certified site plan or ZC or BCC reviewed site plan due to SFWMD or ERM requirements may exceed the threshold limitations contained in Sec. 5.6.D.10.a.

[Ord. No. 01-62]

**66.1 Nursery, wholesale** means the cultivation of horticultural specialties such as flowers, shrubs, sod, and trees, intended for ornamental or landscaping purposes for wholesale sale. A wholesale nursery shall comply with the following supplementary use standards:

- a. Limitations of sales.** Sales from a wholesale nursery are limited to exporters, distributors, landscape contractors, retailers, or other businesses.
- b. Approval Process.** The approval process shall be as follows:
  - (1) Residential Zoning Districts in the Urban/Suburban Tier.**

- (a) **Special Permit.** Five (5) acres or less.
    - (b) **DRC.** More than five (5) but less than twenty (20) acres.
    - (c) **Class B Conditional Use or Requested Use.** Twenty (20) or more acres.
  - (2) **AR-Rural/Exurban (AR-R/EX) and CRS districts.**
    - (a) **Permitted.** Ten (10) acres or less.
    - (b) **Special Permit.** More than ten (10) but less than forty (40) acres.
    - (c) **DRC.** Forty (40) or more acres.
  - (3) **All Other Zoning Districts.** Permitted.
- c. **Hours of operation.** Operation of commercial vehicles over one (1) ton rated capacity or gross vehicle weight of ten thousand (10,000) pounds, including load, from 7:00 p.m. to 6:00 a.m. is prohibited.
- d. **Parking and loading.** All parking and loading shall occur on site.
- e. **AR district.** In the AR district, wholesale nursery may be operated in conjunction with a residence.
- f. **Buffering.** A buffer shall be provided along all property lines that are not screened by plant material.
- (1) **Incompatibility Buffer.** A Type 3 incompatibility buffer as defined in Sec. 7.3.F.4 shall be required adjacent to all office, parking, loading, internal roads and other non-growing areas within fifty (50) feet of a property line. The buffer requirements may be satisfied by plant material for sale provided that the plant material is grown in the ground, ten (10) feet on center, six (6) feet high and the growing area is at least twenty (20) feet wide. The width of the Type 3 incompatibility buffer may be reduced to ten (10) feet if the buffer contains permanent landscaping only and not for-sale plant inventory.
  - (2) **Compatibility Buffer.** A perimeter compatibility buffer as defined in Sec. 7.3.F.3 shall be provided around all growing areas less than fifty (50) feet in width. The buffer requirements may be satisfied by plant material for sale provided that the plant material is grown in the ground, ten (10) feet on center, six (6) feet high and the growing area is a minimum of five (5) feet wide.
  - (3) **Right-of-Way-Buffer.** A right-of-way buffer as defined in Sec. 7.3.F. shall be required adjacent to all office, parking, loading, internal roads and other non-growing areas within fifty (50) feet of a right-of-way. A right-of-way buffer as defined in Sec 7.3.F. shall be required adjacent to all growing areas unless the growing area is at least fifty (50) feet in width, and contains plant materials providing a six (6) foot high visual buffer equivalent in opacity to a right-of-way buffer as defined in Sec. 7.3.F. Existing native vegetation within the right-of-way buffer shall be preserved.
  - (4) **Barbed Wire.** The use of barbed wire shall be prohibited.
- g. **Office.** An office may be permitted as an accessory use, provided it is not a mobile home. (Relocated form 6.4.D.66.g).
- h. **Urban/Suburban Tier.** In addition to the above standards, a wholesale nursery in the Urban/Suburban Tier shall comply with the following standards.
- (1) **Minimum lot size.** The minimum lot size shall be one (1) acre.
  - (2) **Setbacks.** Setbacks shall be as follows:
    - (a) All structures, greenhouses and outdoor storage areas shall be setback a minimum of fifty (50) feet except for shadehouses which shall comply with Sec. 6.4.D.87.1.b., Shadehouse.
    - (b) Container plants shall be setback a minimum of fifteen (15) feet.
  - (3) **Compatibility.** The use shall assure that there is no incompatibility with surrounding land uses. ~~When an incompatibility exists, the petitioner shall satisfactorily mitigate the incompatibility prior~~ to receiving conditional or DRC approval. The BCC and ZC may impose conditions to the

approval to address compatibility. The DRC may impose conditions of approval pursuant to Sec. 5.6.D.5. The Zoning Director may impose conditions of approval pursuant to Sec. 4.20.

- (4) **Spraying.** No aerial application of any pesticides, fungicides, fertilizers or any other chemical shall be allowed.
- i. **Outdoor bulk storage.** Outdoor bulk storage of mulch, rock, soil or similar material shall comply with the outdoor storage standards contained in Sec. 6.6.A.3. Outdoor bulk storage in residential zoning districts shall be setback a minimum of fifty (50) feet or the district setback, whichever is greater.
- j. **Agricultural Reserve Tier.** In the Agricultural Reserve Tier, a retail nursery may be permitted as an accessory use to a wholesale nursery.
- [Ord. No. 98-11] [Ord. No. 99-37] [Ord. No. 01-62]

(This space intentionally left blank.)

67. **Nursing or convalescent facility** means an establishment where, for compensation pursuant to a previous arrangement, care is offered or provided for three (3) or more persons suffering from illness, other than a contagious disease, or sociopathic or psychopathic behavior, which is not of sufficient severity to require hospital attention, or for three (3) or more persons requiring further institutional care after being discharged from a hospital, other than a mental hospital. Patients usually require domiciliary care in addition to nursing care. A nursing or convalescent facility use shall be subject to the following supplementary use standards.
- a. **Location and access.** If ambulance service is required, a nursing or convalescent facility use shall have access from a collector road designed to minimize the adverse effects on adjacent property. The environment created for a nursing or convalescent facility use should be of a pronounced residential nature and should be designed to minimize any adverse conditions that might detract from the primary convalescent purpose of the facility.
  - b. **Minimum lot area.** The minimum lot area shall be ten thousand (10,000) square feet in area or the minimum requirement of the district, whichever is greater.
  - c. **Frontage.** The minimum frontage for the lot on which the nursing or convalescent facility is located shall be one hundred (100) feet, or the minimum requirement of the district, whichever is greater.
  - d. **Density.** Except in the Rural Services (RSER) district and any land designated RR10 in the Future Land Use Element of the Comprehensive Plan, the number of patient rooms shall not exceed one (1) for each one thousand (1,000) square feet of lot area. In the Rural Services (RSER) district and any land designated RR10 in the Future Land Use Element of the Comprehensive Plan, patient density shall not exceed one quarter (.25) patient room for each one thousand (1,000) square feet of lot area.  
[Ord. No. 01-100]
  - e. **Minimum leisure floor area.** At least ten (10) square feet of total floor area per patient shall be devoted to a common area exclusive of halls, corridors, stairs and elevator shafts, wherein a variety of recreational or therapeutic activities shall occur. [Ord. No. 99-37]
68. **Office, business or professional** means an establishment providing executive, management, administrative or professional services, but not involving medical or dental services or the sale of merchandise, except as incidental to a permitted use. Typical uses include property and financial management firms, employment agencies, travel agencies, advertising agencies, secretarial and telephone services, contract post offices; professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; and business offices of private companies, utility companies, public agencies, and trade associations. A business or professional office use shall be subject to the following supplementary use standards.
- a. **CN and CCSO districts.** An office building shall not exceed eight thousand (8,000) square feet of gross floor area per lot. A contract post office or an office for utility bill collection shall be permitted by right if it occupies less than two thousand (2,000) square feet of gross floor area.
  - b. **CLO district.** In the CLO district, a business or professional office building shall not exceed eight thousand (8,000) square feet of gross floor area per lot.
  - c. **CC district.** In the CC district, a business or professional office building shall not exceed fifteen thousand (15,000) square feet of gross floor area per lot.

- d. **IL and IG districts.** In the IL and IG districts, only offices accessory to another permitted use and real estate or property management offices for industrial parks shall be permitted.
- e. **Accessory uses.** Except in the CN and CCSO districts, an office may have a convenience store not exceeding five hundred (500) square feet or twenty-five (25) percent of the gross floor area, exclusive of parking, whichever is less. All such uses shall be completely internal to the office and shall not have a separate entrance nor any exterior signage.
- f. **AP district.** Within the LOST-O, an office shall be permitted as a special use after compliance with the special use standards. An office shall be allowed for the sole purpose of arranging nature or heritage based activities such as bicycle tours and bus tours to natural, agricultural, or historic points of interest of the area. An office shall be limited to a maximum of one thousand five hundred (1,500) square feet of total floor area. [Ord. No. 01-29]  
[Ord. No. 98-11] [Ord. No. 99-37]
- 68.1 **Packing plant** means a facility, accessory to bona fide agriculture, used for the packing of produce. A packing plant shall be subject to the following supplementary use standards.
- a. **Urban Service Area.** A packing plant in the urban service area shall comply with the following supplementary use standards.
- (1) **Location.** A packing plant shall be located on a collector or higher classification street.
  - (2) **Minimum lot size.** The minimum lot size for a packing plant shall be ten (10) acres.
  - (3) **Setbacks.** The minimum setback shall be one hundred (100) feet from any property line.
  - (4) **Noise.** There shall be no outdoor loud speaker system.
  - (5) **Loading and unloading.** All loading and unloading must be confined to the property and shall not encroach upon the setbacks.
  - (6) **Storage.** Only equipment directly related to products packed at this plant shall be stored on the property and the equipment shall be screened from adjacent property.
  - (7) **Compatibility.** The use shall assure that there is no incompatibility with surrounding land uses. In the event that an incompatibility exists, the petitioner shall satisfactorily mitigate the incompatibility prior to receiving conditional or DRC approval. The BCC may impose conditions to the approval including but not limited to: controlling objectionable odors; fencing; sound limitations; inspections; reporting or monitoring; preservation areas; mitigation; and/or limits of operation.
  - (8) **Preservation.** The use shall conform with all preservation, and vegetation removal requirements of the Palm Beach County ULDC for the underlying permitted use, and shall conform with the provisions of Secs. 9.4 (Wetlands Protection) and 9.5 (Vegetation Preservation and Protection). A minimum setback (buffer) of one hundred (100) feet shall surround all designated wetland areas.
  - (9) **Spraying.** No aerial application of any pesticides, fungicides, fertilizers or any other chemical shall be allowed. In the event that overspraying of pesticides, fungicides, fertilizers, herbicides or any other chemical is experienced, the petitioner shall provide an increased buffer to insure that no further overspraying will occur, or will cease to operate.
  - (10) **Notification.** Notification of the existence of the agricultural operation shall be submitted to the South Florida Water Management District. [Ord. No. 97-64]
- b. **AGR district.**
- (1) **Accessory use.** A packing plant may be permitted as an accessory use to a bona fide agricultural operation provided the use does not exceed twenty-five thousand (25,000) square feet.
  - (2) **Buffer.** An incompatibility buffer as required by Sec. 7.3 (Landscape & Buffering) may be omitted if the use is adjacent to a farm workers quarters or mobile home accessory to agriculture. [Ord. No. 98-11] [Ord. No. 99-37]

69. **Park, passive** means a public or private outdoor recreational use relying on a natural or man-made resource base and developed with a low intensity of impact on the land. Typical uses include trail systems, wildlife management and demonstration areas for historical, cultural, scientific, educational or other purposes that relates to the natural qualities of the area, and support facilities for such activities. A passive park use shall be subject to the following supplementary use standards.
- a. **PC district.** In the PC district, a passive park use shall be limited to nature and foot trails; canoe trails; wildlife management performed by official game, fish and wildlife commissions; public hunting and fishing camps; the use of boats, airboats and wheeled and tracked vehicles under policies and regulations prescribed by the appropriate government agencies; hunting and fishing camps on private property under policies prescribed by official game, fish and wildlife commissions; exploration, observation and archeological studies supervised by recognized authorities or persons granted permission to proceed by the State of Florida; publicly operated passive parks and recreation areas; and residences for preservation management officers.
  - b. **Accessory use.** Accessory water craft rental and use in a passive park shall be regulated by the Department of Parks and Recreation.  
[Ord. No. 97-14] [Ord. No. 99-37]
70. **Park, public** means a publicly-owned or operated park or beach providing opportunities for active or passive recreational activities to the general public. A public park use shall be subject to the following supplementary use standards.
- a. **CRS district.** In the CRS district, a public park use shall not include golf courses and there shall be no outdoor lighting for nighttime activities. [Ord. No. 97-14]
  - b. **Infill neighborhood parks.** Infill neighborhood parks shall be permitted uses in all residential zoning districts and planned development districts and shall be subject to the requirements of Sec. 17.G., Infill neighborhood park. [Ord. No. 01- 29]
71. **Parking garage or lot, commercial** means a building or other structure that provides temporary parking or storage for motor vehicles, where some or all of the parking spaces are not accessory to another principal use. A commercial parking garage or lot use shall be subject to the following supplementary use standards.
- a. **CRE district.** In the CRE district, commercial parking use shall not be located in an RR10 land use designation of the Comprehensive Plan.
  - b. **Principal use.** A commercial parking garage or lot use shall be the principal use. Parking spaces may be rented for parking. No other business of any kind shall be conducted on the lot, including repair, service, washing, display or storage of vehicles or other goods.
  - c. **Proximity to residential district.** A commercial parking garage or lot shall not be contiguous to lands in the residential districts.
  - d. **Dead storage of vehicles.** Dead storage of vehicles shall be permitted in the IL district if screened from view with a six (6) foot high fence or hedge. [Ord. No. 99-37]

- 71.1 Pawnshop** means the location at which a pawnbroker, as defined in 539.001(2)(i), Fla. Stat., as amended, does business. Consignment activities are excluded from this definition. A pawnshop shall comply with the following supplementary use standards.
- a. Separation.** A pawnshop use shall be located a minimum of (2,000) feet from another pawnshop. The distance shall be measured by drawing a straight line between the nearest point on the perimeter of the exterior wall or bay of the proposed or existing pawnshop and the nearest point on the exterior wall or bay of the closest pawnshop. Measurement shall be made in a straight line, without regard to intervening structures or objects.
  - b. Setback.** Pawnshops shall be setback a minimum of one-hundred and fifty (150) feet from any property line abutting any area designed as residential by any Local Comprehensive Plan or any conforming residential use.
  - c. Operating hours.** A pawnshop shall not be open to the public prior to 7:00 a.m. or later than 10 p.m. [Ord. No. 01-01]
- 72. Personal services** mean an establishment engaged in the provision of frequently or recurrently needed services of a personal nature, or the provision of informational, instructional, personal improvement or similar services, which may involve the limited accessory sale of retail products. Typical uses include art and music schools, beauty and barber shops, driving schools, licensed therapeutic massage studios, photography studios and tanning salons. A personal services use shall be subject to the following supplementary use standards.
- a. CN district.** In the CN district, a personal services use shall not exceed one thousand five hundred (1,500) square feet of gross floor area.
  - b. CLO district.** In the CLO district, personal service uses shall not occupy more than one thousand five hundred (1,500) square feet of gross floor area for each lot.
- 73. Potting soil manufacturing** means an establishment engaged in producing potting soil, including the use of incineration. A potting soil manufacturing facility is usually a combination of other types of facilities listed in this section. If a potting soil facility includes chipping, mulching, grinding, or air curtain incinerator, adherence to the supplementary use standards applicable to such uses shall also be required. A potting soil manufacturing use shall comply with the following supplementary use standards.
- a. Setback from residential districts and uses.** A potting soil manufacturing use shall be setback a minimum of five hundred (500) feet from any property line abutting a residential district or use.
  - b. Health and environmental regulations.** A potting soil facility shall be subject to all applicable regulations of the FDEP (including Chapter 17-701, F.A.C), the PBCHD, the Solid Waste Authority, and the Fire Marshall. [Ord. No. 99-37]
  - c. Access.** An access road for collection vehicles shall be provided to the entrance of the facility. Acceptable access does not include local streets. Access shall be restricted to specific entrances with gates that can be locked and that carry official notice that only authorized persons are allowed on the site.

- d. **Storage.** On-site storage of unprocessed material shall be limited to forty-five (45) days and pile height of storage material shall be limited to fifteen (15) feet. Outdoor material storage piles shall be set back a minimum of twenty-five (25) feet from any property line or fifty (50) feet from any property line abutting a residential district or use. Storage areas shall be effectively screened from view, pursuant to Sec. 6.6 (Supplementary Regulations).
- e. **Buffering.** An incompatibility buffer as required by Sec. 7.3 (Landscape and Buffering) shall be provided if the facility is adjacent to an existing residential zoning district or use.
- f. **Supplemental application requirements.** The applicant shall provide the following information.
- (1) **Site plan.** A site plan illustrating how the operation functions including circulation routes and their locations, square footage, height and location of buildings, chipper and storage piles; and
  - (2) **Hours of operation.** A statement specifying the hours of operation (hours of operation are limited to 8:00 a.m. to 5:00 p.m. Monday through Friday if adjacent to residential zoned property);
  - (3) **Waste.** An explanation of the quantity of waste to be received expressed in cubic yards per day or tons per day; and
  - (4) **Letter of approval.** The applicant shall provide a notarized letter of approval shall be provided from the property owner verifying consent to use the property for potting soil manufacturing.
  - (5) **Dust control.** A plan to address dust control in traffic, storage and processing areas. Dust control measures may include: additional setbacks, full or partial enclosure of chipper or grinder and watering or enclosing mulch piles.
- 73.1 **Printing and copying services** means an establishment engaged in retail photocopy, reproduction, or blueprinting services. [Ord. No. 99-37]
- 73.2 **Real estate sales model, non-planned development** means a single family residential unit used for real estate marketing, real estate sales, builder's office, and other services directly associated with the sale of a residential unit and limited to the areas referenced in c. below. In a real estate sales model, sales shall be limited to new units built by the company operating the sales model. A real estate sales office shall be subject to the following supplementary use standards.
- a. **Approval.** The special permit or completion agreement obtained from the Zoning Division shall be valid for five (5) years.
- (1) All models constructed before January 1, 1998 shall be required to obtain a completion agreement from the Zoning Division.
  - (2) All models constructed after January 1, 1998 shall be required to obtain a special permit and a completion agreement from the Zoning Division.
- b. **Location.** A real estate sales model shall be located on a paved street or other instrument establishing legal ingress and egress that is designated as a local paved street.
- c. **Number.** A builder may construct and operate a maximum of two (2) manned and two (2) unmanned Real Estate Sales models within a platted residential subdivision, or in one of the following residential areas:
- (1) Jupiter Farms;
  - (2) The Acreage;
  - (3) Loxahatchee Groves;



- (4) North Palm Beach Heights; and
  - (5) Palm Beach Country Estates.
- d. **Office.** A builder's office may be permitted provided such use is limited to the garage area of the Real Estate Sales model. Unmanned models shall not have employee office space.
- e. **Structural or exterior modifications.** Non-residential interior modifications shall not be permitted. The following improvements may be permitted only within the garage of the sales model:
- (1) room divider partitions;
  - (2) electrical improvements; and
  - (3) a temporary facade in lieu of a garage door.
- f. **Permitted signs.** The following signs shall be permitted.
- (1) **Temporary.** One temporary freestanding sign measuring not more than eight (8) feet in height and thirty-two (32) square feet per side, or one (1) temporary monument sign measuring not more than six (6) feet in height and eighteen (18) square feet per side.
  - (2) **Directional.** A maximum of two (2) directional signs measuring not more than four (4) feet in height and two (2) square feet in face area per side.
  - (3) **Flags.** A maximum of three (3) roadside flags shall be permitted per lot between the hours of 9:00 a.m. and 6:00 p.m.
- g. **Prohibited signs.** Banners, sign lighting, snipe signs, or other means of drawing attention to the model shall be prohibited.
- h. **Parking.** Driveways may be paved. The driveway and required handicap spaces shall be the only paved parking areas. The unmanned models shall not have additional parking.
- i. **Outdoor storage.** Outdoor storage of construction materials, supplies, or equipment shall not be permitted.
- j. **Completion agreement.** All sales models including those in existence prior to January 1, 1998 shall execute a completion agreement in a manner and form acceptable to the County Attorney. The completion agreement shall include any modification(s) necessary to convert the model to a residential use.
- (1) **Existing models.** All sales models existing on January 1, 1998 shall file a completion agreement with the County by July 1, 1998. This agreement shall specifically identify all improvements, which are not consistent with the provisions of this section, such as but not limited to additional parking or location on unpaved roads. At the time of executing the completion agreement, all signage shall comply with the requirements of this section.
- k. **Electrical service.** Electrical service shall be provided upon recordation of a completion agreement in the public records of Palm Beach County. [Ord. No. 97-64] [Ord. No. 99-37]
- 73.3 **Recycling center** means a permanent facility designed and used for collecting, purchasing, storing and redistributing resorted recyclable materials that are not intended for disposal. A recycling center shall be used for limited processing of recyclable materials such as can and glass crushing and sorting. [Ord. No. 99-37]

74. **Recycling collection station** means a totally enclosed structure or mobile container, containing more than four (4) cubic yards, within which pre-sorted, recyclable and recovered materials are collected for the redistribution or sale for the purposes of reuse. A recycling collection station use shall comply with the following supplementary use standards.
- a. **Screening.** Storage areas shall not be visible from residential uses or residential districts. In addition, mobile containers shall not be visible from public streets.
  - b. **Size.** A recycling collection station shall not exceed five hundred (500) square feet of gross floor area.
  - c. **Manning.** A recycling collection station containing forty (40) cubic yards or more shall be monitored by a person.
  - d. **Location.** A recycling collection station shall be located in or adjacent to an off-street parking area and shall not be located within a required parking space(s).
  - e. **Containers.** Recyclable materials shall be contained within a leak-proof bin or trailer. There shall be no outdoor storage of materials.
  - f. **Processing.** Only limited sorting, separation or other processing of deposited materials shall be allowed on the site. The unit shall employ no mechanical sorting or processing equipment.
  - g. **Type of materials.** There shall be no collection or storage of hazardous or non-biodegradable wastes on the site. There shall be no chipping, mulching or receiving of construction debris.
  - h. **Signage.** The name and phone number of a responsible party shall be clearly posted on the collection station. The name of the organization that is collecting the recyclable materials, if different than the responsible party, shall also be posted on the collection station.
  - i. **Maintenance.** The container and adjacent area shall be maintained in good appearance and free from litter, debris, and residue on a daily basis. Failure to maintain a good appearance shall result in the revocation of the special permit by the Zoning Director.
  - j. **Number.** Only one (1) mobile container per development, including out parcels, shall be permitted.  
[Ord. No. 97-64]
  - k. **Hours of operation.** Collection activities shall be limited to 7:00 a.m. to 8:00 p.m.
  - l. **Renewal of Special Permit.** The special permit shall be renewed annually in accordance with Sec. 5.5.E.9. [Ord. No. 01-01]
75. **Recycling drop-off bin** means a totally enclosed mobile structure, containing no more than four (4) cubic yards, within which pre-sorted, non-biodegradable recovered materials are collected for redistribution or sale for the purpose of reuse. A recycling drop-off bin use shall be subject to the following supplementary use standards.

- a. **Mobility.** The mobility of the drop-off bin shall be retained.
  - b. **Location and size.** The drop-off bin shall be located in or adjacent to an off-street parking area, and shall not be located within a required parking space(s).
  - c. **Maintenance.** The bin and adjacent area shall be maintained in good appearance and free from litter, debris, and residue on a daily basis. Failure to maintain a good appearance shall result in the revocation of the special use permit by the Zoning Director.
  - d. **Processing.** Only limited sorting, separation or other processing of deposited materials shall be allowed on the site. The unit shall employ no mechanical sorting or processing equipment.
  - e. **Type of materials.** Collection and storage of deposited materials shall be limited to pre-sorted, recyclable glass, plastic, aluminum and steel containers, paper, newsprint and cardboard.
  - f. **Signage.** The name and phone number of a responsible party shall be clearly posted on the drop-off bin. The name of the organization that is collecting the recyclable materials, if different than the owner, shall also be posted on the drop-off bin.
  - g. **Number.** Only one (1) bin per material type per development, including out parcels, shall be permitted.
  - h. **Locks.** To prevent accidental entrapment, no padlock or other locking device shall be permitted.  
[Ord. No. 97-64] [Ord. No. 99-37] [Ord. No. 01-01]
76. **Recycling plant** means a permanent facility designed and used for receiving, separating, storing, converting, baling or processing of non-hazardous recyclable materials that are not intended for disposal. The use may include construction debris recycling or other intensive recycling processes such as chipping and mulching. A recycling plant use shall comply with the following supplementary use standards:
- a. **Compatibility, screening, buffering.** To ensure use compatibility with surrounding uses, adequate setbacks, and screening and buffering around the perimeter of the proposed recycling plant shall be required at the time the facility is constructed. The standards shall be waived if any of the required landscape buffer is not visible from adjacent lots or R-O-Ws. Required minimum lot size, setbacks, screening and buffering shall include, but not be limited to the following.
    - (1) **Minimum lot size.** The minimum lot size for recycling plants in industrial districts shall be five (5) acres. The minimum lot size for such facilities in other districts shall be ten (10) acres, provided that underlying district lot sizes shall apply to recycling plants that operate completely in enclosed buildings that are located in the CC, CG, IG, and IL districts.
    - (2) **Setbacks.** Except for a freestanding office, no part of a recycling plant and its accessory ramps, on site circulation system or storage areas, shall be located within fifty (50) feet of any property line. However, if the facility is in an industrial district and is contiguous to land in an industrial district or designated for an industrial use on the Future Land Use Atlas in the Comprehensive Plan, the setback shall be twenty-five (25) feet of that contiguous property line. No part of a recycling plant, its accessory ramps, on site circulation system or storage areas shall be sited within one hundred fifty (150) feet of a school, park, church, library or residential lot. In no case shall the setback be less than the requirement of the district. ~~No additional setback beyond district setbacks shall apply~~ to recycling plants that operate completely in enclosed buildings and are located in the CC, CG, IG, and IL districts.

- (3) **Screening and fencing.** All storage areas shall be effectively screened from view by on-site walls, fences or buildings. Such screening shall be designed and installed to ensure that no part of a storage area can be seen from R-O-Ws or adjacent lots. In no case shall the height of recyclable or recovered materials, or non-recyclable residue stored in outdoor areas exceed twenty (20) feet or the height of the principal building on the lot, whichever is greater. For an outdoor recycling plant contiguous to property in a residential district, an opaque fence/wall a minimum of eight (8) feet in height shall be placed along the inside border of the required landscape buffer. The purpose of the fence/wall inside the buffer is to supplement and protect the buffer from the intensive activity of the recycling facility.
- (4) **Buffers.** When the property line is contiguous to a residential district, the incompatibility buffer shall be fifty (50) feet in width.
- b. **Access.** An access road that can be negotiated by loaded collection vehicles shall be provided to the entrance of the recycling plant. Access shall not be provided on a residential street. Access shall be restricted to specific entrances with gates which can be locked at all times and which carry official notice that only authorized persons are allowed on the site.
- c. **Drainage.** Untreated surface water runoff shall not be permitted to discharge directly into lakes, streams, drainage canals or navigable waterways other than into or through approved on-site containment areas.
- d. **Storage areas.** All outdoor storage of recyclable materials shall be in leak-proof containers or located on a paved area that is designed to capture all potential run-off associated with the stored material. Run-off shall be handled in a manner that is in conformance with local, state and Federal regulations.
- e. **Chipping and mulching.** If a recycling plant facility includes chipping or grinding, adherence to chipping and mulching standards of Sec. 6.4.D.20 is required.
- f. **Supplemental application requirements.** In addition to the standard requirements of this Code, applications for recycling plants shall include the following.
- (1) **Access.** Graphic illustration and narrative analysis of year round access routes to the site.
  - (2) **Type of facility.** An explanation of the type of facility requested. It shall specify the type of materials to be handled and include a description of the proposed method of operation, including special waste handling procedures and limitations.
  - (3) **Quantity of waste.** An estimate of the quantity of waste to be received, expressed in cubic yards per day or tons per day.
  - (4) **Hours of operation.** A statement specifying the hours of operation.
  - (5) **Dust control.** A plan to address dust control in traffic, storage and processing areas and contingency during high winds. Dust control measures may include: additional setbacks, full or partial enclosure of chipper or grinder, screening/fencing, vacuuming or watering traffic areas and watering or enclosing storage piles.
  - (6) **SWA permit.** Verification that the applicant has obtained a permit from and posted a bond with the Solid Waste Authority (SWA) before Site Plan approval. This SWA permit shall be approved consistent with the procedures for obtaining an amendment to the Official Zoning Map.
  - (7) **Fire protection.** A recycling plant shall be located within ten (10) miles of a full-service fire station or have and maintain on-site fire fighting equipment acceptable to the Palm Beach County Fire Marshall.
- [Ord. No. 99-37]

77. **Repair and maintenance, general** means an establishment engaged in the repair and maintenance of motor vehicles or other heavy equipment or machinery, including automobiles, boats, golf carts, mopeds, motorcycles, personal watercraft and trucks, excluding paint and body work. Typical uses include automobile repair garages, automobile tune-up stations, automotive glass shops, quick-lubes and muffler shops. A general repair and maintenance use shall comply with the following supplementary use standards.
- a. **CC district limitations.** In the CC district, a repair and maintenance use shall not exceed five thousand (5,000) square feet of gross floor area.
    - (1) **Use limitations.** In the CC district, repair and maintenance facilities that perform limited services such as, but not limited to, alignment and balancing, brake repair, air conditioning recharging and repair, automatic car wash (tunnel), washing, waxing, upholstery shops, and detailing shops may be permitted. General engine type repair such as, but not limited to, rebuilding or removing engines, transmissions, starters, alternators, radiators, air conditioners, compressors, and steam cleaning, and auto paint and body shops, and transmission shops shall not be permitted.
  - b. **Enclosed repair activities.** Except in industrial districts, all repair and maintenance activities shall be conducted within an enclosed structure, and there shall be no outside storage of disassembled vehicles, or parts thereof.
  - c. **Setbacks.** No repair or maintenance activity shall be conducted within one hundred (100) feet of any property line adjacent to a residential district.
  - d. **Service bay orientation.** Service bay doors shall not be oriented toward any local residential street or residential district unless separated by an arterial or collector street.
    - (1) **Buffer requirements.** Bay doors adjacent to an arterial or collector street shall require a Type 2 incompatibility buffer per Sec. 7.3 (Landscape and Buffering).
    - (2) **Bay doors facing a residential district or use.** Bay doors facing a residential district or use separated by an arterial or collector street, shall require a Type 3 incompatibility buffer per Sec 7.3 (Landscape and Buffering).
  - e. **No loudspeakers.** No outdoor speaker or public address system that is audible off-site shall be permitted.
  - f. **Vehicle testing on residential streets.** Vehicles shall not be tested off-site on residential streets.  
[Ord. No. 97-14] [Ord. No. 99-37]
  - g. **Architecture.** Stand alone or freestanding general repair and maintenance facilities contiguous to a public street or residential zoning district shall comply with Sec. 6.6.E Architectural Guidelines.  
[Ord. No. 01- 28]
78. **Repair services, limited** means an establishment engaged in the repair of personal apparel and household appliances, furniture, and similar items, excluding repair of motor vehicles. Typical uses include apparel repair and alterations, small appliance repair, small motor repair(including golf carts, mopeds and lawn mowers), bicycle repair, clock and watch repair, and shoe repair shops. A limited repair services use shall comply with the following supplementary use standards:
- a. **CN and CHO districts.** In the CN and CHO districts, a limited repair services use shall not occupy more than one thousand five hundred (1,500) square feet of gross floor area.

- b. **CLO district.** In the CLO district, a limited repair services use shall not occupy more than five hundred (500) square feet of gross floor area.
  - c. **CC district.** In the CC district, a limited repair services use shall not occupy more than fifteen thousand (15,000) square feet of gross floor area.
  - d. **Enclosed repair activities.** All repair activities shall be conducted within an enclosed structure in all districts except IL and IG.
  - e. **IL and IG districts.** In the IL and IG districts, outdoor storage or outdoor repair activities shall be completely screened from view with a combination of fencing and vegetation to a height of six (6) feet.
79. **Restaurant, fast food** means an establishment where food and beverages are primarily pre-cooked, prepackaged, served in disposable wrapping and containers and where orders are taken at a counter or drive-thru. Traffic generation rates are normally in the range of six hundred (600) to eight hundred (800) trips per day, per one thousand (1,000) square feet of gross floor area, or as otherwise identified by the Institute of Traffic and Engineering.
- a. **Location.** A fast food restaurant shall comply with the Major Intersection Criteria in Sec. 7.8.C.
  - b. **MUPD and MXPd districts.** In the MUPD and MXPd districts, a fast food restaurant, in a tenant space, less than three thousand (3,000) square feet of gross floor area shall require DRC approval and shall not:
    - (1) be located in an out parcel or free-standing building; or
    - (2) have a drive-thru.
  - c. **Outdoor dining areas.** Outdoor dining areas under a solid roof shall be considered a part of the gross floor area, comply with district setback requirements for structures, and require DRC approval.  
[Ord. No. 97-64] [Ord. No. 01-01]
- 79.1 **Restaurant, high turnover sit-down** means an establishment where food and beverages are prepared, served, and consumed primarily on the premises. The restaurant may be open 24 hours and serve food cafeteria or buffet style and orders may be taken at a drive -thru. Traffic generation rates are normally in the range of 200-300 trips per day per one thousand (1,000) square feet of floor area, or as otherwise identified by the Institute of Traffic and Engineering.
- a. **Development Standards.**
    - (1) **Outdoor dining areas.** Outdoor dining areas under a solid roof shall be considered as part of the gross floor area, comply with district setback requirements for structures and shall require DRC approval.  
[Ord. No. 97-64] [Ord. No. 99-37]
80. **Restaurant, quality** means an establishment where food and beverages are prepared, served and consumed primarily on the premises. Traffic generation rates are normally in the range of ninety (90) to one hundred (100) trips per day, per one thousand (1,000) square feet of gross floor area or as otherwise identified by the Institute of Traffic and Engineering.
- a. **Alcohol.** ~~This use may include the on-premise sale, service and consumption of alcoholic beverages as an accessory use.~~ A quality restaurant with less than one hundred fifty (150) seats that does not qualify for a 4COP/SRX license, shall obtain a special permit prior to obtaining an alcoholic beverage license. The special permit shall be subject to the following restrictions:

- (1) **Alcohol sales.** Alcohol sales, service, and consumption shall not exceed thirty percent (30%) of receipts. An annual accounting of the restaurant receipts prepared by a Certified Public Accountant (CPA) shall be provided to the Zoning Division.
  - (2) **Kitchen.** The restaurant shall have a full kitchen which shall remain open and serving full course meals while alcohol is being served.
  - (3) **Floor area.** A maximum of thirty percent (30%) of the net floor area of the restaurant or number of seats, whichever is less, shall be devoted to solely alcohol sales.
  - (4) **Special permit renewal.** The special permit shall be renewed annually.
- [Ord. No. 01-100]

b. **Use limitation.**

- (1) **CN and CLO districts.** In the CN and CLO districts, a quality restaurant shall not occupy more than two thousand five hundred (2,500) square feet of gross floor area per establishment.
- (2) **CHO district.** In the CHO district, a quality restaurant shall be contained within an office, hotel or motel structure and shall be limited to a total floor area no greater than thirty (30) percent of the gross floor area of the structure, or five thousand (5,000) square feet, whichever is greater, exclusive of vehicular parking and service areas.
- (3) **Catering service.** Catering may be permitted as an accessory use to a restaurant. Except in the IL district, the use of three (3) or more delivery or service vehicles shall require DRC approval.

c. **Additional Development Standards.**

- (1) **Approval.** A quality restaurant in CN, CLO, and CHO exceeding square footage regulations shall require a Class A Conditional Use approval.
- (2) **Outdoor dining areas.** Outdoor dining areas under a solid roof shall be considered as part of the gross floor area, comply with district setback requirements for structures, and shall require DRC approval. [Ord. No. 97-64]

81. **Restaurant, specialty** means an establishment where a limited variety of food and beverages such as baked goods, coffee or ice cream may be prepared and consumed on the site. Traffic generation rates are normally below one hundred (100) trips per day, per one thousand (1,000) square feet of gross floor area or as otherwise identified by the Institute of Traffic and Engineering. [Ord. No. 01-01]

- a. **CN and CHO districts.** In the CN and CHO districts, a specialty restaurant use shall be limited to a maximum of one thousand five hundred (1,500) square feet of gross floor area.
- b. **CLO district.** In the CLO district, a specialty restaurant use shall be limited to a maximum of eight hundred (800) square feet of gross floor area.
- c. **CC district.** In the CC district, a specialty restaurant shall not exceed fifteen thousand (15,000) square feet unless approved as a Class B Conditional Use.
- d. **MUPD district.** In the MUPD district with a IND land use designation, a maximum one thousand five hundred (1500) square foot specialty restaurant shall be permitted as a project serving amenity.
- e. **Outdoor dining areas.** Outdoor dining areas under a solid roof shall be considered as part of the gross floor area, comply with district setback requirements for structures, and shall require DRC approval.

- f. **AP district.** Within the LOST-O, a specialty restaurant shall be allowed as a special use after compliance with the special use standards. A specialty restaurant shall be limited to a maximum of two thousand five hundred (2,500) square feet of total floor area. [Ord. No. 01-29]  
[Ord. No. 97-64]

**81.1 Retail sales, automotive accessories and parts** means an establishment providing retail sales of automotive accessories and parts.

- a. **Architecture.** Stand alone or freestanding automotive accessories and parts stores contiguous to a public street or residential zoning district shall comply with Sec. 6.6.E. Architectural Guidelines.  
[Ord. No. 01- 28]

**82. Retail sales, general** means an establishment providing general retail sales or rental of goods, but excluding those uses specifically classified in another use type. Uses include typical retail stores such as but not limited to clothing stores, auto parts stores, bookstores, business machine sales, food stores (excluding convenience stores), window tinting, and marine supply sales (excluding boat sales). Uses shall also include the sale of bulky goods such as household goods, lawn mowers, mopeds, motorcycles and golf carts. Retail establishments may rent and perform incidental repair to their products. For impact fee purposes, general retail will also include services such as entertainment, eating and drinking establishments, and personal services. A general retail sales use shall comply with the following supplementary use standards.

- a. **CN district.** In the CN district, a general retail sales use shall be limited to a maximum of one thousand five hundred (1,500) square feet of gross floor area per use.  
[Ord. No. 99-37]

- b. **Auto parts stores.** Auto parts stores shall provide an oil recycling drum or other device for the disposal of motor oil, as prescribed by the U.S. Environmental Protection Agency (EPA).  
[Ord. No. 00-015]

- c. **AP district.** Within the LOST-O, a retail use shall be permitted as a special use after compliance with the special use standards. Retail uses shall be limited to specialty shops selling merchandise such as hand-crafted items, nature books, prepackaged meals, snacks, and non-alcoholic beverages for consumption off the premises, hiking supplies such as backpacks and walking sticks, and outfitters renting equipment for recreational use including bicycles, skates, canoes, and kayaks. Retail uses shall be limited to a maximum of two thousand five hundred (2,500) square feet of total floor area.  
[Ord. No. 01- 29]

**83. Retail sales, mobile, or temporary** means retail sales operations without a fixed or permanent location.

- a. **General requirements.** Temporary or mobile retail sales shall comply with the following.
- (1) **Location.** Only be located on an arterial street.
  - (2) **Permission.** Have written notarized permission from the property owner.
  - (3) **Setbacks.** Comply with the setbacks of the district. At a minimum, the use shall be setback a from all R-O-Ws a minimum of thirty (30) feet.
  - (4) **Insurance.** Submit proof of liability insurance listing Palm Beach County Board of County Commissioners as ~~additionally insured or certificate holder~~, paid in full covering the period for which the permit is issued, in the minimum amount of five hundred thousand dollars (\$500,000) per occurrence.



- (5) **Location plan.** Submit a plan delineating tent, parking and signage.
  - (6) **Warranty deed.** Submit a copy of the recorded warranty deed for the property.
  - (7) **Safe sight triangle.** Not be located in any safe sight triangle.
  - (8) **Landscape.** Not be located in any landscape buffer.
- b. **Temporary sales.** A temporary sales operation shall be conducted without a fixed or permanent location. Typical uses include Christmas tree or sparklers as defined in Fla. Stat. Chapter 791.01, or special event sales, such as the sale of furniture, plants, or toy sales, that may or may not require a tent or temporary structure. Temporary sales shall:
- (1) **District.** be limited to the CG, CN, CC, AGR or SA district;
  - (2) **Duration.** not exceed thirty (30) days in duration, provided that an additional fifteen (15) days duration may be approved once a year. Issuance of permits shall be limited to four (4) times a year per site;
  - (3) **Tent.** not have more than one (1) temporary tent or structure for each lot;
  - (4) **Signage.** meet the following requirements for signage:
    - (a) **Size.** For a temporary sale, one (1) on-site, non-illuminated freestanding sign shall be permitted. This sign shall not exceed thirty-two (32) square feet in sign area, shall not exceed six (6) feet in height from finished grade and shall be located at least five (5) feet from all base building lines.
    - (b) **Duration.** The sign may remain on the site only for the approved duration of the temporary sale.
  - (5) **Debris.** remove all debris within forty-eight (48) hours of expiration of permit and return the property to an orderly and sanitary condition.
  - (6) **AGR and SA districts.** shall be limited to plants, pumpkins and Christmas trees, and shall exclude sparkler sales in the AGR and SA districts.
  - (7) **Special provisions for the sale of sparklers.** In addition to the requirements set forth above, sales of sparklers shall comply with the following requirements.
    - (a) **Seasonal limitations.** Seasonal sales shall be limited to June 20 through July 5 and December 10 through January 2 of any given year.
    - (b) **Location.** The sale of sparklers shall be limited to CG and IL districts.
    - (c) **Hours of operation.** Hours of operation shall be limited from 7 a.m. to 11 p.m.
    - (d) **Electrical service.** Temporary electrical service to a site shall be provided by an approved temporary connection. If a generator is used on site, it shall meet the supplemental requirements established by the Palm Beach County Chief Electrical Inspector and Palm Beach County Fire-Rescue Department.
    - (e) **Storage trailers.** Temporary storage trailers may be permitted in conjunction with the temporary sales. Trailers shall be parked a minimum of seventy-five (75) feet from primary circulation routes and shall be parked the maximum extent possible from all buildings on or surrounding the site.
    - (f) **Supplemental application requirements.** An application for each location shall be submitted. Each permit application shall be supplemented with the following documentation:
      - i) **Hold harmless affidavit** which holds the County harmless for any liability connected with the operation.
      - ii) **Certification.** A certification of registration from the State Fire Marshal authorizing sale of sparklers.
      - iii) **Affidavit of compliance.** A signed and notarized affidavit of compliance with the Approved List of Sparklers. The affidavit shall be signed under oath affirming that only products ~~on the State Fire Marshall's approved List of Sparklers and Novelty Items~~ will be sold and that violation of the affidavit can result in an injunction.
      - iv) **Location plan.** A plan approved by the Department of Fire-Rescue delineating tent, parking, and signage.

- v) **Documentation.** The applicant shall submit copies of state registration documents for any corporate or other business entity, evidence of registering any fictitious name to be used and drivers licenses for the applicant's authorized agents.
  - d. **Mobile sales.** Mobile retail sales of food shall be conducted from a portable stand that maintains its mobility and is removed each night. Mobile sales operations shall be limited to flowers and food products and shall:
    - (1) **District.** Mobile retail sales shall be limited to the CC, CG, IL, PO or MUPD Districts;
    - (2) **Location.** Mobile retail sales shall not be located in any required parking spaces, nor be located in such a manner as to distract motor vehicle operators or promote, require or cause any vehicles to stop, stand or to park in violation of official traffic-control devices, including, but not limited to signs, signals, and markings erected by authority of the County or State for the purpose of regulating, moving or guiding traffic; not be located in any driveway aisles or loading areas or interfere with on-site circulation;
    - (3) **Adjacent residential district.** Mobile retail sales shall not be located within three hundred (300) feet of a residential zoning district, excluding properties zoned AR;
    - (4) **Number.** Only one (1) mobile retail sales vendor shall be permitted per project; and
    - (5) **Signage.** Signs shall comply with Sec. 7.14.H.7, Signs subject to special standards and requiring no permit.
    - (6) **Renewal.** Special permits for mobile sales shall be renewed annually.  
[Ord. No. 98-12] [Ord. No. 99-37] [Ord. No. 01-01] [Ord. No. 01-100]
- 83.1 **Salvage or junk yard** means a lot, land or structure, or part thereof, used primarily for the collecting, storage and sale of waste paper, rags, scrap metal or discard material; or for the collecting, dismantling, storage and salvaging of machinery or vehicles not in running condition; or for the sale of parts thereof.  
[Ord. No. 99-37]
84. **Sanitary landfill or incinerator** means a permitted disposal facility employing an engineered method of disposing of solid waste on land in a manner which minimizes environmental hazards by spreading the solid wastes in thin layers, providing a sand fill or approved substitute cover. A sanitary landfill or incinerator use shall comply with the following supplementary use standards.
- a. **Location.** A sanitary landfill or incinerator shall only be located in the SWPD, Solid Waste Disposal Planned Development District, except when an incinerator is an accessory use to a hospital.  
[Ord. No. 99-37]
85. **School, elementary or secondary** means a premises or site upon which there is an institution of learning, whether public, private or charter, which conduct regular classes and courses of study required for accreditation as an elementary or secondary school approved by the State Department of Education of Florida. A public school shall be considered a school built and operated by the PBC School District. An elementary or secondary school use shall comply with the following supplementary use standards:
- a. **General: All schools.**
    - (1) **Bike paths/pedestrian access.** Pedestrian access/bike path and cross-walk plan showing access to the school site from surrounding neighborhoods shall be shown on the site plan. [Ord. No. 01-29]
    - (2) **Vehicular circulation.** Designated bus and parental drop off/pick up areas with separate pedestrian pathways shall be provided. Pathways which cross vehicular use areas shall be defined by special pavings, brick, striping, or other methods acceptable to the DRC. [Ord. No. 00-015] [Ord. No. 01-29]

- (3) **Dumpsters.** Dumpster and trash receptacles shall be located a minimum of seventy- five (75) feet from residential property and screened in accordance with Sec. 6.6.5.A.5. [Ord. No. 01-29]
- (4) **Signalization.** Signalization shall be installed, at the school site entrance road, if warranted, as determined by the County Engineer. Signalization shall be a mast arm structure installation. Should signalization not be warranted after twelve (12) months of the final certificate of occupancy for private or charter schools, or school openings for public schools the property owner/ School Board shall be relieved of this obligation. [Ord. No. 01-29]
- (5) **Setbacks.** Minimum building setbacks shall be as follows:
  - a. **Residential districts.** Setbacks for schools in all residential zoning districts shall be consistent with Table 6.5.-1. or the following, whichever is more restrictive.

Minimum Building Setbacks			
Front	Side	Corner	Rear
25	25	25	25

- b. **Nonresidential districts.** Setbacks for schools in all nonresidential zoning districts shall be consistent with Table 6.5-1.

[Ord. No. 01-29]

- (6) **Maximum building height.** Structures higher than thirty-five (35) feet shall be subject to a Class A conditional use approval, unless otherwise stated in this Section. [Ord. No. 01-29]
- (7) **Outside activity areas.** Outside activity areas shall comply with Sec. 6.6.A.8, Accessory outdoor recreation. [Ord. No. 01-29]
- (8) **Lighting.** Security and recreational lighting (i.e outdoor activity area lighting, ball fields, tennis courts, etc.) shall meet the requirements of Section 7.8.B, Outdoor Lighting Standards. [Ord. No. 01-29]
- (9) **South Florida Water Management District (SFWMD)**
  - (a) **Wetlands Permits.** Prior to commencement of construction, lot clearing or any other site development/preparation, all applicable permits shall be obtained in conformance with Article 9 of the ULDC. [Ord. No. 01-29]
  - (b) **Preservation.** On site wetlands shall be preserved. Boardwalks and education learning stations may be constructed within the wetland areas, but shall be subject to approval by the SFWMD. Anticipated impacts to smaller, degraded wetlands shall be coordinated with the SFWMD in a pre-application conference as part of the site plan review process. [Ord. No. 01-29]
  - (c) **Construction documents.** Prior to site plan review, construction documents shall be submitted to ERM relating to wetland restoration, landscaping, and vegetation restoration for their review and approval. [Ord. No. 01-29]
- (10) **Airport Zoning Overlay.** New schools shall not be located at either end of a runway pursuant to Article 18, Sec. VII.E.2 and Florida Statutes. [Ord. No. 01-29]
- (11) **Agricultural Reserve Tier.** A school shall be located east of State Road 7/US 441 only. [Ord. No. 01-29] [Ord. No. 01-100]

- b. **Charter schools.** Charter schools with two hundred (200) or fewer students in a commercial, industrial, or nonresidential planned development zoning district, shall be subject to DRC approval, the standards of Sec. 6.4.D.85.a, and Sec. 5.6.D. [Ord. No. 01-29]
- c. **Public Schools built/operated by the PBC School District.**
- (1) **Applicability.**
- (a) **General.** This section shall apply only to public school sites built and operated by the PBC School Board. Other types of School Board development, such as administrative offices, warehouse buildings, etc., shall comply with the regulations of the applicable zoning district. [Ord. No. 01-29]
- (b) **Previous approvals and future amendments.** Public school sites approved prior to June 16, 1992 shall be considered conforming uses. These sites shall be subject to the requirements of this Section and Article 5, Development Review Procedures and Standards, and, Sec. 5.6, Site Plan or Final Subdivision Plan for future amendments. [Ord. No. 01-29]
- (2) **Approval Process.**
- (a) **Concurrency.** Prior to site plan certification by the DRC, the School Board shall provide signed documentation from the applicable Concurrency service providers shall be provided prior to site plan certification by the DRC, verifying the Reservation of Adequate Public Facilities in accordance with Article 11. The documentation shall specify the uses and amounts of development, capacity reserved and length of the Reservation. [Ord. No. 01-29]
- (b) **Conditional use approvals.** School site applications which do not comply or are unable to comply with the requirements of this Section, or Section 5.6, Site Plan or Final Subdivision Plan, are subject to Article 5, Development Review Procedures, and Sec. 5.4, Conditional Uses of the ULDC. [Ord. No. 01-29]
- (c) **Development Review Committee.** Applications for site plan approval shall include the following:
- (i) **DRC application.** A completed DRC application which meets the standards of this Section and Sec. 5.6., Site Plan or Final Subdivision Plan;
- (ii) **School site acquisition.** Proof of compliance with the School Site Acquisition Review procedures required by Intergovernmental Agreement R-93-1600D adopted on 12-7-93.
- (iii) **Application materials.** Other application materials as required by this Section or other Sections of this Code
- (iv) **DRC.** All items shall be submitted in accordance with the Zoning Division calendar. Comment by DRC agencies shall be provided to School District at the next scheduled DRC meeting.
- (v) **Standards.** Applications submitted pursuant to this Section shall be reviewed by the DRC and approved after a finding by the DRC that the procedures and standards of this Section and Article 5, Development Review Procedures and Standards, Sec. 5.6, Site Plan or Final Subdivision Plan, are met. [Ord. No. 01-29]
- (3) **Accessory uses.** The following uses, subject to special regulations, shall be allowed as customarily incidental and subordinate to public schools:
- (a) **Uses and special regulations.**
- (i) **Receiving towers.**
- a) **Height.** Towers shall have a maximum height of seventy (70) feet or less measured at grade level. Towers requiring a height greater than seventy (70) feet shall comply with Article 6, Zoning Districts.
- b) **Setbacks.** Towers shall meet the following minimum setbacks:
- i) **Front, side and rear.** Twenty- five (25) feet;
- ii) **Street setback.** Fifty (50) feet;

- iii) **Residential setback.** Fifty (50) feet from residentially zoned property; and
    - iv) **Agricultural setback.** Fifty (50) feet from agriculturally zoned property;
  - c) **Supports/anchors.** All tower supports and peripheral anchors shall be located entirely within the boundaries of the property and in no case less than twenty (20) feet from a property line;
  - d) **Fencing.** Security fencing or a security wall shall be installed around the base of each tower, each anchor base and each tower accessory building to limit access; and
  - e) **Sign-off.** The School Board shall provide a written sign-off from the County Department of Airports stating the tower will not encroach into any public or private airport approach space as established by the Federal Aviation Administration.
  - f) **Removal.** Obsolete or abandoned towers shall be removed within twelve (12) months of cessation of use.
  - (ii) **Water or waste water treatment.** A water or wastewater treatment facility may be installed in accordance with all relevant federal, state and local utility standards.
    - a) **Location/buffering.** The facility shall be located and buffered to ensure compatibility with adjacent land uses;
    - b) **Duration.** The use of the facility shall only be permitted until such time as central water or waste water service is available from the appropriate utility; and
- [Ord. No. 01-29]
- (4) **Property development regulations.**  
If a conflict exists between this section and regulations found elsewhere in the ULDC, the regulations of this section shall apply.
- (a) **Maximum building height.** Structures higher than thirty-five (35) feet shall provide one (1) additional foot setback for each one (1) foot in height exceeding thirty-five (35) feet.
  - (b) **Minimum lot size.** Minimum lot size shall be governed by the most recent standards adopted by the School Board and shall apply only to new public schools.
- (5) **Supplemental design standards.** The following design standards shall apply to new school sites and any improvements to previously approved school sites.
- (a) **Parking.** The site plan shall indicate the student capacity, employee count, guest spaces, and the amount of required and provided parking spaces and shall demonstrate conformance with the minimum parking required by applicable State Statutes.
  - (b) **Landscape buffers.** The DRC shall require ROW buffers and interior parking area landscaping consistent with Section 7.3., Landscape and Buffering. Adjacent properties with residential use or future land use shall be protected from the school's loading, utility, and outdoor active recreation areas by incompatibility buffers.
    - i) Accessory Outdoor recreation areas shall be subject to Section 6.6.A.8 Accessory outdoor recreation, or provide a Type 3 Incompatibility Buffer, as defined in Sec. 7.3.F.4, Perimeter Incompatibility Buffer, with a minimum width of twenty-five (25) feet.
    - ii) All other landscaping shall comply with the applicable State Statutes.
  - (c) **R-O-W dedication.** Within six (6) months of site plan approval by the DRC, the School Board shall convey to the BCC by road R-O-W warranty deed, portions of the site necessary to achieve an ultimate road R-O-W, as indicated on the County Thoroughfare Map, plus turn lane right-of-ways (minimum of 280 feet in length, 12 feet in width, with taper lengths of 50 feet) all free of encumbrances and encroachments. Locations of all turn lane right-of-ways shall be where warranted as determined by the County Engineer. The Board shall provide the County with sufficient documentation acceptable to the Right of Way Acquisition Section of the Engineering and Public Works Department to ensure that **the property is free of all encumbrances and encroachments. R-O-W conveyances shall also include "Safe Sight Corners" where appropriate at intersections as determined by the County Engineer.**

- (d) **Road improvements.** The Palm Beach County School Board shall fund and construct required road improvements as determined by the County Engineer. These improvements shall include, but not be limited to, paving and drainage, turn lanes, traffic circulation, sidewalks and driveway connections. The road improvements shall be completed prior to school occupancy.

[Ord. No. 01-29]

86. **Security or caretaker quarters** means a residence, located on a site for occupancy by a caretaker or security guard actively engaged in providing security, custodial or managerial services upon the premises. A security or caretaker quarter use shall comply with the following supplementary use standards.

a. **Maximum number of quarters.**

- (1) Not more than one (1) security or caretaker quarters use shall be permitted upon the same lot as a bona fide agricultural, commercial, industrial or institutional use.
- (2) Not more than one (1) security or caretaker quarters use shall be permitted within the area governed by the entire site plan of an approved conditional use or planned development.

b. **Limitation on occupancy.** The security or caretaker quarters use shall be for the exclusive use of and shall be occupied only by the custodian, caretaker, owner, or employee of the owner of the principal use and their family.

c. **Temporary uses.** Unless otherwise provided in this Code, a security or caretaker quarters use shall not be permitted in association with a temporary use.

d. **Property development regulations.** A security or caretaker quarters use shall not be established upon a substandard lot, nor shall the development of such quarters cause a violation of this Code.

e. **Use of mobile home.** A mobile home may be used for a security or caretaker quarters use only in the AGR, AP, SA, RSER, AR, IL, IG, PO, MHPD, RVPD, and SWPD zoning districts.

f. **Discontinuation of use.** A security or caretaker quarters use shall continue only so long as the principal use that it serves remains active. Upon termination of the principal use, the right to have the caretaker or security quarters shall end, and the quarters shall be immediately discontinued. Once discontinued, such quarters shall not be reestablished except in conformity with this section.

g. **Accessory use.** A security or caretaker quarters use shall be allowed as an accessory to a public or civic use in all districts.

h. **Renewal of Special Permit.** If a mobile home is used, the special permit shall be renewed annually in accordance with Sec. 5.5.E.9.

[Ord. No. 97-64] [Ord. No. 99-37] [Ord. No. 01- 01]

87. **Self-service storage** means a facility consisting of individual, small, self contained units that are leased for the storage of business or personal goods. The following types of self-service storage facilities are permitted. 1. Limited-access self-storage which is a multi-storied self-service storage facility, with limited access points from the exterior of the building to interior halls that serve individual bays. 2. Multi-access self-service storage which is a one story self-service storage facility with multi-access points from the exterior of the building to individual bays.

**a. General.** All self-service storage uses shall comply with the following:

- (1) **Office.** The rental facility office shall be located facing a collector street. A maximum of one thousand (1000) square feet of the rental office may be devoted to the rental and sale of retail items used for moving and storage including but not limited to: hand trucks, cartons, tape, and packing materials.
- (2) **Storage units.** Use of storage units shall be limited to storage of goods, however, storage of hazardous goods shall be prohibited. A business may not be conducted from an individual storage unit.
- (3) **Vehicle rental.** An accessory vehicle rental facility may be permitted on site subject to review and approval as a Class A Conditional Use. The accessory use shall be limited to the rental of trucks and trailers used for moving; the installation of hitch and towing packages, and wash facility for rental inventory.
- (4) **Security quarters.** A security or caretaker quarters use may be established on the site of a self-storage facility pursuant to Sec. 6.4.D.
- (5) **Outside storage.** Except as provided in this section, all property stored in the area devoted to a self-service storage facility use shall be entirely within enclosed buildings. Open storage of recreational vehicles and dry storage of pleasure boats of the type customarily maintained by persons for their personal use shall be permitted within a self service storage facility use in the CC, CG, TND, IL, IG, PIPD and the MUPD district having a CL, CHO, CR and the IND future land use category, provided that the following standards are met.
  - (a) **Location.** The storage shall occur only within a designated area.
  - (b) **Lot area.** The storage area shall not exceed twenty-five (25) percent of the lot area unless approved by the Board of County Commissioners. In no case shall the storage area exceed fifty (50) percent of the lot area.
  - (c) **Screening.** The storage area shall be entirely screened from view from adjacent residential areas and public roads by a building or by installation of a six (6) foot high wall meeting the requirements of Sec. 7.3.E.3.b.
  - (d) **Boats.** Pleasure boats stored on the site shall be placed and maintained upon wheeled trailers.
  - (e) **Vehicular maintenance.** Vehicle maintenance, washing or repair shall be prohibited.
- (6) **Landscaping and buffering.**
  - (a) **Wall option.** The perimeter wall within the landscape buffer may not be required for that portion of the perimeter if all of the following standards are met.
    - (i) **Facades.** The exterior facades of storage structures present an unbroken, wall-like appearance when seen from adjacent lots and rights-of-way.
    - (ii) **Wall.** Separate storage structures are connected by solid walls to give the appearance of structural continuity.
    - (iii) **Buffering.** The resulting area between the outer face of the structures and the property line or R-O-W is maintained and planted as a landscape buffer.
    - (iv) **Access.** There are no aisle ways or other vehicle access ways located in the area between the building and the R-O-W or adjacent lot boundary.
    - (v) **Berm.** Either a landscape berm is installed in the perimeter landscape buffer or the area is maintained for vegetation preservation.
- (7) **Loudspeakers.** Exterior loudspeakers or paging equipment shall be prohibited.
- (8) **Door orientation.** Storage bay doors shall not face any abutting property located in a residential district, nor shall they be visible from any public road.
- (9) **Barbed wire.** Barbed or similar wire may be used for security purposes, but it shall not be visible from any adjacent public road or residential district.
- (10) **Architecture.** The exterior facades of all structures shall receive uniform architectural treatment, including stucco and painting of surfaces. The colors selected shall be compatible with the character of the neighborhood.

- (11) **Location.** A self-service storage facility located on a parcel with a CL future land use designation shall not be located within one thousand (1,000) feet of another self-service storage facility.

[Ord. No. 00-015]

**b. Supplemental standards for multi-access self-storage facilities.** In addition to the general standards above, multi-access self-service storage facilities shall comply with the following regulations:

- (1) **Minimum lot size.** The minimum lot size for a multi-access facility shall be two (2) acres.
- (2) **Separation between buildings.** Separation between buildings within the facility shall comply with the circulation standards in this subsection or be a minimum of ten (10) feet.
- (3) **Maximum bay size.** The maximum size of a storage bay shall be four hundred fifty (450) square feet.
- (4) **Height.** The maximum height of the facility shall not exceed thirty (30) feet. In addition, a parapet wall shall be constructed to screen roof-mounted air conditioning and any other equipment. The combined height of the building and the parapet wall shall not exceed thirty-five (35) feet.
- (5) **Circulation.** The following on-site circulation standards shall apply:
  - (a) **Interior.** Interior parking shall be provided in the form of aisle ways adjacent to the storage bays. These aisle ways shall be used both for circulation and temporary customer parking while using storage bays. The minimum width of these aisle ways shall be twenty-one (21) feet if only one-way traffic is permitted, and thirty (30) feet if two-way traffic is permitted.
  - (b) **Flow.** The one- or two-way traffic flow patterns in aisle ways shall be clearly marked. Marking shall consist at a minimum of use of standard directional signage and painted lane markings with arrows.
  - (c) **Access.** Appropriate access and circulation by vehicles and emergency equipment shall be ensured through the design of internal turning radii of aisle ways.
- (6) **Door orientation and access.** Storage bay doors and access points located on the second story shall be oriented toward the interior of the site.

**c. Supplemental standards for limited access self-storage facilities.** In addition to the general standards above, limited-access self-storage facilities shall comply with the following regulations:

- (1) **Minimum lot size.** The minimum lot size for a limited access facility shall be one (1) acre.
- (2) **Height.** The structure shall meet the height requirements of the district. A parapet wall shall be constructed to screen roof-mounted air conditioning and any other equipment. The parapet wall shall be included in the height of the structure.
- (3) **Architectural compatibility.** The Board of County Commissioners may require one or more of the facades to incorporate architectural features to reduce the scale and mass of the structure. Elevations demonstrating the architectural treatment shall be submitted and approved prior to certification of the final site plan by the Development Review Committee. The Zoning Director may require the architectural elevations to be reviewed by the Board of County Commissioners if it is determined that the proposed architectural features do not correspond to the context and character of the surrounding land uses. Architectural treatment may be required to ensure that the building is compatible with surrounding land uses and does not appear as an industrial warehousing structure. Architectural treatment may include, but is not limited to:
  - (a) **Roof.** Use of varying roof heights, pitches and overhangs;
  - (b) **Windows.** Use of appearance of window openings in proportion to the overall facade and the horizontal or vertical emphasis of major building elements; and;
  - (c) **Materials.** Use of building materials to create visual details to provide relief in building mass. Elevations demonstrating the architectural treatment shall be submitted and approved prior to certification of the final site plan by the Development Review Committee. The Zoning Director may require the architectural elevations to be reviewed by the Board of County



Commissioners if it is determined that the proposed architectural features do not correspond to the context and character of the surrounding land uses.

- (4) **Loading.** Each entry point used to access hallways leading to the storage bays shall accommodate a minimum of two loading berths and related maneuvering area. The loading areas shall not interfere with the primary circulation system on site. If a minimum 25 foot access way is provided adjacent to the building and serves no other use except the self-service storage facility, then the loading area may be established parallel and adjacent to the building.
- e. **Additional supplemental standards for limited access self-service storage facilities.** In addition to the general standards and supplemental standards above, limited-access self-storage facilities in the CLO and CHO zoning districts and MUPD zoning districts with a corresponding Commercial Low - Office or Commercial High - Office future land use designation shall comply with the following regulations.
- (1) **Minimum lot size.** The minimum lot size shall be 3.01 acres.
  - (2) **Maximum lot size.** The maximum lot size shall be 10.01 acres.
  - (3) **Height.** The facility shall not exceed fifteen (15) feet in height. If a security or caretaker quarters is established, that portion of the facility shall be limited to two (2) stories and shall not exceed thirty (30) feet. A parapet wall shall be constructed to screen roof-mounted air conditioning and any other equipment. The parapet wall shall be included in the height of the structure.
  - (4) **Signage.** A self-service storage facility in the CLO or CHO zoning district shall be limited to either one freestanding or one wall sign.
  - (5) **Vehicular access.** Vehicular access shall be provided only from arterial and collector roadways.
  - (6) **Circulation.** Customer/clientele circulation around the building shall not be permitted.
  - (7) **Use limitations.** Retail sales shall be prohibited on site.
  - (8) **Hours of operation.** The hours of operation shall be limited to 7:00 a.m. to 7:00 p.m., seven days a week.
- e. **Multi-access and limited-access combinations.** A combination of multi-access and limited-access storage uses may be permitted within the same building or on the same site pursuant to the supplemental standards for both uses as indicated in Secs. 6.4.87.b. and 6.4.87.c. Multi-access storage shall not be permitted on parcels in the CLO, CHO and MUPD zoning districts with a corresponding Commercial Low-Office or Commercial High-Office future land use category when adjacent to a residential zoning district.
- [Ord. No. 97-64] [Ord. No. 99-37] [Ord. 01- 01]

**87.1 Shade House** means an accessory agricultural structure consisting of a screened enclosure with a screened or rolled plastic roof used to protect plants from insects, heat and exposure to the sun. A shade house use shall comply with the following supplementary use standards.

- a. **Permits.** A shade house used for bona-fide agricultural purposes less than twelve (12) feet in height shall not be required to obtain a building permit.
- b. **Setbacks.**
- (1) **Less than 12 feet in height.** A shade house less than twelve (12) feet in height shall be setback a minimum of fifteen (15) feet from the front and side corner and seven and a half (7.5) feet from the side interior and rear.

- (2) **12 feet or greater in height.** A shade house twelve (12) feet or greater in height shall be setback a minimum of twenty-five (25) feet from the front and side corner and fifteen (15) feet from the side interior and rear.

[Ord. No. 97-64]

88. **Single-family** means the use of a lot or a structure for one (1) detached dwelling unit, excluding a mobile home but including a manufactured building. A single-family dwelling use shall comply with the following supplementary use standards.
- a. **SA district.** In the SA district, a single-family dwelling on a minimum lot area of ten (10) acres in the RR10 land use designation, and a minimum of twenty (20) acres in the RR20 land use designation, shall be permitted. A single-family dwelling on a lot less than ten (10) acres in the RR10 land use designation, and on a lot less than twenty (20) acres in the RR20 land use designation, shall be permitted only if the property meets the standards for a density exemption in the Comprehensive Plan.
  - b. **Excavation for ponds.** Standards for Type IA and Type IB Excavation for ponds are located in Sec. 7.6 (Excavation).
89. **Solid waste transfer station** means a facility where solid waste from several relatively small vehicles is placed into one relatively large vehicle before being transferred to a solid waste processing or disposal facility. Solid waste may be sorted but not processed at the transfer station. A solid waste transfer station use shall comply with the following supplementary use standards.
- a. **Buffers.** The buffer requirements shall be waived if the required buffer is not visible from adjacent lots or R-O-Ws.
  - b. **Setbacks.** No part of a transfer station or its accessory ramps and access roads shall be located within twenty-five (25) feet of any public road, drainage canal, lake, stream, navigable waterway or property line.
  - c. **Screening and fencing.** All storage areas shall be effectively screened from view by walls, fences or buildings. Such screening shall be designed and installed to ensure that no part of a storage area can be seen from rights-of-way or adjacent lots. In no case shall the height of recyclable or recovered materials, or non-recyclable residue stored in outdoor areas exceed twenty (20) feet or the height of the principal building on the lot, whichever is greater.
  - d. **Incompatibility buffers.** When the property line is contiguous to property in a residential district, the incompatibility buffer shall be a minimum fifty (50) feet in width.
  - e. **Access.** An access road that can be negotiated by loaded collection vehicles shall be provided to the entrance of the solid waste transfer station. Access shall not be provided on a residential street. Access shall be restricted to specific entrances with gates which can be locked at all times and which carry official notice that only authorized persons are allowed on the site.
  - f. **Drainage.** Untreated surface water runoff shall not be permitted to discharge directly into lakes, streams, drainage canals or navigable waterways other than into or through approved on-site containment areas.
  - g. **Storage areas.** All outdoor storage of recyclable materials shall be in leak-proof containers or located on a paved area that is designed to capture all potential run-off associated with the stored material. Run-off shall be handled in a manner that is in conformance with local, state and Federal regulations.

**h. Supplemental application requirements.** In addition to the standard requirements of this Code, applications for solid waste transfer stations shall include the following:

- (1) **Access.** Graphic illustration and narrative analysis of year round access routes to the site.
- (2) **Type.** An explanation of the type of facility requested. It shall specify the type of materials to be handled and include a description of the proposed method of operation, including special waste handling procedures and limitations.
- (3) **Waste.** An estimate of the quantity of waste to be received, expressed in cubic yards per day or tons per day.
- (4) **Hours of operation.** A statement specifying the hours of operation.
- (5) **SWA permit.** Verification that the applicant has obtained a permit from and posted a bond with the Solid Waste Authority (SWA) before site plan approval. This SWA permit shall be consistent with the procedures for approval of an amendment to the Official Zoning Map.  
[Ord. No. 99-37]

90. **Stable, equestrian type two** means an establishment for boarding, breeding, training or raising of horses not necessarily owned by the owners or operators of the establishment, rental of horses for riding, or other equestrian activities, excluding uses classified as an equestrian arena. A type two stable use may be operated in conjunction with a residence and shall comply with the Animal Care and Control Regulations pursuant to Ord. 98-2, as amended, as well as the following supplementary use standards:

- a. **Limitations of use.** Type two stables shall be limited to the raising, breeding, training, boarding, and grooming of horses, or rental (livery) of horses for riding.
- b. **Minimum lot size.** The minimum lot size shall be three (3) acres in the CRE district and five (5) acres in all other permitted districts.
- c. **Frontage.** The minimum required frontage on a public street to be used from the primary point of access shall be one hundred (100) feet or the minimum standard of the district in which the stable is located, whichever is greater.
- d. **Setbacks.** No structure or stable shall be located within twenty-five (25) feet of any property line, or the minimum setback of the district in which the stable is located, whichever is greater.
- e. **AP district.** Within the LOST- O, a commercial stable for twenty (20) or fewer stalls shall be allowed as a special use after compliance with the special use standards. [Ord. No. 97-64] [Ord. No. 01-29]  
[Ord. No. 01-62]

91. **Stable, equestrian type one** means the care of horses owned by the occupants or owners of the premises. A type one stable use shall comply with the Animal Care and Control Regulations pursuant to Ord. 98-2, as amended as well as the following supplementary use standards.

- a. **Limitations of use.** A type one stable shall be limited to the boarding, breeding, training or raising of horses owned by the occupants or owners of the premises.
- b. **Boarding.** On sites of at least two (2) acres, boarding for up to four (4) horses not owned by the owner or occupant of the premises shall be permitted.

**c. Setbacks.**

- (1) **Accessory structure.** A type one stable with twelve stalls or fewer, located on a parcel with a single family residence, shall be considered an accessory structure and shall meet the setback requirements for an accessory structure, or twenty-five (25) feet, whichever is greater.
- (2) **Principal structure.** A type one stable with more than twelve stalls located on a parcel with a single family residence, or a type one stable on a vacant parcel, shall be considered a principal structure and shall meet the applicable setback requirements for a principal structure.  
[Ord. No. 00-015] [Ord. No. 01-62]

92. **Storage, agricultural** means the storage of equipment or products accessory or incidental to a primary agricultural use. An agricultural storage use shall comply with the following supplementary use standards.

a. **General.** Any storage of hazardous waste or regulated substances shall comply with local, state and federal regulations.

b. **Outdoor storage.** Outdoor agricultural storage shall comply with the following supplementary use regulations.

- (1) **AR district in Urban Service Area.** Outdoor storage shall meet the setbacks of the AR district.
- (2) **Residential, Commercial and Industrial districts in the Urban Service Area.** Outdoor agricultural storage shall comply with the following:
  - (a) **Setbacks.** Outdoor agricultural storage shall meet the setbacks of the specific district.
  - (b) **Screening.** Outdoor agricultural storage shall be screened from view by a solid fence, wall or building.

c. **Indoor storage.** Indoor agricultural storage shall be permitted in conjunction with a bona fide agricultural use with or without a principal structure. Indoor storage shall be contained within a permanent structure. Agricultural storage within a mobile home shall not be permitted. Agricultural storage within a shipping container shall only be permitted in conjunction with a bona fide agricultural use pursuant to Sec. 6.4.D.6.g. [Ord. No. 01-01]

- (1) **AR district in Urban Service Area.** An enclosed structure shall be setback one hundred (100) feet in the front and side corner and fifty (50) feet in the side interior and rear.
- (2) **Residential, Commercial and Industrial districts in the Urban Service Area.** An enclosed structure shall meet the principal use setback of the specific district. [Ord. No. 97-64] [Ord. No. 01- 01]

93. **Sugar mill or refinery** means an establishment for the extraction and refining of sugar from agricultural products. A sugar mill or refinery use shall comply with the following supplementary use standards.

a. **SA district.** In the SA district a sugar mill or refinery shall have a three hundred (300) foot setback from residentially occupied or zoned property. In the SA district, a sugar mill or refinery use shall be permitted on land within the RR10 land use designation in the Future Land Use Element of the Comprehensive Plan.

94. **Theater drive-in** means an establishment for the outdoor viewing of motion pictures by patrons while in their automobiles. A drive-in theater use shall comply with the following supplementary use standards.

- a. **CRE district.** In the CRE district, a drive-in theater use shall not be located in an RR10 land use designation of the Comprehensive Plan.

94.1 **Theater, indoor** means an establishment for showing motion pictures or live performances in an enclosed building.

- a. **CRE district.** In the CRE district, an indoor theater use shall not be located in an RR10 land use designation of the Comprehensive Plan. If the facility exceeds three (3) acres in the IL zone then the use must rezone to the CRE district.
- b. **CG, CC and MUPD districts.** In the CG, CC and MUPD districts indoor theaters not exceeding two thousand-five hundred (2500) square feet, are a permitted use.
- c. **CCSO district.** Indoor theater uses shall not exceed five thousand (5,000) gross square feet floor area.
- f. **IL district.** If the facility exceeds three (3) acres in the IL zone then the use must rezone to the CRE district. [Ord. No. 99-37]

95. **Townhouse** means a dwelling unit located on an individual lot and attached by at least one but no more than two (2) party wall(s) along a minimum fifty (50) percent of the maximum depth of the unit, to one (1) or more other dwelling units; has a continuous foundation; each on its own lot, with said party wall(s) being centered on the common property line(s) between adjacent lots. A townhouse development shall comply with the following supplementary use standards. In the case of conflict with the property development regulations of the district, these standards shall apply.

- a. **General development regulations.** See Sec. 6.5, Property development regulations for additional general development regulations not included in this section.

(1) **General.** Townhouse developments in the RTU zoning district or in the RS zoning district that lie within the MR5 future land use category shall require a Conditional Use A approval.

b. **Ownership.**

(1) **Common area.** Where any portion of the original lot is not divided among and incorporated into the resulting townhouse lots, then that portion of the original lot shall be held by either of the following or a combination of the following, in a form and manner acceptable to the County Attorney.

(a) **Undivided interest.** Each lot owner shall have an undivided interest in the common area, which shall be appurtenant to that lot. The individual interest in the common areas shall not be conveyed separately from the ownership of said lot; or

(b) **Property owners association.** A property owners association.

(2) **Individual lot.** The minimum area to be conveyed to the lot owner shall be no less than one hundred (100) percent of the total ground floor building area of the dwelling unit. A homeowners maintenance association shall be formed among the unit owners to assure compliance with exterior area maintenance regulations as may be adopted by the association.

c. **Height.** No building or structure shall exceed thirty-five (35) feet in height.

e. **Accessory buildings and structures.** No detached accessory buildings or structures other than permitted fences or walls shall be permitted on any lot less than thirty (30) feet in width.

- f. **Access and parking.** Townhouse lots may be arranged in groups fronting on residential access streets (if located within a Planned Development) or fronting on parking tracts as allowed in Sec. 8.22, Access and Circulation Systems. Minimum parking requirements shall in accordance with Article 7.2, Off-street parking and loading of this Code.
  - g. **Replacement of similar structure.** In the event a townhouse unit developed pursuant to this section is destroyed or removed by or for any cause, the unit, if replaced, shall be replaced with a unit of at least similar size and type, that does not exceed the dimensions of the prior unit.
  - h. **Issuance of certificate of occupancy.** An attached townhouse building shall be developed as a whole, and no certificate of occupancy for a townhouse unit shall be issued until completion of one or more adjacent units and the entire attached building exterior, parking and landscaping.
  - i. **Minimum townhouse attachment.** A townhouse unit shall be attached to another townhouse unit along a minimum of fifty (50) percent of the maximum depth of the unit. This minimum attached length between townhouses is limited to the portion of a building supporting an air conditioned living area, a garage or a storage area and shall share a continuous foundation with the townhouse building.
- [Ord. No. 99-37] [Ord. No. 01-01]

**95.1 Truck stop** means a facility that provides fueling activities and parking opportunities for semi-trucks and other commercial vehicles.

- a. **Location criteria.** Truck stops with gasoline sales and related uses and facilities create impacts which may permanently and substantially alter the character of an area. Prior to approving a conditional use for a truck stop or other facility with gasoline pumps, the BCC shall make a finding that the use is appropriately located. In making the determination that the use is appropriately located, the BCC shall consider the following.
  - (1) **Movement.** Proper functioning of the site as related to vehicle stacking, circulation and turning movements.
  - (2) **Buffering.** Adequate buffering from residential areas.
  - (3) **Access.** Provision of adequate access, ingress and egress.
  - (4) **Vicinity.** Number of other fueling stations in the vicinity to safeguard against potential harm from explosion.
- b. **Lot size.**
  - (1) **Lots ten (10) acres or less.** Truck stops on sites ten (10) acres or less shall be permitted as a Class A Conditional Use in the IL and IG districts.
  - (2) **Lots greater than ten (10) acres.** Truck stops on sites greater than ten (10) acres shall require approval as a MUPD or PIPD. The proposed site shall have an industrial land use designation.
- c. **Setbacks.** The vehicular access area shall be setback a minimum of one hundred (100) feet and the vehicular use and storage area shall be setback a minimum of two hundred (200) feet from any residential district.
- d. **Buffer.** In addition to the requirements of Sec. 7.3. (Landscape and Buffering), a six (6) foot berm, topped by a six (6) foot fence, or a twelve (12) foot CBS-type wall shall be provided on any property line that is adjacent to a residential district.
- e. **Accessory uses.** The following accessory uses may be permitted based upon the zoning designation of the site: general maintenance and repair of commercial vehicles; truck wash facilities; convenience stores; general or speciality restaurants; hotel/motel accommodations; and general office services.

Accessory uses shall be subject to all ULDC requirements for the specific use in addition to those indicated below.

- (1) **IL and IG districts.** Accessory uses shall be limited to general maintenance and repair; truck wash facilities; convenience stores; and general office services.
  - (2) **General maintenance and repair.** All maintenance and repair activities shall be conducted within an enclosed structure. Outside storage of disassembled vehicles, or parts thereof, shall be prohibited.
    - (a) **Vehicle testing.** Vehicle testing on residential streets shall be prohibited.
    - (b) **Water recycling.** Automatic truck wash facility shall utilize a water recycling system.
- [Ord. No. 97-64]

96. **Utility, minor** means elements of utility distribution, collection, or transmission networks, other than electrical generation and transmission voltage facilities, required by their nature to be relatively dispersed throughout the service area. Typical uses include gas and water regulations, electrical distribution substations, sewage lift stations, and telephone exchange buildings and substations. A minor utility use shall comply with the following supplementary use standards.

- a. **Location.** The proposed minor utility shall be located within reasonable proximity of the area to be served by the facility.
- b. **Maximum size of structure.** The minor utility structure, buildings, and appurtenances shall not exceed twenty-five hundred (2,500) square feet of gross enclosed floor area.
- c. **Lift stations.**
  - (1) **New subdivisions.** Facilities located in new subdivisions shall be subject to DRC approval concurrent with the subdivision approval.
  - (2) **R-O-Ws.** Facilities located within R-O-Ws or utility easements shall not be subject to DRC approval.
- d. **Buffers.** A minor utility shall be located and buffered to ensure compatibility with surrounding land uses. The DRC may require adequate setbacks, screening, and buffering around the utility to ensure compatibility. [Ord. No. 99-37] [Ord. No. 00-015] [Ord. No. 01- 01]

96.1 **Vehicle inspection center** means an establishment engaged in vehicle inspection or the testing of motor vehicle emissions, but not engaged in any vehicle repair. [Ord. No. 99-37]

97. **Vehicle sales and rental** means an establishment, as defined by the Department of Motor Vehicles, engaged in the retail or wholesale sale or rental, from the premises, of motorized vehicles or equipment or mobile homes, along with incidental service or maintenance. Typical uses include new and used automobile sales, indoor vehicle showroom, automobile rental, boat sales, boat rental, mobile home, manufactured housing and recreational vehicle sales, construction equipment rental yards, moving trailer rental, and farm equipment and machinery sales and rental. [Ord. No. 97-14]

a. **District limitations and use criteria.**

(1) **CC, CG and IL districts.**

(a) **Truck and trailer rental.** Truck and trailer rental limited to a maximum of five (5) vehicles per lot shall be permitted as an accessory use to an auto service station subject to DRC approval. Truck and trailer rental exceeding five (5) vehicles per lot shall be permitted subject to Class B Conditional Use approval. Designated storage spaces for each truck or trailer shall be depicted on the approved site plan. All storage spaces shall be setback a minimum of

- (100) feet from the front and side street (corner) property lines. No truck or trailer shall be stored or temporarily parked in a required parking space, handicapped parking space, driveway, queuing area, fire lane, or other vehicular circulation area. [Ord. No. 01-29]
- (2) **MUPD and CG districts.** An indoor vehicle showroom shall be allowed in the MUPD and CG Districts subject to DRC approval and shall comply with the criteria below. [Ord. No. 01-29]
- (a) **Floor area.** The indoor vehicle showroom shall not exceed thirty thousand (30,000) square feet and be limited to a maximum of fifteen (15) display vehicles.
  - (b) **Retail sales/lease transactions.** Retail sales and lease transactions for new vehicles may occur in the indoor vehicle showroom.
  - (c) **New vehicles.** Display of vehicles for sales and lease transactions shall be limited to new vehicles only.
  - (d) **Test drives.** Test drives shall not be permitted from the indoor vehicle showroom or on-site. Test drives shall occur off-site from an associated dealership.
  - (e) **Parking.** Vehicles for sale or lease shall not be parked or displayed outside of the showroom. Trucks used to transport vehicles to and from the showroom shall not be parked in required parking areas and shall not be stored on-site.
  - (f) **Vehicle operations.** Display vehicles shall not operate engines during store hours. Engines shall only be permitted to operate during the transport of vehicle into or out of the showroom.
  - (g) **Maintenance and repair.** Maintenance, repair, paint or detailing operations shall not occur on-site.
- (3) **IL and IG districts.** In the IL and IG districts, vehicle sales and rental uses shall be limited to the following:
- (a) **Vehicle sale and rental, accessory.** In the IL and IG districts, limited vehicle sales and rental may be permitted as an accessory use to general repair and maintenance facilities subject to DRC approval. The vehicle sales and rental use shall be limited to a maximum of five (5) vehicles per lot. Designated storage spaces for each sale or rental vehicle shall be depicted on the approved site plan. All storage spaces shall be setback a minimum of (100) feet from the front and side street (corner) property lines. No vehicle shall be stored or temporarily parked in a required parking space, handicapped parking space, driveway, queuing area, fire lane, or other vehicular circulation area. [Ord. No. 01-29]
    - (i) **Use approval.** Accessory vehicles sales and rental shall be subject to approval by the DRC.
    - (ii) **Display.** Vehicles on display must be located within fifty (50) feet of a repair bay.
    - (iii) **Site plan.** Site plan approval shall be based on the standards in Sec. 6.4.D. (Vehicle sales and rental).
  - (b) **Automobile rental.** Automobile rental shall be permitted subject to Class A Conditional use approval. [Ord. No. 01-29]
  - (c) **Mobile home, RV, and heavy equipment sales or rental.** The sale or rental of mobile or manufactured homes, recreational vehicles or heavy equipment shall be permitted subject to Class B Conditional use approval.
  - (d) **Rental equipment.** Construction equipment, moving trailer, farm equipment, and machinery sales and rental uses shall require DRC approval.

**b. Additional development standards.**

- (1) **Minimum lot size.** The minimum lot area for vehicle sales and rental is three (3) acres, except as provided below:
  - (a) **IL district.** The minimum lot size shall be one (1) acre.
- (2) **Accessory repairs and parts sales.** Repair facilities and sales of parts may be provided as an accessory use. Repair facilities and paint and body shops shall be located at least one hundred (100) feet from any residential district lot. Service bay doors shall not be oriented toward any adjacent property in a residential district, or oriented toward any adjacent public street. There



shall be no outdoor repair of vehicles. No outside storage of disassembled vehicles, or parts thereof, shall be permitted on site.

- (3) **Sales office.** No mobile home, recreational vehicle, or other vehicle shall be used as sales offices, storage space or for sleeping purposes. Sales offices and storage shall be contained in buildings in conformance with the Palm Beach County Building Code and Fire Code.
- (4) **Car wash.** If an accessory car wash facility is installed on site, it shall use a water recycling system.
- (5) **Loudspeakers.** No outdoor speakers or public address systems that are audible from the exterior of the site shall be permitted.
- (6) **Fencing and screening.** A safety fence of up to a height of six (6) feet shall be required if it is determined necessary to protect the general public health and safety. Screening of at least seventy-five (75) percent opacity shall be required if it is determined necessary to protect neighboring property from potential loss of use or diminishment of land value. On property lines not adjacent to a public street, there shall be provided a chain-link fence or wall eight (8) feet in height from the finished grade.
- (7) **Unloading space.** The development shall include an area on site to unload vehicles from car carriers. This area shall be a minimum of fifteen (15) feet wide and sixty (60) feet long, shall have sufficient maneuvering area adjacent to it, shall be located out of the vehicular traffic circulation and shall not be adjacent to residential district lots. The unloading area shall be located a minimum of one hundred (100) feet from any property in a residential district.
- (8) **Parking.** Unless otherwise provided for in this section, all vehicular use areas and specialized vehicular use areas for display, sale, rent, or storage purposes shall comply with the standards set forth in Sec. 7.2, Off-street Parking and Loading, and Sec. 7.7, Driveways and Access.

**[Ord. No. 01-29]**

(a) **Display.** Motor vehicle display, sales, rental and storage shall be permitted subject to the following requirements:

- (1) **Storage.** Motor vehicle dealerships may store vehicles outdoors on an improved parking surface without reference to parking stalls, backup distances, parking stall striping or wheel stops. For outdoor motor vehicle sales and display parking, signs and stall striping are not required, but in all other respects, outdoor sales and display parking shall conform to the provisions of Sec. 7.2, Off-street Parking Regulations. Parking for vehicle storage, sales or display may not be counted toward meeting the number of required off-street parking spaces to be provided for customers and employees. Vehicles shall not be stored or temporarily parked in a required parking space, handicapped parking space, driveway, queuing area, fire lane, or other vehicular circulation area. **[Ord. No. 01-29]**
  - (2) **Display.** If a specialized vehicular use area is utilized for display of vehicles, there shall be a barrier separating it from customer parking. This barrier may be in the form of a landscape strip, curbing, removable bollards or other suitable barrier approved by the Zoning Director.
  - (3) **Vehicles.** No vehicle shall be parked with its hood or trunk open. Motor vehicles on display shall not be elevated.
- (b) **Customer parking.** Customer parking shall be marked with an above grade sign and shall be physically separated from the motor vehicle sales, storage and display space.
- (c) **Security.** When the facility is not open, the parking area shall be locked and gated.
- (9) **Operating conditions.** No vehicles, other than for customer and employee parking, shall be stored or displayed on the site except those which are intended for sale and are in running condition. Motorcycles, auto, truck, boat, mobile home, and recreation vehicles shall be maintained in a safe operating condition at all times. ~~If in a used condition, they shall have a~~ current valid license plate.
  - (10) **Temporary sale of vehicles.** Temporary sale of vehicles shall be allowed as a special permit in accordance with 6.4.D.10. (Amusements, Temporary or Special Event). In addition to the

regulations in 6.4.D.10, and above, temporary sale of vehicles shall comply with the following supplementary use standards.

- (a) **Zoning district.** Temporary sale of vehicles shall only be permitted in the following zoning districts: CG, IL, and MUPD.
- (b) **Minimum lot size.** The minimum lot size shall be ten (10) acres.
- (c) **Separation.** A minimum separation of two hundred (200) feet shall be maintained from all buildings.
- (d) **Duration.** Temporary sale of vehicles shall be limited to three (3) consecutive calendar days and shall be prohibited during the months of November and December.
- (e) **Parking.** A maximum of fifty (50) off-street parking spaces may be utilized for the special event. No activities associated with the event shall extend beyond the event area.
- (f) **Signage.** Signage shall be permitted only in the designated event area.
- (g) **Prohibitions.** Open hoods or repairs shall not be permitted.
- (h) **Hours of operation.** Hours of operation shall be from 8:00 a.m. to 9:00 p.m.
- (i) **Location.** There shall be suitable ingress and egress to the event area, subject to Zoning Division approval.

[Ord. No. 97-64] [Ord. No. 00-015]

98. **Veterinary clinic** means an establishment engaged in providing medical care and treatment for animals. A veterinary clinic use shall comply with the following supplementary use standards:

- a. **RSER districts.** In the RSER district, a veterinary clinic shall not have outdoor runs or facilities.
- b. **AR and SA district.** In the AR and SA districts, a veterinary clinic use shall be for livestock only and shall be located on a minimum of five (5) acres.
- c. **AR and CRS in the Urban Service Area.** In the AR and CRS districts in the Urban Service Area, a veterinary clinic shall be only for large animals.
- d. **CN district.** In the CN district, a veterinary clinic shall not have outdoor facilities nor occupy more than one thousand five hundred (1,500) square feet of gross floor area.
- e. **Outdoor runs.** Veterinary clinics with outdoor runs or boarding facilities shall comply with the following standards.
  - (1) **Minimum lot area.** The minimum lot size shall be one (1) acre.
  - (2) **Setbacks.** Outdoor runs shall not be located within fifty (50) feet of any property line adjacent to a residential zoning district or twenty-five (25) feet of any property line adjacent to a non-residential zoning district. Boarding structures shall not be located within twenty-five (25) feet of any property line.
  - (3) **Setbacks in the Westgate CRA Overlay.** Outdoor runs and boarding structures shall not be located within twenty-five (25) feet of any property line.
  - (4) **Design.** Outdoor runs shall be hard surfaced or grassed with drains provided every ten (10) feet, and shall be connected to an approved sanitary facility. Outdoor runs shall have chain-link fencing on the sides and the top. Safety fences of up to a height of six (6) feet shall be required around outdoor runs. If the safety fence is not opaque, a continuous opaque hedge, a minimum of four (4) feet at installation, shall be provided around the outdoor run.

[Ord. No. 99-37] [Ord. 01- 01]

99. **Vocational school** means an establishment, for profit or not, offering regularly scheduled instruction in technical, commercial, or trade skills such as, but not limited to business, real estate, building and construction trades, electronics, computer programming and technology, automotive and aircraft mechanics and technology, or other types of vocational instruction. A vocational school use shall comply with the following supplementary use standards.
- a. **RSER, CC and CG districts.** In the RSER, CC and CG districts, a vocational school use shall not involve heavy equipment or machinery, motor vehicle engines, or aircraft, unless approved as a Class A Conditional Use.
100. **Warehousing** means an establishment engaged in the storage of materials, equipment, or products within a building for manufacturing use or for distribution to wholesalers or retailers, as well as activities involving significant movement, breaking of bulk and storage of products or equipment. Typical uses include motor freight transportation, moving and storage facilities, cold storage, warehousing and dead storage facilities, but exclude self-service storage facilities and office-warehouse combinations. A warehouse use shall comply with the following supplementary standards:
- a. **Accessory office.** A general warehouse use with an accessory office shall be equipped with sanitary facilities.
- b. **Public access.** Storage of stock-in-trade, equipment or material best kept in a warehouse-like environment shall not be open to the general public.
- c. **Sales.** Retail sales shall be prohibited.
- d. **Storage.** All materials shall be stored entirely within an enclosed building.
- e. **Manufacturing.** No manufacturing, assembly or processing shall take place on site.
- f. **Office/Warehouse in the WCRA-O.** An office warehouse combination is a construction office for special trade contractors, or a commercial wholesale trade establishment consisting of a mix of small scale, independent business offices each having a contiguous, accessory enclosed storage area which is internally accessible to the office. Only WCRA-O shall be permitted to receive approval for an office-warehouse use pursuant to a Class A Conditional Use.
- (1) **Office space.** The minimum percentage of office space supporting the warehouse use shall be twenty-five (25) percent of the gross floor area.
- (2) **Regulations.** The approved office-warehouse combination shall comply with all the regulations of Sec. 6.4.D.100.
- g. **Conforming use status of prior approvals.** Office-warehouse combinations that were approved by special exception or other previous approvals, prior to adoption of this section [June 2, 1992] shall be considered to be a conforming land use. The approved office/warehouse combination shall follow conditions a through f above. [Ord. No. 99-37]
101. **Water or wastewater treatment facility and dewatered domestic wastewater residuals land application** means a facility designed for treatment and disposal of more than five thousand (5,000) gallons per day of wastewater, including large regional plants and above ground package treatment facilities. A water or wastewater treatment facility use shall comply with the following supplementary use standards in all zoning districts. Dewatered domestic wastewater residuals may be applied to land when found to comply with subsection i below.

- a. **Location.** The location of the proposed water or wastewater treatment facility shall be within reasonable proximity of the area to be served by the facility.
- b. **Stock piling of sludge.** Stock piling of sewage sludge on site is prohibited without odor control.
- c. **Facility odor.** Facilities shall be designed and operated to restrict objectionable odor from entering adjacent properties.
- d. **Compatibility, buffering, screening.** The proposed water or wastewater treatment facility shall be properly located and buffered to ensure compatibility with surrounding land uses. Adequate setbacks, screening and buffering around the perimeter of the proposed water and/or wastewater facility site shall be required at the time the facility is developed . For purposes of this section, the AR-Agricultural Residential Zoning District is not considered a residential district. Required setbacks, screening and buffering shall include, but shall not be limited to, the following.

(This space intentionally left blank.)

**Table 6.4-7  
WASTEWATER TREATMENT FACILITY SETBACKS**

Type/Capacity	Type of Facility	Setbacks from Residential and Commercial Zoned Property	Setbacks From Non-Residential or Non-Commercial Zoned Property
Wastewater treatment facilities over one million gallons per day capacity:	Head works, clarifiers, sludge treatment & handling facilities without odor control	750 feet	500 feet
	Head works, clarifiers, sludge treatment & handling facilities with odor control	300 feet <sup>2</sup>	200 feet <sup>1</sup>
	Chemical storage facilities	300 feet	200 feet
	Accessory facilities	200 feet	100 feet
Wastewater treatment facilities up to one million gallons per day capacity including package treatment facilities	Treatment units without odor control	150 feet	150 feet
	Treatment units with odor control	100 feet <sup>1</sup>	100 feet <sup>1</sup>
	Chemical storage facilities	100 feet	100 feet
	Accessory facilities	100 feet	100 feet

**NOTES for TABLE 6.4-7:**

- 1 Minimum lot dimensions shall be governed by the regulations above or the most recent standards adopted by the District and shall apply only to new schools. The District shall forward any changes in the standards to the Department within twenty (2) days of School Board adoption. Minimum lot dimensions shall include, if applicable, sufficient room for any onsite retention.
- 2 Tertiary filters do not require odor control.

(This space intentionally left blank.)

**Table 6.4-8  
WATER TREATMENT FACILITY SETBACKS**

Type/Capacity	Type of Facility	Setback
Water treatment facilities over two millions gallons per day capacity.	Treatment units and chemical storage	200 feet
	Units which will cause airborne sulfides	500 feet <sub>5</sub>
	Accessory facilities	100 feet
Water treatment facilities up to two million gallons per day capacity including package treatment facilities	Treatment units and chemical storage	100 feet
	Units which will cause airborne sulfides	250 feet <sub>2</sub>
	Accessory units	100 feet

**NOTES for TABLE 6.4-8:**

- 1 **Odor control.** Unless treatment for removal of sulfides for odor control is included.
- 2 **Maximum building height.** Structures higher than thirty-five (35) feet are allowed provided the following setbacks are met:
  - a. The minimum yard setbacks of this section; and
  - b. An additional one (1) foot setback for each one (1) foot in height exceeding thirty-five (35) feet.

- (1) **Buffer.** Perimeter landscape buffers with a minimum width of twenty-five (25) feet;
- (2) **Trees.** Double rows of trees planted within landscape buffers at a ratio of one (1) twelve (12) foot tall tree for each thirty (30) linear feet of abutting property line or fraction thereof; and
- (3) **Screening.** Screening around the perimeter of the site, consisting of a hedge, earthen berm, fence or wall which will present a solid visual screen at least six (6) feet in height upon installation.

- e. **Package water or wastewater treatment facility.** If a package water or wastewater treatment facility is developed, the following additional standards shall be met.

- (1) **Confirmation.** If a package treatment facility is proposed to be developed in the designated Urban Service Area (USA) in the Comprehensive Plan, confirmation shall be provided from the appropriate public utility that central water or wastewater service is not available at the time the application for development permit is submitted, and that service is projected to be available within four (4) years of that date;
- (2) **Duration.** The use of package treatment facilities in the USA shall be permitted only until such time as central water or wastewater service is available from the appropriate public utility;
- ~~(3) LSA. If the package wastewater treatment facility is proposed to be developed in the designated~~ Limited Service Area (LSA) of the Comprehensive Plan:
  - (a) **Confirmation.** Confirmation is provided from the PBCHD that use of a package wastewater treatment plant is necessary to protect water quality; and
  - (b) **Certification.** A certificate is provided by the PBCHD that the uses proposed can be adequately served with a package wastewater treatment plant.

- (4) **RSA.** If the package treatment facilities are proposed to be developed in the designated Rural Service Area (RSA) of the Comprehensive Plan, there shall be demonstrated evidence that it is to be used to provide potable water or wastewater service to bona fide agricultural uses, public recreational uses, public educational uses, or other uses when found to be consistent with the Comprehensive Plan and upon approval of the Director of the Palm Beach County Health Department based on standards in Sec. 6.4.D.101.g.(3).(a) and (b) above. The Palm Beach County Health Department may impose conditions or restrictions necessary to protect public health and prevent the creation of a sanitary nuisance. All package plants in the RSA shall be operated and maintained by a public utility. Based on the standards of operator coverage in 17-602, Florida Administrative Code, the BCC, upon sufficient justification, may require a higher level of operator coverage.
- f. **Effect on previously approved facilities.** Water and wastewater treatment facilities approved prior to the effective date of this section shall not be considered nonconforming uses. Expansion of existing facilities may be allowed with setbacks lower than those listed in the table in this section provided the expansion is reviewed and approved by the DRC and if odor control is provided for significant sources of odor.
- g. **Dewatered Domestic Wastewater Residual Land Application:** Class A or B Dewatered Domestic Wastewater Residuals (DDWR), as defined by Chapter 17-640, F.A.C. and Article 3 (Definitions) of this Code, may be applied to the land at bonafide agricultural operations in the AP, AGR and AR zoning districts as specified below. Class AA DDWR, as defined by Chapter 17-640, F.A.C. and Article 3 (Definitions) of this Code, has unlimited distribution pursuant to Chapter 17-640, F.A.C. Nothing herein shall preclude disposal of DDWR at a landfill or at a wastewater treatment facility in compliance with applicable federal, state and local regulations nor effect any DDWR operation approved prior to the effective date of this section.
- (1) **AP and AGR districts.** Land application of class A or B DDWR shall be permitted on the site of bonafide agricultural operations as a matter of right in the AP and AGR zoning districts in compliance with FDEP standards in Chapter 17-640, as verified by the Palm Beach County Health Department prior to land application. Following verification, the Palm Beach County Health Department shall be notified of the proposed first date of the land application no fewer than thirty days prior to land application.
- (2) **AR district.** Land application of class A or B DDWR shall be permitted in the AR zoning district on the site of bonafide agricultural operations following approval by the DRC. An applicant shall demonstrate compliance with FDEP standards except that the required separation from buildings and other property lines shall be as specified below. In the case of several adjacent properties which all apply DDWR to the land, the properties may be combined for the purpose of measuring the required separation and the separation may be measured from the boundary of the most exterior application area.
- (a) **External separation.** There shall be a minimum separation of five hundred (500) feet from any off-site structure occupied on a daily or frequent basis by people. This distance shall be measured from the perimeter of the DDWR application area outward toward the structure.
- (b) **Internal separation.** Internal to each site, there shall be a minimum two hundred (200) hundred foot separation from the perimeter of the DDWR land application area to the property line of the adjacent parcel.

These setbacks may be reduced or increased by the DRC when approved by the Director of the **PBCHD and found by the DRC to be consistent with the adopted Comprehensive Plan**, the intent of this section, and the compatibility standards of this Code.

[Ord. No. 99-37]

- 102. Wholesaling, general** means an establishment engaged in the display, maintaining inventories of goods, storage, distribution and sale of goods to other firms for resale, or the supplying of goods to various trades such as landscapers, construction contractors, institutions, industries, or professional businesses. In addition to selling, wholesale establishments sort and grade goods in large lots, break bulk and redistribute in smaller lots, delivery and refrigeration storage, but excluding vehicle sales, wholesale greenhouses or nurseries, wholesale of gas and fuel, and wholesale building supplies. A general wholesaling use shall comply with the following supplementary use standards.
- a. IG and IL Districts.** In the IL and IG districts a general wholesaling or warehouse use which has an accessory office shall be equipped with sanitary facilities.
- 103. Zero lot line home** means the use of a lot for one (1) detached dwelling unit excluding a mobile home but including a manufactured building with at least one (1) wall, but not more than two (2) walls or a portion thereof, located directly adjacent to a side lot line. A ZLL home use shall comply with the following supplementary use standards. In the case of conflict with the property development regulations of the district, these standards shall apply.
- a. General.** ZLL developments in the RTU zoning district or in the RS zoning district that lie within the MR5 future land use category shall require a Class A Conditional Use approval.
  - b. Access.** Zero lot line homes and side street homes within a planned development may front on a residential access street subject to Chart 8.22-2, Chart of Minor Streets. Residential subdivisions located outside of a planned development shall provide access to lots as required by Sec. 8.22, Access and circulation systems.
  - c. Parking.** Each zero lot line and side street home shall have a minimum of two (2) parking spaces and shall comply with the requirements of Sec. 7.2, Parking and loading.
  - d. Replacement.** In the event any home built under this section is destroyed or removed by or for any cause, the unit if replaced, shall be replaced with a unit of similar size and type, meeting the minimum requirements of this section. The developer shall include the appropriate deed restrictions and/or covenants so as to require replacement as outlined above. [Ord. No. 99-37]
- 104. Zoo** means a place where animals are kept in captivity for the public to view. A zoo use shall comply with the following supplementary use standards:
- a. Location.** An outdoor wildlife preserve or attraction shall have a five hundred (500) foot buffer from an existing residential development or an area designated as a residential use in the Future Land Use Element of the Comprehensive Plan.
  - b. Setback from residential.** No animal containment area shall be located within five hundred (500) feet of any residential district.
  - c. SA district.** In the SA district, a zoo use shall have a five hundred (500) foot buffer from residentially occupied or zoned property in addition to the required minimum setbacks of these districts.
  - d. AR district.** In the AR district, a zoo use shall be located on a minimum of ten (10) acres, and shall have a five hundred (500) foot buffer from residentially occupied or zoned property in addition to the required minimum setbacks of these districts.



**Amendment History:**

[Ord. No. 93-4; February 16, 1993] [Ord. No. 93-17; July 20, 1993] [Ord. No. 94-23; October 4, 1994]  
[Ord. No. 95-8; April 13, 1995] [Ord. No. 95-24; July 11, 1995] [Ord. No. 96-28; September 25, 1996]  
[Ord. No. 97-14; May 23, 1997] [Ord. No. 97-64; December 24, 1997] [Ord. No. 98-01; January 16, 1998]  
[Ord. No. 98-11; April 30, 1998] [Ord. No. 98-12; April 30, 1998] [Ord. No. 99-37; October 7, 1999]  
[Ord. No. 00-015; April 12, 2000] [Ord. No. 01-01; January 18, 2001] [Ord. No. 01-28; October 3, 2001]  
[Ord. No. 01-29; August 3, 2001] [Ord. No. 01-62; September 6, 2001] [Ord. No. 01-100; December 28, 2001]

**SEC. 6.5      PROPERTY DEVELOPMENT REGULATIONS.**

- A. Property development regulations schedule.** The minimum lot dimensions, minimum and maximum density, maximum floor area ratio (FAR), maximum building coverage, and minimum building setbacks for uses in each district shall be determined from Table 6.5-1, as may be modified by succeeding provisions of this section. Maximum building height shall be as specified in Sec. 6.5.H., Building height. Property development regulations for Overlay districts shall be as specified in Sec. 6.7, Overlay District Regulations. Property development regulations for Planned Development Districts shall be as specified in Sec. 6.8, Planned Development District Regulations. There are no property development regulations for the PO district. A project may be eligible to develop at the maximum density specified in this schedule provided all other property development regulations of this code are met. **[Ord. No. 96-28]**

(This space intentionally left blank)

**Amendment History:**

[Ord. No. 93-4; February 16, 1993] [Ord. No. 95-8; April 3, 1995] [Ord. No. 95-24; July 24, 1995]  
 [Ord. No. 96-28; September 25, 1996] [Ord. No. 98-49; October 28, 1998] [Ord. No. 99-37; October 7, 1999]  
 [Ord. No. 00-015; April 12, 2000] [Ord. No. 01-01; January 18, 2001] [Ord. No. 01-100; December 28, 2001]

**B. General exceptions.**

1. **CRS district in LR1.** Notwithstanding the standards of Table 6.5-1 (Property Development Regulations Schedule), when a CRS district is located in an area with an LR1 land use designation in the Future Land Use Element of the Comprehensive Plan, the property development regulations of the RE district shall apply.
2. **Single-family development in multi-family districts.** Notwithstanding the requirements of Table 6.5-1, the property development regulations for single-family development in the RM and RH districts shall be as specified in Table 6.5-1 for the RS district.
3. **Townhouse development.** Notwithstanding the requirements of Table 6.5-1, the property development regulations, except for density, for townhouses in all districts where they are authorized shall be as follows.

**TABLE 6.5-2A**  
**Property Development Regulations for Townhouse Developments.**

Minimum lot size	Non planned development: 1,600 square feet Planned development: 1,000 square feet
Minimum lot width	16 feet

[Ord. No. 01-01]

**TABLE 6.5-2B**  
**Minimum townhouse setbacks**

<b>YARD</b>	<b>SETBACKS (25' Maximum Building Height)</b>	<b>SETBACKS (35' Maximum Building Height)</b>
Front	25 feet - garage 15 feet - unit	30 feet - garage 20 feet - unit
Side (interior)*	15 feet	25 feet
Side (street)*	25 feet	25 feet
Rear	25 feet	25 feet

[Ord. No 01-01]

**Notes for TABLE 6.5-2B:**

- 1 Setbacks shall be measured from fee simple lot lines, perimeter property lines, required landscape buffers, canal R-O-Ws, streets, and pod boundaries.
- 2 Townhouse units shall be setback a minimum distance of ten (10) feet from parking tracts.
- 3 Townhouse units may reduce the minimum rear or side building setback distance pursuant to Sec. 6.5.G.6, Setback reductions.
- 4 Recreation buildings and other structures allowed within townhouse developments which are not accessory structures shall comply with the setback and separation requirements of this section.
- 5 Townhouse buildings located within a planned development may request flexible regulations for side and rear building setbacks pursuant to Sec. 6.8.A.4., Regulating Plan.
- 6 Setback applies to end unit only.

[Ord. No. 01- 01]

**TABLE 6.5-2C**  
**Minimum townhouse separations**

<b>YARD</b>	<b>SEPARATIONS (25' Maximum Building Height)</b>	<b>SEPARATIONS (35' Maximum Building Height)</b>
<b>Front</b>	25 feet	30 feet
<b>Side (interior)</b>	15 feet	25 feet
<b>Side (street)</b>	25 feet	25 feet
<b>Rear</b>	25 feet	25 feet

**Notes for TABLE 6.5-2C:**

- 1 Separations between two townhouse groups shall be measured by drawing a center line between the two adjacent groups and measuring a minimum distance equal to one-half ( $\frac{1}{2}$ ) of the required separation from the centerline between structures to ensure an equidistant separation.
- 2 Separations shall apply to the proximity of one townhouse group (including accessory structures) to another.
- 3 Townhouse buildings located within a planned development may request flexible regulations for side and rear building separations pursuant to Sec. 6.8.A.4., Regulating Plan.

[Ord. No. 01-01]

- 4 **Zero Lot Line Development.** Notwithstanding the requirements of Table 6.5-1, the property development regulations, except for density, for Zero Lot Line homes in all districts where they are authorized shall be as follows. [Ord. No. 01-101]

(This space left blank intentionally)

**TABLE 6.5-3**  
**Property Development Regulations for ZLL Developments**

	INTERIOR LOT	CORNER LOT	SIDE STREET HOME
<b>Minimum Lot Size</b>	4,500 s.f.	4,500 s.f.	4,500 s.f.
<b>Minimum Lot Width And Frontage</b>	45 feet	55 feet	60 feet
<b>Minimum Lot Depth</b>	75 feet		
<b>Minimum Front Setback</b>	Front loading garage 25 feet Side loading garage 10 feet Living quarters 10 feet		
<b>Minimum Side Interior Setback</b>	Non ZLL 10 feet ZLL 0 feet	Non ZLL 10 feet ZLL 0 feet	10 feet on all sides
<b>Minimum Corner Setback</b>	N/A	15 feet	15 feet
<b>Minimum Rear Setback</b>	10 feet		
<b>Maximum Building Height</b>	35 feet		
<b>Maximum Lot Coverage</b>	50% - building		

[Ord. No. 01-101]

(This space left blank intentionally)

**Notes for TABLE 6.5-3.**

- 1 **Density.** The gross density of the development shall be consistent with the allowable density of the Plan.
- 2 **Minimum frontage and width.** Minimum frontage and width may be measured from the front building setback.
- 3 **Driveway.** The driveway of a front loading or side loading garage shall intersect the street at or near a ninety (90) degree angle to the road center line.
- 4 **Setback reduction.** The rear or side interior setback may be reduced pursuant to Sec. 6.5.G.6., Setback reductions. This reduction shall not be used in conjunction with other setback reduction regulations.
- 5 **Accessory building setbacks.** Accessory buildings shall meet the setback requirements for the principal structure.
- 6 **Flexible regulations.** ZLL and side street homes located within a planned development may request flexible regulations for minimum lot dimensions and side and rear building setbacks by applying to the DRC as described in Sec. 6.8.A.4, Regulating Plan. In no event shall separations between units be less than (10) feet.
- 7 **Screening.** Mechanical equipment shall be appropriately screened and oriented away from the front door and private outdoor spaces of the adjacent lot. [Ord. No. 01-01]

**a. ZLL Design standards.** A ZLL development shall contain homes (dwelling units) which are constructed abutting a lot line and may contain side street homes pursuant to Sec. 6.5.B.4.a.(2), Side street home. ZLL and side street homes have lot sizes and building setbacks which are substantially smaller than a typical single family house. Special attention is required to ensure that the design of the lot and home provides privacy and an outdoor recreation area for residents. ZLL and side street homes shall comply with the following design standards.

**(1) ZLL home.** A ZLL home shall be designed abutting one (1), but not more than two (2) property lines and shall comply with the following standards.

**(a) Length of home abutting zero setback.** A minimum twenty (20) foot length of the home, shall be located abutting a lot line and shall have a zero foot setback from the lot line. Credit towards meeting this minimum length requirement shall be granted for an air-conditioned living area, a garage or a storage space which is attached or otherwise a part of the home. Attached shall mean that the buildings share a continuous foundation and a portion of the building abuts a lot line with a zero foot setback. If the home abuts two (2) lot lines, the minimum length measurement shall be cumulative for the two (2) lot lines.

**(b) Prohibited openings and attachments.**

1) Openings and attachments shall not be allowed to penetrate and/or be attached to any portion of the home abutting the ZLL:

- a) A/C condensate drain.
- b) A/C emergency overflow drain.
- c) Exhaust ducts, such as, but not limited to, kitchens, bathrooms, clothes dryers.
- d) Garage vents.
- e) Temperature or pressure relief line.
- f) Doors.
- g) Windows (other than glass blocks or similar translucent materials).
- h) Electric meters.
- i) Hose bib.

2) **Exceptions.** Exceptions may be considered only for those existing projects where an opening or attachment was permitted on the zero lot line wall for the models or more than thirty (30) percent of the total dwelling units of that project.

**(c) Permitted openings.** The following openings and attachments shall be allowed to penetrate and/ or be attached to the portion of the home abutting the ZLL:

- 1) Clean out fittings;
- 2) Soffit vents;
- 3) Glass blocks or similar translucent materials pursuant to the ULDC;
- 4) Atrium emergency exit pursuant to the ULDC.

- (d) **Maintenance and roof eave encroachment easement.** The plat of a ZLL development shall indicate the establishment of a maintenance and roof eave encroachment easement along the ZLL.
- 1) **Easement width.** This easement shall be a minimum two (2) feet in width, to allow for the maintenance of the ZLL wall and to accommodate the overhang of the roof eave and gutter.
  - 2) **Roof eave encroachment.** Roof eaves may project over the ZLL up to a maximum of twenty-four (24) inches provided that gutters are installed to prevent water runoff onto the abutting property.
  - 3) **Drainage easement.** Eaves shall not project over drainage easements. No construction shall be permitted within an established easement, except as allowed in the easement encroachment regulations of Sec. 6.5., Property Development Regulations.
  - 4) **Drainage swales.** Drainage swales which do not have underground pipes may overlap roof overhang/maintenance easements.
- (e) **Atrium.** An atrium may be constructed along the ZLL side of the home to provide light, air, and a means of emergency escape. A gate may be installed for emergency exit purposes provided the gate is: a minimum of thirty-six (36) inches in width; a minimum of six (6) feet eight (8) inches in height; opaque; and, operable only from the inside with the door opening inward.
- (f) **Recess minimum.** The remaining portion of the home may be recessed from the ZLL by complying with the following standards.
- 1) **Distance.** The home shall be recessed a minimum distance of four (4) feet from the zero property line.
  - 2) **Openings.** Doors or windows in the recessed portion of the home shall not be adjacent to the outdoor patio or pool of another home unless the outdoor area is completely screened from view from the adjacent home.
- (g) **Privacy wall or fence.**
- 1) A minimum five (5) foot high opaque privacy wall or fence shall be constructed along the ZLL beginning at the rear of the home and extending a minimum distance of ten (10) feet toward the rear property line. The privacy wall or fence shall ensure a minimum private outdoor living space for each unit. Back-to-back or side-to-back units which have rear setbacks less than fifteen (15) feet on each lot shall provide a minimum five (5) foot high opaque privacy wall or fence along the rear property line.
  - 2) The required wall (including any extension) of this section shall be constructed with the materials described below and shall comply with all building code requirements.
    - a) Material identical to that which is used to construct the adjoining ZLL wall of the house (e.g. brick home with a brick privacy wall).
    - b) Any structure sound, opaque, and permanent materials with an exterior finish that matches the style, color, and surface texture of the exterior wall finishes of the adjoining ZLL wall of the house (e.g. CBS home with stucco finished wood frame wall painted to match the home).
  - 3) **Exceptions.** Exceptions may be considered only for those existing projects where the materials of the required privacy wall does not match the adjoining ZLL wall for the models or more than (30) percent of the total dwelling units of the project.
  - 4) **Screened and solid roof enclosures.** When a screened or solid roof enclosure extends along the lot width to the ZLL, the length and height of the wall required by Sec. 6.5.B.4.a.(1).(g) shall be extended along the ZLL pursuant to Sec. 6.6.A.10., Supplementary Regulations- Screen Enclosures.
- (h) **Final subdivision plan.** The design and function of ZLL homes abutting lot lines on two (2) sides shall be graphically indicated on a **final subdivision plan prior to review and certification** by the DRC. The plan shall indicate typical home configurations including door and patio locations.

- (i) **Use of glass block along ZLL.** The use of glass block or similar translucent materials along the ZLL shall be subject to the following provisions.
  - 1) **Building code.** The glass block shall comply with all building code requirements, including product type, fire rating, energy codes, and other construction standards including the manufacturer's specifications regarding maximum area.
  - 2) **Materials.** Only translucent glass block which allows no shapes to be visible, and a maximum (60) percent exterior light transmission shall be used.
  - 3) **Limitation.** Use of glass block shall be limited to new construction only, unless permission of the home owners association and neighboring owner is obtained.
  - 4) **Surface area.** The use of glass block shall be limited to less than fifty (50) percent of the surface area of the wall abutting the ZLL or manufacturer's specifications regarding maximum area, whichever is less.
  - 5) **Affidavit.** The applicant (property owner or contractor) shall submit a notarized affidavit that verifies the degree of light transmission and the translucency of the glass block to be used.
  - 6) In no event shall separations between units be less than ten (10) feet.
  - 7) **Exception.** When a zero lot line wall abuts a dedicated open space at least fifty (50) feet in width, transparent windows may be permitted on the zero lot line wall.
- (2) **Side street home.** A side street home may only be located on a lot having a street or at least fifty (50) feet of open space abutting two (2) sides. This home shall not abut a property line and shall comply with the minimum setback requirements of Table 6.5-3. A side street home shall not be required to follow the design standards of Sec. 6.5.B.4.a.(1).
  - (a) **Privacy wall or fence.** On every side street lot created pursuant to this section, a minimum five (5) foot high opaque privacy wall or fence shall be constructed along the side interior lot line. The required wall shall be consistent with Sec. 6.5.B.4.a.(1).(g).(i). And (ii). This requirement shall be waived if the adjacent home is required to install a privacy fence along the same lot line. At a minimum, this required wall or fence shall be constructed along the interior lot line beginning at a point parallel to the rear of the home and continuing a minimum distance of ten (10) feet toward the rear property line.
  - (b) **Property development regulations.** The property development regulations for ZLL developments shall be as follows. [Ord. 01- 01]
- 5. **Special density programs.** Special density programs for affordable housing are available through the use of VDBP, TND, and Westgate CRA-O. Site development standards for affordable housing shall be in accordance with 6.5.L of this code.  
[Ord. 01- 01]
- 6. **Minimum lot dimension exceptions.** Projects which are granted the ability to develop above the standard density pursuant to the applicable provisions in the Comprehensive Plan may develop single-family units according to the single-family residential (RS) zoning district property development regulations in the ULDC.



**7. RM, Multi-Family Residential (Medium Density) District.**

- a. Multifamily units shall be permitted on property in the RM zoning district with a MR5 land use designation and considered consistent with the Comprehensive Plan subject to the following.
  - (1) a written determination that the property meets the criteria for a Non-Planned Development District (PDD) Density Exemption in the Comprehensive Plan; and
  - (2) the property was zoned RM prior to the adoption of the 1989 Comprehensive Plan (rezoning property with MR5 land use to the RM district shall be prohibited).
- b. The approval process shall be as follows.

UNITS	PROCESS
0-4	Building Permit Only
5-8	DRC Site Plan Approval
9-16	Class B Conditional Use
Over 16	Class A Conditional Use

- c. Legally permitted multifamily units in RM zoning with MR5 land use may be redeveloped in compliance with Section 6.5. (Property Development Regulations).

**8. Infill subdivisions.** Single-family dwelling units in projects which meet the criteria in Policy 1.2.2.a. of the Comprehensive Plan or utilize the TDR Program may develop according to the Residential Single Family (RS) property development regulations in the ULDC. [Ord. No. 00-015]

**C. Lot dimensions.**

- 1. **Lot size.** Lot size refers to the total horizontal area included within the lot lines, expressed in acres or square feet. The minimum lot size for each district is provided in Table 6.5-1, except as otherwise provided in this subsection, Sec. 6.4.D, (Supplementary Use Standards), or elsewhere in this Code.

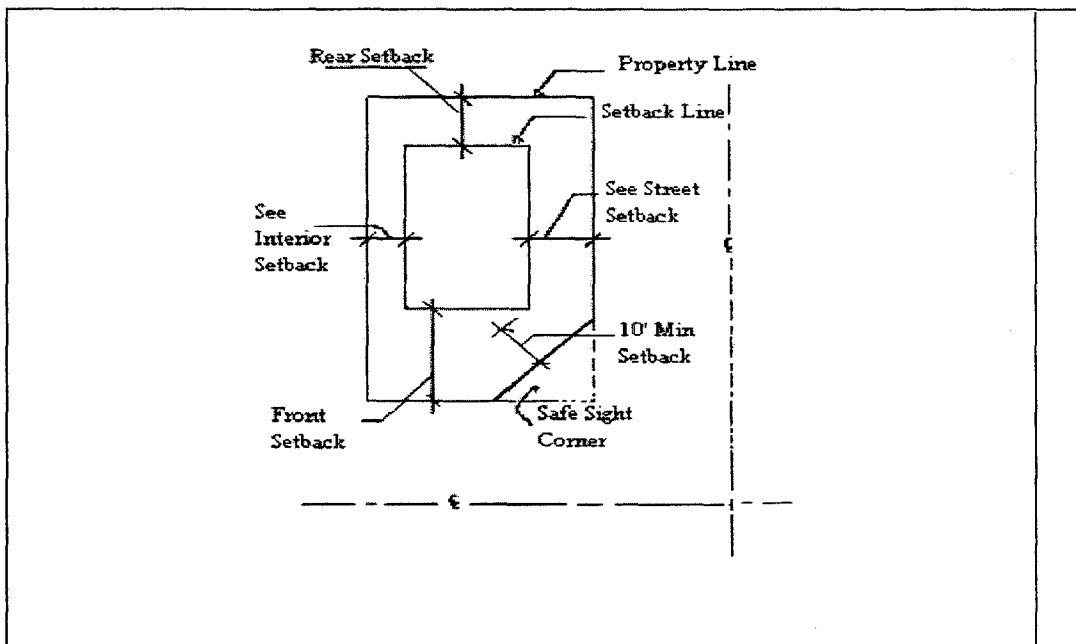
**a. Special Lot Size Requirements in the AR and CRS districts.**

- (1) **Minimum lot size in RR20 of the Future Land Use Element of the Comprehensive Plan.** Notwithstanding the requirements of Table 6.5-1, the minimum lot size in the AR and CRS districts when located in an area with an RR20 land use designation in the Future Land Use Element of the Comprehensive Plan shall be twenty (20) acres.
- (2) **Antiquated subdivisions.** The following standards shall pertain to the further division and recombination of lots in areas designated Rural Residential in the Future Land Use Element of the Comprehensive Plan.
  - (a) Parcels within antiquated subdivisions shall not be further divided to form additional parcels unless each parcel created is ten (10) or more acres.
  - (b) Parcels cannot be reduced in size unless the purpose is to enlarge other parcels in the subdivision. The overall number of units of the reconfigured lots shall not exceed the original number of units.
  - (c) Parcels can be enlarged in size by combining with land area not included within the boundaries of the subdivision. The number of dwelling units allowed for the reconfigured area shall not exceed the original number of units.
  - (d) Adjacent lots of record under common ownership shall be required to combine to satisfy density requirements if such combination acts to reduce the nonconformity.

- b. Maximum lot size in CN and CLO districts.** No lot shall be larger than three (3) acres in the CN district, and ten (10) acres in the CLO district.
- 2. Lot width.** Lot width refers to the horizontal distance, in feet, between the side lot lines measured at right angles to the lot depth at a point midway between the front and rear lot lines. The minimum lot width for each district shall be as provided in Table 6.5-1, except as otherwise provided in this section, Sec. 6.4.D, (Supplementary Use Standards) or elsewhere in this Code.
- 3. Lot frontage.** Lot frontage refers to the length of the front lot line. The minimum lot frontage requirement shall be identical to the minimum lot width requirement as specified in Sec. 6.5.C.2., except that on curving streets or cul-de-sacs, the required lot frontage for lots contiguous to and between the points of curvature (P.C.) of said streets may be reduced by forty (40) percent, provided that the centerline radius of the contiguous street is one hundred twenty-five (125) feet or less. [Ord. No. 99-37]
- 4. Lot depth.** Lot depth refers to the horizontal length, in feet, of a straight line drawn from the midpoint of the front lot line to the midpoint of the rear lot line. The minimum lot depth for each district shall be as provided in Table 6.5-1., except as otherwise provided in this section, Sec. 6.4.D. (Supplementary Use Standards) or elsewhere in this Code. [Ord. No. 95-24]
- D. Density.** Density refers to the number of dwelling units for each acre of land. The minimum and maximum densities permitted in the RE through RH districts shall be as provided in Table 6.5-1, except as otherwise provided in this Section, Sec. 6.4.D. (Supplementary Use Standards) or elsewhere in this Code.
- 1. Calculation of density.** Density shall be calculated by dividing the number of dwelling units on a lot by the lot area (in acres). When the result is other than a whole number, it shall be rounded down to the nearest hundredths.
- 2. RT district in LR1.** Notwithstanding the requirements above, RT districts located in an area with a LR1 land use designation in the Future Land Use Element of the Comprehensive Plan, shall not have a minimum density requirement and the maximum density allowed shall be one (1) unit for each acre.
- 3. Maximum density.** Densities in excess of the maximum permitted by Table 6.5-1 shall be permitted in the RM or RH districts only if one (1) of the following conditions are met.
- The development is consistent with the County's Voluntary Density Bonus Program designed to provide affordable housing.
  - The additional dwelling units are equal to the equivalent transfer of development rights (TDR) units pursuant to Sec. 6.10, (Transfer of Development Rights).
  - The additional dwelling units are permitted by the provisions of an Overlay District pursuant to Sec. 6.7 (Overlay District Regulations).
  - The additional dwelling units are located in a Planned Development in accordance with the Planned Development provisions of this code. [Ord. No. 93-4]
- 4. Maximum density when utilizing TDR units.** Densities in excess of the maximum in Table 6.5-1 shall be permitted in all residential zoning districts in the Urban Service Area provided that the additional dwelling units are Transfer of Development Rights (TDR) units pursuant to Sec. 6.10 (Transfer of Development Rights). [Ord. No. 00-015]

- E. Floor area ratio (FAR).** Floor area ratio refers to the gross floor area of all structures on a site divided by the gross site area, expressed as a decimal. For the purposes of the FAR calculation, both gross floor area and site area are expressed in square feet. The maximum FAR permitted in each district shall be as provided in Table 6.5-1, except as otherwise provided in this Section, Sec. 6.4.D (Supplementary Use Standards) or elsewhere in this Code.
- F. Building coverage.** Building coverage refers to that portion of the area of a lot, expressed as a percentage, occupied by all structures that are roofed or otherwise covered and that extend more than three (3) feet above the ground surface level. The maximum building coverage for each district shall be as provided in Table 6.5-1, except as otherwise provided in this Section, Sec. 6.4.D (Supplementary Use Standards), or elsewhere in this Code. (All principal residential, commercial or industrial uses shall have a structure on the lot that is in compliance with the Building Code and other applicable codes.)
- G. Setbacks.** Setback refers to that part of a lot extending open and unobstructed from the ground to the sky, except for permitted obstructions, along the length of a lot line, and from the lot line, or applicable base building line, to a depth set forth in the property development regulations of the district in which the lot is located.
- 1. Front setback.** The front setback refers to the setback extending along the full length of the front lot line. The minimum front setback required in each district shall be as provided in Table 6.5-1, except as otherwise provided in this Section, Sec. 6.4.D (Supplementary Use Standards) or elsewhere in this Code. Said setback shall be measured from the base building line as established pursuant to Sec. 6.5.G.7. [Ord. No. 97-14]
  - 2. Interior side setback.** The interior side setback refers to the setback extending along an interior side lot line between the front and rear setbacks. The minimum interior side setback required in each district shall be as provided in Table 6.5-1, except as otherwise provided in this Section, Sec. 6.4.D. (Supplementary Use Standards) or elsewhere in this Code.
    - a. Accessory structures.** An accessory or subordinate structure (except guest cottages, accessory apartments, or structures over ten (10) feet in height) may be constructed in any residential district (except AR and CRS), a distance of five (5) feet from the side interior property lines provided it is not within any established easement, and that there is adherence to the side corner yard setback standards. The structure shall not be permitted to occupy more than twenty five (25) percent of the distance between property lines. All structures used as dwellings shall meet the required setbacks of the principal use.
    - b. RM and RH interior side setbacks or separations.** Building separations shall correspond to the side setback regulations. Buildings over thirty-five (35) foot in height shall be in accordance with Sec. 6.5.I. (Building Height Regulations).
  - 3. Street side setback.** The street side setback refers to the setback extending along a street side lot line between the front and rear setbacks. The minimum street side setback required in each district shall be as provided in Table 6.5-1, except as otherwise provided in this Section, Sec. 6.4.D. (Supplementary Use Standards), or elsewhere in this Code. Said setback shall be measured from the base building line as established pursuant to Sec. 6.5.G.7. [Ord. No. 97-14]
  - 4. Rear setback.** The rear setback refers to the setback extending along the full length of the rear lot line. The minimum rear setback required in each district shall be as provided in Table 6.5-1, except as otherwise provided in this Section, Sec. 6.4.D. (Supplementary Use Standards), or elsewhere in this Code.

- a. **Alleys.** Whenever a lot in either the commercial or industrial districts is contiguous to an alley, one-half ( $\frac{1}{2}$ ) of the alley width may be considered as a portion of the required rear yard, but in no case shall the rear yard be reduced to less than five (5) feet.
  - b. **Railroad tracks.** Industrial uses that abut railroad trackage may reduce the rear yard setback to zero (0) feet along such trackage.
  - b. **Accessory residential structures.** An accessory or subordinate structure (except guest cottages, accessory apartments, or structures over ten (10) feet in height), may be constructed in any residential district (except AR and CRS), a distance of five (5) feet from the rear property lines provided it is not within any established easement, and that there is adherence to the side corner yard setback standards. The structure shall not be permitted to occupy more than twenty five (25) percent of the distance between property lines. Permitted accessory structures include satellite dishes, utility sheds, or detached garages. All structures used as dwellings shall meet the required setbacks of the principal use.  
[Ord. No. 96-28]
5. **Setbacks from a safe sight corner.** Setbacks from a safe sight corner for a residential lot shall be a minimum of ten (10) feet. The setback shall be measured perpendicular from the interior lot line of the safe sight triangle.



- 6. **Setback reductions.** The rear or side setback may be reduced along the length of a lot line abutting open space with a minimum of fifty (50) feet of width provided all construction, earthwork, and maintenance shall be conducted on that lot. This reduction shall not be used in conjunction with other setback reduction regulations. Setback reductions shall be a maximum of twenty-five (25) percent unless otherwise stated in this code. [Ord. No. 99-37] [Ord. No. 01-01]
- 7. **Base building line.** The base building line for any lot shall be established to provide visual buffer along streets as follows.

**a. Collector and Arterial Streets.** The base building line for any lot abutting a collector or arterial street shall be forty (40) feet beyond the existing R-O-W. Provided, however, that the County Engineer may waive this requirement in whole or in part and establish the base building line at a lesser distance from the existing R-O-W where said distance is deemed adequate to provide the visual buffer.

**b. Local streets.** The base building line for any lot abutting a local street shall be as follows:

- (1) Along deeded or dedicated rights-of-way, the base building line shall be thirty (30) feet from the centerline of the R-O-W unless administratively waived by the County Engineer, or shall be the existing R-O-W line, which ever is greater.
- (2) Along streets established as recorded easements, the base building line shall be thirty (30) feet from the center of the established easement unless administratively waived by the County Engineer. If the base building line requirement is waived on an easement road, setbacks shall be measured from the inside easement line.
- (3) The base building line for lots within subdivisions platted after February 5, 1973 shall be the R-O-W line of the street as shown on the plat.

**c. Permitted encroachments.** Pursuant to the approval of the County Engineer, removable non-habitable structures may be placed between the existing R-O-W line and the base building line. Approval of such structures shall be subject to a removal agreement and may include signs, fences, and auto displays. The area must be landscaped in accordance with Sec. 7.3 (Landscaping and buffering).

[Ord. No. 93-4] [Ord. No. 95-24] [Ord. No. 96-28]

**H. Building height.** Building height refers to the vertical distance, in feet, from finished grade to the highest point of the roof for flat roofs; to the deck line for mansard roofs; and to the average height between eaves and the ridge for gable, hip and gambrel roofs.

- 1. General limitation.** Except as otherwise provided in this section or this Code, buildings in all districts shall be limited to a maximum height of thirty-five (35) feet.
- 2. Accessory agricultural structures.** Structures accessory to a bona fide agricultural use in the AGR, AP, SA and AR districts may exceed thirty-five (35) feet up to a maximum of sixty (60) feet, provided that an additional three (3) foot setback is provided in addition to all required setbacks for each ten (10) feet in height or fraction thereof above thirty-five (35) feet.
- 3. Airport zones.** Uses that fall within the Airport zones established in Article 18 (Airport Zoning Regulations) are subject to height restrictions and a special review process. Article 18, Section VI (Airspace Height Regulations) contains specific provisions. [Ord. No. 96-28]
- 4. Multi-family and nonresidential districts.** In the RM, RH, CHO, CG, IL and IG districts, structures may exceed thirty-five (35) feet in height, provided that the following requirements are met.
  - a. Increased setbacks.** An additional one (1) foot setback shall be provided in addition to all required setbacks for each one (1) foot in height or fraction thereof above thirty-five (35) feet.
  - b. Increased setbacks adjacent to single-family.** Along all interior side and rear lot lines adjacent to an existing single-family dwelling or to undeveloped land in a single-family residential district, an additional two (2) foot setback shall be provided in addition to the required setback for each one (1) foot in height above thirty five (35) feet.

c. **Limitation in multi-family districts.** In the RM and RH districts, buildings or structures in excess of one hundred (100) feet in height shall be permitted only with approval of a Class B conditional use permit.

5. **Exceptions to height regulations.** Except for structures located within a regulated Airport zone, the height regulations of this section shall not apply to the following:

- a. Church spires and religious domes; [Ord. No. 00-015]
  - b. Belfries;
  - c. Monuments;
  - d. Tanks;
  - e. Water towers;
  - f. Fire towers;
  - g. Stage towers or scenery lofts;
  - h. Cooling towers;
  - i. Ornamental towers and spires;
  - j. Chimneys;
  - k. Elevator bulkheads;
  - l. Smoke stacks;
  - m. Oil derricks;
  - n. Conveyors;
  - o. Flag poles; (subject to Sec. 7.14., Signage);
  - p. Aircraft control towers;
  - q. Aircraft navigation aids;
  - r. Accessory radio towers (subject to Sec. 6.6., Supplementary Regulations)
  - s. Amateur radio/TV antennas (subject to Sec. 6.6., Supplementary Regulations);
  - t. Commercial communication towers (subject to Sec. 6.4.D., Supplementary Use Standards); and
  - u. Parapet screening mechanical equipment.
- [Ord. No. 93-4] [Ord. No. 94-23] [Ord. No. 96-28]

I. **Exceptions to property development regulations.** The following structures or objects of natural growth shall be permitted within required yard setbacks, provided that the safe sight distance triangle standards of Sec. 7.3 (Landscape and Buffering) are met.

- a. Arbors and trellises, provided there is a minimum three (3) foot setback from property line.
- b. Permanent or retractable awnings or canopies projecting from a building wall over a required yard setback not more than two and one-half (2½) feet, and having no supports other than provided by the wall or its integral parts.
- c. Bay windows.
- d. Chimneys projecting not more than three (3) feet into the required yard setback.
- e. Clothes poles or clothes lines in rear yard setbacks of residential districts.
- f. Driveways subject to other specific provisions of this ordinance related directly thereto.
- g. Fire escapes or staircases, the riser of which shall be at least fifty (50) percent open, provided that the vertical projection downward onto a required yard setback shall not project more than three (3) feet into, and shall not exceed ten (10) percent of, the area of the required yard setback.
- h. Flagpoles having only one structural ground member (subject to Sec. 7.14., Signage).
- i. Fountains.
- j. Heating, ventilation and air conditioning units (including compressors and condensers) for single-family or duplex dwellings, provided the exhaust air from such units is directed vertically or away from the adjacent property line.

- k. Mailboxes.
  - l. Open terraces, including walkways, ground level wooden decks and natural plant landscaping.
  - m. Open, uncovered stoops
  - n. Recreational equipment in the rear yard setback in residential districts.
  - o. Roof overhangs projecting into the required setback area a maximum of two and one-half (2½) feet.
  - p. Sculpture or other similar objects of art.
  - q. Signs, subject to the provisions of Sec. 7.14 (Signage).
  - r. Vehicular parking areas, unless otherwise specifically prohibited by applicable sections of this Code.
  - s. Walls and fences, subject to Sec. 6.6. (Supplementary Regulations).
  - t. Trees, shrubbery or other objects of natural growth.
  - u. Wells.
  - v. Utility transmission lines and associated structures, such as poles.
  - w. Basketball goals, provided there is a minimum three (3) feet setback from the rear and side interior property lines and a minimum fifteen (15) feet setback from front and side street property lines.
  - x. Light poles having only one (1) structural ground member.
  - y. An accessory residential dock, shared by abutting residential parcels only, subject to the submittal of an executed construction and maintenance agreement, prepared in a manner and form acceptable to the County Attorney and the Zoning Director.
  - z. Bus shelters and bus benches.
- [Ord. No. 93-4] [Ord. No. 94-23] [Ord. No. 95-8] [Ord. No. 97-64] [Ord. No. 00-015]

**J. District specific regulations.** Additional property development regulations shall apply to the following districts.

1. **AGR Use Limitations.** Pursuant to the 1989 Future Land Use Element of the Comprehensive Plan, only agricultural uses or residential development as defined in the Plan shall be allowed until the Agricultural Reserve Study is adopted.
2. **AR and CRS district regulations for Accessory structures.**
  - a) **Conforming lots.** Accessory structures may be located within the required minimum side or rear setbacks, provided that such structures are not located within twenty-five (25) feet of any side or rear property line. [Ord. No. 97-14] [Ord. No. 97-64] [Ord. No. 99-37]
  - b) **Nonconforming lots.** Accessory structures may be constructed a distance of fifteen (15) feet from the rear property line or at least five (5) feet from any established easement in the rear, whichever is the greater distance, and fifteen (15) feet from the interior side property line, provided that the accessory structure is not located within the required front yard and street side yard setbacks. Except as provided elsewhere in this Code, activities accessory to the principal use such as pens for the keeping of livestock and containerized plants shall be located a minimum of ten (10) feet from any side or rear property line. [Ord. No. 97-64] [Ord. No. 99-37]
  - c) **Storage containers in the AR district.** Storage containers or structures, accessory to a bona fide agricultural use are permitted in the AR district provided the container meets Building Code requirements.
3. **Additional residential district regulations.** Residential developments that are required to be approved by the DRC shall be subject to linked open space regulations as set forth in Sec. 6.8, (Planned Development Districts).
4. **Additional SA district regulations.** The following additional property development regulations shall apply to the SA districts.

- a. All uses in SA shall be located on a roadway classified as at least an arterial or collector as determined by the County Engineer, unless other provisions are specified for a particular use in the Use Regulations of Sec. 6.4. (Supplementary Use Standards).
  - b. The required buffer or setback area for the SA use may be used for bona fide agricultural uses provided all landscaping and other applicable regulations are met.
  - c. A buffer shall be landscaped pursuant to Sec. 7.3. (Landscape and Buffering), or to the applicable regulations of the district or use, whichever is the most restrictive.
5. **Additional CN district regulations.** The following additional property development regulations shall apply to the CN district.
- a. **Architectural character.** Building design of uses allowed in the CN district shall conform to and be compatible with the general architectural character of the neighborhood in which they will be established, pursuant to the requirements of Sec. 6.6 (Supplementary Regulations).
  - b. **Enclosed uses.** All uses, other than incidental storage of merchandise, (incidental storage shall not be long term inventory or stockpiles of merchandise) shall be operated entirely within enclosed buildings, with the following exceptions:
    - (1) Air curtain incinerator, temporary;
    - (2) Communication tower, commercial;
    - (3) Electrical power facility;
    - (4) Park, passive;
    - (5) Recreation facility, accessory;
    - (6) Recycling center;
    - (7) Recycling drop-off station;
    - (8) Solid waste transfer station;
    - (9) Utility, minor; and
    - (10) Water or wastewater plant.
  - c. **Operating hours.** No commercial use shall commence business activities (including delivery and stocking operations) prior to 6:00 AM nor continue activities later than 11:00 PM, except as otherwise provided in this Code.
6. **Additional regulations in all commercial districts.** The following additional property development regulation shall apply to all commercially zoned districts. All commercial uses adjacent to residential zoned property shall not commence before 6:00 a.m. daily.
7. **Additional CLO district regulations.** The following additional property development regulations shall apply to the CLO district.
- a. **Architectural character.** Building design of uses allowed in the CLO district shall conform to and be compatible with the general architectural character of the neighborhood in which they will be established, pursuant to the compatibility standards of Sec. 6.6 (Supplementary Regulations).
  - b. **Enclosed uses.** All uses shall be operated entirely within enclosed buildings, with the following exceptions:
    - (1) Air curtain incinerator, temporary;
    - (2) Communication tower, commercial;



- (3) Electrical power facility;
- (4) Park, passive;
- (5) Recreation facility, accessory;
- (6) Recycling drop-off station;
- (7) Solid waste transfer station;
- (8) Utility, minor; and
- (9) Water or wastewater plant.

**8. Additional CC district regulations.** The following additional property development regulations shall apply to the CC district.

**a. Floor area.** The maximum floor area permitted on any lot in the CC district shall be thirty thousand (30,000) square feet of gross floor area, unless approved as a Class A conditional use.

**b. Enclosed uses.** All uses, other than incidental storage of merchandise, shall be operated entirely within enclosed buildings, with the following exceptions:

- (1) Agricultural stand;
- (2) Air curtain incinerator, temporary;
- (3) Amusements, temporary;
- (4) Assembly, nonprofit;
- (5) Automotive service station;
- (6) Communication tower, commercial;
- (7) Electrical power facility;
- (8) Entertainment, outdoor;
- (9) Golf course;
- (10) Greenhouse or nursery, retail;
- (11) Park, passive;
- (12) Park, public;
- (13) Parking lot, commercial;
- (14) Recreation facility, accessory;
- (15) Recycling center;
- (16) Recycling collection bin;
- (17) Recycling drop-off station;
- (18) Retail sales, mobile or temporary;
- (19) Solid waste transfer station;
- (20) Utility, minor;
- (21) Vehicle sales or rental; and
- (22) Water or wastewater plant.

**c. Operating hours.** No outdoor commercial use shall commence business activities (including delivery and stocking operations) prior to 6:00 AM nor continue outdoor activities later than 11:00 PM, except as otherwise provided in this Code.

**9. Additional IL and IG district regulations.** The following additional property development regulations shall apply to the IL and IG districts.

**a. Outdoor activities.** Outdoor storage or outdoor industrial operations shall be completely screened from view with a combination of fencing and vegetation to a height of six (6) feet.

**[Ord. No. 00-015] [Ord. No. 93-4] [Ord. No. 97-64] [Ord. No. 99-37]**

**10. Additional requirements for non-residential land uses on property abutting S.R. 80 in the Rural Tier.** To maintain the character of the Rural Tier, and implement the goals and objectives in the Comprehensive Plan, the Zoning Commissioner and BCC may impose conditions of approval on non-residential property in the Rural Tier as follows.

- a. Conditions.** Conditions imposed by the reviewing body may exceed ULDC requirements by up to five hundred (500) percent based on the size, lot depth and width of the site, compatibility with surrounding land uses, and impact of the proposed use on the surrounding area. Conditions may include, but are not limited to: additional setbacks, landscaping, buffering, screening and equestrian trails; and more restrictive signage, lighting, access, and hours of operation. The dedication of equestrian trails may only be required when there is rough proportionality between the required equestrian trail and the needs of the community caused by the development.
- b. Buffers.**
  - (1) Retention/detention areas.** If imposed conditions require a minimum buffer which is one hundred (100) percent larger than the ULDC required buffer, dry retention/detention areas may overlap up to fifty (50) percent of the buffer width. Wet retention/detention areas, water management tracts, and easements may overlap up to twenty-five (25) percent of the buffer width.

**K. Easement encroachment.**

1. **Purpose.** This section is intended to establish a means by which construction and/or landscaping which physically encroach, but are not incompatible with the use for which a utility or drainage easement was established, may be permitted.
2. **Prohibition.** No construction or landscape installation shall occur within any public or quasi-public drainage or utility easement where such construction or landscaping is inconsistent with the use for which the easement was established, except in strict accordance with the provisions of this section.

No portion of any building or structure designed for human occupancy, screen enclosure, pool, or spa shall be permitted to encroach an easement. [Ord. No. 99-37] [Ord. No. 01-29]

3. **Incompatible uses.** If the terms of the easement, or the statute, law, ordinance, rule, regulation, or approval pursuant to which the easement was established prohibits or excludes the use, either expressly or by implication, such use shall be considered incompatible for purposes of this section.

The determination of whether a use is incompatible with the use for which an easement was established shall be made by the appropriate regulating agency in accordance with the standards of this section.

4. **Application process for encroachment into utility easements.** Structures which are not prohibited pursuant to Sec. 6.5.K.2, Prohibition, shall be subject to the following: [Ord. No. 01-29]

- a. If a building permit application includes construction in any utility easement, the applicant shall obtain and provide to PZB the consent of all easement holders and beneficiaries. The consent shall be specific to the proposed construction. PZB shall require that the consent be in or on a form established by PZB.

The consent shall be required prior to the issuance of a building permit. It shall be the responsibility of the applicant to obtain all necessary approvals. The PBC Water Utilities Department shall have the authority to effect a consent for utility easements held by PBC or for which PBC is the beneficiary based upon the criteria set forth in this section titled "Evaluation criteria for drainage easements."

- b. PZB shall also require that an executed removal and indemnification declaration (with the necessary consents) be recorded at the applicant's expense, or be submitted to PZB for recording at applicant's expense, prior to the issuance of the building permit. Said removal and indemnification declaration shall inure to the benefit of the easement holders and beneficiaries.

Said declaration shall provide that all direct and indirect costs related to removal shall be borne by the property owner, its heirs, successors, assignees, and grantees; that the aforesaid person(s) shall indemnify and hold the County, its officers, employees, contractors, and agents harmless against any and all claims and liabilities of whatever nature, (including personal injury and wrongful death) arising from any approval granted hereunder or the construction or installation approved hereunder. The removal declaration shall inure to the benefit of the easement holders and beneficiaries. It shall contain such other terms and covenants as PZB or the County Attorney reasonably deem appropriate.

- c. Whenever construction is proposed within the overlap of a utility easement and a drainage easement, compliance with this section shall not be construed to relieve the applicant from obtaining any required consents and approvals, if applicable, for encroaching into drainage easements.

- d. Persons desiring to landscape in utility easements need not obtain a permit pursuant to this section. If required by the easement holders or beneficiaries, the consent for landscaping in utility easements shall be obtained prior to planting. The consent of the PBC Water Utilities Department shall be required for any utility easements held by or to which the PBC Water Utilities Department is the beneficiary.

**5. Application process for encroaching into drainage easements.** Structures which are not prohibited pursuant to Sec. 6.5.K.2, Prohibition, shall be subject to the following: **[Ord. No. 01-29]**

- a. When a permit is required for construction or landscaping within a drainage easement, the applicant shall apply to the DEPW for approval of construction or landscaping.
- b. The approval of the DEPW for any such construction or landscaping shall be prior to, and a condition precedent to, the issuance of any building permit.
- c. The application shall be in or on a form established by the DEPW. The application shall include a copy of the recorded deed to the parcel on which the easement is located; the document(s) creating the easements; a certified sketch of survey of the easement; a sketch or plans showing the proposed construction or landscaping in relation to the location of existing drainage improvements in the easement; and such other documentation as the DEPW reasonably deems appropriate.  
**[Ord. No. 01-29]**

**6. Issuance of approval on drainage easements.**

- a. The DEPW may deny, approve, or approve with conditions the construction or landscaping in drainage easements.
- b. No approval shall be given before the DEPW has received specific written consent from all easement holders, easement beneficiaries, and governmental entities or agencies having jurisdiction of the drainage easement. The DEPW is hereby authorized to effect consent on behalf of the County when the County is the easement holder or beneficiary of drainage easements based upon Section 6.5.K.7. The DEPW may require that consent be in or on a form established by the DEPW. It shall be the responsibility of the applicant to obtain all necessary approvals.
- c. The DEPW shall also have executed in proper form, and shall cause to be recorded against the applicant's land involved, a removal and indemnification declaration (with the necessary consents) on a form approved by the County Attorney's Office. Said declaration shall provide that all direct and indirect costs related to removal shall be borne by the property owner, its heirs, successors, assignees, and grantees; that the aforesated person(s) shall indemnify and hold the County, its officers, employees, contractors, and agents harmless against any and all claims and liabilities of whatever nature (including personal injury and wrongful death) arising from any approval granted hereunder or the construction or installation approved hereunder. The removal declaration shall inure to the benefit of the easement holders and beneficiaries. It shall contain such other terms and covenants as the DEPW or the County Attorney deems appropriate. Proof of the recording of the document shall be furnished. In the case of any construction requiring a building permit, proof of recording shall be furnished to the Building Division or be submitted to PZB for recording at applicant's expense prior to the issuance of the building permit.

**7. Evaluation criteria for construction or landscaping within utility or drainage easements.**

a. The following items shall be considered in determining whether construction in an easement should be approved:

- (1) The types of uses to which the easement may be put;
- (2) The nature of the construction or landscaping;
- (3) The permanency of the construction or landscaping;
- (4) The anticipated cost or difficulty of removing the construction or landscaping;
- (5) The current use of the easement and the location of all existing structures and plants;
- (6) The impact the construction or plants may have on the current or future use or uses of the easement; and
- (7) The mitigating effects of any conditions which may be imposed.

b. The burden shall be on the applicant to affirmatively demonstrate that the proposed construction or landscaping is not or will not become incompatible with the use for which the easement was established, or impair the rights of the easement holders and beneficiaries.

8. **Fee.** To offset the cost of administering this section, a fee shall be charged as established by the BCC by resolution, or otherwise.

**9. All other approvals required.**

a. All other government permits, approvals, or consents necessary for the construction or landscaping shall be obtained prior to commencement of any construction or landscaping.

b. Nothing herein shall be construed as effecting any right to construct or landscape except to the limited and strict extent of any approval granted hereunder. An approval hereunder is for the limited purpose of complying with this section.

10. **Duties of departments.** The applicant is responsible to provide correct information, except as specifically set forth herein, no County official, employee, or agent shall have the duty of (1) reviewing permit applications submitted pursuant to this section, any other ordinance, rule, or regulation, (2) searching the Official Records of the Clerk of the Circuit Court in and for PBC, or (3) any other investigation to determine: (a) whether a permit application or request for County approval is inconsistent with the use for which an easement was established, (b) whether an easement exists in the area within which a permit for construction/development is sought or (c) whether any other government or private approvals are required for construction or development for which the permit is sought. However, PZB, DEPW or any other department, official employee, or agent may undertake an investigation, search, or inquiry to determine the aforesaid.

11. **Deviation.** If construction or landscaping is materially different than that which is approved by PBC Water Utilities Department, DEPW or PZB, then the approval given shall be of no force and effect, unless such deviation is approved by the department having jurisdiction pursuant to this section.

[Ord. No. 93-4]

**L. Flexible Property Development Regulations for Density Bonus Program Development.**

1. **Purpose and Intent.** The purpose and intent of this section is to provide flexibility from traditional property development regulations in order to provide greater opportunity for cost effective development for housing approved in conjunction with density bonus programs. The regulations represent the minimum regulations acceptable without compromising minimum health and safety standards.
2. **Applicability.** The provisions of this section may apply to all proposed residential development within unincorporated Palm Beach County that propose to construct affordable housing, as defined explicitly in, Westgate/Belvedere Article 3, pursuant to Sec. 6.9, Voluntary Density Bonus Program, or Sec. 6.7.B Homes Overlay District.
3. **Exceptions.** Flexible Regulations permitted in Planned Development Districts, by DRC or administrative deviation in this Code, shall not be used in conjunction with this Sec. (6.5.L., Flexible Property Development Regulations for Density Bonus Program Development).
4. **Regulating Plan.** All developments planned in accordance with this section shall submit a regulating plan consisting of a comprehensive graphic and written description of the function and development of the project. The regulating plan shall include the requirements listed below and the requirements of the individual district:
  - a. **Flexible regulations.** The applicant may request to deviate from property development regulations as described below. These regulations may be modified as part of the zoning amendment process or DRC review, as set forth in this Code, subject to the following requirements:
    - (1) **Justification report.** A proposed modification of property development regulations shall be justified by the applicant in a written report submitted with the development application which shall include, but not be limited to:
      - (a) The regulations which are proposed to be modified;
      - (b) The amount of the requested modification;
      - (c) The areas within the development which these modifications shall occur; and,
    - (c) Graphic representations (site plans, sections, elevations, perspectives, etc.) showing how the modifications will meet the intent of the district and the density bonus program in respect to open space, privacy, maintenance, and public health, safety and welfare.
  - (2) **Review.** Flexible regulations are reviewed by the applicable County agencies who provide a recommendation of approval, approval with amendments, or denial.
  - (3) **Limited use of flexible regulations.** Flexible property development regulations are not intended to take the place of variance requests normally reviewed by the Board of Adjustment. Flexible regulations shall only be granted at the time of approval of the entire project or entire land use zone and shall not be granted on a lot-by-lot basis. [Ord. No. 95-8]

**M. Property Development Regulations.** Housing, constructed in accordance with a density bonus program described in the applicability section above, may develop in accordance with the traditional property development regulations found in Table 6.5-1, Sec. 6.4.D: supplementary use standards for ZLL homes and townhouses or the provisions described herein.

1. **Minimum lot area and dimensions.** The applicant may deviate from minimum lot area and dimensions of the zoning district for all housing, except ZLL and townhomes, found in Table 6.5-1 by the percentage reductions described in Table 6.5-2 below.

2. **Exceptions to ZLL minimum lot dimensions.** The minimum lot width or lot depth requirement for ZLL development may be reduced by five (5) feet if the following criteria are satisfied.
  - a. The minimum lot size remains 4,500 square feet.
  - b. A minimum of twenty (20) percent of the dwelling units are covenant as affordable housing in accordance with Sec. 6.9, Voluntary Density Bonus.
  - c. A varied streetscape is provided through, but not limited to:
    - (1) Staggering of front yard setbacks to create visual open space along the street.
    - (2) Variation of architectural treatment.
  - d. The block length does not exceed eight hundred (800) feet in length and the number and location of driveway access points to the street is approved by the County Engineer.
3. **Maximum building intensity and building location standards.** The applicant may deviate from the Maximum lot coverage, maximum floor area ratio and minimum building setbacks and separations of the zoning district for all housing, except ZLL and townhomes, found in table 6.5-1, by a maximum percentage reduction of 20% except for the front yard setback in the RS, RM and RH district which may be reduce by a maximum of 40%.
4. **Building height.** Building height limitations shall be in accordance with Sec. 6.5.H. (Building Height Regulations).

(This space left blank intentionally)

**Table 6.5-4**  
**Permitted Lot Area and Dimensions Deviations**

<b>Zoning District</b>	<b>Maximum Percentage Reduction</b>
AR	40%
CRS	40%
RE	50%
RT	50%
RTS	50%
RTU	40%
RS	30%
RM	*
RH	*

**Note to Table 6.5-2:** Lot sizes for the RM and RH districts are governed by the density, including bonus density, indicated by the Comprehensive Plan, and compliance with property development regulations and design standards including, but not limited to: building setbacks, parking requirements, landscaping requirements, and building coverage in the RM and RH Districts. Consistency with the Comprehensive Plan dictates that proposed site plans and subdivisions are governed by the permitted density of the applicable land use category. A lot size which achieves this consistency, and complies with all relevant property development regulations and design standards, is therefore, an acceptable minimum lot size. [Ord. No. 95-8]

**N. Minimum recreation requirements.**

- 1. Minimum recreation area.** A minimum of 110 square feet of open recreation area shall be provided per capita. Adequate provisions shall be made for recreation areas to accommodate the neighborhood and community park level recreational needs of the residents of the development. The recreation areas shall consist of a developed recreation parcel and include recreational facilities of a type consistent with the needs of the residents. The recreation parcel shall be located so as to provide convenient pedestrian access for the residents of the development. The residents of the development, the owner of the land or a property owner's association, and their successors in interest, shall be responsible for the perpetual maintenance of the recreation area. The location of the recreational tract(s) shall be determined at the time of final site plan/subdivision plan submission.

In the event of a phased development each subsequent site plan shall show how minimum recreation requirements are being satisfied. The minimum dollar amount to be spent on recreation facilities shall be determined based on the Community Park Impact Fee Schedule in use at the time of the site plan submission. The requirements contained in this section may be waived if adequate guarantee is provided prior to platting that the intent of this subsection's recreation requirement and this section's affordable housing provisions are met; and,



This land area recreation requirement, described above, may be waived if the applicant provides an equivalent cash value for the on-site recreational requirement in accordance with Sec. 17.1 of this code, and;

- a. The proposed development is single family and located within 1500 feet of an existing County owned neighborhood, community, district or regional park or community school and has continuous pedestrian access thereto that does not require crossing a street that has greater than a 60 foot R-O-W.
- b. The proposed development is single family and located within 1500 feet of a municipal park, with pedestrian access that does not require crossing a street greater than a sixty foot R-O-W, and the applicant enters into an agreement, subject to County review and approval, with the municipality for use of such park by the residents of the proposed development.

If the single family housing units defined as very low/low comprise no more than twenty (20) percent of the development, are dispersed throughout the development, and the proposed recreation is available for the use of all residents of the development, the on site square footage recreational requirements allocated to the number of affordable housing units may be reduced by fifty (50) percent.

[Ord. No. 95-8]

- O. **Parking requirements.** Minimum parking standards shall be in accordance with Sec. 7.2 of this code. [Ord. No. 95-8]
- P. **Accessory uses and residential structures.** Accessory uses and structures shall be permitted in accordance with Sec. 6.6. An accessory or subordinate structure (except guest cottages, accessory apartments or structures of ten (10) feet in height) may be constructed a distance of five (5) feet from the rear or side interior property line provided there is adherence to the side corner yard setback standards and there is not encroachment into an easement or buffer. [Ord. No. 95-8]
- Q. **Minimum dwelling unit size.** The minimum size of each dwelling unit shall be in accordance with federal, state and local building codes. [Ord. No. 95-8]
- R. **Minimum landscape and buffer requirements.** The development shall be subject to the minimum landscaping and buffering requirements of Sec. 7.3 of this code. Except for those provisions specifically described below. In case of conflict with regulations of this code, the more restrictive shall apply, unless otherwise specifically provided or clearly intended.
  1. **Minimum tree planting requirement.** A minimum of one tree shall be planted for each 2000 square feet of gross lot area. The planting of trees is encouraged to be dispersed throughout the lot and planted on the south and west sides of habitable structures, to promote energy efficiency. To promote energy and water resource efficiency the following landscape techniques are encouraged.
    - a. Planting of shrubs around the foundation of the structure.
    - b. Planting of shrubs, and ground covers in accordance with good xeriscape principles.

**2. Minimum buffer requirement.**

- a. Compatibility buffer.** A ten (10) foot perimeter compatibility buffer shall be provided along all property lines adjacent to existing commercial or industrial uses where there is no existing buffer. A six (6) foot high opaque wall or fence and eight (8) foot trees planted forty (40) feet on center shall be installed within the ten (10) foot perimeter compatibility buffer. The wall or fence shall have an opening to allow easy access for pedestrians. [Ord. No. 95-8] [Ord. No. 93-4] [Ord. No. 94-23] [Ord. No. 95-8] [Ord. No. 95-24] [Ord. No. 96-28] [Ord. No. 97-64] [Ord. No. 99-37]

**S. Housing Classification.** Housing classification shall correspond to the housing type as follows:

**Table 6.5- 5**  
**Housing Type and Classification**

<b>Housing Type</b>	<b>Housing Classification</b>
SF- Single Family	Detached Housing
ZLL- Zero Lot Line	Detached Housing
TH- Townhouse	Attached Housing
MF- Multi Family	Attached Housing

[Ord. No. 01 -01]

**Amendment History:**

[Ord. No. 93-4; February 2, 1993] [Ord. No. 94-23; October 4, 1994] [Ord. No. 95-8; March 21, 1995]  
[Ord. No. 95-24; July 11, 1995] [Ord. No. 96-28; September 25, 1996] [Ord. No. 97-64; December 24, 1997]  
[Ord. No. 99-37; October 7, 1999]

(This space intentionally left blank)

**SEC. 6.6      SUPPLEMENTARY REGULATIONS.****A. Accessory uses and structures.**

**1. General.** All accessory uses and structures shall be subject to the following regulations.

- a. Accessory uses.** Principal uses listed in the Use Regulations Schedule (Table 6.4-1) are deemed to include accessory uses identified by this Code where such other accessory uses that are necessarily and customarily associated with and are incidental and subordinate to such principal uses. An accessory use shall be subject to the same regulations that apply to the principal use in each district, except as otherwise provided.
- b. Location.** All accessory uses, buildings and structures, except for approved off-site parking, shall be located on the same lot as the principal or main use.
- c. Floor area.** Accessory uses to a non-residential use shall not exceed thirty (30) percent of the floor area and business receipts of the principal use or uses. Accessory uses in residential districts in the Urban/Suburban Tier shall not exceed the square footage of the principal use. [Ord. No. 99-37] [Ord. No. 01-100]

**2. Fences, walls and hedges.**

- a. Permit required.** Fences and walls enclosing any permitted use, except primary agricultural uses, shall comply with the permit procedures of the PBC PZB Department, as amended.
- b. Sight distance maintained.** Fences, walls, hedges or utility poles in proximity to the intersection of access ways or R-O-Ws shall conform to the applicable safe sight distance triangle provisions of Sec. 7.3 (Landscape and Buffering).
- c. Residential restrictions.** In residential districts, the following restrictions shall apply:
  - (1) Fences and walls.** Fences and walls may be erected along or adjacent to a lot line to a height not exceeding six (6) feet in the required side (to the required front setback) and rear yards and not exceeding a height of four (4) feet in the required front yards. The height shall be measured in accordance with the height measurement requirements for landscape barriers within Incompatibility buffers of Sec. 7.3 (Landscape and Buffering). Both sides of any wall or fence shall be properly finished with paint, stucco, or other commonly accepted materials.
  - (2) Hedges.** Hedges may be planted and maintained along or adjacent to a lot line to a height not exceeding eight (8) feet in the required side (to the required front setback) and rear yards and not exceeding a height of four (4) feet in the required front yards. The height shall be measured adjacent to the hedge from the lowest grade on either side of the hedge.
  - (3) Gateposts, attached light fixtures, gates and decorative posts.** Gateposts, attached light fixtures and decorative posts not exceeding three (3) feet in any horizontal dimension may be erected or constructed in connection with the erection of a wall or fence. If gateposts, attached light fixtures, gates, or decorative posts are used, they shall not exceed a height of two (2) feet above the maximum height permitted for the wall or fence immediately contiguous to them, and decorative posts shall be spaced a minimum of eight (8) feet on center. [Ord. No. 99-37]

**d. Athletic facilities.**

- (1) **Tennis courts.** Tennis courts enclosed by fences exceeding six (6) feet in height shall be permitted, provided they shall be constructed of material allowing for fifty (50) percent light and fifty (50) percent air circulation, shall not be roofed, and shall be subject to the following minimum setbacks.

Yard	Minimum Setback
Front yard	25 feet
Side yard, interior	7.5 feet
Side yard, street	15 feet
Rear yard	7.5 feet

- (2) **Golf courses.** Fences of up to eight (8) feet in height shall be permitted within required setbacks of residential districts for golf courses.

- e. Commercial restrictions.** Where fences, walls, or hedges are required, they shall have a minimum height of six (6) feet. The height shall be measured in accordance with the height measurement requirements for landscape barriers within incompatibility buffers of Sec. 7.3 (Landscape and Buffering). Both sides of any wall or fence shall be properly finished with paint, stucco or other commonly accepted materials. [Ord. No. 99-37]

- f. Dangerous materials.** Walls, fences or similar structures erected in or adjacent to any residential district shall not contain any substance such as broken glass, spikes, nails, or similar materials designed to inflict pain or injury to any person or animal. In the AR district only, barbed wire shall be permitted around any bona fide agricultural uses, other than nurseries, provided it is setback a minimum of twenty-five (25) feet from any property line. In nonresidential districts, barbed wire shall not be permitted within the required setback. [Ord. No. 99-37] [Ord. No. 01-100]

- 3. Outdoor storage.** Outdoor storage of merchandise in all commercial, industrial and nonresidential districts shall be subject to the following standards, unless the use is specifically regulated in another district or section.

- a. Outdoor storage of merchandise shall be permitted only when incidental to the use located on the premises.
- b. Storage and sales of landscape plant material shall be exempt from these provisions.
- c. The storage area shall not be located in any of the required setbacks or yards.
- d. The stored merchandise shall be completely screened by walls or buildings, and shall not protrude above the height of the enclosing walls or buildings or be visible from collector and arterial streets or adjacent residential districts or use.

- e. Outdoor storage of material used for road construction shall be permitted when:
  - (1) The lot is directly adjacent to the roadway under construction;
  - (2) The material is stored for no longer than ninety (90) days unless approved by the Zoning Director for a period not to exceed an additional ninety (90) days;
  - (3) The lot meets the requirements of Sec. 9.5, (Vegetation Preservation and Protection).**[Ord. No. 96-28] [Ord. No. 99-37]**
- 4. **Fuel, gas, or chemical storage tanks.** Fuel, gas or chemical storage tanks accessory to a primary commercial or industrial use which stores fuel, gas or chemicals which is sold to the public (retail) shall be setback a minimum of fifty (50) feet from any residential zoning district, or residential, civic/institutional use, unless otherwise approved by DRC. A safety fence of up to a height of six (6) feet shall be required around the perimeter of the storage tanks. If the safety fence is not opaque, a continuous solid opaque hedge a minimum of four (4) feet at installation shall be provided around the perimeter of the storage tanks. All fencing and screening shall be required at the time the structure is approved. **[Ord. No. 99-37]**
- 5. **Dumpsters.** Outdoor collection stations shall be provided for garbage and trash removal when individual collection or indoor storage is not provided. All areas or receptacles for the storage and disposal of trash, garbage or vegetation, such as dumpsters and trash compactors, shall meet the following standards. These provisions shall not apply to litter containers provided for the convenience of pedestrians.
  - a. **Access.** Access to indoor or outdoor collection stations shall be such that the removal vehicle need not make unnecessary turning or backing movements.
  - b. **Setback.** The minimum setback for dumpsters from property in a residential district or from other residential property lines shall be twenty-five (25) feet.
  - c. **Screening.** All dumpsters or receptacles for the storage and disposal of trash or garbage shall be screened by a solid opaque enclosure constructed of brick, concrete, concrete block, or other decorative masonry, or comparable wood or steel, consistent with the architectural character of the development or principal building. The open end of the enclosure shall have an obscure, opaque gate. All exterior sides of such enclosures, except the open end, shall be landscaped with shrub material, a minimum of twenty-four (24) inches in height, spaced twenty-four (24) inches on center at planting, or an alternative acceptable to the Zoning Division.
- 6. **Multi-family recyclable material storage areas.** Recyclable material collection and storage areas shall be provided on the site of all multi-family developments that include ten (10) or more dwelling units, in accordance with the following standards.
  - a. **Exemptions.** Multi-family developments that receive curbside recyclable materials collection service on at least a weekly basis shall be exempt from the standards of this section.
  - b. **Location.** Recyclable material collection and storage areas shall be located within the building containing the multi-family dwelling units or within or adjacent to the disposable material dumpster area used by residents of the multi-family development.
  - c. **Access.** Access to recyclable material collection and storage areas shall be designed so as not require unnecessary turning or backing movements by pick-up and removal vehicles.
  - d. **Setback.** The minimum setback for recyclable material collection and storage areas that are located on **the exterior of buildings** shall be twenty-five (25) feet from **residential districts or residential properties.**

- e. **Screening.** All recyclable material collection and storage areas that are located on the exterior of buildings shall be screened by a solid opaque enclosure constructed of brick, concrete, concrete block, or other decorative masonry, or comparable wood or steel, consistent with the architectural character of the development or principal building. The open end of the enclosure shall have an obscure, opaque gate. All exterior sides of such enclosures, except the open end, shall be landscaped with twenty-four (24) inch high shrub material spaced twenty-four (24) inches on center at planting, or an alternative acceptable to the Zoning Division.
- f. **Storage area.** The following minimum recyclable material storage area standards shall apply to multi-family developments.

Number of Dwelling Units	Minimum Storage (Floor) Area
10 - 30	40 square feet
31 - 99	100 square feet
100 -159	160 square feet
160 -240	240 square feet
over 240	240 square feet, plus one (1) square foot per dwelling unit for each dwelling unit over 240.

- g. **Alternative compliance.** Applicants shall be entitled to demonstrate that recyclable material storage space needs can be more effectively met through an Alternative Recyclable Materials Collection and Storage Plan. An Alternative Recyclable Materials Collection and Storage Plan shall be reviewed by the Solid Waste Authority, and, if approved, shall be substituted for a recyclable materials storage and collection plan meeting the express storage area standards of this section.
- h. **Review.** Recyclable material storage and collection area plans shall be reviewed by the DRC pursuant to Sec. 5.6., (Site Plan or Final Subdivision Plan). Information necessary to evaluate proposed plans for compliance with the standards of this section shall be shown on the site plan.
- i. **Retrofitting of existing multi-family developments.** The retrofitting of existing multi-family developments to comply with the standards of this section shall be encouraged. As a means of encouraging retrofitting, developers shall be entitled to convert existing off-street parking spaces to accommodate a recyclable material storage area in accordance with the following standards.
- (1) **Number of spaces to be converted.** A maximum of one (1) existing off-street parking space may be converted to accommodate each one hundred eighty (180) square feet of recyclable material storage and collection area or fraction thereof that is provided on the exterior of a building. Conversion of off-street parking spaces to accommodate more recyclable materials collection and storage area than specified in Sec. 6.6.A.6. shall be prohibited.
  - (2) **Automatic waiver.** The conversion of existing off-street parking spaces to accommodate recyclable material storage and collection areas pursuant to the standards of this section shall be permitted by-right, without resort to the B of A.

- 7. Commercial recyclable material storage area.** Recyclable material collection and storage areas shall be provided on the site of all occupied non-residential buildings or developments in accordance with the following standards.
- a. Storage Area.** At a minimum, at least one recyclable material collection and storage area with a ten (10) foot by ten (10) foot pad, shall be designated on each site plan.
  - b. Location.** All accessory uses, buildings and structures, except for approved off-site parking, shall be located on the same lot as the principal or main use.
  - c. Access.** Access to recyclable material collection and storage areas shall be designed so as not to require unnecessary turning or backing movements by pick-up and removal vehicles. There shall be a fifty (50) foot access area for trucks.
  - d. Setback.** The minimum setback for recyclable material collection and storage areas that are located on the exterior of buildings shall be twenty-five (25) feet from residential districts or residential properties.
  - e. Screening.** All recyclable material collection and storage areas that are located on the exterior of buildings shall be screened by a solid opaque enclosure. The open end of the enclosure shall have an opaque gate. All exterior sides of the enclosure, shall be landscaped with twenty-four (24) inch high shrub material spaced twenty-four (24) inches on center at planting, or an alternative acceptable to the Zoning Division. Recycling enclosures may be connected to or be a section of garbage and trash enclosures.
  - f. Alternative compliance.** Applicants shall be entitled to demonstrate that recyclable material storage space needs can be more effectively met through an Alternative Recyclable Materials Collection and Storage Plan. An Alternative Recyclable Materials Collection and Storage Plan shall be reviewed by the Solid Waste Authority, and, if approved, shall be substituted for standards of this section.
  - g. Review.** Recyclable material storage and collection areas shall be shown on all final site plans and applicable building permits. Information necessary to evaluate proposed plans for compliance with the standards of this section shall be shown on the site plan/permit. [Ord. No. 99-37]
  - h. Retrofitting of existing non-residential developments.** The retrofitting of existing non-residential developments to comply with the standards of this section is permitted at a ratio of one (1) parking space for each recycling material storage and collection area, not to exceed ten (10) percent of the total parking spaces.
- 8. Accessory outdoor recreation.** Accessory outdoor recreational facilities are primarily designed and intended for use by occupants and their guests of a residential development or nonresidential development. Accessory outdoor recreational facilities shall be subject to the following supplementary regulations.
- a. Setbacks.** Active outdoor accessory recreational facilities shall be located a minimum of fifty (50) feet from any property line abutting a residential district. Passive outdoor accessory recreational facilities shall be located a minimum of twenty-five (25) feet from any property line abutting a residential district.

- b. **Screening.** If deemed necessary to ensure compatibility with surrounding uses the DRC shall require a buffer consisting of a six (6) foot fence or masonry wall and a continuous solid opaque hedge a minimum of four (4) feet in height at installation around an active or passive outdoor accessory recreational facility. [Ord. No. 99-37]

**9. Swimming pools and spas.**

**a. Principal and accessory use.**

- (1) **Principal use.** Any swimming pool or spa or screen enclosure owned and operated as a commercial enterprise existing singularly or in combination with other commercial recreation uses on the same property shall be considered as a principal use subject to the property development regulations of the applicable district.
- (2) **Accessory use.** Any swimming pool or spa or screen enclosure operated by a non profit assembly, social, civic organization, residential homeowners association, or resident of a single-family dwelling shall be considered as an accessory use and shall exist in conjunction with the principal use pursuant to the regulations stated herein. The accessory use shall be located on the same lot of the principal use except if operated by a residential homeowners association. If operated by a residential homeowners association then the accessory use shall be located within the development boundary, as applicable.

**b. Setbacks for pools or spas.**

- (1) **Setbacks for swimming pools and spas.** Setbacks shall be measured to the water's edge.

Setbacks	Front	Side interior	Side corner	Rear
Single family	28 feet	10.5 feet	18 feet	10.5 feet
ZLL	23 feet	0 lot line - 3 feet Opposite lot line - 5 feet	18 feet	5 feet
Townhouse Rowhouse and Quad	13 feet	3 feet	From property line - 5 feet From R-O-W 18 feet	5 feet
Multi-family, Home Owners Assoc.-Rec. parcels less than 1 (one) acre	25 feet	30 feet	25 feet	30 feet
Multi-family, Home Owners Assoc., Non-profit assembly, Social, Civic and Rec. parcels greater than one (1) acre	50 feet	50 feet	50 feet	50 feet

[Ord. No. 00-015]



- (2) **Exceptions to setbacks.**
- (a) **Single family design clusters.** Single family design clusters are a type of single family dwellings that were permitted under previous zoning codes. Although this type of housing has been excluded from the ULDC, pools and spas shall comply with the setbacks indicated on the certified site plan. If setbacks are not indicated on the certified site plan, setbacks for ZLL homes shall be applied.
  - (b) **Single family and ZLL homes.** Swimming pools or spas may be constructed with a three (3) foot rear or side interior setback in accordance with the open space setback reductions of Sec. 6.5. (Property Development Regulations).
  - (c) **Recreation parcels less than one (1) acre.** Swimming pools or spas may be constructed with a minimum ten (10) foot rear or side interior setback for recreation parcels less than one (1) acre in size in accordance with the Open Space Setback Reductions of Sec. 6.5. (Property Development Regulations).
  - (d) **Planned developments.** Setbacks for swimming pools or spas may be reduced in accordance with the flexible regulations and administrative deviations of Sec. 6.8. (Planned Development Districts).
- c. **Building coverage.** Swimming pools or spas located at finished grade shall not be included in the building coverage calculation unless contained in a building or within a screen enclosure with a solid roof.
- d. **Fencing, screening, and access.** Every swimming pool or spa shall be enclosed by a barrier, retaining wall, fence or other structure in accordance with Palm Beach County Swimming Pool and Spa Code, as amended.
- e. **Easement encroachment.** Pools or spas shall not encroach any utility, drainage or lake maintenance easement.
- f. **Swimming pools and spas in common areas.** The construction of private swimming pools and spas for individual households within a common area is prohibited, unless the swimming pools and spas were legally constructed within a specified development pod prior to April 21, 1995. If any of the existing dwelling units have existing swimming pools or spas in the common area of a development pod, the remaining dwelling units within the same development pod may construct a swimming pool or spa as shown on the final subdivision plan or final site plan. If the final subdivision plan or final site plan does not graphically depict the placement of swimming pools or spas in common area, application shall be made to DRC to amend the final subdivision plan or final site plan to depict the placement of the swimming pool or spa if in compliance with the following criteria.
- (1) **Legally permitted.** The applicant demonstrates that existing swimming pools and spas were legally permitted and constructed in common areas;
  - (2) **Joint applicant.** The landowner or homeowner's association must be a joint applicant on the building permit application;
  - (3) **Setbacks.** The structure must comply with all setback requirements measured from the outer boundary of the common area or have a fifteen (15) foot separation between primary structures, whichever is greater.
  - (4) **Private structures.** No private structures are proposed to be erected in a required perimeter landscape area;
  - (5) **Open space.** The entire development must continue to meet open space requirements;
  - (6) **Documents.** The homeowners' documents shall be amended to include provisions that allow private use of the common area upon association approval; and
  - (7) **Prohibitions.** Structures will not be permitted in a common area that is designed as a water management tract. [Ord. No. 96-28] [Ord. No. 99-37]

**10. Screen Enclosures.**

**a. General.** Screen enclosures may be covered with a screened or solid roof. Property development regulations vary based on the type of roof covering.

**b. Setbacks for screen enclosures with screened roofs.**

**(1) Setbacks.** Setbacks for screen enclosures with screen roofs shall be measured as specified in the chart below.

(This space intentionally left blank)

<b>Setbacks</b>	<b>Front</b>	<b>Side Interior</b>	<b>Side Street</b>	<b>Rear</b>
<b>Single family</b>	25 feet	7.5 feet	15 feet	7.5 feet
<b>ZLL</b>				
<b>Interior lot</b>	20 feet	Non ZLL 2 feet  ZLL 0 feet	N/A	2 feet
<b>Corner lot</b>	20 feet	0 feet	10 feet	2 feet
<b>Side street home lot</b>	20 feet	2 feet	10 feet	2 feet
<b>Townhouse, Row house</b>				
<b>Measured from lot boundary</b>	10 feet	0 feet	From lot line - 5 feet From street line - 15 feet	0 feet
<b>Measured from inside edge of landscape buffer of PUD or tract boundary</b>	15 feet	15 feet	15 feet	15 feet
<b>Separation between groups</b>	25 feet	15 feet	N/A	15 feet
<b>Townhouse, Quad</b>				
<b>Measured from lot boundary</b>	0'	0'	From lot line - 0 feet From street line - 15 feet	0 feet
<b>Measured from inside edge of landscape buffer or tract boundary</b>	15 feet	15 feet	15 feet	15 feet
<b>Separation between groups</b>	25 feet	15 feet	N/A	15 feet
<b>Multi-family, Home Owners Assoc., Rec. parcels less than 1 acre</b>	25 feet	20 feet	20 feet	20 feet
<b>Multi-family, Home Owners Association, Non-profit assembly, Social, Civic, and Rec. parcels greater than 1 acre</b>	30 feet	25 feet	25 feet	25 feet

[Ord. No. 00-015] [Ord. No. 01-01]

- (2) **Exceptions to setbacks.**
- (a) **Single family and ZLL homes.** Screen roof enclosures may be constructed with a three (3) foot rear or side interior setbacks in accordance with the setback reductions of Sec. 6.5., Property Development Regulations.
  - (b) **Recreation parcels less than one (1) acre.** Swimming pools or spas may be constructed with a minimum ten (10) foot rear or side interior setbacks for recreation parcels less than one (1) acre in size in accordance with the setback reductions of Sec. 6.5., Property Development Regulations.
  - (c) **Planned developments.** Setbacks for screen enclosures may be reduced in accordance with the flexible regulations in Sec. 6.8.A.4.a. and administrative deviations in Sec. 6.8.A.4.b.  
[Ord. No. 01- 01]
- (3) **Townhouses.**
- (a) No setbacks are required from individual property lines of units, if applicable. Setbacks are required to be measured from perimeter property lines of the development pod in compliance with the townhouse standards of Sec. 6.5.B.3, Townhouse development
  - (b) In cases where the townhouse and accessory screen enclosure covers 100 percent of the lot, the screen enclosure shall maintain a minimum separation between other screen enclosures or the principal structure of townhouse groups, as specified in the table above.
  - (c) Separations between two townhouse groups shall be measured by drawing a center line between the two adjacent groups and measuring a minimum distance of equal to one-half (½) of the required separation from the centerline between structures to ensure an equidistant separation.
  - (d) Screen enclosures for townhouses may cover one hundred (100) percent of the total lot area provided minimum separations between townhouse groups are met.  
[Ord. 01-01]
- (4) **Single family design clusters.** Single family design clusters are a type of single family dwellings that were permitted under previous zoning codes. This type of housing is no longer permitted by the ULDC.
- (a) Screen enclosures shall adhere to the setbacks indicated on the certified site plan.
  - (b) If no setbacks are indicated on the certified site plan, setbacks for ZLL homes shall be applied.
- (5) **ZLL developments.** A minimum five (5) foot high opaque privacy fence or wall shall be provided on the zero side of ZLL extending from the rear of the structure to the rear corner of the screen enclosure. The screen enclosure may be attached to the fence or wall. The wall shall be constructed of materials consistent with Sec. 6.5.B.4.a.(1).(g).(2) and (3).  
[Ord. No. 01- 01]
- (6) **Building coverage.** Screen enclosures with solid roofs shall be included in the building coverage calculation. [Ord. No. 97-64]
- (7) **Maximum allowable size.** Screen enclosures shall be permitted to cover a maximum of thirty (30) percent of the total lot area except for townhouses.
- (8) **Height.** The height of the screen enclosure shall not exceed the highest point of the peak of the roof.
- (9) **Easement encroachment.** Roof eaves or structures shall not overhang the rear property line or encroach any utility, drainage or lake maintenance easement.
- (10) **Screen enclosures within common areas of residential developments.** The construction of private screen enclosures, for use by individual households, is prohibited in common areas, unless screen enclosures were legally constructed within the same development pod prior to April 21, 1995. If any of the existing dwelling units within the same development pod have existing screen enclosures in the common area, the remaining dwelling units within the development pod may construct screen enclosures as shown on the final subdivision plan or final site plan. If the final subdivision plan or final site plan does not graphically depict the placement

of screen enclosures in the common area, application shall be made to DRC to amend the final subdivision plan or final site plan to depict the placement of the screen enclosures, if compliance with criteria set forth in 6.6.A.9.f. (1)-(7) can be demonstrated. [Ord. No. 97-64]  
[Ord. No. 99-37]

**c. Screen enclosures with solid roofs.**

- (1) **Setbacks.** Screen enclosures shall meet the minimum setbacks of the principal use of the lot. Setbacks may be reduced in accordance with the setback reductions of Sec. 6.5, Property Development Regulations, the flexible regulations and administrative deviations of Sec. 6.8., Planned Development Districts. [Ord. No. 01-01]
- (2) **Building coverage.** Screen enclosures with solid roofs shall be included in the building coverage calculation.
- (3) **Special provisions for ZLL Developments.** A minimum eight (8) foot high privacy wall shall be provided on the ZLL extending to the rear edge of the enclosure. The screen enclosure shall be attached to the wall. The wall shall be constructed of materials consistent with 6.5.B.4.a.(1).(g).(2) and (3). [Ord. No. 01-01]
- (4) **Special provisions for townhouse developments.** If the roof of the enclosure is solid, there shall be a minimum eight (8) foot high wall on the shared lot line, extending from the dwelling to the rear corner of the portion of the enclosure that is roofed. The wall shall be fire-rated in accordance with applicable building codes. The screen enclosure may be attached to the masonry wall.  
[Ord. No. 01-01]
- (5) **Height.** The height of the screen enclosure with a solid roof shall not exceed the highest point of the peak of the roof.
- (6) **Easement encroachment.** Roof eaves or structures shall not overhang the rear property line or encroach any utility, drainage or lake maintenance easement.
- (7) **Screen enclosures with solid roofs within common areas of residential developments.** The construction of private screen enclosures, for use by individual households, is prohibited in common areas, unless screen enclosures were legally constructed within the same development pod prior to April 21, 1995. If any of the existing dwelling units within the same development pod have existing screen enclosures in the common area, the remaining dwelling units within the development pod may construct screen enclosures as shown on the final subdivision plan or final site plan. If the final subdivision plan or final site plan does not graphically depict the placement of screen enclosures in the common area, application shall be made to DRC to amend the final subdivision plan or final site plan to depict the placement of the screen enclosures, if compliance with criteria set forth in 6.6.A.9.f. (1)-(7) can be demonstrated. [Ord. No. 96-28]

11. **Accessory radio tower.** A radio tower for noncommercial electronic communication purposes may be permitted as an accessory to uses such as school, bona fide agriculture, stadium, and hospital, subject to the following supplementary regulations.

**a. Height.** The radio tower shall not exceed one hundred (100) feet in height from ground level.

**b. Setbacks.** Setbacks measured from the base of the radio tower to the property line shall equal a distance of not less than fifty (50) percent of the height of the tower. In addition, the radio tower shall be located in such a manner that it will not fall on any power line. [Ord. No. 94-23] [Ord. No. 96-28]  
[Ord. No. 01-01]

**12. Amateur radio, and television antennas.**

- a. Purpose and intent.** The purpose and intent of this section is to provide for the safe and effective installation and operation of amateur radio, citizens band radio, and television antenna support structures and the beam, satellite, or other antennas installed on those support structures. It is also the purpose and intent of this section to provide for a reasonable accommodation of amateur radio communications, in accordance with Parts 95 and 97 of Chapter 1 of Title 47 of the Code of Federal Regulations, while reflecting Palm Beach County's legitimate interest of protecting and promoting the health, safety, welfare, neighborhood aesthetics, and morals of its citizens. The standards in this section are intended to place reasonable safety and aesthetic precautions on the installation and erection of such antennas and antenna support structures, and to represent the minimum practicable regulation necessary to protect and promote the health, safety and welfare of the public. The regulations are not, however, intended to unduly restrict or preclude amateur radio communications.
- b. Applicability.** All amateur and citizens band radio and television transmission and receiving antennas, including satellite dish antennas attached thereto, shall be governed by the standards of this section.
- c. Antennas and antenna support structures.** All antenna support structures and the beam, satellite, or other antenna installed on those antenna support structures, shall be considered accessory uses, allowed only in conjunction with a single family dwelling and shall comply with the provisions of this section, and the Article 18 (Airport Zoning Regulations).
- d. Use approval.**
- (1) **Existing uses.** All antennas support structures and the beam, satellite, or other antennas installed on these support structures which have been constructed, installed, and are operational as of February 1, 1990 shall be considered legal, nonconforming uses which are vested and do not need building permits. [Ord. No. 99-37]
- (a) **Certification.** All legal nonconforming antenna support structures and the beam antennas installed on these support structures that extend greater than seventy (70) feet above grade level or fifteen (15) feet above building height, whichever is greater, shall acquire written certification from the Zoning Director. Such registration shall reflect the height and location of the antenna support structure, the beam, satellite, or other antennas installed on the support structure, the date of installation, and documentation of installation.
- (2) **New uses.** Antenna support structures and their antennas shall be permitted as accessory uses to residential uses and be reviewed and approved as provided below:
- (a) **All lots.** A maximum of two (2) antenna support structures and their antennas, forty (40) feet or less in height, shall be permitted on any lot. Two additional antenna support structures and their antennas shall be allowed, one to a maximum of seventy-five (75) feet in height, and the second to a maximum of one hundred five (105) feet in height. Additional support structures or structures that exceed these height limitations shall require a Class B Conditional use approval. [Ord. No. 97-14]
- (b) **Permits.** All applicable permits shall be obtained. [Ord. No. 99-37]
- e. Standards.**
- (1) **Base size.** The base dimension for each antennas support structure shall be limited to a maximum five (5) feet in overall width at grade. The foundation for each antenna support structure shall be no more than one (1) foot above grade.
- (2) **Setbacks.**
- (a) **Antenna support structure.**
- (i) **Location.** Antenna support structures shall not be located in the front yard.

- (ii) **Lots less than one acre.** Antenna support structures shall be located to comply with the district setback standards or a minimum of twenty-five (25) feet, as measured from the center of the support structure, whichever is greater.
- (iii) **Lots on one acre or more.** Antennas support structures shall be located to comply with the greater of the following:
  - a) The minimum district setback standards as measured from the center of the support structure, or
  - b) Twenty-five (25) foot setback for support structures and their antennas under seventy-five (75) feet in height, or
  - c) a setback of fifty (50) percent of the height of the support structure and its antenna over seventy-five (75) feet in height.
- (iv) **All lots.** Antenna support structures shall be located on the property so as to provide adequate setbacks from above-ground utility power lines other than applicant's service lines as follows:
  - a) setback a minimum distance equal to fifty (50) percent of the height as calculated from grade to the highest point of the antennas support structure and its antenna, or
  - b) the owner shall submit a break point calculation certified by a professional engineer, or
  - c) the owner shall submit the manufacturer's specifications that demonstrate a clear fall radius.
- (b) **Antennas.** In addition to complying with the setback standards, beam array, satellite, or other antennas shall be mounted so as to provide for removal at approach of hurricanes, if necessary, or provide for the lowering of such beam. The antenna or any element thereof shall be set back a minimum of ten (10) feet from all R-O-Ws, easements, or property under different ownership.
- (c) **Anchors.** All peripheral anchors shall be located entirely within the boundaries of the property. If said supports and anchors are closer than five (5) feet to property under different ownership and if such support or anchor extends greater than three (3) feet above the ground, it shall be effectively screened against direct view from abutting properties and shall extend no greater than six (6) feet above ground. [Ord. No. 96-28] [Ord. No. 97-14]

#### 12.1 Satellite Dish Antennas.

- a. **Purpose and Intent.** It is the purpose and intent of this section to provide safe and effective installation and operation of satellite signal receiving and transmitting devices in order to protect the health, safety, and welfare, and neighborhood aesthetics, of Palm Beach County's citizens.
- b. **Applicability.** All satellite dish antennas shall be governed by the standards of this section unless exempted below or regulated as part of an amateur radio antenna.
  - (1) **Exemptions.**
    - (a) **Residential Uses.** Satellite Dish Antennas thirty-nine (39) inches or one (1) meter or less in diameter shall be exempt from these requirements.
    - (b) **Non-Residential Uses.** Satellite Dish Antennas under seventy-eight (78) inches or two (2) meters in diameter shall be exempt from these requirements. [Ord. No. 97-64]
- c. **Standards.**
  - (1) **Residential Uses.**
    - (a) **Number.** A maximum of one (1) satellite dish antenna over thirty-nine (39) inches or one (1) meter in diameter shall be allowed on any residential lot.

(b) **Location and Setbacks.** Satellite dish antennas shall be mounted on the wall, ground, or a support structure in the side or rear yard and shall not be located on a wall facing the front property line.

(i) **Setbacks.** Satellite dish antennas shall meet setback requirements of the district as measured from the outermost point of the dish on the side closest to the applicable setback or property line.

(c) **Screening.** Satellite dish antennas, if located in the side or rear yard, shall be screened by an opaque fence or hedge.

(d) **Height.** Satellite dish antennas shall not exceed the height limitations of the district.

(2) **Non-residential Uses.**

(a) **Number.** No limitation.

(b) **Location and Setbacks.** Satellite dish antennas shall be wall, roof, or ground mounted, and shall not be located in the front or side corner yard.

(i) **Setbacks.** Satellite dish antennas shall meet setback requirements of the district as measured from the outermost point of the dish on the side closest to the applicable setback or property line.

(c) **Screening.** Satellite dish antennas shall be completely screened from adjacent residential districts by an opaque wall (including parapet walls), fence, or hedge, or combination thereof, pursuant to Sec. 6.6.A.2. [Ord. No. 96-28] [Ord. No. 97-42]

**13. Seaplanes.**

a. **Location.** If the seaplane facility use is limited to the immediate residential population, who jointly own and maintain the aircraft facility, it may be located in a residential district and not be of a commercial nature, provided that the facility is not within four hundred (400) feet of a residential structure. If the facility is a commercial venture, it shall not be located within one thousand (1,000) feet of a residential district.

b. **Minimum land area.** The minimum required land area for any type of seaplane operation shall be two (2) acres.

c. **Water area.** All seaplane operations shall comply with the following minimum standards for water landing area.

Length	3,500 feet
Width	300 feet
Depth	4 feet

d. **Airport approach.** No seaplane operation shall be considered unless the airport approach to the water landing area is at a slope of 40:1 or flatter for a distance of at least two (2) miles from both ends of the water landing area and is clear of any building structure or portion thereof that extends through and above the airport approach plane.

e. **Setbacks.** All buildings, structures and aircraft parked on shore shall be located a minimum distance from all property lines of at least fifty (50) feet.



- f. Landing operations.** All aircraft landings shall be performed under visual flying rules (VFR) and shall not be conducted during the hours between sunset and sunrise.
- g. Vehicle parking requirements.** Shore facilities shall provide one (1) automobile parking space for each two thousand (2,000) square feet of hangar or tie-down area, or one (1) space per craft, whichever is greater. All shore facilities shall provide a minimum of five (5) parking spaces.
- h. Certification.** Applications for seaplane operation facilities shall be accompanied by a complete "Airspace Analysis" report for the Federal Aviation Administration as well as a copy of the "Preliminary License Report" from the Florida Department of Transportation.

#### **14. Accessory Commercial Development.**

- a. General.** It is the purpose of this section to allow a limited amount of commercial development in certain residential developments which developed prior to the establishment of planned development regulations in Ordinance 3-57 (1969). Residential developments which meet the criteria in this section will allow a limited amount of commercial development within the project and internalize an amount of traffic without rezoning to a planned development district.
- b. Procedure.** Residential developments which meet the criteria in this section may create a Preliminary Development Plan showing existing development and the proposed commercial use. The use shall be subject to BCC review and approval as a Conditional Use A.
- c. Residential Criteria.**
  - (1) Property owners association.** A property owners association for the residential development shall be formed and shall support the proposed commercial development.
  - (2) Minimum number.** The residential development must contain a minimum of five thousand (5,000) residents.
  - (3) Boundaries.** The residential development must be self-contained, having private streets, controlled and limited access, and have obviously identifiable boundaries by design.
- d. Commercial development criteria.**
  - (1) Number.** Only one commercial area shall be developed in each residential development.
  - (2) Limitation.** Uses shall be limited to the regulations of the CN district.
  - (3) Basis.** The amount of commercial development allowed shall be based on table 6.8-5, Table of PUD Commercial acreage. [Ord. No. 93-4] [Ord. No. 94-23] [Ord. No. 95-8]

#### **15. Bike Racks.**

- a. Number of bikes.** Each bike rack shall accommodate at least five (5) bikes.
- b. Residential Uses.** Residential development with more than one hundred (100) units shall provide one (1) bike rack per 50 units.
- c. Non-residential Uses.** All non-residential uses subject to site plan approval by the DRC shall provide one bike rack per two hundred (200) required parking spaces.  
[Ord. No. 01- 01]

**B. Temporary structures.** The following supplementary regulations apply to certain types of temporary structures.

1. **Temporary emergency structures.** This section is intended to allow placement or erection of temporary structures that address immediate public needs while permanent solutions are being pursued, including but not limited to temporary fire stations, hurricane shelters, utility facilities.
  - a. **Determination of public emergency.** The Executive Director of PZB may authorize, in any district, the issuance of a building permit for a temporary structure upon determination that a public emergency exists or an overwhelming public purpose is served by the temporary permit.
  - b. **Duration.** The use shall be approved as a special use for a period of six (6) months, with one three (3) month extension, or until the emergency is determined to have ceased. The BCC may extend this timeframe under extenuating circumstances at any regularly scheduled public hearing. Copies of all special use permits approved under this subsection shall be forwarded to the County Attorney's Office and the BCC.
2. **Tents accessory to non-retail use.** A tent may be used as a temporary structure for non-retail purposes accessory to the principal use subject to the Zoning Director's approval as a special use and the standards of this subsection. Tents used for retail purposes are subject to Sec. 6.4.D (Supplementary Use Standards).
  - a. **Frequency.** The use of the tent and the proposed non-retail use or event shall be a one-time occurrence at any given lot per year.
  - b. **Duration.** The tent may be used for a maximum period of ninety (90) days, provided that an additional thirty (30) day administrative extension may be approved subject to the Zoning Director's finding that the tent and use continue to meet all the applicable requirements of this Code and the Building Code and are in harmony with the surrounding area.
  - c. **Setbacks.** All setback requirements of the underlying district shall be met.
  - d. **On-site Location.** The tent shall be located on the lot so as not to adversely interfere with on-site circulation and shall not be located in any required parking space.
  - e. **Access.** The primary access for the use shall be from an arterial road and shall not cause traffic to flow through nearby residential areas. Back out parking directly onto a public street shall be prohibited.
  - f. **Lighting.** Lighting to illuminate the premises of any temporary tent structure for advertisement or direction shall be extinguished no later than 12:00 midnight.  
[Ord. No. 99-37]
3. **Temporary facilities during development activity.** During development of planned developments, subdivisions and multiple family projects requiring DRC approval, temporary structures and facilities may be allowed in platted developments under the following conditions and uses:
  - a. **Temporary construction trailer.** Use of this facility shall be limited to storage and on-site office work with no overnight habitation and provided that:
    - (1) **Duration.** The construction trailer remain on site only for the duration of the permitting and building of the primary structures.
    - (2) **Location.** The construction trailer and attendant parking and storage areas be located on site so as not to interfere with safe ingress and egress to ~~developed areas or areas under construction~~.
    - (3) **Removal.** The construction trailer be removed if construction ceases for more than five (5) months unless it can be demonstrated that construction will proceed within thirty (30) days.

- (4) **Certificate of occupancy.** The construction trailer be removed no later than thirty (30) days after the final Certificate of Occupancy is issued.
- (5) **Abandonment.** Abandoned trailers shall not be permitted on the site.
- (6) **Unsafe structure.** If the building permit for the primary structures have expired, and no further permits have been issued for six (6) months, the trailer shall be removed from the property immediately. Any trailers which have been abandoned under these provisions shall be considered an unsafe structure and shall be abated pursuant to the Building Code Enforcement Administrative Code of PBC.

**b. Watchman mobile home.**

- (1) **Conditions.** Use of this facility allows overnight habitation if, under the following conditions:
  - (a) **Mobility.** The mobility of the vehicle is maintained and it is used as a mobile home or house trailer;
  - (b) **Permits.** Permits and inspections for trailer tie-down and electric, water supply and sewage disposal facilities are approved by all governmental agencies having appropriate jurisdiction.
- (2) **Additional conditions.** The watchman mobile home is also subject to the following:
  - (a) **Special permit.** A special permit valid for one year shall be obtained. Requests for extensions of time beyond the initial one (1) year approval be made on forms prescribed by PZB. In no case shall the total time exceed a maximum of two (2) years for the initial approval and subsequent extension.
  - (b) **Removal agreement.** A notarized mobile home removal agreement shall be executed.
  - (c) **No additions.** No additions or adjuncts shall be permitted to the mobile home except PZB approved awnings demountable screen panels, stairs, decks and trellises.
  - (d) **Parking.** A minimum of two (2) parking spaces shall be provided. [Ord. No. 93-4]

**c. Mobile home real estate sales and management office.** Use of this facility shall be limited to on-site office work with no overnight habitation and subject to the following standards.

- (1) **Mobility.** The mobility of the vehicle is maintained;
- (2) **Site plan.** The Master plan, final site plan, or final subdivision plan that has been certified by DRC; and,
- (3) **Permits.** Permits and inspections for trailer tie-down and, electric, water supply and sewage disposal facilities are approved by all governmental agencies having appropriate jurisdiction.
- (4) **Location.** The facility shall be located so as not to interfere with on site construction operations, safe ingress and egress to the proposed development.
- (5) **Setbacks.** The facility shall meet the minimum setbacks of the applicable zoning district.
- (6) **Handicap spaces.** Handicap spaces and access shall be provided in accordance with Secs. 316.1955, 316.1956, and 553.48, Fla. Stat.
- (7) **Parking.** A minimum of six (6) parking spaces, plus one for each employee on the shift of greatest employment shall be provided. The temporary parking associated with the temporary mobile home, with the exception of the handicap parking and access, may be provided on hard surface pavement, shell rock or mulch, provided that there is a compacted subgrade. A minimum 24" hedge shall be planted around the perimeter of the parking lot.
- (8) **Special permit.** A special permit to be valid for a period of one (1) year shall be obtained. Requests for extensions of time beyond the initial one (1) year approval shall be made on forms prescribed by PZB. Permits may be renewed annually provided that:
  - (a) **Affidavit.** A notarized affidavit indicating that the approved development is in compliance with the platting requirements of this code, or any other time specific code provisions or **conditions of approval of the development order and further specifying the number of unbuilt or unsold units;**
  - (b) **Building permit.** There is evidence indicating that a building permit for a single family dwelling has been obtained within the last year; and

- (c) **Removal agreement.** A notarized mobile home removal agreement shall be executed.
  - (d) **Agent's authorization.** Agent's authorization is obtained from the developer.
  - (e) **Construction.** The Planned Development continues to be under construction.
- [Ord. No. 93-4] [Ord. No. 94-23]

**C. Compatibility standards.** All commercial and industrial uses subject to review by the DRC and proposed to be located adjacent to or across the street from residential districts along fifty (50) percent or more of the lot perimeter, and all the uses specifically required by other provisions of this Code to comply with these standards, shall demonstrate compliance with the following architectural compatibility standards. The design of the buildings should provide variety and visual interest and create an overall unified image through the following and other appropriate means.

1. **Unified image.** An overall unified image shall be created by the use of common elements such as consistent forms, colors, architectural details and landscape materials.
2. **Uniform treatment.** Similar architectural character and treatment shall be provided on all sides of the building.
3. **Entrances.** Unit and building entries shall be easily identifiable. Entries shall be integrated into the building architecture. Entries in exterior stairs shall be designed to provide shelter from inclement weather.
4. **Roof top equipment.** All roof top mechanical and electrical equipment, including satellite dish antennas, shall be screened so as not to be visible from any point up to ten (10) feet above the ground from any point within a two hundred (200) foot radius of the building on which it is mounted. [Ord. No. 93-4]
5. **Storage areas.** No exterior storage areas shall be permitted within two hundred (200) feet of a residential district.
6. **Loading docks, bay doors, and accessory equipment.** Loading docks, bay doors, and accessory equipment such as dumpsters, shall be located and oriented away from residential property lines.

**D. Rural Design Elements.**

1. **Design Elements.** The following standards shall apply to non-residential projects in the Rural and Exurban Tiers subject to DRC, ZC or BCC approval, or uses specifically required by other provisions of this Code. Agricultural uses shall be exempted from these requirements. Redevelopment of existing projects will be required to comply with the applicable standards within the affected area only.
  - a. **General.** An overall unified architectural style and image shall be created by the use of common elements such as consistent forms, colors, materials, and details.
    - (1) **Similar architectural composition.** Similar architectural composition and treatment shall be provided on all sides of each building contiguous to public streets or residential zoning districts, unless otherwise stated herein.
    - (2) **Outparcels and accessory buildings.** Outparcels and accessory building within a project shall be constructed of the same or compatible materials and in the same color and character as the principal building.
  - b. **Roof.** The roof line along each elevation shall incorporate a ~~minimum of one (1)~~ design feature each from List 1 and List 2 below:
    - (1) **List 1 - Roof Design Element**

- (a) articulated parapet for each 200 linear feet with an attached hip roof (e.g. hip-on-deck), two (2) or more plane breaks or slopes, and, minimum 12" overhanging eave;
    - (b) full pitched roof (e.g. hip, gable, mansard, gambrel, etc.) with two (2) or more plane breaks or slopes; or,
    - (c) combination of items (a) and (b) above.
  - (2) **List 2 - Decorative Roof Treatment**
    - (a) decorative roof details such as dormers, cupolas, rafter tails, balconies, terraces, or exposed beams;
    - (b) cornices with decorative moldings; or,
    - (c) pediments, porticos, or architectural features at entryways, or decorative towers.
  - (3) **Materials.** Materials shall be limited to standing seam metal, corrugated, or 5V crimp made of copper, terne-coated stainless steel, galvalume or galvanized steel, slate, dimensional or architectural wood shingles, or metal shingles.
  - (4) **Roof top equipment screening.** All roof top mechanical and electrical equipment shall be screened from view so as not to be visible from any property line and shall be incorporated into the roof design (e.g. dormers, cupola, parapet, etc.).
- c. Exterior building finishes.** Exterior building finishes shall be limited to:
- (1) finished wood (e.g. painted or stained) or materials which has a wood appearance (e.g. cement based fiberglass wood textured product or tinted textured concrete masonry);
  - (2) vinyl, lap cedar or hard textured concrete siding with rough or smooth horizontal planks, six (6) inch lap siding, shingles or vertical board and batten;
  - (3) brick or brick veneer;
  - (4) stone;
  - (5) textured stucco; or,
  - (6) split face, pre-formed, or textured masonry block.
- d. Facades.**
- (1) **Single story building facades.** A minimum of three (3) of the following architectural details shall be integrated into all single story building facades to avoid the appearance of a blank wall:
    - (a) columns or pilasters;
    - (b) decorative cornices;
    - (c) horizontal banding;
    - (d) arches;
    - (e) decorative vents or louvers;
    - (f) moldings and trims;
    - (g) decorative shutters;
    - (h) bay windows; or,
    - (i) other similar treatments.
  - (2) **Multi story building facades.** In addition to the required architectural details above, multi story buildings shall also have breaks such as a canopy, balcony, overhang, or other horizontal projections.
- e. Porches and entryways.** All buildings shall have prominent entryways with well defined porches and railings. Porches shall be provided along the entire front and side facades, and fifty (50) percent of the rear facades if contiguous to a public street or residential zoning district. The design of the porches may be interrupted by required exits, paved pedestrian entrances, and loading areas and shall include the following:
- (1) **Width.** Porches shall have a minimum clear, unobstructed depth of 8 feet.
  - (2) **Railings and posts.** Porches shall incorporate decorative railings and posts at a maximum of twelve (12) feet on center along the entire perimeter, excluding pedestrian access points.

- f. Windows and doors.** All windows and doors shall have architectural details such as panels, transoms, crossbucks, shutters, decorative trims, or moldings. All glass areas shall appear to be multi-paned.

[Ord. No. 01-01]

**Amendment History:**

[Ord. No. 01-01; January 28, 2001]

**E. Architecture guidelines.**

- 1. Purpose and Intent** The purpose of these guidelines is to encourage development to contribute to Palm Beach County as a unique place by enhancing the built environment. These guidelines are intended to ensure that new development and redevelopment will be compatible with the surrounding area and enhance the appearance of the local community.
- 2. Threshold** This Section shall apply to the following projects and buildings:
  - a.** All nonresidential projects or buildings requiring approval by the BCC or ZC.
  - b.** All nonresidential projects or buildings requiring approval by the DRC in accordance with Table 6.4-1, and Table 6.8-2, or those exceeding the thresholds in Table 6.4-2.
  - c.** Multi-family buildings with more than 16 units.
  - d.** Existing built projects or buildings meeting the threshold of this section which are substantially renovated.
  - e.** The following uses, regardless of building size:

Automotive paint or body shop  
Repair and maintenance, general  
Retail sales, automotive parts and accessories
  - f. Exemptions.** The following buildings are exempt from this Section:
    - (1) Agricultural or industrial buildings not visible from a public street or residential zoning district.
    - (2) Buildings which are exempt from local building permits or government review pursuant to State or Federal Statutes.
    - (3) Recreational buildings and accessory structures within a PUD.
  - g. Effect on prior BCC and ZC approvals.** These guidelines shall apply to all previously approved projects as a BCC or ZC condition of approval as part of a Development Order Amendment or Status Report. Previously approved architectural condition of approval shall remain in full effect unless amended by the BCC or ZC.
  - h. Effect on prior DRC approvals.** These guidelines shall not apply to projects or buildings which have a previously approved site plan by the DRC, unless within a Planned Development District or for any use specifically identified within Section 6.4.D.

- i. **Effect on other regulations.** These guidelines shall supplement architectural requirements of an Overlay District, Neighborhood Plan, or other applicable regulations. In case of a conflict, the more strict regulation shall apply.

**3. Definitions.** For the purpose of this Section only, the following definitions shall apply:

**Architectural composition.** The scale, height, mass, proportion, color, form, style, detail, treatment, texture, construction material, and roof design of a project or building.

**Articulated parapet.** A parapet with a height variation proportional to the building height.

**Compatible/compatibility.** Design which utilizes accepted site planning (e.g. building placement, orientation and siting) and the elements of architectural composition within the context of the surrounding area. Similar adjacent land uses or square footage shall not necessarily constitute architectural compatibility.

**Complement/complementary.** Having similar architectural composition.

**Design professional.** An architect, landscape architect, or engineer licensed in the State of Florida with good standing.

**Substantial renovation.** Any expansion, alteration, renovation, addition, redevelopment, or similar improvement to an existing building that exceeds seventy-five (75) percent of the assessed value of the building, as indicated in the latest official County Property Appraiser's records.

**Visual impact analysis.** A written and graphic assessment which determines the appropriate contextual relationship of a proposed building with respect to architectural composition and compatibility.

**4. Review Process.** PZB shall review all applicable buildings for compliance with this Section during the building permit or zoning review process and provide a written determination of compliance with the requirements of this Section.

- a. An applicant or the County may request review for compliance with this Section in accordance with one (1) of the following methods:

- (1) **Method I - Projects requiring BCC approval.** A request for a determination of compliance with the requirements of this Section may be submitted with the BCC application. A written determination of compliance with this Section shall be made in the staff report containing the recommendation for the development order. The request for a determination shall be submitted no less than 30 working days prior to the BCC public hearing.

- (2) **Method II - Projects requiring ZC approval.** A request for a determination of compliance with the requirements of this Section may be submitted with the ZC application. A written determination of compliance with this Section shall be made in the staff report containing the recommendation for the development order. The request for a determination shall be submitted no less than 30 working days prior to the ZC public hearing.

- (3) **Method III - Projects requiring DRC or site plan approval.** A request for a determination of compliance with the requirements of this Section may be submitted with the original DRC or site plan approval application. A written determination of compliance with this Section shall be made in the comment letter regarding the development order for the project. The request for a

determination shall be submitted no less than 30 working days prior to the DRC meeting regarding the application.

- (4) **Method IV - Projects requiring Building Permit approval.** Buildings requiring a building permit only shall be reviewed for compliance through the standard building permit review process. The request for a determination shall be submitted prior to or concurrent with the building permit application.

b. **Unique Structures.** Deviation from any requirement in this Section may be approved by the ZC or BCC. Deviations for projects or buildings only requiring DRC approval or a building permit may be granted by the ZC. The ZC and BCC shall consider the following standards when considering the architectural composition of a unique project or building. Failure to comply with any standard shall be deemed adverse to the public interest:

- (1) **Consistency with Comprehensive Plan.** The proposed architectural composition is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan, including standards for building and structural intensities and densities.
- (2) **Complies with other standards of Code.** The proposed architectural composition complies with all standards imposed on it by all other applicable provisions of this Code for use, layout, function, and general development characteristics.
- (3) **Compatibility.** The proposed architectural composition is compatible as defined in this Code and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.
- (4) **Design minimizes environmental impact.** The proposed architectural composition minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.
- (5) **Circumstances.** Whether and to what the extent it can be demonstrated that there are any circumstances that warrant a deviation.

c. **Peer Review.** The applicant may select an architect licensed in the State of Florida to certify to PZB that the proposed project or building is in compliance with this Section. PZB shall provide a Peer Review Certification Form (PRCF) for this purpose. Certification shall substitute for a staff determination of consistency with this Section.

d. **Administrative Changes.** Minor changes to BCC or ZC approved architectural elevations may be approved by the Zoning Director provided the changes do not reduce compatibility with surrounding properties. Changes shall be limited to the following:

- (1) A maximum increase of twenty-five (25) percent or ten (10) feet in overall building height, from finished grade to highest point, whichever is less;
- (2) Modifications to the architectural composition which are equal to or enhance the approved elevation; and,
- (3) Modifications to ensure consistency with this Section.



- 5. Supplemental Application Contents.** Applicable PZB applications shall be supplemented with the following requirements:
- a. color elevations, including all architectural features and building height
  - b. rooftop screening for mechanical, air conditioning, electrical, and satellite dish equipment
  - c. architectural finishes (e.g. manufacturer or material specifications for roof, color chips or paint samples, etc.)
  - d. type of building materials
  - e. roof type, pitch, and material
  - f. detail of all public entries
  - g. screening of loading bays, garage doors, overhead doors, outdoor storage, dumpster, garbage disposal, and recycling areas
  - h. detail and orientation of all facade-mounted and site lighting fixtures
  - i. structural/architectural focal point details (e.g. fountains, gazebos, porte-cochere, etc.)
- 6. Visual Impact Analysis.** A Visual Impact Analysis shall be submitted with the chosen method of review only for projects or buildings which are contiguous to a public street or to a residentially zoned property. The visual impact analysis shall be prepared and certified by a design professional and include:
- a. **Environmental Assessment.** An assessment of the natural and man made environments surrounding the proposed building utilizing a minimum of four (4) views taken from the subject property of all contiguous public streets and/or residentially zoned properties and one (1) aerial photograph with the proposed building superimposed on the site.
  - b. **Line of Sight Analysis.** A line of sight analysis of the proposed building in relation to the surrounding area. This may be accomplished by submitting a two-dimensional cross section(s) of the site showing the proposed building elevations in relation to contiguous public right-of-ways and residentially zoned properties.
  - c. **Prevalent Theme.** A written determination by the design professional of the prevalent architectural character of the surrounding area, or desirable architectural character, if no prevalent architectural character exists. If a prevalent architectural character does not exist, the use of architectural styles such as Spanish Eclectic, Mediterranean Revival, Florida Vernacular, or Bermuda/Island is encouraged.
  - d. **Architectural Compliance Statement.** A written determination by the qualified design professional that the visual impact analysis indicates that the architectural composition of the proposed project or building creates focal points, is in scale with the pedestrian environment, and complements or enhances existing structures in the surrounding area.

## 7. Guidelines.

**a. Nonresidential Design Elements.** The following guidelines shall apply to nonresidential project or buildings.

(1) **General.** An overall unified architectural character and image shall be created by the use of common elements such as consistent forms, colors, materials, and details. Similar, but not identical, architectural treatment between pods within a multi-pod project may be permitted to allow diversity within the project.

(a) Similar architectural composition and treatment shall be provided on all sides of each building contiguous to a public street or residential zoning district.

(b) Out parcels and accessory buildings within a project shall be constructed of compatible materials, color, and character as the principal building.

(2) **Roofline.** The roof line along each elevation shall incorporate a minimum of one (1) design feature each from List A and List B below. The same features are not required on each elevation:

List A - Primary Roof Design Element	
a.	articulated parapet along thirty (30) percent of the roof line for each elevation <sup>1,2</sup>
b.	pitched roof with minimum 12" overhanging eaves
c.	Two (2) or more plane breaks or slopes per facade elevation
d.	Any combination of the above

**Notes for List A:**

1 Parapet length used as part of wall signage shall not be counted as articulation.

2 Maximum spacing between articulation = 100 feet. Spacing may vary for recognized architectural styles such as Art Deco which cannot comply with this requirement.

List B - Secondary Roof Treatment	
a.	decorative roof details, such as dormers, cupolas, rafter tails, balconies, terraces, or exposed beams
b.	cornices with decorative moldings
c.	pediments, porticos, architectural features at entryways, or decorative towers

(3) **Facade.** The front and side facades, and rear facade if contiguous to a public street or residential Zoning district, of every building shall incorporate recesses and projections, and architectural elements such as columns, arches, etc., as provided herein:

**(a) Required design elements.** All applicable facades, unless exempted above, shall meet the following standards:

- 1) **Recesses/projections.** Facades greater than fifty (50) feet in length shall incorporate recesses and projections a minimum of twelve (12) inches in depth along a minimum of twenty percent (20%) of the total length of the facade. The recesses or projections shall be distributed along the facade with a maximum spacing of one hundred (100) feet between each recess or projection.
    - a) **Bay doors.** Facades with four (4) or more bay doors may exclude the combined length of the bay doors from the total facade length.
  - 2) **Walls.** Blank walls shall not exceed ten (10) feet in height or twenty (20) feet in length. Control and expansion joints shall constitute a blank wall, unless used in a decorative pattern with varied materials or textures and spaced a maximum of ten (10) feet on center. Relief and reveal depth shall be a minimum of three-quarter (3/4) inch.
  - 3) **Storefronts.** Individual ground-level retail uses with exterior public access that are part of a larger freestanding building, other than regional commercial facilities, shall have display windows along a minimum of 20% of the facade length. Windows shall be defined with details such as frames, sills, shutters, planters, relief trims, or lintels. Storefront design, relief features and decorative treatments shall complement contiguous storefronts.
- (b) **Additional design elements.** In addition to Sec. 6.6.E.7.a.(3)(a), Required design elements, the front and side facades shall include a minimum of one (1) of the following design elements:
- 1) **Exterior treatment.** The exterior treatment of the front elevation shall consist of a minimum of two (2) different building materials, textures, or finishes at a ratio of a maximum of 80% for the primary treatment and a minimum of 20% total for the secondary treatment. Exterior finishes such as stucco, brick, wood, coquina or cut stone are encouraged. The surfaces of multiple exterior storefronts within a building, except regional commercial facilities, shall compliment contiguous storefronts.
  - 2) **Fenestration and details.** Architectural features or details such as, windows, awnings, covered arcades, sills, shutters, reliefs, trims, columns, pilasters, quoins, reveals, cornices, horizontal banding, arches, decorative vents, and/or accent tile, shall be integrated into the facade to avoid the appearance of a blank wall and shall be provided along a minimum of sixty percent (60%) of the facade length of the front and side facades, and rear facades if contiguous to a public street or residential zoning district.
- (4) **Entries.** All public entries shall be easily identifiable and integrated into the building architecture. Each freestanding principal structure shall have a minimum of one clearly defined primary public entrance feature. The primary entrance shall incorporate a minimum of one (1) design element each from List A and List B below:

(This space intentionally left blank)

List A - Primary Entry Feature Design Element	
a.	canopies, porte-cochere, or porticos
b.	wall recess or projection a minimum of twelve (12) inches in depth
c.	covered arcades, a minimum of eight (8) feet clear in width
d.	peaked roof forms
e.	arches, columns or pilasters

List B - Secondary Decorative Treatment	
a.	overhangs, cornices, and eaves
b.	decorative moldings or trims around windows and doors
c.	covered public outdoor patio or plaza incorporated with entry area which are not part of a tenant space
d.	special pavers, bricks, decorative concrete, or other similar pavement treatment
e.	architectural details, such as tile work or moldings

- (5) **Color.** Color shall be used to achieve compatibility with the surrounding area and to complement the project.
- (6) **Pedestrian Amenities.** For planned development districts only, a minimum of one (1) pedestrian amenity for each one hundred thousand (100,000) gross square feet of floor area or fraction thereof shall be incorporated into the overall development to create a pedestrian friendly atmosphere. Suggested amenities include, but are not limited to:
- (a) public art
  - (b) clock tower
  - (c) water feature/fountain
  - (d) outdoor patio, courtyard or plaza
  - (e) tables with umbrellas for open air eating in common areas and not associated with tenant use (i.e. restaurant) or outdoor furniture

(This space intentionally left blank)

- (7) **Walkways.** A continuous internal pedestrian walkway shall be provided from each adjacent perimeter public sidewalk to all customer entrances. The design of the walkway shall include all of the following:
- (a) one native canopy tree for each twenty-five (25) linear feet with a maximum spacing of fifty (50) feet between trees
  - (b) one bench every 200 feet between the public sidewalk and building
  - (c) walkways traversing vehicular use areas shall be accented with special pavers, bricks, decorative concrete, stamped concrete, or similar decorative pavement treatment
- (8) Design elements subject to ZC or BCC approval. The following elements are prohibited, unless approved by the ZC or BCC pursuant to the Review Process of this section:
- (a) structures which are of symbolic design for reasons of advertising
  - (b) high intensity, metallic, neon, or fluorescent colors
  - (c) neon tubing, fiber optics or similar lighting, excluding those used for signage
  - (d) high gloss vinyl and plastic awnings
  - (e) awnings with horizontal ribbing, flowered or similarly patterned designs
  - (f) unpainted or plain/unfinished exterior facades, excluding galvalume and galvanized steel roof
  - (g) smooth faced painted concrete masonry block
- b. **Multi-family Design Elements.** In addition to the guidelines for non-residential projects, multi-family projects shall adhere to the following guidelines:
- (1) **Master elevations.** Master elevation approvals may be reused within a project, provided the master elevation complies with Section 6.6.E.6, Visual impact analysis, for each location in which that elevation is used.
  - (2) **Balconies and patios.** Individual balconies and/or patios shall be provided for a minimum of 20% of the total number of units within each building.
8. **Non-judicial remedies.** Any applicant aggrieved by an administrative interpretation or decision regarding this Section shall, within thirty (30) calendar days from the date a written interpretation or decision is rendered, file an appeal to the ZC. The appeal shall be heard on the next available ZC agenda.
9. **Exhaustion of non-judicial remedies.** Any applicant, the Executive Director of PZB, the BCC member representing the district in which the project or building is to be located, aggrieved by a decision of the ZC regarding an interpretation or decision regarding this Section shall, within thirty (30) calendar days from the date a decision by the ZC is rendered, file an appeal to the BCC. ~~The appeal shall be heard on the next available BCC agenda as an Administrative Inquiry.~~
10. **Appeals.** An appeal shall be pursuant to the judicial relief standards of 5.1, General Applicability.

**11. One year review.** Staff shall review the effectiveness of these guidelines and present a report to the BCC in August, 2002.

**[Ord. No. 01- 28]**

**Amendment History:**

**[Ord. No. 01-01; January 9, 2001] [Ord. No. 01- 28; July 24, 2001] [Ord. No. 01-100; December 28, 2001]**

**SEC 6.7      OVERLAY DISTRICT REGULATIONS.****A. NE-O, Native Ecosystem Overlay.**

1. **Purpose and intent.** The purpose and intent of the Native Ecosystem Overlay (NE-O) district is to ensure the protection of environmentally sensitive lands in unincorporated Palm Beach County, while ensuring development options by permitting flexibility in development regulations.
2. **Applicability.** The provisions of the NE-O district shall apply to all development within the boundaries of the NE-O district.
3. **Boundaries.** The NE-O district shall include within its boundaries, the following lands.
  - a. **Environmentally Sensitive Lands.** Lands as defined in Sec. 9.5.J.3. [Ord. No. 99-37]
  - b. **Other "A" quality ecosystems.** Lands identified as "A" Quality Ecosystems in the Palm Beach County Comprehensive Plan, Conservation Element, Policy 2-a and Land Use Element, Policy 1-d.
  - c. **Twenty-five percent set aside.** Uplands with native ecosystems to which the twenty-five (25) percent set-aside would be applicable as required by Sec. 9.5 (Vegetation Preservation and Protection). [Ord. No. 99-37]
  - d. **Water resources protection areas.** Lands that have a high potential for water resources protection, such as aquifer recharge areas and present and potential wellfield areas.
4. **Conflict with other applicable regulations.** When the provisions of the NE-O district conflict with other regulations applicable to the district, the provisions of this section shall prevail, except when superseded by State or federal law.
5. **Use regulations.** In the NE-O district, the use regulations shall be the same as for the underlying district.
6. **Property development regulations.** The development of lands within the NE-O district shall be subject to the property development regulations of the underlying district, except that the following property development regulations may be modified by the Zoning Director upon a written request up to the maximum allowed deviations in Table 6.7-1 below.
  - a) **Off-street parking.** Off-street parking standards may be reduced by up to a maximum of thirty (30) percent if:
    - (1) **Environmentally sensitive lands.** A development permitted by the underlying district cannot be feasibly designed with the required off-street parking spaces, because of the location of Environmentally Sensitive Lands, the twenty-five (25) percent set aside on the subject property, or water resource protection areas;

- (2) **Alternative plan.** An alternative plan of development is prepared for the property that provides the maximum number of off-street parking spaces that are feasible, with a total impervious surface area design that does not exceed fifty (50) percent of the lot coverage requirement, while ensuring the proposed development is not disruptive to Environmentally Sensitive Lands, lands set aside pursuant to the twenty-five (25) percent set aside requirement, or water resource protection areas; and
  - (3) **Consistent.** The alternative plan of development is consistent with the purpose and intent of the NE-O district.
- b. **Density and intensity.** The calculation of maximum density or lot coverage shall be based on gross lot area.
- c. **Off-street loading.** Off-street loading requirements may be reduced or eliminated if:
  - (1) **Environmentally sensitive lands.** A development permitted by the underlying district cannot be feasibly designed with the required off-street loading space because of the location of Environmentally Sensitive Lands, the twenty-five (25) percent set aside on the subject property, or water resource protection areas; and
  - (2) **Alternative plan.** An alternative plan of development is prepared for the property with a total impervious surface area not exceeding sixty-five (65) percent of the maximum building coverage requirements, while ensuring that the proposed development is not disruptive to Environmentally Sensitive Lands, the twenty-five (25) percent set aside requirement, or water resource protection areas; and
  - (3) **Consistent.** The alternative plan of development is consistent with the purpose and intent of the NE-O district.
- d. **Height.** Height restrictions may be modified to implement the permitted floor area ratio or building coverage if the building coverage does not exceed sixty (60) percent of that otherwise allowed by the underlying district, and the total impervious surface area does not exceed sixty-five (65) percent of the maximum building coverage requirement.
- e. **Setbacks.** Yard setback requirements shall be modified if:
  - (1) **Environmentally sensitive lands.** A development permitted by the underlying district cannot be feasibly designed with the required setbacks because of the location of Environmentally Sensitive Lands, the twenty-five (25) percent set aside on the subject property, or water resource protection areas; and
  - (2) **Alternative plan.** An alternative plan of development is prepared for the property that complies to the greatest extent practicable with the setback requirements, while ensuring the proposed development is not disruptive to Environmentally Sensitive Lands, lands set aside pursuant to the twenty-five (25) percent set aside requirement, or water resource protection areas; and
  - (3) **Consistent.** The alternative plan of development is consistent with the purpose and intent of the NE-O district.
- f. **Lighting.** All exterior lighting shall be shielded and directed away from native vegetation.  
[Ord. No. 93-4] [Ord. No. 99-37]



**B. WCRA-O, Westgate/Belvedere Homes Overlay. [Ord. No. 01-01]**

1. **Purpose and intent.** The Westgate/Belvedere Homes Community Redevelopment Agency (WCRA) was created pursuant to Sec. 163.330, et. seq., Fla. Stat., to remove blighted conditions, enhance the County's tax base, improve the living conditions, and preserve areas of low and moderate cost housing in the Westgate/Belvedere Homes area of unincorporated Palm Beach County.

The use of community redevelopment powers enables the PBC BCC and the WCRA to make improvements that encourage and enhance investment while providing neighborhood stability.

The Westgate/Belvedere Homes Community Redevelopment Study Area Overlay (WCRA-O) district is established with the purpose and intent of: encouraging development and redevelopment of the Westgate/Belvedere Homes area through regulatory incentives; arresting deterioration of property values; preserving and protecting existing, viable affordable housing; and providing opportunity for the future development of affordable housing; implementing the WCRA Plan; and providing for increased residential densities without amendment to the PBC Comprehensive Plan.

2. **Applicability.** These provisions shall apply to all development within the boundaries of the WCRA-O district. In addition, development shall comply with all other applicable Code requirements.
3. **Boundaries.** The WCRA-O district consists of those lands within unincorporated Palm Beach County bounded by Okeechobee Boulevard on the north, Belvedere Road on the south, Florida Mango Road on the east, and Military Trail on the west. This description does not limit the WCRA's ability to amend its boundaries. The WCRA-O district shall be amended as needed to conform to any boundary changes of the Westgate/Belvedere Homes Community Redevelopment Area.
4. **Conflict with other applicable regulations.** Where the provisions of the WCRA-O district are in conflict with other regulations applicable to this district, the provisions of this section shall prevail. Where provisions of the WCRA-O district are not in conflict with other applicable regulations, the most restrictive regulations shall prevail.
5. **Procedures.** Prior to initial Development Review Committee (DRC) certification of all requests for Official Zoning Map Amendments (rezonings), Conditional Uses, and Development Review Committee only items, all applicants shall obtain a recommendation from the WCRA. Prior to the approval of all requests for Comprehensive Land Use Plan Amendments, Density Bonuses, Variances or CRA Master Plan Amendments all applicants shall obtain a recommendation from the WCRA. All applicants shall provide proof of payment of any applicable WCRA review fee.
6. **Development Review Committee.** All new commercial and industrial developments, and residential developments consisting of more than two (2) dwelling units shall be subject to DRC approval.
7. **Official Zoning Map Amendments.** All Official Zoning Map Amendment requests shall comply with the following standards.
  - a. **Industrial districts.** Any request to rezone parcels located in the Flight Path of the Palm Beach International Airport to an industrial district shall not require a Comprehensive Land Use Plan Amendment.
  - b. **Commercial districts.** Any request to rezone parcels to a commercial district or Planned Development District, shall not require a Comprehensive Land Use Plan Amendment, provided the following criteria are met.

- (1) **Twenty (20) percent (%) limitation.** The rezoning request shall not increase the existing area with the commercial future land use designations by more than twenty (20) percent above the acreage shown on the Future Land Use Plan Atlas at the time of Comprehensive Plan adoption in 1989. The areas with commercial future land use designation shall be identified on the Comprehensive Plan Future Land Use Map.
- (2) **Purpose.** The rezoning request advances the purpose and intent of the WCRA Plan, and does not have a negative impact on surrounding uses.
- (3) **WCRA recommendation.** The rezoning request receives a favorable recommendation from the WCRA in accordance with the standards established in the WCRA Plan.

8. **Uses.** The following uses shall be permitted in the WCRA-O subject to the appropriate review process.

a. **Permitted uses.** Uses permitted by right in the underlying zoning district shall be permitted by right in the WCRA-O District. Additionally, residential uses shall be permitted in the commercial land use subcategories as described in the Palm Beach County Comprehensive Plan.

(1) **General Commercial district (CG).**

(a) **Office/warehouse uses.** Requests for office/warehouses shall be subject to Class A Conditional Use approval. In addition, the following supplementary requirements shall apply.

- i) **Office.** Accessory office space, supporting the warehouse use, shall occupy a minimum of twenty-five (25) percent of the gross floor area.
- ii) **Bay doors.** Bay doors shall not face any abutting residential property. Bay doors shall not face public streets, unless a landscape betterment plan has been submitted.
- iii) **Separation.** There shall be a minimum ten (10) foot separation between individual office-warehouse buildings.

(2) **Special use developments.** The following special use developments may be permitted in the CG, and IL districts pursuant to the following standards.

(a) **Mixed-use commercial.** The purpose of this special land use development is to encourage lower intensity, mixed-use development along the south side of Westgate Avenue. Developers shall be permitted to request an increase in the residential density by drawing from the pool of three hundred (300) bonus residential units assigned to the area pursuant to the PBC Comprehensive Land Use Plan. The use of the bonus units shall be subject to approval by the BCC and the WCRA. The minimum lot size for this special land use shall be one half (0.5) acre. All other applicable provisions of the ULDC shall apply. In addition, developers shall comply with the design requirements of the MXP section to the greatest extent possible.

(b) **Soft-edged industrial.** The purpose of this special land use development is to ensure that adequate screening and buffering is provided in areas adjacent to existing residential development. The increased landscaping and buffering requirements, and the provision for "cleaner" and compatible light industrial development shall only be required for areas with an Industrial land use designation. In addition, all applicable provisions for the IL zoning district shall apply. The property frontage of developments within this land use designation shall comply with the R-O-W buffer requirements pursuant to Sec. 7.3 of the ULDC.

b. **Special permit uses.** Uses permitted in the underlying zoning district subject to special permit regulations, shall be permitted in the WCRA-O except for the following.

- (1) Adult entertainment establishments and day-labor employment centers shall be prohibited.

c. **Class A and Class B Conditional Uses.** Conditional uses in the underlying zoning district shall be permitted pursuant to the use regulations of the ~~underlying zoning district and all other applicable~~ ULDC regulations. In addition, the following shall apply.

- (1) **Parcels two (2) acres or less.** Uses on parcels two (2) acres or less in size that pursuant to Sec. 6.4, require Class A Conditional Use approval, may be approved through the Class B Conditional Use process. This process may also be followed for Development Order Amendments.
  - (2) **Commercial uses.** Any commercial land uses may be approved as conditional uses, subject to the following.
    - (a) **Twenty (20) percent (%) limitation.** The request shall not increase the existing area with commercial future land use designations in the WCRA-O by more than twenty (20) percent above the acreage shown on the Future Land Use Plan Atlas at the time of Comprehensive Plan adoption in 1989. The areas with commercial future land use designation shall be identified on the Comprehensive Plan Future Land Use Map.
    - (b) **Purpose.** The proposed conditional use advances the purpose and intent of the WCRA Plan, and does not have a negative impact on surrounding uses.
    - (c) **WCRA recommendation.** The conditional use receives a favorable recommendation from the WCRA in accordance with the standards established in the WCRA Plan.
9. **Property development regulations.** The development of lands within the WCRA-O district shall be subject to the property development regulations of the underlying district, except for the following.
- a. **Residential density bonus.** Residential densities permitted by the Comprehensive Plan Future Land Use Map may be increased by the BCC pursuant to the Class A Conditional Use process, provided that:
    - (1) **Purpose.** The proposed residential development advances the purpose and intent of the WCRA-O; the goals, objectives, and policies of the Comprehensive Plan; the WCRA Plan; and does not have a negative impact on any surrounding uses;
    - (2) **Criteria.** The request is consistent with the criteria established in the WCRA Plan for the increase of residential densities;
    - (3) **Number of units.** The additional residential units permitted do not exceed a cumulative total of three hundred (300), pursuant to the Comprehensive Plan. These units shall be exempt from the County's Voluntary Density Bonus Program application process and procedures. Following exhaustion of the housing pool, requests for density increases may be approved by the BCC through the County's Voluntary Density Bonus Program application process, provided the proposed residential density bonus is initially recommended by the WCRA.
    - (4) **Dispersal.** In order to encourage an equitable geographic distribution of development, the Voluntary Density Bonus criteria may not be applicable when increased densities are requested. Pursuant to Objective 1.5 of the Housing Element of the Comprehensive Plan, low income households shall not be concentrated in one area. The Voluntary Density Bonus criteria may not be applicable when increased densities are requested.
  - b. **Residential Development Standards.** In addition to the development standards contained in the ULDC, the following special development standards shall be required of all residential development within the WCRA-O, at or before the time of construction or as deemed appropriate by the County.
    - (1) **Awnings/canopies.** Awnings or canopies, attached to walls, shall not project more than five (5) feet into the required setback. In addition, they shall not be supported by any means other than the wall or its integral parts.
    - (2) **Flexible regulations.** Requests for flexible regulations, pursuant to Sec. 6.5. of the ULDC shall be encouraged as an incentive to promote affordable owner occupied infill housing within the WCRA, and shall be authorized for an affordable housing subdivision, provided such dwelling units meet the Federal Department of H.U.D. definition of affordable for PBC and that such deviations are recommended by the WCRA.

- (3) **Minimum frontage.** Parcels accommodating single family houses shall have a minimum frontage of fifty (50) feet on a public right-of-way.
  - (4) **Open space for multi-family development.** Forty-five (45) percent of the total site for multi-family development shall be designated as open space. Sixty (60) percent of that total on-site open space shall be designated as usable open space. Open space requirements may be reduced subject to BCC and WCRA approval on a case-by-case basis.
- c. **Nonresidential development standards.** In addition to the development standards contained in this Code, the following special development standards shall be required of all nonresidential development within the WCRA-O district, at or before the time of construction as deemed appropriate by the County.
- (1) **Awnings/canopies.** Awnings or canopies, attached to walls, shall not project more than five (5) feet into the required setback. In addition, they shall not be supported by any means other than the wall or its integral parts.
  - (2) **Buffers.**
    - (a) **Residentially zoned parcels with residential land use.** All proposed commercial or industrial uses shall provide upgraded buffer areas, a minimum of ten (10) feet in width along all property boundaries that are contiguous to existing residential uses or land designated as residential by the Future Land Use Atlas of the Comprehensive Plan. These buffer areas shall also be required for nonresidential land uses abutting Nokomis Avenue and Cherokee Avenue, and on any parcel indicated as Bonus Commercial Receiving Area on the WCRA Master Land Use Plan map. The upgraded buffer shall include:
      - i) **Six foot wall or fence.** A six (6) foot high opaque concrete block wall shall be permitted, or a decorative fence approved by the WCRA Board. Barbed wire shall be prohibited.
      - ii) **Bonus commercial receiving area.** A six (6) foot high chain link or other decorative fence, approved by the WCRA, may be permitted with the consent of the immediately abutting property owners and/or property owner(s) directly across the right-of-way. Hedge material, maintained at a height of 60 inches, and native canopy trees spaced pursuant to Sec. 7.3 of the ULDC shall be required. Barbed wire shall be prohibited.
      - iii) **Hedge.** A hedge of native vegetation twenty-four (24) inches in height, spaced twenty-four (24) inches on center at planting; and
      - iv) **Native canopy trees.** Native canopy trees, a minimum of twelve (12) feet in height with a minimum six (6) foot spread, spaced twenty (20) feet on center, shall be planted. For Nokomis Avenue and Cherokee Avenue, required canopy trees shall be placed on alternating sides of the wall, and spaced twenty (20) feet on center.
    - (b) **Residentially zoned parcels with commercial land use.** Commercial uses adjacent to residential districts with commercial land use designation, and commercial uses adjacent to residential uses in commercial districts shall provide a minimum five (5) foot wide landscape buffer along shared residential property lines. This buffer shall include:
      - i) **Six foot wall or fence.** A six (6) foot high opaque concrete block or wall or chain link fence shall be permitted, but with no barbed wire topping, or a decorative fence approved by the WCRA Board.
      - ii) **Hedge.** A hedge a minimum of forty-eight (48) inches in height, spaced thirty-six (36) inches on center at planting, to be maintained a height of sixty (60) inches and planted on the outside of the fence of wall; and
      - iii) **Native canopy trees.** Native canopy trees, a minimum twelve (12) feet in height, with a minimum six (6) foot spread, spaced twenty (20) feet on center at planting.
      - iv) **Alternative landscape plan.** An ~~alternative landscape plan~~, **approved by the WCRA and** meeting minimum standards of the ULDC, may be substituted for the above.
  - (3) **Exterior speaker systems prohibited.** Outdoor audio speaker systems that are audible from adjoining residential property lines shall be prohibited.

- (4) **Streetscape and Landscape.** All development shall comply with the standards of Sec. 7.3 (Landscape and Buffering). Development with frontage on Wabasso Drive, Congress Avenue, Seminole Boulevard and Westgate Avenue or any development within any area designated as Soft-Edged Industrial on the WCRA Master Land Use Plan map shall comply with the streetscape design guidelines of the Westgate/Belvedere Homes Community Redevelopment Area Plan.
- (5) **Signage.** Signage shall comply with the requirements of Sec. 7.14 of the ULDC (Signage), and shall also be subject to the following standards.
- (a) **Sign face.** Signs shall be limited to one (1) square foot per two (2) linear feet of frontage up to a one hundred (100) square foot maximum. One (1) sign shall be permitted for every two hundred (200) feet of frontage. Properties fronting on Okeechobee Boulevard, Military Trail, Congress Avenue, Westgate Avenue and Belvedere Road shall be exempt from these regulations.
- (b) **Tenant identification sign.** All tenant identification signs shall be unified in design. Those not attached to the building shall be located within a single cabinet or frame. Properties fronting on Okeechobee Boulevard, Military Trail, Congress Avenue and Belvedere Road shall be exempt from these requirements.
- (c) **Setback.** Signs shall be setback a minimum of five (5) feet from any sidewalk. No portion of any sign may overhang the public R-O-W. Properties fronting on Okeechobee Boulevard, Military Trail, Congress Avenue and Belvedere Road shall be exempt from these requirements.
- (d) **Pole signs.** Pole signs shall not exceed fifteen (15) feet in height. Monument signs shall be encouraged to the maximum extent possible. Properties fronting on Okeechobee Boulevard, Military Trail, Congress Avenue and Belvedere Road shall be exempt from these requirements.
- (e) **Commercial uses along Cherokee and Nokomis.** Parcels with frontage on Cherokee Avenue and Nokomis Avenue shall be prohibited from installing pole signs. Sign face shall be limited to sixteen (16) square feet per side and shall not be illuminated.
- (6) **Prohibited signs.** In addition to the signs prohibited by Sec. 7.14, the following shall also be prohibited in the WCRA-O district:
- (a) any flag where its longest side is greater in length than twenty (20) percent of the length of the flagpole or standard;
- (b) balloons;
- (c) electronic message boards; and
- (d) billboard signs.
- (7) **Lighting.** All development shall comply with the following lighting standards, in addition to those requirements in Sec. 6.6 (Outdoor lighting standards).
- (a) **Casting of illumination.** Illumination shall be downcast and shall not overflow to adjacent property.
- (b) **Wall fixture lights.** Attached wall fixtures shall be mounted no higher than five (5) feet above the first story, and shall not be located on building roofs.
- (c) **Parking lot lighting.** Parking lot lighting shall not exceed twenty-five (25) feet in height, and shall be located a minimum of forty (40) feet apart.
- (d) **Roof top lighting.** Roof top lighting shall be prohibited.
- (e) **Height of light fixtures.** Lighting fixtures shall be scaled to pedestrians, and shall be compatible with the building and site.
- (8) **Building design.**
- (a) **Materials.** The use of imitation rock, imitation wood, corrugated metal, fiberglass siding or other such materials shall be prohibited.
- (b) **Color.** Earth or neutral tones shall be encouraged as the dominant background color of a structure.

- (c) **Roof, trim, and awnings.** Roof, trim, and awnings and canopy accent colors shall be compatible with building colors.
  - (d) **Screening.** Materials similar to that of the primary structure shall be used to screen mechanical equipment, utility structures, and trash receptacles.
  - (e) **Entrances to buildings.** Additional entries to the building from side or rear parking lots are encouraged.
  - (f) **Building facade.** Detailing of the building facade should be appropriate to the building size.
  - (g) **Building design.** Building design shall meet the provisions of the 1990 American Disabilities Act (ADA).
  - (h) **Height.** Commercial buildings with frontage on Cherokee Avenue and Nokomis Avenue shall be limited to one story and shall not exceed twenty (20) feet in height including a pitched roof.
- (9) **Nonresidential fences.** For nonresidential development, fences shall, by January 1, 1995, be located on the interior of any required front yard landscape buffer.
- (10) **Commercial land use strip.** A two (2) lot tier commercial land use strip, pursuant to the Land Use Atlas Map, along Westgate Avenue is established for the area bounded by Cherokee Avenue on the north, Nokomis Avenue on the south, Congress Avenue on the east and the section line between Sec. 25, T43S, R42E and Sec. 30, T43S, R43E on the west. Commercial development within this area shall comply with the following standards.
- (a) **Minimum frontage.** A minimum frontage of fifty (50) feet shall be established along Westgate Avenue, Nokomis Avenue, Cherokee Avenue, Wabasso Drive, Tallahassee Drive, Seminole Boulevard, Osceola Drive, Loxahatchee Drive and Suwanee Drive.
  - (b) **Access.** Primary access for all CG uses and Conditional Uses shall be permitted only from Westgate Avenue, Wabasso Drive, Tallahassee Drive, Seminole Boulevard, Osceola Drive, Loxahatchee Drive and Suwanee. Access to Cherokee Avenue may be permitted if it is paved in a manner acceptable to the County Engineer. Primary access on Nokomis Avenue and Cherokee Avenue shall be permitted for professional office use only.
  - (c) **Integrated site plan.** The owner of a lot that does not front on Westgate Avenue, shall be allowed to rezone to a commercial use if it is combined in an integrated site plan with fronting on Westgate Avenue. The BCC may permit emergency access from Nokomis Avenue. Secondary access may be permitted from Nokomis Avenue pursuant to Sec. 6.7.B.8.a.
- (11) **Base building line.** The forty (40) feet wide visual buffer requirement of Sec. 6.5.G.7.a shall not apply to those lots abutting Westgate Avenue between Congress Avenue and Military Trail. The base building line for said lots shall be the existing R-O-W line of Westgate Avenue.
- (12) **Parking.** Required and display parking shall be permitted pursuant to WCRA-O structure setback standards. Off-site parking at approved sites, and shared parking between separate parcels, shall be permitted. Unity of Control shall be required for shared parking.
- (13) **Loading zones.** Loading zones on sites under two (2) acres shall be allowed inside of parking areas after business hours.
- (14) **Setback reductions.** Front setback from all commercial roads may be reduced to ten (10) feet, and when the adjacent parcel has an underlying commercial zoning district, the side setbacks may be reduced to five (5) feet.

**10. Local residential streets.**

- a. **Construction in existing R-O-W.** The County Engineer may approve alternatives to the County standard design sections for local street construction in order to accommodate construction or reconstruction of paving and drainage improvements to an existing public local street, or segment thereof. The eligible R-O-Ws shall have a width of less than fifty (50) feet and shall be maintained by the County. Said alternative design(s) shall provide for paved travelway widths, structural sections, drainage, pedestrian access, dead-end turnarounds, and safe sight corners as prescribed by the County standards for local streets, or as deemed equivalent by the County Engineer. All required treatment and discharge control of stormwater runoff to the street drainage system shall be provided by secondary stormwater management facilities located outside the street R-O-W, permitted and constructed in accordance with applicable regulations of all agencies having jurisdiction over the receiving waters at the point of legal positive outfall.
- b. **Access to residential subdivision lots.** In lieu of minimum legal access requirements pursuant to Sec. 8.22.A.2., a local street improved pursuant to Sec. 6.7.B.10.a and having continuous paved access to at least one public street on the perimeter of the WCRA-O, shall be deemed by the County Engineer to meet the requirement of local street access for residential lots created by subdivision of abutting property. Nothing herein shall prohibit the owner of abutting property from making application for and receiving appropriate approval of a final subdivision plan or waiver of platting prior to completion of the above-noted improvements; provided, however, that the applicable plat or affidavit of waiver shall not be approved for recordation until construction has commenced for said improvements.

**11. Stormwater discharge control.** For subdivision of land within the WCRA-O District where stormwater discharge from such land is regulated by a secondary stormwater system under a Surface

Water Management Permit issued by South Florida Water Management District, the requirements for control of discharge pursuant to Sec. 8.24.F.2 shall be deemed waived.

[Ord. No. 93-4] [Ord. No. 94-23] [Ord. No. 00-015]

**C. R&T-O, Research and Technology Overlay. [Ord. No. 01-01]**

1. **Purpose and intent.** The purpose and intent of the Research and Technology Overlay (R&T-O) district is to protect critical manufacturing employers from the encroachment of incompatible land uses and activities; provide opportunities to locate accessory, auxiliary and supporting industrial land uses in close proximity to existing manufacturing facilities; and ensure the location of compatible adjacent land uses and activities in the district that complement manufacturing and high-tech operations that are related to the continuation and future development of the County's manufacturing and industrial base. The R&T-O district is specifically included in this Code to meet the Comprehensive Plan provisions related to the Pratt-Whitney Overlay.

Additionally, all development within the R&T-O district shall: promote efficient and economical industrial land uses and the provision of adequate public facilities to serve proposed development; promote compatible industrial land use linkages by process, production or service; be compatible with surrounding land uses and activities; preserve and protect natural features and native vegetation so as to prevent ecological damage in part through the location of buildings and land use intensities; and encourage the continuation and future development of the County's manufacturing and industrial base.

2. **Applicability.** The provisions of the R&T-O district shall apply to all development within the boundaries of the R&T-O district.

3. **Boundaries.** The R&T-O district consists generally, of those lands in unincorporated Palm Beach County lying east and north of the Beeline Highway and the Pratt-Whitney facility, which includes all or portions of Sections 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, Township 41 Range 40; Sections 5, 6, 7, 8, 9, 17, 18 Township 41 Range 41; and Section 13, Township 41 Range 39. The precise boundaries of the R&T-O district are identified on the Official Zoning Map.
4. **Conflict with other applicable regulations.** Where any provisions of the R&T-O district conflict with other applicable regulations, the provisions of this section shall prevail, except when superseded by State or federal law.
5. **Use regulations.** Development in the R&T-O district shall comply with the use regulations of the underlying district, subject to compliance with the following criteria.
  - a. The proposed development shall promote the goals, objectives, and policies of the Comprehensive Plan.
  - b. The proposed development is consistent with the purpose and intent of the R&T-O district.
  - c. The proposed development includes adequate, safe, and appropriate public facilities and services.
  - d. The proposed development is not detrimental to existing land uses or the native ecosystems of the R&T-O district.
  - e. The proposed development complies with the requirements of the NE-O district and Article 9, Environmental Standards.
  - f. The proposed development complies with the utility siting criteria for the limited service area.
6. **Property development regulations.** All development within the R&T-O district shall be subject to the property development regulations of the underlying district, except where it is in the NE-O district it shall be subject to the development regulations of the NE-O district.
7. **Performance standards.** All development within the R&T-O district shall comply with the rules and regulations of all governmental agencies having appropriate jurisdiction, and with all applicable requirements of this Code.

**D. GA-O, Glades Area Economic Development Overlay. [Ord. No. 01-01]**

1. **Purpose and intent.** The Glades Area Economic Development Overlay (GA-O) district is intended to provide flexibility in the range of uses and property development regulations allowed in the underlying districts in the Glades area and to accommodate uses which, if deemed appropriate, will increase job opportunities and improve the economic vitality of the area. In addition, the GA-O district will provide a set of regulations that recognize the character of the area.
2. **Applicability.** The provisions of the GA-O district shall apply to all development located within the boundaries of the GA-O district. All development orders within the GA-O district shall comply with all applicable Joint Planning Area Agreements, pursuant to Florida Statutes.
3. **Boundaries.** The boundaries of the GA-O district shall be identified on the Official Zoning Map.



4. **Conflict with other applicable regulations.** When the provisions of the GA-O district conflict with other regulations applicable to the site, the provisions of this section shall prevail.
5. **Use regulations.** In the GA-O district, no building, structure or land or water use shall be permitted except for the following uses.
  - a. **Permitted uses.** Uses permitted as of right in the underlying district are permitted as of right in the GA-O.
  - b. **Special uses.** Uses allowed as special uses in the underlying district shall be permitted in the GA-O district after compliance with the special use standards. In addition:
    - (1) **Single-family dwelling unit.** Any single-family dwelling unit required to relocate because of an eminent domain proceeding may relocate to lands in the AP district by receipt of a special use permit; and
    - (2) **Nonconforming use.** Any nonconforming use may be expanded by receipt of a special use permit.
  - c. **Conditional uses.** Uses allowed as conditional uses in the underlying district shall be permitted in the GA-O district after compliance with the conditional use regulations. Uses not otherwise permitted in the underlying districts may be permitted as Class A Conditional uses in the GA-O district after compliance with the conditional use regulations and after the Board of County Commissioners determines that the proposed use meets the following criteria:
    - (1) increases the number of jobs or provides needed housing;
    - (2) does not adversely affect adjacent land uses;
    - (3) is consistent with the goals, objectives and policies of the Comprehensive Plan; and
    - (4) helps to support existing or encourage additional Glades Area economic development.
6. **Property development regulations.**
  - a. **General.** All development within the GA-O district shall be subject to the property development regulations of the underlying district, except as otherwise provided below.
  - b. **Minimum density.** The Board of County Commissioners may consider the waiver of the minimum density requirement for proposed development in the Glades area when:
    - (1) **Consistency.** The proposed development is consistent with the provisions of any "Joint Planning Area" agreement (Policy 4-d. Intergovernmental Coordination Element), and;
    - (2) **Analysis.** An analysis is completed that addresses 1) the impact of a reduced density development on the overall infrastructure system; 2) the compatibility of the proposed development with adjacent land uses; and 3) the effect of the reduced density development on the ability of the County to meet its goals, objectives and policies related to affordable housing. If the development is located in a municipal annexation area, the analysis must be performed by the annexing municipality.
  - c. **Maximum density and intensity.** Maximum density and intensity of uses within the GA-O district may be allowed to exceed those imposed by the underlying district and shall be determined by the Board of County Commissioners during the conditional use permit review process.

- d. Location of structures.** Building permits in the GA-O district may be permitted between the one hundred twenty (120) foot and two hundred twenty (220) foot R-O-W line within the R-O-W of State Road 700 through Canal Point, from Third Street on the north to Triangle Park on the east, subject to approval of the County Engineer.

**E. PBIA-O Palm Beach International Airport Overlay. [Ord. No. 01-01]**

- 1. Purpose and intent.** The Palm Beach International Airport Approach Path Conversion Area Overlay district (PBIA-O) recognizes that some airplane noise-affected lands surrounding the Palm Beach International Airport are most suitable for campus-style industrial development, and other quality non-residential land uses (as described in Article 18, Airport Zoning Regulations). The purposes of the PBIA-O district, therefore, are as follows: (1) to protect neighborhoods surrounding the Palm Beach International Airport from incompatible land development; (2) to protect airport operations from incompatible land development, and provide development regulations that will assure safe, unobstructed access for all aircraft that enter and exit the airport; (3) to allow property owners to initiate conversion to industrial use where appropriate; and (4) to allow property owner participation in the land use decision-making process.
- 2. Applicability.** The provisions of the PBIA-O district shall apply to all development located within the boundaries of the PBIA-O. Nothing herein shall require modification of an existing use, except as provided below.
- 3. Boundaries.** The PBIA-O district consists of those lands in unincorporated Palm Beach County bounded by Belvedere Road on the north, Southern Boulevard on the south, Military Trail on the east, and the Florida Turnpike on the west, except for incorporated municipal areas.
- 4. Conflict with other applicable regulations.** Where the provisions of the PBIA-O district conflict with other regulations applicable to the district, the provisions of this section shall prevail, or as otherwise provided by the Comprehensive Plan.
- 5. General provisions.**
  - a. Standards.** All development within the PBIA-O district shall be compatible with Airport Operations, as determined by the Board of County Commissioners, using the standards established in the Comprehensive Plan and Article 18.
  - b. Use.** All development applications shall comply with the provisions of Article 18.
  - c. Height.** All development applications shall comply with Article 18 (Airport Zoning Regulations) of this code.
  - d. FAA.** All development must be consistent with FAA standards, guidelines, and regulations for land use compatibility and aviation safety.
- 6. Review procedures.** All development requests within the PBIA-O district shall comply with the applicable procedural provisions of this Code, in addition to the following.
  - a. Permitted uses.** All applications for a permitted use in the PBIA-O shall be reviewed in accordance with Sec. 6.4 Use Regulations Schedule, and Article 18 Land Use Noise Compatibility Schedule.

- b. **Site specific.** All Site Specific (Future Land Use Map) amendments to the Comprehensive Plan shall be reviewed by the PBIA-O Committee, who shall then present their recommendations to the Local Planning Agency.
- c. **Conditional uses.** All conditional use applications for development permits shall be reviewed by the PBIA-O Committee, which shall then present its recommendation to the Zoning Commission.

## 7. Use Regulations.

### a. Uses.

- (1) **Permitted uses.** All residential, commercial, and industrial uses permitted by right in the underlying district shall be permitted in the PBIA-O district.
- (2) **Prohibited uses.** Adult entertainment establishments, bulk storage of gas and oil, and outdoor retail sales (other than greenhouses or nurseries) shall be prohibited in the PBIA-O district.
- b) **Special permits.** All uses allowed as special permits in the underlying district shall be permitted in the PBIA-O district after compliance with the special use regulations imposed by the underlying district.
- c) **Conditional uses.** All uses allowed as conditional uses in the underlying district, except for adult entertainment establishments, bulk storage of gas and oil, outdoor auctions, open flea markets, and salvage or junk yards and outdoor retail sales (other than greenhouses or nurseries) shall be permitted in the PBIA-O district after compliance with the Conditional use regulations imposed by the underlying district.
- d) **Nonconforming Uses.**
  - (1) **Existing residential uses.** All residential uses that exist within the PBIA-O district at the time that the PBIA-O district provisions are adopted, shall not be classified as a nonconforming use.
  - (2) **Existing nonresidential uses.** Commercial uses that exist within the PBIA-O district at the time that the PBIA-O district provisions are adopted and that meet the provisions of this section shall be classified as conforming uses. Commercial uses that exist within the PBIA-O at the time that the PBIA-O provisions are adopted that do not meet the provisions of this section shall be classified as nonconforming uses.
- e) **Industrial Rezoning in Residential Future Land Use Categories.** Land within the PBIA-O district designated as residential or commercial on the Future Land Atlas shall be eligible for rezoning to the IL district, except in non-conversion areas described below. Every application for industrial rezoning within the boundaries of the PBIA-O district, shall comply with the procedures of Sec. 5.3 (Official Zoning Map Amendments) and the following:
  - (1) **Non-Conversion Areas.** The following areas shall require a land use amendment in order to rezone to the IL zoning district:
    - (a) Areas designated as Parks and Recreation. Uses shall be limited to those permitted in the Parks and Recreation land use category.
    - (b) The following areas shall be limited to the uses permitted in the residential future land use category and the designated residential zoning district.
      - (i) Timber Run subdivision,
      - (ii) Lake Belvedere Estates subdivision,
      - (iii) Overbrook subdivision.
      - (iv) The area bounded by Belvedere Road on the North, the Florida Turnpike on the west, Jog Road on the east, and to a depth of 700 feet south from Belvedere Road, and

- (v) The area bounded by Jog Road to the west, Southern Boulevard to the south, Belvedere Road to the north, and the Timber Run Subdivision and the R-O-W for Cypress Avenue to the east.
- (2) **Rezoning Criteria.** Lands within the PBIA-O district may be rezoned to the IL district, except for those areas described as non-conversion areas, regardless of the designation on the Future Land Use Atlas provided one of the following conditions are met:
  - (a) Lands within the PBIA-O district that support existing residential development or that have a valid development order for residential development may be rezoned to the IL district, if:
    - (i) the parcel has a minimum contiguous area of at least five (5) acres, and,
    - (ii) abuts an industrial zoning or industrial use on at least one side, and,
    - (iii) abuts a R-O-W identified on the County's Thoroughfare Identification Map; or
    - (iv) the parcel has a minimum contiguous area of at least ten (10) acres, and,
    - (v) abuts an industrial zoning or use on at least one side, and,
    - (vi) does not abut a R-O-W identified on the County's Thoroughfare Identification Map;or
  - (b) Lands within the PBIA-O district that are currently vacant may be rezoned to the IL district if:
    - (i) the parcel has a minimum contiguous area of at least five (5) acres, and,
    - (ii) abuts an industrial district or use on at least one (1) side, and,
    - (iii) is contiguous on no more than two (2) sides to existing residential development, and,
    - (iv) abuts a R-O-W identified on the County's Thoroughfare Identification Map; or
    - (v) the parcel has a minimum contiguous area of at least ten (10) acres, and,
    - (vi) is contiguous on no more than two (2) sides to existing residential development, and,
    - (vii) the parcel does not abut a R-O-W identified on the County's Thoroughfare Identification Map, or
  - (c) Lands within the PBIA-O district that are bounded by Southern Boulevard on the south, the L-4 Canal on the north, Military Trail on the east, and the western boundary of the Royal Palm Estates subdivision on the west, shall only allow residential uses to convert to industrial uses subject to the following:
    - (i) All new industrial uses shall be developed as a "Planned Industrial Park Development" (PIPD); and
    - (ii) All new PIPDs shall be a minimum size of twenty-five (25) acres; and
    - (iii) All new industrial development shall utilize a campus-style design as well as conform to the requirements for PIPDs; and
    - (iv) The following uses shall be prohibited: salvage junk yards, machine or welding shops, hazardous waste facilities, solid waste facilities, bulk storage facilities, transportation and multi-modal facilities, large-scale repair and heavy equipment repair and service facilities, petroleum and coal-derivations-manufacturing and storage facilities, heliports, helipads, airstrips, hangers and accessory facilities, and Type III excavation.

**8. Property development regulations.** Applications shall comply with the property development regulations of the underlying districts except where modified by the following.

- a. Unified control.** Any development within PBIA-O district shall be developed under common ownership or unity of control as provided in Sec. 6.8 (Planned Development District Regulations).

- b. **Enclosed activities.** In addition to standards in Sec. 6.6.A.3., all activities, except storage and sales of landscape material, shall be operated within enclosed buildings.
- c. **Renovation and expansion of non-residential uses.** When a structure used for industrial or commercial uses, lying in a residential district or adjacent to a residential district, is renovated or expanded by more than twenty (20) percent of gross floor area, in any one or more expansions, the property development regulations or the PBIA-O district shall apply.
- d. **Lot dimensions and yard setbacks.** Setbacks and lot dimensions for commercial and industrial development shall comply with the property development regulations in Sec. 6.5. unless modified herein.
- (1) **Lot dimensions.** All lot dimensions shall comply with those of the underlying zoning district.
- (2) **Setbacks.** The minimum building setbacks shall be as follows:
- (a) No structures or truck parking and loading shall be permitted closer than seventy-five (75) feet to any lot line abutting a residential district (inclusive of the buffer), unless the area is designated as display parking as permitted by Sec. 6.4.D.97.
- (b) No rear yard shall be required where an industrial lot abuts an existing or proposed railroad R-O-W or spur.
- (c) Setbacks from all other property lines shall be required according to the following table:

Yard	Minimum Setback
Front	25 feet/50 feet in CG
Side, interior	15 feet
Side, street	25 feet
Rear	50 feet

- e. **Maximum height for industrial and commercial development.** Building height shall comply with the provisions of the Airport Zoning Regulations in Article 18. In addition, building heights shall be limited to a maximum of thirty-five (35) feet when immediately adjacent to an existing residential use. All commercial and industrial developments immediately adjacent to an existing residential use and greater than thirty-five (35) feet shall be permitted if an additional two (2) feet is added to all setbacks for each foot above thirty-five (35) feet, except where prohibited by the Article 18.
- f. **Commercial vehicle parking and loading.** No truck, or tractor-trailer parking or loading shall be permitted closer than seventy-five (75) feet to the lot lines abutting a residential district (inclusive of the buffer), unless the area is designated as display parking as permitted by Sec. 6.4.D.97.
- g. **Landscaping.** In addition to the provisions of Sec. 7.3 (Landscaping and Buffering), the following provisions must be met where a use is proposed that is incompatible with an adjacent development or district.
- (1) **Minimum dimensions.**
- (a) **Minimum width.** The minimum width of the ~~landscape strip~~ shall be ten (10) feet.
- (b) **Minimum length.** The landscape strip shall extend along the length of the perimeter between the commercial or industrial lot and the abutting lot or district.

- (2) **Mandatory landscape barrier.** A landscape barrier shall be constructed within the landscape buffer. The landscape barrier shall consist of a solid (CBS) concrete block and steel wall with a continuous footing or an alternative acceptable to the Zoning Director, having a height no less than six (6) feet measured from the highest grade on either side of the abutting lots. The exterior side of the masonry wall shall be given a finished architectural treatment that is compatible and harmonizes with existing development.
  - (3) **Planting instructions.** Trees shall be planted on alternating sides of the wall at intervals of twenty (20) feet. Trees shall have a minimum height of ten (10) feet. An eighteen (18) inch hedge shall be planted on the exterior side of the wall, between the trees and wall, and running the length of the wall.
- h. Lighting.** In addition to the standards of Sec. 6.6 (Outdoor Lighting Standards) and Article 18 (Airport Zoning Regulations), outdoor lighting within the PBIA-O district shall comply with the following:
- (1) **Restriction.** There shall be no roof top lighting.
  - (2) **Limitation.** Lighting fixtures shall be limited to the minimum needed for essential lighting of the site and building.
  - (3) **Scaling.** Lighting shall be scaled to pedestrians for sites and/or buildings adjacent to residential uses.
- i. Noise compatibility and abatement requirements.**
- (1) **Consistency.** Uses shall comply with the land use compatibility guidelines in the Off-Airport Land Use Compatibility Schedule (Appendix 8 of Article 18).
  - (2) **Noise abatement.** For any commercial or industrial use, noise abatement measures incorporated into the design and construction of the structure must be used to achieve Noise Level Reduction (NLR) demonstrable to twenty-five (25) Ldn, for reception, lounge, and office areas.
  - (3) **Speakers.** No outdoor speakers shall be allowed that are audible at the property line.
- j. Architectural treatment.** Architectural treatment shall be incorporated into all sides of the facade, physical layout, and construction of a proposed use to provide an attractive addition to the neighborhood. It should achieve compatibility of design with adjacent uses. Architectural treatment shall, at a minimum:
- (1) **Identification.** Physically identify the type and character of the use.
  - (2) **Accommodation.** Accommodate the surrounding natural and/or built environment with buildings, their siting, landscaping, lighting, and parking scaled for compatibility with the adjacent land use; and,
  - (3) **Asset.** Be a visual asset to the PBIA-O district. [Ord. No. 96-28]

**F. IOZ, Indiantown Road Overlay District. [Ord. No. 01-01]**

- 1. Purpose and intent.** The Indiantown Road Overlay Zoning District (IOZ) is intended to implement the site development regulations of uses within the established Indiantown Road Corridor Study Area pursuant to the interlocal agreement to be adopted between Palm Beach County and the Town of Jupiter. The Town has adopted the IOZ pursuant to the recommendation of the Indiantown Road corridor Study and Chapter 163, Part II Florida Statutes.

The purpose of the IOZ is to protect residential neighborhoods, ~~limit uses, improve the overall aesthetics~~ of the Indiantown Road corridor, and establish development incentives to accomplish the various objective of the corridor study.

Through the interlocal agreement the Town and County shall provide for a means of intergovernmental cooperation in implementing the IOZ standards throughout all appropriate incorporated and unincorporated portions of the Indiantown Road corridor and in accordance with Florida Statutes Chapter 163, Part IV. The Town and County agree to use a joint review process to advance the public health, safety, and general welfare and adopt procedures for the joint administration of land development regulations.

2. **Applicability.** The provisions of the IOZ district and the Indiantown Road Corridor Study, incorporated by reference, shall apply to all proposed development order applications within the boundaries of the IOZ district, except for applications for variances.
3. **Boundaries.** The IOZ generally is located along incorporated portions of Indiantown Road east of I-95 and west of the Atlantic Ocean, including certain portions of U.S. Highway One, Military Trail, Center Street, Maplewood Drive and Central Boulevard, and certain unincorporated portions of the Indiantown Road corridor east of I-95. Unincorporated portions of the Indiantown Road corridor include portions of Section 3, Township 41, Range 42 as indicated on the Official Zoning Map. [Ord. No. 01-01]
4. **Additional regulations.** The IOZ district regulations are contained in the interlocal agreement.
5. **Conflict with other applicable regulations.** When the provisions of the IOZ district conflict with other regulations applicable to the site the provisions of this section shall prevail.
6. **Joint review process.** Development approval submitted to the Palm Beach County Planning, Zoning and Building Department located within the unincorporated IOZ shall be reviewed by the Town of Jupiter. The review process shall be provided for in the adopted interlocal agreement.

The Town and County are specifically granted authority to jointly plan for unincorporated areas adjacent to incorporated municipalities and to adopt procedures for the joint administration of land development regulations. [Ord. No. 93-4]

**G. COZ, Conditional Overlay Zone. [Ord. No. 01-01]**

1. **Purpose and intent.** The purpose and intent of the COZ district is to modify and restrict the use and site development relations otherwise authorized in the base district. All requirements of a COZ district are in addition to and supplement all other applicable requirements of this Land Development Code. Restrictions imposed by the COZ district shall mitigate potential impact and assure compatibility to surrounding land uses.
2. **Applicability.** The provisions of the COZ district shall apply to those lands in unincorporated Palm Beach County pursuant to approval by the Board of County Commissioners. In application of a COZ district, the BCC shall find that the land proposed for rezoning is appropriate for the requested property only if base district regulations are modified. The Board shall find one or more of the following reasons for the COZ district:
  - a. potential impact to surrounding land uses requires mitigation;
  - b. compatibility will be furthered between the requested zone district and adjacent zones if uses and **property development** regulations are modified; and
  - c. intensity limits reflect available capacity of public facilities.

3. **Use regulations.** Restrictions which may be imposed in the COZ district shall be limited to the following:
- a. decreasing the number or average density of dwelling units which may be constructed on the property;
  - b. increasing minimum lot size or minimum lot width requirements;
  - c. decreasing maximum floor area ratio permitted;
  - d. decreasing the maximum height permitted;
  - e. increasing the minimum yard and setback requirements;
  - e) decreasing maximum building or impervious coverage permitted;
  - f) restrictions on access to abutting and nearby roadways, including specific design features intended to ameliorate potentially adverse traffic impacts; or
  - h. any other specific site development regulations required or authorized by this Code.
4. **Procedure.** The property owner or agent of the property being considered for rezoning shall either (1) apply for COZ overlay and the restriction imposed by the overlay; or (2) voluntarily agree to COZ zoning during the zoning process. Restrictions imposed by the COZ district shall be included in the resolution zoning or rezoning of the property as a COZ district. The land shall retain its base district zone and the COZ shall be an overlay. All property included in a COZ district shall be identified on the Zoning Map by adding the letter "COZ" to the base district symbol. The resolution zoning or rezoning of property as a COZ district shall specifically state the modifications imposed pursuant to this section. The restrictions shall be considered a part of the text of this Code, and a violation of the restrictions shall be a violation of this Code.

#### **H. TAP-O, Turnpike Aquifer Protection Overlay. [Ord. No. 01-01]**

1. **Purpose and intent.** Creation of the TAP-O District is needed to: (1) protect and safeguard the public health, safety and welfare by enhancing the functions of natural groundwater recharge areas; (2) minimize any potential adverse impacts on the surficial aquifer system, known locally as the "Turnpike" aquifer by limiting or restricting certain incompatible uses and developments; and (3) prevent the continuing loss of prime public water supply sites by requiring certain developments and uses to identify or identify and dedicate public water supply sites.
2. **Applicability.**
- a. The provisions of the TAP-O district shall apply to all new development, new uses or expansions of existing uses within its boundaries.
  - b. All new development, new uses or expansion of existing uses located within the TAP-O district shall be designed and constructed to protect and preserve the identified groundwater resources of the area. For the purposes of this section, all improvements shall be designed and constructed in accordance with the public supply water well site location criteria contained within this section.
3. **Exemption.** All development and uses which exist on the effective date of this section shall be exempt from the requirements of this section.



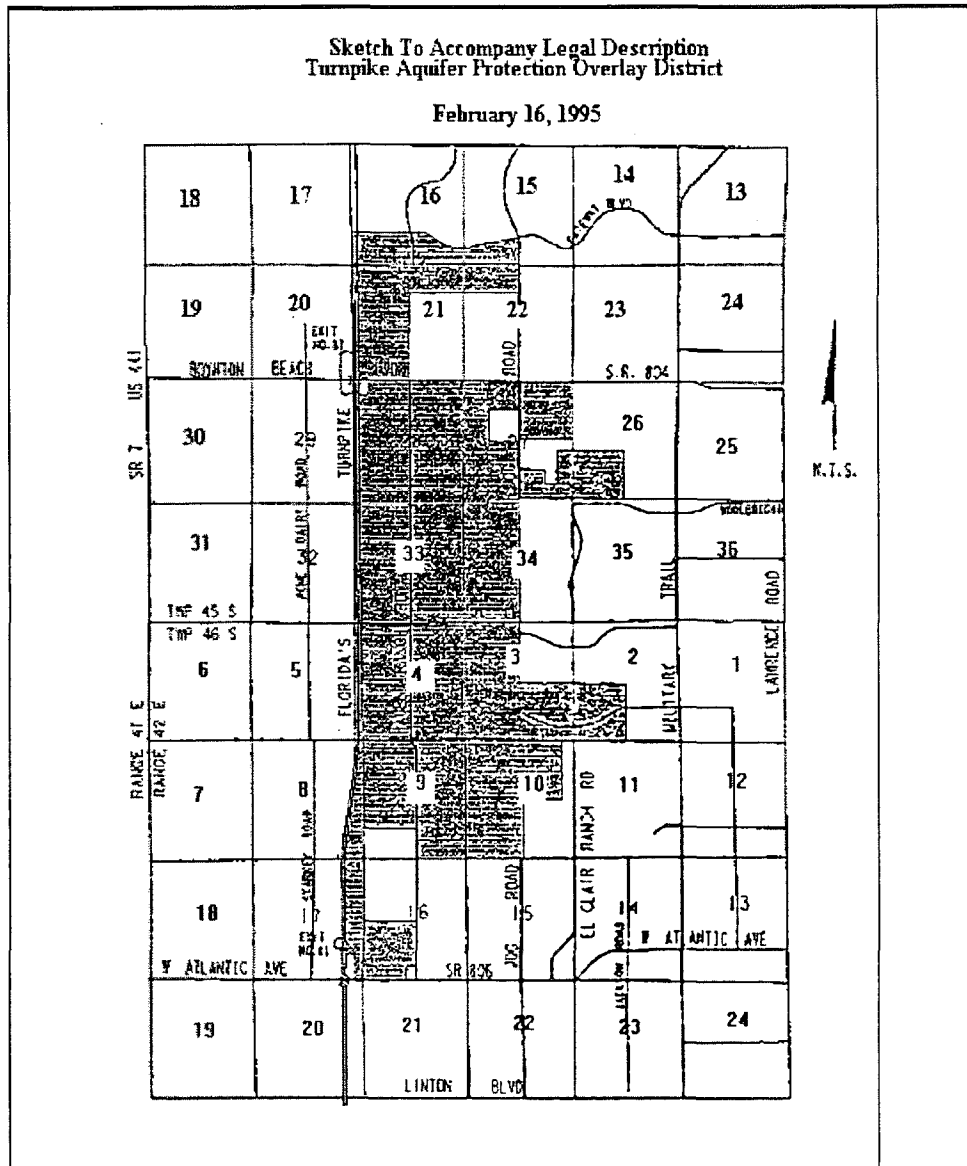
- 4. Boundaries.** The TAP-O district boundaries shall generally be described as the area north of West Atlantic Avenue (S.R.806), south of Northwest 22nd Avenue in Boynton Beach, east of the Florida Turnpike, and west of Military Trail. The specific boundaries are depicted on maps incorporated herein and made a part of this Code. These maps shall be on file and maintained by the PBCWUD.

(This space intentionally left blank.)

(This page intentionally left blank)

### Sketch To Accompany Legal Description Turnpike Aquifer Protection Overlay District

February 16, 1995



FEBRUARY 16, 1995

Those tracts of land lying in Township 45 South, Range 42 East, Palm Beach County Florida, being more particularly described as follows:

A part of Section 15 being all of "Le Chalet Plat No. 1" as recorded in Plat Book 31, Pages 166 and 167, Public Records of Palm Beach County, Florida.

ALSO

A part of Section 16 being that portion of "Aberdeen Plat No. 2" as recorded in Plat Book 55, Pages 11 thru 22, Public Records of Palm Beach County, Florida, lying West of Hagen Ranch Road and South of the Westerly projection of N.W. 22nd Avenue (Gateway Boulevard).

ALSO

That part of Section 17 lying East of Florida's Turnpike and South of the Westerly projection of the South line of "Aberdeen Plat No. 9" as recorded in Plat Book 59 Pages 178 thru 180, Public Records of Palm Beach County, Florida.

ALSO

That part of Sections 20, 29, and 32 lying East of Florida's Turnpike.

ALSO

All of Section 21 less the Southeast  $\frac{1}{4}$  and less the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$ .

ALSO

The North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 22.

ALSO

The Southwest  $\frac{1}{4}$  less the North  $\frac{1}{8}$  thereof of Section 26.

ALSO

All of Section 27 less the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , and less "Indian Wells" as recorded in Plat Book 52, Page 145, Public Records of Palm Beach County, Florida.

ALSO

All of Sections 28 and 33.

ALSO

The West  $1\frac{1}{2}$  of Section 34.

ALSO

Those tracts of land lying in Township 46 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

The Southwest  $\frac{1}{4}$  of Section 2.

ALSO

All of Section 3 less the Northeast  $\frac{1}{4}$ .

ALSO

All of Section 4.

ALSO

That part of Sections 5, 8 and 17 lying East of Florida's Turnpike.

ALSO

All of Section 9 less the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$ .

ALSO

All of Section 10 less "Delray Villas Plat No. 2" as recorded in Plat Book 33, Pages 161 and 162, Public Records of Palm Beach County, Florida, and less the Southeast  $1\frac{1}{4}$ .

## ALSO

The Southwest  $\frac{1}{4}$  less the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  thereof of Section 16.

- 5. Conflict with other applicable regulations.** The requirements of this section, unless superseded by Sec. 9.3 (Wellfield Protection) of this code, or applicable state or federal law, shall apply to all new development, new uses or expansion of existing uses within the TAP-O district.
- 6. General provisions.**
- a. All new development, new uses or expansion of existing uses within the TAP-O district which occur following the effective date of this section shall comply, at a minimum, with the Zone 3 requirements of Sec. 9.3 of this code for the storage, handling, use, or production of regulated substances.
  - b. All new development, new uses or expansion of existing uses within the TAP-O district shall comply with the public supply water well location criteria as provided herein.
  - c. All requests for development approval for new uses or expansion of existing uses within the TAP-O district submitted after the effective date of this section shall comply with the provisions of this section.
- 7. Mandatory identification and dedication of public supply water well sites.** Development approvals for new development, new uses or expansion of existing uses within the TAP-O district submitted after the effective date of this section shall identify public supply water well sites. Dedication of public supply water well sites shall be required when there is rough proportionality between the required dedication and the needs of the community because of the development. The amount of well sites to be identified or identified and dedicated shall be based upon the total size of the proposed project as provided below:
- a. Developments consisting of at least 25 acres, but less than 100 acres, shall be required to identify or identify and dedicate one public supply water well site;
  - b. Developments consisting of at least 100 acres, but less than 200 acres, shall be required to identify or identify and dedicate two public supply water well sites; and,
  - c. Developments consisting of more than 200 acres shall be required to identify or identify and dedicate one public supply water well site for each 100 acres or part thereof.
- 8. Public supply water well site compatibility and location criteria.**
- a. Public supply water well sites shall be located to be compatible with the groundwater resources of the area. To ensure compatibility, public supply water well sites shall be designed to achieve the following:
    - (1) maximize natural groundwater recharge;
    - (2) minimize potential drawdown impacts to surrounding natural resources, environmental resources, and artificial surface water management systems; and
    - (3) minimize adverse impacts to surrounding nonresidential land uses as outlined in Sec. 9.3 Wellfield Protection) of this Code.
  - b. ~~The following criteria shall be used in locating public supply water well sites in all new development;~~ new uses or expanded uses located within the TAP-O district:

- (1) Public supply water well sites shall be located along the perimeter of the affected property in a manner acceptable to the PBCWUD;
- (2) Public supply water well sites shall be located, in a manner acceptable to the PBCWUD, to facilitate connection to any existing or proposed raw water line located along the R-O-W of Jog Road or Hagen Ranch Road;
- (3) Public supply water well sites, to the extent possible and in a manner acceptable to the PBCWUD, shall be evenly spaced, with a minimum separation distance of 500 feet between such sites;
- (4) Public supply water well sites shall be located in accordance with setbacks required by the Florida Department of Environmental Protection and by Palm Beach County Environmental Control Rule II;
- (5) Public supply water well sites shall be located within new or expanded land uses in a manner acceptable to the PBCWUD to minimize drawdown impacts to natural water bodies, surface water management systems with planted littoral shelves, and wetlands;
- (6) Public supply water well sites to be dedicated, unless other dimensions are approved by the PBCWUD, shall be a minimum size of 60 feet by 40 feet; and
- (7) Public supply water well sites, to the maximum extent possible, shall be located on properties acquired, dedicated, or reserved for public or common purposes such as parks, open space or easements.

**9. Dedication of well site within required open space.** For the purposes of this code, well sites dedicated to the PBCWUD shall be included in any calculation to determine required open space.

**10. Access easement to dedicated public supply water well site.**

- a. A permanent access easement from each dedicated public supply water well site to the closest public R-O-W shall be provided in a manner acceptable to the PBCWUD for such purposes as maintenance of equipment and installation of water pipes.
- b. If a public right of way does not exist adjacent to a public supply water well site, a permanent access easement shall be provided in a manner acceptable to the PBCWUD.

**11. Temporary construction access easement.** A temporary construction access easement shall be provided from each dedicated public supply water well site to the closest public R-O-W or other R-O-W acceptable to the PBCWUD.

**12. Hold harmless agreements.** Each dedication of a public supply water well site shall include a hold harmless agreement to relieve the County from liability for impacts to on-site irrigation wells, aesthetic lakes, and surface water management systems. The agreement shall be in a form acceptable to the County Attorney's Office.

**13. Dedication of public water supply sites.**

- a. Upon approval of each future well site or sites by the PBCWUD, a conditional letter of acceptance will be issued. Prior to application for building permits, each public supply water well site shall be identified or identified and dedicated as provided below:
  - (1) If new development, a new use or an expanded use does not require recording of a plat then each public supply water well site to be dedicated shall be conveyed within ninety (90) days following final site plan certification by the Development Review Committee. The conveyance shall be in a form approved by the County Attorney's Office.

- (2) If new development, a new use or expanded use requires recording a plat, the location and recordation information of each public supply water well site shall be shown on such plat.
- (3) If new development, a new use or expanded use does not require a recorded plat or final Development Review Committee site plan or subdivision certification, then each public supply water well site to be dedicated shall be conveyed prior to issuance of the first required development permit, including a vegetation removal permit other than a prohibited species removal permit, excavation permit, or building permit. However, the PBCWUD may stipulate an alternate time when the public supply water well site dedication shall occur. The conveyance shall be in a form approved by the County Attorney's office.

b. The location of each well site to be dedicated shall be approved by the Palm Beach County Utilities Department.

**14. Developer's agreements.** The PBCWUD may require, as part of a developer's agreement to provide water or sewer service to a new or expanded land use, dedication of public supply water well sites consistent with the provisions of this section. [Ord. No. 94-23]

**I. SCGCF-O, Sugar Cane Growers Cooperative of Florida Overlay.**

- 1. Purpose and intent.** The purpose and intent of the Sugar Cane Growers Cooperative of Florida Overlay (SCGCF-O) district is to maintain the integrity of bona fide agricultural operations related to the cultivation and processing of sugar cane, by prohibiting the encroachment of incompatible land uses and/or activities. It will also provide opportunities for the inclusion of related accessory and supporting uses and/or activities in close proximity to the existing mill.
- 2. Applicability.** The provisions of the SCGCF-O district shall apply to all development within its defined boundaries.
- 3. Boundaries.** The SCGCF-O district includes all of Sections 21 and 28, the eastern half of Sections 20 29, Township 43 Range 37, excluding completely the western half of Section 29. These boundaries shall be delineated on Palm Beach County's Official Zoning Map.
- 4. Conflict with other applicable regulations.** Where the provisions of this SCGCF-O district conflict with other applicable ULDC regulations, the provisions of this section shall apply.
- 5. Use regulations.** The following uses shall be permitted in the SCGCF, subject to Section 6.4.D of the ULDC (Supplementary Use Standards).

**PERMITTED USES:**

Agriculture, bona fide  
 Agricultural food processing  
 Agricultural production  
 Agricultural related manufacturing  
 Agricultural research / development  
 Agricultural transshipment  
 Groves / row crops  
 Livestock raising - (five (5) or fewer animals per acre)  
~~Machine~~ or welding shop  
 Nursery, wholesale  
 Park, passive  
 Shadehouse, accessory - (2,000 square feet or less)

**CLASS A CONDITIONAL USES:**

Electrical power facility  
 Livestock raising – (more than five (5) animals per Acre)  
 Sugar mill or refinery

**SPECIAL USES:**

Agricultural stand  
 Recycling drop off bin  
 Security / ~~caretaker~~ quarters

**PERMITTED USES: (cont'd)**

Storage, indoor agricultural  
Storage, outdoor agricultural  
Warehousing

**DEVELOPMENT REVIEW COMMITTEE USES:**

Agricultural sales and service  
Chipping and mulching  
Communication towers, commercial  
Composting facility  
Government services  
Heavy industry  
Packing plant  
Park, public Potting soil manufacturing  
Shadehouse - (greater than 2,000 square feet)  
Utility, minor  
Vocational school  
Water or wastewater treatment plant

6. **Property development regulations.** All development within the SCGCF-O shall be subject to the Property Development Regulations for the Light Industrial (IL) zoning district, pursuant to Table 6.5-1 of the ULDC.
7. **General provisions.** The provisions of this section shall apply to all proposed development and expansion of existing development.

[Ord. No. 93-4] [Ord. No. 94-23] [Ord. No. 96-28] [Ord. No. 99-37] [Ord. No. 00-015]

**J. LWRCC-O, Lake Worth Road Commercial Corridor Overlay.**

1. **Purpose and intent.** The purpose of the Lake Worth Road Commercial Corridor Overlay (LWRCC-O) district is to provide incentives to encourage infill development and redevelopment along Lake Worth Road, improve the neighborhood characteristics of the area, and improve the overall quality of the surrounding community. The intent of the LWRCC-O is to implement the community's vision for the area and to address the unique land development constraints along Lake Worth Road.

The standards below will ensure that new development is compatible with and enhances the appearance of the surrounding area. Redevelopment of existing buildings or projects will be required to comply with the applicable standards within the affected area only.

2. **Applicability.** The provisions shall apply to all development within the boundaries of the LWRCC-O.
3. **Boundaries.** The LWRCC-O consists of those lands within unincorporated Palm Beach County bounded on the north by 2<sup>nd</sup> Avenue, on the south by the LWDD Lateral 12 (L-12) Canal, on the east by Congress Avenue, and on the west by Military Trail.
4. **Conflict.** Where the provisions of the LWRCC-O district conflict with other applicable ULDC regulations, the provisions of this section shall prevail.
5. **Property Development Regulations.** Development shall comply with the property development regulations of the underlying zoning districts, except where modified as follows.

- a. **Setback Reductions.** Setbacks may be reduced to the following:
- (1) **Front.** Twenty (20) feet.
  - (2) **Side.** Ten (10) feet.
  - (3) **Side Street.** Twenty (20) feet.
- b. **Setback Increases.** The rear setback shall be fifty (50) feet.
- c. **Floor-Area-Ratio.**
- (1) **Outdoor Seating Areas.** For the purposes of Tables 6.5-1, 6.5-1B, 6.8-15, 6.8-18, and 6.8-21 only, fifty percent (50%) of the outdoor seating area for restaurants shall not be included in FAR calculations.
  - (2) **Service Roads.** Parcels accessed through a service road may be permitted to develop at a FAR of .5.
  - (3) **Mixed Use Projects.** For the purposes of Tables 6.5-1, 6.5-1B, 6.8-15, 6.8-18, and 6.8-21 only, fifty percent (50%) of the residential square footage provided within a vertically integrated mixed use project shall not be included in FAR calculations.<sup>1</sup>
- d. **Building Coverage.**
- (1) **Outdoor Seating Areas.** For the purposes of Tables 6.5-1, 6.5-1B, 6.8-15, 6.8-18, and 6.8-21 only, fifty percent (50%) of the outdoor seating area for restaurants shall not be included in building coverage calculations.
  - (2) **Service roads.** Parcels accessing through a service road shall be permitted to develop at a maximum building coverage of .50.
- e. **Planned Development District Minimum Acreage.** The PDD minimum acreage requirements may be reduced to three (3) acres when two (2) or more smaller, nonconforming lots are combined through a unity of control.
- f. **Parking.**
- (1) **Location.** All required parking spaces for the principal use shall be located on the rear or side of the principal building. No parking spaces shall be located within the front setback.
  - (2) **Shared parking.** Parcels with cross access shall be permitted a twenty (20) percent reduction in the number of required parking spaces. A shared parking study shall be required and approved by the Zoning Division, Engineering Department, and the County Attorney. Additional reductions may be requested subject to the provisions of Sec. 7.2.C.9, Shared parking.
  - (3) **Rear service road.** Parcels providing access through a rear service road shall be permitted a twenty (20) percent reduction in the required number of parking spaces required. The rear service road shall be a minimum thirty (30) feet wide access and utility easement and be subject to approval by the County Engineer and the Fire Marshall. The road must be unencumbered, built to County standards, and not used for any other purposes.
  - (4) **Mixed Use Development.** Project providing a minimum of fifty percent (50%) of vertical integration shall not be required to provide parking spaces for residential units located above commercial uses.<sup>1</sup>

---

<sup>1</sup>Overall square footage shall be used in the calculation of vertical integration percentage.



**g. Street trees.** Street trees shall be provided as follows:

- (1) **Planting requirements.** One shade tree or palm tree shall be required every forty (40) linear feet, along both sides of the street, with a maximum spacing of sixty (60) linear feet between trees. Trees may be grouped or clustered.
- (2) **Location.** Street trees shall be planted between the roadway and the sidewalk. If there is not sufficient land area to install street trees between the sidewalk and the curb, the trees should be installed along the front property line in addition to the required landscaping.
- (3) **Alternative Landscape Plan.** Alternative landscaping and/or spacing may be provided, subject to approval of an Alternative Landscape Plan.

**h. Signage.** The maximum number, height, and area, and the location of freestanding signs shall be governed by Table 6.7-1.

**TABLE 6.7-1  
LWRCC-O Sign Standards**

Standard	LAKE WORTH ROAD	OTHER ROADS	OUTPARCELS*
Maximum Number of Signs Per Linear Feet of Frontage	1 per 100	1 per 100	N/A
Maximum Number of Signs	3	2	1
Maximum Height in Feet	10	6	5
Maximum Single Face Area in Square Feet (s.f.)	100	60	20
Minimum Separation in Feet	50	50	20

**Notes to TABLE 6.7-1:**

- 1 Maximum number of sides: Two (2).
- 2 Styles: Monument, front-lighted signs and project identification signs only.
- 3 Prohibited signs: Neon signs, neon colors, back-lighted signs, and gang signs.
- 4 Height is measured from finished grade to highest point.
- \* Outparcels are permitted in PDDs only.

**i. Pedestrian Circulation.**

- (1) A paved, ADA compliant walkway shall be provided from all adjacent public sidewalks to all entrances used by the general public.
- (2) Landscaping shall be provided along the walkway as follows: One canopy tree every fifty (50) feet on alternating sides of the walkway. Trees shall be spaced twenty-five (25) feet on center. Buffer trees may be used to satisfy the requirement if the sidewalk is adjacent to a required landscape buffer.
- (3) Benches and trash receptacles shall be provided as follows: One bench and trash receptacle every two hundred (200) feet with a minimum one (1) bench and trash receptacle per building.
- (4) Walkways traversing vehicular use areas shall be constructed of pavers, brick, decorative concrete, or similar pavement treatment (other than paint or striping) to indicate the pathway is **intended** for pedestrians.

**6. Quality Development Standards.**

- a. Public Amenities.** Uses requiring approval by the BCC or ZC shall provide a minimum of one (1) of the following public amenities:
- (1) public art;
  - (2) clock tower;
  - (3) outdoor seating or outdoor furniture with umbrellas for open air eating;
  - (4) outdoor patio, courtyard or plaza;
  - (5) water feature/fountain/use of retention area as a focal point; or
  - (6) parks, squares or other public open spaces. Public open spaces shall be at least one hundred (100) feet by fifty (50) feet and are encouraged at intersections.
- b. Architectural Design Guidelines.** The following general architectural design guidelines shall apply:
- (1) **Color.** Pastels or earth tone colors shall be encouraged for the base building color. The same base building color shall be used for the entire structure.
  - (2) **Entries.** All entries used by the general public shall be easily identifiable and integrated into the building architecture.
  - (3) **Awnings/Canopies.** Weather protection, such as awnings or canopies, shall be provided over the pedestrian walkway within thirty (30) feet of all primary general public entrances. Awnings/canopies shall be provided over all entrances. The following types shall be prohibited: high gloss vinyl; plastic; horizontal ribbing; flowered and multi-color (four (4) or more) designs.
  - (4) **Windows.** Clear or low reflective glass shall be used for display windows and doors. Windows shall be defined with elements such as frames, sills, muntins, and headers.
  - (5) **Roofs.** All roof materials and colors shall compliment the base building materials and color. Roof design shall include a minimum of one (1) distinctive architectural focal point or feature (e.g., cupola, dormer, widow's walk, weather vane, clock tower, dome).
  - (6) **Rooftop screening.** All rooftop equipment, such as but not limited to, mechanical, electrical, communication and air-conditioning equipment, shall be screened from view from adjacent properties and public streets. Screening material and method shall be consistent with the architecture of the building. Equipment shall be screened by use of a parapet, cupola, dormer, or a similar enclosure.
  - (7) **Loading and service areas screening.** Loading docks, dumpsters, outdoor storage areas, compactors, and similar areas shall be screened from view from adjacent properties and public streets. Screening material and method shall be consistent with the architecture of the building and/or equivalent landscaping.
  - (8) **Lighting.** All freestanding poles and wall mounted exterior light fixtures shall be decorative and limited to a maximum height of thirty (30) feet.
  - (9) **Prohibitions.** The following elements shall be prohibited: neon lights and colors, high intensity, metallic or fluorescent colors, mirror or solar glass with a reflectivity or opacity greater than sixty percent (60%).
- c. Crime Prevention Through Environmental Design (CPTED).** A minimum of one (1) CPTED principle from each category below shall be incorporated into site design for all development.
- (1) **Reduce Opportunities.** Criminal opportunities can be reduced by creating an atmosphere that does not encourage or invite unlawful activity. Strategies include:
    - (a) well lighted public outdoor areas and pedestrian walkways;
    - (b) well lighted parking areas;
    - (c) direct general public access from all parking areas;
    - (d) signs directing general public to entrances for general public;

- (e) easily identifiable store entrances;
  - (f) difficult roof accessibility; and
  - (g) "call-out" pay phones only under surveillance.
- (2) **Increase Visibility.** Visibility in and around the business area will help to reduce crime. Methods include:
- (a) store windows facing all parking areas;
  - (b) interior shelves and displays not exceeding five (5) feet in height;
  - (c) well lighted interior/exterior spaces;
  - (d) building-mounted lighting installed on all exterior walls, especially at delivery/service and entrances for general public;
  - (e) clear visibility maintained from the store to the street, parking areas, pedestrian walkways, and passing vehicles;
  - (f) all entrances and exits under visual or electronic surveillance; and
  - (g) landscaping, buildings, walls and fences which do not create hiding places or hinder visibility.
- (3) **Territorial Reinforcement.** Physical features can be used to distinguish private areas from public spaces. Residential areas should be designed to indicate they are off-limits to the general public. Methods to differentiate private areas from public spaces include:
- (a) landscaping, special pavement, and low fences;
  - (b) public spaces identified by welcome, directional, marque, or similar signs; and
  - (c) wrought iron, aluminum picket or similar non-opaque decorative gates used to identify entrances into private residential areas.

[Ord. No. 01- 01]

**K. LOST-O, Lake Okeechobee Scenic Trail Overlay.**

1. **Purpose and intent.** The purpose and intent of the LOST-O district is to encourage nature and heritage based tourist related uses, such as lodging, restaurants, and trail outfitters, around the Herbert Hoover Dike to facilitate development of the Lake Okeechobee Scenic Trail. The LOST-O district is also intended to provide flexibility in the range of uses and land development regulations allowed in the underlying districts within its boundaries.
2. **Applicability.** The provisions of the LOST-O district shall apply to all development within the boundaries of the LOST-O district.
3. **Boundaries.** The LOST-O includes the area located between the Herbert Hoover Dike and 250 feet South of U.S. 27, or between the Herbert Hoover Dike and 250 feet East of Conners Highway.
4. **Use regulations.** Uses permitted as of right in the underlying district are permitted as of right in the LOST-O. In addition, the following uses shall be allowed subject to Sec. 6.4.D, Supplementary Use Standards:

Bed & breakfast  
 Camping cabin  
 Catering service  
 Offices, business or professional  
 Restaurant, specialty  
**Retail sales, general**  
 Stable, commercial

[Ord. No. 01-29]

**Amendment History:**

[Ord. No. 93-4; February 16, 1993] [Ord. No. 94-23; October 18, 1994] [Ord. No. 96-28; September 25, 1996]  
[Ord. No. 99-37; October 7, 1999] [Ord. No. 00-015; April 12, 2000] [Ord. No. 01-01; January 18, 2001]  
[Ord. No. 01-29; August 3, 2001]

(This space intentionally left blank.)

**SEC. 6.8 PLANNED DEVELOPMENT DISTRICT REGULATIONS.**

**A. General.** The following provisions are applicable to all Planned Development Districts.

**1. Purpose and intent.** The application of flexible land use regulations to the development of land is often difficult or impossible within traditional zoning district standards. In order to permit the use of more flexible land use regulations and to facilitate use of the most advantageous techniques of land development, it is often necessary to establish a Planned Development District designation in which development is in harmony with the general purpose and intent of this Code and the Comprehensive Plan. The objective of a Planned Development District is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers, to produce development that is in keeping with overall land use intensity and open space objectives of this Code and the Comprehensive Plan, while departing from the strict application of the dimensional standards of the traditional Districts. Planned Development Districts are intended to allow design flexibility and provide performance standards that:

- a. ensure that future growth and development occurs in accordance with the Comprehensive Plan;
- b. minimize adverse impacts of development on the environment by preserving native vegetation, wetlands and protected animal species to the greatest extent possible;
- c. increase and promote the use of mass transit, bicycle routes and other non-vehicular modes of transportation;
- d. result in a desirable environment with more amenities than would be possible through the strict application of the minimum standards of a standard zoning district;
- e. provide for an efficient use of land, and public resources, resulting in co-location of harmonious uses to share facilities and services and a logical network of utilities and streets, thereby lowering development costs;
- f. foster the safe, efficient and economic use of land, transportation, public facilities and services;
- g. encourage concentrated land use patterns which decrease the length of automobile travel, allow trip consolidation and encourage pedestrian circulation between land uses;
- h. enhance the appearance of the land through preservation of natural features, the provision of underground utilities, where possible, and the provision of recreation areas and open space in excess of existing standards;
- i. avoid the inappropriate development of lands and provide for adequate drainage and reduction of flood damage;
- j. ensure a more rational and compatible relationship between residential and non-residential uses for the mutual benefit of all;

- k. protect existing residential and commercial neighborhoods from harmful encroachment by intrusive or disruptive development;
  - l. provide an environment of stable character compatible with surrounding areas; and
  - m. provide for innovations in land development, especially for affordable housing and infill development;
  - n. ensure modifications to approved Planned Development Districts result from changed circumstances that necessitate the need for the modification; and,
  - o. provide for low density residential development within the Agricultural Reserve area compatible with agricultural practices. [Ord. No. 95-13] [Ord. No. 97-64] [Ord. No. 98-11] [Ord. No. 98-12]
2. **Applicability.** The requirements of this section shall apply to all Planned Development Districts and previously approved planned developments, whether new or amended within unincorporated Palm Beach County.
- a. **General.** All Planned Development Districts and previously planned developments shall comply with the requirements of Sec. 6.8.A.2, Applicability and Sec. 1.5, Exemptions and the Effect of Code and Amendments on Previously Approved Development Orders.
    - (1) **Thresholds.** Planned Development Districts except for previously approved planned developments shall exceed the maximum development thresholds established in Table 6.4-3, Zoning District Maximum Intensity Thresholds, and the minimum threshold requirements of the applicable Planned Development District.
    - (2) **Conflicts.** If conflicts exist between the provisions of this section and other regulations found in the ULDC, the provisions of this section shall control to the extent of the conflict.
    - (3) **Zoning.** Before any land shall be designated as a Planned Development District on the Official Zoning Map, it shall receive approval pursuant to procedures and standards of this section and Sec. 5.3, Official Zoning Map Amendments. [Ord. No. 01-100]
    - (4) **Site Development.** Site development shall not occur within a Planned Development District or previously approved planned development until the approval of a Final Site Plan/Final Subdivision Plan pursuant to the procedures and standards of this section.
  - b. **Previously approved planned development master or site plan.** Amendments to previously approved planned developments shall be provided on a master plan or site plan (for developments without a master plan). This master plan or site plan shall serve as the Preliminary Development Plan for the project.
    - (1) **Master plan requirements.** The master plan of a previously approved planned development shall be amended concurrent with the first DRC approval of a final site plan/final subdivision plan pursuant to this section. Each pod on the master plan shall be amended to provide the information required for a Preliminary Development Plan in Sec. 6.8 and by the Zoning Director. [Ord. No. 01- 01]
    - (2) **Site plan requirements.** The site plan of a previously approved planned development without a master plan shall be amended concurrent with the first DRC approval pursuant to this section to provide the information as required for a Preliminary Development Plan, Sec. 6.8.A.8.c.10., above, and the information required on the PZB application. [Ord. No. 99-37] [Ord. No. 01- 01]

- c. Modifications to a previous planned development.** Modifications to a previously approved planned development shall comply with Sec. 1.5, the requirements of this section, the requirements of the applicable planned development section and the requirements of Sec. 5.3, Official Zoning Map Amendments. [Ord. No. 01-100]
- (1) **Nonconforming uses.** A previously approved planned development which is now considered a planned development shall not be classified as a nonconforming use.
  - (2) **Zoning.** A previously approved planned development, whether built or unbuilt, in all zoning districts except the AGR district, may be amended pursuant to the standards and procedures of this section by the DRC or the BCC without rezoning to a Planned Development District, provided the project has a valid initial development order according to Article 3, Definitions. A Planned Development within the AGR district shall rezone to a PDD, pursuant to Sec. 5.3., Official Zoning Map Amendments. [Ord. No. 01-100]
  - (3) **DRC.** Modifications to previously approved planned developments, which do not require BCC approval shall comply with the modification regulations of Sec. 6.8.A.15, Action by DRC. [Ord. No. 01-01]
  - (4) **Land uses.** Previously approved planned developments shall be governed by the underlying land use category (as determined by Table 6.8-1) or pod designation and BCC conditions of approval for purposes of determining allowed uses and applicability of the supplementary use standards in Table 6.8-2.
  - (5) **Property development regulation.** Previously approved planned developments shall be governed by the development regulations of this section, the regulations within BCC conditions, and the regulations indicated on the latest certified master plan or site plan as allowed in Sec. 1.5.  
[Ord. No. 98-11] [Ord. No. 99-37]
- 3. Residential density and Comprehensive Plan land uses categories.** The minimum density, the standard density, the planned development density, and the Comprehensive Plan land use categories which correspond to the various Planned Development Districts shall be determined by Table 6.8-1, Planned Development District Densities and Corresponding Land Use Categories.  
[Ord. No. 98-11]
- a. Computation of density.** The residential density for planned developments shall be based on gross site acreage.
  - b. Minimum development density.** The minimum residential density shall be determined by the Comprehensive Plan land use designation. The Planning Director may waive the minimum density requirement by up to twenty-five (25) percent.
  - c. Standard development density.** Standard development density means the maximum density allowed without a planned development. A planned development which meets the minimum performance standards of the Comprehensive Plan, the minimum standards of Sec. 6.8.A, Planned Development District Regulations, and the minimum standards of the applicable Planned Development District, shall receive a standard density allocation as indicated on the Land Use Atlas.
  - d. Maximum density.** Actual maximum density granted to a Planned Development is based upon meeting performance goals and Comprehensive Plan objectives. Actual density granted by the BCC to a Planned Development may be less than the maximum density indicated.

Maximum density for a Traditional Neighborhood District (TND) is calculated by adding the maximum underlying density of a residential land use category to the maximum density bonus available, up to two (2) dwelling units per acre, granted through the rezoning process.

Residential density for a MXPD shall be determined by the underlying residential land use category of the commercial or industrial land use category indicated on the Comprehensive Plan Land Use Atlas. Land with a commercial or industrial land use designation without an underlying residential land use category shall be assigned a residential density by PZB based on the residential density of land surrounding the proposed district.

**e. Density bonus.** A planned development may qualify for a density bonus, in addition to the standard density, by meeting and exceeding the following standards:

- (1) The performance and density standards of the Land Use Element of the Palm Beach County Comprehensive Plan shall be met for the total density to be permitted; and,
- (2) The Planned Development District shall be consistent with and exceed the requirements of Sec. 6.8., Planned Development District Regulations including but not limited to the design criteria, vegetation preservation, transportation program and recreation requirements of the applicable Planned Development District.

The density bonus shall not be considered an entitlement for the use of a Planned Development District, and shall only be granted for exemplary projects that exceed the minimum requirements of this section. The BCC has the option of granting standard density, a partial planned development density bonus, or the maximum planned development density bonus.

**f. Affordable housing.** In addition to the standard density and the planned development density, a Planned Development District may qualify for an affordable housing bonus pursuant to Sec. 6.10, Voluntary Density Bonus, or other Comprehensive Plan affordable housing programs.

- (1) The equitable distribution of affordable housing shall be pursued through the provisions of the Voluntary Density Bonus (VDB) Program pursuant to the Housing Element of the Palm Beach County Comprehensive Plan.

[Ord. No. 99-37]

(This space intentionally left blank.)



**TABLE 6.8-1  
PLANNED DEVELOPMENT DISTRICT DENSITIES AND CORRESPONDING LAND USE CATEGORIES**

PLANNED DEVELOPMENT DISTRICT	DENSITY RANGE IN "DWELLING UNITS PER ACRE (DU/AC.)" BY COMPREHENSIVE PLAN LAND USE CATEGORY								
		RR10	LR1	LR2	LR3	MR5	HR8	HR12	HR18
<b>PUD</b>		Min - None Std - None PDD - 1 √	Min - None Std - None PDD - 1 √	Min - 1 Std - 1.5 PDD - 2 √	Min - 1 Std - 2 PDD - 3 √	Min - 3 Std - 4 PDD - 5 √	Min - 5 Std - 6 PDD - 8 √	Min - 5 Std - 6 PDD - 8 √	Min - 5 Std - 6 PDD - 8 √
<b>TND</b>			Min - None Std - None PDD - 3 √	Min - 1 Std - 1.5 PDD - 4 √	Min - 1 Std - 2 PDD - 5 √	Min - 3 Std - 4 PDD - 7 √	Min - 5 Std - 6 PDD - 10 √	Min - 5 Std - 6 PDD - 14 √	Min - 5 Std - 6 PDD - 18 √
<b>MXPD</b>									
<b>MUPD</b>		√							
<b>PIPD</b>									
<b>MHPD</b>		Min - None Std - None PDD - 1 √	Min - None Std - None PDD - 1 √	Min - 1 Std - 1.5 PDD - 2 √	Min - 1 Std - 2 PDD - 3 √	Min - 3 Std - 4 PDD - 5 √	Min - 5 Std - 6 PDD - 8 √	Min - 5 Std - 6 PDD - 8 √	Min - 5 Std - 6 PDD - 8 √
<b>RVPD</b>		√							
<b>SWPD</b>		√	√	√	√	√	√	√	√

**LEGEND** Check (√) indicates that the Planned Development District corresponds to the Comprehensive Plan Land Use Category.

**Planned Development Zone Districts**

PUD - Planned Unit Development  
TND - Traditional Neighborhood District  
PDD - Planned Development District Bonus Density  
MXPD - Mixed Use Planned Development  
MUPD - Multiple Use Planned Development  
PIPD - Planned Industrial Park Development  
MHPD - Mobile Home Park Planned Development  
RVPD - Recreational Vehicle Park Planned Dev.  
SWPD - Solid Waste Disposal Planned Development

**Comprehensive Plan Land Use Categories**

RR 10 - Rural Residential 10  
RR 10 - Rural Residential 10  
LR 1 - Low Residential 1  
LR 2 - Low Residential 2  
LR 3 - Low Residential 3  
MR 5 - Medium Residential 5  
HR 8 - High Residential 8  
HR 12 - High Residential 12  
HR 18 - High Residential 18

**Density Range**

Min - Minimum Development Density  
Std - Standard Development Density

**TABLE 6.8-1  
PLANNED DEVELOPMENT DISTRICT DENSITIES AND CORRESPONDING LAND USE CATEGORIES**

PLANNED DEVELOPMENT DISTRICT	DENSITY RANGE IN "DWELLING UNITS PER ACRE (DU/AC.)" BY COMPREHENSIVE PLAN LAND USE CATEGORY						
	CLO	CL	CHO	CH	IND	AGR	CRE
PUD						Min - .2 Std - None PDD - 1 √	
TND							
MXPD	√	√	√	√			
MUPD	√	√	√	√	√		√
PIPD					√		
MHPD							
RVPD							√
SWPD	√	√	√	√	√		√

**LEGEND** Check (√) indicates that the Planned Development District corresponds to the Comprehensive Plan Land Use Category.

**Planned Development Zone District**

PUD - Planned Unit Development  
TND - Traditional Neighborhood District  
CHO - Commercial High Office  
MXPD - Mixed Use Planned Development  
MUPD - Multiple Use Planned Development  
PIPD - Planned Industrial Park Development  
MHPD - Mobile Home Park Planned Development  
RVPD - Recreational Vehicle Park Planned Development  
SWPD - Solid Waste Disposal Planned Development

**Comprehensive Plan Land Use Categories**

CLO - Commercial Low Office  
CL - Commercial Low  
PDD - Planned Development District Bonus Density  
CH - Commercial High  
IND - Industrial  
AGR - Agricultural Reserve  
CRE - Commercial Recreation

**Density Range**

Min - Minimum Development Density  
Std - Standard Development Density

**TABLE 6.8-1, NOTES:**

- This chart indicates the Comprehensive Plan land use categories which correspond to Planned Development Districts. For previously approved planned developments, except for projects located within the Agricultural Reserve, which shall be subject only the AGR land use, the Zoning Director shall use the land use category which most closely reflects the existing Zoning district and development order. For example, a development previously approved as a planned office business park in the CHO zoning district most closely corresponds to the CHO land use category. A complete listing of land use categories available in unincorporated Palm Beach County is located within the Comprehensive Plan.  
[Ord. No. 98-11]
- Actual maximum density granted to a Planned Development is based upon meeting performance goals and Comprehensive Plan objectives. Actual density granted by the BCC to a Planned Development may be less than the maximum density indicated.
- The equitable distribution of affordable housing shall be pursued through the provisions of the Voluntary Density Bonus (VDB) Program pursuant to the Housing Element of the Palm Beach County Comprehensive Plan.  
[Ord. No. 98-11]
- Densities indicated in Table 6.8-1 shall be calculated based upon the gross area of a Planned Development.
- Maximum density for a Traditional Neighborhood District (TND) is calculated by adding the maximum underlying density of a residential land use category to the maximum density bonus available, up to two (2) dwelling units per acre, granted through the rezoning process.
- Residential density for a MXPD shall be determined by the underlying residential land use category of the commercial or industrial land use category indicated on the Comprehensive Plan Land Use Atlas. Land with a commercial or industrial land use designation without an underlying residential land use category shall be assigned a residential density by PZB based on the residential density of land surrounding the proposed district.
- The Planning Director may waive the minimum density requirement by up to twenty-five percent (25%).  
[Ord. No. 98-12]

(This space intentionally left blank.)

**4. Regulating Plan.** All Planned Developments shall submit a regulating plan consisting of a comprehensive graphic and written description of the function and development of the Planned Development District. Also, a regulating plan shall be submitted for a previously approved planned development, as requested by PZB, covering the portion of the development being amended or (if flexible regulations are requested) site planned.

**a. Modifications to a regulating plan and limited deviations from property development regulations.**

Modifications to the regulating plan for items other than for property development regulations as described above, shall require BCC review and approval. The DRC shall have the authority to permit limited administrative deviations, not exceeding ten (10) percent of the stated standard, from property development regulations which are not designated as flexible regulations in the applicable planned development district regulations. Prior to granting this deviation, the DRC shall establish compliance with the following criteria and requirements.

- (1) **Consistency and intent.** The requested deviation shall not be in conflict with and shall further the purpose and intent of this section, the Preliminary Development Plan and the regulating plan;
- (2) **Concurrency.** A revised Concurrency Reservation certificate shall be required if the deviation increases or decreases the overall demand for a service approved in the development's Certificate of Concurrency Reservation;
- (3) **Graphics.** Include a detailed Final Site Plan\Final Subdivision Plan and other applicable graphics to identify the specific change or changes requested from the existing standards; and,
- (4) **Justification.** Provide a written justification report explaining:
  - (a) the reasons for the deviations;
  - (b) why the amount of change requested is the minimum amount necessary to achieve the stated purpose; and,
  - (c) how the requested deviations comply with the intent of the regulation.

[Ord. No. 99-37] [Ord. No. 01- 01]

The regulating plan shall include the requirements listed below and the requirements of the individual District.

**b. Flexible regulations.** Certain Planned Development Districts allow the applicant to request to deviate from property development regulations specifically indicated as flexible regulations within each District's property development regulation table. Previously approved planned developments which correspond to Planned Development Districts which allow flexible regulations, also may request to utilize flexible regulations. The applicant may submit an application to the DRC to modify these regulations by a maximum of twenty (20%) percent of the stated regulation. All DRC applications for flexible regulations shall provide the following information and be subject to the following requirements.

- (1) **Justification report.** A proposed modification of property development regulations shall be justified by the applicant in a written report submitted with the development application which shall include, but not be limited to:
  - (a) the regulations which are proposed to be modified;
  - (b) the amount of the requested modification;
  - (c) the areas within the Planned Development District in which these modifications shall occur; and,
  - (d) graphic representations (site plans, sections, elevations, perspectives, etc.) showing how the modifications will meet the intent of the applicable Planned Development District in respect to open space, privacy, maintenance, and public health, safety and welfare.

- (2) **Review.** Flexible regulations shall be reviewed and approved by the DRC. The DRC may vote to approve the application, approve the application with certain site design amendments, deny the application, or postpone the application up to a maximum of sixty (60) days.
  - (3) **Limits of approval.** Flexible property development regulations are not intended to take the place of a variance. The DRC shall only grant flexible regulations for an entire pod which has not received building permits for more than twenty five (25%) of its approved dwelling units. Flexible property development regulations shall not be granted on a lot by lot basis or for undeveloped lots located between existing housing.
- c. **Transportation program.** The applicant shall provide a transportation program which provides the following.
- (1) **Alternative transportation.** Methods and standards for accommodating alternative modes of transportation to the automobile (especially bicycles and mass transit) including:
    - (a) **Mass transit.** A description of site improvements proposed for mass transit, such as but not limited to, bus passenger shelters, road turn-outs for bus stops, or a road system designed to accommodate bus routes; and,
    - (b) **Bicycle.** A description of the site improvements proposed for bicycle circulation and storage to encourage the use of bicycles.
  - (2) **Path cross-sections.** Detailed cross-sections showing typical design standards for pedestrian and bicycle paths for the following areas:
    - (a) Walking paths (other than sidewalks);
    - (b) Lighting; and,
    - (c) Pathways within perimeter landscape areas.
  - (3) **Streetscape cross-sections.** Detailed cross-sections showing typical street designs (TND only) and pathways proposed for the perimeter landscape areas. These cross-sections shall indicate design standards for the following areas:
    - (a) Streets, including travel lane dimensions and road R-O-W widths;
    - (b) Bicycle lanes (for through streets);
    - (c) Sidewalks; and,
    - (d) Parallel parking.

**(If the site features listed below are required by a development order condition, typical cross-section drawings shall be provided for review at DRC)**

    - (a) Street lights;
    - (b) Street trees; and,
    - (c) Median landscape plantings (within road R-O-W). [Ord. No. 93-4] [Ord. No. 99-37]
- d. **Land use justification report.** Certain Planned Development Districts require the submittal of a land use justification report as part of the application requirements. This report shall justify and explain the amount of land uses based on population, such as but not limited to, commercial, recreational and residential. The land use justification report shall also document the methods and analysis used to calculate the proposed land use percentages and the assumptions made to calculate the projected population count.
- e. **Survey.** A certificate of survey completed by a professional land surveyor registered in the State of Florida certifying the location, site configuration, and area of the Preliminary Development Plan.

- PALM BEACH COUNTY, FLORIDA

**8. Action by Development Review Committee (DRC).****a. Effect of certification.**

- (1) **Limit on development.** Development shall not be allowed, nor any permit issued, prior to the certification of a Preliminary Development Plan or Master Plan and a Final Site Plan/Final Subdivision Plan for an approved Planned Development District or previously approved planned development.
- (2) **Change in density or intensity.** Upon the certification of a Preliminary Development Plan or Master Plan or Site Plan of a previously approved planned development or a Final Site Plan/Final Subdivision Plan, the density and intensity depicted on the certified plan shall control development for the area indicated on the certified plan.
  - (a) **Density.** If a residential pod on a Final Site Plan/Final Subdivision Plan is determined by the applicant to contain surplus dwelling units from the density indicated on the Preliminary Development Plan or master plan previously approved by the BCC and certified by the DRC, the Preliminary Development Plan or master plan shall be amended prior to the certification of the Final Site Plan/Final Subdivision Plan to decrease density or transfer density in accordance with the following requirements.
    - (i) **Transfer.** The surplus units may be transferred to another pod which is permitted to develop residential units and which does not exceed a maximum density increase of thirty (30) percent above the number of dwelling units last approved by the BCC for that pod.
    - (ii) **Deletion.** The surplus units may be deleted from the Preliminary Development Plan or Master Plan and Final Site Plan/Final Subdivision Plan. The density resulting from Final Site Plan/Final Subdivision plan certifications which reduce the total density indicated on the Preliminary Development Plan or Master Plan shall supersede the total density approved for a Planned Development or previously approved planned development by the BCC.
  - (b) **Intensity.** Final Site Plan/Final Subdivision plan certifications which result in a deletion of intensity (gross floor area) shall become the controlling plan at time of DRC certification and shall supersede the maximum intensity previously approved by the BCC.

**b. Modifications to a Preliminary Development Plan, Master Plan or Site Plan.** The DRC shall approve modifications to a Preliminary Development Plan, Master Plan or Site Plan if the changes are consistent with the following limitations. Modifications which do not comply with these limitations shall require approval by the BCC.

- (1) **Traffic.** There shall be no substantial increase in traffic impact above that established for the project as approved by the Board of County Commissioners, as determined by the County Engineer.
- (2) **Consistency.** The modification shall be consistent with the purpose and intent of the original approval, this section, the regulating plan and the development order. Changes proposed to a Preliminary Development Plan, Master Plan or Site Plan which result in changing the original goals or intent of the project, such as but not limited to: reducing internal trip capture; substantially diminishing non-vehicular circulation opportunities; or, substantially reducing or increasing the amount of affordable housing; or, for PDD in the AGR category the reduction of the amount of land allocated to the preservation of agriculture, farmland, wetlands, or water preservation areas shall require approval by the Board of County Commissioners. **[Ord. No. 98-11]**

- (3) **Recreation character.** The overall character of recreation areas shall not be substantially reduced or altered. These areas shall be developed or managed as indicated on the Preliminary Development Plan or Master Plan approved as part of the latest BCC approved development order.
- (4) **Vehicular access points.** Access points shall be established on the Preliminary Development Plan, Master Plan or Site Plan as approved by the Board of County Commissioners. No additional vehicular ingress or egress points shall be added onto any roads external to a Planned Development, onto roads internal to the PUD that are indicated on the County Thoroughfare Plan or onto roads within the PUD that are external to a pod, except for a residential land use. Access onto roads external to a pod, but internal to the PUD may be added to a residential pod in accordance with standards in Sec. 8.22. and County Standards.
- (5) **Non-vehicular circulation.** Pedestrian paths (other than sidewalks which may only be amended according to Art. 8, Subdivision), bike lanes and other modes of non-motorized circulation may be amended or relocated within a Planned Development District. However, the resulting design shall maintain a continuous non-vehicular circulation system meeting the circulation requirements of the applicable Planned Development District;
- (6) **Density increase transfer.** The DRC may certify an increase in residential density within a pod which results from a transfer of units from another pod within the same planned development, provided that:
  - (a) **Increase.** The increase shall not exceed a maximum density increase of thirty (30) percent above the number of dwelling units last approved by the BCC for that pod or result in the redesignation of a less intense housing classification to a more intense housing classification (Example: Detached housing changed to attached housing); and,
  - (b) **Reduction.** There shall be an equal and corresponding reduction in residential density (dwelling units) within another residential pod or zones.
- (7) **Density decrease.** The DRC may certify a decrease in residential density within a pod and may redesignate housing classifications from more intensive to less intensive classifications (Example: attached housing to detached housing) provided that the resulting gross density of the planned development meets or exceeds the minimum density required by the Comprehensive Plan and the requirements of the Traffic section listed above. (Planned Developments which were approved by the Board of County Commissioners with a gross density less than the minimum required by the Comprehensive Plan shall be exempt from this requirement).
- (8) **Redesignation of Pods.** The redesignation of a residential pod to a non-residential pod, the redesignation of a non-residential pod to a residential pod or the redesignation of a non-residential pod to another non-residential pod shall require approval by the BCC.
- (9) **Square footage increase.** An applicant with a requested use or a special exception use may apply to increase the gross floor area of the project by five (5) percent provided the increase does not exceed one thousand (1,000) square feet, and complies with the requirements of this Code including Article 11, Adequate Public Facility Standards.
  - (a) **Industrial uses.** Industrial requested uses or industrial special exception uses may apply to increase the gross floor area of the project by five (5) percent provided the increase does not exceed one thousand five hundred (1,500) square feet, and complies with the requirements of this Code including Article 11, Adequate Public Facility Standards.
  - (b) **Other uses.** The site plans for land uses which are not requested uses or special exception uses and which are not indicated on a certified site plan or subdivision plan which was approved by the ZC or the BCC may be amended according to the limits of the applicable land use and property development regulations.



- (10) **Redesignation of land use mix percentages.** No decrease in the minimum residential land use percentage shall be permitted when public or private civic site acreage has been deducted from the gross acreage in accordance with Sec. 6.8.B.4.(a)(4)b. of this Code, unless approved by the Board of County Commissioners. The Development Review Committee may approve an increase in the residential land use percentage in accordance with the standards of this subsection.

[Ord. No. 01-01]

9. **Effect of Preliminary Development Plan DRC Certification.** The Preliminary Development Plan shall be binding upon the land owners subject to the development order, their successors and assigns, and shall constitute the development regulations for the land. Development of the land shall be limited to the uses, density, configuration, and all other elements and conditions set forth in the Preliminary Development Plan and development order.

10. **Classification of Official Zoning Map.** Within ninety (90) working days of receipt of proof that the Preliminary Development Plan and development order has been recorded, the Zoning Director shall amend the Official Zoning Map to show the Planned Development District classification for the lands for which the Preliminary Development Plan has been approved pursuant to the procedures and standards of this section.

11. **Effect of development order for a Planned Development District.** Issuance of a development order for a Planned Development District shall be deemed to authorize amendment to the Official Zoning Map consistent with the terms and conditions of the development order.

[Ord. No. 00-015]

12. **Amendment to Preliminary Development Plan.** A Preliminary Development Plan for a Planned Development District may be amended pursuant to the procedures established for its original approval or as otherwise set forth in this section.

[Ord. No. 96-28]

13. **Phasing controls and platting.** Phasing, commencement of development, and platting shall be in accordance with Table 5.8-1.

[Ord. No. 99-37] [Ord. No. 01-100]

- a. **Time certain development.** Each Planned Development shall be subject to the time limitations and review requirements of Sec. 5.8, Compliance with Time Limitations, and shall proceed in a reasonably continuous and timely manner according to a phasing and platting schedule and any other requirements identified on a planned development's approved development order.

- b. **Plat phase requirements.** All land within the Planned Development District shall be platted. Planned developments shall indicate platting phases identifying the phasing schedule in chronological order of development. Planned Development Districts with sector planning areas shall give preference to land uses shown in the Land Use Justification Report as having the greatest land use imbalance in determining the chronological order of development.

- c. **Development phasing plan.** A development schedule that includes the following information.

- (1) **Order.** The delineation of the areas to be platted and developed according to their order of construction.
- (2) **Schedule.** A proposed schedule for the construction and improvement of common open space, streets, utilities, and any other necessary improvements for each development phase.

- 14. Unified control.** All land included within a Planned Development District or a previously approved planned development shall be owned or under the control of the applicant or subject to unified control. Prior to DRC Certification the applicant shall present evidence, as required by the County Attorney, of the unified control of the entire area covered by the Planned Development and shall agree that once the Planned Development is approved, the following conditions shall be met:
- a. BCC conditions.** Unified control shall be established in accord with the Preliminary Development Plan and such other conditions or modifications as may be attached to the final approval of the development order;
  - b. County Attorney approval.** Unified control, in the form of agreements, covenants, contracts, deed restrictions, unities or sureties shall be approved and recorded prior to final certification of the Preliminary Development Plan by the Development Review Committee, except for residential Planned Unit Developments. Unity of Control for Residential Planned Unit Developments shall be approved prior to approval of the first plat. All Unity of Control documents shall be in a form acceptable to the County Attorney for the development and completion of the development in accordance with the adopted Planned Development order. The Unity of Control shall also provide for the continued operation and maintenance of all facilities which are not provided, operated or maintained at the general public's expense. [Ord. No. 96-28]
  - c. Public civic uses, AGR-PUD preservation areas.** Public civic use areas and AGR-PUD preservation areas shall not be subject to regulating documents for the remaining planned development areas as required in Sec. 6.8.A.14.b, unless set forth in the development order approved by the Board of County Commissioners. However, a preservation area in an AGR-PUD shall be shown on a PDP. [Ord. No. 98-11] [Ord. No. 01- 01]
  - d. Successive owners.** The conditions imposed upon the Planned Development in Sec. 6.8.14.a shall run with the land and be binding on all successors in interest to the property. [Ord. No. 01-100]
  - e. Development Order Amendments.** The Unified Control shall be amended to include all land added to the Planned Development following the original Planned Development approval. [Ord. No. 01-100]
- 15. Use regulations.** Planned Development District or previously approved planned development shall provide land uses as indicated in Table 6.8-2, (Use Regulations Schedule), unless otherwise restricted by the conditions included in the final development order and subject to the provisions below:
- a. Administrative categories.** All land uses shall be classified into one of the following administrative categories established by this section and Table 6.8-2, Planned Development District Use Regulations Schedule: general land uses; special land uses; or requested land uses. These land uses are regulated according to pod or land use category as indicated on the Comprehensive Plan Land Use Atlas.
    - (1) General land uses.** These uses are allowed in conjunction with an approved Preliminary Development Plan, master plan or site plan and do not require further Zoning Commission or BCC approval prior to approval of a Final Site Plan/Final Subdivision Plan for a building permit;
    - (2) Special land uses.** These uses require an administrative approval and issuance of a special permit. Special land uses may also require approval by the Development Review Committee; and,
    - (3) Requested land uses.** These uses are required to be indicated on a Preliminary Development Plan, master plan or site plan and shall receive BCC approval. Requested uses shall be subject to the standards of the applicable Planned Development District and Sec. 5.4, Conditional Uses. [Ord. No. 01-100]

- (a) **Location.** Requested uses shall remain in the location approved by the BCC.
- (4) **Additional requested uses.** Additional uses may be designated as requested land uses by complying with the following.
- (a) **Justification.** These uses shall be listed and justified in the land use justification report for the Planned Development District or previously approved planned development; and,
- (b) **Location.** These uses shall be located in pods of Planned Development Districts which are similar and comparable to a standard zoning district in which these uses are allowed.
- (c) **Compatibility.** These uses shall be compatible with the surrounding area.
- [Ord. No. 99-37]
- b. **Supplementary use standards.** A number in the "Note" column of Table 6.8-2, (Planned Development Use Regulation Schedule) refers to supplementary land use standards applicable to a particular land use in one (1) or more of the pods or Comprehensive Plan land use categories in which such use is allowed. These standards are located in Sec. 6.4.D, (Supplementary use standards).
- c. **Accessory uses.** Principal uses listed in the Use Regulations Schedule (Table 6.8-2) are deemed to include accessory uses identified by this Code and such other accessory uses that are necessarily and customarily associated with and are incidental and subordinate to such principal uses. An accessory use shall be subject to the same regulations that apply to the principal use, except as otherwise provided.
- (1) **Location.** All accessory uses, buildings and structures, except for approved off-site parking, shall be located on the same lot as the principal use in each district, except as otherwise provided. The permitted accessory use shall not exceed thirty (30) percent of the gross floor area or business receipts of the principal use, or uses. [Ord. No. 98-11]

(This space intentionally left blank.)

**TABLE 6.8-2  
PLANNED DEVELOPMENT DISTRICT  
USE REGULATIONS SCHEDULE**

Use Type	Planned Development Zoning District																												
	PUD					TND					MXP				MUP							PIP							
	PODS					Use Zone					Land Use Category				Land Use Category							Use Zone							
	R	R	C	C	A	R	C	S	W	S	C	C	C	C	R	C	C	C	C	C	I	I	I	C	I	M	R	S	N
	E	E	I	O	G	E	I	H	O	E	L	L	H	H	R	L	L	H	H	R	N	N	N	O	N	H	V	W	O
C	S	V	M	R	S	V	O	R	C	O		O			O		O			D	S	T	/L	M	D	P	P	T	E
Agricultural uses																													
Agricultural stand				S	P			P	P		P	P	P				P		P	P	P			P					4.1
Agriculture, bona fide					P												P		P	P	P			P					6
Agricultural research/development																				P			P		P				3
Agricultural sales and service								P		P								P						P					4
Agricultural transshipment									P											P			P		P				5
Aviculture					P																								15.1
Equestrian arena, commercial			R				R												P										34
Groves/row crops					P																								47.1
Kennel, commercial				R					P				R					R						P					53
Kennel, private		P																											54
Livestock raising					P																								56.1
Nursery, retail				P	P			P	P				P	P				P						P					66
Nursery, wholesale					P				P					P									P		P				66.1
Shadehouse					P																								87.1
Stable, equestrian type two					P									P					P										90
Stable, equestrian type one		P			P	P																							91
Storage, agricultural					P																								92.1
Sugar mill or refinery																									P				93

[Ord. No. 97-64] [Ord. No. 98-11] [Ord. No. 99-37] [Ord. No. 00-015] [Ord. No. 01-01] [Ord. No. 01-62]

**TABLE 6.8-2  
PLANNED DEVELOPMENT DISTRICT  
USE REGULATIONS SCHEDULE**

	Planned Development Zoning District																									
Use Type	PUD					TND				MXPD				MUPD					PIPD							
	PODS					Use Zone				Land Use Category				Land Use Category					Use Zone							
	R E C	R E S	C I V/ P	C O M	A G R /P	R E S	C I V/ P	S H O P	W O R K	S E C O T	C L L O	C L H O	C C H	R L O	C L L O	C C H	C C H	I N D	I N S T	I N D/ L	C O M	I N D/ G	M H P D	R V P D	S W P D	N O T E
Commercial uses																										
Adult entertainment								P	P											S	S					2
Auction, enclosed				R				P	P	P							P	P			P					13
Auction, outdoor										R							R	R	R		P	P	P			13
Automotive paint or body shop				R						R							R	R			P	P	P			14
Automotive service station				R						R		R	R			R	R	R			P	P	P			15
Bed and Breakfast		D		D		S		S		S	S	S	S		S	S	S	S			S					16
Broadcasting studio				R				R		P	R	R	R	R		R	R	P	P	P	P	P				
Building supplies				R				P		P			R				R					P				
Butcher shop, wholesale													R				R				P	P	P			16.1
Car wash and auto detailing				R						P			R				R		P		P	P	P			18
Communication cell sites on wheels (COW)											S	S	S	S		S	S	S	S	S	S	S			S	22.2
Contractor's storage yard																			P		P		P			25
Convenience store				P				P		P	P	P	P	P		P	P				P		P	P		26
Convenience store with gas sales				R									R				R	R			R	P				27
Day labor employment service																	R	R			P					29
Dispatching office									P	P			R				R				P	P	P			30
Dog day-care				R									R				R				P	R				30.1
Financial institution				P				P		P	R	R	P	P		R	R	P	P			P				38
Flea market, enclosed										P			R					R				P				40
Flea market, open																		R				R				41
Freestanding kiosk				P							P	P	P	P		P	P	P	P	P		P	P	P		41.1
Fruit and vegetable market				P	P			P		P	P	P			P	P						P				42
Funeral home or crematory										R			R			R	R		R			P				43
Gas and fuel, wholesale										R									R			P				
Hotel, motel, SRO, Boarding & Rooming House				R				R		P		R	R			R	R	R				P				51

**TABLE 6.8-2  
PLANNED DEVELOPMENT DISTRICT  
USE REGULATIONS SCHEDULE**

Use Type	Planned Development Zoning District																											
	PUD					TND					MXPD				MUPD					PIPD								
	PODS					Use Zone					Land Use Category				Land Use Category					Use Zone								
	R E C	R E S	C I V /P	C O M	A G R /P	R E S	C I V /P	S O P	W O R K	S E C T	C C O	C L L	C H H	C O	R O	C L L	C H H	C R N	C I N	I N	I O N	C I M D	M H P	R V P	S W P	N O T E		
Landscape Installation service				R				P	P					R	R			R	P		P	P	P				55.1	
Landscape maintenance service				R				P	P					R	R			R	P		P	P	P				55	
Laundry services				P				P		P	P	P	P		P	P	P	P		P	P		P	P			56	
Lounge, cocktail				R				R		P		R	R	P		R	P	P	P			P					57	
Medical office or dental clinic				P				P		P	P	P	P		P	P	P	P			P						60	
Medical or dental laboratory									P						P	P	R	P			P							
Monument sales, retail				P				P		P		P	P			P	P				P							
Office, business or professional				P				P	P	P	P	P	P		P	P	P	P			P						68	
Parking garage, commercial				R					P								R	R	R			P					71	
Parking lot, commercial				R					P								R	R	P								71	
Pawnshop																		R									71.1	
Personal services				P				P		P	P	P	P		P	P	P	P			P		P				72	

**TABLE 6.8-2  
PLANNED DEVELOPMENT DISTRICT  
USE REGULATIONS SCHEDULE**

Use Type	Planned Development Zoning District																						
	PUD					TND					MXPD				MUPD					PIPD			
	PODS					Use Zone					Land Use Category				Land Use Category					Use Zone			
	R E C	R E S	C I V /P	C O M	A G R /P	R E S	C I V /P	S H O P P	W O R K	S E R V I C E	C C O	C L H	C C H	R O	C L O	C L H	C C H	C C H	I N D S T	I N D L	I N D M	C O N /G	I M P D
	E	S	P	M	R	S	V	P	K	T	O	H	H	O	L	L	H	H	R	N	N	D	P
Printing and copying services				P				P		P	P	P	P		P	P	P	P				P	
Repair and maintenance, general				R						P							R	P		P	P	P	77
Repair services, limited				P						P	P	P	P		P	P	P	P	P		P		78
Restaurant, fast food				R								R	R			R	R				P		79
Restaurant, high turnover, sit down				D				D		D	D	D	D		D	D	D	D			D		81.1
Restaurant, quality				P				P		P	R	P	P	P		R	P	P	P		P		80
Restaurant, specialty	P			P				P		P	P	P	P		P	P	P	P	P		P		81
Retail sales, automotive accessories and parts				P				P		P	P	P	P			P	P				P		81.1
Retail sales, general				P				P		P	P	P	P			P	P				P		82
Retail sales, Mobile, temporary or transient				S				S		S	S	S	S								S		83
Self-service storage										P					R	R	R	P		P	R	P	87
Theater, drive-in										R							R	R			R		94
Theater, indoor				R						R			R				R	P					
Towing service and storage										R									P		P		
Vehicle inspection center				R						R	R	R	R		R	R	R	P	R		P		96.1
Vehicle sales and rental				R						R	R	R	R		R	R					R		97
Veterinary clinic				R	R			R		P	R	R	R	R	R	R	P	P			P		98
Vocational school *not permitted in the AGR-PUD				R						P	R	R	R		R	P	P		P	D		P	99
Wholesaling, general										P									P		P	P	102

[Ord. No. 97-64] [Ord. No. 98-11] [Ord. No. 99-37] [Ord. No. 00-015] [Ord. No. 01- 01] [Ord. No. 01- 28]  
[Ord. No. 01-62] [Ord. No. 01-100]

**TABLE 6.8-2  
PLANNED DEVELOPMENT DISTRICT  
USE REGULATIONS SCHEDULE**

Use Type	Planned Development Zoning District																												
	PUD					TND					MXPD				MUPD						PIPD								
	PODS					Use Zone					Land Use Category				Land Use Category						Use Zone								
	R	R	C	C	A	R	C	S	W	S	C	C	C	C	R	C	C	C	C	C	I	I	I	C	I	M	R	S	N
	E	E	I	O	G	E	I	H	O	E	L	L	H	H	R	L	L	H	H	R	N	N	N	O	N	H	V	W	O
C	S	V	M	R	S	V	O	P	K	T	O		O		O		O			D	S	D	M	D	P	P	P	T	
			/P		/P		/P														T	/L	**	/G	D	D	D	E	
Industrial uses																													
Asphalt or concrete plant																				R				P					
Data information processing												P	P	P			P	P	P	P			P	P	P				
Excavation, Type III																									R			35	
Heavy industry																				R		R		P					
Laboratory, industrial research										P										R		P		P					
Machine or welding shop									P	P										P		P		P				58	
Manufacturing and processing										P										P		P		P					
Motion picture production studio																	P	P	R	P		P	P	P				64	
Salvage or junk yard																				R				R					
Transportation transfer facility (distribution)																						P		P					
Truck stop																				R		R		R				95.1	
Warehousing										P										P		P		P				100	
Woodworking or cabinetmaking				R					R	R				R				R	P		P		P						

[Ord. No. 97-64] [Ord. No. 98-11] [Ord. No. 99-37]

(This space intentionally left blank.)



**TABLE 6.8-2  
PLANNED DEVELOPMENT DISTRICT  
USE REGULATIONS SCHEDULE**

Use Type	Planned Development Zoning District																												
	PUD					TND					MXP				MUP						PIP								
	PODS					Use Zone					Land Use Category				Land Use Category						Use Zone								
	R	R	C	C	A	R	C	S	W	S	C	C	C	C	R	C	C	C	C	C	I	I	I	C	I	M	R	S	N
	E	E	I	O	G	E	I	H	O	E	L	L	H	H	R	L	L	H	H	R	N	N	N	O	N	H	V	W	O
C	S	V	M	/P	R	S	V	O	R	C	O		O		O		O		D	S	T	/L	**	/G	D	D	D	T	E
Public and civic uses																													
Airplane landing strip, accessory			R			R													R	R		R	R	R					9
Airport																			R	R		R		R					9
Assembly, nonprofit institutional			R	P		R		P	R	R	P	P				R	P	P	P	P		P	P						12
Assembly, nonprofit membership			R			R		P	R	R	P	P				R	P	P	P	P		P	P						12.1
Cemetery			R																										19
Church or place of worship *not permitted west of US 441/SR 7 in AGR			R	R		R				R		R				R		R	R		R		R		R				21
College or university			R						R		R		R					R		R	R		R						21.1
Day camp	P		P			P							R					R	P		P								27.1
Day care center, general			R	R		R	P		R	R	R	R			R	R	R	R	R		R	R	R	R	R	R	R		28
Day care center, limited			P	P		P	P	P	P	P	P	P	P	R	P	P	P	P	P	P	P	P	P	P	P	P	P		28
Government services			R	P		R	P	P		P	P	P	P	R	P	P	P	P	P	P	P	P	P	P	P	P	P		46
Heliport or helipad				R		R		R						R			R	R	R	R	R	P	P	P					9
Hospital or medical center				R					R		R	R	R			R	R	R			R		R						52
School, elementary or secondary *not permitted west of US 441/SR 7 in AGR Tier			R								R	R	R		R	R	R	R			D		R						85
Transportation facility				R					R				R					R		R	R	P	P	P					95.1

[Ord. No. 97-64] [Ord. No. 98-11] [Ord. No. 99-37] [Ord. No. 00-015] [Ord. No. 01-100]

**TABLE 6.8-2  
PLANNED DEVELOPMENT DISTRICT  
USE REGULATIONS SCHEDULE**

Use Type	Planned Development Zoning District																														
	PUD					TND					MXPD				MUPD						PIPD										
	PODS					Use Zone					Land Use Category				Land Use Category						Use Zone										
	R	R	C	C	A	R	C	S	W	S	C	C	C	C	R	C	C	C	C	I	I	I	C	I							
	E	E	I	O	G	E	I	H	O	E	L	L	H	H	R	L	L	H	H	R	N	N	N	O	N	H	V	W	O		
C	S	V	M	R	S	V	O	R	C	O	O	O		O	O	O	O	O	D	S	D	M	D	P	P	P	T	E			
Recreational uses																															
Amusements, temporary or Special event	S		S	S				S	S	S		S		S		S		S	S	S	S		S	S				10			
Arena, auditorium or stadium				R									R					R	R									11			
Campground																			P									17			
Camping Cabin																									P			17.1			
Entertainment, indoor				R				R		R		R		R		R		R	P				P					32			
Entertainment, outdoor				R					R		R		R			R		R	P				P					33			
Fitness center	P		R	R				R		P		R	P	P		R	R	R	P				P					39			
Golf course	R										R	R	R	R		R	R	R	R	R		P		P				45			
Gun club, enclosed									R									R	R	R		P	R	P				48			
Gun club, open																			R									48			
Gun range, private																						P	R	P				49			
Marine facility	R			R					P			R	R				R	R	R				P					59			
Park, passive	P	P	P	P	R	P		P	P	P	P	P	P		P	P	P	P	P		P	P	P	P	P	P		69			
Park, public	P		P								R	R	P	P		R		P	P	P	P		P		R	R		70			
Zoo																		R	R									104			

[Ord. No. 98-11] [Ord. No. 99-37] [Ord. No. 01-100]

(This space intentionally left blank.)

**TABLE 6.8-2  
PLANNED DEVELOPMENT DISTRICT  
USE REGULATIONS SCHEDULE**

Use Type	Planned Development Zoning District																											
	PUD					TND					MXP				MUP					PIP								
	PODS					Use Zone					Land Use Category				Land Use Category					Use Zone								
	R	R	C	C	A	R	C	S	W	S	C	C	C	C	R	C	C	C	C	I	I	I	C	I	M	R	S	N
	E	E	I	O	G	E	I	H	O	E	L	L	H	H	R	L	L	H	H	R	N	N	N	O	N	H	V	W
C	S	V/ P	M	R/ P	S	V/ P	O	P	K	T	O		O		O		O		D	S	T	/L	/G	D	D	D	E	
Residential Uses																												
Single-family		P				P																						88
Zero Lot Line		P				P					P	P	P	P														103
Multi-family		P				P		P	P	P	P	P	P	P														65
Mobile home dwelling					S																				P			62
Townhouse		P				P					P	P	P	P														95
Accessory dwelling		S			S	P																						1
Congregate living facility, type 1		P				P																						24
Congregate living facility, type 2		R	S				S					S		S									S					24
Congregate living facility, type 3		R	R	R			R			R	R	R	R	R		R	R	R	R		R							24
Farm residence					P																							36
Farm worker quarters																												37
Garage sale		P			P	P					P	P	P	P											P			44
Guest cottage		P				P																						47.2
Home occupation		P			P	P					P	P	P	P											P			50
Nursing or convalescent facility				R			R			P		R		R			R		R		D							67
Security or caretaker quarters			S	S	S		S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	86

[Ord. No. 97-64] [Ord. No. 98-11] [Ord. No. 99-37] [Ord. No. 01- 01]

## PLANNED DEVELOPMENT DISTRICT USE REGULATIONS SCHEDULE

[illegible]

[Ord. No. 98-11] [Ord. No. 99-37] [Ord. No. 00-015]

**TABLE 6.8-2  
PLANNED DEVELOPMENT DISTRICT  
USE REGULATIONS SCHEDULE**

Use Type	Planned Development Zoning District																												
	PUD					TND					MXPD				MUPD						PIPD								
	PODS					Use Zone					Land Use Category				Land Use Category						Use Zone								
	R	R	C	C	A	R	C	S	W	S	C	C	C	C	R	C	C	C	C	I	I	I	C	I					M
	E	E	I	O	G	E	I	H	O	E	L	L	H	H	R	L	L	H	H	R	N	N	N	O	N	H	V	W	O
C	S	V	M	R	S	V	P	K	T	O		O			O		O			D	S	T	/L	**	/G	D	P	D	E
Utilities																													
Air curtain incinerator, permanent																				R		R		R			R	7	
Air curtain incinerator, temporary				S	S				S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	8	
Chipping and mulching																			P		P		P			P	20		
Communication panel antennas, commercial	D	B	D	D			D	D	D	D	D	D	D	D	D	D	D	D	D	P	D	P	P	P				22.1	
Communication tower, commercial					R		R		R				R	R				D		R	R	P	P	P				22	
Composting facility																			P		P		P			P	23		
Electrical power facility				R					R					R			R	R	R	R		P	R	P			P	31	
Recycling center									P							P		P	P	P		P	P	P			P		
Recycling collection station			S	S			S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S		P	74	
Recycling drop-off bin	S		S	S			S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		P	75	
Recycling plant									R										P		P	P	P			P	76		
Sanitary landfill or incinerator																											R	84	
Solid waste transfer station														R			R	R	R	R	R	P	R	P			R	89	
Utility, minor		P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	96	
Water or wastewater plant			R						R			R	R	R			R	R	R	R		P		P	R	R	P	101	

[Ord. No. 97-64] [Ord. No. 98-11] [Ord. No. 99-37]

**Notes to TABLE 6.8-2**

- 1 Publicly owned civic uses shall consist of land uses which are required to provide services to meet concurrency requirements such as, but not limited to, required parks, water treatment facilities and fire stations, and services required to mitigate other impacts of the development to service providers such as, but not limited to, public schools or libraries.
- 2 Recreational land uses as required by Article 17, Park and Recreation Standards, and the applicable planned development district regulations shall be allowed according to Sec. 6.4, Use Regulation Schedule, active and passive recreation.
- 3 Additional land uses not indicated in Table 6.8-2, may be specifically allowed within individual Planned Development Districts as specified.

[Ord. No. 96-28] [Ord. No. 01-01]

16. **Design objectives.** Planned Developments shall forward the goals of the Comprehensive Plan by complying with the following design guidelines.

**a. General objectives.**

- (1) Land shall contain sufficient width, depth, and frontage on a publicly dedicated arterial or major street or appropriate access thereto as shown on the Palm Beach County Thoroughfare Plan to adequately accommodate its proposed use and design.
- (2) The proposal shall provide a continuous, non-vehicular circulation system and perimeter landscape areas to connect buildings and other land improvements.
- (3) The proposal shall conveniently design and locate parking to encourage pedestrian circulation between land uses.
- (4) The proposal shall preserve existing trees and other natural features of the site to the greatest possible extent.
- (5) The proposal shall enhance the appearance of the buildings and grounds with supplemental plantings to screen objectionable features and to control noise from areas or activities beyond the control of the Planned Development.
- (6) The elements of the Final Site Plan\Final Subdivision Plan shall be harmoniously and efficiently organized in relation to the size and shape of the tract, the character of the adjoining property, and the type and size of the buildings, in order to produce a compatible, functional, and economical land use pattern.
- (7) The arrangements of buildings shall be in favorable relation to the natural topography, existing desirable trees, views within and beyond the site, and exposure to the sun and other buildings on the site.
- (8) The Final Site Plan\Final Subdivision Plan shall provide for adequate surface water management and soil conservation.
- (9) The proposal shall not be detrimental to the established land use patterns in the surrounding area.
- (10) The proposed land uses shall provide needed housing or services to the surrounding land uses.

**b. Access and circulation.**

- (1) Planned Development Districts shall have legal access and a minimum of two hundred (200) feet of frontage along an arterial or collector.
- (2) Principal vehicular access points shall be designed to encourage smooth traffic flow and minimize hazards to vehicular or pedestrian traffic. Merging and turning lanes and traffic medians shall be required where existing or anticipated heavy traffic flows indicate needed controls.
- (3) Minor streets within the development shall connect with minor streets in adjacent developments in such a way so as to encourage through traffic, subject to approval by the County Engineer.
- (4) Corner visibility triangles shall be maintained at all intersections.

- (5) Access to the uses and circulation between buildings and other important project facilities for vehicular and pedestrian traffic shall be safe, comfortable and convenient for the users.
- (6) Streets shall not be designed or constructed as to interfere with desirable drainage in or adjacent to the development.
- (7) Arterial and collector streets whether public or private shall connect with similarly classified streets in adjacent developments. If no streets exist, the County Engineer shall determine whether future connections are likely and desirable and shall have the authority to alter the design according to the criteria established in Art. 8, Subdivision.
- (8) Circulation systems (walking paths, bike paths or bike lanes, mass transit and vehicular access ways) shall be designed to connect and provide access between all land uses within and adjacent to planned developments.
- (9) All road rights-of-way, pavement widths, locations and designs shall encourage pedestrian circulation and shall conform to the standards of the County, as adopted and as may be amended from time to time.

**c. Road improvements.** The Board of County Commissioners may condition Planned Developments to provide certain road improvements within the road right of way or elsewhere within a Planned Development District in addition to the land development improvements required for the subdivision or platting of land. These conditional improvements are intended to forward certain goals of the Comprehensive Plan such as: assuring the public health, safety and welfare; facilitating non-vehicular circulation; implementing the Linked Open Space Study and other applicable County programs; and improving the neighborhood aesthetics. (The Traditional Neighborhood Development District-TND requires the road improvements listed in this section for all TND districts.) These conditional road improvements may include, but are not limited to:

- (1) **Street lighting.** Street lights a maximum of twenty five (25) feet in height shall be installed along all platted road R-O-Ws with a platted width of thirty two (32) feet or greater. The street lights shall be sized and spaced to provide a minimum sidewalk and pavement illumination of point four (.4) foot-candles. The light fixture shall be designed to direct light away from residences and onto the sidewalk and street and shall comply with Sec.7.8.B., Outdoor lighting standards.

[Ord. No. 97-14]

- (2) **Median landscaping.** Median landscaping shall be provided within road R-O-Ws designed with medians which are part of the County's Thoroughfare Plan and other roads adjacent to or penetrating the perimeter of the Planned Development which are designed with a median. These roads shall be landscaped at a minimum, with the following:

**(a) Permit.** As required by BCC condition and as stipulated below, the petitioner shall apply for a permit to the Palm Beach County Engineering and Public Works Department to landscape abutting road rights-of-way with median. When permitted by Palm Beach County Department of Engineering and Public Works, landscaping shall consist of a minimum of one (1) fourteen (14) foot tall native tree for each thirty (30) linear feet of the adjacent median and appropriate ground cover. Trees may be planted singly or in clusters. All landscaping and maintenance shall be subject to the standards as set forth by Palm Beach County Engineering and Public Works Department. All landscape material shall be classified as drought tolerant or very drought tolerant as indicated in the latest South Florida Water Management District Xeriscape Manual.

All planting shall be done in accordance with detailed planting plans and specifications to be submitted and approved by the County Engineer concurrent with DRC certification of a preliminary development plan or a final site plan/final subdivision plan.

All required median landscaping, including watering, shall be the perpetual maintenance obligation of the petitioner and its successors, legal heirs or assignees, or duly established Property Owner's Association or Homeowner's Association.

Median landscaping shall be installed as required by BCC conditions and land development permits. If BCC conditions do not state a completion date for median landscaping, the landscaping shall be completed prior to the final release of the performance bonds for the road intended for the median landscaping. Median landscaping for roads within the development or roads which must be constructed as a condition of development, shall be installed concurrent with the construction of the road in which the landscaping will be located.

- (3) **Street trees.** Shade trees a minimum of twelve (12) feet in height with a minimum spread of five (5) and a minimum clear trunk of five (5) feet shall be spaced an average distance of fifty (50) feet or less along both sides of the street within all platted road right of ways of thirty two (32) feet in width or greater. Palm trees may be used as street trees by complying with a minimum spacing requirement of forty (40) feet.
- (4) **Street bike lanes.** Bike lanes may be required within the road right- of-ways which are part of the County's Thoroughfare Plan or within road R-O-Ws which are adjacent to, or penetrate the perimeter of the Planned Development. The location, destination, and design specifications of street bike lanes shall be reviewed for approval by PZB and Engineering and Public Works prior to DRC certification and after approval by the BCC.
- (5) **Underground utilities.** All utilities including telephone, television cable, and electrical systems shall be installed under the ground. Primary facilities providing service to the Planned Development District and high voltage wires may be exempted from this requirement by the Zoning Director. Large transformers shall be placed on the ground and contained within pad mounts, enclosures, or vaults. These utilities shall be landscaped with trees and hedges to provide compatibility and screening from adjacent uses.

Street cross sections commonly used for road construction may not provide sufficient width to accommodate these improvements. Therefore, design modifications to these road section widths shall be made as required and approved by the Engineering Department.

**d. Parking and loading.** Parking shall comply with Sec. 7.2, (Off-street parking regulations) and the parking and loading requirements of the applicable Planned Development District. If conflicts exist between the parking and loading regulations of each District and the regulations found elsewhere in the ULDC, the parking regulations of this section shall apply to the extent of the conflict. Parking areas shall be designed to accommodate pedestrian access points on the site and encourage the use of pedestrian circulation and a sharing of parking spaces.

**e. Garbage and refuse collection.**

- (1) **Dumpsters.** Outdoor collection dumpsters shall be provided for garbage and trash removal when individual collection is not made and indoor storage is not provided.
- (2) **Enclosure.** Outdoor collection dumpsters shall not be offensive and shall be enclosed by a fence or wall at least as high as the containers and in no case less than five (5) feet high on at least three (3) sides. A minimum two (2) high hedge, planted a minimum two (2) feet on center shall be planted along the fence or wall. The side of the station not fenced or walled shall be screened with a minimum five (5) feet high gate. Dry storage compactors or similar receptacles located beside loading areas shall be screened from adjacent road R-O-Ws and residential land uses but are not required to install a hedge around the screening.
- (3) **Access.** Access to indoor or outdoor collection dumpsters shall be designed to allow the removal of the dumpster contents in a safe and efficient manner.



17. **Action by the BCC.** Notwithstanding the requirements of Art. 5. Development Review Procedures, the DRC and ZC may recommend, and the BCC may impose, such conditions in a development order that are necessary to accomplish the purposes of the Plan and this Code to prevent or minimize adverse effects upon the public and neighborhoods, and to ensure compatibility, including but not limited to, limitations on size, bulk, and location, standards for landscaping, buffering, lighting, adequate ingress and egress, and other on-site or off-site improvements, duration of the permit, and hours of operation. Conditions are not intended to repeat Code provisions, but may be included if conventional standards are inadequate to protect surrounding land uses, or if additional improvements are needed to facilitate a more compatible transition between different uses. [Ord. No. 01- 01]
18. **Reserved.** [Ord. No. 01-29]
19. **Parking requirements and access.** PDDs, excluding MHPDs, RVPDs, and SWPDs, shall comply with Sec. 7.2, Off-street parking and loading regulations, and the parking and loading requirements of this section.
- a. **Residential pod.** Parking space requirements for housing within a residential or mixed-use pod shall comply with Sec. 7.2, Off-street parking and loading regulations.
- b. **Commercial pod or uses within PDDs.** Parking lot requirements for commercial pods and commercial uses within PDDs shall comply with Sec. 7.2, Off-street parking and loading regulations, and the requirements listed below:
- (1) **Calculation rate.** Parking spaces shall be calculated at a rate of one (1) space per two hundred (200 s.f.) square feet of gross floor area. The total parking requirement may be lowered by the use of the commercial parking reduction bonus or the shared parking option listed below.
  - (2) **Adjacent lots.** Parking lot design and circulation shall allow vehicular access between contiguous lots without accessing a street, subject to a recorded cross-access and shared parking agreement with adjacent lot owners approved by PZB.
  - (3) **Maximum parking provided.** The total number of parking spaces provided with a commercial pod shall not exceed the minimum number required to serve the development based upon this section and Sec. 7.2, Off-street parking and loading regulations, unless all provisions of Sec. 7.2.C.8, Planned Development District parking increase, are met.
- c. **Commercial parking reduction bonus.** Commercial pods or uses within PDDs with a total non-residential gross floor area exceeding one hundred fifty thousand (150,000) square feet may reduce the parking calculation ratio rate for general and special permit uses for the amount of non-residential gross floor area above one hundred fifty thousand (150,000) square feet and equal to or less than two hundred thousand (200,000) square feet. This parking calculation rate reduction is limited to non-residential building area and shall be applied only to gross floor area. The gross floor area within the range identified above may be calculated at a reduced ratio of one (1) space per five hundred (500) square feet of gross floor area.
- d. **Shared parking.** Credit toward reducing the minimum number of required parking spaces for a commercial or mixed-use pod may be given for the submittal and approval of a shared parking study conforming to the requirements of Sec. 7.2.C.9, Shared parking.
- e. **Distance.** Parking spaces shall be located within six ~~hundred~~ **(600) linear feet of a public entrance or** exit of a building. This measurement shall be taken beginning at the perimeter of a parking space and extend along a pedestrian pathway or vehicular paved drive intended for use by pedestrians for entering or exiting the buildings on site from the parking area.

- f. **Location.** A minimum ten (10) percent of the required parking spaces shall be located at the rear or side of each building it is intended to serve.
  - g. **Landscape requirements.** Unless otherwise indicated, off-street parking and interior vehicular use areas within a planned development shall be landscaped according to Sec. 7.3, Landscaping and buffering, and development order conditions.
  - h. **Conflict.** In the event of conflict between the Sections, the regulations of Sec. 6.8. shall apply to the extent of the conflict.
- [Ord. No. 01- 01] [Ord. No. 01- 29]

**20. Usable Open Space.**

- a. Areas counted towards usable open space requirements shall be a minimum of one thousand five hundred (1,500) square feet in area.
- b. Usable open space shall be provided as a plaza, square, courtyard, or other area approved by the BCC as part of a comprehensive plan amendment or rezoning.

[Ord. No. 97-64] [Ord. No. 98-11] [Ord. No. 99-37]

**Amendment History:**

[Ord. No. 93-4; February 16, 1993] [Ord. No. 95-8; April 3, 1995] [Ord. No. 95-13; May 1, 1995]  
[Ord. No. 95-24; July 24, 1995] [Ord. No. 96-28; September 25, 1996] [Ord. No. 97-14; May 23, 1997]  
[Ord. No. 97-63; December 24, 1997] [Ord. No. 97-64; December 24, 1997]  
[Ord. No. 98-11; April 30, 1998] [Ord. No. 99-37; October 7, 1999] [Ord. No. 01- 01; January 18, 2001]  
[Ord. No. 01- 29; August 3, 2001][Ord. No. 01-100; December 28, 2001]

**B. PUD, Residential Planned Unit Development District.**

1. **Purpose and intent.** The purpose of the PUD district is to offer a residential development alternative which provides a complete living environment consisting of a range of living opportunities, recreation and civic uses and a limited amount of commercial uses. Residential PUDs shall correspond to a range of land uses in the Comprehensive Plan.

The intent of the PUD is to promote the design of largely residential living environments which provide enlightened and imaginative approaches to community planning and shelter design. These approaches include but are not limited to:

- a. the preservation of natural features and scenic areas;
  - b. the integration and connection of land uses with perimeter landscape areas which provide vegetation preservation, buffering, and circulation areas;
  - c. the creation of a continuous non-vehicular circulation system;
  - d. the establishment of private civic and or public civic and recreation uses to serve the PUD.
  - e. provide for a limited amount of commercial uses to serve the residents of the PUD.
  - f. provide for efficient use of land and public resources by co-locating harmonious uses to share civic uses and public facilities and services for the residents of Palm Beach County.
  - g. the reduction of land consumption by roads and other impervious surface areas; and,
  - h. the provision for flexible property development regulations to promote innovative and quality site design.
2. **Applicability.** The requirements of this section, Sec. 6.8.A.2, Applicability and Sec. 1.5, Exemptions: Effect of code on previously approved development orders, shall apply to all PUD districts and PUD special exceptions, whether new or amended, within unincorporated Palm Beach County. In cases of conflict between this section and other sections of the ULDC, the provisions of this section shall apply to the extent of the conflict. [Ord. No. 01-01]
  3. **Previous approvals.** Modifications to previously approved PUD special exceptions shall be consistent with the character of the land uses approved for the area and shall comply with the following regulations.
    - a. **Modification of PUD special exceptions.** Requests for modifications to PUD special exceptions shall comply with Sec. 1.5, Exemptions and Effect of Code and Amendments on Previously Approved Development Orders; and,
    - b. **Modification of planned development zoning conditions.** Requests for modifications of planned development zoning conditions shall comply with the application and procedural requirements of Sec. 6.8.A., Planned Development District Regulations. [Ord. No. 01-01]

- c. Modifications to a Preliminary Development Plan, Master Plan or Site Plan.** Modifications shall comply with the provisions in Sec. 6.8.A.15.b. [Ord. No. 98-11]
- 4. Application.** The applicant shall provide a Preliminary Development Plan, a Regulating Plan, a Justification Report, and other information as required by PZB for processing a rezoning, rezoning amendment or BCC modification to an existing PUD special exception. These documents shall demonstrate compliance with Sec. 6.8, Planned Development District Regulations, and this section.
- a. Preliminary Development Plan.** A PUD shall be governed by a Preliminary Development Plan approved by the BCC which illustrates, in a graphic, written and tabular form, the density, intensity and conceptual design of the PUD. The requirements of a Preliminary Development Plan are found below, and, as specified by the Zoning Director. [Ord. No. 01-01]
- (1) Minimum thresholds.** A PUD shall meet the following minimum acreage or minimum number of dwelling units threshold as indicated in Table 6.8-4, below. The minimum thresholds for a PUD may vary according to a particular site's designation on the Comprehensive Plan Land Use Atlas.

**Table 6.8-4  
PUD MINIMUM THRESHOLDS**

Land Use Category		Minimum Acreage	Minimum Number Of Dwelling Units
AGR	80/20	40	8
	60/40	250	50
RR 10		40	Not Applicable
LR 1		30	30
LR 2		30	60
LR 3		30	90
MR 5		20	100
HR 8		10	80
HR 12		10	120
HR 18		10	180

[Ord. No. 98-11]

**Legend:**

Comprehensive Plan Land Use Categories

AGR - Agricultural Reserve  
 RR 10 - Rural Residential 10  
 LR 1 - Low Residential 1  
 LR 2 - Low Residential 2  
 LR 3 - Low Residential 3

MR 5 - Medium Residential 5  
 HR 8 - High Residential 8  
 HR 12 - High Residential 12  
 HR 18 - High Residential 18

**Notes for TABLE 6.8-4**

- All PUDs shall comply with either the minimum acreage threshold or the minimum number of dwelling units threshold listed above for the applicable Comprehensive Plan Land Use Category. PUDs may have a gross area less than the minimum acreage threshold listed above by receiving bonus density through a Comprehensive Plan density program. [Ord. No. 98-11]

- PUDs within the AGR or the RR 10 Land Use Category shall comply only the minimum acreage requirement in Table 6.8-4 above
- PUDs within the AGR Land Use Category shall also comply with the special development criteria set forth in this article and in the Comprehensive Plan.
- PUDs may have a gross area less than the minimum acreage threshold listed above by receiving bonus density through a Comprehensive Plan density program. **[Ord. No. 98-11]**

- (2) **Contiguous addition of land.** Land may be added to a PUD provided the land is contiguous and the resulting PUD meets the intent of Sec. 6.8, Planned Development District Regulations, and this section.
- (3) **Density.** Table 6.8-1, Planned Development District Densities and Corresponding Land Use Categories, indicates the minimum density, standard density, the planned development density, and the land use categories which correspond to a PUD. Additional density requirements are listed in Sec. 6.8.A.3, Residential density and Comprehensive Plan land use categories.  
**[Ord. No. 01-01]**
- (4) **Pods.** A PUD allows a limited amount of flexibility in establishing the proper amounts of pods. The land area of pods may vary for each PUD depending upon the findings of Sec. 6.8.B.4.c, Land use justification report, the amount of BCC approved dwelling units, the land use requirements provided in Figure 6.8-4, PUD Mix of Land Uses, and the requirements listed below. **[Ord. No. 01-01]**
  - (a) **Design intent.** PUDs shall be designed to:
    - (i) be a predominantly residential district;
    - (ii) provide a continuous non-vehicular circulation system for pedestrians and non-motorized vehicles;
    - (iii) provide perimeter landscape areas to connect or buffer land uses within and outside the perimeter of the PUD;
    - (iv) may offer limited commercial uses for the population of the PUD;
    - (v) establish neighborhood character and identity;
    - (vi) preserve the natural environment;
    - (vii) provide incentives for public civic uses to reduce public capital improvements and expenditures by encouraging joint acquisition, development and operation of publicly owned and operated facilities to serve residents of the PUD and Palm Beach County; and,
    - (viii) provide incentives for private civic uses offering services typically provided by the public to reduce public capital improvements and expenditures by allowing joint acquisition, development and operation of facilities to serve residents of the PUD and Palm Beach County.
  - (b) **Land use mix percentages.** The applicant shall provide a mix of land uses by designating pods of a PUD as residential, commercial, civic (private), civic (public), or recreation pod, on the Preliminary Development Plan. The percentages in Figure 6.8-4 indicate the ranges of each pod allowed within a PUD and AGR-PUDs shall also provide for the preservation area as set forth in the Section. **[Ord. No. 98-11]**
  - (c) **Other land use designations.** The acreage for open space tracts, water management tracts, rights-of-way and perimeter landscape areas shall be provided on the preliminary development plan.

- (d) **Land use percentage calculations.** General land use percentages (Residential, Civic, Commercial and Recreation) shall be calculated based on the gross area of the PUD. Recreation uses, lakes and local roads which are internal to a residential pod rather than a separate pod or tract may be credited toward the minimum sixty (60%) residential land area requirement as identified in Figure 6.8-4.
- (e) **Exceptions to land use mix calculations.**
  - (i) **Special Provisions for Civic Pods providing public benefit.** The Board of County Commissioners may permit the land area allocated to public civic uses or private civic uses to be deleted from the gross acreage of the PUD when determining the residential land use percentage. Such reduction may occur if an explicit public benefit is demonstrated meeting the criteria in this subsection.

The applicant may include with a submittal of a rezoning application a request to exclude the public civic or private civic acreage from the gross acreage of the PUD. The justification statement, required in accordance with Sec. 6.8.B.4.c., shall clearly demonstrate an explicit public benefit and meet the criteria herein. Prior to certification of an application, the Zoning Director may obtain confirmation from the Board of County Commissioners that the justification and proposed mix of land uses meets the applicable criteria. The Board of County Commissioners shall make a finding of fact supported by substantial competent evidence that the criteria has been satisfied.
  - (ii) **Evaluation Criteria.** Public civic sites shall meet criteria (i)-(vi) below. Private civic sites shall meet criteria (ii) - (vii) below.
    - a) There is a reduced cost to the public for site acquisition, development or operation of civic uses;
    - b) Public civic or private civic uses required to provide services to meet recreational, fire rescue or mass transit concurrency requirements in accordance with Chapter 163, Florida Statutes or accommodate impacts of development on educational facilities such as schools, or regional libraries;
    - c) The proposed civic use shall fulfill a direct service and immediate need, as projected in the County's capital improvement element or, if applicable, further the County's goal to provide adequate primary and secondary education facilities.
    - d) Land uses within the PUD shall be located and designed to be compatible with surrounding land uses both internal and external to the PUD.
    - e) The resulting mix of land uses further the goals to integrate and share facilities, thereby encouraging efficient use of land and reduction in use of public funding sources;
    - f) The residents of the PUD can directly benefit from the location and layout of the civic use and the civic use satisfies the design criteria in Sec. 6.8.A. and 6.8.B.
    - g) Private civic uses which provide education in accordance with Chapter 623, Florida Statutes. [Ord. No. 96-28]
  - (b) **Maximum Civic Land Area Percentage.** The maximum percentage of civic pods to gross area of the PUD shall not exceed sixty-five percent (65%).
  - (c) **Density calculations.** Density for the PUD may be calculated on the gross acreage of the PUD in accordance with 6.8.A.3.a. of this code. [Ord. No. 01-01]
  - (d) **Commercial pod.** PUDs have the option of providing limited commercial service, retail and professional office uses for the PUD's population, if these uses are supported in Land use justification report as provided in Sec. 6.8.B.4.c.  
[Ord. No. 01-01]

**Figure 6.8-4 PUD MIX OF LAND USES**

General pods		Minimum	Maximum
1. Residential		60%	--
Ag. Reserve	80/20	25%	
	60/40	40%	
2. Civic		2%	--
Ag. Reserve		2% of developed area	
3. Commercial		0	per capita based on population
4. Recreation		110 s.f. area/person See Sec. 6.8-B.6.a.(1)	--
5. Preservation	80/20 60/40		

**(5) Perimeter landscape areas.** Perimeter landscape areas shall be part of a network of connecting open space corridors which comply with Sec. 7.3.F., and the requirements listed below.

**(a) Required locations.** A perimeter landscape area shall be provided around the entire perimeter of a PUD. A perimeter landscape area shall also be located between incompatible land uses and pods within the PUD. The width, planting requirement, and type of perimeter landscape areas provided within a PUD shall be as determined in Sec. 7.3.F., and below.

**(b) Type 3 incompatibility buffer.** Commercial land uses, private and public civic land uses excluding parks or recreation areas and agricultural uses shall be buffered from surrounding residential development by a Type 3 incompatibility buffer. A recommendation shall be made by PZB to the BCC as a development order condition as to the type and the location of perimeter landscape areas based on the surrounding land uses. See Sec. 7.3.F.

**(6) Design criteria.** PUDs shall comply with the following objectives and requirements, in addition to those specified in Sec. 6.8.A.16.

**(a) Commercial pod.** A commercial pod shall be designed for the convenience and service of the PUD's residents. The architectural design criteria of Sec. 6.6.C., Architectural Compatibility Standards, and the locational criteria of Sec. 6.8.B. shall apply to all non-residential development within a commercial pod. [Ord. No. 01-01]

**(b) Pedestrian orientation and scale.** PUDs shall be pedestrian oriented and developed at a human scale.

**(i) Size and shape.** All PUD residential pods over five (5) units per acre shall be limited in size and shape to allow residents to walk along a continuous non-vehicular circulation system to one (1) or more of the following land uses within one thousand three hundred twenty (1,320) feet or less: recreational, civic (public or private) or commercial uses.

**(ii) Connections.** A PUD's residences, shopping, civic and recreational uses shall be connected by a continuous circulation system. Each residential unit and non-residential land use shall have access to this continuous non-vehicular circulation system.

- (c) **Range of housing.** PUDs in excess of 75 acres and 300 dwelling units shall provide a minimum of two housing types to offer a range of housing opportunities within the development to people of different social and economic backgrounds. The housing types shall include but not be limited to: single family; zero lot line; townhouse; multiple family; or congregate living facility.
  - (d) **Circulation system.** PUDs shall be designed with a circulation system based upon a hierarchy of transportation methods, including but not limited to, pedestrian, cyclist, mass transit and automobile. At points of intersection between these circulation systems, the hierarchy shall consider pedestrians as the most important, followed by cyclists, mass transit and automobiles. This system shall be designed to connect and provide access between land uses within the PUD and to link with systems in the surrounding communities by providing:
    - (i) Pedestrian and bicycle pathway systems, including but not limited to, sidewalks or pedestrian paths, or bicycle lanes or bicycle paths and driveways; and,
    - (ii) Parking areas for multiple commercial or civic uses (two or more uses) shall be designed to encourage the pedestrian nature of the community by facilitating a reduction in parking through a sharing of spaces.
  - (e) **AGR-PUD.** In addition to the design criteria in this subsection, an AGR-PUD shall comply with the special development criteria in the AGR district.  
[Ord. No. 99-37] [Ord. 01-01]
- b. **Regulating plan.** All initial Planned Development District rezoning and certain amendments to PUD Districts shall provide a Regulating plan in accordance with Sec. 6.8.A.4., Regulating Plan, including but not limited to the following. [Ord. No. 01-01]
- (1) **Land use mix.** Calculations of the land use mix in accordance with Sec. 6.8.B.4.a.(4) of this Code.
  - (2) **Flexible regulations.** The applicant may request to deviate from certain property development regulations (specifically indicated as flexible regulations) within Table 6.8 - 6, Property Development Regulations.
  - (3) **Street and pathway.** Street and pathway cross-sections and,
  - (4) **AGR-PUD.** A plan locating the development area and all preservation areas shall be submitted and certified as part of each development order for an AGR-PDD. The plan shall show the following: location; boundary; acreage calculations; location; and use designation, and include a copy of the condition of approval.

See Sec. 6.8.A.4., Regulating plan, for the specific requirements for flexible regulations, transportation programs and street and pathway cross-sections.

[Ord. No. 99-37] [Ord. No. 01-01]

- c. **Land use justification report.** A land use justification report shall be provided to justify and explain the mix of commercial, recreational, public and private civic land uses proposed and describe the methods used to calculate this percentage, including the raw data used (the assumptions made for proposed population counts), the analysis procedures and the resulting land acreage and building square footages. The justification report shall also address the amount, if any, of affordable housing proposed and the following:
- (1) **Land use in relationship to population.** The maximum amount of commercial square footage and land area and the minimum amount of recreational land area or site improvements, shall be calculated based on the projected population of the PUD. See Sec. 6.8.B, below; and,



- (2) **Recreation areas.** PUDs shall designate areas on the Preliminary Development Plan for recreation by providing parks or recreation areas;

(a) **Recreation report.** A report shall detail the passive and active recreation provided for the population of the PUD and shall be submitted as part of the justification report. This report shall include, but is not limited to:

- (i) the types of passive recreation proposed and a total acreage amount;
- (ii) the types of active recreation proposed including a list and cost estimation of site improvements and a total acreage amount;
- (iii) the methodology used to calculate the minimum amount of recreation required based on population and the following:
  - 1) the requirements of Article 17, Park and Recreation standards; and,
  - 2) the requirements of this section.In cases of conflict between the recreation requirements of the sections listed above, the stricter regulation shall apply to the extent of the conflict.
- (iv) the proposed connections (bike lanes, pedestrian paths, etc.) used to connect land uses and pods.

#### 5. Administration.

- a. **Conditions of approval.** The BCC may impose conditions of approval upon the development order to assure the intent of this section is satisfied and that the public health, safety and welfare are provided, see Sec. 6.8.A.17, Action by BCC.
- b. **Development Review Committee (DRC) approval.** Prior to Zoning Commissions and following approval by the BCC, the Preliminary Development Plan, regulating plan, and justification report shall be submitted for review and certification by the DRC according to Art.5, Development Review Procedures and Sec. 6.8.A.8., Action by Development Review Committee (DRC). [Ord. No. 01-01]
- c. **Phasing controls and platting.** Each PUD shall be subject to the time limitation and review requirements of Sec. 5.8, Compliance with time limitations, and Sec. 6.8.A.13. Phasing controls and platting shall proceed in a reasonably continuous and timely manner complying with these phasing requirements and the requirements listed below. [Ord. No. 01-01]
- (1) **Commercial uses.** No building permit for commercial uses shall be submitted until building permit approval of at least twenty (20) percent or more of the total approved dwelling units for the PUD has been issued unless allowed by development order condition.
  - (2) **Plat requirements.** All land within the Planned Unit Development, including golf courses, shall be platted. All golf courses and open space areas (including but not limited to recreation and water retention) shall be platted prior to Technical Compliance for the last residential, commercial, or civic site plat. [Ord. No. 00-015]
- d. **Property owners association.** Concurrent with the first recorded plat a property owners association shall be formed to manage the common areas and guide the growth of a PUD however the preservation area of an AGR-PUD is not required to be governed by a property owners association. [Ord. No. 98-11]

6. **Land uses.** Land uses are allowed in accordance with Table 6.8-2 (Planned Development District Use Regulations Schedule). This table indicates the general pods and the corresponding land uses, unless otherwise restricted by conditions included in the development order. The proposed land uses and pods shall be subject to the following provisions.

a. **Pods.** A PUD shall be designated for all areas of the PUD to indicate the land uses proposed within the district.

(1) **Recreation.** Recreation land uses shall include parks and recreation areas. The size, location and site improvements for recreation areas shall be graphically designated on all PUD Preliminary Development Plans. The minimum amount of recreation area provided within a PUD (a minimum of one hundred and ten (110) gross square feet of lot area per person) shall be based on the total population of the BCC approved Preliminary Development Plan. Recreation areas for previously approved planned developments shall be provided at one hundred and ten (110) gross square feet or lot area per person for the total population of any areas being site planned, except for previously platted pods which have met the recreation requirements of the previous subdivision code. Also, a continuous non-vehicular internal circulation system shall connect land uses and pods within the PUD and shall connect with land uses in the surrounding communities. This circulation system shall include, but not be limited to pedestrian paths or sidewalks, bicycle paths or bicycle lanes and driveways to encourage pedestrian access and non-vehicular circulation.

(a) **Recreation uses.** Recreational site improvements shall be provided in a PUD according to the requirements of Article 17, Park and Recreation Standards.

(b) **Neighborhood parks.** In addition to the requirements of Article 17, Park and Recreation Standards, a PUD may provide neighborhood parks which are mostly passive in nature.

(c) **Parking.** Parking is not required for recreation areas which meet the definition of recreation facility in Sec. 3.2, Definitions, and are less than two (2) acres in size. Other recreation facilities shall provide parking in accordance with Sec. 7.2, Off-street parking and loading.

(d) **Pedestrian circulation.** All recreation areas and neighborhood parks shall provide a continuous sidewalk or other pedestrian path approved by PZB which connects site improvements (pool, hard surface courts, benches, etc.) to the surrounding PUD's continuous non-vehicular circulation system;

(e) **Commercial Neighborhood Uses.** A maximum of ten percent (10%), up to a maximum of two thousand (2,000) square feet within a clubhouse or community center may be allocated to personal service uses, as permitted in the CN zoning district provided required parking can be accommodated on site. This square footage may be approved by DRC; any additional square footage shall be subject to approval by the BCC.

(2) **Civic pod.** The Civic pod is intended to promote a coordinated land planning approach for providing and encouraging publicly and privately owned land uses to serve the community. It should be understood that the civic land use requirements contained herein, shall in no way alter, diminish, or increase those obligatory conditions which were made prior to the adoption of this code.

A minimum of two (2%) percent of the gross area of the PUD (the developable area of an AGR-PUD), shall be designated on the Preliminary Development Plan as either a Public civic pod or a Private civic pod as indicated below.

(a) **Publicly owned civic land uses.** A portion of a PUD may be required to be conveyed in fee simple title to the BCC for civic purposes in response to an increase in services or other impacts required concurrent with the development of the PUD or by a voluntary commitment by the applicant.

- (i) **Conveyances.** These conveyances shall be in the form as provided by BCC conditions, or as indicated in the development agreement for a project in accordance with Ord. 91-16, "Palm Beach County Development Agreement Ordinance" as may be amended, and shall meet the Facilities Planning, Design and Construction Department's requirements for civic land acquisition. Conveyance of land for civic sites shall not include land utilized for dry or wet retention for land uses located outside of the civic site; or
  - (ii) **Land uses.** Publicly owned civic lots shall consist of land uses which are required to provide services to meet Concurrency requirements such as, but not limited to, regional parks, water treatment facilities and fire stations, and services required to mitigate other impacts of the development to service providers such as, but not limited to, public schools or libraries.
  - (iii) **Service providers.** The civic dedications for service providers shall be mutually agreed upon by the petitioner and the Facilities Planning Design and Construction Department.
  - (iv) **Location.** Civic lot locations shall be mutually agreed upon by the petitioner and the Facilities Planning Design and Construction Department.
  - (v) **Property development regulations.** Civic uses shall comply with the regulations in this section and Table 6.8-6, PUD Property Development Regulations. Publicly owned civic lots may be exempted from certain property development regulations, if the regulation is determined by the Zoning Director to be detrimental to the proper functioning of the civic use.
- (b) **Privately owned civic uses.** Private Civic lots shall consist of land uses which: provide services to the PUD residents or fulfill recreational or educational needs for the residents of Palm Beach County; are customarily privately owned and operated; or are customarily allowed in residential zoning districts, such as but not limited to, private schools or libraries, day care centers, churches, temples, and property owner association meeting areas and resident storage areas for boats, buses, recreational vehicles, etc., see Table 6.8-2, Planned Development Use Regulations Schedule.
- (i) **Land designation option.** A PUD shall provide or may have the option of providing Private Civic uses depending upon the amount of area dedicated for Public Civic uses or a Public Civic equivalent as determined by the Facilities, Planning, Design and Construction Department.

A PUD shall provide Private Civic uses if all of the following circumstances exist:

    - a) less than two (2%) percent of the gross area of the PUD is required as Public Civic uses or equivalent after complying with the Public Civic requirements listed above; and,
    - b) the PUD is approved by the BCC to support a population (2.4 x total dwelling units) of four hundred (400) people or greater.
  - (ii) **Minimum land designation.** At a minimum, the difference in land area between the overall minimum civic land area requirement of two (2%) percent for the PUD and the land area amount of Public Civic or equivalent dedicated above, shall be indicated as Private Civic land area on the Preliminary Development Plan.
- (3) **Residential Pod.** The residential pod is intended to provide dwelling units for residential occupancy. The gross density (of the pod), number of dwelling units, housing type and housing classification shall be indicated for each pod on the Preliminary Development Plan or Master Plan. Pods may contain different housing types and housing classifications, however specific tabular information concerning each housing type and each housing classification (number of dwelling units of each type or classification) shall be indicated on the Preliminary Development Plan or Master Plan for each pod.

- (4) **Optional Residential (OR) pod.** An Optional Residential pods is intended to encourage innovative residential development techniques while providing adequate yards (open space around dwelling units), recreation, privacy, property maintenance, parking, and access to housing. An applicant may request the BCC to add an overlay designation of Optional Residential to any residential area on the Preliminary Development Plan. The permitted density within an (OR) pod shall be in accordance with the density of the underlying residential pod indicated on the Preliminary Development Plan. A Final Site Plan/Final Subdivision Plan of the pod requested for an (OR) land use designation shall be submitted concurrent with the request to designate an (OR) on the Preliminary Development Plan (OR) pods shall comply with the following requirements:
- (a) **(OR) pods.** (OR) pods shall comply with the minimum design specifications indicated in Table 6.8-6, PUD Property Development Regulations;
  - (b) **Justification report.** BCC applications for Optional Residential pods include submittal of a justification report which explains how the project will function and shall justify how the living environment resulting from the proposed site design complies with the intent of the Optional Residential pod. Justification reports shall include the following:
    - (i) A written report which details how the proposed site design complies with the intent of the Optional Residential pod; and,
    - (ii) Conceptual graphics (site plans, sections, elevations, perspectives, etc.) indicating how the site design functions with regard to: yards (open space around dwelling units), outside living areas, privacy between dwelling units, property maintenance, parking, access to housing, recreation and public health, safety and welfare.
  - (c) **Review.** The BCC may approve, approve with site design amendments, or deny the optional residential designation based on compliance with Table 6.8-6, (PUD Property Development Regulations) and the justification report.
  - (d) **Variances.** The Optional Residential pod designation is not intended to take the place of a variance. Optional Residential pods shall only be granted for an entire, largely undeveloped, residential pod and shall not be granted on a lot by lot basis.
- (5) **Commercial pod.** The commercial pod is intended to provide land uses, including but not limited to, commercial service, retail, and professional office uses of a community nature to serve the population of the PUD.
- (a) In addition to the criteria for commercial pods for PUDs listed in the following sections, a commercial pod in a PUD approved prior to June 16, 1992 but which has not received site plan approval as of the effective date of this amendment, shall adhere to the following standards.
    - (i) Any use exceeding ten thousand (10,000) gross square feet shall be required to obtain a Requested Use approval; however, in no case shall a single use exceed 15,000 gross square feet.
    - (ii) A Type 3 landscape buffer, including a six (6) foot masonry wall, shall be required adjacent to residential property. Right of way buffers shall include a minimum two foot (2') high continuous berm in addition to the landscape and buffering requirements of Sec. 7.3.
    - (iii) Signs shall be of monument style only and shall be limited to a maximum of ten (10) feet in height with a maximum sign face of eighty (80) square feet per side.
    - (iv) Hours of operation shall be from 6 a.m. to 10 p.m.
    - (v) Auto repair and gasoline sales shall be prohibited.
    - (vi) Outdoor lights must be shielded, oriented and directed away from residential property. Outdoor lighting shall not be higher than thirty feet (30'), unless required by the Palm Beach County security code.

- (vii) Dumpsters, compactors and loading areas shall be setback a minimum of fifty feet (50') from the property line and oriented away from residential areas.
- (viii) Outdoor storage shall be prohibited. [Ord. No. 98-49]
- (a) **Location.** Commercial areas shall be located and designed for the convenience of the PUD's residents. A continuous non-vehicular circulation system shall provide convenient access from the residential housing to the land uses within a commercial pod. Vehicular access to commercial facilities shall not be permitted from an arterial or collector that is not part of the interior circulation system of the PUD. No commercial facility shall maintain frontage, visibility or direct physical access to any arterial or collector bordering or traversing the PUD.
- (6) **Architectural design.** The architectural design criteria of Sec. 6.6.D (Architectural Compatibility Standards) shall apply to all non-residential development within commercially designated areas.
- (a) **Area calculation.** The maximum area and square footage of the commercial pod shall be based on the following:
  - (i) **Land area.** The maximum commercial land area for a PUD is calculated based on the population of the dwelling units approved on the Preliminary Development Plan by the BCC in relation to the chart below; and,

**TABLE 6.8-5  
PUD COMMERCIAL ACREAGE ACREAGE**

Population	Maximum Commercial Acreage	Gross Floor Area*
Less than 1,000	None	None
1,001 to 1,740	One (1) acre	8,759 to 15,225
1,741 to 2,990	Two (2) acres	15,234 to 26,163
2,991 to 4,970	Three (3) acres	26,171 to 43,488
4,971 to 6,970	Five (5) acres	43,496 to 60,988
6,971 to 9,950	Seven (7) acres	60,996 to 87,063
9,951 to 15,000	Ten (10) acres	87,071 to 131,250
15,001 to 26,000	Fifteen (15) acres	131,259 to 228,690

**NOTES to TABLE 6.8-5:**

\* Buildable commercial gross floor area may vary depending upon lot configuration, site design, and compliance with other property development regulations, including but not limited to, vegetation preservation, building setbacks, landscaping and parking.

- The calculation of the maximum commercial lot area and gross commercial floor area for PUDs with a residential population exceeding twenty six thousand (26,000) people shall be determined by PZB on a case by case basis.

- Existing PUD special exception which show an amount of commercial acreage on a previously approved master or site plan, as provided in Sec. 1.5 of this Code, may develop the commercial acreage in compliance with Table 6.8-6, PUD Property Development Regulations.

- (ii) **Building area.** The maximum commercial building area is calculated by multiplying the projected population of the PUD, (dwelling units x 2.4), by the constant (8.75) which equals the total amount of commercial gross square footage permitted for the PUD.
- (b) **Hours of operation.** Commercial uses within three hundred (300) feet of residential housing shall not commence business activities (including delivery and stocking operations) prior to 6:00 a.m. nor continue activities later than 11:00 p.m. ~~Commercial lots greater than three (300)~~ feet from residential housing may be exempt from this hours of operation requirement unless required by a development order condition.

- (7) **Mixed-use pod.** PUDs with a BCC approved contiguous commercial area of five (5) acres or larger may apply to the Development Review Committee to establish a mixed-use pod. The designation of a mixed-use pod in a PUD without the minimum commercial acreage stated above, shall require approval by the BCC. The land uses allowed within the mixed-use pod shall comply with Table 6.8-2, Planned Development Use Regulations Schedule for a MXPUD with a Commercial Low land use designation.
- (8) **AGR-PUD Preservation Area.** Pods supporting a preservation, as defined in this subsection, are intended to support wetlands, other significant open space or bona-fide agricultural uses. In an AGR-PUD, these uses are considered to be the primary use, therefore adjacent residential development should be designed to be compatible with the preservation area and shall not detract from its operation or function.  
[Ord. No. 98-11]
- b. **Supplementary use standards.** The standards of Sec. 6.4.D (Supplementary Use Regulations) and the standards listed below shall apply within the PUD, unless specifically waived or modified by the terms of the development order for the PUD. Permits for real estate sales offices and sales models, gatehouses, entry features and utilities may be issued prior to recording a final plat but not before a final site plan/final subdivision plan is approved by the Development Review Committee.
- (1) **Residential pods.** Land uses within a residential pod shall comply with the following standards:
- (a) **Accessory uses and structures.** The following accessory uses in permanent or temporary structures shall be permitted in a PUD according to the following standards.
- (i) **Permanent structures.**
- 1) **Real estate sales office, planned development,** means, for the purpose of Section 6.8, an office for the sale and resale of new and existing residential units in a planned development.
- a) **Permanent.** A permanent real estate sales office is permitted in a commercial pod.
- b) **Temporary, pod.** A temporary real estate sales office for the sale of only new units shall be permitted in a residential pod or other temporary location approved by the DRC. Sales shall be limited to only new units in the pod. A temporary sales office in a mobile home shall be subject to Section 6.6. (Temporary structures). Sanitary facilities shall be available in the office. A temporary real estate sales office shall be removed from the site prior to the issuance of the CO for the last remaining unit in the pod. Temporary access to the sales office may be permitted, subject to approval by the DRC. The temporary access shall be limited to one year, unless extended by the DRC.
- c) **Temporary, project.** A temporary real estate sales office for the sale and resale of units in the entire project, or phase of a project, shall be permitted in a private civic pod, commercial pod, or recreation pod, subject to approval by the BCC. A temporary sales office in a mobile home shall be subject to Section 6.6.B., Temporary structures. Sanitary facilities shall be available in the office. A temporary real estate sales office serving an entire project shall only be permitted within a planned development and/or phase consisting of three hundred (300) or more units. Sales shall be limited to only units within the planned development. A temporary real estate sales office shall be removed from the site prior to the issuance of the CO for the last remaining unit in the project or phase, as applicable. Temporary access to the sales office may be permitted, subject to approval by the BCC.

Resale of existing units shall cease when the remaining number of units without a CO in the project or phase, as applicable, reaches the following:

[Ord. No. 01-01]

No. Units in Project or Phase	Units Remaining w/out a CO
1000 or more	20
500-999	16
300-499	12

[Ord. No. 00-015]

- 2) **Sales Model, planned development** means a residential unit used for the sale of only new units within a residential pod of a planned development.
  - a) **General.** A maximum of eight (8) sales models may be constructed prior to platting. Subdivision approval of the sales model lots by the DRC shall be required prior to issuance of a building permit. Sales models shall comply with all applicable property development regulations prior to issuance of a certificate of occupancy (CO). A sales model may be used as a temporary real estate sales office.
    - i) **Parking.** A minimum of two (2) parking spaces per model shall be provided. The parking area shall comply with Section 7.2 (Off-street parking regulations).
    - ii) **Duration.** The use of a residential unit as a sales model shall cease prior to issuance of the CO for the last remaining unit in the pod.
  - c) **Residential pod.** A maximum of eight (8), or twenty (20) percent of the number of units in the pod, whichever is less, shall be permitted as sales models.
  - d) **Model rows.** Planned developments comprised of a total of three hundred (300) or more units may construct a model row for the project.
    - i) **Number.** A maximum of sixteen (16) sales models shall be permitted in the model row. A maximum of one model row shall be permitted for every three (3) pods under development, consisting of a minimum of sixty (60) units each.
    - ii) **Location.** A model row shall be located in a residential pod. The location of the model row shall be designated on the preliminary development plan at the time of BCC approval. Access to the model row shall be from a location approved by the BCC or allowed by the ULDC.
    - iii) **Use.** A model row shall be open to the public for the sale of only new units in the project. The sale or resale of units outside the project shall be prohibited.
- 3) **Noncomplying sales offices.** All real estate sales offices in a planned development which do not comply with this Section shall close within twenty-one (21) months of the effective date of the ordinance amending this Section.
- 4) **Gatehouses.** Gatehouses for internal project security shall be permitted if not in conflict with R-O-W and setback requirements of this Code and the Palm Beach County Thoroughfare Plan.
- 5) **Utilities.** Public or private utilities and accessory buildings and structures shall be permitted, subject to compliance with all applicable rules and regulations governing such facilities.
- (ii) **Temporary structures.** Temporary structures shall be permitted in accordance with Sec. 6.6.B, Temporary structures. [Ord. No. 00-015]

**7. Property development regulations.** The property development regulations within a PUD shall be as indicated in Table 6.8 - 6, Property Development Regulations, unless otherwise specifically provided on the approved Preliminary Development Plan, in the development order or as listed below. Any of the pods or housing types listed below may apply to use flexible property development regulations for minimum lot dimensions, and side and rear setbacks based on compliance with Sec. 6.8.A.4 Regulating plan.

**a. Residential pods.** Residential pods shall follow the property development regulations as indicated by housing type below.

- (1) **Single family.** Single family development shall be subject to the property development regulations specified in Sec. 6.5, Property Development Regulations for the Residential Single Family (RS) Zoning District.
- (2) **Multi-family.** Multi-family development shall be subject to the property development regulations specified in Sec. 6.5, Property Development Regulations for the Residential Multi- Family High Density (RH) District.
- (3) **Zero lot line.** Zero lot line developments shall be subject to the property development regulations specified in Sec. 6.5.B.4, Supplementary Use Regulations-Zero Lot Line development; and,
- (4) **Townhouse.** Townhouse developments shall be subject to the property development regulations specified in Sec. 6.5.B.3., Property Development Regulations - Townhouse development.

[Ord. No. 01-01]

**b. Civic (Public and private).** Development within this pod shall be subject to the requirements of Table 6.8 - 6, PUD Property Development Regulations.

**c. Commercial.** Development within this pod shall be subject to the requirements of Table 6.8 - 6, PUD Property Development Regulations.

**d. Mixed-use pod.** Development within this pod shall be subject to the following requirements of Sec. 6.8.D, MXPDP.

- (1) Sec. 6.8-E.1, concerning purpose and intent. The site design and land uses of a Mixed-use pod shall comply with the purpose and intent of the MXPDP district;
- (2) Sec. 6.8.D.3.a.(4)-(6), for pods, perimeter landscape areas, and design criteria;
- (3) Sec. 6.8.D.5, (entire section), for land uses; and,
- (4) Sec. 6.8.D.6 (entire section), for property development regulations.

[Ord. No. 01-01]

**e. AGR-PUD preservation area pods.** Agricultural uses as allowed by 6.8.B.8. shall comply with the property development regulations specified in Sec. 6.5, Property Development Regulations, Sec. 6.4.D. Supplemental Regulations, and Article 7, Site Development Standards, as applicable. [Ord. No. 98-11]

(This space left blank intentionally)



**TABLE 6.8-6  
PUD PROPERTY DEVELOPMENT REGULATIONS TABLE**

Housing Type Or Pod	Minimum Lot Dimensions*					Minimum Building* Setbacks or Separations			
	Size*	Width* and frontage	Depth *	Maximum FAR	Maximum Building Coverage	Front	Side*	Street	Rear*
<b>Optional Residential</b>	-	-	-	-	-	25' 10' <sup>1</sup>	15'	20'	20'
<b>Civic</b>	Public - 1 ac. Private - 21,500 sf.	100'	200'	.35	.30	25'	C - 20' R - 40'	25'	C - 20' R - 40'
<b>Commercial</b>	1 ac.	100'	200'	.25	.20	25'	C - 20' R - 40'	25'	C - 20' R - 40'
<b>Recreation (Sec.7.12) and Neighborhood Parks</b>	4,300 sf	65'	60'	.25	.25	25'	15'	25'	15'

**Notes to TABLE 6.8-6:**

**C** = Indicates the building setback if the lot abuts a non-residentially zoned or designated lot.

**R** = Indicates the building setback if the lot abuts a residentially zoned or designated lot.

**\*** = Indicates that the property development regulation is flexible and may be modified by complying with Sec. 6.8.A.4.b., Flexible Regulations. Single family, multiple family, townhouse and zero lot line housing may request flexible regulation for minimum lot dimensions and side and rear building setbacks by applying to DRC as described in Sec. 6.8.A.4.b., Flexible regulations.

<sup>1</sup> = Indicates the minimum front yard setback shall be ten (10) feet, provided that the minimum front yard setback for a garage or carport with the entrance facing the front property line shall be twenty-five (25) feet. However, the minimum front yard setback for a garage or carport with the entrance facing the side property line shall be ten (10) feet.

**Pb** = Indicates the minimum lot size for the Public civic pod.

**Pv** = Indicates the minimum lot size for the Private civic pod.

**1** Building proposed within a Mixed-use pod may use the lesser setback requirement for side interior and rear setbacks if like uses abut, (residential uses abutting residential uses, commercial uses abutting commercial uses, or recreational uses abutting recreational uses).

**2** The building setbacks indicated above are based on a maximum building height of thirty five (35) feet. All structures exceeding thirty five (35) feet in height shall provide the applicable setback stated in Table 6.8-6, and an additional setback of one (1) horizontal foot for each one (1) vertical foot of building exceeding thirty five (35) feet in height.

**3** For residential development, building setbacks shall be measured from the inside edge of perimeter landscape areas. For non-residential development, building setback shall be measured from the property line. Rear or side setbacks may be reduced pursuant to Sec. 6.5.G.6. Setback reductions.

[Ord. No. 97-14]

- 4 Minimum building setbacks for buildings with a minimum lot size required by the ULDC, other than Townhouses, shall be measured from the lot line. Minimum building setbacks and separations for buildings without a required minimum lot size shall be measured from perimeter property lines, perimeter landscape areas, residential access streets, the proximity of one unit to another and road
- 5 Property development regulations not indicated as flexible may be reduced by an administrative reduction of ten percent (10%) of the stated standards. See Sec. 6.8.A.8.c.

[Ord. No. 96-28] [Ord. No. 97-14] [Ord. No. 99-37] [Ord. No 01-01]

- f. **Road improvements.** The BCC may condition a PUD to provide certain road improvements within the road R-O-W or elsewhere within the boundaries of a PUD. These improvements may be in addition to the land development improvements required for the subdivision or platting of land and are intended to forward certain goals of the Comprehensive Plan, including but not limited to: assuring the health, safety, and welfare of the public; facilitating and encouraging non-vehicular circulation, implementing the Linked Open Space, Scenic Corridor, and other applicable County programs, and improving the aesthetics of the community. These improvements may include but are not limited to: street lights, street trees and median landscaping; bike lanes; and underground utilities (see Sec.6.8.A.16). [Ord. No 01-01]
  - g. **Streets.** Streets serving a residential pod shall reinforce, rather than disrupt, the social integrity of the area. A street hierarchy shall be established which separates higher volume streets, such as arterial and collectors, from local streets or driveways which are internal to and serve residential pods.  
[Ord. No 01-01]
8. **Agricultural reserve.** The Agricultural Reserve Planned Unit Residential Development (AGR-PUD) regulations have been created to fulfill requirements of the Agricultural Reserve provisions in the Future Land Use Element of the Comprehensive Plan which establishes the Agricultural Reserve and sets forth the allowable development options therein. The two PUD options which are available for the development of land in the AGR are an 80/20 AGR-PUD and a 60/40 AGR-PUD.
  - a. **Purpose and intent.** In order to accommodate low density residential development options in conjunction with preservation of agriculture, wetlands or other significant open space areas, the AGR-PUD is created. It is intended that an AGR-PUD will provide for 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 Agricultural Reserve. Notwithstanding these particular purposes, the purpose and intents as contained in Sec. 6.8.A.1. and 6.8.B.1. above, shall also be accommodated in the design and application of the AGR-PUD.
  - b. **General.**
    - (1) **Zoning and Future Land Use Map designations.** At the time that the PUD designation is affixed to the Official Zoning Map pursuant to Sec. 6.8.A.10., a Preservation Area which is not contiguous to the Development Area shall be shown with the designation AGR-PUD/P or, if appropriate, as a Conservation Zone District. A non-contiguous Development Area shall be shown as AGR-PUD/D. When the Development Area and the Preservation area are contiguous, they may be shown in total as an AGR-PUD or with separate designations with the suffix of P or D, as appropriate. Following a designation on ~~the Official Zoning Map~~, the County shall

process a remedial future land use map amendment which shall identify the Development Area and the Preservation Area as AGR/D and AGR/P, respectively. [Ord. No. 01-01]

- (2) **Preliminary Development Plan (PDP), site plan and plat designations.** The PDP, site plan and plat shall depict the Preservation Area as specified below. The plats for the preservation areas shall be recorded simultaneously with the first plat within the Development area.
  - (a) **Contiguous areas.** When the Preservation Area is contiguous to the buildable area, the preservation area shall be shown and designated on the PDP and all applicable site plans and plats at the same scale and in the same detail as is the Development Area.
  - (b) **Non-contiguous areas.** When the Preservation Area is not contiguous to the development Area, as allowed in a 60/40 AGR-PUD, then the preservation area shall be referenced by a location sketch and notes on the master plan and the land shall be described on a boundary plat which limits the land to the intended preservation use(s) and which is duly recorded.
- (3) **Perpetuation of preservation areas.** In addition to showing the Preservation Area on the PUD plan documents as required above, provisions shall be made for establishment of the Preservation Area in perpetuity. After certification, by the DRC, of the PDP or Final Site Plan but prior to recordation of the plat, the Preservation Area shall be established in perpetuity in one of the following manners and in a form acceptable to the Office of the County Attorney.
  - (a) **Dedication and acceptance.** Dedication of the Preservation Area to the Board of County Commissioners and acceptance of the dedication by the BCC.
  - (b) **Recordation of a conservation easement in Agricultural Conservation Easement.**
  - (c) **Restrictive covenant.** Recordation of a restrictive covenant, made in favor of Palm Beach County, stating the basis for and limiting the land to the intended preservation use.

**c. AGR-PUD development options.**

- (1) **General.** Two residential planned unit development options are provided for in the Agricultural Reserve. The two options are an 80/20 AGR-PUD and a 60/40 AGR-PUD. Each AGR-PUD shall consist of two areas, the Preservation Area and the Development Area. Pods shall be contained within the Development Area.
- (2) **Land uses.**
  - (a) **General.** The maximum residential density for the overall AGR-PUD shall be based on its gross area and calculated at one dwelling unit per acre (1 du/ac). The residential density within the Development Area is not restricted except as necessary to meet development standards and assure compatibility with adjacent land use. All components of development and associated pods shall be located with the Development Area. Land area allocation (acreage) for the Preservation Area and for the Development Area shall be based on the ratio (80/20, 60/40) specified for each development option and as described below.
    - (i) **80/20 formula<sup>1</sup>.** A minimum of eighty percent (80%) of the gross site area shall be retained as the Preservation Area, the remaining land area may be used for all development, e.g., residential, recreational, civic, and commercial pods. However, up to an additional five percent (5%) of the gross site area may be allocated to the

<sup>1</sup> Example: Gross site area 50 acres.  $50 \text{ ac} \times 80\% = 40 \text{ acres}$  to be preserved;  $50 \text{ ac} \times 20\% = 10 \text{ acres}$  for development.

However, 5% of the gross site area ( $.05 \times 50$ ) or an additional 2.50 acres, if justified, can be added to the development area. Resulting in 12.50 acres for the Development Area; and 37.50 acres for the Preservation Area.

Development Area where said allocation can be accounted for as being rights-of-way for streets, and required on-site water retention areas. In no event shall the Development Area, including rights-of-way, and water retention areas exceed twenty-five percent (25%) of the gross site area of the AGR-PUD.

- (ii) **60/40 formula<sup>2</sup>.** A minimum of sixty percent (60%) of the gross site area shall be retained as the Preservation Area. The remaining land area shall be used for all development, e.g., residential, recreational, civic and commercial pods. There shall not be any credit given which would reduce the size of the Preservation Area for encroachment allowed therein for rights-of-way, water retention, open space, or natural habitat preservation areas which are situated in the Development Area.
  - (b) **Land use, development area.** The Development Area shall contain all the development related pods, residential, recreational, civic, and commercial as described in Section 6.8.B.4.a. Uses allowed within the Development Area are listed in the Use Regulation Schedule, Table 6.8.A-2. The use mix shall be pursuant to Section 6.8.A. [Ord. No 01-01]
  - (c) **Land use, preservation area.** Land use within the preservation area shall be compatible with the nature and intent of the preservation use. Uses allowed within the Preservation. [Ord. No 01-01]
- (3) **Property development regulations.** When general and referenced provisions forth in this subsection (3), the provisions of this subsection shall govern.
- (a) **Development area.**
    - (i) **General.** Uses within the Development Area shall comply with all applicable property development regulations as specified for each use in Section 6.8.A. and 6.8.B.
    - (ii) **Buffer.** A Type 3 compatibility buffer shall be required between the Development Area and all adjacent properties zoned AGR, AP, SA, or AR, whether vacant or supporting an existing agricultural land use. The buffer shall be a minimum 50 feet wide and installed in compliance with Sec. 7.3. Buffer reductions shall not be permitted along the entire perimeter of the Development Area except there may be a fifty percent (50%) reduction in width if: [Ord. No. 01-01]
      - a) the buffer is within a nonresidential pod of the PUD adjacent to a R-O-W greater than fifty (50) feet in width;
      - b) The buffer is adjacent to another platted PUD buffer a minimum of twenty (20) feet in width, with existing landscaping within the buffer; or
      - c) the buffer is adjacent to another PUD with a spatial separation greater than fifty (50) feet in width, e.g., a canal, lake.
  - (b) **Preservation Area - general.** All agricultural uses and accessory structures within the preservation area shall comply with the AGR use regulations. Uses, other than agriculture, shall comply with the property development regulations, as determined by the Zoning Director, which are most closely associated with the nature of the use. Preservation sites, as defined and identified pursuant to the native vegetation set-a-side requirements as specified in Article 9.5, and which are contained in the Development Area shall not be considered as part of the Preservation Area as defined herein.
  - (c) **Minimum land area.** The minimum land area for the AGR-PUD 80/20 option is 40 acres and the minimum land area for the AGR-PUD 60/40 option is 250 acres gross site area.

**(d) Locational and siting requirements.** The location of AGR-PUDs shall advance the primary purpose of preserving agriculture in the Agriculture Reserve. The site design of either PUD option shall provide for the separation and buffering of the Development Area and the Preservation Area. These objectives shall be accommodated, in part, through the following.

**(i) Locational requirements.**

**a) Prohibited locations.** The Development Area for a 60/40 AGR-PUD shall not be situated west of S.R. 7 (U.S. 441).

**b) Access and frontage.** All Development Areas shall have frontage, in an amount as required by Sec. 7.3, on either SR-7, SR-806 (Atlantic Ave.), SR-804 (Boynton Beach Boulevard), Clint Moore Road, or on that part of Lyons Road which extends north of Boynton Beach Boulevard. Preservation Areas which are non-contiguous to a Development Area do not have to meet access and frontage requirements and may be situated anywhere within the Agricultural Reserve, provided that they are accessible by R-O-W road easement and accommodate the configuration requirements which follow.

**(ii) Siting.**

**a) Adjacency.** Development Areas shall be located, to the greatest extent practical, adjacent to existing, planned or projected Development Areas, while Preservation Areas are similarly to be located next to other existing, planned, or projected Preservation Areas.

**b) Contiguity and non-contiguity.** A Development Area shall be situated in only one location and it shall be contiguous within itself. A Development Area and a Preservation Area of the same AGR-PUD shall be contiguous to one another. However, a Preservation Area of a 60/40 AGR-PUD may be located remote from its associated Development Area provided that at least one of the following conditions are met:

**i)** it is a Preservation Area containing at least 150 acres and otherwise meets the configuration requirements in Section 6; or

**ii)** it shares at least one common boundary with an existing Preservation Area, or an agricultural area preserved under the PACE program, or a designated wetland which is in public ownership; and which when combined with the adjacent existing area has a land area equal to or greater than 150 acres.

**iii) Configuration, Development Area.** The Development Area shall be a single, compact, contiguous area which possessed the characteristics listed below. An equestrian community may deviate from these characteristics only to the extent that dedicated pasture land may meander, in a contiguous fashion, throughout the residential area.

**a)** at least two sides of the Development Area shall share a common boundary with the perimeter of the AGR-PUD.

**b)** designed as a unified whole within a tightly compact area with continuous common boundaries among the various pods.

**c)** neither isolated Development Areas nor isolated Preservation Areas shall be created within a contiguous AGR-PUD.

- d) lakes, water retention areas, golf courses, and other similar amenities shall be situated within the Development Area to provide a buffer between the residential, civic, and commercial uses of the Development Area and the Preservation Area.
  - (iii) **Configuration, Preservation Area.** The Preservation Area for the 60/40 PUD shall be a minimum 150 acres and be contiguous to, but not intrusive into, the Development Area, with the exception of equestrian communities where pasture area may meander, in a contiguous fashion, throughout the residential community. Preservation Areas shall be arranged in a unified whole so as to maximize the purpose, function, and perpetuation of the preservation use. This shall be accomplished, in part, through the following.
    - a) **Agriculture.** Agricultural area shall have boundaries which allow for the most efficient agricultural operation. They shall not be encroached upon by a Development Area.
    - b) **Wetlands.** The boundary of preserved wetlands shall be determined by the ecological function of the viable wetland area, as determined by the Board of County Commissioners upon recommendations from the Department of Environmental Resources Management and/or the South Florida Water Management District. Wetland areas shall be preserved in the order of performance: adjacent to off-site wetlands; open space; fallow land; or, agricultural land. Primary consideration shall be given to preserve wetland areas adjacent to off-site wetlands.
  - (iv) **Buffer for Preservation Areas.** A buffer shall be provided between residential, commercial, and civic land use in the Development Area and Preservation Area to ensure mutual compatibility such that the development does not adversely affect the Preservation Area, including the perpetuation of agriculture uses. This buffer shall be located in the Development Area and adhere to the provisions of subsection 6.8.B.8.c.(3)(a) ii above.
- d. **Special provisions.**
- (1) **Rural service area designation.** The AGR district is situated in the Rural Service Area and thus it may not have the same level of services as provided in the Urban Services Area.
  - (2) **AGR-PUD water and sewer service.** All Development Areas of an AGR-PUD shall utilize central water and wastewater service provided by the Palm Beach County Water Utilities Department. Any such water and wastewater service mains shall run within the rights-of-way for the roads listed in Sec. 6.8.B.8.c.(3)(d)(i)(b) above. The use of private and public package treatment facilities is not allowed. The Property Owner shall enter into a Standard Development Agreement with the Palm Beach County Water Utilities Department to reserve system capacity prior to final approval of the AGR-PUD. All required on and off site improvements shall be paid for and installed by the Property Owner in accordance with the Uniform Policies and Procedures Manual of the Palm Beach County Water Utilities Department. However, the above shall not preclude the extension of water and sewer mains in locations other than the cited roadways when necessary for system integrity, e.g., looping of mains. [Ord. No. 01-01]

(This space left blank intentionally)

**Amendment History:**

[Ord. No. 93-4; February 16, 1995] [Ord. No. 95-8; April 3, 1995] [Ord. No. 95-13; May 1, 1995] [Ord. No. 96-28; September 25, 1996] [Ord. No. 97-14; May 23, 1997] [Ord. No. 98-11; April 30, 1998] [Ord. No. 98-49; October 28, 1998] [Ord. No. 99-37; October 7, 1999] [Ord. No. 01-01; January 18, 2001]

(This space left blank intentionally)

**C. TND, Traditional Neighborhood Development District.**

- 1. Purpose and intent.** The purpose and intent of the TND district is to implement the Traditional Neighborhood Development Land Use Category of the Comprehensive Plan and to:
  - a. provide a range of residential, commercial and light industrial land uses;
  - b. lessen existing imbalances in land uses within a specified planning area;
  - c. encourage internal automobile trip capture;
  - d. offer a range of housing opportunities;
  - e. introduce a variety of architectural solutions for current development problems;
  - f. preserve natural features and scenic areas;
  - g. design safe and efficient circulation systems for pedestrians, non-motorized vehicles, and automobiles;
  - h. utilize perimeter landscape and edge areas to connect the various land uses and land use zones within neighborhoods, and the surrounding communities; and,
  - i. establish a neighborhood identity and focus.
- 2. Previous approvals.** Modifications to previously approved TND's shall be subject to Sec. 380.06, Fla. Stat. (Substantial deviations) for a Development of Regional Impact and the modification requirements of Sec. 6.8.A., Planned Development District Regulations.
- 3. Application.** The applicant shall comply with section 380.06, Fla. Stat. (Development of Regional Impact) and shall provide a Preliminary Development Plan, a regulating plan and a justification report. These documents shall demonstrate compliance with Sec. 6.8-A, Planned Development District Regulations, this section and other requirements as may be required by PZB to process a rezoning or zoning amendment application.
  - a. Preliminary Development Plan.** A TND shall be governed by a Preliminary Development Plan approved by the BCC which illustrates, in a graphic, written and tabular form, how the TND is designed and phased. The requirements of a Preliminary Development Plan are found below, as specified by the Zoning Director. [Ord. No. 01-01]
    - (1) Minimum development thresholds.** TNDs shall comply with the following minimum development thresholds:
      - (a) contain a minimum size of one thousand two hundred and eighty (1,280) acres;
      - (b) locate farther than ten (10) miles from other TNDs; and,
      - (c) TND neighborhoods shall:
        - (ii) develop in contiguous lots or tracts;
        - (iii) provide minimum neighborhood proper areas of forty (40) acres; and,
        - (iv) provide ~~maximum neighborhood proper areas of one hundred sixty (160)~~ acres.



- (2) **Contiguous land.** Land may be added to a neighborhood proper provided the gross area of any neighborhood does not exceed a maximum of one hundred sixty (160) acres.
- (3) **Density.** Table 6.8-1, Planned Development District Densities and Corresponding Land Use Categories, establishes the minimum density, standard density, the planned development density, the TND bonus density, and the land use categories which correspond to a TND. Additional density requirements are listed in Sec. 6.8-A.3, Residential density and the Comprehensive Plan land use categories and below.
- (c) **TND bonus.** A TND may qualify for a density bonus, in addition to the planned development density. The BCC may grant a TND density bonus of up to two (2) additional units per acre above the maximum density generally allowed for a planned development, see Table 6.8-1, Planned Development District Densities and Corresponding Land Use Categories. In order to qualify for the TND bonus density, the density increase must be: (1) provided for by the applicant through County programs which allow the transfer of density from one site to another or other density increases, or (2) available from the unallocated, Comprehensive Plan population pool of both the incorporated and the unincorporated population. This bonus population shall be correlated to the Capital Improvement Elements adopted by municipalities and County government. The minimum and maximum residential densities for a TND depend upon the underlying land use category, the gross acreage of the site and compliance with the following:
- (v) the performance and density standards of the Land Use Element of the Palm Beach County Comprehensive Plan (mandatory and suggested) shall be met for the total density requested;
  - (vi) the TND shall be consistent with and forward the standards (mandatory and suggested) of this section; and,
  - (vii) the TND density bonus shall not be considered an entitlement for the approval of a TND district. A TND bonus shall only be granted for exemplary projects that exceed the minimum requirements of the Comprehensive Plan and the ULDC. The BCC has the option of granting standard density, planned development density bonus, a partial TND density bonus, or the maximum TND density bonus.
- (4) **Land use mix.** The TND allows flexibility in establishing the proper mix of uses. Percentages of general land use zones may vary for each TND depending upon the findings of Sec. 6.8.C.3.c, Land use justification report. [Ord. No. 01-01]
- (d) **Design intent.** A TND shall meet the following land use requirements as provided in Table 6.8-7, TND Mix of Land Uses, including:
- (i) being predominantly residential;
  - (ii) providing usable open space for recreation and circulation; and, [Ord. No. 01- 29]
  - (iii) lessening land use imbalances.
- (b) **Land use zones.** The land area of a TND shall be designated on the Preliminary Development Plan as a residential (including average density and dwelling unit count), a shopfront, a workplace, a civic, a sector, or a recreation\open space land use zone. Percentages of these land use zones may vary for each TND depending upon the findings of Sec. 6.8.C.3.c., Land use justification report, the requirements provided in Table 6.8-7, TND Mix of Land Uses, and the requirements listed below: [Ord. No. 01-01]
- i) **Balanced mix of land uses.** A TND shall provide a balanced mix of land uses. These land uses shall be balanced on the following levels:
- a) **Neighborhood proper.** Each neighborhood proper shall meet the minimum allowable mix of land uses for each land use zone and shall satisfy the mandated requirements (meeting hall, neighborhood parks, etc.) for each neighborhood;

- b) **TND.** The TND shall meet the minimum allowable mix of land uses for civic, useable open green space and open space/recreation; and,
- c) **Sector land uses.** Sector land uses shall lessen existing imbalances within a sector area for employment, affordable housing, retail or service opportunities, see Sec. 6.8.C, Sector land uses.

**TABLE 6.8-7**  
**TND MIX OF LAND USES**

<u>General Land Use Zones</u>	<u>Minimum</u>	<u>Maximum</u>	<u>Per Capita</u>
<u>TND District</u>			
1. Usable Open Space	5%	-	-
2. Recreation			
a. Edge areas	100' wide	-	-
b. Recreation	see per capita requirement and Sec. 6.8-C.6.b.	-	110 sf area/person
<u>Neighborhood Proper</u>			
1. Residential Land Use Zones	51%	-	-
2. Civic (Private)	2%	-	-
3. Low Density Residential (LDR) (0 - 4 du/ac.)	10%	55%	-
4. Medium Density Residential (MDR) (4.1 - 8 du/ac.)	20%	25%	-
5. High Density (optional) Residential (HDR) (8.1 - 18 du/ac.)	-	20%	-
6. Shopfront Commercial	4%	15%	-
a. Retail Uses	-	see per capita	2.5-20 SF Bldg/Person
b. Other Commercial Uses	-	-	-
7. Workplace	2%	20%	-

[Ord. No. 01- 29]

**Notes to Table 6.8-7:**

- Land use percentages are calculated on the gross acreage of the TND District or the neighborhood proper, as indicated above. The neighborhood proper land use percentage calculations shall include the areas of streets, through roads and alleys.
- Shopfront commercial retail use per capita is based upon the standard established by the International City Management Association, "The Practice of Local Government Planning" (Wash., D.C., 1979) which provides that neighborhood shopping centers need a support population of between 5,000 to 40,000 people for a 100,000 square feet retail center (p. 248).
- Neighborhood parks, neighborhood squares and recreation areas which meet the definition of usable open space shall count toward satisfying the minimum usable open space requirement. [Ord. No. 01- 29]
- A minimum of fifty-five (55%) percent of each neighborhood proper shall be designated a residential land use zone.

**TABLE 6.8-8  
TND SECTOR LAND USE ZONE  
MIX OF LAND USES**

<u>Sector Land Use Zones</u>	<u>Minimum</u>	<u>Maximum</u>	<u>Per Capita</u>
1. Town Center	-	15%	3-6 sf retail/person
2. Employment Center	-	20%	-

**Notes to TABLE 6.8-8:**

- 1 Sector land use zones shall be supported by a land use justification report explaining how a town center or employment center will diminish land use imbalances within a sector area, Sec. 6.8.C.5.h., Sector Land use, zones. [Ord. No. 01-01]
- 2 The Town Center maximum land use amount of fifteen percent (15%) is calculated by adding the combined total acreage of all shopfront lots within the neighborhood proper, to the total acreage of all Town Center lots proposed for a sector land use zone, and dividing the resulting acreage by the gross acreage of the combined areas of the neighborhood proper and sector land use zone.
- 3 The Employment Center maximum land use amount of twenty percent (20%) is calculated by adding the combined total acreage of all workplace lots within the neighborhood proper to the total acreage of all Employment Center lots proposed for a sector area, and dividing the resulting acreage by the gross acreage of the combined areas of the neighborhood proper and sector area.
- 4 Town center per capita is based upon the standard established by the International City Management Association, "The Practice of Local Government Planning" (Wash., D.C., 1979) which provides, "Community shopping centers, requiring a support area population of 50,000 or more, generally contain 150,000 to 300,000 square feet..." (p. 248).
- 5 Seventy-five percent (75%) of the Town Center commercial shall provide vertical integration of residential and commercial uses.

- (5) **Edge areas.** Edge areas shall be part of a network of connecting open space corridors which comply with Sec.7.3.F, Perimeter landscape requirements, and the requirements listed below. [Ord. No. 01-01]
- (a) **Buffer incompatible land uses.** The amount of buffering required for an edge area depends upon the compatibility of the surrounding land uses and the design of the land use zones. Sector, workplace, shop front, and civic land use zones shall be buffered from surrounding residential land use zones by spatial separations, dense landscaping, lakes, berms or a combination of these buffering elements. Edge areas which separate land uses which are not incompatible by virtue of their site location and design may require less buffering. A determination shall be made by PZB as to the extent of the buffering required according to the requirements of 7.3; and, [Ord. No. 01-01]
- (b) **Integration of land uses.** The edge areas are not intended to be detrimental to the integration of the TND into the adjacent communities. Buffering requirements depend upon the compatibility of the TND's perimeter land uses with surrounding land uses. Incompatible land uses shall be buffered by wide spatial separations, dense landscaping, lakes, berms, or a combination of these elements. Compatible TND land uses which are projected to function as an urban-infill project by virtue of its location, may require no or less extensive buffering. A determination shall be made by PZB as to the extent of the buffering required using the criteria listed below:
- (i) **Exceptions.** Edge areas are not required in the following areas:
- a) **Through roads.** The length of the perimeter of civic, shopfront, workplace and sector land uses having frontage and access onto through roads;
  - b) **Water body.** The perimeter of the TND or neighborhood proper abutting a water body with a width of one hundred (100) feet or more; and,
  - c) **BCC.** The BCC may waive or modify edge area requirements if the applicant demonstrates that edge areas will be incompatible or detrimental to the surrounding communities urban design and that the waiver complies with of this section. Edge areas separating multiple neighborhoods within a district shall not be waived.
- (ii) **Standards.** A minimum one hundred (100) feet wide edge area shall be provided around the perimeter of a TND. This buffer shall be provided and shall not be waived in the following circumstances:
- a) **Residential.** If residential housing is located along the perimeter of the TND which is not compatible with the housing directly adjacent and outside the TND. Not compatible shall mean:
    - i) **Building height.** A proposed building height exceeding adjacent building heights by more than two stories, twenty eight (28) feet; or,
    - ii) **Density.** The housing along the perimeter of a proposed neighborhood proper exceeds the density of adjacent existing housing by more than three (3) dwelling units an acre.
  - b) **Nonresidential.** If shopfront, workplace or sector land use zones are located along the perimeter of the TND and do not access and have frontage onto a through street.
  - (iii) **Neighborhood edge areas.** An edge area shall be provided between the neighborhood proper of adjoining neighborhoods. The edge area shall be no less than one-hundred (100) feet in width and shall be considered part of, and shall not be in addition to, the required perimeter buffer surrounding the TND or separating another neighborhood proper.
- (6) **Pedestrian orientation and scale.** TND neighborhoods shall be pedestrian oriented, physically recognizable and developed at a human scale.

- (a) **Neighborhood size.** Neighborhoods shall be limited in size or shape to allow residents to walk to the neighborhood square within 1,320 feet or less. This requirement shall be met by ninety five (95%) percent of the housing units within each neighborhood proper;
  - (b) **Connections.** A neighborhood's residences, shopping, employment and recreational uses shall be connected by sidewalks or pedestrian paths, bicycle paths or bicycle lanes and driveways and local streets;
  - (c) **Community identity.** The TND shall locate a meeting hall, day care center and neighborhood square within one thousand (1,000) feet of the geographic center of each neighborhood to provide places for social, cultural and religious activities that may create community identity;
  - (d) **Mixed-use.** A neighborhood proper shall provide areas of mixed-use (residential and commercial uses) buildings having vertical integration and shall encourage by design the clustering of living, working, recreational, open space, shopping and civic uses; and
  - (e) **Spatial definition.** A neighborhood shall have defined building setbacks which spatially delineate the local streets and the residential blocks. The property development regulations in the regulating plan shall enforce these spatial requirements.
- (7) **Range of housing.** The TND shall offer a diverse range of housing opportunities so that people of different social and economic backgrounds may live in the same neighborhood:
- (a) **Housing types.** Each neighborhood proper shall offer a range of housing types including, but not limited to:
    - (i) single family;
    - (ii) ZLL;
    - (iii) townhouse;
    - (iv) multiple family; and,
    - (v) outbuildings.
  - (b) **Affordable housing.** Low and very low income housing shall be provided based on the need as identified within the Land Use Justification Report for affordable housing; however, until the completion of the Annual Needs Assessment Report, affordable housing shall comprise no less than twenty (20%) percent of the development's on-site residential units. In addition, all densities exceeding eight (8) du/ac must be designated on the Preliminary Development Plan as low and very low income housing as defined in the Housing Element of the Comprehensive Plan.
    - (i) **Design.** Affordable housing shall comply with the regulating plan and the requirements listed below:
      - a) **Location.** Affordable housing shall be located within 1,320 feet, of a mass transit stop, or a shopfront or workplace use;
      - b) **Vary land use zones.** Be distributed throughout the TND and within each neighborhood proper, including the MDR and HDR land use zones and be encouraged in the LDR land use zone;
      - c) **Vary housing types.** Offer a variety of housing types (i.e. duplexes, townhouses, apartments); and,
      - d) **Vary bedrooms.** Offer housing types with a variety of bedrooms (i.e. 1, 2, 3, etc.);
    - (ii) **Preliminary Development Plan.** The Preliminary Development Plan shall indicate the number and percentage of affordable housing dwelling units provided for each land use zone within each neighborhood proper.
- (8) **Circulation system.** The TND shall be designed with a circulation system based upon a hierarchy of transportation methods. In descending order of importance, the hierarchy shall consider pedestrians as the most important, followed by cyclists, mass transit and automobiles. This system

shall be designed to connect and provide access between different land uses within each neighborhood and the surrounding communities by providing:

- (a) pedestrian and bicycle linkages, including but not limited to, walking paths, or sidewalks and bike trails or bike lanes;
- (b) parking areas designed to encourage the pedestrian nature of the TND. The types of uses proposed and the location and design of buildings and parking areas shall facilitate a reduction in parking requirements through a sharing of parking spaces.

**b. Regulating plan.** The regulating plan shall provide a comprehensive graphic and written description of the function and development of the TND, the neighborhoods and the major building types including the requirements of Sec. 6.8A.4, Regulating plan, and the following. [Ord. No. 01-29]

(1) **Supplemental regulations.** Supplemental regulations applicable and unique to a TND shall be developed by the applicant. These detailed regulations shall address design requirements not specifically dictated by this section and certain regulations within the TND which may be modified. Supplemental regulations shall be clearly stated, justified and illustrated in the regulating plan. The regulations are reviewed by the applicable County agencies who provides a recommendation of approval or denial to the Zoning Commission. The Zoning Commission then approves, denies or amends the proposed supplemental regulations.

(a) **Flexible regulations.** The applicant may request to deviate from certain property development regulations (specifically indicated as flexible regulations) within Table 6.8 - 9, Property Development Regulations.

(2) **Low and very-low income housing.** The regulating plan shall contain language which guarantees the affordability of affordable housing. These guarantees may be in the form of a deed restriction on the property and/or a resale addendum to the sales agreement or eligibility requirements for rental property, or other method acceptable to the BCC. These requirements shall be included in the regulating plan and shall provide:

(a) **Time limit.** Length of time the units are to remain affordable; however, the minimum length of time is fifteen (15) years. The developer shall guarantee that the household, upon entry to the unit, shall meet the definition of a low or very low income household as defined in the Housing Element of the Comprehensive Plan or other method acceptable to the BCC;

(b) **Fee simple housing.** Price ranges of fee simple housing;

(c) **Rental housing.** Price ranges of rental housing; and,

(d) **Evaluation and distribution.** Process of regulating and screening prospective renters and home owners for awarding dwelling units to the people that qualify based on income criteria and family size.

(3) **Transportation program.** The applicant shall provide a transportation program which complies with Sec. 6.8.A.4, Regulating plan, and the following: [Ord. No. 01-01]

(a) **Internal trip capture.** A traffic study demonstrating the ability to achieve a significant internal trip capture rate of forty (40%) percent or higher concurrent with the buildout of an TND;

(b) **Street hierarchy.** A street classification plan establishing a logical hierarchy of streets based upon surrounding land use zones and design speeds. The pedestrian nature of the neighborhoods shall require slower design speeds, however the street cross-section shall be of sufficient width and design to accommodate the projected traffic.

**c. Land use justification report.** A land use justification report shall be provided to justify and explain the mix of land uses proposed and describe the methods used to calculate the percentage of each land use zone. The justification report shall address the following.

- (1) **Land use.** The amount of land uses proposed, residential and nonresidential, the amount of affordable housing provided, and the effect on land use imbalances in the sector planning area, including:
  - (a) **Housing costs.** Imbalances between employment and housing, including the affordability of housing (housing costs matching job holders ability to pay costs based on salary potentials);
  - (b) **Housing availability.** Existing imbalances in the amount of affordable housing for the surrounding sector; and,
  - (c) **Open space and recreation.** Existing imbalances in the amount of usable open space and recreation. [Ord. No. 01-29]
- (2) **Sector land uses.** A justification report shall be provided for sector land uses which explains how the sector land use zones of town center and workplace will diminish existing land use imbalances within the sector planning area. The analysis shall include the land use requirements listed in Sec.6.8-C.6, Land use zones, and the following:
  - (a) **Nonresidential land uses.** Existing land use imbalances within a sector in the amount of nonresidential land uses to residential land uses; and,
  - (b) **Boundaries.** A map showing the boundaries of the sector area and justification for these boundaries. A sector shall be comprised of census tracts and follow census boundaries. The composition of the tracts may vary, and one or more tracts may be used in a sector; and,
  - (c) **Methodology.** A description of the methodology used to analyze the sector area including the raw data used (the most recent census data shall be used or actual survey data), the analysis procedures and the resulting affordable housing and land use mix recommendations.
- d. **Social activity and recreation areas.** The TND shall designate areas for social activity and active and passive recreation by providing neighborhood squares, neighborhood parks and recreation areas. These activity and recreation areas shall be linked by pedestrian paths or sidewalks, bicycle paths or lanes or usable open space to encourage pedestrian access and non-vehicular circulation. [Ord. No. 01-29]
- (3) **Recreation report.** A recreation report shall detail the passive and active recreation available to the residential population of the TND and the sector planning area and shall be submitted as part of the justification report. This report shall include, but is not limited to:
  - (d) The types of open space provided for the TND as a whole and for each neighborhood proper including:
    - (i) the types of passive recreation proposed and a total acreage amount;
    - (ii) the types of active recreation proposed including a list and cost estimation of site improvements and a total acreage amount;
    - (iii) the methodology used to calculate the minimum amount of recreation required for a TND based on population and the following:
      - a) the requirements of Art. 17., Park and recreation standards; and, [Ord. No. 01-01]
      - b) In cases of conflict between the recreation requirements of the section listed above, the stricter regulation shall apply to the extent of the conflict.
    - iv) The proposed connections (bike lanes, pedestrian paths, sidewalks, etc.) used to connect land uses and land use zones. [Ord. No. 01-01] [Ord. No. 01-29]

#### 4. Administration.

- a. **Conditions of approval.** The BCC may impose conditions of approval upon the development order to assure the intent of this section is satisfied and that the public health, safety and welfare are provided pursuant to Sec. 6.8.A.17, Action by BCC. [Ord. No. 01-01]

- b. **Development Review Committee (DRC).** Following approval by the BCC, the Preliminary Development Plan, regulating plan, and justification report shall be submitted for review and certification by the DRC according to Art. 5, Development Review Procedures, and Sec.6.8.A.8., Development Review Committee approval. [Ord. No. 01-01]
  - c. **Phasing controls and platting.** Each TND shall be subject to the time limitation and review requirements of Sec. 5.8, Compliance with time limitations, and Sec. 6.8.A.13, Phasing controls and platting, and proceed in a reasonably continuous and timely manner complying with the phasing schedule listed below.
    - (1) **Meeting hall and parks.** The site for a meeting hall and fifty (50%) of the parks proposed for a neighborhood shall be platted in a neighborhood proper prior to the platting of fifty (50%) of the residential lots of a neighborhood. Construction of the neighborhood parks system and a meeting hall shall commence as provided in section C.5.b.& C.5.c. (Open space\recreation use) and (Civic use) of this section. [Ord. No. 96-28] [Ord. No. 01-01]
  - d. **Property owners association.** A property owners association shall be formed to manage the common areas and guide the growth of each neighborhood. If the TND consists of multiple neighborhoods, a master property owners association shall be created to manage the project as a whole.
5. **Land use zones.** A TND shall be divided into land use zones indicated on the Preliminary Development Plan as provided in Table 6.8-2, (Planned Development Use Regulations Schedule), and Table 6.8-7, TND Mix of Land Uses, unless otherwise restricted by the conditions included in the final development order and subject to the provisions below.
- a. **Proximity of land uses.**
    - (1) Land uses within the same general land use zone may enfront;
    - (2) Land uses in different zones shall not enfront, but may abut at rear property lines; and
    - (3) Any land use may enfront the civic land use zone.
  - b. **Open space/recreation use.** Open space/recreation land uses shall include edge areas, parks, squares and recreation areas. A continuous non-vehicular circulation system shall connect internally between neighborhood proper and externally with surrounding communities.
    - (1) **Neighborhood parks.**
      - (a) **Minimum area.** A Neighborhood park shall have a minimum area of eight thousand four hundred (8,400) square feet;
      - (b) **Six hundred (600) feet requirement.** Each neighborhood shall be distributed so that ninety five (95%) percent of the housing is located within six hundred (600) feet from a park or other recreation area;
      - (c) **Paved area.** Not more than ten (10%) percent of a park's lot area shall be paved for parking.
      - (d) **Perimeter.** Fifty (50%) percent of the perimeter of the park shall be adjacent to a street R-O-W.
    - (2) **Recreation areas.** Recreational uses which tend to generate negative impacts such as noise, bright lights, litter, etc. onto adjacent land uses shall be designed with a perimeter landscape area located between the recreational use and adjacent incompatible land uses and shall be located outside of a neighborhood proper but may be located within the edge areas between neighborhood proper. Recreational uses within one hundred (100) feet of a residential dwelling unit within or without the TND shall provide a perimeter landscape area which complies with the compatibility buffers described in Sec. 7.3.F., **Perimeter landscape requirements.** [Ord. No. 01-01]



- c. **Civic use.** The Civic land use zone is intended to promote a coordinated land planning approach for providing and encouraging publicly and privately owned land uses to serve the community. It should be understood that the civic land use requirements contained herein, shall in no way alter, diminish, or increase those obligatory conditions which were made prior to the adoption of this code. A minimum of two (2%) percent of the gross area of the TND shall be designated on the Preliminary Development Plan as either Public Civic or Private Civic as indicated below:
- (1) **Publicly owned civic land uses.** A portion of a TND may be required to be conveyed in simple title to the BCC for civic purposes in response to an increase in services or other impacts required concurrent with the development of the TND or by a voluntary commitment by the applicant.
    - (a) **Conveyances.** These conveyances shall be in the form as provided by BCC conditions, and as indicated in the development agreement for a project, as provided in Ord. 91-16, "Palm Beach County Development Agreement Ordinance" as may be amended, and shall meet the Facilities Planning, Design and Construction Department's requirements for civic land acquisition. Conveyance of land for civic sites shall not include land utilized for dry or wet retention for land uses located outside of the civic site.
    - (b) **Land uses.** Publicly owned civic lots shall consist of land uses which are required to provide services to meet Concurrency requirements such as, but not limited to, regional parks, water treatment facilities and fire stations, and services required to mitigate other impacts of the development to service providers such as, but not limited to, public schools or libraries.
    - (c) **Service providers.** The civic dedications for service providers shall be mutually agreed upon by the petitioner and the Facilities Planning Design and Construction Department.
    - (d) **Location.** Civic uses may be located internal or external to a neighborhood proper and the location shall be mutually agreed upon by the petitioner and the Facilities Planning Design and Construction Department.
    - (e) **External civic uses.** Civic uses located external to a neighborhood proper shall comply with the edge buffering requirements for sector land uses.
    - (f) **Property development regulations.** Civic uses shall comply with the regulations in this section and Table 6.8-9, Property Development Regulations. Publicly owned civic lots may also be exempted from a property development, design or Subdivision Planning regulation if the regulation is determined by the Zoning Director to be detrimental to the proper functioning of the civic use.
  - (2) **Privately owned civic land uses.** A minimum of two (2%) percent of the area of each neighborhood proper shall be designated for privately owned civic lots. These civic lots shall consist of land uses which provide services to a neighborhood and are customarily privately owned, operated and allowed in residential zoning districts, such as, but not limited to, day care centers, churches, temples, meeting halls, etc.) see Table 6.8-2, Planned Development District Use Regulation Schedule.
    - (a) **Location.** Private civic lots shall be located adjacent to a neighborhood square or park or on a lot terminating in a street vista;
  - (3) **Neighborhood square.** Every neighborhood shall be provided with a square. The lots surrounding a square shall serve as a focal point for the social life of the neighborhood by providing a neighborhood store, day care center, bus stop (if applicable), and other neighborhood services. A meeting hall shall be constructed within the square's boundaries or fronting the square.
    - (a) **Land use regulations.** The following regulations shall apply to neighborhood squares and land uses fronting the square:

- i) **Central location.** Each neighborhood shall have a neighborhood square which is located within one thousand (1,000) feet of the geographic center of the neighborhood and within a 1,320 feet walk of ninety five (95%) percent of the neighborhood housing;;
- ii) **Size limitations.** The square shall have a minimum lot size of forty three thousand five hundred sixty (43,560) square feet and a maximum size of one hundred forty thousand (140,000) square feet. These minimum and maximum size measurements do not include adjacent street R-O-Ws;
- iii) **Neighborhood store.** A neighborhood store with a maximum gross floor area of fifteen hundred (1,500) square feet shall be allowed adjacent to one side of the square;
- iv) **Perimeter.** Squares shall have at least fifty (50%) percent of their perimeter adjacent to street rights-of-way;
- v) **Through streets.** The square shall be located at the intersection of through streets or other streets which extend beyond the boundaries of the neighborhood proper;
- vi) **Parking.** Thirty (30%) percent of the neighborhood square may be used for paved parking.
- (b) **Meeting hall.** Every TND shall construct a meeting hall which complies with the following requirements:
  - i) **Covenant.** The master developer, his successor or assignee, shall covenant at platting to construct a meeting hall in or fronting the square in each neighborhood;
  - ii) **Construction.** Building shall commence upon the sale or rent of sixty-five (65%) percent of the total lots and units to end users (not sale of lots to a developer for resale);
  - iii) **Gross floor area.** The meeting hall shall contain a room having a gross floor area equivalent to four (4) square feet per residential lot in the neighborhood, or two thousand (2,000) square feet, whichever is greater.
- (c) **Daycare.** A minimum of one (1) civic lot in each neighborhood proper shall be designated for child care.
- (d) **Noncommercial storage area.** The master developer, his successor or assignee shall designate an area for the storage of noncommercially used or operated boats, trucks or recreational vehicles:
  - i) **Minimum lot size.** A minimum of one (1) lot, with an area of four thousand two hundred (4,200) square feet or more shall be platted for every neighborhood proper;
  - ii) **Location.** The storage lots may be combined into one area and shall be located within the shopfront, workplace or sector land use zone and shall not abut a residential land use zone along any of the storage area's perimeter; and,
  - iii) **Use.** The use of this storage area is limited to the residents of the TND and shall not be used for commercial purposes.
- d. **Low density residential (LDR) land use zone.** Low density residential land use zones may consist of single family homes, zero lot-line, two unit single family homes, Congregate Living Facilities Type I and customarily allowed accessory uses. This zone is intended to provide areas for single-family housing at a density larger than zero (0) and less than or equal to four (4) dwelling units per acre.
- e. **Medium density residential (MDR) land use zone.** Medium density residential land use zones shall primarily of multiple family buildings with more than two (2) units, including but not limited to: townhomes; apartments; condominiums; etc. and customarily allowed accessory uses. This zone is intended to provide for multiple family and affordable housing at a density greater than four (4) and equal to or less than eight (8) dwelling units per acre.

- f. **High density residential (HDR) land use zone (optional).** High density residential land use zone is an optional zone and is encouraged for TNDs with high underlying land use designations, High Residential eight (HR 8) or higher, on the Comprehensive Plan Land Use Atlas. This land use zone shall consist primarily of multiple family buildings containing apartments, condominiums, or other similar housing types and customarily allowed accessory uses. This zone is intended for a concentrated density of multiple family affordable housing greater than eight (8) and equal to or less than eighteen (18) dwelling units per acre.
- g. **Shopfront and workplace land use zones.** Shopfront and workplace land use zones are intended to provide commercial, professional office and light industrial uses of a community nature to service the surrounding neighborhood proper within the TND.
- (1) **Shopfront.** Shopfront land uses shall consist primarily of retail, professional office and community commercial uses, see Table 6.8-2, Planned Development District Use Regulation Schedule, and shall comply with the following:
- (a) **Residential use.** A minimum of twenty-five (25%) of the gross leasable area of a shopfront building shall be designated for residential use;
  - (b) **Ground floor.** Residential uses are prohibited on the ground floor of a shopfront building; and,
  - (c) **Adjacent shopfront.** Shopfront land uses of adjacent neighborhoods may be located next to each other and designed to function as one commercial land use zone as long as edge area and other buffering and locational criteria may be met.
- (2) **Workplace.** Workplace land uses shall consist of light industrial and professional office uses, see Table 6.8-2, Planned Development District Use Regulation Schedule.
- (3) **Shopfront and workplace.** Shopfront and workplace lots shall comply with the following:
- (a) **Compatibility buffers.** Shopfront and workplace lots shall be separated from residential land use zones and parks at the side or rear lot lines by a compatibility buffer, see Sec. 6.8-A.20.b, Perimeter landscape and edge areas.
  - (b) **Hours of operation.** Shopfront or workplace uses shall not commence business activities (including delivery and stocking operations) prior to 6:00 a.m. nor continue activities later than 11:00 p.m. These operational limitations shall apply to uses in the Town Center and Employment Center sector land use zone unless the uses are three (300) feet or greater from a dwelling unit. Other sector land use zones shall be subject to these regulations as determined by the Zoning Director.
  - (c) **Open storage.** No open storage or placement of any material, refuse equipment or debris shall be permitted in the rear of any structure.
  - (d) **Outdoor speakers.** No outdoor loudspeaker systems shall be permitted.
  - (e) **Rooftop screening.** All roof-top mechanical and electrical equipment shall be screened so as not to be visible from adjacent land uses. The screen shall be opaque and extend from the roof of the building to the full height of the objects being screened.
- h. **Sector land use zones.** Sector land uses shall be specifically requested and justified by the applicant as required by Sec. 6.8.C.3.c.(2), Sector land uses, and approved by the BCC. [Ord. No. 01-01]
- (1) **Town center.** The purpose of the town center is to provide an appropriate place to locate more intensive shopfront uses which are more intensive than is permitted in neighborhood shopfront areas. These uses are intended to serve the TND and the surrounding sector area.
  - (2) **Employment center.** The purpose of the employment center is to provide an appropriate place to locate light industrial or professional office uses which are more intensive than is permitted in a neighborhood workplace area. Employment centers shall provide employment opportunities for the TND and the surrounding sector area.

- (3) **Land uses and locational requirements.**
    - (a) **Through street.** Town centers and employment centers shall be located on the perimeter of a neighborhood proper and separated from the neighborhood by a through street;
    - (b) **Land use mix.** The land use mix for employment centers may consist entirely of professional office or light industrial, or a combination of the above, subject to the finding of the sector analysis justification report;
    - (c) **Residential.** Residential housing is allowed in employment centers only in combination with professional offices. Residential uses shall not be mixed with light industrial uses unless permitted elsewhere in the Unified Land Development Code; and,
    - (d) **Street intersections.** Two (2) or more streets shall connect town or employment uses with adjacent neighborhoods and intersect a through street. The point of intersection of these two connecting streets into a through street shall be a minimum of two hundred (200) feet apart and a maximum of five hundred (500) feet from the neighborhood proper;
  - (1) **Property development regulations.** Sector land uses shall comply with Table 6.8-9, Property Development Regulations. Town center uses shall comply with shopfront, and employment center shall comply with workplace regulations except for maximum lot size, maximum setbacks, maximum lot combinations and maximum percentage of combined lots.
  - (2) **Additional sector land use zones.** Sector land use zones other than town center and employment center may be requested within a TND. These additional sector land use zones shall be graphically indicated on the Preliminary Development Plan and explained and justified in the justification report.
6. **Property development regulations.** The planned development regulations within a TND shall be as listed in Table 6.8-9, Property Development Regulations, for the applicable land use zone, unless otherwise provided in the approved Preliminary Development Plan and the development order.

(This space blank intentionally)

**TABLE 6.8-9**  
**TND Property Development Regulations**

<b>Regulation</b>	<b>Open Space/ Recreation</b>	<b>Civic</b>	<b>Low Density Residential</b>
Lot Size in Square Feet	--	4,200 min. none max.	5,500 min.* 8,400 max.
Minimum Lot Width and Frontage	84'	84'	55'*
Minimum Lot Depth	75'	75'	75'
Setbacks: Front Yard	20'	20'	5' min. 20' max.
Street Side Yard	20'	20'	20'
Interior Side Yard	20'	20'	0' and 10' or 5' each side
Rear Yard	20'	20'	20' 5' outbuilding
Maximum Building Height	1 story	3 story	2 story
Maximum Building Coverage	10%	25%*	50%
Maximum Lot Combination	--	--	3
Maximum % Combined Lots	--	--	50%
Outbuilding Permitted	No	No	Yes
Number of Dwelling Units Allowed Per Lot	--	--	1 max.

**TABLE 6.8-9 (Continued)**  
**TND Property Development Regulations**

<b>Regulation</b>	<b>Medium Density Residential</b>	<b>High Density Residential</b>	<b>Shopfront</b>	<b>Workplace</b>
Lot Size in Square Feet	8,400 min.* 16,800 max	8,400 min.* 16,800 max	4,200 min. 8,400 max.	4,200 min. 8,400 max.
Minimum Lot Width and Frontage	84'*	84'*	42'	42'
Minimum Lot Depth	75'	100'	100'	100'
Setbacks: Front Yard	5' min. 20' max.	20' min. 30' max.	0' min.	0' min.
Street Side Yard	20'	20' min.	0' min.	0' min.
Interior Side Yard	0' and 10' or 7.5' each side	20' min.	0' or greater than 5'	0' or greater than 15'
Rear Yard	20' 5' outbuilding	20' min.	30' min.	30' min.
Maximum Building Height	3 story	4 story*	3 story	4 story
Maximum Building Coverage	50%	50%	50%	50%
Maximum Lot Combination	6	6	5	2
Maximum % Combined Lots	50%	50%	50%	50%
Outbuilding Permitted	Yes	No	No	No
Number of Dwelling Units Allowed Per Lot	3 max.	5	--	--

**Notes to TABLE 6.8-9:**

\* Indicates flexible property development regulations which may deviate from the above stated standards by complying with Sec 6.8.C.3.b.(1), Supplemental regulations. [Ord. No. 01-01]

- a. **Enclosed uses.** Unless otherwise permitted herein, all land uses shall take place entirely within enclosed buildings.
- b. **Building types.** Building types, as well as property development regulations affecting lot design shall meet the requirements of this section and shall further be defined in regulating plan.
- c. **Raised basements.** Raised basements shall not elevate the principal floor more than five (5) feet above the adjacent sidewalk elevation.
- d. **Outbuildings.**
  - (1) **Uses.** Outbuildings shall not exceed two (2) stories in height. The first floor of an outbuilding may be used as a garage, an accessory apartment or as an apartment for the elderly or handicapped, see Sec. 6.4.D.1, Accessory apartments for the elderly and handicapped.

- (2) **Density.** Garage apartments and accessory apartments shall not be considered "dwelling units" for the purpose of calculating maximum allowable density for the TND. However, all housing including these apartments shall satisfy the requirements of the Adequate Public Facilities Ordinance, as may be amended.
  - (3) **Size.** Habitable area in an outbuilding shall not exceed:
    - (a) **Accessory apartment.** In the case of an accessory apartment for the elderly or handicapped, the gross floor area provided in Sec. 6.4.D.1, Accessory apartments for the elderly and handicapped; and, [Ord. No. 01-01]
    - (b) **Garage apartment.** In the case of a garage apartment, five hundred twenty-five (525) square feet of gross floor area.
  - (4) **Parking.** Use of an outbuilding as an apartment shall not increase the minimum on-site parking requirements for a residential lot; and,
  - (5) **Regulating plan.** Property development regulations for outbuildings shall be further restricted in the regulating plan.
- e. **Main entrance.** All buildings, except outbuildings, shall have their main entrance opening to a street or square.
- f. **Permitted encroachments.**
- (1) **Porches.** A porch may encroach a maximum of six (6) feet into front setbacks of fifteen (15) feet or more, excluding corner lots. A porch shall have a minimum depth of six (6) feet and a minimum width of twelve (12) feet. Except for insect screening and supporting columns, a porch shall not be enclosed above three (3) feet measured from the finished floor of the porch.
  - (2) **Roof overhangs.** A perpetual three (3) foot wide maintenance easement shall be provided on a lot adjacent to the property line of an unattached zero lot line building. The easement shall be shown on the plat and incorporated into the Declaration of Restrictive Covenants. Roof overhangs may encroach into the easement up to a maximum of eighteen (18) inches. The roof shall be so designed that water runoff from the zero lot residence shall be diverted from the easement area. With the exception of fences, walls or hedges along the front property line, the maintenance easement shall be kept free of obstructions.
- g. **Windowless building walls.** Building walls placed less than five (5) feet from an interior lot line shall remain windowless. Building walls less than three (3) feet from an interior lot line shall meet the requirements of Sec 6.8.C.6.f.(2) (above), Roof overhangs. [Ord. No. 01-01]
- h. **Colonnades.** Colonnades are encouraged to be used along streets with civic, shopfront or workplace land use. Colonnades may encroach into the street R-O-W up to the edge of the curb. A colonnade shall be a minimum of eight (8) feet in width and have a minimum clear height of ten (10) feet from ground to ceiling.
- i. **Streets and alleys.** The typical design standards for a street, (sidewalks, R-O-W widths, lane widths, landscaping, parking, and turning radius) may deviate from the standard design requirements of Art.8 (Subdivision) by meeting the following requirements and complying with Table 6.8-10, Street Design Standards:
- (1) **Deviations.** The deviations shall be provided in the regulating plan;
  - (2) **Ownership.** The roads shall not be owned or maintained by Palm Beach County, unless a **Thoroughfare Plan road**;

- (3) **Safety.** The design changes shall not endanger the health, safety, or welfare of the public as determined by the County Engineer.

**TABLE 6.8-10  
TND STREET DESIGN STANDARDS**

LAND USE ZONES	STREET R-O-W WIDTH	TRAVEL LANE		MINIMUM CURB RADIUS
		Minimum Number	Minimum Width	
Low Density Residential (LDR)	46' - 50'	2	10'	20'
Medium Density Residential (MDR)	50' - 60'	2	10'	20'
High Density Residential (HDR)	50' - 60'	2	10'	25'
Shopfront	70' - 80'	2	12'	30'
Workplace	71' - 100'	3	11'	30'

**Notes to Table 6.8-10:**

- Crossing site distance at all intersections shall be in accordance with the minimum requirements of the State of Florida "Manual of Uniform Minimum Standards for the Design, Construction, and Maintenance of Streets and Highways" (FDOT Green Book). Parking and landscaping in the vicinity of all intersections shall be restricted in accordance with the minimum requirements of this Manual.
- Street R-O-W requirements indicate a minimum and a maximum width.
- To establish a range of permitted R-O-W widths.
- Streets serving many blocks, connecting with roads outside of the neighborhood or passing through edge areas, shall not have a road R-O-W less than fifty (50) feet in width.
- Shopfront and Workplace land uses located along a through street shall provide the minimum requirements of this table and may exceed the maximum R-O-W widths.
- The TND street design standards above shall follow the land use with lots having frontage or a side corner to streets. In cases of two or more land uses within apply.

(This space intentionally left blank.)



**TABLE 6.8-11  
TND STREETScape DESIGN STANDARDS**

LAND USE ZONES	STREET TREES		MINIMUM SIDEWALK WIDTH	PARALLEL PARKING WIDTH
	Minimum Planting Area	Maximum Avg. Spacing		
Low Density Residential (LDR)	8' x 23' = 184 sq. ft.	50'	5'	8' one side
Medium Density Residential (MDR)	8' x 23' = 184 sq. ft.	50'	7'	8'
High Density Residential (HDR)	8' x 23' = 184 sq. ft.	50'	7'	8'
Shopfront	5' x 8' = 40 sq. ft.	40' or 30'	10'	8'
Workplace	5' x 8' = 40 sq. ft.	40' or 30'	7'	8'

**Notes to TABLE 6.8-11:**

- 1 Crossing site distance at all intersections shall be in accordance with the minimum requirements of the State of Florida "Manual of Uniform Minimum Standards for the Design, Construction, and Maintenance of Streets and Highways" (FDOT Green Book). Parking and landscaping in the vicinity of all intersections shall be restricted in accordance with the minimum requirements of this Manual.
- 2 "One side" in the chart above indicates that on-street parallel parking shall be provided on one side of the street. Land use zones other than LDR shall provide parallel parking on both sides of the street.
- 3 Minimum landscape planting areas shall be planted with street trees, xeric shrubs and ground covers as provided in Sec. 6.8-C.6.1., Landscape requirements.
- 4 Minimum landscape planting areas may be provided between parallel parking spaces but are not required to be continuous in nature.

**[Ord. No. 01-01]**

- (4) **Street classification plan.** The street classification plan provided as part of the regulating plan shall incorporate the following general design standards:
  - (a) **Street vistas.** The Preliminary Development Plan shall designate publicly and privately owned civic lots and the general location of a civic building at the terminus of street vistas for all major internal streets, including through streets.
  - (b) **Street connections.** A grid street pattern is encouraged within a TND, therefore cul-de-sacs are not permitted on streets. The maximum length of the circumference of a block shall not exceed one thousand three hundred fifty (1,350) linear feet.
  - (c) **Alleys.** A continuous network of alleys shall connect the rear of lots in all land use zones except the Low Density Residential (LDR) land use zone (Alleys are optional for the low density residential land use zone).

**TABLE 6.8 - 12  
ALLEY DESIGN STANDARDS**

ALLEY TYPE	ALLEY WIDTH	TRAVEL LANE		MINIMUM CURB RADIUS	MINIMUM PLANTING AREA
		Minimum Number	Minimum Width		
Residential Alley	24'	1	8'	25'	16'
Commercial Alley	30'	2	10'	25'	10'

**Notes to TABLE 6.8-12:**

- Residential alleys shall provide access to residential land use zones and commercial alleys shall provide access to all other land use zones. In case of an alley serving residential and non-residential land use zones, a commercial alley shall be provided.
- A clear area of sixteen (16) feet and a clear area of twenty (20) feet, respectively, shall be maintained within residential and commercial alleys to allow unobstructed two-way traffic.
- Residential alleys shall provide eight (8) feet of planting area on both sides of the travel lane. Measuring from the edge of pavement, the first four (4) feet of the planting area on both sides of the travel lane shall be sodded and maintained free of obstructions.
- Commercial alleys shall provide five (5) feet of planting area on both sides of the travel lanes, or if adjacent to a residential land use zone, shall provide ten (10) feet of planting area on the side of the travel land opposite the non-residential uses.

(5) **Through streets.** Streets serving a neighborhood proper shall reinforce, rather than upset, the social and economic integrity of the community. The street classification system of the regulating plan shall identify and separate higher volume streets, such as arterial and collectors, from streets and alleys which are internal to and serve the neighborhood proper.

(a) **Road improvements.** Street trees, bike lanes or paths, and other designated improvements shall be provided on roads indicated as Scenic Corridors, see Sec. 6.8.A.16.c., Road improvements. [Ord. No. 01-01]

i) **Thoroughfare map.** Street cross sections commonly used for roads shown on the County Thoroughfare Protection Plan Map do not provide sufficient width to accommodate street trees and bike lanes. Design modifications to these section widths shall be made as required by the Engineering Department;

ii) **Location.** A through street shall provide primary access to or border a neighborhood proper, but shall not pass through or divide it; and,

iii) **Design.** Through streets bordering or connecting a neighborhood shall provide:

a) **Sidewalk.** A sidewalk of not less than six (6) feet in width;

b) **Trees.** Shade trees spaced an average distance of fifty (50) feet or less apart on both sides of the street.

c) **Bike lanes.** Bike lanes meeting the design standards as established by the Zoning Division and approved by the Engineering Department.

**j. Utilities and street lighting.**

- (1) **Utilities.** Public utilities shall be constructed underground or along an alley to the rear of a lot.
- (2) **Light standards.** Street lights shall be between eight (8) and fourteen (14) feet in height and equipped with incandescent or metal halide light bulbs. Street lights shall be installed on both sides of streets at no more than one hundred (100) foot intervals. This measurement shall be taken parallel to and along the street. Street lighting for roads indicated on the County Thoroughfare Plan Protection Map shall conform with the requirements of the County Engineer.

**k. Parking requirements and access.** TNDs shall comply with Sec. 7.2, Off-street parking and loading regulations, Sec. 6.8.A.19, parking requirements and access, and the parking and loading requirements of this section. [Ord. No. 01-01]

- (1) **On-street parking.** The on-street parking spaces immediately abutting a lot shall count toward satisfying:
  - (a) **Visitor.** Minimum visitor parking requirements for residential lots;
  - (b) **Outbuildings.** Parking spaces for outbuildings; and
  - (c) **Other.** Minimum parking requirements for shopfront, workplace, civic and sector land uses.
- (2) **Off-street parking requirements and location.** TNDs shall comply with Sec. 7.2, Off-street parking and loading regulations, Sec. 6.8.A.19, parking requirements and access, and the parking and loading requirements of this section.
  - (a) **Location.** Parking lots shall be located at the rear or side of buildings and shall be buffered from view from adjacent streets by streetwalls or streetedges. Parking spaces shall be located within easy walking distance, three hundred (300) linear feet, of a public entrance or exit of a building. This measurement shall be taken beginning at the perimeter of a parking space and extend along a pedestrian pathway or vehicular paved drive intended for use by pedestrians for entering or exiting the buildings on site from the parking area. (These location requirements shall not apply to grass parking areas or public schools.) [Ord. No. 01-01]
  - (b) **Streetwall.** Land use zones requiring streetwalls to buffer parking lots:
    - (i) Civic;
    - (ii) Shopfront;
    - (iii) Workplace; and,
    - (iv) Sector.
  - (c) **Streetedge.** Land use zones requiring streetedges to buffer parking lots:
    - (i) Open space/recreation;
    - (ii) Low density residential;
    - (iii) Medium density residential; and
    - (iv) High density residential.
- (3) **Individual land use zones.**
  - (a) **Civic use.**
    - (i) **Grass parking.** Parking lots on civic tracts shall be graded, compacted and landscaped, but may be left unpaved, so long as the site receives DRC approval for grass parking by complying with Sec. 7.2, Off-street parking and loading regulations. [Ord. No. 01-01]
    - (ii) **Access.** Parking lot access may be through the frontage, side or rear of the lot.
  - (b) **Low density.**
    - (i) **Access.** Parking spaces may be accessed through the frontage or rear of a lot; and

- (ii) **Location.** Garages or carports shall be recessed a minimum of twenty (20) feet behind the front facade of the house. The distance shall be measured from the portion of the facade with the greatest setback from the street.
  - (c) **Medium and high density.** Parking lots shall be accessed from a residential alley from the rear of the lot.
  - (d) **Shopfront and workplace.** Parking lot requirements:
    - (i) **Adjacent lots.** Provide off-street vehicular circulation with adjacent lots through commercial alleys;
    - (ii) **Parking agreements.** Record cross-access and shared-parking agreements with adjacent lot owners if sanctioned by the Department;
    - (iii) **Rear parking.** Locate a minimum of fifty (50%) percent of off-street parking to the rear of the buildings; and,
    - (iv) **Access.** Parking lots shall not be accessed through the street frontage of the lot.
- I. **Landscape requirements.** Unless otherwise indicated, the TND shall be landscaped according to Sec. 7.3, (Landscape and Buffering), the requirements of this section and the regulating plan.
  - (1) **Street planting areas.** The following planting standards shall apply in residential and nonresidential land use zones:
    - (a) **Residential land use zones.**
      - (i) **Street trees.** Trees shall be planted within the street rights-of-way between the sidewalk and the street curb in the LDR, MDR and HDR land use zones;
      - (ii) **Spacing.** The trees shall be planted with a maximum average spacing of fifty (50) feet on center; and,
      - (iii) **Palms.** Palms may not be used as street trees in residential land use zones.
    - (b) **Nonresidential land use zones.**
      - (i) **Street trees.** Trees shall be planted within the street rights-of-way between the sidewalk and the street curb in all nonresidential land use zones, unless otherwise indicated;
      - (ii) **Spacing.** Trees shall be planted with a maximum average street spacing of forty (40) feet on center;
      - (iii) **Palms.** Palms may be used as street trees for nonresidential land use zones subject to the following requirements.
        - a) **Spacing.** The average spacing shall be thirty (30) feet on center;
        - b) **Spread.** A minimum mature crown spread of at least twenty (20) feet in diameter; and,
        - c) **Grey wood.** A minimum grey wood height of eight (8) feet upon planting.
  - (c) **Water tolerance.** All land use zones shall provide drought tolerant (xeric) shrubs and ground covers to stabilize the surface area of all street plantings and control soil erosion.
  - (2) **Parking lots.** Parking lots that abut streets shall be separated from the street by a streetedge or streetwall, as provided below:
    - (a) **Streetwall.**
      - i) **Design.** A visual buffer a minimum of four (4) feet and a maximum of six (6) feet in height built along the frontage line or alley. It shall consist of masonry, wood or a combination of masonry and wood and shall provide a minimum of seventy-five (75%) percent opacity. Streetwall openings shall have a gate which shall be included when calculating the percentage of opacity.

- ii) **Typical planting requirements.** The inside of a streetwall shall be landscaped with shade trees located between the parking and the wall and the outside with hedges or shrubs. Trees shall be planted at a maximum of thirty (30) feet on center and four (4) feet from the edge of the R-O-W on that portion of the exterior of the streetwall not used as an accessway. Additional minimum planting requirements and plant sizes are found in Sec. 7.3, (Landscaping and buffering) or as otherwise shown in the regulating plan.
- (b) **Streetedge.** A buffer used to define and continue the frontage line along the unbuilt portion of a lot. A streetedge shall have a height of between three (3) feet and five (5) feet and be located on and along the frontage line. It shall consist of a wall, fence, hedge or other suitable materials which meet the standards of the landscape code. A streetedge shall provide no less than fifty (50%) percent opacity.

**Amendment History:**

[Ord. No. 93-4] [Ord. No. 93-4; February 16, 1993] [Ord. No. 96-28; September 25, 1996]  
[Ord. No. 99-37; October 7, 1999] [Ord. No. 01-01; January 18, 2001] [Ord. No. 01-29; August 3, 2001]

(This space intentionally left blank.)

**D. MXPD, Mixed-Use Planned Development District.**

- 1. Purpose and intent.** The purpose of the MXPD district is twofold: 1. Promote the design of mixed-use developments for land which has a commercial designation on the Land Use Atlas, see Table 6.8-1, Planned Development District Densities and Corresponding Land Use Categories or a commercial pod designation within a PUD or PIPD; and, 2. Provide for the compatible integration of residential uses and commercial uses into a unified development.

The intent of the MXPD is to provide for the compatible development and integration of nonresidential uses and residential uses with enlightened and imaginative approaches to community planning, including but not limited to:

- a. the use of vertical or horizontal integration with residential and commercial uses;
  - b. the selection of land uses which encourages internal automobile trip capture and compatibility with residential uses;
  - c. the design of a site development plan which provides for the compatible cohabitation of residential and commercial uses;
  - d. the use of flexible property development regulations;
  - e. the design of safe and efficient circulation systems for pedestrians, bicycles, and automobiles;
  - f. the utilization of multiple family homes to provide a transition area between commercial uses and adjacent residential development; and,
  - g. the incorporation into the site development plan to connect, buffer and define the various land uses and pods within a MXPD.
- 2. Applicability.** The requirements of this section, Sec. 6.8-A.2, shall apply to all MXPDs, whether new or amended, within unincorporated Palm Beach County, in accordance with Sec. 1.5. In cases of conflict between this section and other sections of the ULDC, the provisions of this section shall apply to the extent of the conflict.
- a. **Previous approvals.** Modifications to previously approved mixed-use special exceptions shall comply with the requirements listed above
- 3. Application.** The applicant shall provide a Preliminary Development Plan, a regulating plan, and a justification report. These documents shall comply with Sec. 6.8-A, Planned Development District Regulations, this section, and the requirements listed in the rezoning application form as may be required by PZB to process a Planned Development rezoning or zoning amendment application.
- a. **Preliminary Development Plan.** A MXPD shall be governed by a Preliminary Development Plan approved by the BCC which illustrates, in a graphic, written and tabular form, the intensity (gross floor area) and the conceptual design of a MXPD. The requirements of a Preliminary Development Plan are found below, as specified by the Zoning Director. ~~{Ord. No. 01-01}~~

- (1) **Development thresholds.** The minimum district size or gross floor area required for a MXPDP may vary according to the district's Comprehensive Plan land use category as indicated in the Table 6.8-13, MXPDP Minimum Thresholds, and the requirements of Sec.6.8-A.2.a.(1), Thresholds.  
[Ord. No. 99-37]

**TABLE 6.8 - 13  
MXPDP MINIMUM THRESHOLDS**

Land Use Category	Minimum Gross Floor Area	Minimum Acreage
Commercial Low Office	20,001	3.01
Commercial Low	20,001	3.01
Commercial High Office	50,001	10.01
Commercial High	50,001	10.01

- (2) **Contiguous land.** MXPDPs shall be developed on contiguous lots or tracts.
- (3) **Density.** The Standard Density and Planned Development Density for a MXPDP shall be as indicated on the Comprehensive Plan Land Use Atlas. In cases where an underlying residential density is not indicated for a commercial land use designation, the Planning, Zoning and Building shall assign a density based upon the residential densities surrounding the proposed MXPDP. See Sec. 6.8-A.3, Residential density and land use categories, for additional density requirements.
- (4) **Pods.** The entire land area of a MXPDP shall be designated as a Mixed-use pod. Land uses shall be grouped into this Mixed-use pod as indicated in Table 6.8-14, MXPDP Mix of Land Uses; and, the standards listed below: [Ord. No. 99-37]
- (a) **Design intent.** The design of the MXPDP shall comply with the requirements of Sec. 6.8.A.16, Design Objectives, in addition to the following design criteria: [Ord. No. 01- 29]
- (i) **Land use integration.** The design of a mixed-use pod shall provide for the vertical or horizontal integration of residential and commercial uses. At a minimum, vertical or horizontal integration of land uses shall include streetscape elements (trees, shrubs, benches, etc.) and usable open spaces within a continuous non-vehicular circulation system to provide a transition area between commercial and residential land uses and to encourage non-vehicular circulation. [Ord. No. 01- 29]
- (ii) **Non-vehicular circulation and internal trip capture.** A continuous non-vehicular circulation system for pedestrians shall be designed and constructed within a MXPDP which provides for safe, efficient, and desirable circulation. MXPDPs shall demonstrate the ability to achieve an internal trip capture concurrent with the build-out of the project, see Sec. 6.8.D.3.b.(2), Transportation program; [Ord. No. 01-01]
- (iii) **Mix of land uses.** The applicant shall propose a mix of land uses which provide commercial service uses for the MXPDP population and the surrounding communities;
- (iv) **Recreation.** Recreational opportunities shall be provided to meet the needs of the residential population of a MXPDP in accordance with Article 17, Park and recreation standards and this section;
- (v) **MXPDPs adjacent to residential land uses.** MXPDPs shall be designed to create a transitional land use area to separate non residential land uses from residential land uses located outside of the MXPDP and to separate intensive residential housing from less intensive residential housing. These transitional land use areas may vary in width based on the adjacent housing type or residential land use category. A transitional land use area is

required for portions of a MXPDP which are adjacent to land with a residential land use category on the Comprehensive Plan Land Use Atlas.

- a) **Single-family.** MXPDPs adjacent to existing single-family housing or land with a Land Use Atlas designation of medium residential five (MR5) or less shall only provide residential land uses which do not exceed three (3) stories or thirty five (35) feet in height within one hundred (100) feet of the common boundary of the MXPDP and these external residential land uses.
- b) **Multiple family or institutional.** MXPDPs adjacent to existing multiple family housing or institutional land uses or land with a Land Use Atlas designation of high residential eight (HR8) or higher shall only provide residential land uses within one hundred (100) feet of the common boundary of the MXPDP and the adjacent external residential land uses.
- (vi) The number of free standing commercial buildings (out parcels or lease parcels) with vehicular circulation on four (4) sides of the building shall be limited according to the Comprehensive Plan land use category based upon the following requirements:
  - a) **Commercial Low Office and Commercial Low** - One (1) free standing commercial building with circulation on four (4) sides of the building shall be permitted within a MXPDP;
  - b) **Commercial** - Two (2) free standing commercial buildings with circulation on four (4) sides shall be permitted within a MXPDP; and,
  - c) **Commercial High Office and Commercial High** - Three (3) free standing commercial buildings are permitted within a MXPDP.
- (vii) **Architectural design standards.** MXPDPs, shall comply with the architectural design standards of Sec. 6.6.C (Supplementary Regulations--Architectural Compatibility Standards).

**TABLE 6.8 - 14  
MXPDP MIX OF LAND USES**

<u>Pod</u>	<u>Minimum</u>	<u>Maximum</u>
<b>1. Mixed-use</b>	<b>100%</b>	<b>—</b>
<b>a. Residential</b>	<b>50%</b>	<b>75%</b>
<b>b. Commercial</b>	<b>See Sec. 6.8.D.5.a.(2).(b)</b>	<b>50%</b>
<b>c. Recreation</b>	<b>110 s.f. area/person</b>	<b>—</b>

**Notes to Table 6.8-14:**

Minimum and maximum land use percentages indicated above for residential and commercial land uses are calculated by dividing the total gross floor area of a specific land use type (either residential or commercial) by the total gross floor area (residential and commercial) of the MXPDP.



- (5) **Perimeter landscape areas.** Perimeter landscape areas shall be part of a network of connecting open space corridors which comply with Sec. 7.3.F., Perimeter landscape requirements, and the requirements listed below: [Ord. No. 01-01]
- (a) **Required locations.** A perimeter landscape area shall be provided around the entire perimeter of a MXPDP. These landscape areas shall also be located between incompatible land uses. The width, planting requirements, and type of perimeter landscape area shall be provided as determined in Sec. 7.3.F. [Ord. No. 01-01]
- (b) **Type (3) perimeter landscape area.** A type (3) perimeter landscape buffer is required to buffer incompatible land uses within the interior and along the perimeter of the MXPDP. The portion of a perimeter landscape buffer required to be a type (3) depends upon the compatibility of the surrounding land uses and the design of the MXPDP. Residential land uses located outside of a MXPDP shall be buffered from adjacent commercial or other nonresidential development. MXPDPs with residential areas which are not incompatible with adjacent land uses by virtue of site location and design may require less buffering. A recommendation shall be made by PZB to the BCC in the form of a development order condition as to the location and type of perimeter landscape area required for the MXPDP.
- (6) **Design criteria.** MXPDPs shall comply with Sec. 6.8.A.16, Design objectives, and the following:
- (a) **Pedestrian orientation and scale.** MXPDPs shall be pedestrian oriented, physically recognizable and developed at a human scale:
- (i) **MXPDP design.** A MXPDP shall be designed to allow residents to walk to commercial and recreational land uses within 1,320 feet or less. This requirement shall be met by one hundred (100%) percent of the dwelling units; and,
- (ii) **Connections.** All land uses within a MXPDP shall be connected by a continuous non-vehicular circulation system. This system shall be designed with streetscape elements and open spaces to create shade from the sun, visual amenities, and a pedestrian oriented environment; and, [Ord. No. 01-29]
- (b) **Circulation system.** A MXPDP shall be designed with a circulation system based upon a hierarchy of transportation methods. In descending order of importance, the hierarchy shall consider pedestrians as the most important, followed by cyclists, mass transit and automobiles. This system shall be designed to connect and provide access between land uses within the MXPDP and adjacent land uses within the surrounding communities, by complying with Sec. 6.8-E.6.b.(5), Parking requirements and access, and the following:
- (i) **Designation.** A MXPDP shall be designed with a pedestrian and bicycle circulation system; and,
- (ii) **Parking areas.** Parking areas shall be designed to encourage the pedestrian nature of the MXPDP. The types of uses proposed and the location and design of buildings and parking areas shall facilitate a reduction in parking requirements through a sharing of parking spaces.
- b. **Regulating plan.** The regulating plan shall provide a comprehensive graphic and written description of the function and development of the MXPDP by complying with Sec. 6.8.A.8.c., Regulating Plan and including but not limited to:
- (1) **Flexible regulations.** The applicant may request to deviate from certain property development regulations (specifically indicated as flexible regulations) within Table 6.8-21, MXPDP Minimum Setbacks.

- (2) **Transportation program.** The applicant shall provide a transportation program which includes a traffic study demonstrating the ability of the MXPDP to achieve a significant internal trip capture rate concurrent with the build-out of the district; and,
  - (3) **Street and pathway cross-sections.** The applicant shall provide street and pathway cross-sections.
- c. **Land use justification report.** A land use justification report shall be provided to justify and explain the amount of commercial, residential and recreational land uses proposed and describe the methods used to calculate these percentages, including the raw data used (the assumptions made for proposed population counts and employment projections), the analysis procedures and the resulting land use mix recommendations based on projected income levels, housing types, etc. The justification report shall also address the amount, if any, of affordable housing proposed and the following:
- (1) **Commercial pod.** The applicant shall document the breakdown of commercial uses proposed including the amount of commercial service land uses proposed in respect to the population of the MXPDP, (expressed in terms of gross square footage per person). Commercial uses within a MXPDP shall provide, but shall not be limited to, commercial service uses for the residential population of the development;
  - (2) **Recreation areas.** A MXPDP shall be designed with areas designated for usable open space and recreation based on the residential population of the MXPDP. [Ord. No. 01-29]
  - (a) **Recreation report.** A written report shall be submitted as part of the justification report which describes the passive and active recreation available to the residential population of the MXPDP. This report shall include, but is not limited to:
    - (i) The types of passive recreation proposed and a total acreage amount;
    - (ii) The types of active recreation proposed including a list and a cost estimation of the site improvements and a total acreage amount;
    - (iii) The methodology used to calculate the minimum amount of recreation required based on population and the following:
      - a) the requirements of Art. 17, Park and Recreation Standards, and,
      - b) the requirements of this section.In cases of conflict between the recreation requirements of the sections listed above, the stricter regulation shall apply to the extent of the conflict.
    - (iv) The proposed connections (bike lanes, pedestrian paths, etc.) used to connect the land uses.
4. **Administration.**
- a. **Conditions of approval.** The Development Review Committee and the Zoning Commission may recommend, and the BCC may impose conditions of approval upon the development order to Sec. 6.8.A.17, Action by BCC. [Ord. No. 01-01]
  - b. **Development Review Committee (DRC).** Prior to Zoning Commission and following approval by the BCC, the Preliminary Development Plan, elevations or perspectives, regulating plan, and justification report shall be submitted for review and certification by the DRC according to Art. 5, Development Review Procedures and Sec. 6.8-A.14., Action of DRC. Changes to previously approved MXPDPs which exceed the limits of the DRC, shall comply with the modification options contained in Sec. 6.8-A, Planned Development District Regulations,

- c. **Phasing controls and platting.** Each MXPD shall be subject to the time limitation and review requirements of Sec. 5.8, Compliance with time limitations, and Sec. 6.8.A.13. Phasing controls and platting, and proceed in a reasonably continuous and timely manner with the MXPD development order and the requirements listed below. [Ord. No. 01-01]
- (1) **Recreation areas.** The platting of recreation areas within a MXPD shall conform to the requirements of Article 17, Park and Recreation Standards.
- d. **Property owners association.** A property owners association shall be formed to manage the common areas within a MXPD concurrent with the recording of the first plat.
5. **Land uses.** Table 6.8-2, (Planned Development District Use Regulations Schedule) indicates the pods and the corresponding land uses allowed within a MXPD unless otherwise restricted by conditions included in the development order. MXPD land uses are subject to the following provisions:
- a. **Pods.** The entire MXPD shall be designated as a Mixed-use pod and shall graphically indicate the location and amount of the following land uses on the Preliminary Development Plan:
- (1) **Recreation.** Recreational land uses shall include passive recreation areas, and active recreation areas. A minimum of one hundred and ten (110) square feet of gross lot area per person (based on the total approved population of the BCC approved dwelling units) for recreational purposes shall be designated on the Preliminary Development Plan. Also, a continuous non-vehicular circulation system shall be indicated to connect the land uses within a MXPD. This circulation system may include, but is not limited to, pedestrian paths or sidewalks and bicycle paths or lanes to encourage pedestrian access and non-vehicular circulation. The recreation facilities required by this section are intended for the sole use of the residents and guests of the MXPD.;
- (a) **Recreation threshold.** MXPDs shall provide the minimum amount of recreation to comply with Article 17, Park and Recreation Standards, and the standards listed below;
- (i) **Optional recreation.** MXPDs with a population equal to or less than seventy seven (77) people, (dwelling units x 2.4 = population) shall not be required to provide on site recreational facilities but shall comply with recreation options offered in Article 17, Park and Recreation Standards.
- (ii) **Minimum area.** MXPDs with a population larger than seventy seven (77) people shall provide a recreation area equal to one hundred ten (110) square feet of lot area per person and shall comply with the requirement of Article 17, Park and Recreation Standards;
- (b) **Neighborhood parks.** In addition to the requirements of Article 17, Park and Recreation Standards, a MXPD may provide neighborhood parks which are mostly passive in nature. If a neighborhood park is proposed, the following design standards shall apply:
- (i) **Minimum area.** A Neighborhood park shall have a minimum area of eight thousand four hundred (8,400) square feet and a minimum lot width and depth of sixty (60) feet;
- (c) **Parking.** Parking spaces are not required for recreation areas within a MXPD. However, if parking is provided, a maximum of ten (10%) percent of a recreation area shall be paved for parking.
- (d) **Pedestrian system.** All recreation facilities shall provide a continuous sidewalk or other pedestrian path approved by PZB. This path shall connect the recreational site Improvements (pool, hard surface courts, benches, etc.) to the surrounding MXPD continuous non-vehicular circulation system.

- (2) **Mixed-use pod.** This pod is intended to provide residential uses and commercial land uses which are horizontally or vertically integrated into one development, see Table 6.8- 19, MXPDP Mix of Land Uses;
- (a) **Residential use.** Residential uses within a MXPDP shall be regulated by maximum density and maximum residential gross floor area. A minimum of fifty (50%) percent of the gross floor area on the Preliminary Development Plan shall be designated for residential uses and shall comply with Table 6.8-2, Planned Development District Use Regulations Schedule under the PUD heading for the residential pod; and,
- (b) **Commercial use.** The minimum required commercial building area is calculated by multiplying the projected population of the MXPDP, (dwelling units X 2.4), by the constant (8.75) which equals the minimum amount of commercial gross square footage required for a MXPDP.
- (i) **Hours of operation.** Commercial and mixed-use pods shall not commence business activities (including delivery and stocking operations) prior to 6:00 a.m. nor continue activities later than 11:00 p.m. These operational limitations shall apply to all nonresidential land uses within three hundred (300) feet from a dwelling unit.
- (ii) **Open storage.** No open storage or placement of any material, refuse equipment or debris shall be permitted in the rear of any structure.
- (iii) **Outdoor speakers.** No outdoor loudspeaker systems shall be permitted.
- (iv) **Rooftop screening.** All roof-top mechanical and electrical equipment shall be screened so as not to be visible from adjacent land uses. The screen shall be opaque and extend from the roof of the building to a minimum of six (6) inches above the height of the object intended for screening.
6. **Property development regulations.** The property development regulations within a MXPDP shall be as indicated in Table 6.8-15, MXPDP Minimum Dimensions and Building Intensity and Table 6.8-16, MXPDP Minimum Setbacks, for the applicable pod, unless otherwise provided in the approved Preliminary Development Plan or in the MXPDP development order. [Ord. No. 99-37]

**TABLE 6.8 -15**  
**MXPDP MINIMUM DIMENSIONS AND BUILDING INTENSITY**

Land Use Category	Minimum District Dimensions			Maximum FAR	Maximum Building Coverage
	Frontage	Width	Depth		
Commercial Low Office and Commercial Low	100'	100'	150'	.45	.30
Commercial High Office and Commercial High	300'	300'	300'	.85	.40

**NOTES to Table 6.8-15:**

-Maximum FAR (floor area to lot area ratio) shall include the gross floor area of all buildings (residential and commercial) within the MXPDP including parking garages) and shall be calculated on the net area of the MXPDP. The net area of a MXPDP shall be calculated by subtracting the areas used for parking (spaces, aisles and roads) from the gross area of the MXPDP.

**TABLE 6.8-16  
MXPDP MINIMUM SETBACKS**

Land Use Type	Minimum Building Setbacks (ft.) and Separations			
	Front	Side*	Street	Rear*
Residential - Commercial (vertically integrated)	25'	40' - R 15' - C	25'	40' - R 25' - C
Commercial (horizontal integration)	25'	40' - R 15' - C	25'	50' - R 20' - C

**NOTES to TABLE 6.8-16:**

C - Abutting non-residentially zoned lot.

R - Abutting residentially zoned lot.

\* Indicates that the regulation is flexible and may be modified by complying with Sec. 6.8.A.4., Regulating Plan.

- Setbacks shall be measured from perimeter property lines, perimeter landscape areas, canal rights of way, residential access streets and road rights of way.
- Separations shall apply to the proximity of one building (residential to residential, commercial to commercial) to another.
- Recreation buildings and other structures allowed within a MXPDP which are not considered accessory structures or residential uses shall comply with the setback and separation requirements of this section.
- The building setbacks indicated above are based on a maximum building height of thirty five (35) feet. All structures exceeding thirty five (35) in height shall provide the applicable setback stated in Table 6.8-21, above, and an additional setback of one (1) horizontal foot for each one (1) vertical foot of building exceeding thirty five (35) feet in height.
- Horizontally integrated residential land uses shall comply with Sec. 6.5, Property Development Regulations, for the RM-Residential Multiple Family District and Sec. 6.4, Use regulations and Definitions, for the applicable housing type.
- Residential building setbacks and separations shall be measured from the inside edge of all perimeter landscape areas and from the proximity of one building to another. Commercial buildings and vertically integrated building setbacks and separations shall be measured from perimeter property lines and the proximity of one building to another.

**[Ord. No. 01-01]**

- Residential uses.** Residential land uses shall comply with the following requirements and property development regulations of Sec. 6.8-B, PUD:
  - Sec. 6.8.B.6.b.(1)(a), residential accessory uses and structures; and, **[Ord. No. 01-01]**
  - Sec. 6.8-B.7 (entire section), property development regulations.
- Commercial uses.** Commercial uses shall comply with the regulations in Table 6.8-15, MXPDP Minimum Dimensions and Building Intensity and Table 6.8-16, MXPDP Minimum Setbacks and the requirements of this section. **[Ord. No. 01-01]**

- c. **Road improvements.** The BCC may condition a MXPDP to provide certain road improvements within the road right of way or elsewhere within a MXPDP, in addition to the land development improvements required for the subdivision or platting of land. These conditional improvements are intended to forward certain goals of the Plan such as: assuring the public health, safety and welfare; facilitating non-vehicular circulation; implementing the linked Open Space, Scenic Corridor and other applicable County programs; and improving the neighborhood aesthetics. These conditional right-of-way improvements may include, but are not limited to street lighting, median landscaping, street trees, underground utilities, and bike lanes. See Sec. 6.8.A.16.c, Road improvements. [Ord. No. 01-01]
- d. **Parking requirements and location.** MXPDPs shall comply with Sec. 7.2, Off-street parking and loading regulations, Sec. 6.8.A.19., parking requirements and access, and the parking and loading requirements below.
- (1) **Location.** A minimum of twenty five (25%) percent of parking shall be located within the side or rear setback of a building.
- (2) **Parking agreements.** Property owners within a MXPDP shall record cross-access and shared-parking agreements with adjacent lot owners if required by PZB.  
[Ord. No. 01-01]
- e. **Landscape requirements.** A MXPDP shall be landscaped according to Sec. 7.3 (Landscaping and buffering), this section, the conditions on the development order or final site plan/final subdivision plan and the regulating plan.  
[Ord. No. 93-4] [Ord. No. 99-37]

**Amendment History:**

[Ord. No. 93-4; February 16, 1995] [Ord. No. 99-37; October 7, 1999] [Ord. No. 01- 01; January 18, 2001]  
[Ord. No. 01- 29; August 3, 2001]

(This space intentionally left blank.)

**E. MUPD, Multiple Use Planned Development**

1. **Purpose and intent.** The purpose of the MUPD district is twofold: 1. to promote the design of unified, multiple use developments for land which has a rural residential 10, commercial, industrial, or commercial recreation designation on the Land Use Atlas, see Table 6.8-1, Planned Development District Densities and Corresponding Land Use Categories; and, 2. to provide for the efficient use of land by the integration of multiple uses within a single development.

The intent of the MUPD is to provide for the development of multiple nonresidential uses with enlightened and imaginative approaches to community planning, including but not limited to:

- a. allowing flexibility of certain property development regulations;
  - b. applying certain property development regulations to the entire MUPD rather than individual lots, such as but not limited to:
    - (1) access;
    - (2) parking;
    - (3) lot size and dimensions;
    - (4) lot frontage; and,
    - (5) landscaping.
  - c. Designing for architectural compatibility between land uses for buildings and signage.
2. **Applicability.** The requirements of this section shall apply to all MUPDs, whether new or amended, within unincorporated Palm Beach County and shall comply with Sec. 6.8-2, and in accordance with Sec. 1.5., In cases of conflict between this section and other sections of the ULDC, the provisions of this section shall apply to the extent of the conflict.
  3. **Previous approvals.** Modifications to previously approved Planned Neighborhood Commercial Developments, Planned General Commercial Development, Large-scale community or regional shopping centers (thirty thousand (30,000) square feet or fifty thousand (50,000) square feet of total floor area or more), Planned Office Business Park, and Planned Industrial Development special exceptions shall be consistent with the character of the land uses approved for the area and shall comply with the following regulations: [Ord. No. 99-37]
    - a. **Modifications of special exceptions.** Applications for modifications to the special exceptions listed above shall comply with Sec. 1.5, Exemptions: Effect of code and amendments on previously approved development orders; and,
    - b. **Modifications of Planned Developments.** Applications for modification of Planned Developments shall comply with the application and procedural requirements of Sec. 6.8-A, Planned Development Regulations.
  4. **Application.** The applicant shall provide a Preliminary Development Plan, and a regulating plan. These documents shall demonstrate compliance with Sec. 6.8-A, Planned Development District Regulations, this section, the requirements listed in the rezoning application form and other requirements, as may be required by PZB to process a rezoning or zoning amendment application.

**a. Preliminary Development Plan.** A MUPD shall be governed by a Preliminary Development Plan approved by the BCC which illustrates, in a graphic, written and tabular form, how the MUPD is designed and phased. The requirements of a Preliminary Development Plan are found below and as specified by the Zoning Director. [Ord. No. 01- 01]

- (1) **Minimum development thresholds.** The minimum development thresholds of minimum lot area and minimum building square footage for a MUPD may vary according to the MUPDs Comprehensive Plan land use category as indicated in Table 6.8-17, MUPD Minimum Development Thresholds. [Ord. No. 97-14]

**TABLE 6.8-17  
MUPD MINIMUM DEVELOPMENT THRESHOLDS**

<b>Land Use Category</b>	<b>Minimum Gross Floor Area</b>	<b>Minimum Acreage</b>
RR 10	50,001	15.00
Commercial Low Office	20,001	3.01
Commercial Low	20,001	3.01
Commercial High Office	50,001	10.01
Commercial High	50,001	10.01
Industrial	100,001	20.01
Commercial Recreation	100,001	10.01

- (2) **Contiguous land.** MUPDs shall be developed on contiguous lots or tracts.
- (3) **Future Land Use Atlas.** MUPDs correspond to the land use categories indicated in Table 6.8-1, Planned Development District Densities and Corresponding Land Use Categories.
- (4) **Design intent.** The design of the MUPD shall comply with the requirements of Sec. 6.8.A.16, Design Objectives, in addition to the following design criteria: [Ord. No. 01- 01]
- (a) **Non-vehicular circulation system.** A continuous circulation system for pedestrians and bicycles shall connect all of the land uses within a MUPD to encourage non-vehicular circulation; and, at a minimum, shall include streetscape elements (trees, shrubs, benches, etc.) and usable open space. [Ord. No. 01- 29]
- (b) The number of free standing commercial buildings with vehicular circulation on four (4) sides of the building shall be limited according to the Comprehensive Plan land use category based upon the following requirements:
- i) Rural Residential 10 or 20 - One (1) free standing commercial building is permitted within a MUPD;
  - ii) Commercial Low Office and Commercial Low - One (1) free standing commercial building is permitted within a MUPD;
  - iii) Commercial High Office and Commercial High - Three (3) free standing commercial buildings are permitted within a MUPD;
  - iv) Industrial - Two (2) free standing commercial buildings are permitted within a MUPD; and,
  - v) Commercial Recreation - Three (3) free standing commercial buildings are permitted within a MUPD.
- (c) **Architectural design standards.** MUPD submittals for development order approvals, especially building permits, shall comply with the architectural design standards of Sec. 6.6.C (Supplementary Regulations Architectural Compatibility Standards).



- (5) **Perimeter landscape areas.** Perimeter landscape areas shall comply with Sec. 7.3.F., Perimeter landscape requirements and the requirements listed below: **[Ord. No. 01-01]**
- (a) **Required locations.** A perimeter landscape area shall be provided around the entire perimeter of a MUPD. The width, planting requirements, and type of perimeter landscape areas provided around a MUPD shall be as determined in Sec. 6.8-A.22.b, and below.
- (b) **Type (3) perimeter landscape area.** A type (3) perimeter landscape area is required to buffer incompatible land uses outside the MUPD. The portion of a perimeter landscape area required to be a type (3) depends upon the compatibility of the surrounding land uses and the design of the MUPD. Adjacent residential land uses shall be buffered from a MUPD by a type (3) perimeter landscape area. MUPDs adjacent to nonresidential land uses which are not incompatible may require less buffering. A recommendation shall be made by PZB to the BCC as a development order condition as to the location and planting requirements of perimeter landscape areas required for the MUPD. **[Ord. No. 99-37]**
- (6) **Pedestrian orientation and scale.** MUPDs shall be pedestrian oriented, and developed at a human scale.
- (a) **Connections.** Land uses shall be connected by pedestrian paths or sidewalks, and bicycle paths or bicycle lanes; and,
- (b) **Pedestrian and bicycle accessory facilities.** MUPDs shall provide facilities for seating, bicycle parking, etc. to encourage non-vehicular on-site circulation.
- (7) **Circulation system.** MUPDs shall be designed with a circulation system based upon a hierarchy of transportation methods. In descending order of importance, the hierarchy shall consider pedestrians as the most important, followed by cyclists, mass transit and automobiles. This system shall be designed to connect and provide access between land uses within the MUPD and directly adjacent to the MUPD. MUPDs shall comply with Sec. 7.2.C., Off-street parking, and the types of uses proposed and the location and design of buildings and parking areas shall facilitate a reduction in parking requirements through a sharing of parking spaces. **[Ord. No. 01-01]**
- b. **Regulating plan.** The regulating plan shall provide a comprehensive graphic and written description of the function and development of the MUPD, including but not limited to flexible property development regulations, a transportation program, and street and pathway cross-sections. See Sec. 6.8-A.4, Regulating plan, for additional requirements. **[Ord. No. 01-01]**
- (1) **Flexible regulations.** The developer may request to deviate from certain property development regulations (specifically indicated as flexible regulations) within Table 6.8 -18, MUPD Property Development Regulations. **[Ord. No. 97-14]**

## 5. Administration.

- a. **Conditions of approval.** The DRC and the ZC may recommend, and the BCC may impose conditions of approval upon the development order according to Sec. 6.8-A.17., Action by BCC. **[Ord. No. 01-01]**
- b. **Development Review Committee (DRC).** Following approval by the Board of County Commissioners, the Preliminary Development Plan and regulating plan shall be submitted for review and certification by the DRC according to Art. 5, Development Review Procedures and Sec. 6.8-A.14., Action by DRC. Changes to previously approved MUPDs which exceed the limits of the DRC shall comply with the ~~modification options contained~~ in Sec. 6.8-A, Planned Development District Regulations, or Sec. 5.7, Variances.

- c. Phasing controls and platting.** Each MUPD shall be subject to the time limitation and review requirements of Sec. 5.8., Compliance with time limitations, and Sec. 6.8.A.13., Phasing controls and platting and shall proceed in a reasonably continuous and timely manner. [Ord. No. 01- 01]
- d. Property owners association.** A property owners association shall be formed to manage the common areas concurrent with the recording of the first plat with the Clerk of the Court.
- 6. Land uses.** Table 6.8-2 (Planned Development District Use Regulations Schedule) indicates the pods and the corresponding land uses unless otherwise restricted by conditions included in the development order.
- a. Pods.** MUPDs shall provide one of the following pods depending upon the project's Comprehensive Plan land use category.
- (1) **Commercial pod.** A commercial pod is intended to provide service, retail and professional office uses, see Table 6.8-2, Planned Development District Use Regulation Schedule.
  - (2) **Industrial pod.** An industrial pod is intended to provide light industrial uses, see Table 6.8-2, Planned Development District Use Regulation Schedule.
  - (3) **Commercial recreation pod.** A commercial recreation pod is intended to provide multiple recreational uses, see Table 6.8-2, Planned Development District Use Regulation Schedule.
  - (4) **Commercial agricultural.** A commercial agricultural pod is intended to provide multiple agricultural support uses, see Table 6.8-2, Planned Development District Use Regulation Schedule.
- b. Supplemental use regulations.** All land uses within a MUPD shall comply with the requirements listed below unless specifically allowed by condition within the development order.
- (1) **Open storage.** No open storage or placement of any material, refuse equipment or debris shall be permitted in the rear of any structure.
  - (2) **Outdoor speakers.** No outdoor loudspeaker systems shall be permitted.
  - (3) **Rooftop screening.** All roof-top mechanical and electrical equipment shall be screened so as not to be visible from adjacent land uses. The screen shall be opaque and extend from the roof of the building to the full height of the objects being screened.
- 7. Property development regulations.** The property development regulations within a MUPD shall be as indicated in Table 6.8-18, (Property Development Regulations) for the applicable pod, unless otherwise specifically provided in the approved Preliminary Development Plan or in the MUPD development order. The following shall apply.
- a.** maximum 20% deviation from the minimum district dimensions only; and
- b.** the deviation shall only be allowed if the proposed MUPD includes the recombination of two (2) or more parcels of land.
- [Ord. No. 97-14] [Ord. No. 97-64] [Ord. No. 99-37]

**TABLE 6.8-18**  
**MUPD PROPERTY DEVELOPMENT REGULATIONS**

Land Use Atlas Designation	Minimum District Dimensions			Maximum FAR	Maximum Building Coverage	Minimum Building Setbacks (ft.)			
	Size	Width	Depth			Front	Side*	Street	Rear*
<b>Commercial Low</b>	3 ac.	200'	250'	.35	.25	25'	C - 15' R - 30'	25'	C- 20' R - 30'
<b>Commercial High/ Institutional</b>	5 ac.	300'	300'	.50	.30	30'	C - 15' R - 30'	30'	C- 20' R - 30'
<b>Commercial Low Office</b>	3 ac.	200'	250'	.35	.25	25'	C - 15' R - 30'	25'	C- 20' R - 30'
<b>Commercial High Office</b>	5 ac.	300'	300'	.50	.30	30'	C - 15' R - 30'	30'	C- 20' R - 30'
<b>Industrial</b>	5 ac.	300'	300'	.45	.45	30'	C - 15' R - 40'	30'	C- 20' R - 40'
<b>Commercial Recreation</b>	5 ac.	300'	300'	.50	.30	30'	C - 15' R - 40'	30'	C- 20' R - 40'
<b>Rural Residential 10</b>	10 ac. or 20 ac.	300'	300'	.15	.10	50'	C - 50' R - 100'	50'	C- 50' R-100'

**NOTES to TABLE 6.8-18:**

**C** - Indicates the building setback if the lot abuts a non-residentially zoned or designated lot.

**R** - Indicates the building setback if the lot abuts a residentially zoned or designated lot.

\* Indicates that the property development regulation is flexible and may be modified by complying with Sec. 6.8.B.4.b, Regulating plan.

1 The building setbacks indicated above are based on a maximum building height of thirty-five (35) feet. All structures exceeding thirty-five (35) feet in height shall provide the applicable setback stated in Table 6.8-18, MUPD Property Development Regulations, and an additional setback of one (1) horizontal foot for each one (1) vertical foot of building exceeding thirty-five (35) feet in height.

2 Building setbacks shall be measured from the perimeter property lines.

[Ord. No. 01- 01]

**c. Road improvements.** The BCC may condition a MUPD to provide certain road improvements within the road right of way, in addition to the land development improvements required for the subdivision or platting of land. These conditional improvements are intended to forward certain goals of the Plan such as: assuring the public health, safety and welfare; facilitating non-vehicular circulation; implementing the linked Open Space, Scenic Corridor and other applicable County programs; and improving the neighborhood aesthetics. These conditional road improvements may include, but are not limited to street lighting, median landscaping, street trees, underground utilities, and bike lanes. See Sec. 6.8.A.16.c, Road improvements. [Ord. No. 01- 01]

**d. Parking requirements and access.** MUPDs shall comply with Sec. 7.2, Off-street parking and loading regulations, Sec. 6.8.A.19, parking requirements and access, and the parking and loading requirements below. [Ord. No. 01- 01]

- (1) **Parking agreements.** Property owners within a MUPD shall record cross-access and shared-parking agreements with adjacent lot owners if sanctioned by PZB; and,
- e. **Landscape requirements.** A MUPD shall be landscaped according to Sec. 7.3, Landscaping and buffering, the requirements of this section, the conditions on the development order or final site plan/final subdivision plan, and the regulating plan.

**Amendment History:**

[Ord. No. 93-4; February 16, 1993] [Ord. No. 95-24; July 24, 1995] [Ord. No. 97-14; May 23, 1997]  
[Ord. No. 97-64; December 24, 1997] [Ord. No. 99-37; October 7, 1999] [Ord. No. 01-01; January 18, 2001]

**F. PIPD, Planned Industrial Park Development.**

- 1. Purpose and intent.** The purpose of a PIPD is to offer an industrial development alternative which: provides employment opportunities; and, encourages internal automobile trip capture by offering justifiable amounts of commercial and residential uses.

The intent of the PIPD is to promote the design of planned industrial developments which provide enlightened and imaginative approaches to community planning and site design. These approaches, include but are not limited to:

- a. The preservation of natural features, scenic areas and native vegetation;
  - b. The promotion of efficient and economical industrial land use districts;
  - c. The encouragement of industrial linkages by process, product, or service;
  - d. The provision of on-site essential services for industries, employees, and clients;
  - e. The protection of nearby existing and future non-industrial land uses and activities;
  - f. The arrangement of buildings and land use intensities, as they relate to surrounding land uses to minimize and mitigate negative impacts;
  - g. The location of the PIPD near convenient access to transportation facilities such as interstate highways, major trucking routes, shipping and/or railroad lines; and,
  - h. The encouragement of industrial expansion to the County's economic base through new investment.
- 2. Applicability.** The requirements of this section, Sec. 6.8-A.2, and Sec. 1.5, shall apply to all PIPDs, whether new or amended, within unincorporated Palm Beach County. In cases of conflict between this section and other sections of the ULDC, the provisions of this section shall apply to the extent of the conflict.
- 3. Previous approvals.** Modifications to previously approved PIPDs shall comply be consistent with the character of the land uses approved for the area and shall comply with the requirements of Sec. 1.5, and the applicability section above.
- 4. Application.** The applicant shall provide a Preliminary Development Plan, a regulating plan and a justification report. These documents shall demonstrate compliance with Sec. 6.8, Planned Development District, this section and other information as may be required by PZB to process a rezoning or zoning amendment.
- a. **Preliminary Development Plan.** A PIPD shall be governed by a Preliminary Development Plan approved by the BCC which illustrates, in a graphic, written and tabular form, how the PIPD is designed and phased. The requirements of a Preliminary Development Plan are found below and as specified by the Zoning Director. [Ord. No. 01- 01]

**(1) Development threshold.** The minimum area for a PIPD shall be fifty (50) acres.

- (2) **Contiguous land.** PIPDs shall be developed in contiguous lots or tracts. Land may be added to a PIPD provided the land is contiguous and the resulting project meets the intent of Sec. 6.8, Planned Development District Regulations and this section.
- (3) **Density.** The minimum development density, standard development density and planned development density for a PIPD shall be the underlying residential land use category as indicated on the Comprehensive Plan Land Use Atlas. Parcels of land with an industrial land use category and no underlying residential land use category shall be assigned a residential land use category by the Planning Division. The Planning Division shall base the assignment of a residential land use category upon the density of the land surrounding the proposed PIPD. Sec. 6.8-A.3, Residential density and land use categories, contains additional density and land use requirements.
- (4) **Pods.** PIPDs are allowed limited flexibility in establishing the proper mix of uses. Land uses shall be grouped into pods which limit and define the types of uses within a specific area of a PIPD, see Sec.6.8-G.5, Use regulations. The amount and type of each pod may vary depending upon: the results of Sec. 6.8-G.4.c, Land use justification report; the requirements of Table 6.8-19, PIPD Mix of Land Uses; and the standards listed below: **[Ord. No. 01- 01]**
  - (a) **Design intent.** The design of the PIPD shall comply with the requirements of Sec. 6.8.A.16, Design objectives, in addition to the following: **[Ord. No. 01-01]**
    - i) **Industrial land uses.** A PIPD shall be a predominantly industrial development;
    - ii) **Perimeter landscape areas.** Perimeter landscape areas shall accommodate native vegetation preservation and protection and provide, buffering and green areas, see Sec. 7.3.F, Perimeter landscape requirements; **[Ord. No. 01- 01]**
    - iii) **Sector planning area (optional).** PIPDs have the option of providing limited commercial and residential uses subject to the complying with the following requirements:
      - a) **PIPD district.** The amount of residential and commercial uses shall be based on the amount of jobs created (work force) by the industrial uses within the PIPD and the availability of the types of housing needed for the projected work force.
      - b) **Land use balance.** The amount of residential and commercial uses proposed shall be based on lessening land use imbalances within a sector area, including but not limited to, employment, affordable housing, and retail or commercial service uses, see Sec. 6.8.F.6.a.(3), Sector land uses; **[Ord. No. 01- 01]**
      - c) **Commercial land uses.** Commercial land uses may be proposed singularly (without a residential pod) based on the needs of the projected work force or in conjunction with a residential pod based on the needs of the projected work force and the residential population;
      - d) **Internal trip capture.** PIPDs with commercial, mixed-use, or residential pods shall demonstrate the ability to achieve a significant internal trip capture concurrent with the build-out of the PIPD;
      - e) **Mix of land uses.** PIPDs shall provide a balanced mix of land uses to provide for the needs of the PIPD's residential population (if proposed) and the projected work force;
      - f) **Recreation.** PIPDs with a residential population shall provide recreation to meet the needs of the residential population (see Sec. 6.8-G.6.a.); and,
      - g) **Transitional land uses.** Housing or recreational land uses shall be located between the PIPD and adjacent residential uses outside of the PIPD, as determined by PZB to provide a transitional area between on-site nonresidential uses and adjacent residential land uses.
- (5) **Land use mix.** Table 6.8 - 19, PIPD Mix of Land Uses, indicates the range of each pod required for a PIPD. **[Ord. No. 97-14]**

**TABLE 6.8-19  
PIPD MIX OF LAND USES**

<u>Pods</u>	<u>Minimum</u>	<u>Maximum</u>
<b>1. Industrial</b>	<b>55%</b>	<b>100%</b>
a. Light	20%	100% *
b. General	--	50% *
<b>2. Commercial</b>	--	[see Sec. 6.8-G.6.(4)(b)]
<b>3. Residential</b>	--	<b>20%</b> [see Sec. 6.8-G.6.(4)(a)]
<b>4. Recreation</b>	<b>110 s.f. area/person</b>	-- [see Sec. 6.8-G.6.a.(1)]

\* Percent of total Industrial land uses

- (6) **Perimeter landscape areas.** Perimeter landscape areas shall be part of a network of connecting open space corridors which comply with Sec. 7.3.F., Perimeter landscape requirements, and the requirements listed below: [Ord. No. 01- 01]
- (a) **Required locations.** A perimeter landscape area shall be provided around the entire perimeter of a PIPD. If general or light industrial uses abut the perimeter of the PIPD, a minimum twenty five (25) feet wide Type (3) perimeter landscape area shall be provided. Landscape areas shall also be located between incompatible land uses and pods. The width, planting requirement, and type of perimeter landscape areas provided within or around a PIPD shall be as determined in Sec. 6.8-A.22.b, and below:
- (b) **Type (3) perimeter landscape area.** A Type 3 perimeter incompatibility buffer is required to buffer incompatible pods and land uses. The portion of a perimeter landscape buffer required to be a Type 3 buffer depends upon the compatibility of the surrounding land uses and the design of the pods. Commercial and industrial land uses shall be buffered from surrounding residential development. A recommendation shall be made by PZB to the BCC as a development order condition as to the type and the location of perimeter landscape areas based on the surrounding land uses, Sec. 7.3.F, the proposed site design, and Tables 7.3-4 Width of R-O-W Buffer, 7.3-5 Incompatibility Buffer Types, and 7.3-5A, Minimum Required Incompatibility Buffers.  
[Ord. No. 01- 01]
- (7) **Pedestrian orientation and scale.** PIPDs with residential or commercial sector pod shall be pedestrian oriented, and developed at a human scale. Sector pods shall comply with the following design standards:
- (a) **Size and shape.** PIPD sector areas with a residential pod shall be limited in size and shape to allow residents to walk from residential to commercial service uses within 1,320 feet or less. This requirement shall be met by ninety five (95%) percent of the housing units within the PIPD;
- (b) **Connections.** A PIPD's residences, shopping, employment and recreational uses shall be connected by a continuous non-vehicular circulation system.

- (8) **Parking areas.** PIPDs with commercial, mixed-use, or residential land uses shall design the buildings and parking areas within these pods to facilitate a reduction in parking through a sharing of spaces. Also, parking areas within sector pods shall be designed to encourage the pedestrian nature of the PIPD.
- b. **Regulating plan.** The regulating plan shall provide a comprehensive graphic and written description of the function and development of the PIPD, including but not limited to flexible property development regulations, a transportation program, and street and pathway cross-sections. See Sec. 6.8.A.7.e., Regulating plan, for additional requirements. [Ord. No. 97-14]
- (1) **Flexible regulations.** The applicant may request to deviate from certain property development regulations (specifically indicated as flexible regulations) within Table 6.8 - 22, PIPD Minimum Building Setbacks or Separations. [Ord. No. 97-14]
- (2) **Transportation program.** The applicant shall provide a transportation program which complies with Sec. 6.8.A.4, Regulating plan, and the following: [Ord. No. 01- 01]
- (a) **Circulation system.** The PIPD shall be designed with a circulation system based upon a hierarchy of transportation methods. In descending order of importance, the hierarchy shall consider pedestrians as the most important, followed by cyclists, mass transit and automobiles. This system shall be designed to connect and provide access between different land uses within and outside the PIPD.
- (b) **Internal trip capture.** If sector land uses are proposed, the traffic study shall include information demonstrating the ability of the PIPD to achieve a significant internal trip capture rate concurrent with the build-out of the PIPD. A minimum internal trip capture rate may be conditioned by the BCC by a development order condition;
- c. **Land use justification report.** PIPDs with sector land uses shall provide a land use justification report to justify and explain the amounts of these uses and recreational land uses proposed and describe the methods used to calculate the proposed land use amounts, including the raw data used (the assumptions made for proposed population counts and projected employment) and the analysis procedures. The justification report shall also address the amount, if any, of affordable housing proposed and the following.
- (1) **Commercial pod.** The Land use justification report shall state the amount (acreage and gross floor area) of commercial land uses proposed. The amount of commercial uses within a PIPD shall be based upon the residential population and the work force of the PIPD;
- (2) **Boundaries.** A map showing the boundaries of the PIPD sector planning area and justification for these boundaries. A sector shall be comprised of census tracts and follow census boundaries. The composition of the tracts may vary, and one or more tracts may be used in a sector; and,
- (3) **Recreation.** PIPDs with a residential population (dwelling units x 2.4) greater than seventy seven (77) people shall designate a recreation area based on the population of the PIPD .
- (a) **Recreation report.** A written report shall be submitted as part of the justification report which describes the passive and active recreation proposed for the PIPD. This report shall include, but is not limited to:
- i) The types of passive recreation areas and a total acreage amount;
- ii) The types of active recreation areas, including a list of proposed site improvements, estimated costs, and a total acreage amount;
- iii) The methodology used to calculate the minimum amount of recreation required based on the residential population of the PIPD and the following:
- a) The requirements of Art. 17, Park and Recreation Standards; and, [Ord. No. 01- 01]



- b) The requirements of this section.  
In cases of conflict between the recreation requirements of the sections listed above, the stricter regulation shall apply to the extent of the conflict.
- iv) The linkages (bike lanes, pedestrian paths, etc.) used to connect the recreation areas with housing.

#### 5. Administration.

- a. **Conditions of approval.** The BCC may impose conditions of approval upon the development order to assure the intent of this section is satisfied and that the public health, safety and welfare are provided, see Sec. 6.8.A.17. Action by BCC. [Ord. No. 01-01]
  - a. **Development Review Committee (DRC).** Following approval by the BCC, the Preliminary Development Plan, regulating plan, and justification report shall be submitted for review and certification by the DRC according to Art. 5, Development Review Procedures, and Sec. 6.8-A. Changes to previously approved PIPDs which exceed the limits of the DRC shall comply with the modification options contained in Sec. 6.8-A, Planned Development District Regulations.
  - b. **Phasing controls and platting.** PIPD shall be subject to the time limitation and review requirements of Sec. 5.8., Compliance with time limitations and Sec. 6.8.A.13, Phasing controls and platting and shall proceed in a reasonably continuous and timely manner. See Art. 17, Park and Recreation Standards, for recreation phasing requirements. [Ord. No. 01-01]
  - c. **Property owners association.** A property owners association shall be formed to manage the common areas concurrent with the recording of the first plat with the Clerk of the Circuit Court.
6. **Use regulations.** Table 6.8-2, (Planned Development District Use Regulations Schedule) indicates the pods and the corresponding land uses unless otherwise restricted by conditions included in the development order. PIPD land uses are subject to the following provisions:
- a. **Pods.** The PIPD shall be divided into the following pods to indicate the proposed land uses.
    - (1) **Recreation (if a residential pod is proposed).** PIPDs with a residential sector pod shall provide recreational land uses based on the population of the PIPD.
      - (a) **Recreation area.** PIPDs shall provide the minimum amount of recreation to comply with Art. 17, Park and Recreation standards, Table 6.8-19, PIPD Mix Of Land Uses, and this section. These recreation areas shall be connected to residential housing by a continuous non-vehicular circulation system which shall include but is not limited to, pedestrian paths or sidewalks and bicycle paths or bicycle lanes and driveways to encourage pedestrian access and other non-vehicular circulation. The recreation requirements of this section are intended for use by the residents of a PIPD and their guests; [Ord. No. 01-01]
        - i) **Minimum area.** PIPDs of seventy seven (77) people or more shall provide recreation areas in accordance with Art. 17;
        - ii) **Location.** Recreation areas shall be located so that ninety five (95%) percent of the housing is located within a distance of six hundred (600) feet;
        - iii) **Parking.** Parking is not required for recreational uses. However, if parking is proposed, a maximum of ten (10%) percent of the gross lot area of a recreation site shall be paved for parking.
    - (2) **Industrial pod.** An industrial pod is intended to provide areas for light industrial and general industrial uses, see Table 6.8-2, Planned Development District Use Regulation Schedule.

- (3) **Sector land uses.** Sector land uses shall be specifically requested and justified by the applicant as required by Sec. 6.8-G.4.c, Land use justification report and approved by the BCC.
- (a) **Residential pod.** A residential pod is intended to provide areas for residential housing to aid in accommodating the work force of a PIPD. A Residential pod within a PIPD shall comply with the following regulations:
- i) **Table 6.8-2, Planned Development District Use Regulations Schedule.** Land uses within a residential pod shall comply with the requirements of Table 6.8-2 under the PUD heading for the residential pod.
  - ii) **Residential uses.** A residential pod shall comply with the following regulations of Sec. 6.8-B, PUD:
    - a) Sec. 6.8.B.1, the purpose and intent section of the PUD (except for the civic requirement);
    - b) Sec. 6.8.B.6.a.(3), and (4), residential pods shall be designated by the Preliminary Development Plan as one or more of the following residential pod types: low density, medium density or high density. Also, a PIPD residential pod may request an optional residential pod designation; and,
    - c) Sec. 6.8-B.6.b.(1)(a), residential accessory uses and structures.
- [Ord. No. 01-01]
- (b) **Commercial pod.** A commercial pod is intended to provide commercial service, retail and professional office uses to serve the needs of the population and work force within a PIPD. A commercial pod within a PIPD shall comply with the following regulations:
- i) **Location.** Commercial pods shall be located and designed for the convenience of the PIPD's residents and work force. Commercial pods shall not have vehicular access from an arterial or collector that is not part of the interior circulation system of the PIPD. No commercial facility shall maintain direct physical access to any arterial or collector bordering or traversing the PIPD.
  - ii) **Non-vehicular circulation.** A continuous network of pedestrian and bicycle paths, and driveways shall provide convenient access from each residential dwelling unit to the commercial and mixed-use pods. This path network may include, but is not limited to, sidewalks or bike paths along streets, paths within perimeter landscape areas, and driveways connecting dwelling units with parking areas or sidewalks.
  - iii) **Architectural design.** The architectural design criteria of Sec. 6.6.C (Architectural Compatibility Standards) shall apply to all development within sector pods.
  - iv) **Area calculation.** The maximum lot area and gross floor area of the commercial pod shall be based on the following:
    - a) **Lot area.** The maximum commercial lot area for a PIPD shall be calculated based on the population of the dwelling units approved on the Preliminary Development Plan by the BCC, and the population of the projected work force as described in the chart below.

**TABLE 6.8-20  
PIPD COMMERCIAL ACREAGE**

<b>Population/Work force</b>	<b>Maximum Commercial Acreage</b>	<b>Gross Floor Area*</b>
Less than 1,000	None	None
1,001 to 1,740	One (1) acre	8,759 to 15,225
1,741 to 2,990	Two (2) acres	15,234 to 26,163
2,991 to 4,970	Three (3) acres	26,171 to 43,488
4,971 to 6,970	Five (5) acres	43,496 to 60,988
6,971 to 9,950	Seven (7) acres	60,996 to 87,063
9,951 to 15,000	Ten (10) acres	87,071 to 131,250
15,001 to 26,000	Fifteen (15) acres	131,259 to 228,690

**NOTES to Table 6.8-20:**

\* Buildable commercial gross floor area may vary depending upon lot configuration, site design, and compliance with other property development regulations, including but not limited to, vegetation preservation, building setbacks, landscaping and parking.

-The calculation of the maximum commercial lot area and gross commercial floor area for PIPDs with a population, and work force exceeding twenty six thousand (26,000) people, shall be determined by PZB on a case by case basis.

- b) **Building area.** The maximum commercial building area is calculated by multiplying the projected population of the PIPD and the existing population of the planning sector area, (dwelling units x 2.4), by the constant (8.75) which equals the total amount of commercial gross floor area permitted for that population. To determine the maximum commercial gross floor area for the PIPD, the total building gross floor area of the existing commercial land uses within the sector pod must be subtracted from the total above.
- v) **Commercial development requirements.** A commercial pod shall comply with the following regulations of Sec. 6.8-F, MUPD.
  - a) **Table 6.8-2, Planned Development District Use Regulations Schedule.** Land uses within a commercial pod shall comply with the requirements of Table 6.8-2, Planned Development District Use Regulations Schedule, under the MUPD heading for the commercial (C) or commercial high (CH) land use category;
  - b) Sec. 6.8.E.1, the purpose and intent section of the MUPD; and, [Ord. No. 01- 01]
  - c) Sec. 6.8.E.4.a.(5),(6) and (7), the perimeter landscape areas, pedestrian orientation and scale, and circulation systems of a MUPD. [Ord. No. 01- 01]
- (c) **Mixed-use pod.** A mixed-use pod is intended to provide residential and commercial land uses integrated vertically into one building or horizontally into groups of buildings. PIPDs with a BCC approval for a contiguous commercial area greater than the development threshold below, may apply to the DRC to redesignate a mixed-use pod on the Preliminary

Development Plan. The designation of a mixed-use pod on the Preliminary Development Plan without the minimum commercial acreage or the minimum gross floor area threshold below, shall require approval by the BCC. A mixed-use pod within a PIPD shall comply with the following regulations:

- i) **Table 6.8-2, Planned Development District Use Regulations Schedule.** Land uses within a mixed-use pods shall comply with the requirements of Table 6.8-2, under the commercial land use category of the MXPDP, Mixed-use planned development district heading.
  - ii) **Development thresholds.** A Mixed-use pod shall have a minimum land area equal to or larger than five and one tenth (5.01) acres or shall have a minimum gross floor area equal to or larger than fifty thousand and one (50,001) square feet.
  - iii) **Mixed-use development regulations.** A mixed-use pod shall comply with the following requirements of Sec. 6.8.D., MXPDP:
    - a) Sec. 6.8.D.1, for purpose and intent. The site design and land uses of a mixed-use pod shall comply with the purpose and intent of the MXPDP district.
    - b) Sec. 6.8.D.3.a.(4)-(6) for pods, perimeter landscape areas, and design criteria; and,
    - c) Sec. 6.8.D.5 (entire section), for land uses.**[Ord. No. 01- 01]**
  - (d) **Design and land use standards.** Commercial and mixed-use land uses shall comply with Sec. 6.8.A.16, Design objectives and the following standards:  
**[Ord. No. 01- 01]**
    - i) **Hours of operation.** Commercial and mixed use pods within three hundred (300) feet of a dwelling unit shall not commence business activities (including delivery and stocking operations) prior to 6:00 a.m. nor continue activities later than 11:00 p.m. These operational limitations shall not apply to non-residential land uses which are greater than three hundred (300) feet from a dwelling unit.
    - ii) **Open storage.** No open storage or placement of any material, refuse equipment or debris shall be permitted in the rear of any structure.
    - iii) **Outdoor speakers.** No outdoor loudspeaker systems shall be permitted; and,
    - iv) **Rooftop screening.** All roof-top mechanical and electrical equipment shall be screened so as not to be visible from adjacent land uses. The screen shall be opaque and extend from the roof of the building to the full height of the objects being screened.
7. **Property development regulations.** The property development regulations within a PIPD shall be as indicated in Table 6.8-21, PIPD Minimum Dimension and Maximum Intensity Regulations, and Table 6.8-22, Minimum Building Setbacks or Separations, for the applicable pod, unless otherwise specifically provided in the approved Preliminary Development Plan or in the PIPD development order. **[Ord. No. 97-14]**  
**[Ord. No. 01- 01]**
- a. **Residential pods.** Residential pods within a PIPD shall comply with Sec. 6.8.B.7 (entire section), property development regulations of the PUD District.
  - b. **Commercial pods.** Commercial pods within a PIPD shall comply with Sec. 6.8.E.7, (entire section), property development regulations of the MUPD District. **[Ord. No. 01- 01]**

c. **Mixed-use pods.** Mixed-use pods within a PIPD shall comply with Sec. 6.8.D.6 (entire section), property development regulations of the MXP District. [Ord. No. 01- 01]

d. **Supplemental development standards.** Industrial pod shall comply with the following requirements:

- (1) **Screening of outdoor storage areas.** Outside storage areas shall be effectively screened from collector and arterial roads and adjacent property by walls, fences, or landscaping. Screening intended to protect adjacent property owners from negative on-site activities may be waived, by a written request from the abutting property owner(s). All landscaping used for this purpose must meet the provisions of the Sec. 7.3 (Landscaping and Buffering), as well as the following:
  - (a) Stored merchandise in light industrial areas shall not protrude above the height of the screening and shall not be visible from streets.
  - (b) Walls or fences shall be a minimum of six (6) feet in height.
  - (c) Storage areas shall not be located within required front setbacks or yards adjacent to residential areas.
  - (d) No motor vehicle or trailer shall be stored in an abandoned or neglected state or used for storage on any lot or parcel in the development unless it is within a completely enclosed building.

**TABLE 6.8-21**  
**PIPD MINIMUM DIMENSION AND MAXIMUM INTENSITY REGULATIONS**

Land Use Zones	Minimum Lot Dimensions	Max. FAR			Maximum Building Cover
		Size	Width and Frontage	Depth	
General Industrial	2 acres	200'	200'	45%	30%
Light Industrial	1 acre	100'	200'	45%	30%

**TABLE 6.8-22**  
**PIPD MINIMUM SETBACKS OR SEPARATIONS**

Land Use Zones	Minimum Building Setbacks (ft.) and Separations			
	Front	Side*	Street	Rear*
General Industrial	25'	40'- R 20'- C	25'	40'- R 20'- C
Light Industrial	25'	40'- R 15'- C	25'	40'- R 15'- C

**Notes to TABLE 6.8-22:**

\* Indicates that the regulation is flexible and may be modified by complying with Sec. 6.8.A.4., Regulating Plan.

**C** -Indicates the required building setback for land uses abutting a non-residential zoning district, a civic, mixed-use, commercial, or industrial pod, or a recreation area.

**R** -Indicates the required building setback for land uses abutting a residential zoning district or a residential pod.

**Notes to TABLE 6.8-22 (cont'd)**

1. Land uses which abut a lake, canal, or preserve area which is greater than or equal to forty (40) foot in width along the boundary of the land use, may substitute a twenty (20) foot side interior or rear setback if a forty (40) foot setback is required.
2. The building setbacks indicated above are based on a maximum building height of thirty five (35) feet. All structures exceeding thirty five (35) feet in height shall provide the applicable setback stated in Table 6.8-22 and an additional setback of one (1) horizontal foot for each one (1) vertical foot of building exceeding thirty five (35) feet in height.
3. Building setbacks and separations shall be measured from the perimeter property lines and from the property lines (if the lot does not abut the perimeter of the PIPD). The setbacks for sector land uses shall be measured as indicated in the respective property development regulation charts.

[Ord. No. 01- 01]

e. **R-O-W improvements.** The BCC may condition a PIPD to provide certain improvements within the road R-O-W. These improvements may be in addition to the land development improvements required for the subdivision or platting of land and are intended to forward certain goals of the Comprehensive Plan including but not limited to: assuring the health, safety and welfare of the public; facilitating and encouraging non-vehicular circulation, implementing the Linked Open Space, Scenic Corridor and other applicable County programs, and improving the aesthetics of the community. The improvements may include but are not limited to: street lights; street trees and median landscaping; bike lanes; and underground utilities (see Sec. 6-8-A.16.c, Road improvements). [Ord. No. 01- 01]

f. **Parking requirements and access.** PIPDs shall comply with Sec. 7.2, Off-street parking and loading regulations, the requirements of the individual pods (see Sec. 6.8.F.6., Use regulations), and Sec. 6.8.A.19., Parking Requirements and Access. [Ord. No. 01- 01]

g. **Landscape requirements.** A PIPD shall be landscaped according to Sec. 7.3, (Landscaping and buffering), this section, the conditions on the development order, the Final Site Plan/Final Subdivision plan and the regulating plan.

[Ord. No. 93-4] [Ord. No. 97-14] [Ord. No. 99-37]

**Amendment History:**

[Ord. No. 93-4; February 16, 1993] [Ord. No. 97-14; May 23, 1997] [Ord. No. 99-37; October 7, 1999]  
[Ord. No. 01-01; January 18, 2001]

**G. MHPD, Mobile Home Planned Development District.**

- 1. Purpose and intent.** The purpose of the MHPD district is to offer a mobile home residential development alternative which: 1. Allows a limited amount of commercial uses; and, 2. Corresponds to a range of residential land use designations on the Land Use Atlas.

The intent of the MHPD is to promote the efficient design of mobile home communities which provide enlightened and imaginative approaches to community planning and, accommodate the housing needs of those residents who prefer mobile home living and of those who desire an economic alternative to conventional dwellings. These approaches, include but are not limited to:

- a. the preservation of natural features and scenic areas;
  - b. the reduction of land consumption by roads;
  - c. the creation of a continuous non-vehicular circulation systems;
  - d. the designation of perimeter landscape areas which provide preservation, buffering, and circulation areas; and,
  - e. the establishment of neighborhood commercial service uses and recreation areas.
- 2. Applicability.** The requirements of this section and Sec. 6.8-A.2, Applicability, shall apply to all MHPDs, Mobile Home Rental Park special exceptions, Mobile Home Condominium Park special exceptions, and Mobile Home conditional uses, whether new or amended, within unincorporated Palm Beach County, in accordance with Sec. 1.5. In cases of conflict between this section and other sections of the ULDC, the provisions of this section shall apply to the extent of the conflict.
- 3. Previous Approvals.** Modifications to previously approved mobile home park special exceptions or conditional uses shall comply with the requirements of Sec. 1.5, Sec. 6.8-A.2, and this section. Modifications to mobile home park special exceptions or conditional uses which were approved under ordinances other than Ordinance No. 73-2, as amended, that do not require further BCC or DRC approval to development, shall be permitted to develop according to the regulations in place at the time of the approval. This provision shall not authorize any new mobile home or attached accessory structure to violate the required building separation of the Palm Beach County Fire Code. All new development shall comply with the intent and requirements of the Comprehensive Plan, Sec. 1.5., Sec. 6.8-A. and this section.
- 4. Application.** The applicant shall provide a Preliminary Development Plan, a regulating plan, and a justification report. These documents shall demonstrate compliance with Sec. 6.8, Planned Development District Regulations, this section and other information as required by PZB for processing a rezoning or rezoning amendment.
- a. **Preliminary Development Plan.** A MHPD shall be governed by a Preliminary Development Plan approved by the BCC which illustrates, in a graphic, written and tabular form, how the MHPD is designed and phased. The requirements of a Preliminary Development Plan are found below and as specified by the Zoning Director. **[Ord. No. 01- 01]**

- (1) **Development threshold.** The minimum size in gross land area for a MHPD is nine (9) acres.
- (2) **Contiguous land.** MHPDs shall be developed in contiguous lots or tracts. Land may be added to a MHPD provided the land is contiguous and the resulting MHPD meets the intent of Sec. 6.8, Planned Development District Regulations, and this section.
- (3) **Density.** Table 6.8-1, Planned Development District Densities and Corresponding Land Use Categories, indicates the minimum density, the standard density, the planned development density, and the land use categories which correspond to a MHPD. Sec. 6-8.A.3, Residential density and land use categories, lists additional density requirements for MHPDs.
- (4) **Pods.** The MHPD allows a limited amount of flexibility in establishing the proper amounts of pods. Land uses shall be grouped into pods which define the types of uses within a specific area of a MHPD, see Sec. 6.8-G.6, Use regulations. Percentages of pods may vary for each MHPD depending upon the findings of Sec. 6.8.B.4.c, Land use justification report, the land use requirements provided in Table 6.8-23, MHPD Mix of Land Uses and the requirements listed below.
  - (c) **Design intent.** The design of a MHPD shall comply with the requirements of Sec. 6.8.A.16, Design objectives, and the following: **[Ord. No. 01- 01]**
    - i) an MHPD shall be predominantly residential;
    - ii) an MHPD shall provide a continuous non-vehicular circulation system for pedestrians and non-motorized vehicles;
    - iii) an MHPD shall provide perimeter landscape areas to preserve native vegetation, buffer incompatible land uses, and provide green space; and,
    - iv) an MHPD may offer limited commercial uses to serve the population of the MHPD.
  - (d) **Commercial pod.** MHPDs have the option of providing limited commercial service, retail and professional office uses, if these uses are supported by Sec. 6.8.B.4.c, Land use justification report.
  - (e) **Mix of land uses.** The land area of a MHPD shall be designated as residential, commercial, civic or recreation on the Preliminary Development Plan. The pod percentages in Table 6.8-23, below, and the land use justification report indicate the area of the MHPD which specific land uses may occupy. **[Ord. No. 01- 01]**

**TABLE 6.8-23  
MHPD MIX OF LAND USES.**

<u>General pods</u>	<u>Minimum</u>	<u>Maximum</u>
1. Residential	60%	—
2. Civic	2% [see Sec. 6.8-H.6.(2)]	—
3. Commercial	0	[see Sec. 6.8-H.6.(3)]
4. Recreation	110 s.f. area/person [see Sec. 6.8-H.6.(1)]	—



**NOTE to TABLE 6.8-23:**

- General land use percentages (Residential, Civic, Commercial and Recreation) shall be calculated based on the gross area of the MHPD. Recreation uses which are internal to a residential pod rather than a separate recreational pod may be credited toward the minimum land area requirement of sixty (60%) percent for residential pods.
- (5) **Perimeter landscape areas.** Perimeter landscape areas shall be part of a network of connecting open space corridors which comply with Sec. 7.3.F., Perimeter landscape requirements, and the requirements listed below: **[Ord. No. 01-01]**
  - (f) **Required locations.** A perimeter landscape area shall be provided around the entire perimeter of a MHPD. These landscape areas shall also be located between incompatible land uses and pods. The width, planting requirement, and type of perimeter landscape areas provided within a MHPD shall be as determined in Sec 7.3.F, Perimeter landscape requirements, and below. **[Ord. No. 01-01]**
  - (g) **Type 3 incompatibility buffer.** A type (3) incompatibility landscape buffer is required to buffer incompatible pods and land uses. The portion of a perimeter landscape buffer required to be a Type (3) depends upon the compatibility of the surrounding land uses and the design of the pods. Commercial and private civic land uses shall be buffered from surrounding residential development. A recommendation shall be made by PZB to the BCC as a development order condition as to the type and the location of perimeter landscape areas based on the surrounding land uses, Sec. 7.3.F., the proposed site design, and Tables 7.3-4, Width or R-O-W Buffer, 7.3-5, Incompatibility Buffer Types, and 7.3-5A, Minimum Required Incompatibility Buffers. **[Ord. No. 01-01]**
- (6) **Pedestrian orientation and scale.** MHPDs shall be pedestrian oriented, physically recognizable and developed at a human scale.
  - (h) **Connections.** A MHPD's residences, shopping, civic and recreational uses shall be connected by a continuous non-vehicular circulation system;
  - (i) **Community identity.** The MHPD shall locate a recreational, civic, or commercial land use within a minimum of six hundred (600) feet of ninety five (95%) percent of the housing. These land uses are intended to provide places for social, cultural and recreational activities that can provide needed services, encourage non-vehicular circulation, and create community identity; and,
- (7) **Circulation system.** MHPDs shall be designed with a circulation system based upon a hierarchy of transportation methods, including but not limited to, pedestrian, cyclists, mass transit and automobile. At points of intersection between these circulation systems, the hierarchy shall consider pedestrians as the most important, followed by cyclists, mass transit and automobiles. This system shall be designed to connect and provide access between land uses within the MHPD and to link with systems in the surrounding communities by providing:
  - (a) pedestrian and bicycle pathway systems, including but not limited to, walking paths, or sidewalks and bike trails or bike lanes; and,
  - (b) parking areas which are designed to encourage the pedestrian nature of the community by encouraging a sharing of parking spaces between land uses.
- (8) **Final Site Plan/ Final Subdivision Plan.** MHPDs shall indicate on a Final Site Plan/Final Subdivision the proposed site design and lot or condominium unit configurations for approval by the DRC. This requirement applies to MHPDs regardless of the type of ownership (rental, condominium, etc). All lots or units regardless of type of ownership shall comply with Table 6.8-25, MHPD Property Development Regulations. The Final Site Plan/Final Subdivision Plan shall indicate: **[Ord. No. 01-01]**

- (a) the site design and configuration of the mobile home lots or condominium units, non-residential and recreational areas;
  - (b) the typical lot or condominium unit dimensions proposed to support a mobile home. The plan shall indicate the buildable area on each lot or condominium unit and shall identify the potential for accessory structures, patios or carports in conjunction with a mobile home; and,
  - (c) circulation system; and
  - (d) other applicable regulations as required in Art. 8, Subdivision.
- b. **Regulating plan.** The regulating plan shall provide a comprehensive graphic and written description of the function and development of the MHPD, including but not limited to flexible property development regulations, a transportation program, and street and pathway cross-sections. See Sec. 6.8.A.4., Regulating plan. [Ord. No. 01-01]
  - (1) **Flexible regulations.** The developer may request to deviate from certain property development regulations (specifically indicated as flexible regulations) within Table 6.8-25, MHPD Property Development Regulations as required in Sec. 6.8-A.4, Regulating plan; and,
  - (2) **Transportation program.** The applicant shall provide a transportation program which complies with Sec. 6.8.A.4., Regulating plan. [Ord. No. 01-01]
- c. **Land use justification report.** A land use justification report shall be provided to justify and explain the amount of commercial and recreational land uses proposed and describe the methods used to calculate this percentage, including the raw data used (the assumptions made for proposed population counts), the analysis procedures and the resulting land use mix recommendations based on projected income levels, housing types, etc. The justification report shall also address the amount, if any, of affordable housing proposed and the following.
  - (1) **Land use in relationship to population.** The per capita ratio of commercial gross floor area and land area and recreational land area shall be based on the BCC approved population of a MHPD.
  - (2) **Recreation areas.** MHPDs shall designate areas for recreation by providing passive parks, or active recreation areas;
    - (a) **Recreation report.** The report shall detail the passive and active recreation available to the population of the MHPD and shall be submitted as part of the justification report. This report shall include, but is not limited to:
      - i) The types of passive recreation proposed and a total acreage amount;
      - ii) The types of active recreation proposed including a list and cost estimation of site improvements and a total acreage amount;
      - iii) The methodology used to calculate the minimum amount of recreation required based on population and the following:
        - a) An equivalent to the requirements of Art. 17, Park and Recreation Standards for recreational land area and site improvements; and, [Ord. No. 01-01]
      - b) The requirements of this section.

In cases of conflict between recreation requirements of these sections, the more strict of the regulations shall apply to the extent of the conflict.
      - iv) The proposed connections (bike lanes, pedestrian paths, visual sight lines, etc.) used to connect land uses and pods.

**5. Administration.**

- a. Conditions of approval.** The BCC may impose conditions of approval upon the development order to assure the intent of this section is satisfied and that the public health, safety and welfare are provided. The conditions shall implement specific design amendments or site improvements to enforce Code regulations which are generally addressed.

- (1) **Development Review Committee (DRC).** The Preliminary Development Plan and regulating plan shall be reviewed and certified according to Art. 5, Development Review Sec. 6.8.A.8, Action by DRC. Changes to previously approved MHPDs which exceed the limits of the DRC shall comply with the modification options contained in Sec. 6.8.A, Planned Development District Regulations, or Sec. 5.7, Variances. [Ord. No. 01-01]

- (a) **Modifications to a Preliminary Development Plan.** Modifications to a previously approved Preliminary Development Plan shall be as permitted in Sec. 6.8.A.8., Action by DRC, and Art. 5, Development Review Procedures. [Ord. No. 01-01]

- (b) **Modifications to a regulating plan.** Modifications to a previously approved regulating plan shall be as permitted in Sec. 6.8.-A.12., Amendment to Preliminary Development Plan. [Ord. No. 01-01]

- b. Phasing controls and platting.** Each MHPD shall be subject to the time limitation and review requirements of Sec. 5.8., Compliance with time limitations, and Sec. 6.8.A.13, Phasing controls and platting, and shall proceed in a reasonably continuous and timely manner. In cases of conflict between regulations, the requirements of this section shall apply to the extent of the conflict. [Ord. No. 01-01]

- (1) **Recreation areas and parks.** See Art 17., Park and recreation standards, for phasing and platting requirements for recreation areas. [Ord. No. 01-01]

- (2) **Commercial uses.** No building permit for commercial uses shall be submitted until certificates of occupancies of at least twenty (20) percent or more of the total approved dwelling units for the MHPD has been issued.

- c. Property owners association.** A property owners association shall be formed to manage the common areas and guide the growth of a MHPD concurrent with the recording of the first plat with the Clerk of the Circuit Court.

- 6. Use regulations.** Table 6.8-2, (Planned Development District Use Regulations Schedule) indicates the land uses allowed within a MHPD unless otherwise restricted by the development order conditions. Land uses within a MHPD shall be subject to the following provisions.

- a. Pods.** A MHPD district shall be divided into pods which indicate the proposed land uses.

- (1) **Recreation.** All MHPDs shall graphically designate on the Preliminary Development Plan the size (in square feet) and the location of recreation areas. Recreation land uses shall include parks and recreation areas. A continuous non-vehicular circulation system shall connect internally between land uses and pods and externally with surrounding land uses.

- (a) **Recreation.** On site recreation shall be provided at a minimum of one hundred ten (110) square feet of lot area per person based on the total number of mobile home lots or condominium units approved by the BCC (total dwelling units x 2.4 = population). The phasing, location, and site improvements of recreation areas shall comply with the requirements of this section and Art. 17, Park and recreation standards. [Ord. No. 01-01]

- (b) **Neighborhood parks.** A MHPD may provide neighborhood parks which are mostly passive in nature in addition to the minimum recreational land area requirements of Art. 17, Parks and Recreation standards, by complying with the following requirements: [Ord. No. 01- 01]
- (i) **Minimum area.** A Neighborhood park shall have a minimum area of eight thousand four hundred (8,400) square feet and a minimum lot width and depth of sixty (60) feet;
- (ii) **Parking.** Parking is not required for recreation areas or parks. However, if parking is provided, not more than ten (10%) percent of the gross area of a recreational lot shall be paved for parking; and,
- (iii) **Non-vehicular circulation.** A continuous sidewalk or other pedestrian path approved by PZB shall connect all recreational site improvements (pool, hard surface courts, recreation buildings, etc) to the continuous non-vehicular circulation system of the MHPD. Also, a continuous network of pedestrian and bicycle paths, and driveways shall provide convenient access from the mobile homes to the recreational, civic and commercial land uses. This path network may include, but is not limited to, sidewalks or bike paths along streets, paths within perimeter landscape areas, and driveways connecting dwelling units with parking areas or sidewalks.
- (2) **Civic use.** MHPDs with a gross land area equal to or larger than fifty (50) acres shall dedicate or designate a minimum of two (2%) percent of the gross area of the MHPD as public or private civic. The Civic pod is intended to promote a coordinated land planning approach for providing and encouraging publicly and privately owned land uses to serve the community. It should be understood that the civic land use requirements contained herein, shall in no way alter, diminish, or increase those obligatory conditions which were made prior to the adoption of this Code. A minimum of two (2%) percent of the gross area of the MHPD shall be designated on the Preliminary Development Plan as either Public Civic or Private Civic as indicated below:
- (a) **Publicly owned civic land uses.** A portion of a MHPD may be required to be conveyed in simple title for civic purposes to the BCC or other service providers in response to an increase in services or other impacts required for the MHPD or by a voluntary commitment by the applicant.
- i) **Conveyance.** These conveyances shall be in the form as provided by BCC conditions, and as indicated in the development agreement for a project in accordance with Ord. 91-16, "Palm Beach County Development Agreement Ordinance" as may be amended, and shall meet the Facilities Planning, Design and Construction Department's requirements for civic land acquisition. Conveyance of land for civic sites shall not include land utilized for dry or wet retention for land uses located outside of the civic site.
- ii) **Land uses.** Publicly owned civic lots shall consist of land uses which are required to provide services to meet Concurrency requirements such as, but not limited to, regional parks, water treatment facilities and fire stations, and services required to mitigate other impacts of the development to service providers such as, but not limited to, public schools or libraries.
- iii) **Service providers.** The civic dedications for service providers shall be mutually agreed upon by the petitioner and the Facilities Planning Design and Construction Department.
- iv) **Location.** Civic lot locations shall be mutually agreed upon by the petitioner and the Facilities Planning Design and Construction Department.
- v) **Perimeter landscape areas.** Civic uses shall comply with the perimeter landscape requirements for commercial land uses.

- vi) **Property development regulations.** Civic uses shall comply with the regulations in this section and Table 6.8-30, MHPD Property Development Regulations. Publicly owned civic lots may be exempted from certain property development regulations, if the regulation is determined by the Zoning Director to be detrimental to the proper functioning of the civic use.
- (b) **Privately owned civic land uses.** Private civic lots shall consist of land uses which: provide services to the MHPD residents; are customarily privately owned and operated; and are customarily allowed in residential zoning districts, such as but not limited to, day care centers, churches, temples and property owner meeting halls, see Table 6.8-2, Planned Development District Use Regulations Schedule.
- i) **Land designation option.** A MHPD shall provide or may have the option of providing private civic uses depending upon the amount of area dedicated for public civic uses or a public civic equivalent as determined by the Facilities, Planning, Design and Construction Department. A MHPD shall provide private civic uses if all of the following circumstances exist:
- a) Less than two (2%) percent of the gross area of the MHPD is dedicated as public civic uses or equivalent after complying with the public civic requirements listed above; and,
  - b) The MHPD is approved by the BCC to support a population (2.4 x total dwelling units) of four hundred (400) people or greater.
- ii) **Minimum land designation.** The difference in land area between the overall minimum civic land area requirement of two (2%) percent for the MHPD and the land area amount of public civic or equivalent dedicated above, shall be indicated as private civic land area on the on the Preliminary Development Plan.
- a) If a commercial pod is proposed for a MHPD, private civic lots shall be located adjacent to the commercial pod.
- (3) **Commercial pod.** MHPDs may establish a limited amount of neighborhood oriented commercial development. This commercial pod shall be designed to provide for the convenience of the residents and shall be based on the population of the MHPD.
- (a) **Location.** Commercial pods shall be located and designed for the convenience of the MHPD's residents to encourage internal vehicular trips and be internal to the MHPD. Vehicular access to commercial facilities shall not be permitted from an arterial or collector that is not part of the interior circulation system of the MHPD. No commercial facility shall maintain frontage or direct physical access to any arterial or collector bordering the MHPD. Commercial pods shall comply with a minimum setback of three hundred (300) from the perimeter of the MHPD.
- (b) **Architectural design.** The architectural design criteria of Sec. 6.6.C (Architectural Compatibility Standards) shall apply to all nonresidential development within commercial pods.
- (c) **Land area.** The maximum commercial land area for a MHPD is calculated based on the population of the mobile home lots or condominium units approved on the Preliminary Development Plan by the BCC as described in the chart below; and,
- i) **Building area.** The maximum commercial building area is calculated by multiplying the projected population of the MHPD, (dwelling units x 2.4), by the constant (8.75) which equals the total amount of commercial gross square footage permitted for the MHPD.

(This space intentionally left blank.)

**TABLE 6.8-24  
MHPD COMMERCIAL ACREAGE**

<b>Population</b>	<b>Maximum Commercial Acreage</b>	<b>Gross Floor Area* Commercial Square Footage*</b>
Less than 1,000	None	None
1,001 to 1,740	One (1) acre	8,759 to 15,225
1,741 to 2,990	Two (2) acres	15,234 to 26,163
2,991 to 4,970	Three (3) acres	26,171 to 43,488
4,971 to 6,970	Five (5) acres	43,496 to 60,988
6,971 to 9,950	Seven (7) acres	60,996 to 87,063
9,951 to 15,000	Ten (10) acres	87,071 to 131,250
15,001 to 26,000	Fifteen (15) acres	131,259 to 228,690

- \* Buildable commercial square footage may vary depending upon lot configuration, site design, and compliance with other property development regulations, including but not limited to, vegetation preservation, landscaping and parking.
- Buildable commercial gross floor area may vary depending upon lot configuration, site design, and compliance with other property development regulations, including but not limited to, vegetation preservation, building setbacks, landscaping, and parking.
  - The calculation of the maximum commercial lot area and gross commercial floor area for PUDs with a residential population exceeding twenty six thousand (26,000) people shall be determined by PZB on a case by case basis.
- (d) **Supplementary use standards.** The standards of Sec. 6.4.D (Supplementary Use Regulations) and the standards listed below shall apply within the commercial pod unless specifically waived or modified by the terms of the development order for the MHPD.
- i) **Hours of operation.** Commercial uses shall not commence business activities (including delivery and stocking operations) prior to 6:00 a.m. nor continue activities later than 11:00 p.m.
  - ii) **Enclosed uses.** All uses, other than incidental storage of merchandise, shall be operated entirely within enclosed buildings, with the exceptions listed in Sec. 6.5.J., District specific regulations for the CN, CLO and CC districts and convenience store with gas sales. [Ord. No. 01- 01]
  - iii) **Open storage.** Outdoor storage of merchandise shall be permitted only when incidental to the commercial use located on the premises, subject to the following standards.
    - a) The storage area shall not be located in any of the required setbacks or yards.
    - b) The storage area shall be completely screened from adjacent road rights of way and mobile homes, and views outside the MHPD.
    - c) The stored merchandise shall not protrude above the height of the screening walls, fences or buildings. No open storage or placement of any material, refuse equipment or debris shall be permitted unless in area designated on a Subdivision Plan which has been approved by PZB.
  - iv) **Outdoor speakers.** No outdoor loudspeaker systems shall be permitted within three hundred (300) feet of residential housing.

- v) **Architectural treatment.** Similar architectural character and treatment shall be provided on all sides of buildings; and,
- vi) **Rooftop screening.** All roof-top mechanical and electrical equipment shall be screened so as not to be visible from adjacent land uses. The screen shall be opaque and extend from the roof of the building to a minimum of six (6) inches above the height of the object intended for screening.

**7. Property development regulations.** The property development regulations within a MHPD district shall be as indicated in Table 6.8 - 25, MHPD Property Development Regulations, unless otherwise specifically provided in the approved Preliminary Development Plan, in the development order or as listed below.

[Ord. No. 97-14]

**TABLE 6.8-25  
MHPD PROPERTY DEVELOPMENT REGULATIONS**

POD	Minimum Lot, Lease Lot or Condo. Unit Dimensions				Maximum Building Coverage	Minimum Building Setbacks or Separations			
	Size	Width	Depth	Corner		Front	Street	Side*	Rear*
<b>Mobile Home</b>	4,200	40'	70'	55'	50%	20'	20'	5'	10'
<b>Recreational</b>	--	--	--	--	10%	25'	25'	20' C 40' R	20' C 40' R
<b>Civic</b>	1 ac.	100'	200'	35'	.30	25'	25'	20' C 40' R	20' C 40' R
<b>Commercial</b>	1 ac.	100'	200'	25'	.20	25'	25'	20' C 40' R	20' C 40' R

**Notes to TABLE 6.8-25:**

**C** - Indicates the required building setback for land uses abutting a non-residential zoning district, a civic, commercial, or recreation pod.

**R** - Indicates the required building setback for land uses abutting a residential zoning district or a residential pod.

\* Indicates that the regulation is flexible and may be modified by complying with Sec. 6.8.A.4, Regulating plan.

- 1 Land uses which abut a lake, canal, or preserve area which is greater than or equal to forty (40) feet in width along the boundary of the land use, may substitute a twenty (20) feet side interior or rear setback if a forty (40) feet setback is required.
- 2 The building setbacks indicated above are based on a minimum building height of thirty five (35) feet. All structures exceeding thirty five (35) in height shall provide an additional setback of one (1) horizontal foot for each one (1) vertical foot of the portion of the building exceeding the thirty five (35) feet maximum height. This setback is in addition to the minimum setback requirement above.
- 3 Setbacks shall be measured from the inside edge of perimeter landscape areas and internal road R-O-Ws for **recreation, civic and commercial** uses. Setbacks shall be measured from individual lot lines, rental lines and from condominium lines.

[Ord. No. 01- 01]

- a. Required improvements.** MHPDs shall comply with the required site improvements for single family homes listed in Art. 8, Subdivision, including but not limited to:
- (1) The County Engineer shall approve the site improvement implementation schedule and all construction plans prior to construction;
  - (2) The site improvement plans shall coincide with the approved Preliminary Development Plan;
  - (3) The following improvements shall be provided as required in Art. 8, Subdivision for single family homes:
    - (a) bridges;
    - (b) grading;
    - (c) drainage;
    - (d) fire hydrants;
    - (e) monuments;
    - (f) central water system;
    - (g) sanitary sewers;
    - (h) streets; and,
    - (i) street markers.
- b. Road improvements.** The BCC may condition a MHPD to provide certain road improvements within the road R-O-W, in addition to the land development improvements required above and for the subdivision or platting of land. These improvements are intended to forward goals of the Comprehensive Plan such as, but not limited to: assuring the public health, safety, and welfare; facilitating and encouraging non-vehicular circulation; implementing the Linked Open Space, Scenic Corridor and other applicable County programs; and improving the aesthetics of the community. These improvements may include, but shall not be limited to: street lighting; street trees and median landscaping; underground utilities; and bike lanes (see Sec. 6.8.A.16.c., Road improvements). **[Ord. No. 01-01]**
- c. Accessory uses and structures.** Accessory uses in permanent and temporary structures shall be allowed or required under the following conditions for the following uses.
- (1) **Permanent structures.**
    - (a) **Emergency Structure.** Each MHPD development shall include a permanent structure adequate to serve as an emergency shelter designed to accommodate the anticipated population of the MHPD based upon a standard of forty (40) square feet for each person. Such structure shall contain sanitary facilities in an amount needed to accommodate the population as determined by the Palm Beach County Building Official.
    - (b) **Office.** A permanent office building may be allowed in an area designated for commercial use on the Preliminary Development Plan and subject to the property development regulations of Table 6.8-25, MHPD Property Development Regulations, for commercial uses. **[Ord. No. 01-01]**
    - (c) **Gatehouses.** Permanent gatehouses may be allowed for internal project security purposes, if properly shown on the Final Site Plan/Final Subdivision Plan and not in conflict with right-of-way and setback requirements of this Code and the Palm Beach County Thoroughfare Plan.
    - (d) **Utility services.** Utility buildings and structures may be allowed if indicated on the Final Site Plan/Final Subdivision Plan.
  - (2) **Temporary structures.** Temporary structures and facilities may be allowed under the following conditions for the following uses subject to Sec. 6.4 and the requirements listed below.



- (a) **Temporary Construction trailer.** Use of a temporary construction trailer shall be limited to storage and on site office work. The facility is not to be inhabited overnight;
  - (b) **Security quarters mobile home.** A mobile home shall be permitted as security quarters for overnight habitation;
  - (c) **Rental models.** Rental models may be allowed if placed on the site pursuant to the preliminary development plan and all applicable codes and ordinances. The number of rental models shall not exceed eight (8) in number, and shall not be connected to water and sewer facilities. One (1) of the rental models may be used for a temporary office if sanitary facilities are approved by the appropriate governmental agencies; and,
  - (d) **Mobile home rental office.** A mobile home may be used as a rental office.
- (3) **Accessory mobile home structures.** The total combined area of all additions to mobile homes, except carports, that are authorized as permitted accessory structures, shall not exceed the gross area of the mobile home itself and shall comply with the maximum building coverage requirements. [Ord. No. 93-4]

**Amendment History:**

[Ord. No. 93-4; February 16, 1993] [Ord. No. 97-14; May 23, 1997] [Ord. No. 01- 01; January 18, 2001]

(This space intentionally left blank.)

**H. RVPD, Recreational Vehicle Park Planned Development District.**

1. **Purpose and intent.** The purpose of the RVPD district is twofold: 1. Promote the design of unified, recreational use developments for land which has a commercial, industrial or commercial recreation designation on the Land Use Atlas, see Table 6.8-1, Planned Development District Densities and Corresponding Land Use Categories.

The intent of the RVPD is to provide for the development of recreational vehicle parks which offer limited habitation on site (no permanent residence) and which provide enlightened and imaginative approaches to community planning, including but not limited to:

- a. Providing a tourist oriented, park-like environment; and,
  - b. Locating near an established recreational resource to allow convenient access for tourists.
2. **Applicability.** The requirements of this section, Sec. 6.8-A.2., and Sec. 1.5 shall apply to all RVPDs, whether new or amended, within unincorporated Palm Beach County. In cases of conflict between this section and other sections of the ULDC, the provisions of this section shall apply to the extent of the conflict.
  3. **Previous approvals.** Modifications to recreational vehicle park special exceptions shall comply with Sec. 1.5, Exemptions: Effect of code and amendments on previously approved development orders, the requirements of Sec. 6.8, Planned Development District Regulations, and this section.
  4. **Applications.** The applicant shall provide a Preliminary Development Plan, a regulating plan, and a justification report. These documents shall demonstrate compliance with Sec. 6.8-A, Planned Development District Regulations, this section, the requirements listed in the rezoning application form and other requirements, as may be required by PZB to process a rezoning or zoning amendment application.
    - a. **Preliminary Development Plan.** A RVPD shall be governed by a Preliminary Development Plan approved by the BCC which illustrates, in a graphic, written and tabular form, how the RVPD is designed and phased. The requirements of a Preliminary Development Plan are found below and as specified by the Zoning Director. [Ord. No. 01-01]
      - (1) **Minimum development threshold.** RVPDs shall have a minimum size of twenty (20) acres.
      - (2) **Contiguous land.** RVPDs shall be developed in contiguous lots or tracts.
      - (3) **Maximum number of vehicles.** A RVPD shall not exceed a gross density of twelve (12) recreational vehicles per gross acre.
      - (4) **Design intent.** The design of the RVPD shall comply with the requirements of Sec. 6.8.A.16., Design Objectives. [Ord. No. 01-01]
      - (5) **Recreation.** Recreational uses shall be provided within the RVPD based on population of the recreational vehicle lots proposed on the Preliminary Development Plan.
      - (6) **Perimeter landscape areas.** Perimeter landscape areas shall be part of a network of connecting open space corridors which comply with Sec. 7.3.F, Perimeter landscape requirements, and the requirements listed below: [Ord. No. 01-01]
        - (a) **Required locations.** A minimum twenty-five (25) feet wide landscape area shall be provided around the perimeter of a RVPD and connect the recreational vehicle spaces with the Park Headquarters, restrooms and other land uses which service the residents.

- (b) **Type (3) perimeter landscape area.** A type (3) perimeter landscape buffer is required to buffer incompatible uses outside of the RVPD. The portion of a perimeter landscape buffer required to be a type (3) depends upon the compatibility of the surrounding land uses and their design. Adjacent residential land uses shall be buffered from a RVPD by a type (3) perimeter landscape area. RVPDs adjacent to nonresidential land uses which are not incompatible by virtue of the site location or design may require less buffering. A recommendation shall be made by PZB to the BCC as a development order condition as to the type and location of the buffering required.
- (7) **Pedestrian orientation and circulation.** RVPDs shall be pedestrian oriented, physically designed at a human scale, and provide a circulation system based upon a hierarchy of transportation methods. In descending order of importance, the hierarchy shall consider pedestrians as the most important, followed by cyclists, mass transit and automobiles. This system shall be designed to connect and provide access between land use within the RVPD and adjacent land uses within the surrounding communities by the use of a continuous non-vehicular circulation system.
- b. **Regulating plan.** The regulating plan shall provide a comprehensive graphic and written description of the function and development of the RVPD, including but not limited to flexible property development regulations, a transportation program, and street and pathway cross-sections according to the requirements of Sec. 6.8.A.4, Regulating plan. [Ord. No. 01-01]
- c. **Land use justification report.** A land use justification report shall be provided to justify and explain the amount of recreational uses proposed for the RVPD.
  - (1) **Recreation areas.** RVPDs shall designate areas for recreation by providing parks, usable open space or recreation areas. These areas shall be connected by pedestrian paths or sidewalks, or bicycle
  - (2) **Recreation report.** The report shall detail the passive and active recreation proposed based on the projected population of the RVPD and shall be submitted as a recreation report. This report shall include, but is not limited to:
    - (a) The types of passive recreation proposed and a total acreage amount;
    - (b) The types of active recreation proposed including a list and cost estimation of site improvements and a total acreage amount; and,
    - (c) The methodology used to calculate the minimum amount of recreation required based on the population of the RVPD (total number of recreational vehicular lots x 2.4) and the following:
      - (i) The requirements of Art. 17, Park and recreation standards; and [Ord. No. 01-01]
      - (ii) The requirements of this section.In cases of conflict between the recreation requirements of these sections, the more strict regulation shall apply to the extent of the conflict.
    - (d) The proposed connections (bike lanes, pedestrian paths, etc.) used to connect the recreational vehicle spaces with the park headquarters and outside land uses.

## 5. Administration.

- a. **Phasing controls and platting.** Each RVPD shall be subject to the time limitation and review requirements of Section 5.8 Compliance with time limitations and Section 6.8.A.13., Phasing controls and platting, and shall proceed in a reasonably continuous and timely manner. [Ord. No. 01-01]

**6. Use regulations.** Table 6.8-2 (Planned Development District Use Regulations Schedule) indicates the land uses allowed within a RVPD unless otherwise restricted by conditions included in the development order. Uses other than recreational vehicles and accessory recreational facilities shall be located in a park headquarters subject to the provisions of this section.

**a. Pods.** The entire RVPD shall be designated as a Recreational vehicle pod.

(1) **Recreational use.** All RVPDs shall designate on a Preliminary Development Plan the minimum area and location of one hundred and ten (110) square feet of gross lot area per person (based on 2.4 people per recreational vehicle lot) for recreational purposes. Also, a continuous non-vehicular circulation system shall be provided to connect internally with recreation areas, park headquarters, and recreational vehicle lots and externally with surrounding land uses which may serve the tourists.

(a) **Recreational uses.** Recreational site improvements and activities shall be provided based on an equivalent of the calculations rates used to determine recreation site improvements in Art. 17, Park and recreation standards. [Ord. No. 01-01]

(b) **Neighborhood parks.** In addition to the requirements for recreation listed above, a RVPD may provide neighborhood parks which are mostly passive in nature. If a neighborhood park is proposed, the following design standards shall apply:

(i) **Minimum area.** A Neighborhood park shall have a minimum area of eight thousand four hundred (8,400) square feet and a minimum lot width and depth of sixty (60) feet;

(c) **Parking.** Parking is not required for recreation areas or parks. However, if parking is provided, not more than ten (10%) percent of the gross area of a recreation lot shall be paved for parking.

(d) **Minimum improvements.** All recreation areas and neighborhood parks shall provide a continuous sidewalk or other pedestrian path approved by PZB which connects site improvements (pool, hard surface courts, benches, etc.) to the surrounding RVPD's continuous non-vehicular circulation system;

(2) **Recreational vehicle pod.** The recreational vehicle pod on the Preliminary Development Plan shall indicate the vehicle rental spaces with a note explaining that these spaces are for temporary habitation and are not for permanent residency, and the park headquarters.

(a) **Time limitations.** No person shall reside or be permitted to reside in any RVPD for more than ninety (90) consecutive days, and not more than one hundred eighty (180) total days in any one-year period, commencing from the initial date of occupancy.

(b) **Record keeping.** RVPD owners and operators shall keep the following records:

(i) The make, model, and year of each recreational vehicle used for residing in the RVPD;

(ii) The dates of occupancy of each recreational vehicle used for residing in the RVPD;

(iii) The names and permanent addresses of the recreational vehicle occupants.

(c) **Permanent structures or additions.** Permanent structures or additions accessory to the recreational vehicle including but not limited to screen rooms, carports, or utility sheds shall be prohibited.

(d) **Mobility.** The mobility of the recreational vehicle shall be maintained at all times.

**7. Property development regulations.** The property development regulations within a RVPD shall be as indicated in Table 6.8-26, RVPD Minimum Dimensions and Building Intensity, and Table 6.8-27, RVPD Minimum Setbacks, unless otherwise specifically provided in the approved Preliminary Development Plan or in the development order.

[Ord. No. 97-14]

**TABLE 6.8 26**  
**RVPD MINIMUM DIMENSIONS AND BUILDING INTENSITY**

Land Use	Minimum Dimensions			Maximum Height	Maximum Building Coverage
	Size	Width	Depth		
RV Parking Space	1,500 s.f.	20'	40'	--	--
Park Headquarters	1 ac. - min. 2 ac. - max.	100'	200'	25'	.25

(This space intentionally left blank.)

**TABLE 6.8 27**  
**RVPD MINIMUM SETBACKS**

Land Use Type	Minimum Building Setbacks (ft.) and Separations			
	Front	Side*	Street	Rear*
Park Headquarters and accessory buildings	25'	C - 15' R - 40'	25'	C - 20' R - 40'

**NOTES to TABLE 6.8-27:**

**C** - Abutting non-residentially zoned lot.

**R** - Abutting residentially zoned lot.

\* Indicates that the regulation is flexible and may be modified by complying with Sec. 6.8.A.4., Regulating Plan. [Ord. No. 99-37] [Ord. No. 01-01]

1 Setbacks shall be measured from the inside edge of perimeter landscape areas.

2 Recreation buildings shall comply with the building setbacks required for the Park Headquarters.

**a. Road improvements.** The Board of County Commissioners may condition a RVPD to provide certain road improvements within the road right of way, in addition to the land development improvements required for the subdivision or platting of land. These conditional improvements are intended to forward certain goals of the Comprehensive Plan such as: assuring the public health, safety and welfare; facilitating non-vehicular circulation; implementing the linked Open Space, Scenic Corridor and other applicable County programs; and improving the neighborhood aesthetics. These conditional road improvements may include, but are not limited to street lighting, median landscaping, street trees, underground utilities, and bike lanes. See Sec. 6.8.A.16.c., Road improvements. [Ord. No. 01-01]

**b. Parking requirements and access.** RVPDs shall comply with Sec. 7.2, Off-street parking regulations, and the following: [Ord. No. 01-01]

- (1) A minimum of one (1) parking space for each recreational vehicle;
- (2) Parking for uses other than recreational vehicles shall be determined by Sec. 7.2, Off-street parking regulations; and, [Ord. No. 01-01]
- (3) Parking of vehicles in areas not designed or designated for parking is prohibited.

**c. Landscape requirements.** Unless otherwise indicated, a RVPD shall be landscaped according to Sec. 7.3, Landscape and Buffering, the requirements of this section and the regulating plan. [Ord. No. 01-01]

- (1) **Minimum trees.** A minimum of one (1) tree for each fifteen hundred (1,500) square feet of gross lot area shall be provided within all RVPDs. Trees required for perimeter landscape areas shall not count toward this minimum tree requirement. Trees shall be spaced throughout the RVPD and shall be clustered around recreation areas and between recreational vehicle spaces.

- d. **Design criteria.** All RVPDs shall comply with the following objectives and requirements, in addition to those specified in Sec. 6.8.A.16., Design Objectives. [Ord. No. 01-01]
- (1) **Park headquarters.** The park headquarters shall be located within the interior of the RVPD and shall be designed for the convenience of the project residents. No headquarters facility shall maintain frontage or direct physical access on any arterial or collector bordering or traversing a RVPD.
- (a) **Operating hours.** No commercial service shall commence business activities (including delivery and stocking operations) prior to 6:00 AM nor continue activities later than 11:00 PM except as otherwise provided in this Code.
- (b) **Outdoor storage.** Outdoor storage of merchandise shall be permitted only when incidental to the campground use located on the same premises provided that:
- (i) The storage area shall not be located in any of the required setbacks or yards
- (ii) The stored merchandise shall not protrude above the height of the enclosing walls or buildings.
- (2) **Accessory uses and structures.** Accessory uses in permanent and temporary structures shall be permitted according to the following standards.
- (a) **Permanent structures.** Permanent structures and facilities shall be allowed under the following conditions for the following uses.
- (i) **Gatehouses.** Permanent gatehouses may be allowed for internal project security purposes, if properly shown on the Final Subdivision Plan/plat and not in conflict with right-of-way and setback requirements of this Code and the Palm Beach County Thoroughfare Plan.
- (ii) **Utility services.** Utility buildings and structures may be allowed if properly shown on the Final Subdivision Plan/plat and in compliance with all applicable rules and regulations governing such facilities.
- (iii) **Camping Cabin.** A camping cabin may be permitted in existing or future recreational vehicle spaces provided it complies with all regulations contained in Sec.6.4.D. and Sec.6.8.H. of the Code.
- (b) **Temporary structures.** Temporary structures and facilities shall comply with Sec. 6.4, and may be allowed under the following conditions for the following uses:
- (i) **Construction trailer.** Use of a construction trailer shall be limited to storage and on-site office work. The facility is not to be inhabited overnight or connect to water or sewer facilities.
- (ii) **Security quarters mobile home.** A mobile home may be used as security quarters for overnight habitation subject to a special permit.

**Amendment History:**

[Ord. No. 93-4; February 16, 1995] [Ord. No. 95-8; April 3, 1995] [Ord. No. 97-14; May 23, 1997]  
[Ord. No. 99-37; October 7, 1999] [Ord. No. 01-01; January 18, 2001] [Ord. No. 01-29; August 3, 2001]

**I. SWPD, Solid Waste Disposal Planned Development District.**

- 1. Purpose and intent.** The purpose of the SWPD district is twofold: 1. Regulate the placement of developments designed to store, process, transfer or dispose of solid waste in any land use category, see Table 6.8-1, Planned Development District Densities and Corresponding Land Use Categories; and, 2. Permit only those land uses which are consistent with the County-wide Solid Waste Management Plan.

The intent of the SWPD is to ensure the development of solid waste facilities which mitigate negative impacts and incorporate enlightened and imaginative approaches to community planning, including but not limited to:

- a. The protection of the public health, safety and welfare regarding air, noise and water pollution;
  - b. The prevention of the use of the land as an uncontrolled receptacle for improperly treated wastes;
  - c. The conservation of the value of land, buildings and resources;
  - d. The protection of the character and maintenance of the stability of residential, agricultural, business and industrial areas;
  - e. The provision of the appropriate and best use of land;
  - f. The provision for preservation, protection, development and conservation of the natural resources of land, water and air;
  - g. The provision for convenience of traffic and circulation of people and goods;
  - h. The enhancement of the environment; and,
  - i. The recovery of resources that have the potential of further use.
- 2. Exemptions.** The disposal of non-putrescible solid waste material for grade improvement done in conjunction with a building permit, and the storage of non-putrescible materials for future use, shall be exempted from the requirements of this section.
- 3. Applicability.** The requirements of this section, Sec. 1.5, and Sec. 6.8-A.2, shall apply to all SWPD districts and sanitary landfill, resource recovery facility, or incinerator special exceptions, whether new or amended, within unincorporated Palm Beach County. Prior to the development of a sanitary landfill, resource recovery facility or incinerator, a development order shall be approved pursuant to the procedures and standards of this section.
- 4. Effect on previous approvals.** Modifications to previously approved sanitary landfills, resource recovery facilities, volume reduction plants and incinerators approved under Ordinance 77-8 shall comply with the requirements of Sec. 1.5, Exemptions: Effect of code and amendments on previously approved development orders, Sec. 6.8-A.2, Applicability, and this section. Sanitary landfills, resource recovery facilities, volume reduction plants and incinerators approved under Ordinance 77-8 and not in compliance with this section shall not be considered nonconforming uses under the provisions of this Code.



**5. Application requirements.** The applicant shall provide a Preliminary Development Plan, and a justification report. These documents shall demonstrate compliance with Sec. 6.8-A, Planned Development District Regulations, this section, the requirements listed in the rezoning application form and other requirements, as may be required by PZB to process a rezoning or zoning amendment application.

**a. Preliminary Development Plan.** A SWPD shall be governed by a Preliminary Development Plan approved by the BCC which illustrates, in a graphic, written and tabular form, how the SWPD is designed and phased. The requirements of a Preliminary Development Plan are found below and as specified by the Zoning Director. [Ord. No. 01- 01]

**(1) Contiguous land.** SWPDs shall be developed in contiguous lots or tracts.

**b. Additional requirements.** In addition to a Preliminary Development Plan, SWPDs proposing sanitary landfills or incinerators shall provide the following.

**(1) Compatibility analysis.** A compatibility analysis less than one (1) year old that describes the impact of the proposed facility on the surrounding area, as follows:

**(a)** The surrounding area is defined by the following distances, expressed in miles of radius.

**TABLE 6.8-28  
SWPD COMPATIBILITY ANALYSIS**

Type of Facility	Impact on Public Services	Impact on Development Patterns	Impact on Natural Environment
Landfill, Class I, II	.50 mile	.50 mile	.25 mile
Landfill, Class III	.125 mile	.125 mile	.125 mile
Incinerator	1.5 miles	1.5 miles	.25 miles

- (b)** The review of public services shall address the impact of the proposed facility on fire and emergency services; water, electric and sewer service; the entire transportation system used to access the site; and proposed and existing schools, civic and park uses.
- (c)** The review of impacts on development patterns shall identify proposed or existing commercial uses and all lands platted, zoned or used for residential development.
- (d)** The environmental analysis shall review the impact of the proposed sanitary landfill on endangered or threatened species, air quality, noting direction of the prevailing wind, animal and vegetative habitats, and surface and groundwater quality, and noting any land within the 100-year flood zone.
- (1) Access.** A graphic illustration and narrative analysis of year-round access routes to the site.
- (2) Surface water.** A graphic illustration showing location of any class I surface water (as defined by the Florida Department of Environmental Resources) within three thousand (3,000) feet of the site.
- (3) Sanitary landfill type.** An explanation of the type of sanitary landfill proposed. The explanation shall describe the method of operation of the landfill, including sequence of filling, areas to be landfilled, special waste areas, limitations on types of waste that may be disposed of, gas control devices, and leachate collection and disposal method.
- (4) Construction schedule.** The proposed date that land alteration will commence, the projected date of completion and plans for completed use.
- (5) Volume.** An explanation of the quantity of waste to be received, expressed in cubic yards per day or tons per day.
- (6) Operating hours.** A statement specifying hours of operation.

- (7) **Minimum distance requirements.** For the purpose of this section and except as provided in subsections g. and h. below ("Fencing and screening, buffer and setbacks"), minimum distance requirements shall be measured by drawing a straight line between the closest property line of the proposed landfill, incinerator or resource recovery facility to the nearest point on an adjacent property line. The area defined as the buffer shall not be included in the distance requirement.

**c. Location standards.**

- (1) **Sanitary landfill.** No sanitary landfill shall be located closer than two hundred (200) feet of any body of water (except canals used to lower on-site water tables, borrow pits and other bodies of water contained completely within the sanitary landfill site) or on the watershed of any surface public water supply where leachate or runoff may result in violation of city, county, state or federal laws and regulations concerning the pollution of ground or surface waters.
- (2) **Siting distances.** Sanitary landfills and incinerators shall be sited to be separated from land zoned or used or platted and used for residential dwellings, and designated conservation areas, as follows.

**TABLE 6.8-29  
SWPD SITING REQUIREMENTS**

Type of Facility	Residential Development	State or Federal Designated Conservation Area
Landfill, Class I, II	.50 mile	.25 mile
Landfill, Class III	.125 mile	.125 mile
Incinerator	1.5 miles	.25 miles

- (1) **Surface water.** No sanitary landfill shall be located within three thousand (3,000) feet of class I surface water, as defined by the Florida Department of Environmental Regulation.
- (2) **Fire station service.** A class I sanitary landfill and incinerator shall be located within five (5) miles of a full-service fire station. The assurance of adequate on-site fire/rescue capability may exempt certain landfills or incinerators from this requirement.
- (3) **Land use compatibility.** A sanitary landfill or incinerator shall only be sited where compatible with adjacent land use as determined by the Board of County Commissioners through review of the compatibility analysis.
- (4) **Minimum lot size.** The minimum lot size for any solid waste disposal site containing a class I sanitary landfill shall be three hundred twenty (320) acres.
- d. Spatial buffer and setbacks.** A buffer shall be required around the perimeter of a class I sanitary landfill or incinerator, as follows.
- (1) **Disposal.** The disposal of solid waste or ash may not take place closer than three hundred (300) feet from any property line; and,
- (2) **Incinerator.** No part of any incinerator or its attached buildings or structures shall be located within eight hundred (800) feet of any property line.

- e. **Perimeter landscape areas.** Perimeter landscape areas shall form a perimeter buffer of vegetation which complies with Sec. 7.3.F, Perimeter landscape requirements, and the requirements listed below:

[Ord. No. 01- 01]

- (1) **Preserve or mitigate natural areas.** Perimeter landscape areas shall be designed in conjunction with Sec. 9.5, Vegetation Protection and Preservation. The preservation or mitigation of wetlands and other native, non-invasive plant species and buffering incompatible land uses are the primary purpose of perimeter landscape areas.
- (2) **Required locations.** All SWPDs shall provide a perimeter landscape area around the entire perimeter of the district. A minimum, fifty (50) feet wide perimeter landscape area shall be provided around the perimeter of a sanitary landfill, resource recovery facility, or incinerator. SWPDs without these uses shall provide landscape buffers in accordance with Sec. 7.3 (Landscape and Buffering). A recommendation shall be made to the BCC as a development order condition as to the perimeter landscape type and the planting requirements within the perimeter landscape area. [Ord. No. 99-37]
- (3) **Buffer adjacent land uses.** Adjacent land uses to SWPDs with landfills or incinerators shall be buffered by spatial separations, dense landscaping, lakes, berms or a combination of these buffering elements. SWPDs without landfills or incinerators shall buffer adjacent land uses according to their compatibility by virtue of the SWPD's site location and design. A determination shall be made by PZB as to the extent of the buffering required.

6. **Property development regulations.** The property development regulations within a SWPD shall be as indicated in Table 6.8-30, SWPD Minimum Dimensions and Building Intensity, and Table 6.8-31, SWPD Minimum Building Setbacks, the regulations below, and the regulations provided in the approved Preliminary Development Plan and the development order. [Ord. No. 01- 01]

**TABLE 6.8-30  
SWPD MINIMUM DIMENSIONS AND BUILDING INTENSITY**

Land Use	Minimum Dimensions			Maximum Height	Maximum Building Coverage
	Size	Width and Frontage	Depth		
Sanitary landfill	320 ac. - Min.	1000'	1000'	--	--
Other SWPD Land Uses	1 ac. - Min.	100'	200'	35'	.35

**TABLE 6.8-31  
SWPD MINIMUM BUILDING SETBACKS**

Land Use	Minimum Building Setbacks (ft.)			
	Front	Side	Street	Rear
Incinerator	800'	800'	800'	800'
Other SWPD Land Uses	25'	C - 15' or R - 40'	25'	C - 20' or R - 40'

**NOTES to Table 6.8-31:**

**C** - Indicates the building setback if the lot abuts a non-residentially zoned or designated lot.

**R** - Indicates the building setback if the lot abuts a residentially zoned or designated lot.

-The building setbacks indicated above are based on a maximum building height of thirty five (35) feet. All structures exceeding thirty five (35) feet in height shall provide the applicable setback stated in Table 6.8-36, and an additional setback of one (1) horizontal foot for each one (1) vertical foot of building exceeding thirty five (35) feet in height.

-Building setbacks shall be measured from the perimeter lot lines.

- a. **Fencing and screening.** Where deemed necessary to protect the general public, safety fences of up to a height of six (6) feet shall be required. Such screening shall be of at least seventy-five (75) percent opaqueness to protect neighboring property from potential loss of use or diminution of land value or use.
- b. **Access.** An access road, negotiable by loaded collection vehicles, shall be provided to the entrance of the facility.
  - (1) Access shall be restricted to specific entrances with gates that can be locked at all times and that carry official notice that only authorized persons are allowed on the site.
  - (2) The route to access the site shall be only via approved expressway, arterial or collector streets. No access shall be through local or residential streets.
- c. **Drainage.** All drainage facilities shall be approved by the County Engineering Department and all other appropriate governmental agencies.
- d. **Untreated surface water.** In no case shall untreated surface water runoff be permitted to discharge directly into lakes, streams, drainage canals, or navigable waterways other than into or through approved on-site containment areas.
- e. **Wellfield protection.** Sanitary landfills shall meet the guidelines of Sec. 9.3, Wellfield protection.  
[Ord. No. 01- 01]
- f. **Flood areas.** The location of landfills in flood-prone areas shall be governed by the provisions of chapter 17-7, F.A.C.
- g. **Performance standards.** The operation of these facilities shall conform to all rules and regulations of all governmental agencies having appropriate jurisdiction and to Sec. 7.8.A., Performance Standards.  
[Ord. No. 01- 01]
- h. **Reclamation.** All sanitary landfills and open air resource recovery facilities shall submit a reclamation plan indicating proposed final elevations, ground covers, and proposed uses of the property. Reclamation of land used for the operation of sanitary landfills shall be as required by chapter 17-701, F.A.C.
- i. **Surety.** Rehabilitation and reclamation approved surety shall be posted in the amount of two thousand ~~five~~ hundred dollars (\$2,500) per acre for the total acreage ~~included in the development application~~, unless bonded in phases. The surety shall:

- (3) run to the BCC;
  - (4) be in a form satisfactory and acceptable to the BCC and the County Attorney;
  - (5) specify the time for completion of rehabilitation and reclamation.
  - (6) one half (½) of the surety shall be released upon the submission to and approval of all the following by the Development Review Committee:
    - (a) written certification by an engineer registered in the State of Florida that all performance guarantees have been satisfied.
    - (b) a certified "as built" drawing.
  - (7) In the event that rehabilitation and reclamation is to be conducted in phases, the following additional requirements shall apply.
    - (a) A phasing plan is to be submitted indicating the acreage of each phase, proposed duration of landfill usage and rehabilitation of each phase.
    - (b) The Development Review Committee must approve the phasing plan.
    - (c) Reclamation surety and rehabilitation for specific phases shall not be released until rehabilitation has been completed in accordance with the approved rehabilitation plan and certified in writing by an engineer registered in the State of Florida.
    - (d) Upon commencement of rehabilitation of the initial phase the next phase may commence upon written authorization by the Department. The applicable surety must be on file prior to authorization by the Department for the commencement of excavation on any subsequent phase.
- f. **Record of landfill use.** Within one (1) year after the adoption of the rezoning or rezoning amendment resolution, a record showing that the property was used for a Resource Recovery and Management Facility shall be filed in the public records of Palm Beach County, Florida, to provide public notice in the chain of title that the subject premises has been used as a landfill site.

**Amendment History:**

[Ord. 01-01; January 18, 2001] [Ord. No. 93-4; February 16, 1993] [Ord. No. 99-37; October 7, 1999]

(This space intentionally left blank.)

**SEC. 6.9 VOLUNTARY DENSITY BONUS.**

**A. Purpose and intent.** The purpose and intent of the Voluntary Density Bonus (VDB) is as follows:

1. The VDB accommodates provisions for the development of housing affordable to very low and low income households in fulfillment of Policy 1.1-f of the Housing Element of the Comprehensive Plan. For the purposes of this ordinance Affordable Housing is defined as Group A: households with incomes of 50% or less of the median adjusted gross income for households within the County; and Group B: households with incomes greater than 50% but less than or equal to 80% of the median adjusted gross income for households within the County. The development of affordable housing is accomplished by providing for an increase in permitted density (a density bonus) in exchange for the construction of affordable housing on site or off-site; or a payment in-lieu-of construction of Group A units into the Housing Trust Fund; or a combination of construction and an in-lieu payment.
2. The VDB addresses an equitable geographic distribution of affordable housing in accordance with Policy 1.5-b of the Housing Element of the Comprehensive Plan.
3. The VDB addresses the preservation of affordability of units, designated under the program, for Group A and Group B households in accordance with Policy 1.1-o of the Housing Element of the Comprehensive Plan.
4. The VDB provides for the implementation of Land Use Element Policy 3.2-a and that portion of the Land Use Element, Implementation Section which deals with income restrictions on residential densities of greater than eight (8) units per acre.

**[Ord. No. 00-15]**

**B. Authority.** Authority to adopt this Section is pursuant to Article VIII, Sec.1, Fla. Const., the Palm Beach County Charter, Sec. 125.01, et. seq., Fla. Stat. and Sec. 163.3161, et. seq., Fla Stat.

**C. Applicability.** In cases of conflict between this Section and other Sections of the ULDC, the provisions of this Section shall prevail.

1. **Location.** This section may be applied to any residential development proposed within the urban service area of unincorporated Palm Beach County.
2. **Discretionary program.** The Voluntary Density Bonus Program is a discretionary program in which additional density may be granted if the granting of such additional density will further the County's objective of providing housing opportunities for Group A and Group B households. Nothing stated herein is intended to, and specifically is intended not to, create any property right(s) for the owner of any property.
3. **Concurrent processing.** The Voluntary Density Bonus shall be considered and applied concurrently with an associated development order application. Such a development order shall be either a rezoning to a planned development district, an amendment to a planned development, or a conditional use, all of which require duly noticed public hearings before the Board of County Commissioners. Such hearings are necessary due to the accommodation of a land use intensity greater than that shown on the Future Land Use Map.

**D. General.** A development may exceed its permitted density, up to one hundred (100) percent, without prior approval of a Site Specific Comprehensive Plan Amendment. In exchange, the development must provide for affordable housing units by complying with the provisions of this Section 6.9.

1. **Manner of providing units.** The affordable housing shall be provided through construction of units on site, or on another site approved concurrent with the project approval, or through payment of an in-lieu-of construction fee, for Group A units only, into the Housing Trust Fund, or a combination of the above.
2. **Minimum number of units to be provided.** The minimum number of affordable housing units to be accommodated shall be as follows.
  - a. For rental projects, 40% of the "bonus" units shall be designated for Group B and Group A households. Of those units, 50% shall be for Group A households except as provided in (b) below.
  - b. In circumstances where land value and development cost make the full accommodation of on-site Group A units infeasible, the number of such units may be reduced to a minimum of 6% of the bonus units provided the following requirements are met.
    - (1) For each unit of Group A housing which is reduced, 1.2 units of Group B housing shall be provided.
    - (2) The VDB petition shall state that this option is being requested. The application shall contain appropriate data upon which the LUAB/LPA and the BCC may base their determination that the pre-requisite circumstance, as stated in (b) above, is applicable.
  - c. For ownership projects, 40% of the bonus units shall be designated for Group B households. There shall be no obligation to provide housing for Group A households.
  - d. The required unit count shall be established by rounding down to the nearest whole number, with a minimum of one unit.
  - e. In applying the VDB, only the number of units required pursuant to this Sub-Section 6.9.D.2 (Minimum number of units to be provided) shall be subject to qualifications, assurances, and restrictions as set forth below.
3. **Assurances of affordability.** The developer shall provide guarantees which, for a minimum period of fifteen years for rental units and ten years for ownership units, maintain the affordability for units that are required to be for Group A and or Group B households. During this period of time no unit shall be rented except to a qualified household. The guarantee must be recorded in the public record. The proposed method and provisions regarding such assurance must be reviewed by the LUAB/LPA who shall make a recommendation to the BCC as to acceptability. The BCC shall make a final determination of acceptability at the time of consideration of the attendant development order application.

Sufficient information must be provided, as a part of the VDB petition, to allow the LUAB/LPA and BCC to make a reasonable assessment of the proposal. Items which may be considered include, but are not limited to:

- a. for projects where there are other participating agencies which have affordability restrictions e.g. State, Federal, a subordinated mortgage is generally acceptable,
- b. a subordinated mortgage to private institutions may be allowed when it is determined that there are significant provisions to mitigate the potential of default,

- c. the placement in escrow of 50% of the corresponding in-lieu payment with an arrangement where the balance decreases over time, e.g. 1/10 (sale) 1/15 (rental) per year,
  - d. a stipulated resale agreement where certain increases in value are remitted to the Housing Trust Fund,
  - e. restrictions on rental rate escalation,
  - f. restrictions on conversion to nonresidential use, and,
  - g. other arrangements which are previously reviewed and approved by the Office of the County Attorney.
4. **Income qualifications.** For units required to be Group A and/or Group B, a developer shall record in the public record a guarantee that the household, upon entry to the unit, shall meet the definition of a Group A or Group B household. The definition of very-low (Group A) or low income (Group B) households is as provided in Palm Beach County Ordinance 93-8, as amended. The manner of guarantee must be reviewed by the LUAB/LPA who shall make a recommendation to the BCC as to acceptability. The BCC shall make a final determination of acceptability at the time of consideration of the attendant development order. The form of the guarantee shall be approved by the Office of the County Attorney prior to certification of the final site plan.
5. **Limitations on restrictions.** No affordable housing units, which are required pursuant to this program, or units above the density of eight (8) units per acre shall be subject to restrictions beyond the income qualifications set forth herein.

This provision may be waived by the BCC upon consideration of the following:

- a. the need for the restriction in terms of providing housing for a specific target group e.g. disabled populations, and the assurances that the target group will, indeed, have access to the new housing;  
[Ord. No. 00-15]
  - b. whether the restriction is in line with the objective of providing housing opportunities for Group A and Group B households; and,
  - c. the impact, upon the immediate geographic area.
6. **Dispersal - internal.** Units for Group A and Group B households shall be distributed throughout a development so that there is not a concentration of the VDB units.
- a. Affordable housing units must be distributed throughout the development.
  - b. Developments that offer varied bedroom and floor area options shall include similar variation in the required affordable housing units.
  - c. When specific percentages of Group A and Group B households are stated in an application, the manner in which the percentages are to be maintained shall be described.



- d. When the VDB is used in conjunction with other programs (e.g. HTF, SHIP, Tax Credits) which require a minimum amount of affordable housing that is in excess of the minimum required for the VDB, the VDB petition shall address all such units. If such minimums are imposed subsequent to approval of the VDB, it will be necessary to formally apply for a modification to the VDB development order.
  - e. In addition to the above, when the percentage of units targeted for affordable housing is at, or exceeds, 50% of the total development, a management plan shall be a part of the application. Items to be addressed in a management plan include, but are not limited to: types and quantity of recreation facilities, tenant and/or ownership education services, accessibility to social service information and/or programs; on-site management, on-site day care facilities, on-site security, and, special crime prevention and crime reduction design considerations, and, assurances that the management plan shall be implemented and maintained.
  - f. The manner in which the requirements of this Sub-Section 6.9.D.6 shall be maintained must also be provided in the VDB petition. Such manner must be reviewed by the LUAB/LPA who shall make a recommendation as to acceptability. The BCC shall make a final determination of acceptability at the time of consideration of the attendant development order. The form of the assurance shall be approved by the Office of the County Attorney prior to certification of the final site plan.
- 7. Dispersal - external.** Units for Group A and Group B households shall be distributed equitably throughout Palm Beach County so that there is no undue concentration associated with the implementation of the VDB. The baseline for an acceptable concentration of Group A and Group B housing shall be forty percent (40%) of the occupied households in the sector. Study sectors which have a concentration of 40% or less shall be considered as, generally, acceptable for receiving additional Group A and Group B households. Study sectors which have a concentration of greater than 40% should generally be considered as having an undue concentration of Group A and Group B households. In either case, the 40% baseline is a guideline to be considered along with other information in making the assessment of equitable dispersal and undue concentrations. The assessment of equitable distribution shall involve the following.
- a. Analysis of housing and demographic data within a 'study sector' which shall be delineated relative to the size and character of the proposed development and shall include such features as schools, shopping areas, street system, civic uses, and employment opportunities. For data purposes, the sector shall be adjusted to accommodate census tracts or census block groups.
  - b. Household income characteristics for the study sector shall be derived from 1990 census data, as amended by the Census Bureau. The income level of a "family of four" shall be used for the determination of households within the Group A and Group B household categories.
  - c. The ranking of the sector, as identified in the Palm Beach County Affordable Housing Study, June, 1994, with respect to Tables 2.3 and 2.4, Distribution of Households by Income Groups, shall be considered along with other information in making the assessment of equitable dispersal and undue concentrations.

- d. The above information, along with other relevant information from the Palm Beach County Affordable Housing Study, June, 1994, and developer supplied information, shall be considered by staff and the LUAB/LPA in making recommendations regarding equitable geographic distribution of affordable housing for compliance with Housing Element Policy 1.5-b. **[Ord. No. 00-15]**
8. **Allowable density.** The density of the development shall not exceed a one hundred (100) percent increase above the permitted density. However, in no event shall the density exceed a maximum of sixteen (16) dwelling units per acre. "Permitted density" shall be determined by either: (a) the unit count allowed by density designation on the Future Land Use Atlas and as applied through provisions of Section 6.5 of the ULDC, or, (b) the allowable density of a previously approved development order, for the same property, pursuant to Sections 1.5 and 6.8 of the ULDC.
9. **Provisions of basic services.** For developments which have a density greater than eight (8) units per acre or which seek a density bonus equal to, or greater than, seventy percent (70%), there must be a demonstration of proximity to public transportation and employment opportunities so that residents will be able to access employment or other destinations appropriate for the type of housing without exclusive reliance on the automobile.
10. **Payment in-lieu-of construction.** A developer may elect to make a payment into the Housing Trust Fund in-lieu-of construction of Group A housing units.
- a. **Basis of the payment.** The payment shall be on a per unit basis of an amount equal to 1.2 times the unit's production cost. For the purpose of this Section 6.9, unit production cost shall be the base construction cost of the unit based upon gross floor area and construction cost per the latest edition of SBCCI, Building Valuation Data. The provisions of Section 6.9.D.2.b (varied floor plans) shall be considered in the calculation.
- b. **Establishing amount of payment.** The proposed amount of the in-lieu-of payment shall be included in the VDB petition. Establishment of the amount shall be a part of the development order. It shall be subject to reconsideration when consideration is given to an extension of time under ULDC Section 5.8.
- c. **Payment.** Payment shall be due prior to the issuance of the first building permit.
11. **Combination of construction of units and the payment in-lieu-of construction.** The developer may elect to construct a portion of the required Group A units in conjunction with a payment in-lieu-of construction to account for the remaining Group A units.
12. **Use of in-lieu payments.** All in-lieu fees collected under this VDB shall be deposited in the Housing Trust Fund established by Palm Beach County Ordinance No. 93-8, as amended, and used for purposes contained therein.
13. **Displacement.** Any tenant displaced as a result of development of the VDB project, shall be the subject of a relocation program which will, at a minimum, describe efforts to relocate and/or make aware of comparable housing opportunities including the availability of housing at the subject site.

**E. Standards for approval.** An application submitted under this Section 6.9 shall be reviewed for compliance with the following standards. Recommendations as to compliance shall be made by staff and the LUAB/LPA, as appropriate, with the final determinations being made by the BCC. Each of these standards must be met in order for a VDB award to be made.

1. The development must be located within the Urban Service Area.
2. The resulting development shall be deemed compatible with surrounding land uses. The determination of compatibility shall include:
  - a. a standard assessment of Future Land Use Designations, zoning designations, and actual use of the surrounding lands,
  - b. the impact of the proposed development upon surrounding land uses, both current and future, and,
  - c. the impact of the external environment upon the suitability and success of the proposed VDB development.
3. The development shall meet all concurrency requirements at the level of impact calculated at the bonus density.
4. The resulting affordable housing units will not result in an inappropriate concentration, pursuant to Section 6.9.D.6, of such housing within the proposed development.
5. The resulting affordable housing units will not result in an inappropriate concentration, pursuant to Section 6.9.D.7, of such housing within a given geographic area.
6. Adequate assurances as required in Sections 6.9.D.3, 4, and 5.
7. Adequate provisions for displaced tenants pursuant to Section 6.9.D.13.
8. The resulting development shall be consistent with the goals, objectives, and policies of the Comprehensive Plan and the provisions of this Section 6.9.

**F. Review and approval process.**

1. **Presubmittal conference.** Prior to submittal of a petition requesting a density bonus, the applicant must attend a presubmittal conference with the Director of Planning, or designee, to establish the geographic area (sector) within which the dispersal analysis is to be made. A failure to establish the area in this manner may result in the rejection of the development application.
2. **Submission of petition.** A petition for the VDB shall be submitted to the Planning Division concurrent with submission of a General Application for a Class A Conditional Use, a rezoning to a Planned Development District, or an Amendment to a previously approved Planned Development District (reference Section C) to the Zoning Division. The General Application shall be in accordance with the procedures of Section 5.4 or 6.8.A, as applicable. **The VDB application form and required submittal materials shall be established by the Director of Planning.** A site plan which shows the location of

roadways, parking areas, buffer areas, recreation and amenity areas, and building areas along with typical building footprints shall be a part of the petition. The petition must identify any Flexible Property Development Regulations which are being sought pursuant to ULDC Section 6.5.L or Optional Residential Standards pursuant to Section 6.8.B.6.a.4.

3. **Determination of sufficiency.** The Planning Director shall determine the sufficiency of the petition within five (5) working days from its receipt. If it is determined that it is not sufficient, written notice shall be sent to the applicant specifying the deficiencies within three (3) working days of the determination. The Planning Director and Zoning Director shall take no further action unless the deficiencies are remedied. If the deficiencies are not remedied within twenty (20) working days, the petition shall be considered withdrawn. If the petition is determined sufficient, the Planning Director will process it pursuant to the procedures and standards of this Section 6.9.
4. **Review by CAH staff.** The petition shall be reviewed by the staff of the CAH after a determination of sufficiency but prior to consideration by the LUAB/LPA.
5. **Review by the LUAB/LPA.** The petition shall be reviewed by the LUAB/LPA after a determination of sufficiency but prior to consideration by the Zoning Commission of the associated development order. The Director of Planning shall present a report to the LUAB/LPA which describes how the proposed development complies with General Provisions as set forth in Section 6.9.D. and with respect to compliance with each of the Standards set forth in Section 6.9.E.

The LUAB/LPA shall make a determination of compliance with each of the General Provisions. The LUAB/LPA shall recommend approval, approval with conditions or denial of the requested increase in density based on the Standards. The LUAB/LPA may recommend conditions in order to assure compliance with said General Provisions and/or the Standards.

The LUAB/LPA's recommendation shall be forwarded to the BCC who shall have the final authority with regard to compliance with this Section 6.9.

6. **Review by the Zoning Commission.** Consideration of the VDB petition and its standards pursuant to this Section 6.9 shall be separate from the Zoning Commission's action on the development application. However, when applicable, the Zoning Commission shall take concurrent action with regard to the increased density, compatibility with the increased density on surrounding land uses, and the Flexible Property Development Regulations as allowed by ULDC Section 6.5.L or the Optional Residential Standards of Section 6.8.B.6.a.4.
  7. **Action by the BCC.** All VDB petitions shall be approved, approved with conditions or denied by the Board of County Commissioners. The BCC shall act on the increased density allowable, through the VDB, by a motion separate from the associated development order. The BCC may rely upon the findings made by the LUAB/LPA in rendering its action. However, the actions of the LUAB/LPA shall be deemed advisory for the purpose of taking final action on a VDB petition. The BCC shall then act on the associated development order and may approve it at the requested density or at a lesser density.
- G. Effect.** Approval of a voluntary density bonus, by the Board of County Commissioners, shall grant the right to increase density consistent with the terms approved in the development order. The density bonus shall run with the development order.

1. **Amendments to a voluntary density bonus.** A density bonus may be amended, extended, varied or altered only pursuant to the standards and procedures established for its original approval, or as otherwise set forth in this section.
2. **Map designation of a density bonus development.** A development which receives an approved density bonus shall be designated by a symbol on the Future Land Use Atlas and the Official Zoning Map until the development is built-out. At that time, the Future Land Use Atlas shall be changed, by action of the County, to reflect the total density of the development.
3. **Transfer of a density bonus.** A density bonus runs with the development order and may be transferred to a new owner of the development only if the new owner agrees to fulfill all the terms of the agreement made by the original owner. Density gained through the VDB shall not be eligible for use in the Transfer of Development Rights Program.
4. **Subject to Section 5.8, Compliance with Time Limitations.** The increase in density allowed by an approved VDB is subject to provisions of Section 5.8. During such review the VDB shall be re-evaluated pursuant to the Standards of Section 6.9.E and, the Provisions of Section 6.9.D.
5. **Review.** This Section 6.9 shall be reviewed on an annual basis commencing in January 1997 in order to ascertain its effectiveness and determine if changes are warranted. The review shall occur by a written report, prepared by the Planning Division, to the BCC. The report shall address, at a minimum, the number of applications received, the role of the LUAB/LPA in the review process, the number of units approved, the number of units constructed, and the identification of any problems or concerns associated with the implementation and administration of this Section 6.9.  
[Ord. No. 95-24] [Ord. No. 96-14] [Ord. No. 00-015]

**Amendment History:**

[Ord. No. 93-4; February 16, 1993] [Ord. No. 95-24; July 24, 1995] [Ord. No. 96-14; April 23, 1996]  
[Ord. No. 00-015; April 12, 2000]

**SEC. 6.10      TRANSFER OF DEVELOPMENT RIGHTS - SPECIAL DENSITY PROGRAM.**

- A. Purpose and intent.** The purpose of this section is to provide for a Transfer of Development Rights (TDR) Program, including the establishment of a TDR Bank, to facilitate both the protection of environmentally sensitive lands, the preservation of agriculture on lands designated as Agricultural Reserve (AGR) on the Future Land Use Atlas (FLUA), and to promote orderly growth in Palm Beach County. This is accomplished by allowing development rights to be severed from environmentally sensitive lands and lands designated as AGR and transferred to sites where additional development can be accommodated. The Transfer of Development Rights program is designed to redistribute population densities, or development potential, to encourage the most appropriate and efficient use of resources, services and facilities.

Further, it is the purpose and intent of this section to provide an alternative to the development of environmentally sensitive lands and lands designated as AGR on the FLUA by establishing a mechanism to seek economic relief from the limitation of development imposed on these lands. Transfer of Development Rights can mitigate inequities in the valuation of land by providing a means of compensating landowners whose property is restricted, by permitting the sale of development rights, and making landowners in more

intensively developed areas pay for the right to develop beyond the existing density, by purchasing development rights.

The Transfer of Development Rights Program allows a property owner to achieve a density bonus by purchasing the increase in density from the County TDR Bank, or from a property owner with land in a designated sending area, without going through the land use amendment process. In order to increase density, the site must meet the requirements to become a designated receiving area and follow the procedures as described in this Section. After development rights have been transferred from the sending area to the receiving area, an appropriate conservation easement or an agricultural conservation easement shall be attached to the sending area and recorded in the public records of Palm Beach County, restricting future development potential.

The TDR Program is the required method for increasing density above the maximum density permitted by a property's FLUA designation within the unincorporated County, unless an applicant can both justify and demonstrate a need for a Site Specific Comprehensive Plan Amendment and demonstrate that the current FLUA designation is inappropriate, as outlined in Sec. 5.2.D.10 of this Code, or the applicant is using the Voluntary Density Bonus Program as outlined in Sec. 6.9 of this Code.

[Ord. No. 97-64] [Ord. No. 98-11] [Ord. No. 00-13]

- B. Authority.** The BCC has the authority to adopt this section pursuant to Article VIII, Sec. 1, Fla. Const., the Palm Beach County Charter, Sec. 125.01, et. seq., Fla. Stat., and Sec. 163.3161, et. seq. Fla. Stat.

[Ord. No. 97-64]

- C. Applicability.** This section shall apply to property in unincorporated Palm Beach County which is located within designated sending areas, as defined in Sec. 6.10.G. Development rights may be transferred from sending areas pursuant to the procedures contained in this Section, to property which meets the qualifications to receive such density according to Sec. 6.10.I and the standards contained herein.

The use of Transfer of Development Rights (TDR) shall be allowed in all residential zoning districts within the Urban/Suburban Tier and shall be approved pursuant to this Section. TDR units may be utilized for all housing types. Additionally, TDR units may be converted to Congregate Living Facility (CLF) beds subject to the provisions of Sec. 6.4.D.24 whereby the total approved density, including TDR units, is utilized when calculating permissible CLF occupants per Table 6.4-5.

[Ord. No. 00-13]

- D. Previous approvals.** All previously approved transfers of development rights, as long as they remain in force, shall remain valid and shall not be affected nor changed by subsequent revisions to the TDR Program.

[Ord. No. 00-13]

- E. Definitions.** For the purposes of this Section, except as specifically provided herein, the terms defined in Article 3 shall have the meaning therein. In the event of conflict between the other Sections of the Unified Land Development Code and this Section, this Section shall prevail. Terms in this Section shall have the following definitions and shall apply only to the transfer of development rights procedures as provided for in this Section.

**Agricultural Conservation Easement** - means an interest in land, which interest represents the right to retain land in bona fide agriculture, fallow land, and uses permitted in the Conservation Water Resources Area (WRA) future land use category, created pursuant to Sec. 704.06, Fla. Stat.

**Community Commercial Facility** - A commercial facility constructed on ten (10) or more acres supporting at least one hundred thousand (100,000) square feet of gross floor area. The community commercial facility shall not be construed to mean the community commercial zoning district described in this Code.

**Conservation Easement** - means an interest in land, which represents the right to restrict or prevent the development or improvement of the land for purposes other than water preserve areas, wetlands or uplands, created pursuant to Sec. 704.06, Fla. Stat.

**Contract for Sale and Purchase of Development Rights** - A valid contract which must be in writing pursuant to Florida law, for the sale of (development rights) for the purpose of increasing density on a receiving area parcel.

**Deed of Transfer of Development Rights** - A legal document which transfers the ownership of specified development rights from one parcel of land to another, and which is recorded in the Public Records of Palm Beach County.

**Development Right** - The ability to develop a residential dwelling unit on a parcel of land. The land owner may sell, donate or transfer the development rights and retain title to the land and the right to use the surface of the land on a limited basis. For the purpose of this Section, one development right shall equal one residential dwelling unit.

**Development Rights Certificate** - A legal document presented to a property owner who deeds to the County, without compensation, environmentally sensitive, Rural Residential 20 (RR-20) land or land designated CON on the Future Land Use Atlas (FLUA) within a sending area, or records an agricultural conservation easement for a sending area designated AGR on the FLUA. The certificate shall specify the number of development rights the property owner is entitled to sell or trade, and the certificate shall remain valid until the development rights are permanently transferred to property within a receiving area.

**Escrow Agreement** - A legal document which holds money in trust by a third party to be turned over to the County upon the fulfillment of a condition.

**Gross acreage** - The total land area, including all public and private areas, within the legal boundaries of a particular parcel of land or project.

**Major department store** - A nationally or regionally recognized retail store which anchors a regional commercial facility and contains at least one hundred thousand (100,000) square feet of floor area.

**Major industrial facility** - An industrial facility constructed on more than thirty-five (35) acres supporting at least seven hundred thousand (700,000) square feet of floor area.

**Net Density** - The ratio of the number of dwelling units per acre of land exclusive of water management tracts, R-O-Ws, open space, and landscape buffers.

**Priority Acquisition Site** - A parcel of land designated by the Environmentally Sensitive Lands Acquisition Selection Committee (ESLASC) or Conservation Land Acquisition Selection Committee (CLASC) as such and approved for acquisition by the Board of County Commissioners.

**Receiving Area** - Parcels of land within the Urban Service Area, which are permitted to increased density, as specified herein, and receive development rights purchased from the owners of land in a sending area. The transfer capacity of these development rights is based on the number of transferable development rights which a specified area can accommodate, subject to Sec. 6.10.I and 6.10.K.

**Regional Commercial Facility** - A commercial facility constructed on forty (40) or more acres supporting at least one (1) major department store and three hundred fifty thousand (350,000) square feet of gross floor area.

**Sending Area** - An area which the TDR Program is designed to protect, as specified herein, and from which development rights are transferred pursuant to the provisions of this section.

**Transfer of Development Rights (TDR) Bank** - An accounting and monitoring system authorized by this Code empowering the County to purchase and sell development rights. The TDR Bank offers an alternative to TDRs being transferred via the private market. The bank consists of development rights from lands designated for preservation as provided for in this section and purchased by the County. These rights may then be sold to developers, for use in qualified receiving areas or held in reserve for future release.

**Urban Residential Zoning District** - One of the following residential zoning districts permitted within the Urban Service Area: Residential Estate District (RE), Residential Transitional District (RT), Residential Transitional Suburban District (RTS), Residential Transitional Urban District (RTU), Single Family Residential District (RS), Multi-Family Residential (Medium Density) District (RM), and Multi-Family Residential (High Density) District (RH).

[Ord. No. 97-64] [Ord. No. 98-11] [Ord. No. 00-13]

#### **F. Administration.**

1. **General.** Except as otherwise specified, the TDR Program shall be administered by the Executive Director of the Planning, Zoning and Building Department, who may designate responsibilities regarding the program to one or more members of the Planning or Zoning Division staff.
2. **Responsibilities..** The Executive Director of the Planning, Zoning and Building Department shall be responsible for:
  - a. establishing, administering and promoting the County's Transfer of Development Rights Program;
  - b. establishing and administering the Transfer of Development Rights Bank;
  - c. ensuring the orderly and expeditious processing of Transfer of Development Rights applications under this Section;
  - d. ~~ensuring the contracts for sale and purchase of development rights are executed and all deeds and conservation easements are filed in the public records of Palm Beach County;~~



- e. ensuring that the Property Appraisers Office is notified of all transfers of development rights;
  - f. ensuring that the densities approved through the TDR Program are placed on the FLUA as notations following approval of the TDR receiving area;
  - g. ensuring that the FLUA is amended by a staff initiated Site Specific Comprehensive Plan amendment to reflect an appropriate future land use designation for the sending areas following recordation of the deed of transfer;
  - h. ensuring that the FLUA is amended by a staff initiated Site Specific Comprehensive Plan amendment to reflect an appropriate land use designation for land acquired by the County whose units are placed in the TDR bank; and
  - i. coordination with municipalities in the administration of the TDR provisions.
- [Ord. No. 97-64] [Ord. No. 00-13]

**G. Sending Areas.**

1. **General.** Sending Areas represent those areas of the County that are designated by the BCC to warrant protection. The owner of property in a designated sending area may transfer the development rights to a parcel of land in a designated receiving area, subject to the provisions of this Section.
2. **Eligible Sending areas shall include.**
  - a. lands designated RR-20 on the FLUA;
  - b. lands designated as priority acquisition sites by the Environmentally Sensitive Lands Acquisition Selection Committee (ESLASC) or the Conservation Land Acquisition Selection Committee (CLASC) that meet the criteria listed below:
    - (1) rarity in Palm Beach County of native ecosystems present on the environmentally sensitive lands site;
    - (2) diversity of the native ecosystems present on the environmentally sensitive lands site; or
    - (3) presence of species listed as endangered, threatened, rare or of special concern by the U.S. Fish and Wildlife Service, the Florida Fish and Wildlife Conservation Commission, the Florida Committee on Rare and Endangered Plants and Animals, or the Florida Department of Agriculture;
  - c. lands designated AGR on the FLUA;
  - d. privately owned lands designated CON on the FLUA; and
  - e. other sites determined by the BCC to be worthy of protection, provided that the sites:
    - (1) further the purpose of the TDR Program in keeping with the criteria listed above; or
    - (2) further other County Goals, Objectives, and Policies. At such a time that the BCC determines that a parcel of land is environmentally sensitive, or preservation of the site is in the public interest, the parcel is eligible to become a sending area. The site shall be designated by resolution of the BCC.

3. **Overlap in sending areas.** In such cases where a parcel of land is both a priority acquisition site and designated RR-20 or AGR on the FLUA, all provisions in this section pertaining to the priority acquisition sites shall prevail.
4. **Transfer rate.** The owner of land which is designated as a sending area may elect to transfer development rights as provided in this section. Development rights may be transferred from sending areas according to the following schedule. For the purposes of this subsection, acres means gross acreage.
  - a. Development rights may be transferred from property designated RR-20 on the FLUA at the rate of one (1) development right per five (5) acres. The minimum land area eligible for the transfer of development rights as a sending area shall be ten (10) acres.
  - b. Development rights may be transferred from property designated AGR on the FLUA at the rate of one (1) development right per one (1) acre. The minimum land area eligible for the transfer of development rights as a sending area shall be twenty (20) acres unless the sending area parcel is located adjacent to other preserved properties, in which case the minimum land area shall be five (5) acres.
  - c. Development rights may be transferred from priority acquisition sites (both residential and non-residential) located outside of the Urban Service Area at a transfer rate of one (1) development right per five (5) acres. The minimum land area eligible for the transfer of development rights as a sending area shall be five (5) acres.
  - d. Development rights may be transferred from all priority acquisition sites located within the Urban Service Area at a rate equal to the maximum density permitted by the future land use designation, plus a fifteen (15) percent transfer bonus above the maximum density, if less than the total available units are transferred, or plus a twenty-five (25) percent transfer bonus above the maximum density if all the available units are transferred. The minimum land area eligible for the transfer of development rights as a sending area shall be five (5) acres.
  - e. Development rights may be transferred from privately owned lands designated CON on the FLUA at a rate of one (1) development right per ten (10) acres. The minimum land area eligible for the transfer of development rights as a sending area shall be ten (10) acres.
  - f. Development rights may be transferred from all environmentally sensitive sites described in 6.10.G.2.e. at a rate which equals the maximum density permitted by the future land use designation for the property. The minimum land area eligible for the transfer of development rights as a sending area shall be determined by the BCC, upon a recommendation from PZB and ERM.
5. **Computation of Development Rights.** The number of development rights assigned to a sending area parcel of land shall be determined by the Executive Director of the Planning, Zoning and Building Department pursuant to Sec. 6.10.G. and 6.10.J., as calculated below.
  - a. All development rights shall be in whole numbers, no fractions shall be permitted. Any fractional residential unit that may occur during calculations shall be converted upward, if one-half or more of a whole unit, or downward, if less than one-half of a whole unit, to the nearest whole unit.

- b. The amount of development rights assigned to a sending area parcel shall be reduced by one dwelling unit for every conforming residential structure situated on the property at the time of approval.
6. **Restriction on future use.** Upon BCC or DRC approval of the TDR transfer, a conservation easement or agricultural conservation easement shall be recorded in the public records of Palm Beach County. The BCC or DRC shall determine which easement is appropriate for the sending area as part of the approval of the TDR transfer. Prior to recordation of the easement, a legally enforceable maintenance plan providing for perpetual maintenance of the sending area shall be established by the property owner and approved by ERM. No further development permit or development order for the designated receiving area shall be issued by Palm Beach County until the applicable easement is recorded in the public records of Palm Beach County. The easement shall restrict the use of the sending area in perpetuity. In particular, a conservation easement shall require that the sending area be maintained in its natural state while an agricultural conservation easement shall restrict the use of the sending area to bona fide agriculture, fallow land, or uses permitted in the Conservation Water Resources Area (WRA) future land use category; all other development rights of the subject property shall be considered transferred in perpetuity.
7. **Existing uses.** Conforming residential dwelling units which existed prior to making application to transfer development rights shall be permitted to remain as legal conforming uses. All other existing uses on the sending area shall cease.
8. **Remaining land area.** If all of the development rights assigned to a sending area are not transferred off the site, the remaining land, if proposed for development, shall be developed in accordance with this code and in a manner which is compatible with the surrounding area. This provision shall not apply to sending areas designated AGR on the Future Land Use Atlas; these parcels are required to transfer all development rights off the site.

If the owner of land in a sending area only transfers a portion of the development rights available for the property, the County, upon a recommendation from PZB and ERM, reserves the right to determine which portion of the land is subject to the applicable conservation easement. The intent is to link environmentally sensitive land, to link agricultural land, and to link open space areas, when feasible, and allow compatible development to occur on the remainder of such sites.

[Ord. No. 97-64] [Ord. No. 98-11] [Ord. No. 00-13]

#### **H. Transfer of Development Rights (TDR) Bank.**

1. **General.** The purpose of this section is to authorize the establishment of a Transfer of Development Rights Bank. The TDR Bank is hereby created in order to, among other things, facilitate the purchase and transfer of development rights as hereinafter provided and maintain an inventory of those development rights purchased by the County.
2. **Establishment of development rights for the Bank.** Development rights for the TDR Bank shall be generated from environmentally sensitive lands purchased by the County, including the priority acquisition sites meeting the criteria in Sec. 6.10.G.2., through August 30, 1999. Priority acquisition sites in the unincorporated area of the County which are not purchased as part of the acquisition program shall maintain the opportunity to transfer development rights on the private market. The TDR Bank shall be ~~maintained~~ by the Executive Director of PZB and shall be ~~reviewed in accordance with the Future Land Use Element of the Plan to determine the need for additional units.~~

Development rights in the TDR Bank generated under the Interim TDR Program shall remain in the TDR Bank until sold by Palm Beach County, the TDR Bank is dissolved, or the units are otherwise disposed of.

**3. Transfer rate from the purchase of environmentally sensitive lands.**

- a. Land purchased inside the Urban Service Area.** The number of development rights within the bank shall equal the maximum density allowed by the future land use designation as established by the applicable County or municipal Comprehensive Plan.
- b. Land purchased outside the Urban Service Area.** The number of development rights severed, or generated for the bank, shall equal the TDR transfer rate established in Sec. 6.10.G.

**4. The application, sale and value of development rights.** The County may sell development rights to property owners who meet the receiving area criteria pursuant to this Section.

- a.** A property owner seeking an increase in density must apply to become a receiving area and submit a draft Contract for Sale and Purchase of Development Rights as part of the application described in Sec. 6.10.K.
- b.** The value and price of a development right shall be set by the BCC. The BCC may utilize the following to set the price:
  - (1) the current market value; or,
  - (2) a recommendation from the Land Use Advisory Board (LUAB) and the Planning Division.

The BCC may discount the price of development right as provided in the Plan.

TDR applications not subject to approval by the BCC requesting TDR units from the County's TDR Bank shall utilize the price set by the BCC. These applications may also be eligible for the discounted price of development right as provided in the Plan.

**5. Annual report.** The Executive Director of the Planning, Zoning and Building Department shall present an annual report to the BCC which outlines the number of development rights currently in the bank; the number of rights available for sale; the number of rights sold during the year; the purchase price per development right; recommendations for improving the TDR Program; and any other information deemed relevant.

**6. Revenue from the sale of TDRs.** The revenue generated from the sale of development rights from the TDR Bank shall be allocated to the Natural Areas Fund administered by ERM for acquisition and management of environmentally sensitive lands and wetlands.

[Ord. No. 97-64] [Ord. No. 98-11] [Ord. No. 00-13]

(This space intentionally left blank.)

**I. Receiving areas.** Development rights shall only be transferred to those parcels which meet the qualifications for designation as receiving areas.

**1. Eligible receiving areas shall include the following:**

- a. Planned Development Districts (PDD). The total density of the project, including the TDR units, shall be utilized for calculating the minimum PDD acreage threshold<sup>1</sup>; and
- b. Residential Subdivisions which are not within a PDD.

**2. Parcels shall meet the following criteria in order to qualify as a receiving area:**

- a. be located within the Urban/Suburban Tier;
- b. be compatible with surrounding land uses and consistent with the Comprehensive Plan;
- c. meet all concurrency requirements;
- d. meet all requirements as outlined in the Unified Land Development Code; and
- e. be compatible with adjacent Environmentally Sensitive Lands.

**3. Compatibility.** Designation of a receiving area shall require compatibility in order to forward the goals of the Comprehensive Plan. Compatibility of a TDR receiving area shall be based upon the following factors.

- a. The character of the proposed development in relation to the adjacent properties including building type and size and the gross and net densities of the proposed receiving area and the adjacent properties. Character shall be evaluated as follows.
  - (1) **Net density.** When a difference of two (2) du/acre is proposed between the net density of the receiving area and the adjacent property, a minimum twenty-five (25) foot buffer of native vegetation shall be required. For every additional one (1) du/acre (or fraction thereof), an additional five (5) foot buffer of native vegetation shall be required.
  - (2) **Building type and size.** The site development plan for the proposed receiving area must reflect a design that is harmonious and efficiently organized in relation to the size and shape of the tract. Additionally, the use of land for the receiving area shall reflect the character of the adjoining property. For the purposes of this Section, character shall be defined as the same housing classification or a less intense housing classification.

<sup>1</sup> Example: To be considered for a Planned Unit Development (PUD), a parcel with a Future Land Use designation of LR-3 requires a minimum of thirty (30) acres; while a parcel with a Future Land Use designation of MR-5 requires a minimum of twenty (20) acres. Under Sec. 6.10.I.1.a., if a property owner with a twenty (20) acre parcel with a LR-3 designation on the Future Land Use Atlas purchases forty (40) units through the TDR Program, a gross density of MR-5 would result. (20 acres x 3 du/ac = 60 du; + 40 du = 100 du on 20 acres = 5 du/ac.) The parcel would qualify for consideration as a PUD, based upon the total density including the transferred units, and receiving area designation for transferred development rights.

- (3) **Site Design.** ERM shall ensure that the site development plan shall preserve existing trees and other natural features to the greatest extent possible. The natural topography, existing vegetation and views within and beyond the site shall be impacted to the minimum extent possible by the arrangement of buildings. Natural or man-made lakes and other constraints shall be incorporated into the site design.

- b. Proximity to environmentally sensitive lands. Proximity of the proposed receiving area to environmentally sensitive lands shall be evaluated by ERM as follows. A receiving area shall not degrade adjacent environmentally sensitive lands. Receiving areas, therefore, shall reduce the intensity/density of that portion of the development which is contiguous to any regionally significant natural resource as defined by the Treasure Coast Regional Planning Council, environmentally sensitive land as defined by the ESLASC or CLASC, or sites designated as preserve areas according to Sec. 9.5 of this Code, so that the development is compatible with, and does not negatively impact the environmentally sensitive area, by providing a buffer zone of native vegetation according to the following table.

Table 6.10-1

Density of Adjacent Pod/ Development Area	Required Buffer Zone of Native Vegetation
Net density less than or equal to three (3) units per acre	fifty (50) foot buffer
Net density greater than three (3) and less than or equal to five (5) units per acre	one hundred (100) foot buffer
Net density greater than five (5) units per acre	two hundred (200) foot buffer

4. **Residential density bonus.** The maximum number of development rights which may be transferred to the receiving parcel shall be determined in accordance with Sec. 6.10.I and 6.10.K. The following density increases may apply to properties which meet the receiving area criteria.
- a. Approved receiving areas may receive a bonus density as follows:
- (1) Receiving areas in the Urban/ Suburban Tier west of the Florida Turnpike: up to two (2) du/acre additional;
  - (2) Receiving areas in the Urban/ Suburban Tier east of the Florida Turnpike, but not in a Countywide Community Revitalization Team (CCRT) revitalization and redevelopment area: up to three (3) du/ acre additional; and,
  - (3) Receiving areas in the Revitalization and Redevelopment Overlay: up to four (4) du/acre additional.
- b. Receiving areas meeting one or both of the following criteria shall be eligible for an additional one (1) du/acre density bonus above the density bonus described in 6.10.I.4:
- (1) Receiving areas within ¼ mile radius of a public park, community commercial facility or mass transit facility within the Urban Service Area;
  - (2) Receiving areas within ¼ mile radius of a regional commercial facility or a major industrial facility within the Urban Service Area.

In order to be eligible for the additional one (1) du/acre density bonus, at least twenty-five (25) percent of the receiving area must be located within the required radius. The density bonus shall apply to the entire receiving area.

5. **Prohibitions.** Under no circumstances shall a receiving area contain a sending area as defined in Sec. 6.10.G.2. of this Code.

[Ord. No. 00-13]

**J. Transfer of Development Rights: Sending Area procedure.**

1. **Sending parcel application.** The property owner of lands which are designated sending areas as defined under Sec. 6.10.G must make application to PZB for an administrative determination in order to be formally designated as a sending area. The purpose of this administrative determination is to ascertain the exact number of development rights the property owner is entitled to. The application shall include, at a minimum:

- a. proof of ownership;
- b. a legal description of the property; and,
- c. contract, or option, for the purchase and sale of development rights (unless requesting a TDR Certificate, as outlined in Sec. 6.10.J.6).

The application shall be submitted to the Executive Director of the Planning, Zoning and Building Department. Applications for a Sending Area designation may be accepted for review and processing at any time.

**2. Review Process.**

- a. **Environmentally sensitive lands and lands designated RR-20 or CON on the FLUA.** Prior to the first scheduled DRC meeting to consider the TDR application, the Executive Director of the Planning, Zoning and Building Department shall review the sending area application and make a determination regarding the number of units associated with the parcel. As part of review of the application, the Executive Director of the Planning, Zoning and Building Department shall notify ERM of the application and request that a site check be conducted.

ERM shall complete a site check to ensure that the site has not been altered and the site meets the criteria provided in Sec. 6.10.G.2. ERM shall complete a written recommendation to the Executive Director of the Planning, Zoning and Building Department regarding the site.

- b. **Land designated AGR on the FLUA.** Prior to the first scheduled DRC meeting to consider the TDR application, the Executive Director of the Planning, Zoning and Building Department shall review the sending area application and make a determination regarding the number of units associated with the parcel. As part of review of the application, the Executive Director of the Planning, Zoning and Building Department shall complete a site check to ensure that the site is suitable for bona fide agricultural or other open space purposes consistent with the Agricultural Reserve provisions in the Plan.

Sending area applications which are not submitted in conjunction with a receiving area application shall be reviewed and acted upon within twenty-five working days.

3. **Written determination.** The property owner shall receive a written determination from the Executive Director of the Planning, Zoning and Building Department indicating how many development rights can be transferred from the property. The number of development rights for the site shall be documented and be kept on file in the Planning, Zoning and Building (PZB) Department.

The written document shall be valid for a period of twelve (12) months. If any modifications or alterations are made to the property during the twelve month period, the property owner shall not be permitted to participate in the TDR Program.

4. **Easement agreement/restriction.** Prior to site plan certification, the applicable conservation easement, in a form and content acceptable to the County Attorney shall be recorded in the public records of Palm Beach County. The easement shall restrict future use of the land consistent with the requirements in Sec. 6.10.G.6, Restrictions on future use. Prior to recordation of the easement, a legally enforceable Maintenance Plan providing for perpetual maintenance of the sending area shall be established by the property owner and approved by ERM. [Ord. No. 01-100]

5. **Re-submittal of application.** The owner of a sending parcel may re-apply until all development rights have been severed from the property.

6. **Development Rights Certificates.** Environmentally sensitive lands and lands designated as Conservation or Rural Residential 20 on the FLUA must be deeded to, and accepted by the County, subject to the discretion of the BCC, before the Certificate can be issued. Environmentally sensitive lands and lands designated as Conservation or Rural Residential 20 on the FLUA deeded to, and accepted by the County, shall be managed by the County or its designee. AGR lands shall be managed by the property owner in perpetuity as provided in the Maintenance Plan.

- a. **Eligibility.** Development Rights Certificates shall only be issued to property owners of ESL or RR-20 land that deed without compensation environmentally sensitive land to the County or property owners of AGR land that record an agricultural conservation easement, and follow the procedures in this Section. The development rights certificate shall require that restrictions be placed on the sending area prior to the sale of those development rights. A minimum transfer of five (5) acres is required.

- b. **Issuance of the Certificate.** Upon completion of the application process, and recordation of the deed transferring ownership of the property to Palm Beach County, or recordation of the agricultural conservation easement and approval by ERM of a legally enforceable maintenance plan providing for perpetual maintenance of the sending area, the property owner shall be issued a Development Rights Certificate. The Certificate shall indicate the exact number of development rights which can be sold, transferred, or traded, by the holder of such Certificate. The Certificate shall remain in effect until applied to a TDR receiving area in accordance with provisions of this Section.

- c. **Unused Certificates.** A property owner of AGR land, with an agricultural conservation easement recorded, may reassociate development rights to the original sending parcel provided that no development rights have been sold. A written request to reassociate the development rights shall be submitted to the Executive Director of the Planning, Zoning and Building Department along with proof



of ownership and a legal description of the property. Prior to approval of a request to the reassociate development rights, the applicant must petition and receive BCC approval to release the easement recorded against the sending area parcel.

7. **Limitations.** The amount of development rights assigned to a sending area parcel, or indicated on a certificate, shall be reduced by one for every conforming residential structure situated on the property at the time of application.

[Ord. No. 97-64] [Ord. No. 98-11] [Ord. No. 00-13]

**K. Transfer of Development Rights: Receiving Area procedure.**

1. **General.** Receiving areas shall be approved concurrent with issuance of a Development Order for a PDD or a residential subdivision. The following procedures shall be followed in order to become a receiving area to obtain the density bonus.
2. **Preapplication conference.** Prior to submittal of an application requesting a receiving area density bonus, the applicant must attend a preapplication conference with the appropriate PZB staff, pursuant to Article 5 of this Code, to review the proposed development, and the requirements and procedures of the TDR Program.
3. **Review process.** The review process for TDR applications is based upon the density and type of residential development proposed.
  - a. The transfer of two (2) units per acre or less to a residential subdivision is reviewed by the Development Review Committee and shall be subject to the provisions of Section 5.6 of this Code, except as provided below. Parcels which meet the minimum acreage thresholds for a PUD shall not utilize this option;
  - b. The transfer of more than two (2) units per acre to a residential subdivision is reviewed as a Class A Conditional Use and shall be subject to the provisions of Section 5.4 of this Code, except as provided below. Parcels which meet the minimum acreage thresholds for a PUD are allowed to utilize the option contained in this paragraph, provided the parcel meets the PUD property development regulations contained in Sec. 6.8;
  - c. The transfer of any density to a planned development is reviewed as a requested use and shall be subject to the provisions of Section 6.8 of this Code, except as provided below. A general application by a property owner for receiving area status and a density bonus shall be accepted for review and processing pursuant to Sec. 5.1.B.
4. **Contents of application.** In conjunction with the general application for a residential subdivision, a rezoning to a PDD, or an amendment to a previously approved PDD or residential subdivision submitted to the Zoning Division pursuant to Sec. 5.6. or 6.8.A., as applicable, an applicant for receiving area status and a density bonus must submit a supplemental TDR Application.

The application shall be submitted in a form established by the Executive Director of the Planning, Zoning and Building Department and made available to the public. A site plan which shows the location of roadways, parking areas, buffer areas, recreation and open space areas, and building areas shall be a part of

the application. Additionally, the applicant shall include typical building footprints and elevations as a part of the application.

**5. Standards.** In addition to fulfilling the requirements of Sec. 6.10.I., to qualify as a receiving area and be eligible for an increase in density, all applications requesting receiving area designation shall comply with these standards:

- a. The Transfer of Development Rights is by deed, and the deed shall be recorded before final site plan approval.
- b. The transfer is to a parcel of land which meets all the requirements of this Code and within which the transferred densities have been included and amended.
- c. The proposed development meets all concurrency requirements at the level of impact calculated to include the TDR density.
- d. If the transfer is between two (2) private parties, at the time the transfer is approved, the sending area from which the transfer will occur shall be subject to a conservation easement and shall be identified on the Zoning Map. Pending recording of the conservation easement, no development approvals or development permits will be issued for the sending area or receiving area.
- e. If the transfer of rights is from the County TDR Bank, all rights have been accounted for and there are enough development rights in the bank to cover the project.
- f. The proposed development and density are compatible with the surrounding area and land use.
- g. The proposed development and density do not negatively impact adjacent Environmentally Sensitive Lands.

**6. Contract for Sale and Purchase of Development Rights, Escrow Agreement and Deed of Transfer of Development Rights.** A contract for sale and purchase of development rights, an escrow agreement and a deed of Transfer of Development Rights shall be required as part of the approval of a TDR transfer. The contract shall be recorded prior to certification of the site plan for a TDR receiving area. Prior to issuance of the first building permit, the funds from the escrow agreement shall be released to the County or evidence of payment to a private party shall be provided, the deed shall be recorded and a copy of the recorded deed shall be provided to PZB. Building permits for sales models and/or temporary real estate sales and management offices permitted pursuant to ULDC standards shall be exempted from this requirement regarding the release of escrow funds. [Ord. No. 00-13]

**L. Notification to Property Appraisers Office.** Upon recordation of the deed of transfer, the Planning, Zoning and Building Director shall notify, within twenty (20) working days, the Property Appraiser's Office in writing that development rights have been transferred from the sending area or TDR Bank to the receiving area in perpetuity. [Ord. No. 97-64] [Ord. No. 00-13]

**M. County Initiated Land Use Amendment.** Following recording of the deed, the Planning Division, upon direction from the BCC, shall initiate a Site Specific Comprehensive Plan Amendment to designate the property with a Conservation designation (CON) or place a notation which reflects the use of the property as an Agricultural Reserve Preservation Area (AGR/P). Densities obtained through the TDR Program shall be placed on the FLUA as notations following approval of the TDR receiving area.

[Ord. No. 97-64] [Ord. No. 98-11] [Ord. No. 00-13]

**N. Overall accounting system for TDR Density.** PZB shall maintain an overall accounting system for monitoring density availability and density transfers in the TDR Program. The accounting system shall include both private development rights and development rights in the County's TDR Bank.

Density needed for the TDR Program may be derived from different sources including, but not limited to:

1. Approved Site Specific Comprehensive Plan Amendments since 1990 which resulted in a density reduction; and,
2. Planned Unit Development Unused Density.

At such a time that the TDR Program, any subsequent density bonus programs, or amendments to the Comprehensive Plan requesting an increase in density, deplete the number of units available from previous amendments, PZB shall begin to monitor the PUD units which have been approved through the zoning process, but which have remained unused. The later units may at that time be considered as a source for density for the TDR Program.

[Ord. No. 00-13]

**Amendment History:**

[Ord. No. 97-64; December 24, 1997][Ord. No. 98-11; April 30, 1998] [Ord. No. 99-37; October 7, 1999]  
[Ord. No. 00-13; March 29, 2000] [Ord. No. 01-15; April 15, 2000] [Ord. No. 01-100; December 28, 2001]

**ARTICLE 7**  
**SITE DEVELOPMENT STANDARDS**

## TABLE OF CONTENTS

ARTICLE 7  
SITE DEVELOPMENT STANDARDS

	Page
<b>SEC. 7.1 GENERAL.....</b>	<b>1</b>
A. Purpose and intent .....	1
B. Authority .....	1
<b>SEC. 7.2 OFF-STREET PARKING AND LOADING.....</b>	<b>1</b>
A. Purpose and intent .....	1
B. Applicability .....	1
1. New buildings and uses .....	1
2. Additions, enlargements and changes of occupancy .....	1
3. Off-street parking and loading schedule .....	1
<b>TABLE 7.2-1 MINIMUM OFF-STREET PARKING AND LOADING STANDARDS. ....</b>	<b>2</b>
C. Off-street parking .....	10
1. Computing parking standards.....	10
2. Location of required parking .....	11
3. Use of required off-street parking areas .....	11
4. Parking fees .....	12
5. Motorcycle parking .....	12
6. Handicapped parking .....	12
<b>TABLE 7.2-2 HANDICAPPED PARKING SPACES AND PASSENGER LOADING</b>	
<b>ZONES.....</b>	<b>12</b>
7. Guest parking.....	12
8. Planned Development District parking increase.....	12
9. Shared parking .....	13
10. Off site parking.....	14
11. Grassed parking.....	15
12. Valet parking .....	16
13. Parking area design and construction standards.....	16
<b>TABLE 7.2-3 MINIMUM PARKING BAY DIMENSIONS FOR NONRESIDENTIAL</b>	
<b>USES AND RESIDENTIAL USES WITH SHARED PARKING LOTS.....</b>	<b>17</b>
<b>FIGURE 7.2-1: PARKING SPACE SCHEMATIC .....</b>	<b>18</b>
<b>FIGURE 7.2-2: PARALLEL PARKING DIMENSIONAL STANDARD AND MARKING</b>	
<b>OPTION 19 .....</b>	<b>22</b>
<b>FIGURE 7.2-3 STRIPING STANDARDS.....</b>	<b>23</b>
14. Ingress and egress to vehicular use areas .....	23
<b>TABLE 7.2-4 DIMENSION OF ACCESS WAYS .....</b>	<b>23</b>
15. Queuing and by-pass standards.....	23
<b>TABLE 7.2-5 MINIMUM QUEUING STANDARDS .....</b>	<b>24</b>
16. Public, private or commercial parking lots .....	24
17. Standards for parking structures.....	25
<b>TABLE 7.2-6 MINIMUM MODULE WIDTHS.....</b>	<b>25</b>
18. Parking of vehicles and boats in residential districts.....	25
D. Off-street loading .....	27
1. Computing loading standards.....	27

2.	Loading space ratios.....	27
3.	Location of spaces.....	27
4.	Loading demand statement.....	27
5.	Relationship to streets and off-street parking areas.....	28
6.	Dimensional standards and design requirements .....	28
7.	Entrances and exits.....	28
8.	Paving and drainage.....	28
9.	Access marking .....	28
10.	Reduction in required loading space.....	29
11.	Repair activities .....	29
12.	Landscaping .....	29
<b>SEC. 7.3</b>	<b>LANDSCAPE AND BUFFERING .....</b>	<b>30</b>
<b>A.</b>	<b>Purpose and intent.....</b>	<b>30</b>
1.	Aesthetics.....	30
2.	Environment.....	30
3.	Water conservation .....	30
4.	Preservation .....	30
5.	Compatibility .....	30
6.	Land values .....	30
7.	Human values.....	30
8.	Removal of prohibited plant species .....	30
9.	Improved design .....	30
<b>B.</b>	<b>Applicability .....</b>	<b>30</b>
<b>C.</b>	<b>Exemptions .....</b>	<b>31</b>
<b>D.</b>	<b>Types of plans.....</b>	<b>31</b>
1.	Landscape plan .....	31
2.	Planting plan .....	31
3.	Alternative landscape plan .....	31
<b>E.</b>	<b>Standards.....</b>	<b>32</b>
1.	General .....	32
2.	Plant quality .....	32
3.	Water conservation .....	32
	<b>TABLE 7.3-1 WATER CONSERVATION POINT SCALE.....</b>	<b>32</b>
4.	Tree and vegetation protection and preservation.....	33
5.	Native and drought-tolerant trees.....	33
6.	Tree species mix .....	33
	<b>TABLE 7.3-2 TREE SPECIES MIX.....</b>	<b>34</b>
7.	Tree credit and replacement.....	34
	<b>TABLE 7.3-3 TREE CREDIT AND REPLACEMENT .....</b>	<b>35</b>
8.	Hedges and shrubs.....	35
9.	Ground treatment.....	35
10.	Prohibited plant species and artificial plants .....	36
11.	Controlled plant species .....	36
12.	Landscape in easements .....	37
13.	Safe sight distance triangles.....	37
14.	Earth berms.....	38
<b>F.</b>	<b>Perimeter landscape requirements.....</b>	<b>39</b>
1.	Trees and shrubs.....	39
	<b>FIGURE 7.3-1 Canopy Tree Measurement Standards.....</b>	<b>39</b>

	FIGURE 7.3-2Palm Measurement Standards.....	40
	2. Rights-of-way buffer .....	40
	TABLE 7.3-4WIDTH OF R-O-W BUFFER .....	41
	3. Perimeter compatibility buffer .....	41
	4. Perimeter incompatibility buffer .....	42
	TABLE 7.3-5INCOMPATIBILITY BUFFER TYPES .....	42
	TABLE 7.3-5AMINIMUM REQUIRED INCOMPATIBILITY BUFFERS.....	42
	TABLE 7.3-6 TREE SPACING REQUIREMENTS.....	43
	FIGURE 7.3-3Buffer Type Detail.....	44
G.	Interior landscape requirements .....	44
	1. Trees and shrubs.....	44
	FIGURE 7.3-4 Interior Canopy Tree Measurement Standards .....	45
	FIGURE 7.3-5 Interior Palm Measurement Standards.....	46
	2. Minimum interior tree quantities .....	46
	3. Off-street parking and interior vehicular use areas.....	47
	FIGURE 7.3-6 Divider Median with Curb Section.....	48
	FIGURE 7.3-7 Divider Median with Curb Detail.....	48
	FIGURE 7.3-8 Divider Median with Wheelstop Section .....	49
	FIGURE 7.3-9 Divider Median with Wheelstop Paved Detail.....	49
	FIGURE 7.3-10 Divider Median with Wheelstop Un-paved Detail.....	50
	FIGURE 7.3-11 Landscape Diamond Detail.....	50
	4. Parking structures.....	52
	FIGURE 7.3-12 Interior Landscape Requirements Detail .....	52
H.	Installation, maintenance, pruning and irrigation.....	53
	1. Installation .....	53
	2. Maintenance.....	53
	3. Pruning .....	54
	4. Irrigation .....	54
I.	Temporary suspension of landscape standards.....	55
	1. Performance surety .....	55
	2. Surety bond requirements.....	55
J.	Administration .....	56
	1. Field inspections.....	56
	2. Optional special certification.....	56
K.	Enforcement .....	56
	1. Fines.....	56
	1. Fines.....	57
	2. Violations.....	57
	3. Restoration and maintenance .....	57
	4. Review board .....	57
	5. Additional sanctions .....	57
	Sec. 7.4 Reserved for future use.....	57
	Sec. 7.5 Reserved for future use.....	57
SEC. 7.6	EXCAVATION.....	58
A.	Purpose and intent.....	58
B.	Applicability .....	58

	1. Conflicting provisions.....	58
	2. Previously approved development orders .....	58
C.	Authority .....	59
D.	Types of approvals, general .....	59
	1. Single-family excavations .....	59
	2. Agricultural excavations .....	59
	4. Mining .....	59
E.	Prohibitions and Exemptions .....	59
	1. Prohibitions .....	59
	2. Exemptions .....	60
F.	Specific standards for each excavation type .....	62
	1. Type I (A) excavations.....	62
	2. Type I (B) excavations.....	63
	4. West County Agricultural Area (WCAA) Excavations.....	64
	5. Type II excavations.....	65
	6. Type III excavations .....	67
	TABLE 7.6-1 Setbacks based on separation from Residential uses.....	72
	TABLE 7.6-2 Setbacks based on separation from Commercial and Industrial land uses .....	72
G.	Supplemental application requirements .....	73
	1. All Type I(B), Type II, Type IIIA and Type IIIB excavations .....	73
	2. All applications for Type II, Type IIIA and Type IIIB excavations.....	74
	3. All applications for Type IIIA and Type IIIB excavations .....	74
	4. The Zoning Director may request any other information as deemed reasonable and necessary to evaluate the application.....	75
H.	Notice of Intent to Construct. ....	75
I.	Technical standards: Operational, Construction, Reclamation, and Maintenance and Monitoring.....	76
	1. Operational standards and requirements.....	76
	2. Construction standards.....	78
	3. Reclamation standards; excavated area, littoral and upland .....	79
	4. Guarantee (Performance Guarantee) requirements.....	83
	5. Maintenance and Monitoring .....	85
J.	Administration and enforcement.....	86
	1. Administrative waiver from construction criteria for Agricultural, WCAA, Type II and Type III excavations.....	86
	2. Violations, enforcement, and penalties .....	87
	3. Enforcement.....	88
	4. Restoration .....	88
	5. Additional remedies.....	88
	6. Use of Collected Monies .....	88
	7. Appeals .....	88
SEC. 7.7	DRIVEWAYS AND ACCESS .....	90
A.	Purpose and intent .....	90
B.	Driveways .....	90
	1. Spacing .....	90
	2. Construction.....	90
C.	Double frontage lots.....	90
D.	Exceptions.....	90



<b>SEC. 7.8</b>	<b>MISCELLANEOUS STANDARDS .....</b>	<b>91</b>
<b>A.</b>	<b>Performance Standards.....</b>	<b>91</b>
1.	Purpose and intent.....	91
2.	Applicability .....	91
3.	Exemptions .....	91
4.	Noise.....	91
	<b>TABLE 7.8-1PROHIBITED SOUND LEVELS.....</b>	<b>93</b>
5.	Vibration .....	93
6.	Smoke, emissions and particulate matter .....	93
7.	Odors .....	94
8.	Toxic or noxious matter .....	94
9.	Radiation .....	94
10.	Electromagnetic radiation and interference.....	94
<b>B.</b>	<b>Outdoor lighting standards.....</b>	<b>94</b>
1.	Purpose and intent.....	94
2.	Applicability .....	94
3.	Outdoor lighting standards.....	95
4.	Prohibited lights.....	95
5.	Certification .....	95
6.	Measurement.....	95
7.	Effect on previous approvals .....	95
<b>C.</b>	<b>Major intersection criteria .....</b>	<b>95</b>
1.	Four lanes .....	95
2.	Five year road plan.....	95
3.	Traffic volume.....	95
4.	R-O-W .....	95
5.	Upgrade agreement .....	96
<b>D.</b>	<b>Drainage .....</b>	<b>96</b>
<b>SEC. 7.9</b>	<b>RESERVED FOR FUTURE USE .....</b>	<b>96</b>
<b>SEC. 7.10</b>	<b>RESERVED FOR FUTURE USE .....</b>	<b>96</b>
<b>SEC. 7.11</b>	<b>RESERVED FOR FUTURE USE .....</b>	<b>96</b>
<b>SEC. 7.12</b>	<b>RESERVED FOR FUTURE USE .....</b>	<b>96</b>
<b>SEC. 7.13</b>	<b>ARCHAEOLOGICAL RESOURCES PROTECTION.....</b>	<b>97</b>
<b>A.</b>	<b>Purpose and intent.....</b>	<b>97</b>
<b>B.</b>	<b>Applicability .....</b>	<b>97</b>
<b>C.</b>	<b>Development subject to archaeological review.....</b>	<b>97</b>
1.	Parcels on identified sites .....	97
2.	Parcels on previously unidentified sites .....	98
3.	Sites containing human skeletal remains .....	98
<b>D.</b>	<b>Certificate to dig .....</b>	<b>98</b>
1.	Application .....	98
2.	Report contents of a certificate to dig.....	99
3.	Standards for issuance of a certificate to dig .....	99
<b>E.</b>	<b>Map of known archaeological sites.....</b>	<b>100</b>
<b>F.</b>	<b>Appeals.....</b>	<b>100</b>

G.	Procedure for addressing violations, hearing and penalties.....	100
SEC. 7.14	SIGNAGE .....	101
A.	Purpose and intent .....	101
B.	Applicability .....	101
C.	Effect on previously permitted signs .....	101
1.	General .....	101
2.	Electronic message center signs.....	101
3.	Off-premises signs.....	101
E.	Required signs and required procedure.....	102
1.	Required signs.....	102
2.	Application procedure.....	102
3.	Exemptions .....	102
G.	Prohibited signs.....	103
H.	Signs requiring a special permit from Zoning Division .....	104
1.	Temporary signs announcing a campaign drive or civic event.....	104
2.	Temporary sale sign .....	104
3.	Temporary signs for grand openings .....	105
4.	Temporary residential development signs .....	105
5.	Temporary balloon type signs .....	105
I.	Signs subject to special standards and requiring no permit.....	106
1.	Freedom of speech sign .....	106
2.	Temporary political sign .....	106
3.	On-premises directional signage.....	106
4.	Window signs .....	106
5.	Vehicle signs .....	106
6.	Real estate signs .....	106
7.	Mobile vendor sign .....	106
8.	Removal of temporary signs. ....	107
J.	On-site signs subject to special standards.....	107
1.	Electrical sign.....	107
2.	Entrance wall signage.....	107
3.	Freestanding flagpole and flag size .....	107
4.	Directional signage internal to residential developments.....	107
5.	Directional signage internal to commercial developments .....	108
6.	Directional signage for non-residential development internal to a LS/MU or MLU overlay .....	108
7.	Project identification signs.....	108
8.	Point of purchase signs.....	109
TABLE 7.14-1	TABLE OF SIGN STANDARDS .....	110
K.	Master sign plan.....	115
L.	Sign and Premises Maintenance .....	115
M.	Technical standards .....	115
	Construction generally .....	115
	General standards for all zoning districts.....	115
N.	Removal or alteration of certain signs .....	116
O.	Labels .....	116
P.	Persons responsible for compliance.....	116
Q.	Administration and enforcement of this section.....	116
	Authority .....	116

	Building Codes Enforcement Administrative Code .....	116
	Removal of signs in violation of this section .....	116
	Other legal remedies .....	118
R.	Off-premises signs .....	118
1.	Purpose and intent .....	118
2.	Types prohibited .....	118
3.	Permitted off-premises directional signs .....	118
4.	Freestanding structure required .....	119
5.	Prohibited in rights-of-way and easements .....	119
6.	Applicability of the other provisions .....	119
7.	Special inspection requirements .....	119
8.	Removal of illegal signs .....	119
9.	Nonconforming off-premises signs .....	119
S.	License 121 .....	
1.	Required .....	121
2.	Fee .....	121
3.	Expiration; renewal; license tags .....	122
T.	Billboard replacement and relocation .....	123
1.	Billboard inventory .....	124
2.	Billboard registration permits .....	124
3.	Billboard owners not party to the stipulated settlement agreement .....	124
4.	Removal of billboard sign faces .....	125
5.	Relocation of billboards .....	125
6.	Billboard replacement .....	127
7.	Supplemental billboard regulations .....	128
8.	Repair and maintenance of billboards .....	128
9.	Effect of annexation .....	128
10.	Appeals .....	129
SEC 7.15	MAINTENANCE AND USE DOCUMENTS .....	130
A.	Purpose and Intent .....	130
B.	Applicability .....	130
C.	Exception .....	130
D.	General Requirements .....	130
E.	Documents Establishing Maintenance and Use .....	130
1.	Developments including a subdivision of five (5) or more lots .....	130
2.	Subdivisions of a maximum of four (4) lots .....	130
3.	Rental Projects .....	130
F.	Content Requirement for Documents .....	131
1.	Property Owner's Association Documents .....	131
2.	Declaration of Party Wall .....	133
3.	Unity of Control .....	133
4.	Unity of Title .....	133
SEC. 7.16	RESERVED FOR FUTURE USE .....	133
SEC. 7.17	HISTORIC PRESERVATION PROCEDURES .....	134
A.	Purpose and Intent .....	134
B.	Definitions .....	134
C.	Criteria for Designation of Historic Sites and Districts .....	137

<b>D.</b>	<b>Application for Historic Site or District Designation.....</b>	<b>138</b>
<b>E.</b>	<b>Public Hearings Required for Historic Site or District Designation .....</b>	<b>138</b>
<b>F.</b>	<b>Development Standards For Historic Districts and Sites .....</b>	<b>139</b>
<b>G.</b>	<b>Waiver of Unified Land Development Code Provisions .....</b>	<b>141</b>
<b>H.</b>	<b>Palm Beach County Register of Historic Places .....</b>	<b>141</b>
<b>I.</b>	<b>Certificate of Appropriateness.....</b>	<b>142</b>
1.	Activities Requiring Certificate of Appropriateness .....	142
2.	Certificate not required.....	142
3.	Review Guidelines.....	142
4.	Demolition of Designated Historic Sites and Within Historic Districts .....	144
5.	Criteria for Relocation of Historic Resources.....	146
6.	Amendments to Designations.....	146
7.	Undue Economic Hardship .....	146
8.	Enforcement, Penalties.....	148

## ARTICLE 7 SITE DEVELOPMENT STANDARDS

### SEC. 7.1 GENERAL.

- A. **Purpose and intent.** The purpose and intent of this article is to provide site development standards for development in unincorporated Palm Beach County, to ensure adequate landscaping and protection of the natural environment, to encourage design consistency, to ensure uncongested roads, and to protect the health, safety and welfare of the citizens of Palm Beach County.
- B. **Authority.** The Board of County Commissioners has the authority to adopt this article pursuant to Art VIII, Sec. 1, Fla. Const., the Palm Beach County Charter, Sec. 125.01 et. seq., Fla Stat., and Sec. 163.3161 et. seq., Fla Stat.

### SEC. 7.2 OFF-STREET PARKING AND LOADING.

- A. **Purpose and intent.** The purpose and intent of this section is to ensure the provision of off-street parking, loading, queuing and on-site circulation facilities in proportion to the demand created by each use. By requiring such facilities, it is the intent of this section to ensure the provision of functionally adequate, aesthetically pleasing and safe off-street parking, loading, queuing and circulation areas.
- B. **Applicability.** The standards of this section shall apply to all development in unincorporated Palm Beach County, or existing development that is modified to the extent that it includes uses or site design features that were not specifically shown on the previously approved plans. All off-street parking areas established by this section shall be continuously maintained according to the standards of this section.
1. **New buildings and uses.** Off-street parking and loading facilities shall be provided for any new building constructed and for any new use established.  
[Ord. No. 99-37]
  2. **Additions, enlargements and changes of occupancy.** Off-street parking and loading facilities shall be provided for any addition to or enlargement of an existing building or use, or any change of occupancy or manner of operation that would result in additional parking and loading spaces being required. The additional parking and loading spaces shall be required only in proportionate amount to the extent of the addition, enlargement, or change, not for the entire building or use.  
[Ord. No. 99-37]
  3. **Off-street parking and loading schedule.** Off-street parking and loading spaces shall be provided in accordance with the following schedule of standards in Table 7.2-1.

(This space intentionally left blank.)

**Table 7.2-1  
Minimum Off-Street Parking and Loading Standards**

<b>Use Type: Residential</b>	<b>Parking Regulations<sup>1</sup></b>	<b>Loading<sup>2</sup></b>
Single-family, Zero lot line home, Duplex or Townhouse, Mobile home dwelling	2 spaces per unit	N/A
Multi-family	1 space per efficiency unit; 2 spaces per unit (one bedroom or more); plus 1 guest parking space per 4 units with common parking areas.	N/A
Accessory dwelling	1 space per unit	N/A
Congregate living facility, Type 1, Type 2*, Type 3*	1 space per three beds; plus 1 space per 200 sq. ft. of office space	N/A C*
Farm residence	2 spaces per unit	N/A
Farm worker quarters	1 space per 4 units	N/A
Grooms quarters	1 space per unit	N/A
Guest cottage	1 space per cottage	N/A
Nursing or convalescent facility	1 space per three beds; plus 1 space per 200 sq. ft. of office space	A
Security or caretaker quarters	1 space per unit	N/A

[Ord. No. 01-29]

(This space intentionally left blank.)

Use Type:	Parking Regulations	Loading
<b>Agricultural Uses</b>		
Agricultural research/development	1 space per 1000 sq. ft.	B
Agricultural sales and service	1 space per 250 sq. ft.	A
Agricultural use, accessory	5 spaces or 1 space per employee, whichever is greater	N/A
Agricultural transshipment	1 space per 2000 sq. ft.	A
Community vegetable garden	4 spaces per garden	N/A
Equestrian arena, commercial	1 space per 3 seats	N/A
Kennel, commercial	1 space per 500 sq. ft. of cage and retail area	N/A
Nursery, retail	1 space per 500 sq. ft. of indoor or covered retail and office areas plus 1 space per 4 acres if the nursery is 20 acres or less, or 1 space per 5 acres if the nursery is greater than 20 acres <sup>3,4</sup>	B
Nursery, wholesale	1 space per 4 acres if the nursery is 20 acres or less, or 1 space per 5 acres if the nursery is greater than 20 acres <sup>3,4</sup>	B
Packing plant	1 space per 2000 sq. ft.	A
Potting soil manufacturing	2 spaces per acre; minimum of 5 spaces	A
Stable, commercial	1 space per 500 sq. ft.; plus 1 space per 4 animal stalls	N/A
Sugar mill or refinery	1 space per 2000 sq. ft.; plus 1 space per 200 sq. ft. of office space	N/A

[Ord. No. 01-29] [Ord. No. 01-62]

Use Type:	Parking Regulations	Loading
<b>Public and Civic</b>		
Airport, landing strip or heliport	1 space per tie-down and hangar space, minimum of 5 spaces	C
Assembly, nonprofit institutional, membership	1 space per 3 seats	A
Cemetery	1 space per 200 sq. ft. of office space; plus 1 space per 500 sq. ft. of maintenance area; plus a minimum of 5 public spaces	N/A
Church or place of worship	1 space per 3 seats (schools, auditoriums, day care centers, and other principal uses calculated separately)	N/A
College or university	1 space per 2 students; plus 1 space per 4 seats in gymnasiums and auditoriums; plus 1 space per 200 sq. ft. of administrative and educational office space	C
Day care center, general	< 100 licensed capacity: 1 space per 5 persons; plus 1 drop off stall per 20 persons;  > 100 licensed capacity: 1 space per 10 persons; plus 1 drop off stall per 20 persons	N/A
Day care center, limited	1 space per 250 sq. ft.; plus drop off stall	N/A
Government services <sup>3</sup>	1 space per 500 sq. ft.; or 1 space per 3 seats, whichever is greater	N/A
Hospital or medical center	1 space per 2 beds; plus 1 space per 200 sq ft. of outpatient treatment area	C
School, Private and Charter	1 space per employee, 1 visitor space for every 50 students, 1 space for every 5.5 students in 11th and 12th grade	C
School, Public	In accordance with the State Department of Education requirements for educational facilities	C
Transportation facility; excluding airport	1 space per 200 sq. ft. of office space	N/A

[Ord. No. 01- 01] [Ord. No. 01-29]



Use Type:	Parking Regulations	Loading
<b>Utilities</b>		
Air curtain incinerator, permanent	2 spaces per acre; minimum of 5 spaces	N/A
Air curtain incinerator, temporary	2 spaces per acre; minimum of 5 spaces	N/A
Chipping and mulching	2 spaces per acre; minimum of 5 spaces	N/A
Communication tower, commercial	Exempt from parking regulations unless otherwise required by Zoning Director	N/A
Composting facility	2 spaces per acre; minimum of 5 spaces	N/A
Electrical power facility	1 space per 200 sq. ft. of office space; plus 1 space per 10,000 sq. ft.	N/A
Incinerator	1 space per 200 sq. ft. of office space; plus 1 space per 10,000 sq. ft.	N/A
Recycling center	1 space per 200 sq. ft. of office space; plus one space per 250 sq. ft. of warehouse and maintenance area; plus 1 space per 10,000 sq. ft.	N/A
Recycling collection station	2 spaces per station	N/A
Recycling plant	1 space per 200 sq. ft. of office space; plus 1 space per employee	N/A
Sanitary landfill	1 space per 200 sq. ft. of office space; plus 1 space per employee	N/A
Solid waste transfer station	1 space per 1000 sq. ft.	N/A
Utility, minor	1 space per minor utility	N/A
Water or wastewater treatment plant	1 space per 200 sq. ft. of office space; plus 1 space per employee	N/A

(This space intentionally left blank.)

Use Type:	Parking Regulations	Loading
<b>Recreational</b>		
Amusements, temporary or Special events	1 space per 3 seats; or 10 spaces per acre occupied by amusements, whichever is greater	N/A
Arena, auditorium or stadium	1 space per 3 seats	B
Bowling alley	3 spaces per lane	N/A
Campground	1 space per campsite	N/A
Entertainment, indoor (except bowling alley)	1 space per 200 sq. ft.	N/A
Entertainment, outdoor	1 space per 3 seats; or 10 spaces per acre occupied by amusements, whichever is greater	N/A
Fitness center	1 space per 200 sq. ft.	N/A
Golf course	4 spaces per hole; plus 1 space per 250 sq. ft. of clubhouse	N/A
Gun club	1 space per target area	N/A
Marine facility	1 space per 250 sq. ft.; plus 1 space per wet slip; plus one space per 3 dry slips	A
Zoo	1 space per 2000 sq. ft. of land area	N/A

Use Type:	Parking Regulations	Loading
<b>Commercial</b>		
Adult entertainment	1 space per 200 sq. ft.	N/A
Auction, enclosed	1 space per 200 sq. ft.	C
Auction, outdoor	1 space per 250 sq. ft. of enclosed or indoor space	N/A
Automotive paint or body shop	1 space per 250 sq. ft.	N/A
Automotive service station	1 space per 250 sq. ft., excluding bays; plus 2 spaces per repair bay	N/A

Use Type:	Parking Regulations	Loading
<b>Commercial</b>		
Bed and Breakfast	1 space for each guest room; plus 2 spaces per dwelling unit	N/A
Broadcasting studio	1 space per 1000 sq. ft.	N/A
Building supplies	1 space per 200 sq. ft.	B
Car wash and auto detailing	1 space per 200 sq. ft.	N/A
Contractor's storage yard	1 space per 500 sq. ft.; plus 1 space per 5000 sq. ft. of outdoor storage area	A
Convenience store, w/ or w/o gas	1 space per 200 sq. ft.	C
Day labor employment service	1 space per 250 sq. ft.	C
Dispatching office	1 space per 250 sq. ft.	N/A
Financial institution	1 space per 200 sq. ft.	N/A
Flea market, enclosed	2 spaces per 200 sq. ft.	C
Flea market, open	1 space per 250 sq. ft. of land area	N/A
Fruit and vegetable market	1 space per 250 sq. ft. including outdoor sales display area	N/A
Funeral home or crematory	1 space per 4 seats	C
Gas and fuel, wholesale	1 space per 250 sq. ft.	N/A
Hotel*, motel*, SRO, Boarding & Rooming House	1.25 spaces per room; (convention areas, restaurants, etc. over 2,000 sq. ft. to be calculated separately)	C* N/A
Landscape maintenance service	1 space per 500 sq. ft.; plus 1 space per 2500 sq. ft. of outdoor storage area	A
Laundry services	1 space per 200 sq. ft.	N/A
Lounge, cocktail	1 space per 3 seats	C

Use Type:	Parking Regulations	Loading
<b>Commercial</b>		
Medical office or dental clinic	1 space per 200 sq. ft.	C
Medical or dental laboratory	1 space per 200 sq. ft.	C
Monument sales, retail	1 space per 500 sq. ft.; plus 1 space per 2500 sq. ft. of outdoor storage area	N/A
Office, business or professional	1 space per 200 sq. ft.	N/A
Personal services	1 space per 200 sq. ft.	N/A
Printing and copying services	1 space per 250 sq. ft.	B
Real estate sales model	Maximum 10 spaces per manned sales model	N/A
Repair and maintenance, general	1 space per 250 sq. ft.	B
Repair services, limited	1 space per 250 sq. ft.	N/A
Restaurant, fast food	1 space per 3 seats including outdoor seating area	C
Restaurant, specialty		C
Restaurant, quality		C
Restaurant, high turnover sit-down		C
Retail sales, general	1 space per 200 sq. ft.	C
Retail sales, mobile, temporary	Enclosed: 1 space per 200 sq. ft. Open: 50 spaces total or 10 spaces per acre, whichever is greater	N/A N/A
Self-service storage	1 space per 200 storage bays; minimum 5 customer spaces; security quarters calculated separately	N/A
Shopping centers	5 spaces per 1000 sq. ft. GFA (centers up to 500,000 sq. ft.) 5 spaces per 1000 sq. ft. of GLA (centers over 500,000 sq. ft.)	B
Swimming pool	1 space per 50 square feet of pool area; and 1 bicycle parking rack shall be provided	N/A
Tennis courts	1.5 spaces per court; and 1 bicycle parking rack shall be provided	N/A

Use Type:	Parking Regulations	Loading
<b>Commercial</b>		
Theater, drive-in	1 space per 250 sq. ft.	N/A
Towing service and storage	1 space per 500 sq. ft.; plus 1 space per 5,000 sq. ft. of outdoor storage area	A
Vehicle inspection center	1 space per 500 sq. ft.	N/A
Vehicle sales and rental	1 space per 250 sq. ft. of enclosed area; plus 1 space per 5000 sq. ft. of outdoor sales, rental and display area; plus 2 spaces per service bay	A
Veterinary clinic	1 space per 200 sq. ft., excluding animal exercise areas	N/A
Vocational school	1 space per classroom; plus 1 space per 4 students; plus 1 space per 200 sq. ft. of administration, and assembly area	N/A
Wholesaling, general	1 space per 1000 sq. ft.	A

[Ord. No. 01-01; Ord. No. 01-29]

Use Type:	Parking Regulations	Loading
<b>Industrial uses</b>		
Asphalt or concrete plant	1 space per 1000 square feet	N/A
Data information processing	1 space per 100 sq. ft.	A
Heavy industry	2 spaces per 1000 sq. ft. of first 10,000 sq. ft.; plus 1 space per 1000 sq. ft. over 10,000 sq. ft.	A
Laboratory, industrial research	2 spaces per 1000 sq. ft. of first 10,000 sq. ft.; plus 1 space per 1000 sq. ft. over 10,000 sq. ft.	A
Manufacturing and processing	2 spaces per 1000 sq. ft. of first 10,000 sq. ft.; plus 1 space per 1000 sq. ft. over 10,000 sq. ft.	A
Motion picture production studio	2 space per 1000 sq. ft. of first 10,000 sq. ft.; plus 1 space per 1000 sq. ft. over 10,000 sq. ft.	A
Salvage or junk yard	1 space per 200 sq. ft. of office space; plus 1 space per employee	A
Truck stop	1 truck space per 80 sq. ft.	
Warehousing	1 space per 1000 sq. ft.; plus 1 space per 200 sq. ft. of office space	A

[Ord. No. 01-29]

**Notes for TABLE 7.2-1**

- 1 In addition to the parking requirements of Table 7.2-1, uses with company vehicles shall provide 1 space per company vehicle.
- 2 Loading space ratios shall be as required by Sec. 7.2.D.2.  
[Ord. No. 93-4] [Ord. No. 95-24] [Ord. No. 99-37]
- 3 Government services may request alternative calculation methods for off-street parking pursuant to Sec. 7.2.C.1.h., Government services. [Ord. No. 01-01]
- 4 Nurseries requiring fewer than twenty (20) parking spaces may construct surface parking lots with shellrock or other similar materials subject to Sec. 7.2.C.13.b.(4)(a) or grassed subject to Sec. 7.2.C.11 except for the required handicapped parking space(s).
- 5 Nurseries requiring twenty (20) or more parking spaces may construct surface parking lots with fifty percent (50%) of the required spaces as shellrock or other similar materials subject to Sec. 7.2.C.13.b.(4)(a) or grassed subject to Sec. 7.2.C.11.
- 6 Assembly, nonprofit, institutional uses in the Redevelopment and Revitalization Overlay may calculate parking at a rate of one (1) space per employee. [Ord. No. 01-100]

**C. Off-street parking.****1. Computing parking standards.**

- a. **Multiple uses.** On lots containing more than one (1) use, the total number of required off-street parking spaces shall be equal to the sum of the required parking for each use as if provided separately, unless a shared parking arrangement is approved pursuant to Sec. 7.2.C.8.
- b. **Fractions.** When calculation of the number of required off-street parking spaces results in a fractional number, a fraction of less than one-half (0.50) shall be disregarded and a fraction of one-half (0.50) or more shall be rounded to the next highest whole number.
- c. **Floor area.** Off-street parking standards that are based on square footage shall be computed using gross floor area (GFA), unless another measurement is specifically called for in this section.
- d. **Occupants.** When the calculation of required parking spaces is based on the number of occupants, the calculation shall be based on the maximum number of persons legally residing on the premises at any one (1) time.
- e. **Bench seating.** When the calculation of required parking spaces is based on the number of seats, each twenty-two (22) linear inches of bench, pew, or similar bench seating facility shall be considered one (1) seat.
- f. **Gross lot area.** When the calculation of required parking spaces is based on gross lot area, the amount of lot area dedicated to off-street parking shall not be included in the calculation.
- g. **Unlisted land uses.** In the event that off-street parking standards for a particular use are not listed in this section, the standards for the most similar use shall be applied. In making the determination, any evidence of actual parking demand for similar uses shall be considered as well as other reliable traffic engineering and planning information that is available.

**h. Government Services.** Government services may request alternative calculations based on evidence of actual parking demand for similar uses or reliable traffic engineering and planning information.

[Ord. No. 01-01]

**i. Landscaping.** The landscape requirements for off-street parking and interior vehicular use areas shall be calculated in accordance with Sec. 7.3. (Landscape and Buffering).

[Ord. No. 99-37]

**2. Location of required parking.** Except as provided in Sec. 7.2.C.8., Sec. 7.2.C.9. and Sec. 7.2.C.11., all required off-street parking, except for fee simple developments with common parking lots, shall be provided upon the same lot as the principal use. The location of required off-street parking spaces shall not interfere with normal traffic flow or with the operation of queuing and backup areas. Loading areas shall not obstruct pedestrian pathways.

**a. Distance from building or use.** Unless otherwise provided in this section, on-site parking spaces shall not be located more than six hundred (600) linear feet from the nearest building or use it is intended to serve. This standard shall not apply to parking spaces provided for auditoriums, stadiums, assembly halls, gymnasiums, and other places of assembly, nor shall it apply to hospitals, large-scale retail, wholesale, and consumer service uses of over five hundred thousand (500,000) square feet or industrial, wholesaling or manufacturing establishments.

**b. Buffers and rights-of-way.** Parking or storing of vehicles in the landscape buffer or the existing or ultimate R-O-W of an abutting street is prohibited.

**c. Sidewalk access for rear parking.** A minimum of ten (10) percent of the required parking spaces shall be located at the rear or side of each building it is intended to serve. A public pedestrian walk shall connect the parking areas to a store entrance. Such pedestrian access way shall be a minimum of four (4) feet in width, clearly marked, well lighted and unobstructed.

**d. Garages and carports.** Space within a carport or garage may be used to satisfy residential off-street parking standards, provided that no building permit shall be issued to convert a carport or garage to a living area without provision of required off-street parking spaces in the driveway or in a common parking lot. [Ord. No. 99-37]

**3. Use of required off-street parking areas.** Off-street parking spaces shall be provided for the use of residents, customers, patrons and employees. Required parking spaces shall specifically not be used for the storage, sale or display of goods or materials or for the sale, repair, or servicing of vehicles. All vehicles parked within off-street parking areas shall be registered and capable of moving under their own power. Required off-street parking spaces shall be free from building encroachments, except that a portion of the required parking area may be used for the following purposes:

**a. Temporary events.** Required off-street parking areas may be used on a temporary basis pursuant to a special use issued by the Zoning Director for the outdoor sales of goods, fairs, and other temporary events; or

**b. Recyclable materials collection bins.** Required off-street parking areas may be occupied by recyclable materials collection bins that have been approved as a special use. The bin shall retain its mobility and shall not occupy more than one (1) parking space. The bin and adjacent area shall be maintained in good appearance, free from trash. [Ord. No. 99-37]

4. **Parking fees.** Except as provided in Sec. 7.2.C.11. and Sec. 7.2.C.15., a fee or other form of compensation shall not be charged for the use of required off-street parking spaces. Fees may be charged for the use of parking spaces that have been provided in excess of minimum standards.
5. **Motorcycle parking.** For any nonresidential use providing fifty (50) or more spaces, a maximum of three (3) required off-street parking spaces may be reduced in size and redesigned to accommodate parking of motorcycles. When provided, motorcycle parking shall be identified by a sign.
6. **Handicapped parking.** The provision of handicapped parking spaces and passenger loading zones shall be governed by Secs. 316.1955, 316.1956, and 553.48, Fla. Stat. These sections shall govern the signage, identification and reservation of spaces for the handicapped. The minimum number of handicapped parking spaces shall comply with the following table.

**TABLE 7.2-2  
HANDICAPPED PARKING SPACES AND PASSENGER LOADING ZONES**

<b>Total Spaces or Zones</b>	<b>Required Number to be Reserved for Handicapped</b>
up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of Total
over 1000	20 Plus 1 For Each 100 Over 1000

7. **Guest parking.** Guest parking spaces, where required, may be grouped, provided that the spaces are located within three hundred (300) feet of the dwellings that they are intended to serve. Guest parking may be grassed, as provided in Sec. 7.2.C.10., except that no permit is required. Each space shall be provided with wheelstops, except for grassed guest parking, which is designed as parallel parking. All guest parking shall be prominently identified with an above-grade sign or marking on the wheelstop.
8. **Planned Development District parking increase.** The Development Review Committee (DRC) may authorize an increase in the maximum allowed number of parking spaces for planned developments.



- a. Application.** In addition to the applicable DRC application, the applicant shall submit a parking study and any additional documentation justifying the need for additional parking. The parking study shall include, but not be limited to the following:
- (1) the location of the use(s) within the site requiring the additional parking;
  - (2) the size and type of use(s) and/or activitie(s); and,
  - (3) the rate of turnover and the anticipated peak parking loads.
- b. Lot size.**
- (1) **Lots less than ten (10) acres.** Lots less than ten (10) acres in size may apply for a twenty (20) percent increase.
  - (2) **Lots ten (10) acres or greater.** Lots ten (10) acres or greater in size may apply for a ten (10) percent increase.
- 9. Shared parking.** The DRC may authorize a reduction in the number of required parking spaces for multiple use developments or for uses that are located near one another and which have different peak parking demands and operating hours. Shared parking shall be subject to the following standards.
- a. Application.** A shared parking study shall be submitted in a form established by the Zoning Director and made available to the public.
- b. Location.** All uses which participate in a single shared parking plan shall be located on the same lot or on contiguous lots. The shared parking lot shall be developed and used as though the uses on the lots were a single unit.
- c. Shared parking study.** An acceptable shared parking study, submitted to the Zoning Director, shall clearly establish the uses that will use the shared spaces at different times of the day, week, month or year. The study shall:
- (1) be based on the Urban Land Institute's methodology for determining shared parking or other generally accepted methodology;
  - (2) address the size and type of activities, the composition of tenants, the rate of turnover for proposed shared spaces, and the anticipated peak parking and traffic loads;
  - (3) provide for reduction of paved area by not more than fifty (50) percent of the combined parking required for each use under Sec. 7.2.B.3.. and 7.2.D (Off-street parking and loading schedule);
  - (4) provide for no reduction in the number of required handicapped spaces;
  - (5) provide a plan to convert the reserved space to parking area; and
  - (6) be approved by the County Engineer prior to submittal, based on the feasibility of the uses to shared parking due to their particular peak parking and trip generation characteristics.
- d. Reserved space.** The applicant shall account for one hundred (100) percent of the reduction granted through one of the following alternatives: reserved open space; a future parking garage; future rooftop parking; off-site parking; limitation of uses to adhere to parking regulations; or, shared parking with an adjacent property owner.
- e. Agreement for shared parking plan.** A shared parking plan shall be enforced through written agreement or through unity of control. An attested copy of the agreement between the owner of record and Palm Beach County shall be submitted to the Zoning Director who shall forward a copy to the County Attorney for review. The agreement shall be recorded in the deed records of Palm Beach County by the owner of record prior to issuance of a certificate of occupancy. Proof of recordation of the agreement shall be presented to the Zoning Director prior to certification by the DRC. The agreement shall:

- (1) list the names and ownership interest of all parties to the agreement and contain the signatures of those parties;
  - (2) provide a legal description of the land;
  - (3) include a site plan showing the area of the parking parcel and open space reserved area which would provide for future parking;
  - (4) describe the area of the parking parcel and designate and reserve it for shared parking unencumbered by any conditions which would interfere with its use;
  - (5) agree and expressly declare the intent for the covenant to run with the land and bind all parties and all successors in interest to the covenant;
  - (6) assure the continued availability of the spaces for joint use and provide assurance that all spaces will be usable without charge to all participating uses;
  - (7) describe the obligations of each party, including the maintenance responsibility to retain and develop reserved open space for additional parking spaces if the need arises;
  - (8) incorporate the shared parking study by reference;
  - (9) be made part of the Site Plan/Final Subdivision Plan; and
  - (10) describe the method by which the covenant shall, if necessary, be revised.
- f. **Change in use.** Should any of the shared parking uses be changed, or should the Zoning Director find that any of the conditions described in the approved shared parking study or agreement no longer exist, the owner of record shall have the option of submitting a revised shared parking study in accordance with the standards of this section or of providing the number of spaces required for each use as if computed separately.
- 10. Off-site parking.** Required off-street parking spaces shall be on the same lot as the use it is intended to serve, provided that the DRC may permit all or a portion of the required parking spaces to be located on a remote and separate lot from the lot on which the principal use is located. Off-site parking shall be subject to the following standards.
- a. **Necessity.** The applicant shall demonstrate that it is not feasible to locate all of the required parking on the same lot as the principal use;
  - b. **Ineligible activities.** Off-site parking shall not be used to satisfy the off-street parking standards for restaurants, lounges, convenience stores and other convenience-oriented uses. Required handicapped parking spaces shall not be located in an off-site parking facility;
  - c. **Location.** No off-site parking space shall be located more than six hundred (600) feet from the primary entrance of the use served, measured along the route of the shortest legal, practical walking distance. Off-site parking spaces shall not be separated from the principal use by a street R-O-W with a width of more than eighty (80) feet;
  - d. **Official Zoning Map Classification.** Off-site parking areas shall require the same or a more intensive Official Zoning Map classification than that required for the use served;
  - e. **Agreement for off-site parking.** In the event that an off-site parking area is not under the same ownership as the principal use served, a written agreement or unity of control shall be required. An attested copy of the agreement among the owners of record shall be submitted to the Zoning Director who shall forward a copy to the County Attorney for review. The agreement shall be filed in the deed records of the County by the owner of record. Proof of recordation of the agreement shall be presented to the Zoning Director. The agreement shall:

- (1) list the names and ownership interest of all parties to the agreement and contain the signatures of those parties;
  - (2) provide a legal description of the land;
  - (3) include a site plan showing the area of the use and parking parcel;
  - (4) expressly declare the intent for the covenant to run with the land and bind all parties and all successors in interest to the covenant;
  - (5) assure the continued availability of the spaces and provide assurance that all spaces will be usable without charge;
  - (6) describe the obligations of each party, including the maintenance responsibility;
  - (7) require that the Zoning Director be notified prior to the expiration or termination of an off-site parking area lease agreement;
  - (8) be made part of the Site Plan/Final Subdivision Plan; and
  - (9) describe the method by which the covenant shall, if necessary, be revised.
- f. **Signs.** One (1) sign shall be located at the off-site parking facility indicating the use that it serves, and one (1) sign shall be located on the site of the use served, indicating the location of the off-site parking facility.

**11. Grassed parking.** Grassed parking shall be permitted if approved by the DRC, pursuant to the following procedures and standards.

**a. Application.** In addition to the application for development permit for Site Plan/Final Subdivision Plan, the applicant shall submit the following.

- (1) a written statement of and a site plan showing the area proposed for grassed parking and the proposed method of traffic control to direct vehicular flow and parking;
- (2) a written statement that the parking area proposed for grassed parking shall be used for parking on an average of no more than two (2) days or nights each week. This information shall contain the proposed hours and days of the expected use of the grassed parking and the expected average daily traffic and peak hour traffic counts, as calculated by a professional engineer qualified to perform such studies;
- (3) description of the method to ensure that the grassed parking surface will be maintained in its entirety with a viable turf cover;
- (4) a conceptual drainage plan for the entire parking area; and
- (5) a description of the soil type of the area proposed for grassed parking.

**b. Standards.** The following standards shall apply to grassed parking:

- (1) only parking spaces provided for peak demand may be approved as grassed parking. Paved parking shall be provided for average daily traffic, including weekday employees and visitors;
- (2) a grassed parking area shall not include any existing or proposed landscaped area, surface water management area or easement other than a utility easement;
- (3) handicapped parking shall not be located within a grassed parking area;
- (4) grassed parking areas shall meet minimum landscaping requirements of Sec. 7.3. (Landscape and Buffering). No grassed parking area shall be counted toward meeting the minimum landscape or open space standards; and
- (5) within grassed parking areas, all access aisles shall either: (a) be paved and meet the same substructural and surface standards as for paved asphalt parking surfaces; or (b) be surfaced with paver block, or other semi-pervious coverage approved by the Zoning Director.

**c. Permit.** If at any time prior to the approved expiration date of the development order for Site Plan/Final Subdivision Plan, it is determined that a grassed parking area does not meet the standards established in this

section, the Zoning Director shall require the restoration of the grassed surface or the paving of the grass for parking.

- d. **Regulatory treatment of grassed parking areas.** All surface parking areas, grassed or otherwise, shall be considered impervious paved surface for the purpose of determining tertiary drainage system flow capacity and secondary stormwater management system runoff treatment/control requirements.  
[Ord. No. 97-63]

**12. Valet parking.** Valet parking may be used upon any lot to satisfy off-street parking standards. The design of valet parking shall not cause customers who do not use the valet service to park off-premise or in the R-O-W or cause queuing in the R-O-W. The following additional standards shall apply to valet parking arrangements.

- a. **Maximum number of reserved spaces.** Up to fifty (50) percent of the required off-street parking spaces may be reserved for valet parking.
- b. **Location of reserved spaces.** Off-street parking spaces reserved for valet parking may be located anywhere on-site, except handicapped parking spaces. [Ord. No. 99-37]

**13. Parking area design and construction standards.**

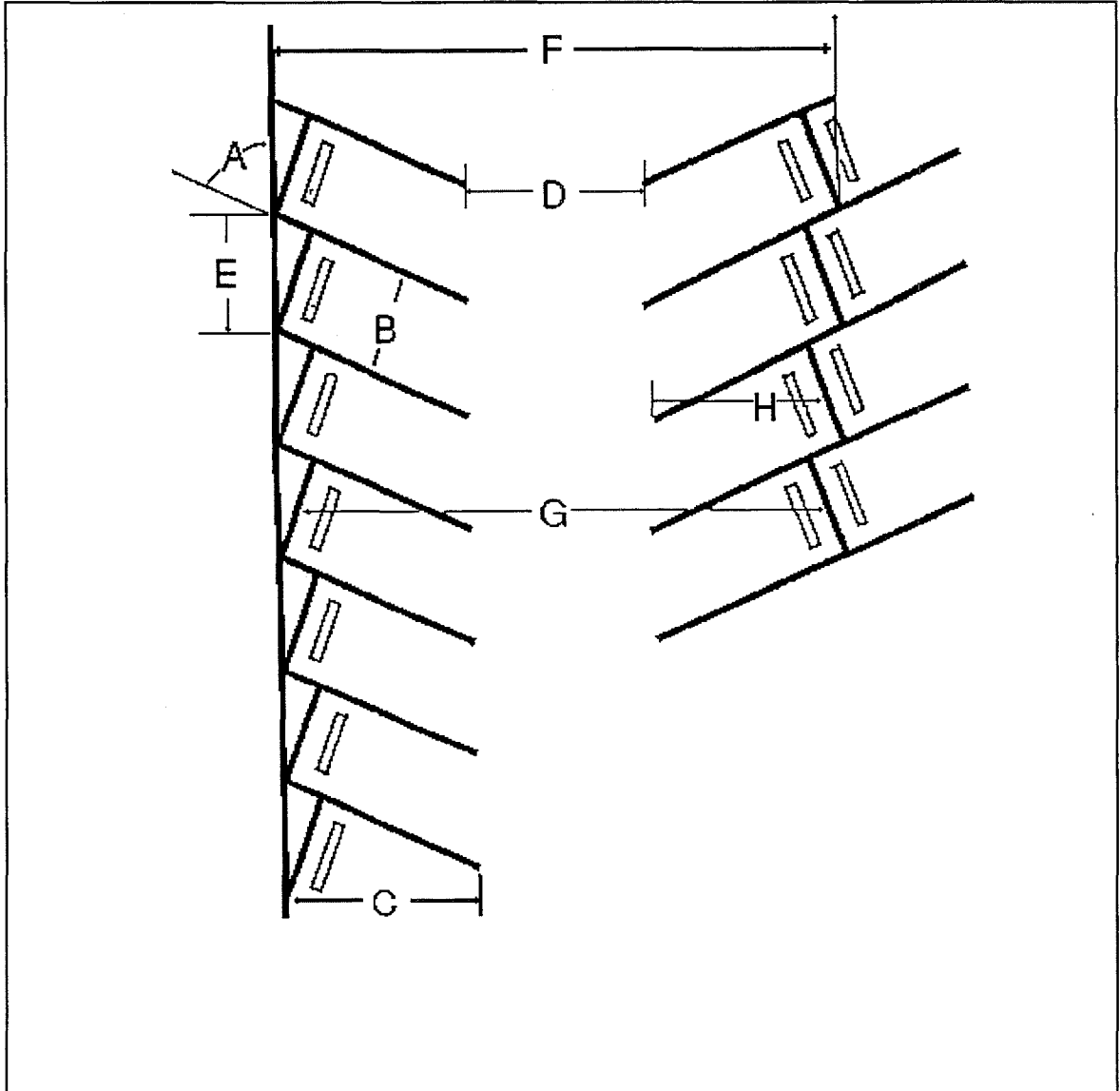
- a. **Dimensions and geometrics.** The dimensions and geometrics of off-street parking areas shall conform to the following minimum standards.
- (1) **Residential.**
- (a) **Individual parking space.** Each parking space for dwelling units that do not share a common parking lot shall be a minimum of eight (8) feet wide and twenty (20) feet long. Parking spaces may be side to side, end to end or not contiguous to each other.
- (b) **Common parking lots.** For dwelling units that share a common parking lot, parking spaces and aisles shall be subject to the "general" dimensional standards of Table 7.2-3
- (2) **Nonresidential.** All nonresidential uses and residential uses with shared parking lots shall provide parking spaces that comply with the dimensional requirements of standards of Table 7.2-3 and Figure 7.2-1. If proposed parking angles are not illustrated in Table 7.2-3 or Figure 7.2-1, dimensions shall be interpolated from the tables and approved by the Zoning Director. For the purpose of interpreting the "Use" column of Table 7.2-3 the following rules shall apply:
- (a) **General.** The term "general" applies to parking spaces designated to serve all commercial uses, and also residential uses with shared parking lots. Spaces reserved for use by disabled persons shall be governed by the rows labeled "handicapped";
- (b) **Handicapped parking.** All spaces marked and reserved for use by persons with disabilities shall be installed in accordance with the standards of Secs. 316.1955, 316.1956 and 553.48, Fla. Stat.; and
- (c) **Queuing distance.** A minimum queuing distance of twenty (20) feet is required between the property line and the first parking space. [Ord. No. 99-37]
- (3) **Parallel parking.** Parallel parking spaces shall have minimum lengths of twenty-three (23) feet and minimum widths of ten (10) feet (see Figure 7.2-2).
- (4) **Measuring parking space width.** Striping shall be measured as follows.
- (a) **Single striping.** Parking space width shall be measured from the centerline of the strip.
- (b) **Double striping.** Parking space width shall be measured from the centerline of the set of stripes.  
[Ord. No. 97-64]

**TABLE 7.2-3  
MINIMUM PARKING BAY DIMENSIONS FOR  
NONRESIDENTIAL USES AND RESIDENTIAL USES WITH SHARED PARKING LOTS**

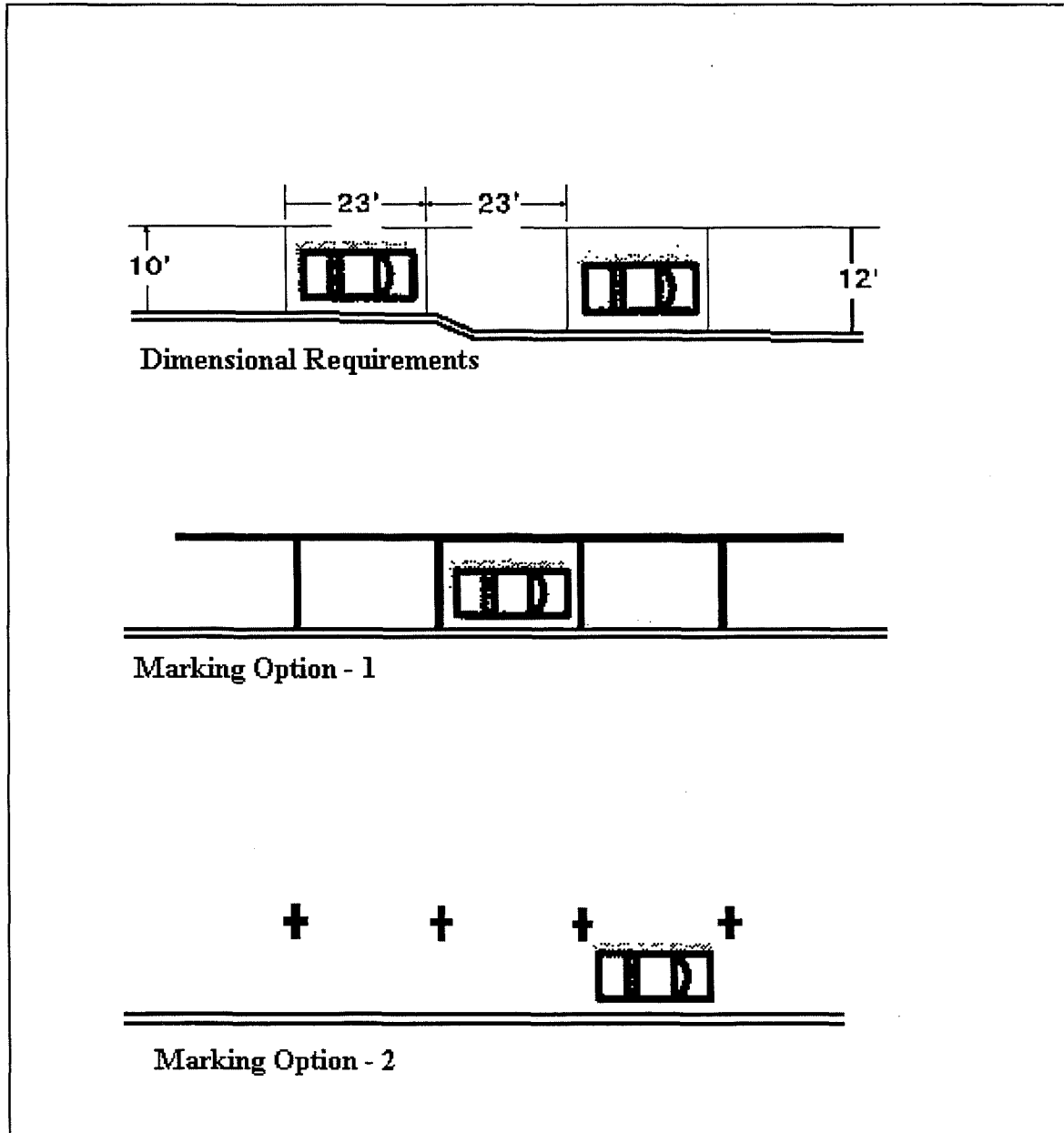
<b>A Angle</b>	<b>B Space Width (feet)</b>	<b>C Space Depth (feet)</b>	<b>D Aisle Width (feet)</b>	<b>E Curb Length (feet)</b>	<b>F Wall-to- Wall Width (feet)</b>	<b>G Interlock- to- Interlock Width (feet)</b>	<b>H Space Depth to Interlock (feet)</b>	<b>Land Use*</b>
45	9.0	17.5	12.0	12.5	47.0	43.0	15.5	General
	9.5	17.5	12.0	13.5	47.0	43.0	15.5	Retail
	12.0	17.5	12.0	17.0	47.0	43.0	15.5	Handicapped
60	9.0	19.0	16.0	10.5	55.0	51.0	17.5	General
	9.5	19.0	15.0	11.0	54.0	50.0	17.5	Retail
	12.0	19.0	14.0	14.0	53.0	49.0	17.5	Handicapped
70	9.0	19.5	19.0	9.5	58.0	56.0	18.5	General
	9.5	19.5	18.0	10.0	57.0	55.0	18.5	Retail
	12.0	19.5	17.0	12.5	56.0	54.0	18.5	Handicapped
75	9.0	19.5	23.0	9.5	62.0	60.0	18.5	General
	9.5	19.5	22.0	10.0	61.0	59.0	18.5	Retail
	12.0	19.5	21.0	12.5	60.0	58.0	18.5	Handicapped
80	9.0	19.5	24.0	9.0	63.0	62.0	19.0	General
	9.5	19.5	23.0	9.5	62.0	61.0	19.0	Retail
	12.0	19.5	22.0	12.0	61.0	60.0	19.0	Handicapped
90	9.0	18.5	26.0	9.0	63.0	63.0	18.5	General
	9.5	18.5	25.0	9.5	62.0	62.0	18.5	Retail
	12.0	18.5	24.0	12.0	61.0	61.0	18.5	Handicapped

1. Dimensional requirements for parking spaces shall vary depending on the angle of parking provided and the land use served.
2. The term "General" applies to parking spaces designated to serve all commercial uses, except retail uses, and also residential uses with shared parking lots. Spaces reserved for use by persons with disabilities shall be governed by the rows labeled "Handicapped". The "unspecified" row provides a guideline for the design of spaces above the minimum required width.

**FIGURE 7.2-1:  
PARKING SPACE SCHEMATIC**



**FIGURE 7.2-2:  
PARALLEL PARKING DIMENSIONAL STANDARD AND MARKING OPTION**



**b. Construction and design of parking area.****(1) General on-site circulation standards.**

- (a) There shall be safe, adequate, and convenient arrangement of pedestrian pathways, bikeways, roads, driveways, and off-street parking and loading spaces within parking areas.
- (b) Streets, pedestrian walks, parking areas, and open space shall be designed as integral parts of an overall site design which shall be properly related to existing and proposed buildings, adjacent uses and landscaped areas.
- (c) The materials used in the design of paving, lighting fixtures, retaining walls, fences, curbs and benches shall be of good appearance, easily maintained and indicative of their function.
- (d) Parking lots shall be maintained in a safe operating condition and manner as to not create a hazard or nuisance.

**(2) Pedestrian circulation.**

- (a) Structures, vehicular circulation lanes, parking spaces, driveways, and open spaces shall be designed to provide logical, impediment free pedestrian movement. The site shall be arranged so that pedestrians moving between buildings are not unnecessarily exposed to vehicular traffic.
- (b) Paved, landscaped or comfortably graded pedestrian walks shall be provided along the lines of the most intense use, particularly from building entrances to streets, parking areas, and adjacent buildings.
- (c) Where off-street parking spaces directly face a structure, and are not separated by an access aisle from the structure, a paved pedestrian walkway shall be provided between the front of the parking space and the structure. The walkway shall be a minimum of four (4) feet wide, exclusive of vehicle overhang, and shall be separated from the parking space by concrete wheel stops or continuous curbing. Residential vehicular use areas are exempt from this standard.

**(3) Paving and drainage design.**

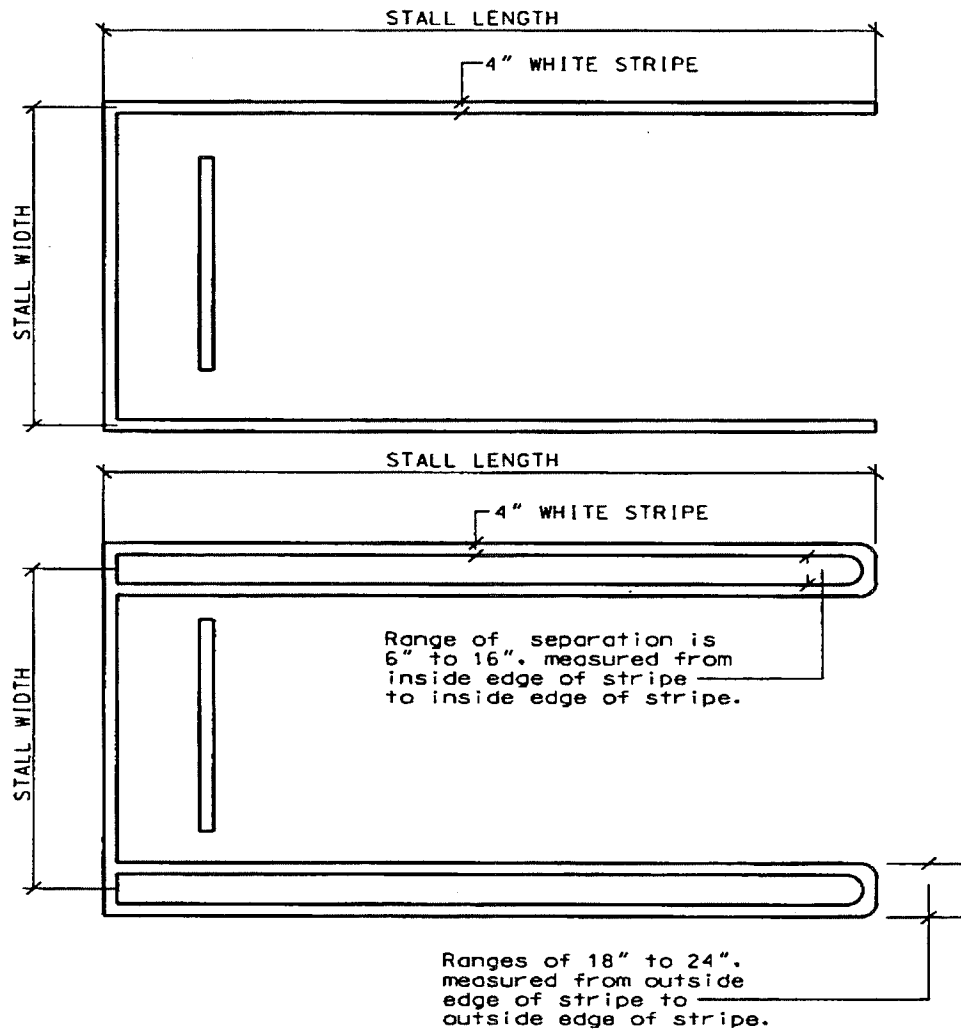
- (a) **Review and approval by County Engineer.** The drainage design shall be reviewed by the County Engineer, and no permit shall be issued until the drainage design is approved by the County Engineer.
  - (b) **Materials.** Unless otherwise provided in this section, all vehicular use areas and specialized vehicular use areas shall be improved either with: (a) a minimum of a six (6) inch shellrock or limerock base with a one (1) inch hotplant mix asphaltic concrete surface; or (b) a base and surface material of equivalent durability, as certified by the developer's engineer. Responsibility for pavement failure occurring as a result of inadequate alternative base and surface material design shall fall on the certifying engineer.
- (4) Maintenance of paved vehicular use areas.** All vehicular use areas or specialized vehicular use areas shall be maintained in good condition to prevent any hazards, such as cracked asphalt or potholes.
- (a) **Shell rock.** The uses and associated features listed below may construct surface parking lots with shellrock or other similar material except for parking areas connected to a public street, such areas shall be paved.
    - i) Agricultural uses with less than twenty (20) spaces.
    - ii) Communication towers in the agricultural districts.
    - iii) Camps in the agricultural districts.
    - iv) Greenhouses and nurseries in the agricultural districts.
    - v) Driveways in the Rural Residential District serving residential uses on unpaved roads.
    - vi) Other similar uses when approved by the DRC.



- (b) **Wheelstops or curbing required.** Wheel stops or continuous curbing shall be placed two and one-half (2.5) feet back from walls, poles, structures, pedestrian walkways or landscaped areas. The area between any wheel stop and required landscaped strip may be landscaped, rendering the paved space area fifteen (15) to sixteen (16) feet in length, depending on the angle of parking provided.
- (5) **Marking.** Except for parallel parking spaces, parking lots containing spaces for three (3) or more vehicles shall delineate each space by single or double stripes on each side of the space. All stripes shall be painted in white paint except for handicapped spaces which shall have blue stripes. The width of the painted stripe shall be four (4) inches. Double striping separation from inside edge of stripe to inside edge of stripe shall be no less than eight (8) inches and no more than sixteen (16) inches. The effective width of the double stripes shall range from sixteen (16) inches to twenty-four (24) inches, measured from outside edge of stripe to outside edge of stripe.  
[Ord. No. 97-64] [Ord. No. 99-37]
- (6) **Signs.** Traffic control signs and other pavement markings shall be installed and maintained as necessary to insure safe and efficient traffic operation of all vehicular use areas. Such signage and marking shall conform with the Manual on Uniform Traffic Control Devices, Federal Highway Administration, U.S. Department of Transportation, as adopted by the FDOT, as revised.
- (7) **Drainage.** Runoff from vehicular use areas shall be controlled and treated in accordance with all applicable agency standards in effect at the time an application is submitted.
- (8) **Landscaping.**
  - (a) All new vehicular use areas shall be landscaped in accordance with Sec. 7.3. (Landscape and Buffering).
  - (b) Renovations to existing vehicular use areas shall be landscaped in accordance with Sec. 7.3. (Landscape and Buffering).
    - i) **Exception.** Normal maintenance and repair, such as resurfacing, restriping, or the addition of curbing and wheel stops, to existing vehicular use areas shall require landscaping in accordance with the requirements of the original permit. [Ord. No. 98-12]
- (9) **Preservation.** Existing vegetation shall be preserved and incorporated into the landscaping for the vehicular use area. [Ord. No. 97-63]

(This space intentionally left blank.)

**FIGURE 7.2-3**  
**STRIPING STANDARDS**



[Ord. No. 97-64]

**14. Ingress and egress to vehicular use areas.**

- a. **Ingress and egress.** Each parking space shall have appropriate access to a street or an alley. Only dwelling units with no more than two (2) units shall be allowed backward egress from a driveway onto a local street. In all other cases, maneuvering and access aisle area shall be sufficient to permit vehicles to enter and leave the vehicular use area or specialized vehicular use area in a forward motion.
- b. **Dimensions of access ways.** Access ways, except those associated with residential uses, shall be subject to the following dimensional standards.

**TABLE 7.2-4  
DIMENSION OF ACCESS WAYS**

Minimum Width at Street <sup>1</sup>	Feet
One-Way	15
Two-Way	25
Two-way with Median <sup>2</sup>	40
Two-way without Median	35
<b>Right Turn Radius<sup>3</sup></b>	
Minimum	25
Maximum	30

<sup>1</sup>Measured along right-of-way line at inner limit of curbed radius sweep or between radius and near edge of curbed island at least fifty (50) square feet in area. The minimum width applies principally to one-way driveways. Widths exceeding these standards may be approved by the Zoning Director or the County Engineer, depending on the use.

<sup>2</sup>Excluding median. Twenty (20) foot unobstructed pavement shall be on both sides of median, excluding guard houses and landscape islands.

<sup>3</sup>On side of driveway exposed to entry or exit by right-turning vehicles.

**15. Queuing and by-pass standards.** In addition to meeting the minimum off-street parking and loading standards of this section, all drive-thru establishments shall meet the following standards.

- a. Queuing shall be provided for all drive-thru establishments. Each queuing space shall be a minimum of ten (10) feet by twenty (20) feet, clearly defined and designed so as not to conflict or interfere with other traffic using the site. Unless otherwise indicated below, queuing shall be measured from the front of the stopped vehicle located at the point of service to the rear of the queuing lane. One additional queuing space shall also be provided after the point of service for all uses.
- b. A by-pass lane a minimum of ten (10) feet wide shall be provided before or around the point of service. Subject to the Zoning Division's approval, a by-pass lane may not be required if the queuing lane is adjacent to a vehicular use area which functions as a by-pass lane. The by-pass lane shall be clearly designated and distinct from the queuing area.

**TABLE 7.2-5  
MINIMUM QUEUING STANDARDS**

Use	Number of Spaces	Required By-pass <sup>1</sup>
Drive-Thru Financial Institution		
Teller Lanes	5	Y
Automatic Teller Lanes	3	N
Drive-Thru Restaurant	7	Y
Minimum before Menu Board	4	
Drive-Thru Car Wash		
Automatic	5	N
Self-Service	3	Y
Drive-Thru Oil Change	4	Y
Gasoline Pump Island	20 Feet of Queuing at Each End of Pump Island	N
Drive-Thru Dry Cleaning or Laundry	3	Y
Drive-Thru General Retail	4	Y
Commercial Parking Lot	3	N
Vehicular Inspection Station	15	Y

**Notes for Table 7.2-5:**

<sup>1</sup> ALL USES: a by-pass lane shall be required if more than 5 queuing spaces are provided.

[Ord. No. 99-37]

**16. Public, private or commercial parking lots.**

- a. **General.** Where permitted by a Class B Conditional Use, off-street parking lots and structures shall be allowed as the principal use. These parking lots shall not be contiguous to lands used or zoned for residential purposes. Parking spaces may be rented for parking. No other business of any kind shall be conducted on the lot, including repair, service, washing, display or storage of vehicles or other goods. Review of parking lots and structures shall consider the proposed operation of the lot. The standards of this section, including signage, maneuvering, and backup distances may be varied, based on the proposed operation.
- b. **Design.** Plans for parking lots shall be drawn to a scale no smaller than one (1) inch equals fifty (50) feet and show the layout of the street connection and access ways, drainage provisions, signs, surfacing, curbs or barriers, street connections and access ways of lands located contiguous and directly across the street, and the location and type of landscaping.
- c. **Street connections.** Street connections (entrances and exits) shall be located to present the least interference with traffic and the least nuisance on any adjacent street. The point of entrance control shall be located to provide four (4) car queuing (minimum of 80 feet) distance from the R-O-W. The location, size and number of entrances and exits shall be subject to the approval of the DRC.

**17. Standards for parking structures.**

- a. **General.** All public or private parking garages may be used to meet off-street parking standards for any use or combination of uses, and such structures shall be considered accessory to the principal use. Garages shall be designed to meet or exceed the following standards. All public or private parking garages shall comply with the standards for surface parking lots with regard to marking, signage and minimum number of spaces to be provided.
- b. **Site plans.** When the parking facilities are housed in an underground garage or a multi-storied structure or on the roofs of buildings, a Site Plan/Final Subdivision Plan shall be submitted thereunder for approval of interior traffic circulation, slope of ramp, ease of access and utilization of ramps, for parking space and aisle dimensions, proper traffic control signing and pavement marking for safe and efficient vehicular and pedestrian operation, for location of entrances and exits on public roads, for approval of sight distances at such entrances and exits and at corners of intersecting public roads, and for approval of the effective screening of the cars located in or on the parking structures from adjoining lands and from public roads.
- c. **Design standards.**
- (1) **Module width standards.** The unobstructed distance between columns or walls measured at any point between the ends of the parking aisle shall be as specified in Table 7.2-6.  
[Ord. No. 96-28]

**TABLE 7.2-6  
MINIMUM MODULE WIDTHS**

Angle	Parking on Both Sides of Aisles	Parking on One Side of Aisle
90	60 feet one-or two-way aisle	43 feet one-or two way aisle
75	59 feet one-way aisle <sup>1</sup>	40 feet one-way aisle
60	53 feet one-way aisle <sup>1</sup>	34 feet one-way aisle

<sup>1</sup> Requests for reductions of unobstructed distances will be considered if the space and aisle dimensions specified in surface parking dimensions are met and the columns are not located at the rear of the parking spaces or interfere with the opening of doors.

- (2) **Minimum parking space widths.** The minimum parking space width shall be nine (9) feet, provided that the minimum clear distances specified above are met.

**18. Parking of vehicles and boats in residential districts.** The following standards shall apply to the parking of vehicles, recreational vehicles, boats and trailers in the residential districts. For the purposes of this section, the AR-RR, Agricultural Residential District in lands designated Rural Residential in the Comprehensive Plan, shall not be considered a residential district.

[Ord. No. 00-15]

a. **General prohibition.**

- (1) **On-street.** No person shall park, store, or keep a commercial vehicle, recreational vehicle, sports vehicle such as dune buggy, jet skis, racing vehicle, off-road vehicle, air boat, canoe or paddleboat, boat or trailer, on any public street, or other thoroughfare or any R-O-W within any a residential district for a period exceeding two (2) hours in any twenty-four (24) hour period, each such period commencing at the time of first stopping or parking.

- (2) **Off-street.** It shall be unlawful for any owner of land in any residential district to park on, cause to be parked on, or allow to be parked on residentially zoned land any unlicensed or unregistered vehicle, or a commercial vehicle, sports vehicle, recreational vehicle, boat or trailer for a period exceeding two (2) hours in any twenty-four (24) hour period, each such period commencing at the time of first stopping or parking, except that one vehicle which is unregistered or unlicensed may be kept on site provided the vehicle is completely screened from view from adjacent roads and lots.

**b. Exemptions.**

- (1) **Commercial vehicle.** One commercial vehicle per dwelling unit of not over one (1) ton rated capacity may be parked, providing all of the following conditions are met: vehicle is registered or licensed; used by a resident of the premises; gross weight does not exceed ten thousand (10,000) pounds, including load; height does not exceed nine (9) feet, including any load, bed, or box; and total vehicle length does not exceed twenty six (26) feet.
- (2) **Construction vehicles.** The prohibitions set out above in Sec. 7.2.C.17.a. shall not apply to the temporary parking of such vehicles on private land in residential districts where construction is underway, for which a current and valid building permit has been issued by the Building Director and the building permit is displayed on the premises.
- (3) **Delivery and service vehicles.** The two (2) hour parking restriction set out above in Sec. 7.2.C.17.a. shall not apply to routine deliveries by tradesmen, or the use of trucks in making service calls, provided that such time in excess of two (2) hours is actually in the course of business deliveries or servicing.
- (4) **Emergency repairs.** The restrictions set out above in Sec. 7.2.C.17.a. shall not apply to a situation where a large motor vehicle becomes disabled and, as a result of such emergency, is required to be parked within a residential district for longer than two (2) hours. Any large motor vehicle shall be removed from the residential district within twenty-four (24) hours, regardless of the nature of the emergency.
- (5) **Outdoor storage.** One (1) RV, plus sports vehicles or boat with accompanying trailers may be parked outdoors in a residential district provided that:
- (a) the vehicles are:
- i) owned and used by a resident of the premises;
  - ii) not parked in a required front yard or other area between the structure and the street except for the purpose of loading or unloading during a period not to exceed two (2) hours in any twenty-four (24) hour period;
  - iii) located in the side or rear yard and are screened from surrounding property with a wall, fence or hedge at least six (6) feet in height; [Ord. No. 97-64]
  - iv) not used for living, sleeping or housekeeping purposes; and
  - v) operative and currently registered or licensed, as required by state or federal law.
- (b) Vehicles on navigable waterways shall be exempt from the outdoor storage standards of this subsection; and
- (c) One vehicle, which does not meet the requirements of this subsection 17(b) may be approved by special permit upon demonstration that:
- i) The property owner, family member or legal tenant has a physical disability which requires a vehicle which cannot meet these requirements. [Ord. No. 93-4] [Ord. No. 94-23] [Ord. No. 95-8] [Ord. No. 96-28] [Ord. No. 97-63] [Ord. No. 97-64] [Ord. No. 99-37] [Ord. No. 00-15]

**D. Off-street loading.****1. Computing loading standards.**

- a. **Multiple uses.** On lots containing more than one (1) use, and where the floor area used for each use is below the minimum for required loading spaces but the aggregate total floor area is greater than the minimum, off-street loading space shall be provided as if the entire building were used for that use in the building for which the most spaces are required. In such cases, the Zoning Director may make reasonable requirements for the location of the required loading space.
- b. **Fractions.** When calculation of the number of required off-street loading spaces results in a fractional number, a fraction of less than one-half (0.50) shall be disregarded and a fraction of one-half (0.50) or more shall be rounded to the next highest full number.
- c. **Floor area.** Loading standards that are based on square footage shall be computed using gross floor area (GFA).
- d. **Unlisted uses or other cases of uncertainty.** If there is uncertainty about the amount of loading space required by the provisions of this section as a result of indefiniteness about the proposed use, the maximum standard for the general type of use that is involved shall govern. Where the required number of loading spaces is not set forth for a particular use, and where there is no similar general type of use listed in this section, the Zoning Director shall determine the basis for the number of spaces to be provided by determining the off-street loading demand for the most similar use.

**2. Loading space ratios.** Off-street loading spaces shall be provided in accordance with the standards of the off-street parking and loading schedule in Table 7.2-1. The letters shown in the "loading" column of the schedule shall correspond to the following ratios:

- a. **Standard "A".** One (1) space for the first five thousand (5,000) square feet of floor area, plus one (1) space for each additional thirty thousand (30,000) square feet of floor area;
  - b. **Standard "B".** One (1) space for the first ten thousand (10,000) square feet of gross floor area, plus one (1) space for each additional fifteen thousand (15,000) square feet of floor area;
  - c. **Standard "C".** One (1) space for the first ten thousand (10,000) square feet of gross floor area, plus one (1) space for each additional one hundred thousand (100,000) square feet of floor area; and
  - d. **Standard "D".** One (1) space for each fifty (50) beds for all facilities containing twenty (20) or more beds.
- 3. Location of spaces.** Loading berths and related space shall be located directly adjacent to the building which requires designated loading space. Loading areas shall be proportionately distributed throughout the site.
- 4. Loading demand statement.** All applications for new or increased use or capacity for nonresidential establishments shall include a statement outlining the use's projected normal demands for loading and unloading, and a plan showing the location on the lot of the off-street loading space to be provided, in accordance with the provisions of this section.

**5. Relationship to streets and off-street parking areas.**

- a. A street or walkway shall not be used for loading or unloading materials.
- b. An off-street loading area shall not be used to satisfy any off-street parking standards, and the location of the loading area shall not interfere with the free circulation of vehicles in the off-street parking area.
- c. Where loading areas are directly adjacent to or integrated with an off-street parking lot, the DRC may require installation of physical barriers, such as curbing, fences, solid hedges, or other means for separation of loading areas from parking areas and pedestrian traffic.

**6. Dimensional standards and design requirements.** Required off-street loading spaces shall be subject to the following minimum dimensional standards:

- a. **Width.** A single loading berth shall have a minimum width of fifteen (15) feet. Additional loading berths that lie alongside, contiguous to, and not separated from a first loading berth shall be a minimum of twelve (12) feet in width;
- b. **Length.** All loading berths shall be a minimum of fifty-five (55) feet in length;
- c. **Maneuvering apron.** An area equal to the width and length of the berth shall be provided for vehicle maneuvering directly behind the loading berth it is intended to serve;
- d. **Vertical clearance.** A vertical clearance of at least fifteen (15) feet shall be provided throughout the berth and maneuvering apron; and
- e. **Distance from intersections.**
  - (1) **Distance.** No loading space or berth shall be located within forty (40) feet of the nearest point of the edge of pavement or curb of any two (2) intersecting streets.
  - (2) **Setback.** The surfaced portions of all loading areas, excluding driveways, shall be setback at least twenty (20) feet from all front or side corner lines. When located at the rear of a building, a minimum five (5) foot setback from the property line of all land under separate ownership or control shall be required.

**7. Entrances and exits.** The location and design of entrances and exits shall be in accordance with Sec. 7.2.C.13. and Sec. 7.7 (Driveways and Access).**8. Paving and drainage.** All loading areas shall be paved in accordance with the provisions of Sec. 7.2.C.12.b.**9. Access marking.** Each off-street loading space shall be provided with safe and convenient access to a street, without it being necessary to cross or enter any other required loading space. If any loading space is located contiguous to a street, ingress and egress to the street side shall be provided only through driveway openings. The dimension, location and construction of these driveways shall be designed in accordance with the provisions of this section. In addition, off-street loading spaces which have three (3) or more berths shall have individual spaces marked, and spaces shall be so arranged that maneuvering to and from a loading space shall be on the same lot unless approved by the DRC. Maneuvering shall be permitted in an alley upon the approval of the DRC if surrounding uses are compatible with the subject use.



**10. Reduction in required loading space.** All required off-street loading spaces and their appurtenant aisles and driveways shall be deemed to be required space and shall not be encroached upon or reduced in any manner except upon approval by the DRC, in the following circumstances:

**a. Reduction in number of berths.**

- (1) **Change in use.** The number of loading spaces may be proportionately reduced if the space is not needed as a result of a reduction in size or change in the nature of the use to which loading spaces are served.
- (2) **Administrative reduction.** For uses which contain less than ten thousand (10,000) square feet of total floor area, the DRC may waive or reduce the loading standards whenever the character of the use is such as to make unnecessary the full provision of loading facilities and where such provision would impose an unreasonable hardship upon the use of the lot.

**b. Reduction in size of berth.** Reduced space dimensions shall be permitted upon a finding that all of the following standards have been met.

- (1) The manner of operation proposed is such that spaces of the required dimensions are unnecessary because, the size, character, and operation of the use will not regularly involve service by motor vehicles which require the dimensions of an off-street loading berth, such as, but not limited to the following uses: bowling alleys and other recreational establishments, financial institutions, funeral chapel and funeral homes, nursing homes, offices, and personal service establishments;
- (2) The uses are likely to continue or to be succeeded by others for which the same space dimensions will be adequate, or that any additional loading space necessary could be provided in a logical location without creating violations of other standards; and
- (3) Any reduction provides for a minimum space length of fifteen (15) feet, a space width of at least twelve (12) feet, maneuvering apron of at least twenty (20) feet in length and twelve (12) feet in width, and a vertical clearance of ten (10) feet.

**11. Repair activities.** No motor vehicle repair work except emergency repair service, shall be permitted in any required off-street loading facility.

**12. Landscaping.** All off-street loading areas shall be landscaped in accordance with Sec. 7.3.G.2.

**Amendment History:**

[Ord. No. 93-4; February 2, 1993] [Ord. No. 94-23; October 4, 1994] [Ord. No. 95-8; March 21, 1995]  
[Ord. No. 95-24; July 11, 1995] [Ord. No. 96-28; September 25, 1996] [Ord. No. 97-63; December 24, 1997]  
[Ord. No. 97-64; December 24, 1997] [Ord. No. 98-11; April 30, 1998] [Ord. No. 98-12; April 30, 1998]  
[Ord. No. 99-37; October 7, 1999] [Ord. No. 0-15] [Ord. No. 01-01; January 28, 2001]  
[Ord. No. 01-29; July 24, 2001] [Ord. No. 01-62; August 27, 2001] [Ord. No. 01-100; December 28, 2001]

(This space intentionally left blank.)

**SEC. 7.3 LANDSCAPE AND BUFFERING.**

A. **Purpose and intent.** The purpose and intent of this section is to promote the health, safety, and welfare of existing and future residents of Palm Beach County by establishing minimum standards for the installation and continued maintenance of landscaping in unincorporated Palm Beach County. The specific objectives of this section are as follows.

1. **Aesthetics.** To improve the aesthetic appearance of development through creative landscaping which helps to harmonize and enhance the natural and built environment.
2. **Environment.** To improve the environment by maintaining permeable land area essential to surface water management and aquifer recharge; reducing and reversing air, noise, heat, and chemical pollution through the biological filtering capacities of trees and other vegetation; promoting energy conservation through the creation of shade; reducing heat gain in or on buildings or paved areas; reducing the temperature of the microclimate through the process of evapotranspiration; and encouraging the limited use of fresh water resources through the use of drought resistant plants.
3. **Water conservation.** To promote water conservation by encouraging xeriscaping and utilization of native and drought tolerant landscape material; utilization of water conserving irrigation practices; adherence to landscape installation standards and maintenance procedures that promote water conservation; ecological placement of landscape material; and utilization of natural areas and vegetation.
4. **Preservation.** To encourage the preservation and planting of native trees and vegetation.
5. **Compatibility.** To promote efficiency in the development of limited land resources by improving the compatibility of otherwise incompatible land uses in close proximity, particularly residential development that is adjacent to commercial and industrial development.
6. **Land values.** To maintain and increase the value of land by requiring minimum landscaping which, when installed and maintained property, becomes a capital asset.
7. **Human values.** To provide physical and psychological benefits to persons and to reduce noise and glare by softening the harsher visual aspects of urban development.
8. **Removal of prohibited plant species.** To require the initial eradication and control the ongoing removal of prohibited plant species which have become nuisances because of their tendency to disrupt or destroy native ecosystems.
9. **Improved design.** To encourage innovative and cost-effective approaches to the design, installation and maintenance of landscaping, particularly those that promote energy, water conservation and incorporate areas of native vegetation.  
[Ord. No. 97-63]

B. **Applicability.** The provisions of this section shall be considered minimum standards and shall apply to all development in unincorporated Palm Beach County, except development exempted in Sec. 7.3.C. For previously approved Development orders, refer to Sec. 1.5.  
[Ord. No. 97-63]

**C. Exemptions.** The following development shall be exempt from the standards of this section:

1. enlargement or repair of a single-family dwelling unit, two-unit townhouse, or two-unit multi-family structure on a single lot;
2. parking areas located entirely within a structure, except as otherwise required by this code;
3. bona fide agriculture, except as otherwise required by this code; [Ord. No. 01-62]
4. existing development that does not entail a substantial change in land use as defined in Sec. 3.2.;
5. development that has received or submitted for a development order, a certified site plan or building permit prior to January 1, 1998, and which has obtained a valid approval prior to July 1, 1998, except as provided in Article 1. All developments, however, shall not be exempt from the maintenance, pruning and replacement requirements; or
6. uses such as airports, power plants and stockades which have planting requirements regulated by Federal or State law. The BCC, ZC, or the DRC may approve the planting of the required trees off-site where there is a direct public benefit, such as public schools, parks, libraries, streets and medians. This provision is not intended to preclude preservation of required vegetation required by this code.  
[Ord. No. 97-63] [Ord. No. 99-37]

**D. Types of plans.** All landscaping required by this section or other sections of this Code shall require submittal and approval of the following, as applicable.

1. **Landscape plan.** Prior to the issuance of a building permit or paving permit, a landscape plan which has either been prepared by and bears the seal of a landscape architect, architect or engineer authorized by Chapter 481, Fla. Stat., shall be submitted to the Building Division in a form established by the Zoning Director and made available to the public.
2. **Planting plan.** A planting plan, which does not require a professional seal, shall be required for each individual lot for all single family, two-unit townhouse, or two-unit multi-family residences or bona fide agriculture. A planting plan shall, at a minimum, consist of a plan indicating the number, location and species of required trees. Prior to the issuance of a building permit or paving permit for a single-family or two-unit townhouse, or two-unit multifamily residence, the planting plan shall be approved by PZ&B.  
[Ord. No. 01-62]
3. **Alternative landscape plan.** An applicant may demonstrate the intent of this section can be more effectively met, in whole or in part, through an alternative landscape plan. The alternative landscape plan shall be prepared in accordance with the standards set forth by the Zoning Director and be reviewed and approved by the DRC or BofA. In reviewing proposed alternative landscape plans, the DRC or BofA shall give favorable consideration to landscape design which preserves and incorporates existing native vegetation in excess of minimum standards or demonstrates innovative use of plant materials and improves site design. An alternative landscape plan approved by BofA in conjunction with a variance shall not also require approval by the DRC. If approved, an alternative landscape plan shall be incorporated into a landscape plan meeting the express terms of this section. ~~The alternative landscape plan shall delineate and identify the deviations requested from the~~ provisions of this section.  
[Ord. No. 97-63] [Ord. No. 99-37]

**E. Standards.** The following standards shall be considered the minimum required for all trees, and landscape materials.

**1. General.** Trees and plants shall:

- a. have non-invasive growth habits;
- b. be commercially available;
- c. be planted in soil and conditions which are appropriate for their growth habits;
- d. be appropriate for the ecological setting in which they are to be planted;
- e. reference and be compatible with any existing native plants;
- f. and be otherwise consistent with the purpose and intent of this section.
- g. be low maintenance.

**2. Plant quality.** Plants installed pursuant to this section shall conform to or exceed the minimum standards for Florida Number 1, as provided in the most current edition of "Grades and Standards for Nursery Plants, Parts I and II", prepared by the State of Florida Department of Agriculture and Consumer Services.

**3. Water conservation.** All landscape plans shall be required to obtain a minimum score of forty-five (45) points from the water conservation point scale identified in Table 7.3-1.

**TABLE 7.3-1  
WATER CONSERVATION POINT SCALE**

<b>Technique/Design Feature</b>	<b>Points</b>
Moisture-Sensing Controller (other than rainswitch)	5
Drip/Trickle/Micro Irrigation System	
25 - 50 percent of system	5
51 - 75 percent of system	7
76 -100 percent of system	10
Irrigation Quality Effluent Irrigation	
25 - 50 percent of site	10
51 - 90 percent of site	20
91 -100 percent of site	30
Florida Native Landscape *	
25 - 50 percent of landscape area	10
51 - 90 percent of landscape area	20
91 -100 percent of landscape area	30

Technique/Design Feature	Points
Required Trees, Very Drought-Tolerant 26 - 50 percent 51 -100	5 10
Extra Shade Trees, Very Drought Tolerant 26 - 50 percent of permitted sod/turf area 51 -100 percent of permitted sod/turf area	10 20
Sod/Turf Area Alternatives ** 26 - 50 percent of permitted sod/turf area 51 -100 percent of permitted sod/turf area	5 10
Required Shrubs, Very Drought-Tolerant 26 - 50 percent 51 -100 percent	5 10

\* Florida native landscape may be preserved or reestablished. Reestablished Florida native landscape must include trees, understory and ground cover, with not more than fifty (50) percent of the site sodded.

\*\* Credit for "Sod/Turf Area Alternatives" given for planting/seeding native wildflowers, meadow grasses or ground cover in lieu of allowable sodded area. [Ord. No. 97-63]

4. **Tree and vegetation protection and preservation.** Trees and vegetation to be preserved shall be protected from damage during the construction process, in accordance with the standards of Sec. 9.5 (Vegetation Protection and Preservation), and the current edition of the "Tree Protection Manual for Builders and Developers," published by the Division of Forestry of the State of Florida Department of Agriculture and Consumer Services.

a. **Special landscape and vegetation protection standards.**

- (1) **Lake Worth and Loxahatchee River buffers.** A fifty (50) foot native vegetation buffer shall be preserved along Lake Worth and the Loxahatchee River.
- (2) **Vegetation Preservation.** All development shall comply with Sec. 9.5 (Vegetation Preservation and Protection).
- (3) **Wetlands.** A buffer zone of native upland vegetation shall be planted pursuant to Sec. 9.4 (Wetlands Protection).
- (4) **Surface water management tracts.** Functional vegetated littoral zones shall be established pursuant to Sec. 7.6 (Excavation).

5. **Native and drought-tolerant trees.** A minimum of fifty (50) percent of all trees used to satisfy the standards of this section shall be classified as native. In addition, fifty (50) percent shall be classified as drought-tolerant by the most recent edition of the South Florida Water Management District's "Xeriscape Plant Guide."

6. **Tree species mix.** When more than fifteen (15) trees are required to be planted to meet the standards of this section, a mix of species shall be provided. The number of species to be planted shall vary according to the overall number of trees required to be planted. The minimum number of species to be planted is indicated in Table 7.3-2. Species shall be planted in proportion to the required mix. This species mix standard shall not apply to areas of vegetation required to be preserved.

**TABLE 7.3-2  
TREE SPECIES MIX**

Required Number of Trees	Minimum Number of Species
16-20	2
21-30	3
31-40	4
41+	5

- 7. Tree credit and replacement.** A preserved native upland tree or drought-tolerant tree on-site meeting the standards specified in this section may be substituted for trees required by this code or a condition of approval, subject to the following.
- a. Tree survey.** Credit shall be granted for preservation of existing native or drought-tolerant trees when a landscape plan is accompanied by a tree survey prepared in a form and manner acceptable to ERM.
  - b. Tree credit formula.** Existing native trees shall be credited according to the formula in Table 7.3-3.  
[Ord. No. 01-01]
  - c. Trees excluded from credit.** Tree credits shall not be permitted for trees which are:
    - (1) located in required preservation areas;
    - (2) not properly protected from damage during the construction process, as provided in Sec. 9.5 (Vegetation Preservation and Protection);
    - (3) classified as prohibited or invasive non-native species as defined in Sec. 9.5 (Vegetation Preservation and Protection);
    - (4) dead, dying, diseased, or infested with harmful insects; or
    - (5) located within recreation tracts, golf courses or similar subareas within planned developments which are not intended to be developed for residential, commercial, or industrial use.
  - d. Tree and vegetation replacement.** Required or preserved vegetation which dies shall be replaced with equivalent vegetation. Preserved trees for which credit was awarded and which are removed or damaged, shall be replaced in accordance with the tree replacement credit standards of Table 7.3-3. Landscape trees which were planted or preserved to meet the minimum landscape code requirements may be removed provided a Landscape Tree Removal and Replacement Application is approved. Replacement trees shall be native and installed in accordance with this section.
  - e. Existing native trees and vegetation.** Existing native trees and vegetation may be deemed to satisfy the landscape requirements of this section, in total or in part. Existing native trees and vegetation from areas of the site to be developed may be relocated to the buffer area. In determining whether native trees and vegetation satisfy the requirements of this section, the following shall be considered:
    - (1) the effectiveness of the visual screening, if adequate screening is provided then no additional trees and vegetation will be required;
    - (2) the quality of the trees and vegetation being preserved.

**TABLE 7.3-3  
TREE CREDIT AND REPLACEMENT**

Crown Spread of Tree	Or	Diameter at 4.5 Feet Above Grade	=	Credits or Replacements
90 Feet or Greater	or	37 inches or more	=	8
60-89 Feet	or	32-36 inches	=	7
50-59 Feet	or	27-31 inches	=	6
40-49 Feet	or	22-26 inches	=	5
30-39 Feet	or	17-21 inches	=	4
20-29 Feet	or	12-16 inches	=	3
10-19 Feet	or	7-11 inches	=	2
5-9 Feet	or	2-6 inches	=	1
Less than 5 Feet	or	Less than 2 inches	=	0

[Ord. No. 97-63]

**Notes for TABLE 7.3-3:**

- 1 **Slash pines.** Preserved slash pines, a minimum of sixteen (16) feet in height, may count as one (1) required tree.
- 2 **Palms.** Palms shall be counted as one (1) canopy tree for interior tree requirements. A maximum of twenty- five percent (25%) of the required interior trees may be palms.
- 3 **Palms.** Palms shall be counted as 1/3 of a tree for buffer requirements (e.g. three (3) palms= one (1) shade tree). A maximum of twenty- five percent (25%) of the required buffer trees may be palms.
- 4 **Fractional measurements.** Fractional measurements shall be rounded down. [Ord. No. 01-01]
8. **Hedges and shrubs.** At least sixty percent (60%) of all required hedges and shrubs shall be classified as native or drought tolerant by the most recent edition of the South Florida Water Management District's "Xeriscape Plant Guide." At the time of installation, required hedges and shrubs shall be a minimum of twenty-four (24) inches in height, or eighteen (18) inches in height for native species, spaced at a maximum of twenty-four (24) inches on center. Required hedges shall form a solid continuous visual screen of at least three (3) feet in height within two (2) years of planting. Hedges used in combination with non-living landscape barriers to meet the six (6) feet screen requirements shall be installed the height necessary to provide a six (6) foot screen within (2) years of planting. [Ord. No. 01-01]
9. **Ground treatment.** The ground area within required landscaped areas which is not dedicated to trees, or the preservation of existing or new vegetation, shall receive appropriate landscape treatment such as grass, groundcover, mulch or shrubs and present a finished appearance upon planting. Sand, gravel, shellrock, or pavement shall not be considered appropriate landscape treatment. The following standards shall apply to the design of ground treatment.
  - a. **Ground cover.** Live material used as ground cover shall provide a minimum of fifty (50) percent coverage immediately upon planting and one hundred (100) percent coverage within one (1) year.

- b. Mulch.** Mulch shall be installed and maintained at a minimum depth of three (3) inches at all times, in all planted areas not containing ground cover. All mulch material shall be seed and weed free to prevent tree sprouting and regrowth.
  - c. Pebble and egg rock.** Pebble or egg rock may be used in a limited amount as a ground treatment in areas where drainage is a problem.
  - d. Lawn and turf grass.** Grass areas shall be planted with species suitable as permanent lawns in Palm Beach County. Grass areas may be sodded, plugged, sprigged, or seeded, provided that sod shall be used in swales, rights-of-way or other areas subject to erosion. In areas where grass seed is used, nursegrass seed shall also be sown for immediate effect, and maintenance shall be provided until coverage is complete. Because of their drought resistant characteristics, it is recommended that the Bahia grass species be used. Use of drought-tolerant ground cover instead of lawn and turf grass is encouraged.
  - e. Native vegetation areas.** Ground cover is not required in areas of native vegetation.
- 10. Prohibited plant species and artificial plants.** Each landscape plan, planting plan or landscape betterment plan required or permitted shall include a program to eradicate and prevent the reestablishment of prohibited plant species. No artificial plants or vegetation shall be used to meet any standards of this Section. The following constitutes the prohibited plant species, as per Sec. 9.5. (Vegetation Preservation and Protection). The list below may be updated by resolution by the BCC. The installation of any plant species from the list is prohibited.
- Melaleuca, punk tree or paper tree - *Melaleuca quinquenervia*  
Brazilian pepper or Florida holly - *Schinus teribinthifolius*  
Australian pine - *Casuarina* spp.  
Earleaf acacia - *Acacia auriculiformis*  
Kudzu - *Pueraria montana* (P. lobata)  
Small-leaved climbing fern - *Lygodium microphyllum*  
Air potato vine - *Dioscorea bulbifera*  
Carrotwood - *Supaniopsis anacardioides*  
Schefflera - *Schefflera actinophylla*  
[Ord. No. 98-12] [Ord. No. 98-49] [Ord. No. 99-37]

**11. Controlled plant species.** The following species may be planted or maintained under controlled conditions.

- a. Black olives.** Black olives shall not be installed within fifteen (15) feet of any parking area.

The following controlled plant species shall not exceed a maximum of ten (10) percent of the total number of required trees.

- b. Ficus species.** Ficus species may be:

- (1) planted as individual trees provided that they are no closer than thirty (30) feet from any structure or utility;
- (2) contained in a planter approved by the Zoning Division; or
- (3) ~~maintained as a hedge which does not exceed twelve (12) feet in height; or~~
- (4) maintained in accordance with the residential restrictions for hedges as per Sec. 6.6. (Supplementary Regulations).



c. **Grevillea robusta (silk oak), and Dalbergia sisoo (rosewood).** Silk oak and Rosewood may be planted as individual trees, unless there is a preserve on the site.

d. **Invasive non-native plant species.** The installation of any plant species which is classified in Section 9.5. as an "invasive non-native species" is prohibited on sites with a designated preserve area.

[Ord. No. 98-12]

12. **Landscape in easements.** Landscaping may be permitted in easements with the written permission of the easement holder. Easements may overlap a landscape buffer a maximum of five (5) feet provided that there remains a minimum of five (5) clear feet for planting, or if a wall with a continuous footer is used, a minimum of ten (10) clear feet for planting. The landscape buffer may be traversed by easements or access ways as necessary to comply with the standards of this section, Art. 8. (Subdivision, Platting, and Required Improvements), and any other County code.

a. **Utilities.** Trees planted within any easement with overhead utilities shall be consistent with FP&L's suggested tree list "Plant the Right Tree in the Right Place," and any other list approved by the Zoning Director, taking into consideration the mature height and spread of the species beneath or adjacent to existing overhead utilities. Where overhead utilities exist, trees shall be maintained so that the mature canopy is a minimum of ten (10) feet from overhead lines.

b. **Detention/retention areas, swales, drainage easements, and lake maintenance easements.** Detention/retention areas, swales, drainage easements, and lake maintenance easements shall not be located in required landscape buffers.

13. **Safe sight distance triangles.** Safe sight distance triangles shall be provided in accordance with the County Design Manual, published by the Department of Engineering, to restrict placement of visual obstructions.

a. **Landscape limitations.**

- (1) Safe sight distance triangle areas shall be maintained to provide unobstructed visibility at a level between thirty (30) inches and eight (8) feet above the crown of the adjacent roadway and in a way that does not create a traffic hazard.
- (2) Vegetation located adjacent to and within safe sight distance triangle areas shall be trimmed so that limbs or foliage do not extend into the required visibility area.
- (3) Landscaping on state roads shall be installed in accordance with the roadside clear zone provisions of the State of Florida Department of Transportation's Manual of Uniform Minimum Standards for Design, Construction, and Maintenance of Streets and Highways, as amended.
- (4) All landscaping within the safe sight distance triangle area shall be planted and perpetually maintained by the property owner, in accordance with this section.
- (5) Trees located in required safe sight triangles shall have, at installation, a minimum of eight (8) feet of clear trunk.
- (6) Dwarf hedges and shrubs may be installed at a minimum of eighteen (18) inches in height and shall be maintained at a maximum of thirty (30) inches in height.

b. **Landscape area around signs.** A three (3) foot wide planting area shall be required around the base of all freestanding point of purchase, directional or entry wall signs. One shrub for each ten (10) square feet of sign surface area shall be installed within the three (3) foot planting area at the base of the sign. Monument signs may be surrounded by ground cover instead of shrubs. Landscaping and trees which interfere with signage may be relocated to the rear of the sign planting area.

**14. R-O-W landscape.** A landowner may be required by the BCC or the County Engineer to landscape the medians or swales of streets. Where appropriate, a property owner shall be required, by execution of a declaration in the public records, or other means acceptable to the County Attorney, to install and maintain landscaping along land in or abutting thoroughfare roads. Landscaping shall not be required where prohibited by the Florida Department of Transportation. Landscaping shall comply with Sec. 7.3.F., Perimeter landscape requirements and be appropriate for the location. One hundred percent (100%) of the required trees shall be classified as native by the most recent edition of the South Florida Water Management District's "Xeriscape Plant Guide."

**a. Approval process.** Applicants shall submit a Street Tree Planting Plan to the DEPW for review and approval. The County Engineer shall approve, approve with conditions, or not approve street and R-O-W landscaping and maintenance requirements with respect to safe and proper engineering practices. Approval of "on-site" landscape plans shall not constitute approval of any street or R-O-W landscaping that may appear on such plans.

**b. Installation.** Trees shall be installed consistent with the Street Tree Planting Plan and prior to the acknowledgment of completion of required improvements, as required by Sec. 8.17.G.

[Ord. No. 01- 01]

**15. Earth berms.** Earth berms may be used as non-living landscape barriers only when installed in conjunction with plant materials. The slope of a berm shall not exceed three-to-one (3:1). In areas where existing vegetation has been preserved, berms shall be located and constructed so that they do not negatively impact preserved trees and vegetation. Hedges used in combination with earth berms to meet the six (6) foot screen requirements shall be installed at the height necessary to provide the total six (6) foot screen at time of planting. [Ord. No. 99-37] [Ord. No. 01-01]

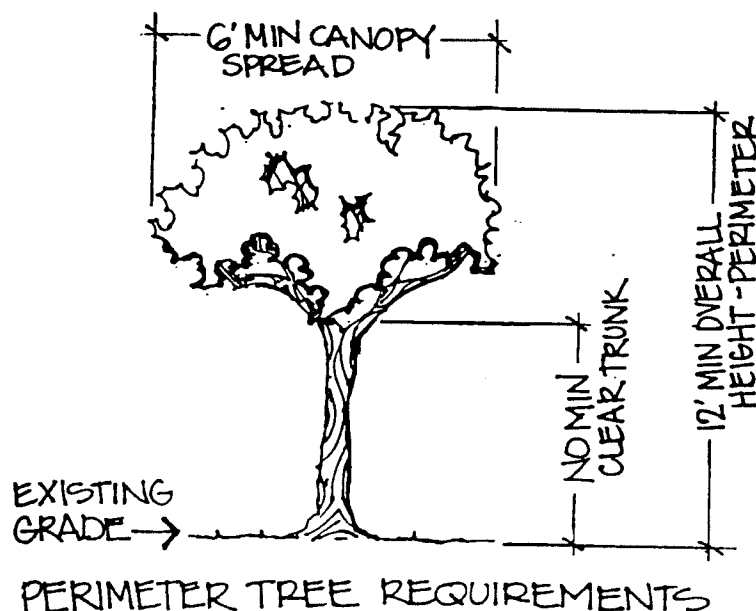
(This space intentionally left blank)

**F. Perimeter landscape requirements.** Perimeter landscape buffers shall be installed and maintained in accordance with the following standards. Required landscape buffers within or around residential pods of Planned Development Districts shall be platted as separate tracts of land. In calculating the number of trees to be planted, fractional distances shall be rounded down. The width of access ways which traverse required perimeter landscape buffers shall be included in the calculation of linear dimension.

**1. Trees and shrubs.**

- a. Canopy trees.** At the time of installation, canopy trees shall be a minimum of twelve (12) feet in height, with a minimum six (6) foot spread, and a minimum diameter of two and one-half (2 ½) inches measured at a point which is at least four and one-half (4 ½) feet above existing grade level. Canopy trees shall be spaced a maximum of thirty (30) feet on center.

**FIGURE 7.3-1**  
Canopy Tree Measurement Standards.

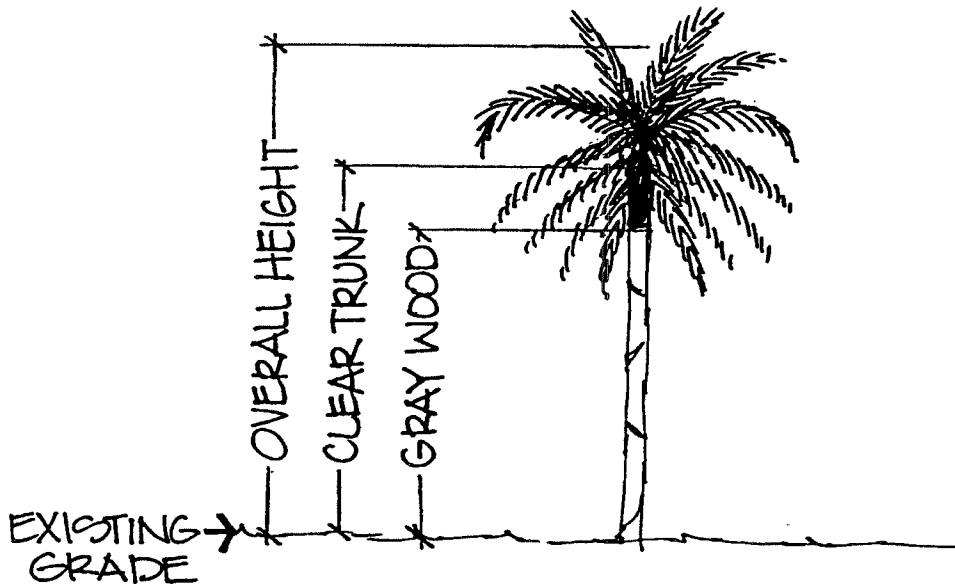


- b. Palms.** Palms shall have a minimum of eight (8) feet of clear trunk or twelve (12) feet in overall height at the time of installation. Queen palms shall also have a minimum caliper size of six (6) inches. Palms planted in perimeter landscape buffers shall be installed in groups of no less than three (3). Each group of three (3) palms in a landscape buffer may be counted as one (1) required canopy tree. In the case of species of palms which characteristically grow in clumps, each clump shall be counted as one (1) tree.

**(1) Exception.** In R-O-W buffers only, Royal or Phoenix palms, excluding Phoenix roebellini, may be counted as one (1) required canopy tree. These palms shall:

- (a)** not exceed a maximum of twenty five (25%) percent of all trees required in the buffer;
- (b)** be spaced a maximum of twenty (20) feet on center; and
- (c)** be a minimum of either six (6) feet of gray wood for Royal palms or eight (8) feet clear trunk for Phoenix palms.

**FIGURE 7.3-2**  
**Palm Measurement Standards.**



- c. **Slash pines.** Slash pines planted in perimeter buffers shall be installed in groups of no less than three (3). Each group of slash pines shall average a minimum of ten (10) feet in height and may be counted as one (1) required canopy tree.
  - d. **Hedges and shrubs.** At the time of installation, required hedges and shrubs shall be a minimum of twenty-four (24) inches in height, and spaced at a maximum of twenty-four (24) inches on center. For compatible buffers, required hedges shall form a continuous solid opaque visual screen of at least thirty-six (36) inches in height within two (2) years of planting. If applicable, hedges shall conform to the residential restrictions of Sec. 6.6., Supplementary Regulations. [Ord. No. 01- 01]
2. **Rights-of-way buffer.** The width of the buffer along streets, thoroughfares, or other means of vehicular access shall depend on the width of the street's ultimate R-O-W as referenced by Table 7.3-4. The width of the ultimate R-O-W shall be determined by reference to the Traffic Circulation Plan Map of the Palm Beach County Comprehensive Plan, or as determined by the County Engineer. R-O-W widths for non-thoroughfare plan street classifications shall be determined by reference to Chart 8.22.2, (Access and Circulation Systems). R-O-W refers to marginal access roads and streets.

**TABLE 7.3-4  
WIDTH OF R-O-W BUFFER**

<b>Width of Ultimate R-O-W</b>	<b>Minimum Width of R-O-W Buffer</b>
0-99 Feet	15 Feet for multifamily and non-residential
100+ Feet	20 Feet

**Note for Table 7.3-4:** Single family detached homes in residential subdivision shall not require R-O-W buffer along internal streets.

- a. Canopy tree and palm clustering.** Canopy trees and palms may be clustered in R-O-W buffers for non-residential development only, if the clusters:
- (1) are spaced a maximum of sixty (60) feet apart;
  - (2) consist of trees of varied height, which when averaged, equal the minimum tree height requirements of Section 7.3.F.1.a, b, and c; and
  - (3) are located on property containing a minimum of three hundred (300) linear feet along the R-O-W.

- b. Walls and fences within R-O-W buffer.** If a wall, or fence is used, the required landscaping shall be located between the wall or fence, and the R-O-W. If the placement of the wall or fence conflicts with a pre-existing dedicated easement, the wall or fence shall not encroach upon the easement unless consistent with Sec. 6.5. (Property Development Regulations). Walls or fences shall be setback a minimum of ten (10) feet from the edge of the ultimate R-O-W unless waived or reduced by the County Engineer and providing that there remains a minimum of five (5) clear feet for planting, or if a wall with a continuous footer is used, a minimum of ten (10) clear feet for planting.

[Ord. No. 99-37]

- c. R-O-W buffer width reduction.** Where properties are separated from the street by a lake or passive open-space fifty (50) feet in width or greater, the buffer width may be reduced by fifty (50) percent, subject to DRC approval, provided that there remains a minimum of five (5) clear feet for planting, or if a wall with a continuous footer is used, a minimum of ten (10) clear feet for planting. The quantity of required plant material shall not be reduced. [Ord. No. 01-01]

- 3. Perimeter compatibility buffer.** A five (5) foot compatibility buffer shall be required between all compatible use types<sup>1</sup>, excluding single family residential subdivisions or pods adjacent to single family residential subdivisions or pods. See Sec. 7.3.F. If hedges are used, they shall present a continuous solid opaque visual screen a minimum of six (6) feet in height within two (2) years. Walls shall not be CBS type with a continuous footer.

[Ord. No. 01-01]

<sup>1</sup> Use type corresponds to the use types in Tables 6.4-1 and 6.8-2

4. **Perimeter incompatibility buffer.** An incompatibility buffer shall be required between all incompatible use types or incompatible pods in a Planned Development. The DRC may waive the incompatibility buffer for pods adjacent to open space one hundred (100) feet or greater in width. [Ord. No. 01-01]

- a. The following shall provide an incompatibility buffer.

- (1) recreation and civic uses within a residential subdivision or pod;
- (2) a private recreation pod over two (2) acres or a civic pod within a Planned Development District; and
- (3) AGR-PUDs, which shall provide the buffer within the buildable area.

[Ord. No. 98-11] [Ord. No. 98-49]

- b. **Type.** Incompatibility buffers shall be one of the following types.

**TABLE 7.3-5  
INCOMPATIBILITY BUFFER TYPES**

INCOMPATIBILITY BUFFER	Width	Landscape Barrier
Type 1	Ten (10) feet	Six (6) foot high wall <sup>1</sup> , fence or hedge
Type 2	Fifteen (15) feet	Six (6) foot high wall, fence, hedge, berm, or combination
Type 3	Twenty (20) feet	Six (6) foot high wall, fence, hedge, berm, or combination

**Notes for TABLE 7.3-5:**

1. The wall shall not be CBS type with a continuous footer.
2. Vinyl coated chain link fences are permitted only if behind a six (6) foot high hedge or approved by the BCC or ZC.

[Ord. No. 98-12] [Ord. No. 98-49] [Ord. No. 01-01]

**TABLE 7.3-5A  
MINIMUM REQUIRED INCOMPATIBILITY BUFFERS <sup>1,2</sup>**

**DENSITY**

Minimum Buffer Type	Density Difference	
	Same Housing Type	Different Housing Type
Type 1	5.0 - 9.9 du/ac	3.0 - 5.9 du/ac
Type 2	10.0 - 14.9 du/ac	6.0 - 8.9 du/ac
Type 3	≥ 15 du/ac	≥ 9 du/ac

**HEIGHT**

Minimum Buffer Type	Height Difference
Type 1	14' - 27.9'
Type 2	28' - 41.9'
Type 3	≥42'

**USE**

Minimum Buffer Type	Use Difference <sup>3</sup>
N/A <sup>4</sup>	same/same
Type 2	res/com res/rec res/civic
Type 3	res/ag res/ind res/utility

**Notes for Table 7.3-4A:**

- 1 Alternative buffers may be required by the Board of Adjustment, Zoning Commission or Board of County Commissioners.
- 2 In all cases, the highest buffer type indicated by the density, height, or use differences shall be required.
- 3 Buffer for minor utilities shall be determined by the DRC.
- 4 If the density and height differences of Table 7.3-4A are not applicable, and if there is no use difference, then a compatibility buffer shall be applied. (See Sec. 7.3.F.) [Ord. No. 98-49]

c. **Tree spacing requirements.** Tree spacing shall be determined by Table 7.3-6.

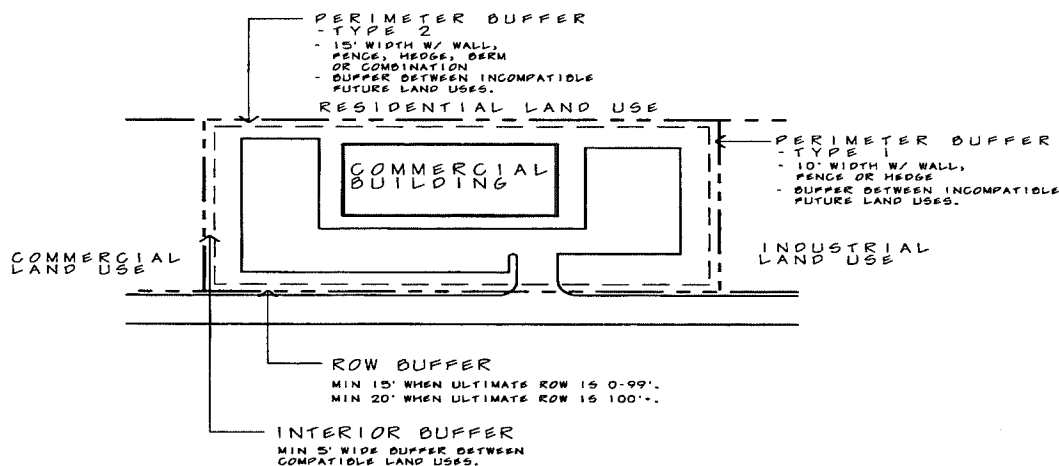
**TABLE 7.3-6  
TREE SPACING REQUIREMENTS**

Residential/non-residential	20' on center
Residential/residential	30' on center
Non-residential/non-residential	30' on center

- d. **Landscape barriers within incompatibility buffer.** A continuous, solid, opaque landscape barrier shall be installed in accordance with the following standards.
- (1) **Walls.** Except in Type 1 incompatibility buffers, walls shall be CBS and steel-reinforced with a continuous footing, or Zoning Division approved alternative. The exterior side of the wall shall be given a finished architectural treatment which is compatible and harmonious with abutting development.
  - (2) **Landscape.** If a wall or fence is used, the landscaping shall be located between the landscape barrier and the adjacent incompatible use, unless waived by the Zoning Division or DRC. An incompatibility buffer for a non-residential use shall include a hedge on both sides of the wall, fence or other non-living landscape barrier, if required by the DRC.
  - (3) **Hedges.** used to create a landscape barrier shall present a continuous solid opaque visual screen and be a minimum of six (6) feet in height at time of installation and a maximum of twelve (12) feet at maturity. [Ord. No. 98-49]

- (4) **Grade changes equal to or greater than four feet.** When a landscape barrier separates sites with a finished grade elevation difference equal to or greater than four (4) feet, the wall height shall be measured from the average finished grade of the two (2) sites.
- (5) **Grade changes less than four feet.** When a landscape barrier separates sites with a finished grade elevation difference less than four (4) feet, the wall height shall be measured directly adjacent to the wall, from the lowest finished grade on either side. [Ord. No. 98-12]
- e. **Incompatibility buffer width reduction.** If the same type of landscape buffer exists on an abutting property, the width of one (1) buffer may be reduced fifty (50) percent, provided that there remains a minimum of five (5) clear feet for planting, or if a wall with a continuous footer is used, a minimum of ten (10) clear feet for planting. [Ord. No. 97-63]

**FIGURE 7.3-3**  
**Buffer Type Detail.**



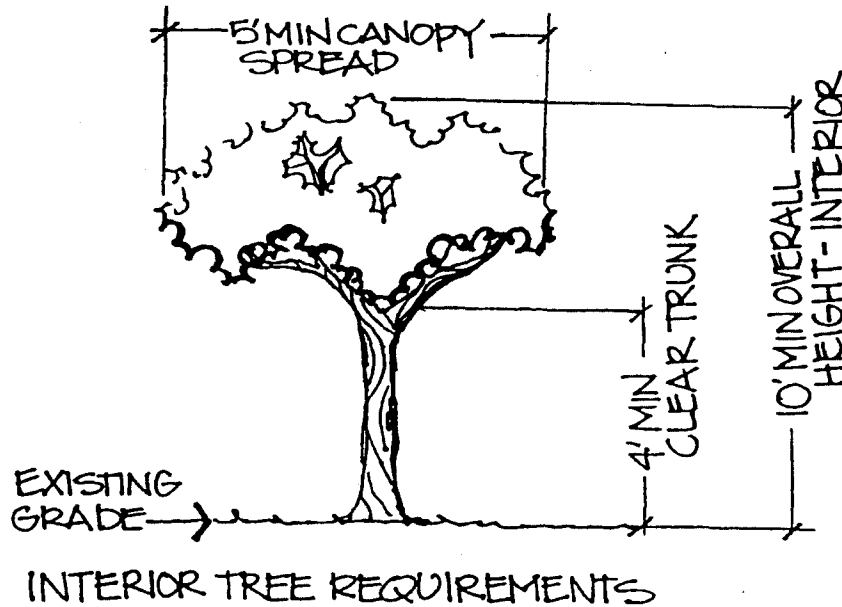
## **G. Interior landscape requirements.**

### **1. Trees and shrubs.**

- a. **Canopy trees.** At the time of installation, interior trees in vehicular use areas shall be a minimum of ten (10) feet in height with a five (5) foot canopy and be container grown or root pruned in the field. Trees shall have, at installation, a minimum of four (4) feet of clear trunk. A minimum of seventy-five (75) percent of all trees that are required to be planted in the interior of vehicular use areas shall be canopy trees.



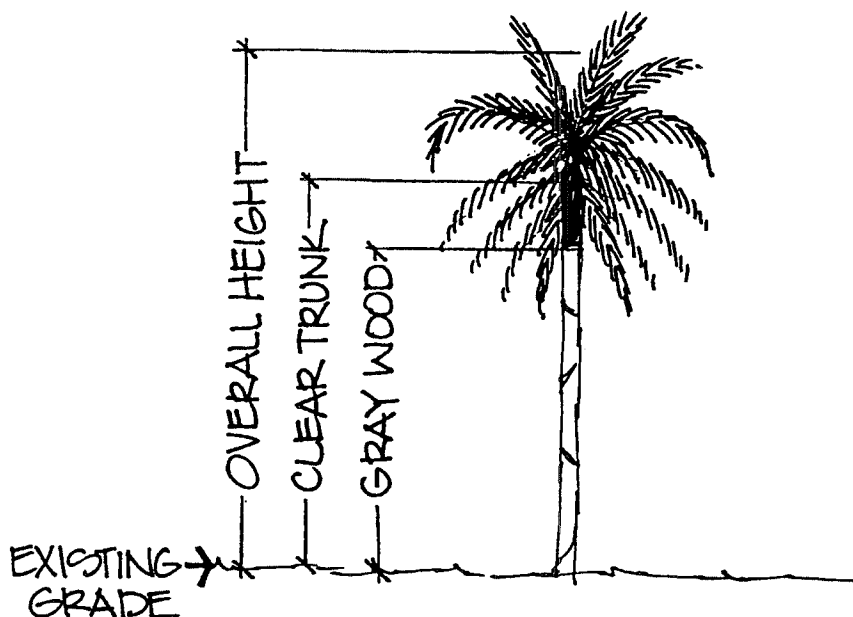
FIGURE 7.3-4  
Interior Canopy Tree Measurement Standards



- b. **Palms.** Palms shall have a minimum of eight (8) feet of clear trunk or twelve (12) feet in overall height at the time of installation. Palms may count as one (1) required interior tree and shall not exceed a maximum of twenty five (25) percent of the required interior trees. Preserved native palms with a minimum 4' feet of clear trunk located within the interior of a site may be counted as one (1) required interior tree. Queen palms shall also have a minimum caliper size of six (6) inches.

(This space intentionally left blank.)

**FIGURE 7.3-5**  
**Interior Palm Measurement Standards.**



- c. **Hedges and shrubs.** The interior landscape requirements for hedges and shrubs shall be in accordance with Sec. 7.3.F.1.c.
- 2. **Minimum interior tree quantities.** The following minimum interior tree quantities shall be required in addition to those trees required by Sec. 7.3.F.
  - a. **Single family, two-unit townhouse, and two-unit multifamily lot.** One (1) tree shall be planted or preserved for every one thousand five hundred (1500) square feet of a single family or two-unit townhouse or two-unit multi-family lot, excluding areas of vegetation required to be preserved by Sec. 9.5. No more than fifteen (15) new trees shall be required per lot.
  - b. **Three or more unit multifamily development.** One (1) tree and three (3) shrubs shall be planted or preserved for every one thousand five hundred (1500) square feet of a three (3) or more unit multifamily development excluding areas of vegetation required to be preserved by Sec. 9.5. (Vegetation Preservation and Protection) and water management tracts.
  - c. **Nonresidential development, common area, and open space.** One (1) tree and three (3) shrubs shall be planted or preserved for every twenty-five hundred (2500) square feet of a nonresidential development or lot, common area, or open space, excluding areas of vegetation required to be preserved by Sec. 9.5.(Vegetation Preservation and Protection) and water management tracts.
  - d. **Foundation plantings.** Foundation plantings shall be provided along the front and side facades of all commercial structures. The minimum width of the required foundation planting shall be five (5) feet.

The combined length of the required foundation planting shall be no less than forty (40) percent of the total length of the applicable side of the structure. All required foundation plantings shall be planted with a minimum of one (1) tree or palm for each twenty (20) linear feet of building facade and appropriate ground cover.

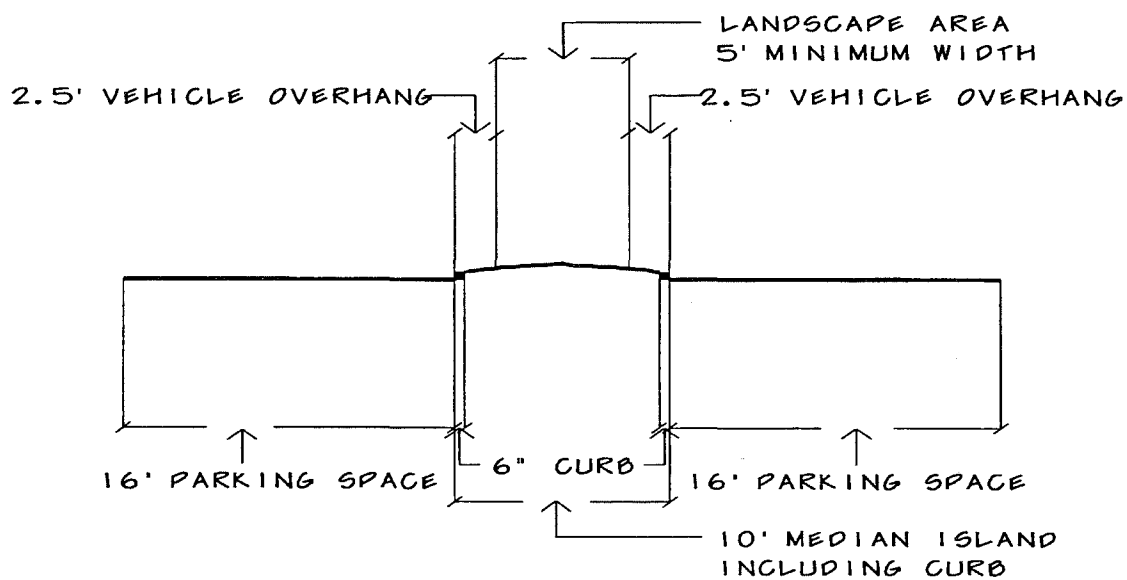
3. **Off-street parking and interior vehicular use areas.** Off-street parking and interior vehicular use areas shall be subject to the following minimum requirements. Planting within landscape buffers required by Sec.7.3.F.6. shall not be used to satisfy these requirements. There shall be no vehicle encroachment or overhang into required landscape areas or pedestrian pathways. Dwarf hedges may be installed in accordance with Sec 7.3.E.13.a.(6). [Ord. No. 01-01]

a. **Terminal and interior landscape islands.**

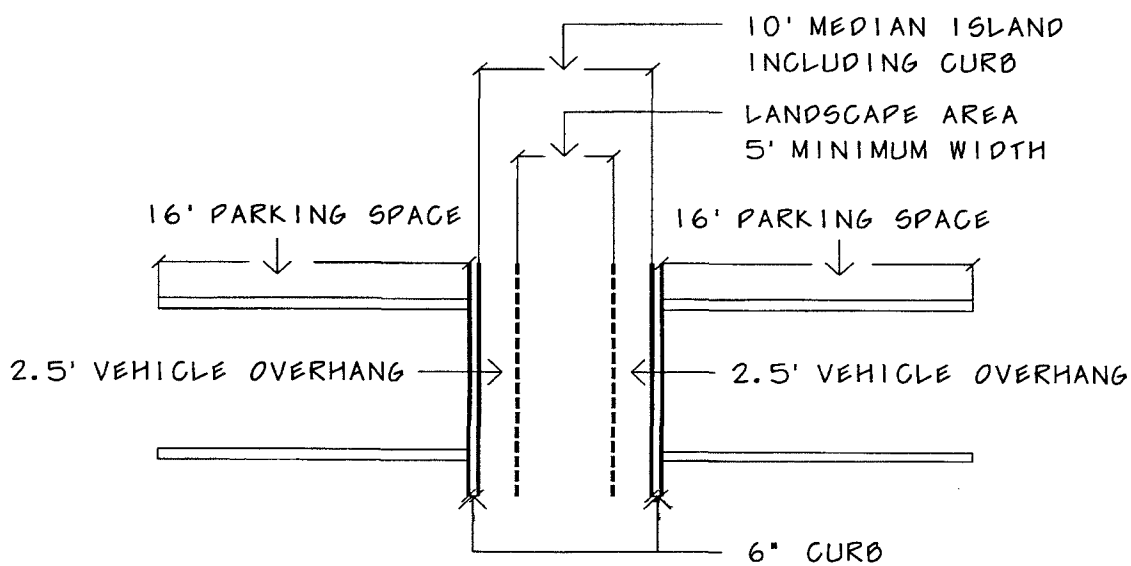
- (1) **Terminal and interior landscape islands.** Each row of parking spaces shall be terminated by landscape islands. The terminal island shall not overlap perimeter or other required buffers. The terminal island shall measure a minimum of eight (8) feet in width, excluding required curbing, and fifteen (15) feet in length. A minimum of one hundred and twenty (120) square feet of pervious surface areas shall be provided. A minimum of one (1) tree shall be planted in each terminal island. [Ord. No. 01-01]
  - (2) **Interior landscape islands.** A minimum of one (1) interior landscape island shall be provided for every twelve (12) parking spaces or fraction thereof. Interior landscape islands shall be spaced a maximum of one hundred twenty (120) feet apart. Landscaped interior islands shall measure not less than eight (8) feet in width, excluding required curbing, and fifteen (15) feet in length. A minimum of one hundred and twenty (120) square feet of pervious surface areas shall be provided. A minimum of one (1) tree shall be planted in each interior island.
  - (3) **Lots equal to or less than one (1) acre.** For all non-residential lots equal to or less than one (1) acre, terminal and interior landscape islands shall be a minimum of five (5) feet in width, excluding required curbing, and fifteen (15) feet in length.
- b. **Divider median.** Divider medians shall be installed, as required by the County Engineer, between rows of parking and between all parking/vehicular use areas. One (1) tree shall be planted for each thirty (30) linear feet of a divider median, or fraction thereof. The minimum width shall be five (5) feet of unencroached landscape area.

(This space intentionally left blank.)

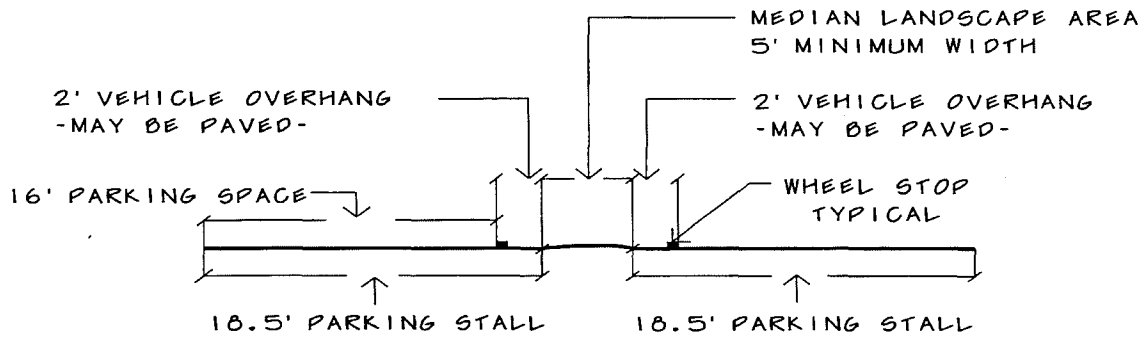
**FIGURE 7.3-6**  
**Divider Median with Curb Section**



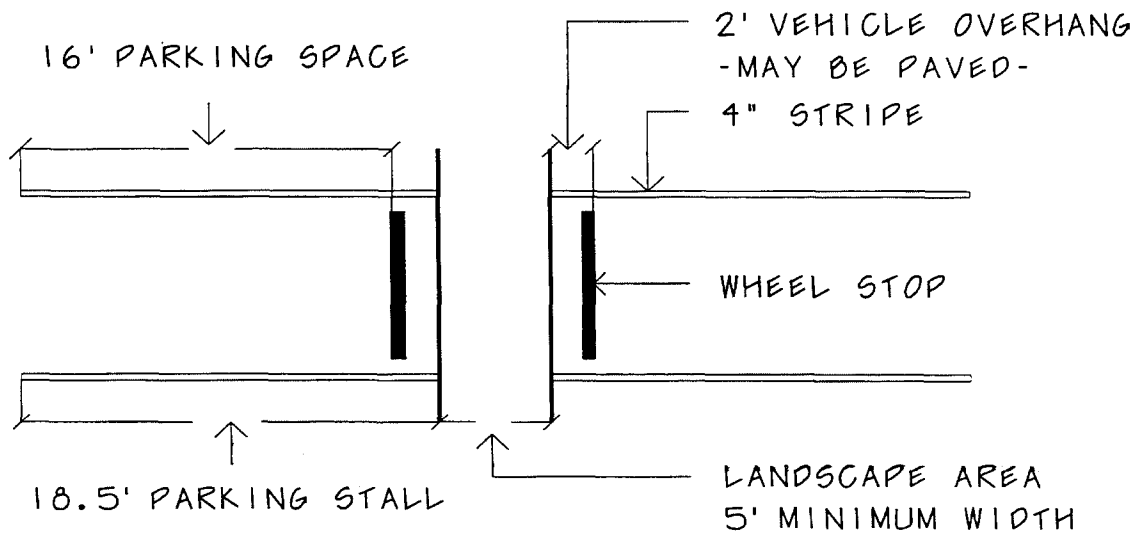
**FIGURE 7.3-7**  
**Divider Median with Curb Detail**



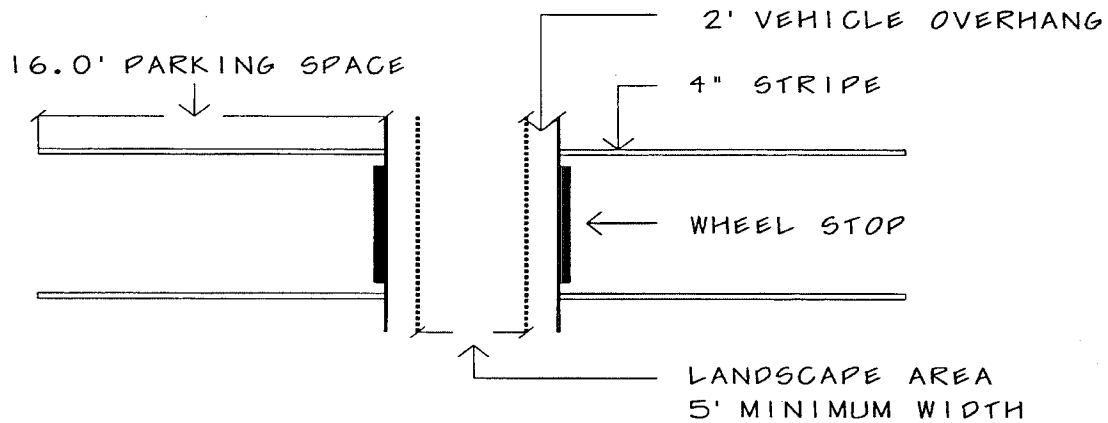
**FIGURE 7.3-8**  
**Divider Median with Wheelstop Section**



**FIGURE 7.3-9**  
**Divider Median with Wheelstop Paved Detail**

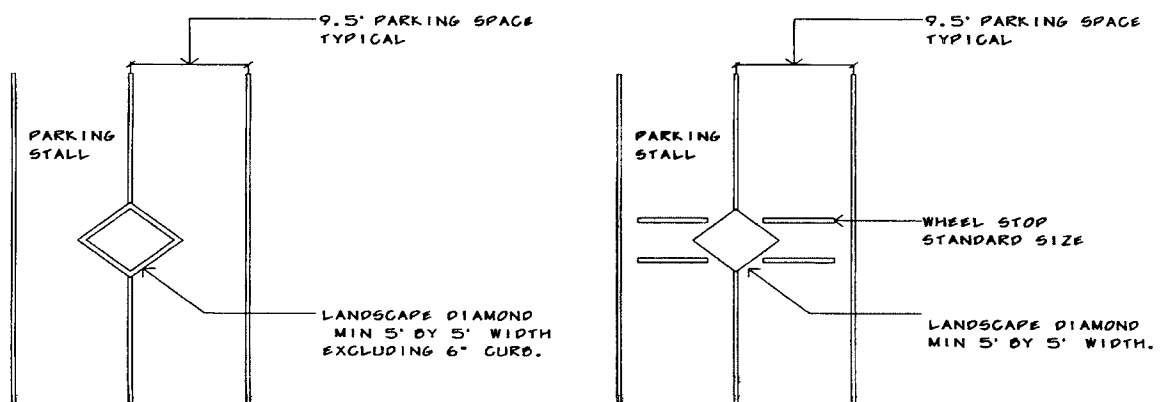


**FIGURE 7.3-10**  
**Divider Median with Wheelstop Un-paved Detail**



- c. **Landscape diamonds.** Landscape diamonds may be distributed throughout the interior of an off-street parking area to provide shading of parked motor vehicles as an alternative to interior landscape islands. Grade level tree planting areas shall be located only at the common intersection of four (4) parking spaces and spaced no greater than 4 spaces apart. The ground within the tree planting area shall receive appropriate landscape treatment, including mulch or ground cover. The minimum tree planting area shall be twenty-five (25) square feet and the minimum dimension shall be five (5) feet by five (5) feet.

**FIGURE 7.3-11**  
**Landscape Diamond Detail**

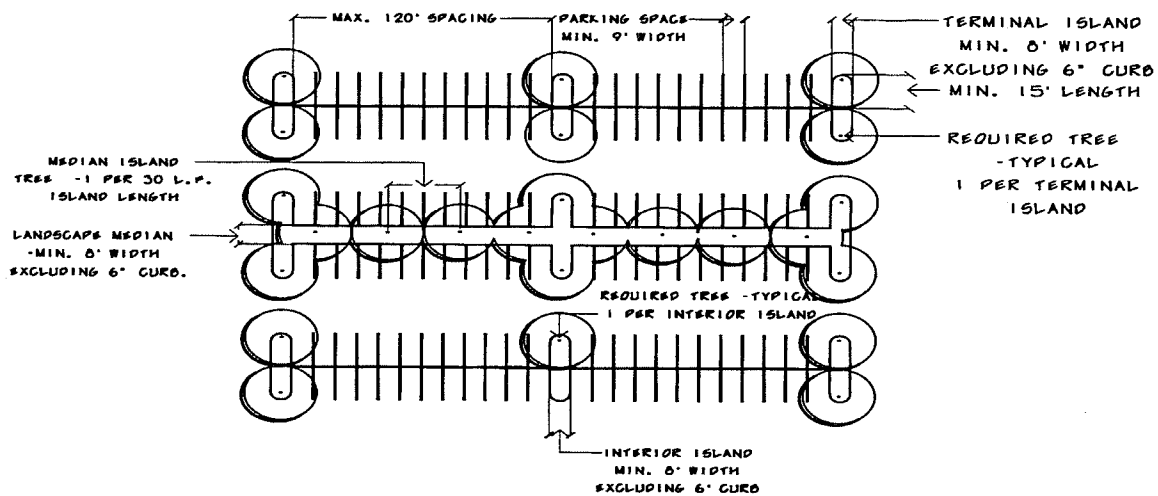


- d. **Parking area screening.** All parking, loading, storage, or outdoor display areas adjacent to R-O-W shall be screened with a continuous hedge in accordance with Sec. 7.3.F.2.
- e. **Landscape protection measures.** Landscape protection measures, such as curbing and wheel stops, shall be required for all landscaping and shall be shown on all paving, drainage, site and landscape plans. The landscape area adjacent to any off-street parking space or vehicular use area shall be protected from vehicular encroachment by the use of concrete wheel stops or continuous concrete curbing.
- (1) **Curbing.** Except as provided in the subsection below, all landscape areas subject to vehicular encroachment shall be separated from vehicular use areas by six (6) inch, non-mountable, FDOT-type "D" or FDOT-type "F", concrete or asphalt curbing. The curbing shall be machine-laid, formed-in-place or integral with the pavement. Areas adjacent to vehicular use areas shall be surrounded with a continuous raised curb except for the following.
- (a) Divider medians that abut parking spaces with wheel stops.
- (b) Properties located in the PO zoning district.
- (c) Alternative landscape protection measures approved by the Zoning Director.
- (2) **Wheel stops.** Wheel stops shall have a minimum height of six (6) inches above finished grade of the parking area, shall be properly anchored, and continuously maintained in good condition. The space between the wheel stop and the end of the parking space may be paved as required by the Building Department for anchoring and maintenance purposes. Wheel stop anchor rods shall be set through the pavement and the bottom of the wheel stop must rest fully on the pavement to prevent rocking.
- (3) **Planting area.** Planting area width requirements shall be measured from the inside edge of the curb.
- f. **Pervious area.** A minimum of twenty (20) percent of the gross land area shall be landscaped and maintained as pervious surface area. [Ord. No. 01-01]

(This space intentionally left blank.)

4. **Parking structures.** Parking structures shall provide perimeter planters around each level of the parking structure. The planter shall provide a total of one-half (0.5) square foot of planting area for each linear foot of facade, within five hundred (500) feet of a public R-O-W or residential zoning district, per parking level. Planting areas may be arranged in linear fashion or clustered at intervals, and shall be provided with permanent irrigation to permit watering of plant materials. Planters shall be landscaped pursuant to the provisions of this section. [Ord. No. 97-63][Ord. No. 99-37] [Ord. No. 01- 01]

**FIGURE 7.3-12**  
**Interior Landscape Requirements Detail**





**H. Installation, maintenance, pruning and irrigation.** The following standards shall be considered the minimum required installation, maintenance, irrigation, and replacement standards for all trees and landscape material.

1. **Installation.** All landscaping shall be installed according to acceptable nursery practices in a manner designed to encourage vigorous growth. Soil improvement measures may be required to ensure healthy plant growth. A plant or tree's growth characteristics shall be considered before planting to prevent conflicts with views, lighting, or signage.
  - a. **Phasing.** Required landscaping may be installed in phases as follows.
    - (1) **Planned developments.** The number of trees required to be planted or preserved in a construction phase of a planned development, shall be a proportion of the total number of trees required to be planted in the overall planned development. This proportion shall be determined by comparing the area of the phase plan to the area of the entire planned development as shown on its current, controlling preliminary development plan. Areas of vegetation required to be preserved shall be excluded from the calculation of the area of a phase or subdivision plan of the planned development.
    - (2) **Other developments.** The entire perimeter landscaping shall be installed for residential and non-residential developments, prior to the issuance of the first certificate of occupancy or completion or in accordance with an approved phasing plan by the DRC.
2. **Maintenance.** The land owner, or successors in interest, or agent, if any, shall be jointly and severally responsible for the following.
  - a. Regular maintenance of all landscaping in a way that presents a healthy, neat, and orderly appearance. All landscaping shall be maintained free from disease, pests, weeds and litter. This maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or other maintenance, as needed and in accordance with acceptable horticultural practices.
  - b. The maintenance of required landscape structures (e.g., walls, fences) in a structurally sound condition.
  - c. The regular maintenance, repair, or replacement, where necessary, of landscape barriers required by this section.
  - d. Perpetual maintenance to prohibit the reestablishment of prohibited and non-native invasive species within landscaping and preservation areas.
  - e. Continuous maintenance of the site.
  - f. All trees shall be allowed to grow to their natural mature height and a full canopy. Large and medium canopy trees shall be required to attain a minimum twenty (20) foot canopy spread prior to pruning. In no case shall be canopy spread be reduced to less than twenty (20) feet in width. Maintenance shall be limited to periodic trimming to maintain healthy trees, removal of diseased limbs, or removal of limbs or foliage that present a hazard.
  - g. Landscape buffers shall be maintained and preserved along the entire length of the property.  
[Ord. No. 98-12]
  - h. Landscape areas which are required to be created or preserved by this section shall not be used for the storage/display of materials or sale of products or services.

- i. The BCC through its respective Departments, such as Engineering, Park and Recreation, Airports, Agriculture, and ERM, shall be responsible for the care and maintenance of the trees and vegetation present on County-owned property. [Ord. No. 99-37]
3. **Pruning.** Pruning shall be permitted to allow for healthy growth, and to promote safety considerations. Trees which cause a conflict with views, signage or lighting shall not be pruned more than the maximum allowed. Trees shall not be pruned to reduce the canopy spread to less than twenty (20) feet or pruned in conflict with the maintenance standards above. The Zoning Director may suspend the provisions of this section in case of a natural disaster.
  - a. A maximum of one fourth (0.25) of tree canopy may be removed from a tree within a one (1) year period, provided that the removal conforms to the standards of crown reduction, crown cleaning, crown thinning, crown raising, vista pruning, and crown restoration pruning techniques. All pruning shall comply with the American National Standards Institute, ANSI 300=1995 (Tree, Shrub and other Woody Plant Maintenance), as amended. The crown of a tree required by this code or condition of approval shall not be reduced below the minimum spread or height requirements of Sec. 7.3.E. or specific BCC conditions of approval. A tree which is pruned in excess of these requirements shall be replaced with a tree that meets the minimum requirements of Sec 7.3.E.7. and Table 7.3-2.
  - b. If other than the mature height and spread is desired for any required tree, the size and shape shall be indicated on an approved landscape plan. Shaping of a tree shall be permitted if the tree is to be used as an accent, focal point or as part of an overall landscape design. A maintenance commitment shall be clearly outlined on the approved landscape plan to explain the care and upkeep of a shaped tree.
  - c. Tree topping (hatracking) is prohibited and shall be defined as the cutting back of limbs to a point between branch collars/buds larger than one inch in diameter within the tree's crown.
  - d. Exemptions. The following shall be exempt from this section.
    - (1) Trees affected by FAA and airport safety regulations.
    - (2) Trees which interfere with safe site triangles, utility lines, or utility structures.
    - (3) Trees having crown dieback or decay greater than one third the tree canopy.
    - (4) Trees having suffered damage due to natural or accidental causes.
    - (5) Trees having insect or disease damage greater than one-third of the tree crown.
    - (6) Trees on single family lots unless pruned by a commercial tree service business, landscape company, lawn service business or other related businesses.
    - (7) Trees in botanical gardens, or botanical research centers. [Ord. No. 98-12]
4. **Irrigation.** Landscaped areas shall be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation systems shall comply with the following standards.
  - a. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet within seventy-five (75) feet of the plants to be maintained. The use of non-potable water for irrigation purposes shall be encouraged.
  - b. Irrigation systems shall be continuously maintained in working order and shall be designed so as not to overlap water zones or to water impervious areas.
  - c. Irrigation systems shall not be installed or maintained abutting any public street which causes water

from the system to spray onto the roadway or to strike passing pedestrian or vehicular traffic, where feasible.

- d. The use of irrigation quality or re-used water shall be required for parks and recreation facilities (e.g., golf courses or medians) that are:
    - (1) within one (1) mile of reuse wastewater mains; or
    - (2) within the Irrigation Quality (IQ) effluent water service area of the Palm Beach County Water Utilities Department; or
    - (3) where irrigation quality or re-used water is available and where such reuse is approved by the regulatory agencies.
  - e. The use of irrigation quality or re-used water shall be encouraged through inter-local agreements with municipalities and utilities that provide water and wastewater service to the unincorporated areas, provided that the reuse wastewater main is within one (1) mile, where irrigation quality water is available and where such reuse is approved by the regulatory agencies.
  - f. Permanent irrigation systems are not permitted for areas set aside on approved site development plans for preservation of existing native vegetation.
  - g. Temporary irrigation systems installed pursuant to acceptable xeriscape practices may be used to meet the standards of this section, upon approval of the DRC.
  - h. Whenever practical, irrigation systems shall be designed in districts to apply water onto shrub and tree areas on a less frequent schedule than those irrigating lawn areas. A rain-sensor switch shall be installed on systems with automatic controllers.
- [Ord. No. 97-63] [Ord. No. 99-37]

**I. Temporary suspension of landscape standards.** The installation of landscaping required by this section may be temporarily suspended, in individual cases, by the Executive Director of PZ&B; after a freeze when required landscape materials are not available; during a period of drought in which the use of water is restricted by a governmental authority; or prior to a building certificate of occupancy in response to extenuating circumstances beyond the control of the applicant.

- 1. **Performance surety.** If the landscape standards of this section are suspended pursuant to this section, the PZ&B Department shall enter into an agreement with the land owner, that will allow issuance of the permit or Certificate of Occupancy or Certificate of Completion. Such an agreement will be approved only if, in the opinion of the County Attorney, the land owner provides adequate guarantee or surety that the terms of this section shall be met. The guarantee shall consist of a performance bond or other surety agreement approved by the County Attorney, in an amount equal to one hundred and ten (110) percent of the direct costs of materials and labor, and other costs incidental to the installation of the required landscaping.
- 2. **Surety bond requirements.** Performance guarantees required pursuant to this subsection shall run to the Board of County Commissioners, be in a form satisfactory and acceptable to the County Attorney, and specify the time-frame for the completion of the landscape standards of this section. An application for a surety bond shall be accompanied by a landscape plan prepared by the applicant which shall identify the ~~plantings which have been postponed, including the project schedule and planting cost estimates. Planting~~ cost estimates shall be verified by competent authority.

[Ord. No. 97-63] [Ord. No. 99-37]

**J. Administration.**

1. **Field inspections.** Unless otherwise provided in this section, all development subject to this section shall be inspected by PZ&B prior to issuance of a paving permit certificate of occupancy or Certificate of Compliance submitted and signed by the landscape contractor.
2. **Optional special certification.** In lieu of initial field inspection and certification by PZ&B, the land owner may submit a special Certificate of Compliance which complies with the following:

- a. **Form of special certification.** The special certification shall:

- (1) bear the seal of a landscape architect; or other licensed professional as authorized by Chapter 481, Fla. Stat., Part II; who
  - (a) personally inspected the site;
  - (b) certifies that landscaping was properly installed and meets all requirements of this section;
  - (c) understands that any misrepresentations or misstatements in the special certificate of compliance shall constitute a violation of this section and of State law; and
  - (d) understands that misrepresentations or misstatements in the special certificate of compliance may also become the grounds for professional disciplinary action pursuant to State law.
- (2) be submitted to PZ&B prior to issuance of a building permit, paving permit or Certificate of Occupancy or Certificate of Completion;
- (3) be submitted in sufficient numbers upon forms available from PZ&B; and
- (4) contain such other information as required by PZ&B which is reasonable and necessary to a determination that landscaping is in compliance with this section.

- b. **Field verification of special certification.** PZ&B may at its option conduct a field inspection to verify representations made in the special certificate of compliance.

- c. **Acceptance of special certification.** If no field verification is conducted by PZ&B, the special certificate of compliance shall be deemed to have been accepted. Upon acceptance by the Department, the special certificate of compliance shall be filed and maintained with the official records of the development.

[Ord. No. 97-63] [Ord. No. 99-37]

**K. Enforcement.** Failure to comply with the requirements of this section or any permit or approval granted or authorized hereunder shall constitute a violation of this section. PZ&B may issue a Cease and Desist Order or withhold a Certificate of Occupancy or Certification of Completion until the provisions of this section have been met.

1. **Fines.** Violations of the provisions of this section shall be punishable by:

- a. such fines and site improvements as may be required by the Palm Beach County Code Enforcement Citation Ordinance (Ord. No. 91-15);

1. **Fines.** Violations of the provisions of this section shall be punishable by:
  - a. such fines and site improvements as may be required by the Palm Beach County Code Enforcement Citation Ordinance (Ord. No. 91-15);
  - b. such fines and imprisonment provided for in Section 125.69, Florida Statutes or,
  - c. a triple permit fee for removal of trees without a valid tree removal and replacement permit.
  - d. replacement of landscape material which has been hatracked, damaged or otherwise rendered unable to achieve its natural and intended form.
2. **Violations.** The following deficiencies shall be considered a separate and continuing violation of this section:
  - a. each tree or shrub which is not properly installed or properly maintained on site as required by this section;
  - b. each day in which landscaping is not properly installed or properly maintained on site as required by this section; and,
  - c. each tree removed without a permit.
3. **Restoration and maintenance.** Landscaping which becomes damaged or diseased, or is dead shall be immediately replaced to comply with the PZ&B approved landscape plan or with the requirements of this section to the greatest extent possible (if a PZ&B approved landscape plan is not on file).
4. **Review board.** Violations of this section may be referred by PZ&B to the Palm Beach County Code Enforcement Board for corrective actions and civil penalties.
5. **Additional sanctions.** The County may take any appropriate legal action, including, but not limited to, administrative action, requests for temporary and permanent injunctions, and other sanctions to enforce the provisions of this Section.  
[Ord. No. 97-63] [Ord. No. 97-64] [Ord. No. 98-49] [Ord. No. 99-37]

**Amendment History:**

[Ord. No. 93-4; February 16, 1993] [Ord. No. 93-17; July 20, 1993] [Ord. No. 94-23; October 18, 1994]  
[Ord. No. 95-8; April 3, 1995] [Ord. No. 97-63; December 24, 1997] [Ord. No. 97-64; December 24, 1997]  
[Ord. No. 98-11; April 30, 1998] [Ord. No. 98-12; April 30, 1998] [Ord. No. 98-49; October 28, 1998]  
[Ord. No. 99-37; October 7, 1999] [Ord. No. 01-01; January 28, 2001] [Ord. No. 01-62; September 6, 2001]

**Sec. 7.4** Reserved for future use. [Ord. No. 95-24]

**Sec. 7.5** ~~Reserved for future use.~~ [Ord. No. 96-28]

**SEC. 7.6 EXCAVATION**

**A. Purpose and intent.** The purpose and intent of this section is to provide for the health, safety, and welfare of the residents of PBC by ensuring beneficial and sound land management practices associated with excavation and mining activities. To prevent a cumulative negative impact on the County's natural resources and to achieve these goals, it is the intent of this section to:

1. ensure that mining and excavation activities do not adversely impact the health, safety, and welfare of the citizens of PBC;
2. prevent immediate and long-term negative environmental and economic impacts of poor land development practices;
3. encourage the use of economically feasible and environmentally sound mining and excavation practices;
4. preserve land values by ensuring that alteration of a parcel by non-commercial land excavation does not result in conditions that would prevent that parcel from meeting minimum land development requirements for other valid uses;
5. encourage the rehabilitation of commercially mined sites to other beneficial uses by promoting economical, effective and timely site reclamation;
6. protect existing and future beneficial use of surrounding properties from the negative effects of excavation and mining;
7. provide for the off-site disposal of excess extractive material provided that the excavation site is incorporated into the approval of a bona fide site development plan;
8. establish a regulatory framework of clear, reasonable, effective, and enforceable standards and requirements for the regulation of excavation, mining, and related activities; and
9. ensure that excavation and mining activities and resulting mined lakes are not allowed to become public safety hazards, or sources of water resource degradation or pollution.

**B. Applicability.** All mining and excavation activities that create a temporary or permanent body of water within unincorporated PBC shall comply with the regulations established in the ULDC and other State and Local requirements, as applicable. The regulations of this section may be known as the "PBC Mining and Excavation Code." [Ord. No. 99-37]

1. **Conflicting provisions.** To the extent provisions of this section conflict with regulations of other applicable regulatory agencies, the more restrictive regulations shall apply. Other permitting agencies include but are not limited to SFWMD, Florida Game and Fresh Water Fish Commission, DEP, and ERM.
2. **Previously approved development orders.** Applications for excavation and mining projects approved prior to September 25, 1996, may amend the certified site (excavation) plan pursuant to Sec. 5.6 (Site Plan or Final Subdivision Plan) to comply with the standards enumerated below provided the standards do not conflict with development order conditions. All standards of each section shall apply. Selective choice of standards shall not be permitted. DRC may review and approve the excavation plan, pursuant to Sec. 5.6. (Site Plan or

Final Subdivision Plan), provided the subject site complies with the compatibility criteria in Sec. 7.6.F.6.d and the technical standards in Sec. 7.6.I. and provided there is no increase in the land area, excavated surface area, quantity of excavated material, or intensity as approved by the BCC in the original development order. Any increase shall require approval of a development order amendment by the BCC pursuant to Sec. 5.4. (Conditional Uses). Applicable standards include:

- a. **Operational standards** pursuant to Sec. 7.6.I.1.
- b. **Construction standards** pursuant to Sec. 7.6.I.2., excluding depth.
- c. **Reclamation standards** pursuant to Sec. 7.6.I.3.
- d. **Buffer requirements** pursuant to Sec. 7.6.F.6.d(2) or (3)
- e. **Monitoring and Maintenance requirements** pursuant to Sec. 7.6.I.5

C. **Authority.** This section is adopted under the authority of Chapter 125, Fla. Stat., and the PBC Comprehensive Plan, as amended.

D. **Types of approvals, general.** Excavation or mining activities shall not be conducted unless such activities are deemed exempt or an approval has been issued in accordance with this section. Types of approval include the following.

- 1. **Single-family excavations.** Two approval processes (Types 1A and 1B) are administered by PZB for excavations on single-family lots. Application procedures and requirements are listed in Sec. 7.6.F.1., and 7.6.F.2.
- 2. **Agricultural excavations.** Approval processes for Agricultural excavations are administered by ERM and PZB and Agricultural excavations within the WCAA are administered by ERM. Application procedures and requirements are listed in Sec. 7.6.F.3., and 4.
- 3. **Site development excavations.** Approval processes for Type II excavations are administered by PZB and by ERM. Application procedures and requirements are listed in Sec. 7.6.F.5.
- 4. **Mining.** Approval processes for Type III excavation activities are administered by PZB and by ERM. Application procedures and requirements are listed in Sec. 7.6.F.6. [Ord. No. 99-37]

E. **Prohibitions and Exemptions.**

1. **Prohibitions.** Excavation and Mining activities shall be prohibited in the following areas:

- a. RR20 Future Land Use Category.
- b. The Pleistocene Sand Ridge.
- c. **An archeological site, unless all the requirements of Section 7.13 (Archeological Resources Protection) have been met.**

- d. Publicly owned conservation areas, publicly owned preservation areas or environmentally sensitive lands.
- e. Areas otherwise prohibited by this section.

**2. Exemptions.** The following excavation activities shall be exempt from the requirements of this section:

- a. **Existing lakes.** Existing mined lakes approved prior to June 16, 1992 that have a valid development order which complies with the criteria below shall be exempt from the requirements of this section. If an amendment is proposed that deviates from the original approval, then a development order amendment shall be requested pursuant to Sec. 5.4. (Conditional Uses) and shall comply with the provisions in Sec. 1.5. (Exemptions).
  - (1) Regulated by a National Pollutant Discharge Elimination System Permit; or
  - (2) Regulated by a Florida Department of Environmental Protection industrial wastewater operation permit; or
  - (3) Located within an approved residential, commercial, industrial or mixed-use development and function as a stormwater management facility pursuant to:
    - (a) A surface water management construction permit issued by the SFWMD; or,
    - (b) A conceptual permit issued by the SFWMD that delineates proposed littoral slopes of the excavated lake(s) conducive for planting; or
    - (c) An applicable County land development permit depicting proposed littoral and upland slopes of a mined lake. As long as the existing excavated lake continues to meet the water quality standards contained in Chapter 62-302, F.A.C.
- b. **Pools.** Swimming pools, pursuant to Sec. 6.6.A.8. Swimming Pools and Spas. (Supplementary Regulations).
- c. **Small ponds.** Ponds, accessory to a principal use, such as but not limited to, small lily ponds, goldfish ponds, reflecting ponds, and other small ornamental water features with a maximum depth of four (4) feet OWL and not exceeding five hundred (500) square feet in surface area.
- d. **Cemeteries.** Burial plots in approved cemeteries.
- e. **R-O-Ws.** Excavations within the road R-O-W, when that road is under construction, shall be exempt from this Section. To qualify for the exemption, these excavations shall be performed by PBC, the FDOT or any Water Control District created by special act to operate under Fla. Statutes Ch. 298.(95). Excavation activity located outside the R-O-W boundary, performed to accommodate roadway drainage which creates a permanent open body of water for a period of one hundred and eighty (180) days or more shall comply with the standards of a Type II excavation in Sec. 7.6.F.5
- f. **Utilities.** Excavations for installation of utilities, including septic systems.
- g. **Man-made drainage structures.** The repair, reconstruction and maintenance of existing non-tidal man-made canals, channels, control structures with associated riprap, erosion controls, intake structures, and discharge structures, provided:
  - (1) All spoil material is deposited directly to a self-contained upland site, which will prevent the release of material and drainage from the spoil site into surface waters of the State;



- (2) No more dredging is performed than is necessary to restore the canal, channels, and intake, and discharge structures to original design specifications or as amended by the applicable permitting agency; and
  - (3) Control devices in use at the dredge site that prevent the release of turbidity, toxic, or deleterious substances into adjacent waters during the dredging operation.
- h. WCAA canals.** Canals of conveyance located in the WCAA which require permits from SFWMD, or DEP, and provided the permitted project does not exceed fifteen (15) feet in depth from OWL.
- i. Mitigation projects.** Mitigation projects permitted by SFWMD, DEP, or ERM, pursuant to Chapters 403 and 373, Fla. Stat., and Chapter 62-312, F.A.C., as amended, and Article 9 (Environmental Standards) of this Code, including projects approved to implement an adopted Surface Water Improvement & Management (SWIM) plan and provided the permitted project depth does not exceed twenty (20) feet from OWL or fifteen (15) feet from OWL in the WCAA. Projects proposed to exceed these depths shall comply with the application requirements of Sec. 7.6.H., the administrative waiver requirements of Sec. 7.6.J., and the technical standards of Sec. 7.6.I.1., 2a, 2b, 3 and 4.
- j. Wetlands.** Excavation activities within jurisdictional wetlands that have been issued permits pursuant to Sec. 9.4 (Wetlands Protection) of this Code or have been issued a permit for wetland impacts through the Environmental Resource Permit (ERP) process by the Department of Environmental Protection, the SFWMD, or any other agency with ERP delegation for PBC.
- k. Agricultural ditches.** Agricultural ditches supporting vegetation production (i.e. groves, row crops, hay, and tree farming) constructed solely in uplands that are less than six (6) feet in depth from OWL which meet the standards of bona fide agriculture. These ditches shall not connect to canals of conveyance or waters of the State without the appropriate Federal, State, and Local approvals or permits.
- l. De Minimis impact.** Those projects for which ERM and PZB approval is necessary and both departments determine that there will be no significant adverse environmental or land use impacts. A de minimus determination from one agency does not constitute approval by the other.
- m. Canals of conveyance.** Canals of conveyance that require permits from SFWMD, DEP, or ERM pursuant to Sec. 9.4. (Wetlands Protection).
- n. Excavations by public agencies.** Excavations performed by public agencies, including PBC, SFWMD and water control districts created pursuant to Chapter 298, Florida Statutes, or special districts created by special legislative act, provided such excavations comply with all standards listed below:
- (1) be solely under the jurisdiction, authority, and control of PBC, SFWMD, or the applicable district,
  - (2) be completed, operated, and maintained in perpetuity by PBC, SFWMD, water control district, or special district,
  - (3) be an official part of the operation and function of PBC, SFWMD, or a water control district, or a special district.
- In order to be exempt under this provision, the public agencies shall:
- (a) schedule and conduct a public hearing; the notice of the public hearing shall be published at least seven (7) days prior to the hearing, in a newspaper of general circulation,

- (b) provide written notice of the intent to engage in excavation activities subject to a permit issued by the SFWMD to the Executive Director of Planning, Zoning & Building Department, and the Director of ERM Department at least thirty (30) days prior to the commencement of construction activity, and
  - (c) provide written notification of the public hearing required by this subsection to the Executive Director of Planning, Zoning & Building Department, and the Director of ERM Department at least thirty (30) days prior to the public hearing.
- o. Excavations, canals, impoundments, stormwater treatment areas, and related projects to enhance water quality, water supply, environmental quality, and natural resources operated by the SFWMD within PBC. [Ord. No. 97-15]

F. **Specific standards for each excavation type.** Before commencement of any excavation, approvals shall be obtained pursuant to the procedures and standards defined in this section. [Ord. No. 99-37]

1. **Type I (A) excavations.**

- a. **Minimum lot area.** The minimum lot area shall be one (1) acre.
- b. **Maximum excavated surface area.** The maximum excavated surface area of all excavation on the premises shall be less than two tenths (0.2) acre (8,712 square feet).
- c. **Off-site removal.** Off-site removal of extracted material is prohibited.
- d. **Separation and setbacks.** In addition to the separation requirements of Sec. 7.6.I.2.a., Type I Excavations shall maintain the following minimum setbacks measured from the inside edge of the lake maintenance easement.
  - (1) Fifteen (15) feet at the time of construction from any adjacent property line. The top of bank shall be a minimum of 5 feet; and,
  - (2) Fifty (50) feet from any potable water well; and,
  - (3) One hundred (100) feet from any septic system pursuant to Sec. 16.1 and 16.2, Environmental Control Rules I and II.
- e. **Slopes.** If a lake, excavated prior to June 16, 1992, does not comply with the minimum slope requirements of Sec. 7.6.I.2.b., a minimum four (4) foot high gated fence completely enclosing the excavated area may be substituted for the required slopes.
- f. **Maximum depth.** Excavation activity shall not exceed ten (10) feet in depth below OWL.
- g. **Reclamation.** The applicant shall comply with the following reclamation requirements prior to issuance of a Certificate of Occupancy.
  - (1) Compliance with the slope angle and drainage provisions of Sec. 7.6.I.2.b.(1) and (4) and the reclamation standards of Sec. 7.6.I.3.b. shall be required.
  - (2) The property owner shall submit to the Building Division a Certificate of Compliance sealed by a registered Land Surveyor depicting:
    - (a) ~~an as-built survey showing the location, size, and depth of the excavated area; and,~~
    - (b) in cases where no permanent water body is created, the site plan submitted with the building permit shall serve as the reclamation plan.

**h. Use approval.** Applications shall be made concurrent with an application for a building permit. Approval shall be issued concurrent with receipt of a building permit for a single family dwelling.

(1) **Application requirements and procedures.** The building permit drawings shall be supplemented with the (6.4.D.35.a.) following:

(a) **Site plan.** A general site plan complying with the standards of Sec. 7.6.;

(b) **Statement.** A statement estimating the amount of excavated material, in cubic yards; and

(c) **Notarized authorization.** Notarized authorization from the property owner to excavate.

(2) **Determination of sufficiency, review and decision.** A permit shall be issued by PZB, with or without conditions of approval after the application has been determined complete and in compliance with this section.

**2. Type I (B) excavations.**

**a. Minimum lot area.** The minimum lot area shall be two and one half (2.5) acres.

**b. Maximum surface area.** The maximum surface area of all excavation on the premises shall be less than twenty five (25) percent of the gross lot area and shall not exceed two (2) acres.

**c. Off-site removal.** Off-site removal of extracted material is prohibited.

**d. Separations and setbacks.** In addition to the separation requirements of Sec. 7.6.I.2.a., Type I(B) excavations shall maintain the following minimum setbacks :

(1) thirty (30) feet at the time of construction from any adjacent property line; [Ord. No. 00-015]

(2) fifty (50) feet from any potable water well; and,

(3) one hundred (100) feet from any septic system pursuant to Sec. 16.1 and 16.2, Environmental Control Rules I and II.

**e. Maximum depth.** Excavation activity shall not exceed fifteen (15) feet in depth below OWL.

**f. Reclamation.** The applicant shall comply with the following reclamation requirements prior to issuance of a Certificate of Occupancy.

(1) Compliance with the slope angle and drainage provisions of Sec. 7.6.I.2.b.(1) and (4) and the reclamation standards of Sec. 7.6.I.3.b. shall be required.

(2) The property owner shall submit to PZB a Certificate of Compliance sealed by a registered Land Surveyor depicting:

(a) An as-built survey showing the location, size, and depth of the excavation.

(b) In cases where no permanent water body is created, the building permit site plan shall serve as the reclamation plan.

**g. Use approval.** Applications shall be made concurrent with an application for a building permit. Approval shall be issued concurrent with receipt of a building permit for a single family dwelling.

(1) **DRC approval.** DRC review and approval shall be required pursuant to Sec. 5.6. (Site Plan or Final Subdivision Plan). DRC shall review for compliance with Sec 7.6. and may approve the application with or without conditions.

(2) **Duration.** A Type I (B) excavation permit shall expire after one hundred and twenty (120) days from the date authorization is received to begin excavation activity.

**3. Agricultural excavations.**

- a. **Separation and setbacks.** In addition to the separation requirements in Sec. 7.6.I.2.a., Agricultural excavations shall maintain a minimum setback of one hundred (100) feet measured from the inside edge of the lake maintenance easement to any adjacent property line.
- b. **Maximum depth.** Excavation activity shall not exceed twenty (20) feet from OWL because of chloride and total dissolved solids (TDS) or other water quality considerations. This maximum depth may be exceeded if approved by ERM in accordance with Sec. 7.6.J., provided the applicant adequately ensures that (1) chloride levels shall not exceed two hundred and fifty (250) parts per million (ppm) and TDS does not exceed five hundred (500) ppm within the excavated lake or pond based on ground water sampling prior to construction, or the applicant may provide reasonable assurance that the ambient off-site chloride levels will not be degraded based upon background levels. Additional sampling may be required during and after construction.
- c. **Sediment sump.** A sediment sump may be constructed at the excavated lake or pond inlet to a depth of twenty-five (25) feet OWL. However, this sump shall not exceed 5% of the mined lake area.
- d. **Reclamation and Maintenance and Monitoring.** Agricultural excavations shall comply with the excavated area, and littoral zone reclamation requirements of Sec. 7.6.H.3.b, c, and e, and associated Maintenance and Monitoring requirements of 7.6.H.5., unless granted an administrative waiver by ERM.
- e. **Use approval.** All agricultural excavations shall submit a detailed explanation of the proposed bona fide agricultural use. This explanation shall demonstrate consistency with applicable Industry Standards and shall satisfy the definition requirements of bona fide agriculture pursuant to Article 3 (Definitions). Excavation shall be the minimum necessary to implement the bona fide agricultural use.
  - (1) **Excavations two (2) acres or less in surface area.** DRC review and approval shall be required pursuant to Sec. 5.6. (Site Plan or Final Subdivision Plan). DRC shall review for compliance with the standards of this section and may approve the application with or without conditions.
  - (2) **Excavations greater than two (2) acres in surface area.** Excavation activity shall be subject to the submission, review and approval as a Class A Conditional Use pursuant to Sec. 5.4. (Conditional Uses) and this section. The BCC may permit offsite removal and may apply the appropriate compatibility standards of Sec. 7.6.F.6.f. to approve, approve with conditions, or deny the application for a Class A Conditional Use.
- f. **Guarantee requirements.** Agricultural excavations shall comply with the Guarantee requirements pursuant to Sec. 7.6.H.4.
- g. **Notice of Intent to Construct.** Notice of Intent to Construct shall be required in accordance with Sec. 7.6.G.

**4. West County Agricultural Area (WCAA) Excavations.**

- a. **Operational and construction standards.** Applications for WCAA excavations shall comply with the standards in Sec. 7.6.H.1 and 7.6.H.2, except for hours of operation.

- b. **Separations and setbacks.** In addition to the separation requirements of Sec. 7.6.I.2.a, WCAA excavations shall maintain a minimum setback of fifty (50) feet measured from the inside edge of the lake maintenance easement to any adjacent property lines.
- c. **Maximum depth.** The maximum depth for the excavated lake or pond shall not exceed fifteen (15) feet from OWL due to chloride and TDS considerations. This maximum depth may be exceeded if approved by ERM in accordance with Sec. 7.6.J provided the applicant adequately ensures that chloride levels shall not exceed two hundred and fifty (250) parts per million (PPM) and TDS does not exceed five hundred (500) ppm within the excavated lake or pond based on ground water sampling prior to construction. Additional sampling may be required during and after construction.
- d. **Sediment sump.** A sediment pump may be constructed at the excavated lake or pond inlet to a depth of twenty-five (25) feet OWL. However, this sump shall not exceed five percent (5%) of the mined lake area.
- e. **Use approval.** All WCAA excavations shall submit a detailed explanation of the proposed bona fide agricultural use. This explanation shall demonstrate consistency with applicable Industry Standards and shall satisfy the definition requirements of bona fide agriculture pursuant to Article 3 (Definitions). Excavation shall be the minimum necessary to implement the bona fide agricultural use.
- f. **Notice of Intent to Construct.** Notice of Intent to Construct shall be required in accordance with Sec. 7.6.G.

#### 5. Type II excavations.

- a. **Location.** A Type II excavation may be permitted to implement a site development plan for a primary use as permitted in the Use Regulation Schedule Table 6.4-1, and to implement a Preliminary Development Plan (Master Plan) within any Planned Development District.
- b. **Standards.** Applications for Type II excavations shall comply with the requirements below.
  - (1) **Operational and construction standards** pursuant to Sec. 7.6.H.1. and 7.6.H.2.;
  - (2) **Excavated area, Littoral zone and general upland reclamation requirements** pursuant to Sec. 7.6.H.3.b, c, d and e;
  - (3) **Guarantee requirements** pursuant to Sec. 7.6.H.4.
  - (4) **Maintenance and Monitoring requirements** pursuant to Sec. 7.6.H.5.
- c. **Separations and setbacks.** In addition to the separation requirements in Sec. 7.6.H.2., Type II excavations shall maintain a minimum setback of thirty (30) feet, measured from the top of bank to the perimeter boundary of the master planned development, subdivision, overall final site plan, rights-of-way eighty (80) feet in width or greater, and canal rights-of-way. For the purpose of this section the top of bank is considered the waterward edge of the lake maintenance easement.
- d. **Limited off-site removal.** Type II excavations are allowed to permit earth work associated with land development activities. A minimum of ninety (90) percent of the fill shall be used on site, unless unusual site conditions exist. If the applicant must remove more than ten (10) percent of the fill from the site, then **use approval shall be requested as defined in Sec. 7.6.F.5.e.**

e. **Exception to off-site removal limitation.** An excess of ten (10) percent of the fill may be removed off-site for the following types of excavation activities:

- (1) **Excavation associated with the approval of a final development plan.** If an excess of ten (10) percent of fill is proposed to be removed from a site and no unusual conditions exist justifying removal of more than ten (10) percent of the excavated material, as specified in Sec. 7.6.F.5.g.(2), then the excavation shall be considered a Type IIIA mining operation. This exception applies only to sites located within the Urban Service Area or a site in the rural service area which has a valid development order approved prior to the effective date of this ordinance. The applicant shall apply for a Class A Conditional Use approval for a Type III A excavation pursuant to the standards of Sec. 5.4. (Conditional Uses) and shall comply with the following requirements.
  - (a) **Operational and construction standards in Sec. 7.6.I.1 and 2.;**
  - (b) **Littoral standards in Sec. 7.6.I.3.c;**
  - (c) **Upland Reclamation Standards in Sec. 7.6.I.3.d;**
  - (d) **Maintenance and Monitoring requirements for excavated areas, and littoral plantings in Sec.7.6.I.5.**
  - (e) **Buffer requirements in Sec. 7.6.F.6.f.(2).(a).(iii);**
  - (f) **Setbacks shall be provided pursuant to Type II setback requirements in Sec. 7.6.F.5.g.**
  - (g) **Location and access.** The development shall have direct frontage on and access to a collector or arterial street depicted on the County's Thoroughfare Identification Map.

The following standards shall not apply, unless the BCC makes a finding of fact that waiver of these standards violates the compatibility standards in Section 7.6.F.6.d.

- 1) Separation from other land uses pursuant to Sec. 7.6.F.6.f.(2)(b)(i)(1); and,
- 2) Minimum acreage requirement pursuant to 7.6.F.6.e.(2)(a)(i).

- (2) **Excavation, performed by public agency, to provide drainage for a public R-O-W.** Excavation activity located outside the R-O-W boundary, conducted solely to accommodate drainage for a public road R-O-W, and performed or caused to be performed by contract by a public agency, as defined herein, shall comply with the standards below. The excavation activity shall:

- (a) be on land owned by PBC, the State, or a Water Control District created by special act to operate under Fl. Stat. Chapter 298 (1996); or
- (b) be on land granted by easement to and accepted by PBC, the State, or a Water Control District; and
- (c) be the absolute minimum necessary to comply with the surface water drainage requirements for the public R-O-W.

For the purposes of this section, authorization by PBC, FDOT or a Water Control District to construct a public R-O-W shall constitute a valid development order.

The excavation activity shall comply with the standards below.

- 1) Notice of Intent to Construct pursuant to Sec 7.6.H.;
- 2) Operational and Construction standards pursuant to Sec. 7.6.I.1 and 2, except for Sec. 7.6.I.1.j.;
- 3) Littoral zone and general upland reclamation requirements pursuant to Sec. 7.6.I.3.c and d.(1)(b); and
- 4) Maintenance and Monitoring requirements pursuant to Sec. 7.6.I.4.

f. **Maximum depth.** The maximum depth of a Type II excavation shall be in accordance with Sec. 7.6.F.3.b.

**g. Use approval.** Prior to initiating excavation activity, approval shall be required in accordance with this section.

- (1) **DRC approval.** Prior to initiating Type II excavation activities, DRC review and approval shall be required. Application shall be made in accordance with Sec. 5.6 (Site Plan or Final Subdivision Plan) and this section. DRC shall review the final site development plan for compliance with the standards of this section and may approve with or without conditions.
- (2) **Removal of excess fill from the site.** DRC may approve removal of more than ten (10) percent of the extracted material from the site if:
  - (a) The applicant demonstrates that the make up of the natural soil contains an excessive amount of silt, rock, or muck and construction of required drainage structures or construction of required structural foundations require removal of an excessive amount of silt, rock or muck;
  - (b) The removal of the material is the minimum necessary to accommodate on-site drainage requirements or structural fill requirements; and
  - (c) The impact of hauling the material off-site will not cause adverse affects to adjacent property owners or R-O-W.

**h. Notice of Intent to Construct** shall be required in accordance with Sec. 7.6.H.

**6. Type III excavations.**

**a. Classification of Type III excavations.** Excavations that meet the definition of mining are considered commercial operations. Type II, or Agricultural excavations that exceed established criteria, as defined in this section, are also considered to be a Type III excavation. Two classes of Type III excavations (Type IIIA and Type IIIB) are established to distinguish between the types of mining operations.

- (1) **Type IIIA.** Mining activity, primarily for commercial purposes, that extracts materials from the earth and may require limited on-site processing by using temporary or portable crushers, sifters and conveyor systems. A Type IIIA excavation activity may use dragline, dredging or earthmoving equipment to perform the mining operation provided the operation complies with the standards of this section. The use of explosive devices or permanent structures or equipment used to crush or sift material shall be prohibited.
- (2) **Type IIIB.** Mining activity, primarily for commercial purposes, that extracts materials from the earth and may require extensive processing of the material on site. Type IIIB excavations may use dragline, dredging, earthmoving equipment to perform the mining operation. The use of explosives and heavy industrial equipment to crush, sift and transport the material on site may be permitted subject to compliance with the standards of this section.

**b. Standards.** Applications for all Type III excavations shall comply with the requirements below.

- (1) **Operational and construction standards** pursuant to Sec. 7.6.H.1. and 7.6.H.2.;
- (2) **Excavated area, Littoral zone and upland reclamation requirements** pursuant to Sec. 7.6.H.3.;
- (3) **Guarantee requirements** pursuant to Sec. 7.6.H.4; and,
- (4) **Maintenance and Monitoring requirements** pursuant to Sec. 7.6.H.5.

**c. Location.** All Type III excavations may be permitted in accordance with the Use Regulation Schedule Table 6.4-1. Mining may be permitted with limitations in the districts identified below.

- (1) **AP district in the AP land use category.** The use of extractive material mined in the AP zoning district shall be limited to public road construction projects only and shall demonstrate compliance with the compatibility standards of Sec. 7.6.F.6.f.
  - (2) **SA district.** All applications for mining in the SA district shall demonstrate compliance with the compatibility standards of Sec. 7.6.F.6.f.
- d. **Maximum depth.** The maximum depth of a Type III excavation shall be in accordance with Sec. 7.6.F.3.b.
- e. **Accessory use.** An asphalt batch concrete plant shall be permitted as an accessory use to a Type III B excavation subject to DRC approval and provided that:
- (1) the site is a minimum of five hundred (500) acres;
  - (2) the use is separated at least one half (1/2) mile from any residential use or district; and
  - (3) there is direct access to an arterial street.
- f. **Use approval.** A Class A Conditional Use approval is required for all Type III excavations, in accordance with Sec. 5.4. (Conditional Uses) and this section. Simultaneously with submittal of the Class A Conditional Use application to the Zoning Division, the applicant shall submit a duplicate copy to the Water Control District that has jurisdiction to maintain roads and drainage within the area. The Water Control District may provide comments to the Zoning Division within twenty (20) calendar days in order for comments to be included in the staff report for presentation to the BCC.
- (1) **Certification of a final site (excavation) plan.** Prior to starting any activity associated with the excavation project, the applicant shall submit an excavation plan to DRC for review and approval in accordance with Sec. 5.6. (Site Plan or Final Subdivision Plan).
    - (a) **Phasing of excavation activity.** In the event that excavation and reclamation is to be conducted in phases, the applicant shall submit a phasing plan complying with the requirements of Sec. 7.6.G and I.
    - (b) Once reclamation and rehabilitation of the preceding phase of excavation has commenced, a subsequent phase of excavation may begin after receipt of all guarantees, required by Sec. 7.6.I.5, and written authorization by DRC.
  - (2) **Haul permit.** The BCC may require as a condition of approval, a haul permit for unpaved collector or arterial streets as defined in Sec. 7.6.F.6.f.(1)(a). If required, a haul permit application shall be submitted to and approved by the Land Development Division in accordance with Sec. 7.6.I.1.j. prior to Notice of Intent to Construct.
  - (3) **Notice of Intent to Construct** shall be submitted to and receive approval from ERM in accordance with Sec. 7.6.H. prior to initiating any on-site excavation activities.
  - (4) **Reclamation plan approval and release of performance guarantees.** Prior to the release of any performance guarantee, in accordance with Sec. 7.6.I.5, DRC shall approve an "as built" reclamation plan.

The plan shall include certified as-built drawings and written certification, bearing the seal of an engineer registered in the State of Florida, certifying compliance with Sec. 7.6.I (excluding littoral and upland planting requirements), and that all construction related development order conditions and guarantees have been satisfied. Performance guarantees for planting areas shall be released in accordance with Sec. 7.6.I.4.g.(3).



**g. Compatibility standards, intent.** All Type III excavations shall be reviewed to assure that the proposed excavation is compatible with the surrounding land uses and complies with the separation and setback standards defined in Sec. 7.6.D.6.d.(2) and (3), to ensure there are no negative impacts as defined herein. The BCC shall not approve the application if a finding is made that the use will be incompatible with adjacent land uses. For the purposes of this section, incompatible means negative impacts caused to surrounding land uses because of proximity or direct association of contradictory, incongruous, or discordant land uses or activities, including, but not limited to, the impacts of noise, vibration, dust, traffic, smoke, odors, toxic matter, radiation, and similar environmental conditions.

**(1) General.** The following standards shall apply to both Type IIIA and Type IIIB mining activities.

- (a) Location and access.** Local residential streets shall not be used as a haul route. The site shall front on and have direct access to an arterial or collector street designated on the PBC Future Thoroughfare Identification Map. These streets are considered the principal circulation route serving multiple neighborhoods and developments. In cases when the street on the Thoroughfare Identification Map is not paved, the BCC may allow an Excavation Type III to locate and have access to the street provided the BCC makes a finding of fact that the use of the street will not cause an adverse affect on surrounding residential uses, and may condition the project to obtain a haul permit in accordance with Sec. 7.6.I.1.j. The BCC may use the compatibility criteria herein on which to base their finding of fact.
- (i) Restrictions in the RR10 land use category.** Commercial excavations shall be prohibited in neighborhoods which support developed single family residences on sixty (60) percent of the valid lots of record. For the purposes of this section, neighborhoods shall be defined as an area contained within a platted subdivision, a rural unrecorded subdivision or an approved affidavit of exemption, or is an area which has prepared a neighborhood plan in accordance with the Comprehensive Plan or is in an area with lots of similar size. Commercial excavations located in an area with a rural residential land use designation that do not satisfy the definition of neighborhood above, shall have a minimum acreage of one hundred (100) acres and five hundred (500) feet of frontage with direct access to an arterial or collector street as specified herein.
- (b) Minimum separation from other land uses.** Minimum separations from protected land uses are defined in Sec. 7.6.F.6.g.(2)(b)(i). and Sec. 7.6.F.6.g.(3)(b)(i). Unless otherwise specified, separations shall be measured from the outermost edge of the excavated area (top of bank), equipment, stockpiles, buildings or structures, to the closest structure of a protected land use. The BCC may reduce the required separation distance based on the compatibility of the use with the adjacent area, and the remoteness or proximity of adjacent incompatible uses, provided the reduction complies with the intent of the compatibility standards in Sec. 7.6.F.6.g. The BCC shall state the basis for the reduced separation and make a finding of fact that the reduction should not negatively impact adjacent uses. If the separation is reduced, the BCC may require increased setbacks, buffering and other restrictions as necessary to protect surrounding land uses.
- (i) Residential uses.** For the purposes of this section existing residential uses shall be defined as a residential lot, supporting a residence, in a platted subdivision, a rural unrecorded subdivision, an approved affidavit of exemption, a plat waiver, or other recorded instrument and is not located within the property lines of the excavation site.
- (c) Setbacks.** Setbacks shall be measured from the outermost edge of the excavated area (top of bank), structure, building, equipment or stock pile to the boundary line of the excavation site.

- (d) **Fence.** If mining activity is conducted within one half (½) mile of a residential use the mining operation shall be completely enclosed by a minimum six (6) foot high fence or other similar man-made or natural barrier and shall have signage posted to prohibit trespassing.
- (e) **Airborne noise.** Airborne noise produced from the excavation activity shall comply with the noise provisions in Sec. 7.8.A. (Miscellaneous Standards) as measured at the nearest inhabited structure. The sound level limits are allowed to increase for a limited duration. For this limited period, noise generated by excavation projects may increase up to ten (10) dB more than permitted by Table 7.8-1. In addition, the noise level may increase to a maximum of one hundred and twenty (120) dB once each week day (Monday - Friday) for a maximum of ten (10) seconds each occurrence.

(2) **Type IIIA excavations.**

- (a) **Restrictions in the RR10 land use category.**
  - (i) **Minimum acreage.** The site shall be a minimum of forty (40) acres.
  - (ii) **Maximum excavated surface area.** The maximum excavated surface area shall not exceed thirty (30) percent of the gross area contained within the boundary of the excavation site.
- (b) **General.** The following standards shall apply to all Type IIIA excavations:
  - (i) **Minimum separations and setbacks.** In addition to the separation requirements in Sec. 7.6.I.2.a., a Type IIIA excavation shall maintain the following separations and setbacks from adjacent uses as provided below.
    - 1) **Separations from residential land uses.** Separation from an existing residence shall be a minimum of one-quarter (1/4) mile, measured from the property line of the excavation project.
    - 2) **Setbacks.**

Setbacks	Residential	Commercial	Industrial/ Agricultural	R-O-W
Excavated lake edge	100'	50'	50'	50'
Processing equipment	600'	200'	200'	200'
Stockpiles	300'	200'	100'	200'
Accessory buildings and structures	100'	100'	100'	100'

- (ii) **Stockpile height.** Stockpile height shall be limited to thirty (30) feet.
- (iii) **Buffer.** A buffer shall be preserved or installed along property lines in accordance with the provisions below. The buffer shall be planted and maintained in accordance with the standards of Sec. 7.3. (Landscape and Buffering), as applicable.
  - 1) **Existing vegetative buffer.** If a substantial native or non-native, non-invasive vegetative buffer exists then the vegetation shall be utilized as a incompatibility buffer and preserved along the entire perimeter of the site, except for an approved access area. To be considered substantial, the buffer shall provide an opaque screen and be a minimum depth of one hundred (100) feet. If the one hundred (100) foot buffer is not opaque, then native vegetation complying with the standards of a Type 3 Incompatibility Buffer shall be required to be planted.
  - 2) to supplement the existing vegetation and shall form a solid visual buffer within two (2) years. All native vegetative buffers shall be protected during the duration of the excavation activity in accordance with the standards in Sec. 7.3.

(Landscape and Buffering) and in Sec. 9.5 (Vegetation Preservation and Protection).

- 3) **Existing prohibited vegetative buffer.** To provide an instant buffer the BCC, by condition of approval, may permit existing prohibited species to be maintained within the setbacks for a Type IIIA excavation until completion of the excavation activity. In such cases the prohibited species shall be removed prior to DRC certification of the as-built drawings for the final phase of excavation, provided the last phase is a minimum of twenty-five (25) acres. A landscape buffer as required by Sec. 7.3. (Landscape and Buffering) shall be installed in conjunction with subsequent development.
  - 4) **No existing vegetative buffer.** If a buffer does not exist along the areas defined below, then an opaque native buffer shall be installed complying with the standards of a Type 3 Incompatibility Buffer. The buffer shall be supplemented with a planted earthen berm or a solid landscape barrier, or combination thereof to reach a height of eight (8) feet in two (2) years. The BCC may require the buffer to be planted to simulate natural conditions. This buffer shall be installed adjacent to:
    - a) All road R-O-Ws;
    - b) All residential zoning districts and;
    - c) Lots supporting existing or proposed residential uses in the Agricultural Residential zoning district. Unless otherwise determined by the BCC, a buffer shall not be required adjacent to land in agricultural production in the AP, or SA zoning districts nor in the AR zoning district if the land is used solely for bona-fide agricultural purposes.
    - d) Commercial zoning districts.
- [Ord. No. 97-63]

(3) **Type IIIB excavations.**

(a) **Restrictions in the RR10 land use category.**

- (i) **Minimum acreage.** The site shall be on a minimum one hundred (100) acres.
- (ii) **Maximum excavated surface area.** The maximum excavated surface area shall be determined at the time of the Class A Conditional Use approval.

(b) **General.** All Type IIIB excavations shall comply with the following criteria:

- (i) **Minimum separations and setbacks.** In addition to the separation requirements in Sec. 7.6.I.2.a., all Type IIIB excavations, except those that lie within the area defined as the WCAA, shall comply with the separation and setback regulations below. Projects within the WCAA shall be evaluated on a case by case basis in accordance with the compatibility criteria in Sec. 7.6.F.6.g. and shall have separation requirements set by the BCC.

1) **Separations from residential uses.** Separations from residential uses, in all directions, shall be one (1) mile, measured in accordance with Sec. 7.6.F.6.g.(1)(b) above.

2) **Separations from commercial and industrial land uses:**

Commercial	1/2 mile
Industrial	
(existing development)	1/8 mile

3) **Setbacks.** Minimal setbacks have been established based on separations from protected uses.

**Table 7.6-1**  
**Setbacks based on separation from Residential uses**

Residential Uses	Separations			
	1 mile	2 mile	¼ mile	1/8 mile
Mined lake edge	50'	100'	500'	1200'
Processing equipment	100'	300'	800'	1400'
Stockpiles	100'	300'	700'	1300'
Accessory buildings & structures	100'	100'	100'	100'

**Table 7.6 -2**  
**Setbacks based on separation from**  
**Commercial and Industrial land uses**

Commercial/Ind Uses	Setback
Mined lake edge	100'
Processing equipment	200'
Stockpiles	200'
Accessory buildings & structures	100'

- (ii) **Mining Impact Study.** A Mining Impact Study shall be submitted for all Type IIIB excavation applications for projects in the WCAA and for projects which the applicant requests a reduction in the required separations. The study shall detail all methods and procedures for material extraction, processing, storage and hauling operations. At a minimum the study shall include the time of day blasting will occur, the maximum number of holes to be shot each occurrence, including the type of explosive agent, maximum pounds per delay, method of packing and type of initiation device to be used for each hole. The study shall include a blasting schedule and establish noise and vibration standards complying with the compatibility criteria in Sec. 7.6. F.6.g. The study shall also demonstrate how these operations will impact surrounding land uses.

Prior to certification of an application for inclusion on a public hearing agenda, the DRC may retain a technical consultant to advise the County of the adequacy of the standards established in conjunction with the Mining Impact Study. The cost of the County's consultant shall be borne by the applicant.

- (iii) **Noise and vibration monitoring report.** The applicant shall monitor all blasting and other mining activities and record resultant noise and vibrations. PZB may, at any time, require the property owner to submit monthly monitoring reports, indicating the number, time, peak over pressure (noise) and vibration caused by each activity. If requested, the property owner shall provide the noise and vibration monitoring report within two (2) working days from the date of the request.
- (iv) **Buffer.** A buffer shall be installed along the property line as specified below. The buffer shall be planted and maintained in accordance with the standards of Sec. 7.3. (Landscape and Buffering).
- 1) **Existing native vegetative buffer.** At a minimum, existing native vegetation within at least one hundred (100) feet of the property line shall be preserved along the entire perimeter of the site, except for an approved access area.
  - 2) **Existing prohibited vegetative buffer.** To provide an instant buffer along the entire perimeter of the site, the BCC, by condition of approval, may permit

existing prohibited species to be maintained within the setbacks until completion of the excavation activity. In such cases the prohibited species shall be removed prior to DRC certification of the as-built drawings for the final phase of excavation, provided the last phase is a minimum of twenty-five (25) acres. A landscape buffer as required by Sec. 7.3. (Landscape and Buffering) shall be installed in conjunction with subsequent development.

- 3) **Type 3 Incompatibility buffer.** Sites within a one-quarter ( $\frac{1}{4}$ ) mile of a public or private R-O-W, which does not support an existing opaque native or non-native, non-invasive vegetative buffer shall install a Type 3 Incompatibility Buffer. The buffer shall be supplemented with a planted earthen berm or a solid landscape barrier, or combination thereof.
  - 4) **No existing vegetative buffer.** If a buffer does not exist along the areas defined below, then an opaque native buffer shall be installed complying with the standards of an Type 3 Incompatibility Buffer. The buffer shall be supplemented with a planted earthen berm or a solid landscape barrier, or combination thereof to reach a height of eight (8) feet in two (2) years. The BCC may require the buffer to be planted to simulate natural conditions. This buffer shall be installed adjacent to:
    - a) All residential zoning districts and;
    - b) Lots supporting existing or proposed residential uses in the Agricultural Residential zoning district. Unless otherwise determined by the BCC, a buffer shall not be required adjacent to land in agricultural production in the AP, or SA zoning districts nor in the AR zoning district if the land is used solely for bona-fide agricultural purposes.
- (c) **Exception to hours of operation.** Excavation and hauling activity shall occur only between the hours of 6:00 a.m. to 7:00 p.m., Monday through Friday and 9:00 a.m. to 5:00 p.m. on Saturday, unless otherwise determined by the BCC. Blasting activity shall be limited to 10:00 a.m. to 5:00 p.m., Monday through Friday.
- (d) **Notice of intent to construct.** Notice of Intent to Construct shall be required in accordance with Sec. 7.6.H. [Ord. No. 97- 63] [Ord. No. 99-37]

**G. Supplemental application requirements..**

1. **All Type I(B), Type II, Type IIIA and Type IIIB excavations** shall supplement the application requirements set forth in Sec. 5.4 (Conditional Uses), Sec. 5.6 (Site plan or Final Subdivision Plan), and the official application form with the materials and information listed below.

**a. Statement** listing the nature of the excavation operation, including but not limited to the:

- (1) Amount and type of materials to be excavated;
- (2) Duration of the excavation activity and reclamation activity;
- (3) The proposed method of excavation;
- (4) The amount of fill to remain on site;
- (5) If permitted, the amount of fill to be removed from site; and
- (6) intent to comply with Sec. 7.13, (Archeological Resources Protection).

**b. Site (excavation) plan.** A site plan depicting:

- (1) Boundaries, dimensions and acreage of the site and excavated surface area(s);

- (2) All existing and proposed improvements including easements, R-O-Ws, weigh stations, and other structures;
  - (3) Setbacks and separations;
  - (4) Preservation areas;
  - (5) Water table elevations, including Ordinary Water Level.
- c. **Vegetation permit application.** A vegetation permit application pursuant to Sec. 9.5. (Vegetation Preservation and Protection)
- d. **Aerial.** An aerial at a scale of 1:200 or better, clearly depicting the site.
- e. **Fees.** Fees as adopted by the established Fee Schedules.
2. **All applications for Type II, Type IIIA and Type IIIB excavations.** shall require the additional information listed below.
- a. **Soil boring statement.** A statement, certified by an Engineer indicating the type of soils to be excavated and that the soils are suitable for road or structural fill construction or the soil contains excessive amounts of silt, rock or muck.
- b. **Site (excavation) plan depicting:**
- (1) Operational standards pursuant to Sec. 7.6.I.1., as applicable; and
  - (2) Equipment storage, and stockpile areas, including sizes and heights.
- c. **Landscape plan.** A landscape plan indicating the buffers and reclamation plantings.
- d. **Cross sections** delineating compliance with the following requirements, as applicable:
- (1) Construction standards pursuant to Sec. 7.6.I.2.;
  - (2) Reclamation standards pursuant to Sec. 7.6.I.3.;
  - (3) Buffer details.
- e. **Operations plan.** An operations plan shall be submitted in the form of a statement and shall include the methods of material extraction, on site processing including erosion and sediment control methods and particulate matter control. The plan shall also delineate how the impacts from the hauling operations will be controlled.
- f. **Haul route plan.** The plan shall include a map indicating all possible proposed haul routes within the radius of impacts as defined in Sec. 7.6.F.6.f.
3. **All applications for Type IIIA and Type IIIB excavations.** shall require the additional information listed below.
- a. **Site (excavation) plan.** A site plan depicting:
- (1) Location of grading, sorting, crushing and similar equipment necessary for the operation and distribution of the excavated material.
- b. **Additional information:**
- (1) Maintenance and Monitoring Report Schedule pursuant to Sec. 7.6.I.5;

- (2) Surrounding uses map depicting the location of the outer boundary of area to be excavated and distances to surrounding land uses; including all residences within the applicable specified distance in the separation standards in Sec. 7.6.F.6.f.
  - (3) **Phasing plan.** A phasing plan and tabular data depicting acreage, location, sequence of operations and schedule of reclamation requirements.
  - (4) **Tree survey.** A tree survey shall be submitted as required by Sec. 7.6.I.3.d.(4).
4. The Zoning Director may request any other information as deemed reasonable and necessary to evaluate the application.

**H. Notice of Intent to Construct..** All applications for Agricultural, WCAA, Type II Excavations and Type III Mining activities shall submit a Notice of Intent to Construct in accordance with the provisions below.

1. Prior to commencement of any on-site excavation or mining activities, a Notice of Intent to Construct shall be submitted to ERM and receive written approval from ERM.
2. The following information shall be included with the completed Notice of Intent to Construct form:
  - a. paving and Drainage plans, if applicable;
  - b. preliminary plat, if applicable, and restrictive covenant, pursuant to Section 7.6.I.3.e.;
  - c. littoral Planting Plan, pursuant to section 7.6.I.3.c.; and,
  - d. master Plan, showing all phases of development, if applicable.

Items a and b (preliminary plat) shall be signed and sealed by a certified engineer or surveyor as applicable, recognized and approved by the Florida Department of Professional Regulation (FDPR).

3. A fee as established by the approved Fee Schedule shall be submitted. Fees are non-refundable and non-transferable.
4. All Agricultural and WCAA excavations shall submit a detailed explanation of the proposed bona fide agricultural use. This explanation shall demonstrate consistency with applicable Industry Standards and shall satisfy the definition requirements of bona fide agriculture pursuant to Article 3. (Definitions).
5. All Type III applications shall provide documentation of an approval for Class A Conditional Use pursuant to Section 5.4. (Conditional Uses).
6. Upon receipt by ERM of a Notice of Intent to Construct and appropriate fee with all information necessary to demonstrate that the provisions of this Section will be met and confirmation by The Land Development Division that all necessary haul permits have been issued, ERM shall issue a written approval to the applicant within thirty (30) days.

**I. Technical standards: Operational, Construction, Reclamation, and Maintenance and Monitoring.**

1. **Operational standards and requirements..** All excavation types shall comply with the following operational standards unless specifically exempt or prohibited pursuant to Sec. 7.6.E.1.
  - a. **Hours of operation.** All excavation and hauling activity, except dewatering, shall only occur between the hours of 7:00 A.M. and 7:00 P.M. Monday through Friday, unless otherwise specified in this section.
  - b. **Objectionable odors.** The excavation activity shall be conducted in such a manner as to prevent the occurrence of odors which can be detected off the premises.
  - c. **Emissions of fugitive particulate matter.** Excavation operations, including hauling activity shall be conducted to prevent the emission of dust or other solid matter into the air or on adjacent properties pursuant to the smoke, emissions and particulate matter provisions of Sec. 7.8.(Miscellaneous Standards) and Rule 62-296, F.A.C. [Ord. No. 99-37]
  - d. **Existing topsoil.** Where feasible, existing topsoil shall be stored and redistributed on site to provide adequate growing conditions for the revegetation of plant species. Where such storage is not feasible, the area shall be restored with soil of an equal or better quality than that of the excavated topsoil and be redistributed to provide adequate growing conditions.
  - e. **Equipment storage, maintenance and service areas.** Equipment storage, maintenance and service areas shall be setback a minimum two hundred (200) feet from all property lines abutting a residential district or use. The equipment storage area shall be designed such that noise generated by the equipment is muffled in order to comply with the noise performance standards in Section 7.8. (Miscellaneous Standards).
  - f. **Regulated substances.** All storage and use of regulated substances shall comply with all local, state, and federal regulations. All regulated substance dispensing areas shall comply with the "Best Management Practices for the Construction Industry." Any spill of any regulated substance shall be reported to the PBCHD within one (1) hour and to ERM within one (1) hour or at the beginning of the next business day. [Ord. No. 97-64]
  - g. **Dewatering.** Dewatering shall not be allowed unless otherwise permitted by a State or Federal permitting agency, or as approved pursuant to rules and regulations of the SFWMD, Sec. 40E-20.302(4). If dewatering is permitted the pumps shall be located, submerged, buried or encased in an insulated structure in order to comply with the noise standards of Sec. 7.8. (Miscellaneous Standards).
  - h. **Access to public prohibited.** Signs shall be posted prohibiting access to the general public while excavation and reclamation activity is being conducted.
  - i. **Retail sale of material.** The retail sale of excavated material shall not be permitted on site.
  - j. **Hauling standards.**
    - (1) **General.**
      - (a) All trucks hauling material from sites that permit off-site removal shall be covered to prevent debris and fill from spilling on to the roadway.



- (b) The hauler shall employ measures, acceptable to the PBCHD, and any applicable road maintenance authority, to ensure that the roads are properly maintained and kept free of fugitive particulate matter.
  - (c) The BCC may, on behalf of either the County, or a special district created pursuant to Chapter 298., F.S., require special conditions, including, but not limited to:
    - (i) construction of turn lanes and other roadway improvements necessary to provide safe traffic movement;
    - (ii) requirement to obtain a haul permit from the Department of Engineering and Public Works in accordance with the procedures herein.
  - (d) All vehicles used to haul excavated material shall use the approved haul routes. These vehicles shall not use local residential streets to access arterial or collector streets.
- (2) **Permit required.** The BCC may require that the petitioner obtain a haul permit for all streets, within the radius of impact, except for arterial or collector streets as defined in Sec. 7.6.F.6.e. For the purposes of this section radius of impact is defined as the primary street system commencing at the access point of the excavation site and extending out along all streets in all directions to the closest arterial or plan collector streets.
- (3) **Contents of application.** A haul permit application shall include, but not be limited to the following:
- (a) the name and address of the applicant and owners of the property;
  - (b) the legal description of the property;
  - (c) a map showing all haul routes from the excavation site to the nearest major non-residential streets; and
  - (d) any other material as required by the Director of Land Development as deemed reasonable and necessary to evaluate the application.
- (4) **Guarantee required.** A guarantee for road maintenance and repair shall be required and shall be released as set forth in Sec. 7.6.I.4. for all affected streets as required herein.
- (5) **Street condition assessment.** The haul permit application shall include an executed agreement between the applicant and the County Engineer and other applicable road maintenance authorities documenting and assessing the existing conditions of the streets within the radius of impact. The assessment shall include a description of the hauling operations including but not limited to the number of trips (as approved in the original development order), duration of excavation and hauling activity, truck size and weights and the existing conditions of all possible streets designated as haul routes.
- (6) **Designation of haul routes.** Proposed haul routes shall have adequate structural strength to accommodate level of proposed trucking activity. Construction of turn lanes and improvements to the roadways may be required to accommodate the level of proposed truck activity. The proposed route and hours of travel shall be approved based on the size and nature of the excavation operation and the type of trucks involved.
- (7) **Issuance of a haul permit.** A haul permit with designated haul routes shall be obtained from the Land Development Division prior to issuance of written approval by ERM of the applicant's Notice of Intent to Construct.
- (8) **Periodic inspections.** Every six (6) months, for the duration of the project, commencing on the date that original agreement was executed, the applicant shall schedule an inspection with the County Engineer and/or all applicable road maintenance authorities to evaluate and document road deterioration and needed repairs. The County Engineer or applicable road maintenance authority may request a periodic inspection at any time, if deemed necessary to assess the condition of the street or if repairs are needed to ensure the safety of the public.

- (9) **Responsibility of applicant.** It shall be the applicant's responsibility to maintain all minor non-residential streets in a safe, operable condition, as determined by the County Engineer, for the duration of the project. In addition, when the excavation activity is completed, the applicant shall restore the streets to its original condition or to a better condition, which existed at the time excavation activity commenced.
- k. **Phasing excavation activity.** In the event the excavation activity is conducted in phases, the phasing plan required by Sec. 7.6.G.3.b.(3) shall be subject to Sec. 5.8, (Compliance with time limitations) Table 5.8-1, and the requirements in Sec. 7.6.I.3. All excavation types, except Type IIIA and Type IIIB shall comply with Sec. 5.8. (Compliance with time limitations), which limits the project to two (2) primary phases for the purposes of monitoring commencement of the development order. Additional sub-phases may be permitted for each primary phase for the purposes of conducting the excavation activity in accordance with this section. For Type IIIA and Type IIIB excavations, the number of phases and the duration of each phase shall be established as a condition of approval. When establishing the condition of approval for the number and duration of each phase, the BCC shall consider the size of the proposed excavation project, existing and proposed surrounding land uses, surrounding future land use designations, and other pertinent information.
- l. **Sound insulation.** All machinery, heavy equipment and vehicles utilized for excavation and hauling purposes shall be equipped with double mufflers to reduce airborne noise caused by excavation operations.
2. **Construction standards..** All excavation types shall comply with the following construction standards unless specifically exempted.
- a. **Separations.** Separations shall be measured from the top of bank of the nearest excavated area to the property line or designated area in any given direction as defined below: The excavation shall not be constructed within:
- (1) Wellfield Zone 1 or within three hundred (300) feet from a public water supply well, whichever is more restrictive;
  - (2) two hundred (200) feet from a wetland or in a wetland, unless approved by ERM;
  - (3) three hundred (300) feet from a Class I or Class II Landfill;
  - (4) three hundred (300) feet from a site with known contamination;
  - (5) one hundred (100) feet from a septic system or sanitary hazard;
  - (6) one hundred (100) feet from a potable water well, except for Type I(A) and Type I(B) excavations, or
  - (7) two hundred (200) feet from publicly owned conservation areas, publicly owned preservation areas or environmentally sensitive lands, unless approved by ERM.
- b. **Grading and construction of slopes.**
- (1) **Slope angle; all excavation types.** Slopes with unplanted littoral zone areas shall be no steeper than four (4) feet horizontal to one (1) foot vertical to a minimum depth of minus two (-2) feet OWL. Slopes below the minus two (-2) feet depth shall not exceed two (2) feet horizontal to one (1) foot vertical or the natural angle of repose for the specific conditions encountered. Grades and slopes shall be constructed in such a manner as to minimize soil erosion and to make the land surface suitable for revegetation. The slopes shall be adequately vegetated with appropriate ground cover from top of bank to edge of water within thirty (30) days of final grading and thereafter maintained to prevent wind and water erosion.

- (2) **Slopes for planted littoral zones; Agricultural, Type II, all Type III excavations and Mitigation projects.** The slopes for the planted littoral zone area as required in Sec. 7.6.I.3.c. shall be no steeper than ten (10) feet horizontal to one (1) foot vertical to a distance of five (5) feet waterward of the designated planted littoral zone area. Shallower slopes are encouraged to promote greater success of the littoral zone plantings. A copy of the record drawings certified by a surveyor or engineer recognized and approved by FDPR shall be submitted to ERM within thirty (30) days following completion of slope construction.
  - (3) **Slope inspections; Agricultural, Type II and Type III excavations and Mitigation projects.** Within forty-eight (48) hours prior to completion of construction of the required slopes for the planted littoral zones, notification to ERM is required in order to schedule a slope inspection. An inspection at this time will help to maximize future survivorship of the littoral plantings.
  - (4) **Drainage; all excavation types.** Overland sheet flow directly into the excavated lake or pond shall be minimized. Those areas within a maximum of fifty (50) feet of the excavated lake or pond may discharge run-off to the lake. This restriction shall not apply to any catchment area discharging runoff to a lake designated as a water management tract and incorporated in an approved stormwater management plan for treatment and control of runoff from a development site, where the boundaries of said catchment are delineated on the approved plan.
- c. **Final site conditions.** No sharp declivities, pits, depressions, or debris accumulation shall remain after reclamation. Final grading shall conform to the contour lines and grades on the approved site reclamation plan. [Ord. No. 99-37]

**3. Reclamation standards; excavated area, littoral and upland.**

**a. General.**

- (1) **Type of reclamation standards.** Four (4) types of reclamation standards are defined below. Reclamation standards vary based on the type of excavation activity as set forth in Sec. 7.6.D.
  - (a) **Excavated area.** This area includes the depth of lake and all slopes waterward of the top of bank, excluding littoral plantings.
  - (b) **Littoral planting.** This area includes all plantings waterward from edge of OWL or plus one (+1) OWL;
  - (c) **Upland.** This area includes the land area landward of the top of bank and requires that a minimum area of land be maintained or created around the perimeter of an excavated area to preserve future use of the land;
  - (d) **Upland planting.** This area includes all plantings landward of the top of bank; and requires stabilization of soil and re-establishment of native upland vegetation.
- b. **Excavated area.** All slopes shall be reclaimed in accordance with the construction standards in Sec. 7.6.I.2. and littoral reclamation requirements in Sec. 7.6.I.3.c. Areas not required to be stabilized with littoral plantings shall be stabilized and planted with appropriate ground cover from top of bank to the edge of the water. If seeding is used, a minimum of fifty (50) percent coverage shall be required. The depth of the lake and side slopes shall be comply with Sec. 7.6.I.2.
- c. **Planted littoral zones standards.** All Agricultural (excluding WCAA), Type II and Type III excavations, excluding ponds, shall comply with the following littoral zone standards.

- (1) **Planted littoral zones** shall be provided which comprise, at a minimum, an area equivalent to eight (8) square feet per linear foot of shoreline. For multi-lake systems, each separate lake shall be treated individually for planting purposes. Creativity in design in the placement of the planted littoral zone is strongly encouraged, such as extended areas in one portion of the lake or at the discharge point or islands within the lake. The planted littoral zone area shall be limited to the area between one (1) foot above OWL and two (2) feet below OWL. If the applicant demonstrates to ERM that the planted littoral area elevations should differ from this requirement based on site specific conditions and based on fluctuations around the OWL, ERM may approve planted littoral area elevations other than those elevations stated above.
- (2) **Vertical walls.** Vertical walls, bulkheads or other means of hardening the shoreline may be allowed, however, for each linear foot of vertical wall, an additional eight (8) square feet of planted littoral zone shall be required. Thus every linear foot of vertical wall shall require sixteen (16) square feet of planted littoral zone to be planted.
- (3) **Planting requirements.** The littoral zone shall be provided with a minimum of six (6) inches of a sand topsoil mix to promote vegetative growth for those areas that do not have adequate soil conditions to ensure plant survivorship. The littoral zone shall be planted with at least five (5) species of appropriate native wetland vegetation, with an average spacing of two (2) feet on center or as approved by ERM. The design and species used shall be such that the plants have an anticipated minimal eighty (80) percent coverage. This criterion shall be met from the one hundred and eighty day (180) monitoring period, and in perpetuity. The Director of ERM shall maintain a list of acceptable plant species for use in their appropriate elevations within the littoral zones. The list may be amended for general application as more information becomes available. The list shall be open for public inspection and distribution.
- (4) **Timing of planting.** Planting of the excavated lake or pond shall occur no later than immediately prior to the issuance of the first certification of occupancy for any lot adjacent to or abutting the bank of that lake. ERM may approve in writing a phasing plan for planting large single lake systems or interconnected multi-lake systems that would allow lake planting to be phased. At all times, applicant is responsible for minimizing erosion of the littoral shelves until the planting is completed. ERM shall be notified within forty-eight (48) hours prior to completion of the littoral zone planting.
- (5) **Littoral planting plans.** The plans shall detail the species and numbers of plants to be used, the location and dimensions of the littoral areas, including any compensatory littoral areas, if applicable; typical cross section of planted littoral zones from lake maintenance easements to the maximum depth of the lake; the location and dimensions of any structure for which a compensatory littoral area is required; the methods for planting and ensuring survival of the plants; and other reasonable information required by the Director of ERM.

Projects which are proposed to be conducted in phases, shall include plans which delineate the phases of excavation and shall include guarantees for each phase.

The signatory of the plans and specifications shall have a personal familiarity with the site and soil conditions based upon a field review.

**d. Upland reclamation standards.** Upland reclamation standards apply to Type II and all Type III excavations.

- (1) **Reclamation plan.**

- (a) **General.** A site reclamation plan shall be submitted as an integral part of the application for a Type II or Type III excavation and shall be approved by DRC prior to commencement of work. Reclamation is required to ensure a viable end use for the excavation site. The plan shall demonstrate compliance with the requirements in Section 7.6.I., except for the littoral planting plan which has its own application submittal requirements. However, the reclamation plan submitted to DRC shall indicate the littoral planting areas.
  - (b) **Type II excavation.** The certified final site development plan shall function as the standards required for the final development plan.
  - (c) **Type II excavations exceeding off-site removal limitations.** As set forth in Sec. 7.6.F.5.e.(1), a Type II excavation shall be classified as a Type IIIA excavation when the applicant proposes to remove more than ten (10) percent of the fill offsite. Notwithstanding final site plan certification, the final site development plan shall function as the reclamation plan and planting requirements shall be met in accordance with the landscape requirements for the final site development plan. In such cases, the BCC may waive all or modify a portion of the explicit upland reclamation planting requirements defined below based on the ultimate use of the site. The BCC may require that the upland reclamation plantings defined below be incorporated into the open space pedestrian system as defined on the final site development plan.
  - (d) **Type III excavations.** The reclamation plan for a Type III excavation shall comply with the upland reclamation standards in this section.
- (2) **Perimeter reclamation.** At a minimum, seventy-five (75) percent of the perimeter of the excavated area shall have a width of one hundred eighty (180) feet; and the remaining twenty-five (25) percent shall have a width of one hundred (100) feet. All disturbed and reclaimed areas shall be planted or seeded with a permanent native ground cover to reduce the loss of topsoil due to water and wind erosion, to provide adequate growing conditions for reclamation planting requirements and to prevent the establishment of prohibited plant species.
  - (3) **Timing of upland reclamation.** Reclamation shall occur immediately following the end of excavation or immediately following each phase of excavation, whichever occurs first. Upon commencement of reclamation and rehabilitation of the initial phase of excavation, the next phase of excavation may commence upon written authorization by DRC. The applicable guarantee must be on file prior to authorization for the commencement of excavation on any subsequent phase.
    - (a) **Timing of planting.** If excavation activity is phased, planting shall occur at the completion of each phase. Planting of the reclaimed upland area should occur during the rainy season (June-October), within six (6) months after completion of the excavated area or phase thereof, as applicable. The property owner shall ensure that proper watering and maintenance occurs in order to ensure a successful survival rate. If planting does not occur during the rainy season, then the property owner shall provide irrigation to establish the new plantings. The Landscape Inspectors of the PZB shall be notified forty-eight (48) hours prior to completion of the upland plantings.
  - (4) **Calculating planting requirements.** In addition to the buffer requirements in Sec. 7.6.F.6.f.(2) and (3), the following upland planting requirements shall apply.
    - (a) **Sites supporting native vegetation.** Calculations to determine the reclamation planting requirements for sites supporting native vegetation shall be based on the existing tree cover. Controlled or prohibited species shall be exempt from this calculation. In addition, any tree species located within the required perimeter buffer area shall also be exempt. If no vegetation exists, the applicant shall demonstrate that the site was cleared before 1986 or has been issued and has complied with a vegetation removal permit.

A certified tree survey shall be submitted by either a landscape architect, forester, land surveyor, or engineer who is registered in the State of Florida. This count shall include all existing on-site native trees with a trunk diameter three (3) inches or greater to be measured at four and one-half (4 ½) feet above the ground. The number of existing trees meeting this criterion shall then be divided by the total number of acres to obtain a tree-per-acre figure. The number of replacement trees to be planted at the time of final site reclamation shall be determined by multiplying the trees-per-acre figure by the number of required reclaimed land acres remaining at the time of final site reclamation. Credit shall be given by PZB for existing trees greater than three (3) inches in diameter which are relocated and/or adequately protected during excavation. Any trees relocated and/or protected shall be deducted from the replacement tree count requirement. The trees to be replanted shall be native and a minimum eight (8) feet high. In addition, two (2) understory eighteen (18) inch high seedlings shall be planted for each tree required to be planted.

- (5) **Planting standards.** The upland reclamation plantings may be clustered in one area of the reclaimed upland area or dispersed throughout the reclaimed upland area. No minimum or maximum area is required, except as a condition of approval, as long as the vegetation is planted in accordance with standards set forth in Sec. 7.3. (Landscape and Buffering) and Sec. 9.5. (Vegetation Preservation and Protection). A minimum of five (5) native plant species shall be used to fulfill the planting requirements. The design and species used shall be such that the plants have an anticipated minimal survival rate of at least eighty (80) percent at the end of each monitoring period.
  - (6) **Plan requirements.** The upland reclamation planting plan shall be submitted to DRC simultaneously with the DRC application for the final excavation plan.
    - (a) The signatory of the plans and specifications shall have personal familiarity with the site and soil conditions based upon a field review. The plans shall be signed and sealed by a professional Landscape Architect certified by the Florida Department of Professional Regulation.
    - (b) At a minimum, the plans shall detail the location, species and numbers of plants to be used, and the methods for planting and ensuring survival of the plants, and other reasonable information required by PZB.
  - (7) **Phased projects** In the event that upland reclamation is to be conducted in phases, the following additional requirements shall apply:
    - (a) A phasing plan shall be submitted indicating:
      - (i) exact acreage of each phase;
      - (ii) proposed duration of excavation and reclamation of each phase; and
      - (iii) number of trees to be planted. [Ord. No. 97-63]
- e. **Area of record.** All reclaimed littoral and upland planting areas shall be identified graphically and in writing on a separate restrictive covenant. The graphic shall be signed and sealed by a Certified engineer or surveyor as applicable, recognized and approved by the FDPR. If a plat is required, pursuant to Article 8 (Subdivision, Platting, and Required Improvements), all planted littoral zones and upland reclamation planting areas shall be identified by reference to the restrictive covenant. The plat and restrictive covenant shall be reviewed and approved by the Zoning Division, ERM, and the County Attorney's office prior to recordation. A copy of the plat, if applicable, and recorded restrictive covenant shall be provided to ERM and PZB, prior to issuance of written approval of the Notice of Intent to Construct. **Within thirty (30) days following plat recordation, a copy of the recorded plat shall be provided to ERM and Zoning Division.**

The littoral area and reclaimed upland planting area shall be specifically and separately reserved to the owner, or if applicable, to the property owners' association as its perpetual maintenance responsibility, without recourse to PBC or any other governmental entity or agency. The plat, if applicable, restrictive covenant and property owners' association documents, shall contain the following statement:

It is a punishable violation of PBC Laws, Ordinances, Codes, Regulations and approvals to alter the approved slopes, contours, or cross sections or to chemically, mechanically, or manually remove, damage or destroy any plants in the reclaimed areas and planted littoral zone except upon the written approval from the Director of ERM or Zoning, as applicable. It is the responsibility of the owner or property owners association, its successors or assigns, to maintain the required survivorship and coverage of the reclaimed upland and planted littoral areas and to ensure on-going removal of prohibited and invasive non-native plant species from these areas.

**4. Guarantee (Performance Guarantee) requirements..**

- a. General.** ERM shall administer guarantee requirements for the excavated area and littoral plantings. The Zoning Division shall administer guarantee requirements for reclaimed upland area, and upland plantings. The Land Development Division shall administer guarantee requirements associated with road maintenance and repair of haul routes.
- b. Guarantees required.** The guarantees for phased projects may be bonded separately with approval by DRC.
  - (1) Agricultural and Type II excavations.** Agricultural and Type II excavations shall be required to provide a guarantee for the littoral zones. If approved as a Class A Conditional Use, guarantees shall also be required for the excavated area, upland reclamation (excluding upland plantings) and roadway maintenance and repair.
  - (2) Type III.** Approval of at least five (5) guarantees shall be required for Type III excavations:
    - (a)** excavated areas;
    - (b)** reclaimed upland areas;
    - (c)** upland planting areas
    - (d)** littoral zones; and,
    - (e)** road maintenance and repair when a haul permit is required in accordance with Sec. 7.6.H.1.j.
- c. Execution.** The performance guarantee shall be executed by a person or entity with a legal or financial interest in the property. Transfer of title to the subject property shall not relieve the need for the performance guarantee. The seller shall maintain, in full force and effect, the original performance guarantee until it is replaced by the purchaser.
- d. Form of guarantee** The guarantee shall assure the project performs as approved by the BCC and in accordance with the standards of this code. The guarantee shall take the form of:
  - (1)** A Cash deposit or certificate of deposit assigned to PBC;
  - (2)** An escrow agreement for the benefit of PBC;
  - (3)** A performance bond issued by a Florida registered guarantee company which shall be listed on the U.S. Department of Treasury Fiscal Services, Bureau of Government Financial Operations. Said bond may be canceled only upon written sixty (60) day advance notice and acceptance of cancellation by ERM, PZB or Land Development Division, as applicable;

- (4) An unencumbered, clean, irrevocable letter of credit which must be executed on a form provided by PBC; or
  - (5) Unless otherwise approved in writing by ERM, PZB or Land Development Division, as applicable, performance bonds or letters of credit shall be on forms provided by PBC.
- e. **Amount of guarantee.**
- (1) **General.** The amount of the guarantees shall be adjusted in accordance with the Consumer Price Index, as provided by the Congressional Budget Office and as approved by the County Attorney's Office.
  - (2) **Excavated area.** Guarantee shall be a minimum of one thousand (1,000) dollars per acre of permitted excavation area.
  - (3) **Littoral zones.** The guarantee shall be a minimum of ten thousand (10,000) dollars and shall be an amount of no less than one hundred and ten (110) percent of the total estimated cost for planting, maintaining, and monitoring the required littoral shelves. ERM retains the option for requesting a second cost estimate for which the performance guarantee is based.
  - (4) **Reclaimed upland and upland planting areas.** Guarantee shall be a minimum of ten thousand (10,000) dollars and shall be an amount of no less than one hundred and ten (110) percent of the total estimated cost for reclaiming, planting, maintaining, and monitoring the upland area and required upland planting areas. PZB retains the option for requesting a second cost estimate for which the guarantee is based.
  - (5) **Roadway maintenance and repair.** Streets which require a haul permit in order to be used as a haul route shall be required to post a minimum guarantee in the amount of fifty thousand (50,000) dollars per mile of affected streets within the radius of impact.
- f. **Submittal and approval of guarantee.** Except in the case of an application by a political subdivision or agency of the State, all applicants shall submit the guarantee instruments and obtain approval of the guarantee as provided below.
- (1) **Reclaimed upland area and upland planting areas.** Guarantees for the reclaimed upland area and upland planting areas shall be submitted with the DRC application and approved prior to DRC certification of the final excavation plan.
  - (2) **Excavated area and Littoral zones.** Guarantees for the excavated area and littoral zones shall be approved by ERM prior to issuance of written approval of the Notice of Intent to Construct.
  - (3) **Road maintenance and repair.** Guarantees for road maintenance and repair shall be approved by the Land Development Division prior to issuance by ERM of the applicants Notice of Intent to Construct.
- g. **Duration and release of guarantee.** The guarantee for the excavated area and upland reclamation area of Type III excavations may be reduced once the "as-built" plan is approved. However, the guarantee shall continue to cover the upland planting and littoral planting areas until released in accordance with this subsection.
- (1) **Excavated areas for Type III Excavations.** At the request of the applicant, the guarantees shall be released by ERM, after DRC certification of the final as-built reclamation plan, in accordance with Sec. 7.6.F.6.d.(4).
  - (2) **Upland reclamation area.** At the request of the applicant, the guarantees shall be released by PZB, after DRC certification of the final as-built reclamation plan, in accordance with Sec. 7.6.F.6.d.(4).
  - (3) **Littoral and Upland planting reclamation areas.** The Guarantees shall remain in effect a minimum of seven hundred thirty (730) days (two (2) years) after reclamation is completed in accordance with all requirements of this section. Guarantees shall not be released until approved



(4) **Road maintenance and repair.** The guarantee shall be released by the County Engineer and any applicable road maintenance authority after certification of the final phase of the as-built plan and upon final inspection and acceptance of the repair, maintenance and condition of the streets within the radius of impact.

**5. Maintenance and Monitoring.** The following maintenance and monitoring program is required for all planted littoral zones and reclaimed planted upland areas.

- (1) The current phase(s) of excavation,
- (2) All phases of excavation and reclamation activities (including date(s) of completion and anticipated dates of completion).
- (3) Amount of material extracted and amount of material removed from the site.
- (4) Condition of perimeter buffers and landscaping, and
- (5) Status of compliance with conditions of approval and applicable requirements in this section.

(1) **Maintenance.** Inspections, monitoring, exotic plant species removal and replanting during each monitoring period shall be required to maintain the minimum:

(b) eighty (80) percent survivorship for the planted upland area from the one hundred and eighty (180) day monitoring period;

(2) **Exotic plant species.** Complete removal of the following plant species from the planted littoral zone and upland areas, as applicable:

(a) prohibited and invasive non-native plant species as defined by Sec. 9.5. (Vegetation Preservation and Protection); and

(b) invasive species, such as cattails, primrose willows and water hyacinth,

(3) **Regulated substances.** Inspections and monitoring of all equipment storage, maintenance and service areas shall be required to ensure the site has not been contaminated by regulated substances. Construction areas shall be maintained in accordance with the “Regulated Substance Best Management Practices for the Construction Industry.”

- (4) **Submittals for monitoring programs.** Submittal of monitoring reports for each monitoring period shall be required. The planted littoral zone reports shall be submitted to ERM and the reclaimed upland planting reports shall be submitted to the Zoning Division. These monitoring reports shall represent the monitoring periods commencing with a time zero report, ninety (90) day, one hundred eighty (180) day and three hundred sixty (360) day reports.

The time zero monitoring report shall be submitted within thirty (30) days of the initial planting. Each subsequent report shall be submitted within thirty (30) days of the completion of the monitoring period. If following the first year of the maintenance and monitoring period, the County finds the planted littoral or reclaimed planted upland areas to be in non-compliance with the provisions herein, the land owner or entity having maintenance responsibility may be required by the County to extend their maintenance and monitoring period, until compliance with the maintenance and monitoring requirements is met. [Ord. No. 97-14]

- (5) **Content of monitoring reports.** Each monitoring report, including the time zero report, shall assess the species, numbers, and locations of planted littoral zones and reclaimed upland planting areas. The report shall also depict the equipment maintenance, storage and service areas and assess the condition of the ground as a result of possible leakage or spillage of regulated substances. The report shall include multiple photographs (panoramas are preferred) of the site clearly showing these areas. Photographs must be taken at approximately the same location(s) each time.

In addition, the report shall detail the species, numbers and locations of additional plantings that were made to attain the eighty (80) percent survivorship/coverage criteria, if such plantings were necessary.

- c. **Long-Term Maintenance and Monitoring of reclaimed upland areas and littoral and upland planting areas.** After the first year, the land owner or entity having maintenance responsibility for the planted littoral zone and planted upland reclamation area, shall maintain these areas in the following manner.

- (1) The reclaimed upland areas shall maintain a minimum survivorship of eighty (80) percent, and the planted littoral zone shall maintain a minimum coverage of eighty percent (80%).
- (2) Exotic and invasive non-native plant species as defined by Section 9.5. (Vegetation Preservation and Protection) and invasive species, such as cattails, primrose willows and water hyacinth, shall be restricted to a coverage of less than ten (10) percent of the required planted littoral zone. No exotic or invasive non-native plant species shall be permitted in the upland areas.

- d. **Repair, reconstruction modification.** DRC approval shall be obtained prior to any reconfiguration of the approved lake or reclaimed upland area. Written approval from the Director of ERM shall be obtained prior to modification of the planted littoral zones.

[Ord. No. 97-63] [Ord. No. 99-37]

**J. Administration and enforcement.**

1. **Administrative waiver from construction criteria for Agricultural, WCAA, Type II and Type III excavations.**

- a. Authority and criteria.** Administrative waivers from the slope, depth, or littoral zone standards contained in Sec. 7.6.I. for Agricultural, WCAA, Type II, and Type III excavations may be granted by ERM in accordance with the standards of this Section. ERM may grant the waivers to an applicant upon demonstration by a preponderance of evidence, that such administrative waivers will not be injurious to the area involved or otherwise detrimental to the public welfare, and that special or unique circumstances exist to justify the administrative waivers based on one or more of the following conditions:
- (1) That the literal application of these standards will create an unreasonable hardship and that the special and unique circumstances do not result from the actions of the applicant;
  - (2) That appropriate technology and methods will be used to insure consistency with the intent of the Code; or
  - (3) The proposed administrative waiver will not be adverse to the general intent and purpose of this Section.
- b. Limitations.** No administrative waiver shall be approved for those separation items in Sec. 7.6.I.2.a., unless the item specifically allows approval by ERM; nor for any mining or excavation operation location which will reduce hydraulic recharge distances to a public water supply well in excess of two (2) percent; nor within two hundred (200) feet of a publicly-owned conservation area, environmentally sensitive land area, or publicly-owned preservation area. An administrative waiver may be granted for littoral areas within a lake supporting bona-fide agricultural operations. If the land use changes from bona-fide agricultural use, the littoral requirements for the new land use shall be required.
- c. Review process.** The request shall be included with the Notice of Intent to Construct, unless a Notice of Intent to Construct has been previously approved. An appropriate fee and drawings of sufficient detail shall be required in order to provide the information needed to determine if granting approval of the waiver is appropriate. The application and drawings, excluding littoral planting plans, shall be signed and sealed by a professional recognized and approved by the Florida Department of Professional Regulation for this type of project.
- (1) Upon receipt of a request to deviate from the Construction Criteria, ERM shall have thirty (30) days to request any additional information.
  - (2) Within thirty (30) days of receipt of the requested additional information, ERM may only request information needed to clarify the additional information supplied or to answer new questions raised by or directly related to the additional information.
  - (3) If ERM does not ask for additional information within thirty (30) days of receipt of the request, the request shall be deemed complete upon date of receipt.
  - (4) If an applicant fails to respond to a request for the fee or any additional information within sixty (60) days, the request may be denied without prejudice. However, ERM may grant an extension of time as is reasonably necessary to fulfill the request for additional information. ERM action shall be approval or denial, and shall be included with the issued written approval of the Notice of Intent to Construct.

## 2. Violations, enforcement, and penalties..

- a. Violations.** For each day or portion thereof, it shall be a violation of this Section to:
- (1) fail to comply with a requirement of this Section, a condition of an approval or an authorized exemption granted hereunder;
  - (2) fail to comply with the design specifications or littoral planting plan submitted with the Notice of Intent to Construct for which a written approval was issued by ERM.

- (3) alter or destroy the approved depths, slopes, contours, or cross-sections;
- (4) chemically, mechanically, or manually remove, damage, destroy, cut, or trim any plants in the littoral zones, except upon written approval by the Director of ERM;
- (5) dredge, excavate, or mine the lake or littoral zones without prior receipt of approval(s) from ERM and/or PZB; or
- (6) cause water quality violations in excess of the standards contained in F.A.C. Chapter 62-302;
- (7) dewater in Type 1(A) Type 1(B); and Agricultural excavations unless otherwise permitted by a State or Federal permitting agency.

3. **Enforcement.** Violation of each subsection of this section, any conditions of approval, or any of those violations listed in 2.a.(1)-(7) above, shall be deemed a separate violation and may be subject to fines not to exceed two hundred and fifty (250) dollars per day per violation. In order to enforce compliance with the provisions of this section, ERM, PZB and the County Engineer may issue a cease and desist order or require that future DRC certifications be denied or a building permit or C.O. be withheld. Violations of the provisions of this section shall be punishable by one or more of the following:

- a. Quadruple permit fees shall be assessed if permits were not obtained for violations involving activities which would otherwise have been permissible, as determined by ERM, PZB, or the Land Development Division.
- b. This section shall be enforced through the remedies as outlined in Article 14, (Enforcement Proceedings and Penalties).

However, the County is not prevented from enforcing the provisions of this section by any other measures allowable by law, including but not limited to, Chapters 125 and 162, Fla. Stat., as may be amended.

- c. If the applicant has violated the provisions of this Section, or a condition of approval, staff may place the subject development order back on a BCC agenda for re-consideration in accordance with the provisions of Sec. 5.8. (Compliance with Time Limitations) and Article 14 (Enforcement Proceedings and Penalties).

4. **Restoration.** Damage to upland reclamation areas, planted littoral shelves, littoral plants and/or streets may result in an order to restore to the approved conditions. Excavation operations that have occurred without approval and receipt of written approval from ERM, PZB or the County Engineer, as applicable may result in an order to restore the site or streets in the radius of impact to preexisting conditions.

5. **Additional remedies.** In addition to the sanctions contained herein, the County may take any other appropriate legal action, including but not limited to, administrative action, and requests for temporary and permanent injunctions, to enforce the provisions of this Section.

6. **Use of Collected Monies.** All monies collected by ERM as civil penalties for violations of this Section shall be deposited in the PBC Pollution Recovery Trust Fund.

7. **Appeals.** An applicant may appeal a final determination made by:

- a. **Director of ERM.** Appeal shall be made to the Environmental Ordinance Appeals Board pursuant to this Section. The applicant shall comply with the following appeal procedures.

- (1) **Submittal.** An appeal must be made within twenty (20) days of the applicant's receipt of the final action.
  - (2) **Hearing.** Each hearing shall be held within sixty (60) days of submittal of all documents which the Environmental Ordinance Appeals Board deems necessary to evaluate the appeal. At the conclusion of the hearing, the Environmental Ordinance Appeals Board shall orally render its decision (order), based on the evidence entered into record. The decision shall be stated in a written order and mailed to the applicant not later than ten (10) days after the hearing. Written order of the Environmental Ordinance Appeals Board shall be final.
- b. **Director of Zoning or Director of Land Development.** Appeal shall be made to the appropriate appeals board as provided in Sec. 5.6 (Development Review Appeals Board) or Sec. 5.7 (Board of Adjustment), as applicable.
- c. **Judicial Relief.** An applicant or ERM may appeal a final written order of the Environmental Ordinance Appeals Board within thirty (30) days of the rendition of the written order by filing a petition for Writ of Certiorari in Circuit Court of the Fifteenth Judicial Circuit in and for PBC, Florida.  
[Ord. No. 96-28] [Ord. No. 97-63] [Ord. No. 97-64]

**Amendment History:**

[Ord. No. 96-28; September 25, 1996] [Ord. No. 97-63; December 24, 1997] [Ord. No. 97-64; December 24, 1997]  
[Ord. No. 99-37; October 7, 1999]

**SEC. 7.7 DRIVEWAYS AND ACCESS.**

**A. Purpose and intent.** It is the purpose and intent of this section to promote safe and efficient traffic movement while affording reasonable access to abutting land.

**B. Driveways.** Driveways shall be subject to the following standards.

**1. Spacing.**

**a. Local or residential access streets.** Lots located on local or residential access streets shall have a maximum of two (2) accessways. Driveways for lots located on local or residential access streets at interior locations shall maintain a minimum setback from a side or rear lot line as follows:

- |  |        |
|--|--------|
| (1) Single Family or Multifamily driveways - | 2 foot |
| (2) Zero Lot Line driveways -                | 1 foot |
| (3) Townhouse driveways -                    | 1 foot |

**b. Arterial and collector streets.** Driveway locations and spacing shall be accordance with the County standards for street connections along arterial and collector roads. Provided, however, that driveway connections to any road which is part of the State Highway System, as defined in Sec. 334.03, Fla. Stat., shall meet the permit requirements of FDOT for street connections, pursuant to Sec. 335.18, Fla. Stat.

**2. Construction.** Driveway connections to streets under the jurisdiction of Palm Beach County shall be constructed in accordance with the County standards. Construction standards and details for driveways shall be available from the DEPW.

**C. Double frontage lots.** Where a double frontage residential lot is located adjacent to a collector or an arterial road, it shall also be required to front on a local or residential access street. A limited access easement shall be placed along the land line that abuts either the collector or arterial road.

**D. Exceptions.** The County Engineer shall have the authority to grant a permit for driveway and access plans with lesser or greater dimensions than designated in this section, giving consideration to the following factors:

1. lot size;
2. lot configurations;
3. proposed land use;
4. traffic generation or anticipated traffic volume along adjoining rights-of-way;
5. traffic characteristics of the land use;
6. driveway locations on contiguous land or land on the opposite side of the street;
7. median opening locations;
8. safe sight distance; and
9. such other factors as may be deemed pertinent by the County Engineer.

(This space intentionally left blank.)

**SEC. 7.8 MISCELLANEOUS STANDARDS.****A. Performance Standards.**

1. **Purpose and intent.** The purpose and intent of this section is to eliminate and regulate sources and occurrences of noise, vibration, smoke, dust or other particulate matter, toxic or noxious waste materials, odors, fire and explosive hazards or glare that interfere with the peaceful enjoyment of land or which are contrary to the public health, safety or welfare or constitute a nuisance to the public at-large.
2. **Applicability.** This section shall apply to all development within unincorporated Palm Beach County unless specifically exempted pursuant to Sec. 7.8.A.3.
3. **Exemptions.** The following shall be exempted from the standards of this section.
  - a. Sound emitted from the operation of motor vehicles legally operating on any public right-of-way which are regulated by Chapter 316, Fla Stat., the Uniform Traffic Control Law.
  - b. Any noise generated by interstate motor carriers operating on any public R-O-W which is regulated by Chapter 316, Fl. Stat. Any noise generated by interstate rail carriers operating on any railroad R-O-W. All airport operations unless otherwise restricted by a development order approved by the Palm Beach County Board of County Commissioners. Any other subjects to the extent preempted by applicable State or Federal laws or regulations. [Ord. No. 97-64]
  - c. Any noise generated as a result of emergency work, as a danger warning device, or for the purpose of alerting persons to the existence of any emergency.
  - d. Any noise generated by any government sanctioned activity conducted on public land.
  - e. Any noise generated within any public R-O-W, including parades, when appropriately sanctioned by the governing body.
  - f. Non-amplified crowd noises at sporting events.
  - g. Any noise emitted from a source located within the Research and Technology Overlay (R&T-0) district.
  - h. Noise; vibration; smoke, emissions and particulate matter; odors; and outdoor lighting by farm operations conforming to generally accepted agricultural and management practices in the Agricultural Reserve district. [Ord. No. 98-11]
4. **Noise.**
  - a. **Maximum permissible sound levels.**
    - (1) **Specific prohibitions.** The following activities shall be prohibited.
      - (a) **Horns, signaling devices.** The sounding of any horn or audible signal device of any motor vehicle, boat, train, engine, machine or stationary boiler of any kind except as required by law or as a warning. The sounding of any warning device for an unnecessary or unreasonable period of time is also prohibited.

- (b) **Public streets and parks.** The operating or playing of any radio, television, phonograph, musical instrument or similar device on the public rights-of-way or in public parks in a manner as to be plainly audible at a distance of one hundred (100) feet from the sound source at any time.
  - (c) **Loud speakers and sound amplifiers.** The using or operating of any loud speaker, loud speaker system, sound amplifier, radio, television, phonograph, musical instrument or other similar device within or adjacent to inhabited residential land such that the sound therefrom is plainly audible across the property line of the inhabited residential land at any time. This section shall not apply to any special events, such as parades, festivals or sporting events, but shall apply to lounges, restaurants or night clubs.
  - (d) **Street sales advertising.** The use or operation of any loudspeaker, sound amplifier or musical instrument which produces or reproduces sound which is cast or emitted upon the public streets and sidewalks for the purpose of commercial advertising or for attracting the attention of the public to any particular building, structure or place when such sound that is emitted is plainly audible across the land line of any inhabited residential land.
  - (e) **Machinery construction work.** The operation of any machinery, demolition equipment, construction equipment, excavating equipment, power tools, equipment of semi-mechanical devices or undertaking construction work which emits sound across the land line of an inhabited residential land between the hours of 10:00 PM and 7:00 AM, Monday through Saturday with no construction permitted on Sunday. This shall not prohibit the use of pumps or machinery which, because of its very nature and purpose, is required to be operated twenty-four (24) hours a day.[Ord. No. 97-64]
  - (f) **Lawn equipment.** The operation of lawn and garden equipment which emits sound across the line to inhabited residential land between the hours of 10:00 PM and 7:00 AM.
- (2) **General prohibitions.** No person shall operate or cause to be operated any source of sound from any location in such a manner as to create a sound level which exceeds the limits set forth in Table 7.8-1 for inhabited residential and commercial land more than ten (10) percent of any measurement period, which period shall not be less than ten (10) minutes when measured at or within the boundary of the complaining landowner. For the purpose of this section, inhabited shall mean regularly occupied by the complainant and occupied at the time of complaint. Sound Level Measurement shall be made with a Type 2 or equivalent sound level meter using the A-Weighting Scale in accordance with the standards of the American National Standards Institute (ANSI). All measurements shall be made with a sound meter at or within the boundary of the complaining landowner.

(This space intentionally left blank.)



**TABLE 7.8-1  
PROHIBITED SOUND LEVELS**

Receiving Land	Noise Source	Time of Day	Sound Level Limit
Residential	Fixed mechanical equipment	Any time	60 dB
Residential	All other sources	7 AM to 8 PM	60 dB
		8 PM to 11 PM	55 dB
		11 PM to 7 AM	50 dB
Commercial	All sources	Any time	70 dB

- b. Public nuisance/injunctive relief.** Any emission of noise from any source in excess of the limitations established in or pursuant to this section shall be deemed and is hereby declared to be a public nuisance. Upon receipt of written complaint of violation of this section, the Code Enforcement Officer may investigate and request the County Attorney to file injunctive proceedings to abate the nuisance. Such proceedings shall be cumulative and in addition to the penalties provided herein.

**5. Vibration.**

- a. Non-industrial districts.** In all districts except the IL, IG and PIPD districts, no use shall be operated so as to produce ground vibration noticeable without instruments, at the lot line of the premises on which the use is located.

**6. Smoke, emissions and particulate matter.**

- a. Generally.** No use or activity shall be operated except in full compliance with the standards controlling air pollution as provided in the laws of the State of Florida, Palm Beach County Health Department (PBCHD) and the ordinances of Palm Beach County.
- b. Smoke.** In all districts, unless otherwise covered by a specific visible emission limiting standard by a FDEP Rule or County Ordinance, every use shall be operated so as to prevent the emission of smoke from any source whatever, the density of which is equal to or greater than that designated as Number 1 on the Ringlemann Chart, or the opacity of which is equal to or greater than twenty (20) percent. For the purpose of grading the density of smoke, the Ringlemann Chart, as published and used by the United States Bureau of Mines, or Method 9, as published in Chapter 17-2 F.A.C. and used by DER, is incorporated herein by reference. All measurements shall be at the point of emission.
- c. Dust and particulates.** Every use shall be operated to prevent the emission into the air of dust or other solid particulate matter which may cause danger to land and the health of persons or animals at or beyond the lot line of the premises on which the use is located.

7. **Odors.** No use shall be operated so as to produce the emission of objectionable or offensive odors in such concentration as to be readily perceptible at any point at or beyond the lot line of the land on which the use is located. The guides and standards of the FDEP regarding air pollution shall be considered guides in determining the quantities of offensive odors. [Ord. No. 01-01]
8. **Toxic or noxious matter.** No use shall for any period of time, discharge across the boundaries of a lot on which it is located, toxic or noxious matter in such concentrations as to be detrimental to or endanger the public health, safety, comfort, or general welfare, or cause injury or damage to persons, land, or the use of land, or render unclean the waters of the state to the extent of being harmful or inimical to the public health, or to animal or aquatic life, or to the use of such waters for domestic water supply, industrial purposes, recreation, or other legitimate and necessary uses.
9. **Radiation.** Any operation involving radiation, i.e., the use of gamma rays, X-rays, alpha and beta particles, high speed electrons, neutrons, protons, and other atomic or nuclear particles, shall be permitted only in accordance with the codes, rules, and regulations of the State Department of Health and Rehabilitative Services, Office of Radiation Control and FDEP.

**10. Electromagnetic radiation and interference.**

- a. **Radiation.** No person shall operate or cause to be operated for any purpose any planned or unplanned source of electromagnetic radiation which does not comply with the current regulations of the Federal Communications Commission regarding such sources of electromagnetic radiation. Any operation in compliance with the Federal Communications Commission regulation shall be deemed unlawful if such radiation causes an abnormal degradation of performance of any electromagnetic receptor of quality and proper design. The determination of "abnormal degradation of performance" and "of quality and proper design" shall be made in accordance with good engineering principles and the standards of the American Institute of Electrical Engineers, the Institute of Radio Engineers, and the Electronic Industries Association.
- b. **Interference.** No use, activity, or process shall be conducted which produces electromagnetic interference with normal radio or television reception in any district.  
[Ord. 95-8] [Ord. No. 96-28] [Ord. No. 97-64]

**B. Outdoor lighting standards.**

1. **Purpose and intent.** The purpose and intent of this section is to reduce the hazard and nuisance caused by the spillover of light and glare on to drivers, pedestrians and land uses near artificial lights. By allowing safe and efficient lighting of outdoor areas and by reducing the negative effects of exterior lighting, the regulations contained in this section are intended to promote land use compatibility, traffic and pedestrian safety, energy efficiency and community appearance. Outdoor lighting shall also be consistent with the Palm Beach County Security Code and Sec. 9.1, (Coastal Protection).
2. **Applicability.** This section shall apply to all exterior lighting in unincorporated Palm Beach County, except street lights that meet the requirements of the appropriate public utility.

**3. Outdoor lighting standards.** Outdoor lighting shall meet the following standards.

- a. **Light confinement.** All outdoor lights shall, to the greatest extent possible, confine emitted light to the property on which the light is located, and shall not be directed upwards, to avoid urban sky glow.
- b. **Spillover light.** Spillover light on to residential property shall not exceed three-tenths (0.3) of one footcandle when measured six (6) feet above grade at the residential property line.

**4. Prohibited lights.** The following types of lights are prohibited in unincorporated Palm Beach County:

- a. Any unshielded light source in a luminaire with no light cutoff that is visible within the normal range of vision from any residential property;
- b. Any light that creates glare observable within the normal range of vision of any public right of way or glare that creates a safety hazard;
- c. Any light that resembles an authorized traffic sign, signal or device, or that interferes with, misleads or confuses vehicular traffic as determined by the Zoning Director; and
- d. Beacon or search lights except for temporary grand openings or special events, as required by state or federal law.

**5. Certification.** For all developments that include free-standing luminaires exceeding sixty (60) feet in height, written certification of compliance with this section, bearing the seal of an engineer registered to practice in Florida, shall be required prior to the issuance of a building permit.

**6. Measurement.** Illumination levels shall be measured in footcandles with a direct-reading, portable light meter. The light meter shall be placed not more than six (6) inches above ground level at the property line of the subject parcel. Measurements shall be made after dark with the lights in question on, then with the same lights off. The difference between the two (2) readings shall be compared to the maximum permitted illumination in order to determine compliance with this section.

**7. Effect on previous approvals.** Exterior lights installed prior to February 1, 1990, shall not be considered nonconforming.

**C. Major intersection criteria.** As specified in this Code, certain specific uses shall be located at major intersections or internal to a planned development district that is located at a major intersection. For the purpose of this section, to be considered a major intersection each roadway at the intersection shall meet at least one (1) of the following standards:

- 1. **Four lanes.** The roadway currently exists at four (4) lanes or more, link to link, and is shown on the Thoroughfare R-O-W Protection Map. Dedication of R-O-W or construction of additional lanes solely in front of a property shall not satisfy this standard;
- 2. **Five year road plan.** The roadway appears in the Five Year Road Plan to be constructed as a major arterial of at least four (4) lanes;
- 3. **Traffic volume.** The average traffic volume on the roadway is greater than ten thousand (10,000) trips per day as shown on the Metropolitan Planning Organization (MPO) Traffic Volume Map;
- 4. **R-O-W.** The roadway is shown on the Thoroughfare Plan as one hundred twenty (120) foot R-O-W or greater;

**5. Upgrade agreement.** The applicant agrees to improve the roadway system to meet the standards in this section, as a condition of approval.

**D. Drainage.** For all development in all districts, drainage shall be designed and constructed in accordance with the drainage and stormwater management standards of Art. 8, Subdivisions, Platting, and Required Improvements: except that the requirement for legal positive outfall, per Sec. 8.24.A.3, shall not apply to:

1. Development that meets both of the following criteria.

- a. The primary use is a parking lot, open storage, open sided structure with no utilities, or similar use as determined by the County Engineer.
- b. The property is not located adjacent or contiguous to a drainage facility which provides access to a point of legal positive outfall.

2. Individual lots designated as Industrial on the FLUA which have a zoning designation of IL, IG, MUPD, PIPD or SWPD, are limited to industrial uses, are located three hundred (300) feet or more away from connecting to legal positive outfall, and which provide either:

1.

- a. Adequate on-site lake area to store the one hundred (100) year, three (3) day rainfall event within the limits of the lake; or
- b. Store a one hundred (100) year, three (3) day rainfall event on site in a combination of lake and surface storage conditioned upon providing a hydrological study showing that inundation of the parking lot areas and driveways does not persist for more than seventy-two (72) hours following cessation of the one hundred (100) year, three (3) day rainfall event.

3. Security trailers or caretakers quarters allowed in conjunction with an exempted use.

Any parcel meeting the above listed exemptions from the provisions of legal positive outfall shall connect to a central sewer system and shall not utilize a septic tank system. [Ord. No. 01-01]

**Amendment History:**

[Ord. No. 93-4] [Ord. No. 95-24] [Ord. No. 96-28][Ord. No. 93-4] [Ord. No. 95-8] [Ord. No. 95-24]  
[Ord. No. 96-28] [Ord. No. 01-01]

**SEC. 7.9 RESERVED FOR FUTURE USE [Ord. No. 95-24].**

**SEC. 7.10 RESERVED FOR FUTURE USE [Ord. No. 95-24].**

**SEC. 7.11 RESERVED FOR FUTURE USE [Ord. No. 95-24].**

**SEC. 7.12 RESERVED FOR FUTURE USE [Ord. No. 95-24].**

**SEC. 7.13 ARCHAEOLOGICAL RESOURCES PROTECTION**

**A. Purpose and intent.** It is hereby declared that the protection, enhancement and examination of significant archaeological resources is in the interest of the health, safety and welfare of the people of Palm Beach County. It is acknowledged that within Palm Beach County there exist sites which are of significant archaeological value as prehistoric, historic and cultural resources. A map identifying known archaeological sites has been prepared by a qualified archaeologist and is adopted as part of this section.

**THE MAP OF KNOWN ARCHAEOLOGICAL SITES IS LOCATED IN THE ZONING DIVISION**

The purposes of this section are to:

1. Establish a procedure for review of development proposals on lands which have been identified as containing archaeological resources and which will be applicable to lands identified by the predictive model when added to this section by amendment;
2. Establish a method to review the potential archaeological value of previously unidentified sites after the discovery of prehistoric and historical artifacts, skeletal or fossilized human remains, or non-human vertebrate fossils during development;
3. Establish a mechanism to protect, when appropriate, resources of significant archaeological value identified pursuant to this section that are deemed important by a qualified archaeologist to the prehistory or history of the County, State or Nation; and,
4. Facilitate protection of resources of significant archaeological value without substantially delaying development.

**B. Applicability.** This section is applicable in the unincorporated area of Palm Beach County and regarding County owned property in municipalities unless otherwise regulated by municipal archaeological protection regulations and shall apply to:

1. All parcels of land which are identified as archaeological sites on the map entitled "Map of Known Archaeological Sites;"
2. A parcel on which a previously unidentified artifact or any human skeletal or fossilized human remain or non-human vertebrate fossils of significant archaeological value is found during site development or during any other activity which may disturb an archeological site; and,
3. All applications for Type III Excavation.

**C. Development subject to archaeological review.** Development shall be subject to this section as follows:

1. **Parcels on identified sites.** Parcels on the map of known archaeological sites and proposals for type III excavation. Owners of parcels located on the Map of Known Archaeological Sites or owners of parcels requesting approval for Type III Excavation must receive a Certificate to Dig prior to issuance of a development order.

2. **Parcels on previously unidentified sites.** Previously unidentified archaeological sites discovered during development. When one or more artifacts or human skeletal or fossilized remains or non-human vertebrate fossils which were previously undiscovered are found on a site during development or during other activity disturbing the site, all development or disruptive activity directly over the find shall cease. Before any further development or disruptive activity continues, the following procedure shall apply:
- a. The area directly over the find shall be staked by the property owner or agent of the property owner, contractor or subcontractor, or other party discovering the potential find;
  - b. Within one (1) working day of discovering the potential find, the Department and, if applicable, the property owner shall be notified;
  - c. Within three (3) working days, the County Archaeologist shall inspect and evaluate the site for the purpose of determining whether artifacts or human skeletal or fossilized remains or non-human vertebrate fossils are located on a site. If the qualified archaeologist determines a significant archaeological resource is on site or likely to be on site, the Director of the Planning, Zoning and Building Department shall issue an order suspending construction and define the area where the order suspending construction applies, based upon the archaeologist's assessment. Such order does not have the effect of a stop work order and shall not stop construction activity not directly impacting the defined potential archaeological site;
  - d. The County Archaeologist shall evaluate the significance of the archaeological find and send a written Archaeological Evaluation Report to the property owner and Director of the Department of Planning, Zoning and Building postmarked within seven (7) working days from issuance of the suspension order; and,
  - e. In the Archaeological Evaluation Report, the County Archaeologist shall require an application for a Certificate to Dig be prepared if the archaeologist determines the site contains artifacts of significant archaeological value. If the County Archaeologist determines that there is no reasonable possibility that artifacts of significant archaeological value are contained on the site, the archaeologist shall make such a finding to the Department in the Archaeological Evaluation Report and the Department shall immediately lift the suspension order.
  - f. In order to encourage individuals to bring potential artifacts to the County's attention, private citizens engaged in disruptive activity which does not require a development order and uncover a potential artifact, fossil, or remains, may request a waiver of application fees and shall not be subject to the timeframes required in this subsection.
3. **Sites containing human skeletal remains.** If human skeletal remains are found, then Sec. 872.05, Fla. Stat. (1989), as amended from time to time, controls. [Ord. No. 93-4]

**D. Certificate to dig.**

1. **Application.** Owner of parcels required by 7.13.C., above, (Development Subject to Archaeological Review, Parcels on the Map of Known Archaeological Sites and Proposals for Type III Excavation, and Previously Unidentified Archaeological Sites Discovered During Development), to make application for a Certificate to Dig to the Department for review by the Historic Resources Review Board (HRRB) shall make such application prior to the issuance of a development order. The application for the Certificate to Dig shall be made on a form available from the Department. Only one (1) Certificate to Dig shall be required to develop a site unless additional resources are found during site development.

- 2. Report contents of a certificate to dig.** The application for a Certificate to Dig shall be subject to a fee established by the Department, governed by Sec. 7.13.D.3.d., below, and include a report prepared by a qualified archaeologist. The report shall at minimum contain a documented search of the Florida Master Site Files, a brief history of the area, an archaeological survey and field inspection performed in a professionally acceptable manner, an assessment of the archaeological significance of the site, and a proposed plan for management.

All reports submitted to the Department on properties determined to be of archaeological significance shall include the preparation of a Florida Master Site File (FMSF) form, which shall be forwarded by the Department to the Division of Historical Resources of the Florida Department of State. Copies of FMSF forms shall be available at the Department.

- 3. Standards for issuance of a certificate to dig.** Within three (3) working days of receiving an application, the Department shall make a determination of the completeness of the application. If the application is determined to be incomplete, the Department shall request additional information by certified mail. When the application is complete, the Department shall forward the application to the HRRB. The HRRB shall hold a public hearing within thirty (30) days of the date of receipt of the application by the HRRB. The Department shall prepare its evaluation of the application and notify the applicant of its findings at least ten (10) working days prior to the public hearing. Evaluation of the application by the Department and the HRRB shall be based upon guidelines in this section, recommendations included in the archaeologist's report, and the recommendation of the County Archaeologist, if required. The HRRB's evaluation shall do one of the following:
- a. If the property is determined to have no significant archaeological value or insignificant value, the HRRB shall, if applicable, issue the Certificate to Dig, or lift the construction suspension order, if applicable, and the development may proceed; or
  - b. If the property is determined to have significant archaeological value, the Board shall issue a Certificate to Dig with conditions that are deemed necessary to protect or permit the excavation of any part of the site found to be of significance, including conditions regarding site design. In order to protect archaeological resources of significant value, the Board may require the applicant to do one or more of the following as part of receiving the Certificate to Dig:
    - (1) preserve the archaeological site within open space of the development;
    - (2) redesign the development to accommodate preservation of all or a portion of a site containing the significant archaeological resources;
    - (3) the property owner may voluntarily fund or seek funding for excavation of the resource, if agreed to by the County.
  - c. If the HRRB finds it is impossible to adequately preserve the significant archaeological resource using the standards and procedures in b., above, and the proposed development plan would adversely affect any significant archaeological resources found on the site, the HRRB may delay issuance of a Certificate to Dig for up to eight (8) weeks after the submittal of a completed application so that either:
    - (1) Appropriate archaeological excavation may be conducted to properly extract and interpret the significant archaeological resources found on the site; or
    - (2) The County may approach any recognized historic preservation agency to seek alternate solutions; or
    - (3) A buyer may be found to purchase a site for either site preservation or in order to allow detailed excavation, analysis and interpretation of the site.

- d. **Fee for application for certificate to dig.** The Department shall charge a fee covering the direct and indirect costs associated with reviewing an Application for a Certificate to Dig, issuing the certificate and monitoring compliance with the certificate. Fees for the issuance of a Certificate to Dig shall be added to the Department Fee Schedule by resolution approved by the Board of County Commissioners. [Ord. No. 93-4]

- E. **Map of known archaeological sites.** A map of known archaeological sites is attached to this section as Exhibit "A" and is adopted as part of this section. The above referenced map may be amended by resolution or ordinance adopted by the Board of County Commissioners pursuant to Sec. 125.66, Fla. Stat. after considering a recommendation of the HRRB. The map shall be amended upon determination by the County that additional sites of significant archaeological value have been discovered. At a minimum, the map and the Florida Master Site Files shall be reviewed annually for possible map amendment. [Ord. No. 93-4]

- F. **Appeals.** Within thirty (30) days of a written decision by the HRRB regarding an application for a certificate to dig, an aggrieved party may appeal the decision by filing a written notice of appeal, and pay a filing fee, established by the Board of County Commissioners, with the Clerk of the Board of County Commissioners. A copy of the notice of appeal shall be filed with the Executive Director of Planning, Zoning and Building Department. The notice of appeal shall state the decision which is being appealed, the grounds for the appeal, and a brief summary of the relief which is sought. Within forty-five (45) days of the filing of the appeal or the first Board of County Commissioners meeting which is scheduled, whichever is later in time, the Board of County Commissioners shall conduct a public hearing at which time they may affirm, modify or reverse the decision of the Department. The applicant shall be notified by certified mail, return receipt requested, of the date, time, and place of such hearing. At this hearing, the party shall set forth the alleged inconsistencies or non-conformities with procedures or criteria set forth in this code; however no new materials or evidence shall be presented to or considered by the Board of County Commissioners. The Board of County Commissioners shall vote to approve, modify or overrule the decision of the HRRB. The decision of the Board of County Commissioners shall be in writing and a copy of the decision shall be forwarded to the appealing party. An applicant may appeal a final decision of the Board of County Commissioners within thirty (30) days of the rendition of the decision by filing a petition for Writ of Certiorari in Circuit Court of the Fifteenth Judicial Circuit in and for Palm Beach County, Florida. [Ord. No. 93-4]

- G. **Procedure for addressing violations, hearing and penalties.** Upon detection by the County that a property owner, agent of property owner, contractor or subcontractor has violated this section, the County shall notify the violator(s) and the property owner, if applicable, that a hearing has been set before the Code Enforcement Board. The notice, hearing and fines shall occur pursuant to Chapter 8.5 of the Code of Laws and Ordinances of Palm Beach County. Further, if the Code Enforcement Board finds that a willful violation of this section has occurred, the County shall fine the violator a fine of up to five hundred dollars (\$500.00) per day or impose imprisonment in the county jail not to exceed sixty (60) days or by both fine and imprisonment as provided in Sec. 125.69, Fla. Stat. In addition to the sanctions contained above, the County may take any other appropriate legal action, including, but not limited to, requests for temporary and/or permanent injunctions to enforce the provisions of this section. It is the purpose of this section to provide additional cumulative remedies. [Ord. No. 93-4]



**SEC. 7.14      SIGNAGE.**

**A. Purpose and intent.** The purpose and intent of this section is to establish standards for the placement and use of signs, symbols, markings, or advertising devices within unincorporated Palm Beach County. These standards are designed to protect the health and safety of persons within Palm Beach County and to assist in the promotion of tourism, business and industry by providing standards which allow and encourage creativity, effectiveness, and flexibility in the design and use of such devices, and minimize the unreasonable restraint upon the needs of the community, while protecting the aesthetic appearance of Palm Beach County.

**B. Applicability.** The provisions of this section shall apply to all signs unique property control number in unincorporated Palm Beach County, unless specifically exempted by Sec. 7.14.E. (Exemptions). These regulations apply individually to all parcels of land whether or not the parcels are included in a development of a larger scale. All signs shall be referenced in relation to the parcel of land on which it is located and each parcel shall be identified by a parcel control number. Any sign authorized by this section may contain non-commercial copy in lieu of other copy. [Ord. No. 96-28]

**C. Effect on previously permitted signs.**

1. **General.** Previously permitted signs and sign structures which do not meet the provisions of this Code with permanent locations shall be considered nonconforming uses or structures subject to Article 13 of this Code, except:

- a. a sign face may be replaced with a valid permit but not enlarged;
- b. permits for lighting and electrical alterations may be issued.

Other than as outlined above or pursuant to a certificate of conformity, a sign structure may not be enlarged, altered or moved without the entire sign being brought into compliance with these regulations.

2. **Electronic message center signs.** To forward the purpose of this Code, it is the intent of the Board of County Commissioners that all electronic message center signs conform to the standards herein. Within thirty (30) days of the effective date of this Code, all electronic message center signs shall comply with the standards of Sec. 7.14.I.6.d., except the signs shall not be required to be moved to meet locational standards, or reduced in area, and existing reflectorized lamps and lamps over thirty (30) watts may continue to be used until they require replacement.

Any relocation, enlargement or other alteration to electronic message center signs shall require Board of County Commissioners' approval pursuant to Sec. 7.14.I.6.d.

3. **Off-premises signs.** There shall continue to be a prohibition on billboards and similar large off-premises signs in order to improve the aesthetic appearance of unincorporated Palm Beach County. However, this prohibition shall not include the repair, maintenance, relocation, or replacement of billboards constructed consistent with applicable zoning codes and building permit procedures prior to November 15, 1988, and included within the billboard stipulated settlement agreement and billboard survey. The Stipulated Settlement Agreement referred to herein and appropriately filed in the official records of the Board of County Commissioners of Palm Beach County shall be a primary source of information for construing and implementing the intent and purpose of these amendments. [Ord. No. 93-4] [Ord. No. 96-28]

**D. Definitions.** For the purposes of this Section, except as specifically provided herein, the terms defined in Article 3 shall have the meaning therein. In the event of conflict between the other Sections of the ULDC and this Section, this Section shall prevail. Terms in this Section shall have the following definitions and shall apply only to the signage procedures as provided for in this Section.

**Multiple occupancy building** means a building containing two (2) or more tenants.

**Wall** means any exterior surface area.

[Ord. No. 01- 01]

**E. Required signs and required procedure.**

1. **Required signs.** One (1) address sign shall be required for each principal building or use on premises showing only the numerical address designation on the premises upon which they are maintained. Multi-unit buildings which utilize a roadside marquee/signboard, the full building address shall be posted on such marquee/signboard. The address shall be posted in a color contrasting that of the marquee/signboard and of sufficient size to be plainly visible and legible from the roadway. When the building utilizes multiple address, such as multiple occupant mercantile buildings, the address range shall be posted as indicated above. Signs shall be plainly visible from the street or R-O-W providing access to the lot and shall be installed and maintained pursuant to Palm Beach County Building Security Code. This requirement shall apply to all new and existing structures, provided that single family homes and duplexes built prior to January 1984 shall be given a six (6) month grace period after the effective date of this provision to comply.
2. **Application procedure.** Only approved signs or signs specifically exempt under this Code shall be erected. Signs shall be erected and maintained only as permitted and, unless exempt from permitting, signs not erected and maintained pursuant to a valid permit are illegal. All illegal signs shall be subject to Sec. 7.14.P. [Ord. No. 93-4]

**F. Exemptions.** The following shall be exempt from the provisions of this Code and may be erected without a permit.

1. Signs erected by a governmental body governing vehicular and pedestrian travel on public and private rights-of-way.
2. Safety, directional and highway memorial signs placed in public rights-of-way erected by a governmental body.
3. Temporary signs denoting architect, engineer, landscape architect, planner, or contractor on a construction site, not exceeding thirty-two (32) square feet in surface area and twelve (12) feet in height, and provided it is immediately removed upon the issuance of a Certificate of Occupancy or abandonment of work.
4. Required address signs.
5. Off-premises signs incorporated into county owned, contracted or operated bus shelters, pursuant to the county contract dated August 22, 1989, as may be amended. All existing county owned, contracted or operated bus shelters with signage shall be considered nonconforming signs.
6. Outdoor temporary display of merchandise under a structural canopy for special promotion and not exceeding ten (10) days.

7. Signs incorporated into machinery or equipment by a manufacturer or distributor, which identify or advertise only the product or service dispensed by the machine or equipment, such as signs customarily fixed to vending machines, menu boards and gasoline pumps.
8. Words or letters printed on an umbrella affixed to a permanent table where the use at which the umbrella is located is lawfully allowed.
9. Public warning signs on private property to indicate the dangers of trespassing, swimming, no parking, animals or similar hazards. These signs shall be no larger than four (4) square feet unless specifically provided for by law. Signs shall be spaced a minimum of two hundred (200) feet unless superseded by Florida Statutes.
10. Temporary search lights for ten (10) days, four (4) times a year per each business per location and with Federal Aviation Administration approval.

[Ord. No. 93-4]

**G. Prohibited signs.** The following signs are prohibited:

1. Motion picture and video mechanisms in conjunction with any outdoor advertising or any advertising statuary used in such a manner as to permit or allow the images to be visible on or from any public street or sidewalk.
2. Signs which produce noise or sounds capable of being heard even though the sounds produced are not understandable sounds. This shall not be construed to prohibit voice units at menu boards.
3. Signs which emit visible smoke, vapor, particles, or odor.
4. Signs or other advertising materials as regulated by this section that are erected at the intersection of any street or in any street R-O-W in such a manner as to obstruct free and clear vision; or at any location where, by reason of position, shape, or color, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device; or which makes use of the words "stop," "look," "drive-in," "danger," or any other word, phrase, symbol, or character in such manner as to interfere with, mislead, or confuse vehicular traffic.
5. Signs in safe distance triangles.
6. Signs erected, constructed, or maintained so as to obstruct, or be attached to any fire fighting equipment, unless approved or required by the Fire Marshall.
7. Signs with any lighting or control mechanism which causes radio or television or other communication interruption or interference.
8. Flags, banners, streamers, pennants, twirling, "A" type, sandwich type, sidewalk or curb signs, blank copy signs and unanchored signs, except where expressly provided for in this section.
9. Signs with visible moving, revolving, or rotating parts or visible mechanical movement of any description or other apparent visible movement achieved by electrical, electronic, or mechanical means. This prohibition shall not be construed to prohibit electronic message center signs.

10. Moving or stationary advertising signs if displayed on a vessel on the waterways.
11. Outdoor advertising of any kind or character where any live animal or human being is used as part of the advertising and is visible from any public street or public place. This shall not be construed to include religious displays.
12. Any sign which exhibits thereon any obscene material.
13. Any snipe sign.
14. Any signs attached to trees, utility poles, trailers, and any other unapproved supporting structures.
15. Portable signs, except where expressly provided for in this section.
16. Roof signs.
17. Flashing signs and beacons, except for highway or other warning lights operated or required by a governmental agency. Also prohibited are signs with chasing borders and twinkling lamps visible from public or private rights-of-way. This shall not be constructed to prohibit time and temperature signs or electronic message center signs.
18. Off-premises signs, except as provided for in Sec. 7.14.C.3. and 7.14.Q.  
[Ord. No. 96-28]
19. Signs placed upon benches, bus shelters or waste receptacles, except as may be authorized by a governmental agency or superseded by State Statutes.
20. Signs that are in violation of the building code or electrical code adopted by the County.
21. Merchandise displays located inside buildings, oriented to outside, within one (1) foot of a window, and visible through the glass window.
22. Projecting signs, except where expressly permitted in this section.

**H. Signs requiring a special permit from Zoning Division.** These permits shall be obtained by application made on the appropriate form, accompanied by a fee and approved by the Zoning Division. As specified below, a building permit may also be required.

1. **Temporary signs announcing a campaign drive or civic event.** These signs shall be allowed sixty (60) days prior to the campaign drive or event, shall not exceed thirty-two (32) square feet and shall be removed within thirty (30) days following the campaign drive or event and shall not be placed on public property.
2. **Temporary sale sign.** One (1) temporary, on-site, non-illuminated freestanding sign announcing a legally permitted temporary sale shall be permitted for thirty (30) days. This sign shall not exceed twenty (20) square feet in sign area, shall not exceed eight (8) feet in height above finished grade and shall be located at least five (5) feet from all base building lines and comply with all regulations of Sec. 6.4.D.

3. **Temporary signs for grand openings.** A temporary sign for a grand opening shall be permitted, one (1) per business per location, including banners, for no longer than ten (10) days, consistent with the standards of Sec. 7.14.I.6.
4. **Temporary residential development signs.** A special permit shall be required for temporary on-premises freestanding residential development sale signs. The special permit shall be permitted for three (3) years or until eighty (80) percent of the development is sold-out. Allowable temporary signage shall be calculated by utilizing the standards of Sec. 7.14.I.6 and by using the C/R classification on Table 7.14-1.
5. **Temporary balloon type signs.** The following regulations shall apply to all temporary balloon type signs:
  - a. the leading edge of the balloon on the ground shall be set back a minimum of fifteen (15) feet from all base building lines;
  - b. the balloon itself shall be no higher than thirty (30) feet from base to top and no more than thirty (30) feet in width;
  - c. if placed on buildings, balloons shall only be allowed on one or two story buildings and maximum height shall not exceed sixty (60) feet from the ground;
  - d. balloons shall be erected no closer than one (1) mile in any direction from any other legally permitted balloon;
  - e. no parcel or development shall be issued more than two (2) permits in any calendar year. The maximum duration of any permit shall be for ten (10) days. There shall be a minimum of thirty (30) days between subsequent permits from the day the balloon is removed;
  - f. balloons shall not be located in any required vehicular use area and shall comply with the parking code and all other Palm Beach County codes;
  - g. balloons shall only be allowed in the CG-General Commercial, PO-Public Ownership, CRE-Commercial Recreation, IL-Light Industrial or IG-General Industrial zones;
  - h. only cold air shall be used in the balloons, no hazardous gas or air;
  - i. no balloon shall be allowed in any R-O-W; and,
  - j. a copy of the following shall be provided to the Zoning Division for processing the special permit application:
    - (1) legal description, property control number and address of location;
    - (2) written permission of property owner or owner's designated agent;
    - (3) cold air balloon installation occupational license;
    - (4) evidence of installer's liability and property damage insurance;
    - (5) copy of a survey or site plan showing location of balloon, centerline of any rights-of-way and
    - (6) demonstrating compliance with these regulations; and,
    - (7) a photograph of the balloon.

**I. Signs subject to special standards and requiring no permit.**

1. **Freedom of speech sign.** A temporary sign, not more than eight (8) square feet, may be erected on private land. It shall be constructed so as not to create any hazardous or dangerous condition to the public impede flow of traffic, or affect safe sight distances. [Ord. No. 97-64]
2. **Temporary political sign.** A temporary political sign not more than thirty-two (32) square feet, may be erected on private land or in the R-O-W in any zoning district, and constructed so as not to create any hazardous or dangerous conditions to the public, impede flow of traffic or affect safe sight distances. [Ord. No. 96-28]
3. **On-premises directional signage.** On-premises directional signs for individual parcels shall be permitted for communicating directions for vehicle maneuvering or location of site features. The total surface area shall not exceed eight (8) square feet nor be over five (5) feet in height.
4. **Window signs.** Window signs shall not exceed twenty five (25) percent coverage of the glass area. All glass doors shall be included in the calculation for total glass area. Any sign on display or hung in front of or within one (1) foot behind the window is considered a window sign.
5. **Vehicle signs.** The purpose and intent shall be to regulate and limit vehicles with advertising from continuously parking adjacent to a R-O-W.
  - a. Unless there is only one (1) row of parking, between the building and the R-O-W, vehicles with advertising shall not park in the row of parking or any area adjacent to the R-O-W.
    - (1) The following are exempt:
      - (a) vehicles with advertising signs, when the vehicles are making deliveries to that business (U.S. Postal Service, UPS, Federal Express) or vehicles used in conjunction with a special promotion with a valid permit;
      - (b) vehicles with advertising signs with letters less than eight (8) inches in height and less than eight (square feet in area; and,
      - (c) vehicles in an industrial zone parked in vehicular use areas.
6. **Real estate signs.** A temporary sign conveying instructions with respect to the sales, rental, or lease of a lot, premises, dwelling, structure or a combination thereof, shall relate only to the premises upon which the sign is located, and shall be exempt if in compliance with the following standards:
  - a. One real estate sign per R-O-W frontage on which the premises abuts shall be permitted on residential parcels of less than five (5) acres. Signs shall not exceed eight (8) square feet and a maximum height of five (5) feet;
  - b. One real estate sign per R-O-W frontage on which the premises abuts shall be permitted on residential parcels of five (5) acres or more and all non-residential parcels. Signs shall not exceed thirty-two (32) square feet and a maximum height of twelve (12) feet; and
  - c. The minimum setback of the sign shall be five (5) feet from all base building lines.
7. **Mobile vendor sign.** Signage for vendors shall be limited to one sign, with a maximum sign face area of ten (10) square feet. The sign shall be no closer to any property line than the vendor's display. Banners, pennants, balloons or flags shall be prohibited. If the mobile vendor vehicle signage is greater than eight (8) square feet then the vendor shall not be permitted any additional signage.

- 8. Removal of temporary signs.** All temporary signs shall be removed within 30 days after completion of the event for which the sign was erected.  
[Ord. No. 93-4] [Ord. No. 94-23] [Ord. No. 96-28] [Ord. No. 97-64]

**J. On-site signs subject to special standards.** The following on-site signs shall be permitted by building or special permit and subject to the following special standards.

- 1. Electrical sign.** An electric sign in any zoning district, shall be subject to the technical requirements contained in the Palm Beach County Electrical Code.
- 2. Entrance wall signage.** No sign shall be placed on fences or walls in any zoning district except a development identification sign located at an entrance and placed on a entrance wall in that development. An entrance wall with signage shall be for the purpose of identifying the development and shall be subject to the following standards:
  - a. entrance wall signage shall not be located in any safe distance triangle;
  - b. entrance wall signage shall be located a minimum of five (5) feet from any and all base building lines and shall be within 250 feet of any access point or the intersection of two collector or higher classification streets; [Ord. No. 01-01]
  - c. if the entrance wall sign exceeds eight (8) feet in height, it shall meet the height and setback standards in the zoning district in which it is located; and
  - d. lettering shall be no greater than twenty-four (24) inches in height and the sign surface area shall not exceed sixty (60) square feet. The copy or logo shall only identify the development and shall be affixed on the face of a wall or fence.
- 3. Freestanding flagpole and flag size.**
  - a. There shall be a maximum of three (3) flags allowed on any one parcel. Flagpoles require a building permit, but flags flown from an approved structure do not require a permit.
  - b. The maximum height of any flagpole shall not exceed fifty (50) feet.
  - c. A flag pole suspended from or mounted on a building shall not exceed fifteen (15) feet above the highest point (peak) of the building or structure, not including structures exempt from this Code's height limits, such as spires or steeples.
  - d. The setback for a flagpole shall be one hundred and three (103) percent of the flag's largest possible dimension.
  - e. The maximum height of a flag shall be thirty (30) percent of the total height of the flagpole. The length of the flag shall be no greater than two (2) times its maximum allowable height.
  - f. A flag not attached to a flag pole shall not exceed five (5) feet by ten (10) feet.
- 4. Directional signage internal to residential developments.** Directional signage within residential developments and subdivisions shall be for communicating directions within the residential community. The following regulations shall apply:

- a. The directional signs shall be of similar type and style throughout the planned development;
  - b. The directional signs shall not exceed twenty- four (24) square feet and a maximum height of eight (8) feet; and,
  - c. The directional sign shall contain no advertising copy, other than logo or company name.
5. **Directional signage internal to non-residential development.** Directional signage within non-residential development shall be for communicating directions to the general public. The following regulations shall apply:
- a. A maximum of four (4) directional signs internal to the development shall be permitted. In planned developments, each parcel shall be treated as a separate development.
  - b. The directional signs shall not exceed twenty (20) square feet and a maximum height five (5) feet;
  - c. The directional sign shall contain no advertising copy, other than logo or company name.  
[Ord. No. 01-01]
6. **Directional signage for non-residential development internal to a LS/MU or MLU overlay.** Directional signage for non-residential development within a LS/MU or MLU shall be for communicating directions to the general public. The following regulations shall apply:
- a. A maximum of four (4) directional signs internal to the LS/MU or MLU shall be permitted.
  - b. The directional signs shall not exceed twenty (20) square feet and a maximum height five (5) feet;
  - c. The directional sign shall contain no advertising copy, other than logo or company name.  
[Ord. No. 01-01]
7. **Project identification signs.** Project identification signs shall be permitted for PUDs for the purpose of identifying the limits of the project. The following regulations shall apply:
- a. Project identification signs shall be limited to PUDs with a minimum of two thousand two hundred (2,200) feet of frontage along a collector or arterial street.
  - b. A maximum of two (2) project identification signs per road frontage with PUD access.
  - c. The project identification sign shall not exceed twenty-five (25) square feet. Signs shall only be permitted to be attached to a buffer wall or project identification feature a maximum of six (6) feet in height.
  - d. Lettering shall be no greater than twelve (12) inches in height.
  - e. The project identification sign shall contain the name of the project only.
  - f. Project identification signs shall be permitted at the project corners only.
  - g. Each sign shall be setback a minimum of five (5) feet from the base building line.



- h.** Project identification signs shall be constructed of stone, marble, wood, and/or masonry block, concrete or stucco consistent with the PUD's entrance wall signage.

[Ord. No. 01-01]

- 8. Point of purchase signs.** Point of purchase signs in any zoning district are subject to the standards of this section.

- a. Freestanding signs.** The maximum number, height, and area and the location of freestanding signs shall be governed by the following Table and supplementary standards. [Ord. No. 01-01]

(This space left intentionally left blank)

**TABLE 7.14-1  
TABLE OF SIGN STANDARDS**

Right-of-Way in Width <sup>1</sup> in Feet	Maximum Height in Feet			Maximum Single Face Sign Area in Square Feet			Maximum Number of Signs by R-O-W Frontage
	C/C	C/R	R	C/C	C/R	R	
≥110	30	20	10	240	180	100	3≥400 2<400 1≤250
≥80 <110	25	15	10	180	140	80	3≥400 2<400 1≤250
< 80	10	8	6	124	96	60	3≥400 2<400 1≤250

<sup>1</sup> The ultimate rights-of-way distances indicated on the Thoroughfare R-O-W Protection Map adopted by Palm Beach County shall be used for determining sign height and sign area. See Section 6.5.G.7 (Base building line). [Ord. No. 01-01]

**Notes to TABLE 7.14-1:**

< = less than

> = greater than

≤ = less than or equal to

≥ = greater than or equal to;

C/C = commercial, industrial or non-residentially zoned parcels adjacent to commercial, industrial or non-residentially zoned parcels

C/R = commercial, industrial or non-residentially zoned parcels adjacent to any residentially zoned parcel

R = residentially zoned parcels.

[Ord. No. 01-01]

**(1) Location.**

- (a) Freestanding signs shall be located at least five (5) feet from all base building lines, or from the existing R-O-W when encroachment approval has been granted pursuant to Sec. 6.5.C.7.c. In addition, signs shall be located so as to meet visibility requirements for landscaping within safe sight distance triangles in accordance with Sec. 7.3.  
[Ord. No. 01-01]

- (b) There shall be a minimum of a forty-eight (48) foot separation measured by a radius between all signs on non-residentially zoned parcels, including between signs on adjacent parcels, except that all parcels shall be entitled to at least one sign unless prohibited by other sections of this Code.
- (c) There shall be a minimum of a ninety-six (96) foot separation, measured by a radius, maintained between signs on residentially zoned parcels.
- (d) In determining maximum height and maximum sign area, a distance radius of one-hundred and twenty (120) feet, measured by a radius, shall be extended in every direction outward from the location of the sign to determine the appropriate zone classification of the adjacent parcels. When using Table 7.14-1, the following classifications shall apply:
  - i) When the parcel where the sign is to be located is zoned non-residential the C/C classification shall apply if the radius only intersects the parcel lines of non-residentially zoned parcels;
  - ii) When the parcel where the sign is to be located is zoned non-residential the C/R classification shall apply if the radius intersects the parcel lines of both non-residentially and residentially zoned parcels;
  - iii) When the parcel where the sign is to be located is zoned non-residential the C/C classification shall apply if the radius does not intersect any other parcel; or,
  - iv) When the parcel where the sign is to be located is zoned residential the R classification shall apply. the radius only intersects the parcel lines of residentially zoned parcels.
- (e) Freestanding signs erected in a median within an access way to a development shall not exceed sixty (60) square feet. Such signs shall be set back a minimum of four (4) feet from the face of curb, or from the edge of adjacent pavement where no curb exists, and a minimum of ten (10) feet from the nearest R-O-W of any adjacent street. There shall be at least thirteen and a half (13.5) feet clearance above the adjacent pavement if the sign overhangs the access way. In addition, such signs shall be located so as to meet visibility requirements for landscaping within safe sight distance triangles in accordance with Sec. 7.3. (Landscape & Buffering).

[Ord. No. 99-37]

(2) **Sign face area.**

- (a) The maximum accumulative total square footage of sign area of all signs allowed per R-O-W frontage for any parcel shall not exceed four-hundred and eighty (480) square feet or the amount determined in (d) below whichever is less.
- (b) For the purpose of this Code, all sign face square footage calculations shall be computed for a single-face. When a sign has two (2) or more faces, it is a multifaced sign. The computation of the area for a multifaced sign shall be as follows:
  - i) the total square footage of a multifaced sign shall be calculated by enclosing all vertical planes to create a solid geometric shape (excluding horizontal planes, support structures, or other decorations without copy and area devoted to address). The total of all surface areas determined above shall be divided by two (2) to determine a single face sign area equivalent for the multifaced sign. Refer to Table 7.14-1 for the maximum single-face equivalent sign area allowable.
- (c) The total square footage for any single-faced sign shall be no larger than the square footage allowed on Table 7.14-1.
- (d) To determine maximum single face sign area square footage allowed per R-O-W frontage for any parcel calculate the following:

- i) Land area of a parcel in square footage unless the depth of the parcel exceeds the frontage by four (4) times or more, whereupon multiply by 0.4 and then calculate ii) or iii) below whichever applies;
  - ii) If the total square footage is 130,680 square feet or less, maximum single face sign area allowable shall be equal to the total parcel square footage (i above) times .003 or three hundred (300) square feet whichever is less; or,
  - iii) If the total square footage is greater than 130,680 square feet, the maximum single face sign area allowable shall be equal to the total parcel square footage (i above) times .002 or three hundred (300) square feet whichever is greater.
- (e) If the parcel's frontage is fifty (50) feet or less, maximum single face sign area shall not exceed one hundred twenty (120) square feet or the maximum single-face sign area as calculated in (d) above, whichever is less.
- (f) Address/street numbers are required on at least one freestanding sign per parcel with a minimum height of six (6) inches for the numbers. This shall not be calculated in the total sign area.
- (3) Freestanding signs shall not be permitted in conjunction with roof signs or projecting signs.
- (4) The primary identification sign at a shopping center may show name or logo of an outparcel, outbuilding, or adjacent parcel, provided;
  - (a) Access to the outparcel, outbuilding, or adjacent parcel can be made through the shopping center; and,
  - (b) The outparcel, outbuilding or adjacent parcel and the shopping center are common to a planned commercial development or both parcels are subject to a recorded Unity of Control document with Palm Beach County as a third party beneficiary, insuring reciprocal ingress and egress. However, the land area of the outparcel, outbuilding or adjacent parcel shall not be included when calculating the allowable sign area for the shopping center identification sign.
- (5) Changeable copy shall cover no more than ten percent (10%) of the face area. [Ord. No. 01-01]
  - (a) **Exception.** The following uses shall be exempt from the changeable copy restriction: church or place of worship and indoor and outdoor theaters. [Ord. No. 01-100]
- b. **Wall signs.**
  - (1) No sign shall be mounted at a distance measured perpendicular to the surface of a building greater than thirty-six (36) inches from the surface of the building to the face of the sign. The total square footage of all wall signs on any wall of the individual business establishment shall not exceed in surface area or sign area one and one-half (1 1/2) times the length of the wall to which it is attached. A wall shall be considered continuous if the recesses or projections are less than five (5) feet in any direction. [Ord. No. 01-01]
  - (2) Side wall or rear wall signage shall not exceed fifty (50) percent of the maximum square footage specified by Sec. 7.14.J.8.b.1. Side wall or rear wall signage adjacent to residential parcels shall not exceed twenty-five (25) percent of the maximum square footage specified by Sec. 7.14.J.8.b.(1). [Ord. No. 01-01]
  - (3) There shall be a minimum separation of three (3) feet between wall signs. No wall sign shall cover wholly or partially any required wall opening.
  - (4) No wall sign shall coexist with any projecting sign, except projecting signs under cover in Sec. 7.14.J.6.c. [Ord. No. 01-01]
  - (5) Signs located on the building shall be considered wall signs. The top of a wall sign shall be located at least six (6) inches below the peak of the roof. [Ord. No. 01-01]
  - (6) Solid doors with signage shall be included in calculating the maximum allowed square footage of wall signage.
  - (7) **Awning signs.** Awning signs are considered wall signs.

- (a) **Non-functional awnings.** When signage is attached to or incorporated into non-functional awnings, the entire awning shall be considered a sign.
    - (b) **Functional awnings.** Signage attached or incorporated into awnings which function as cover or shade, shall be calculated by enclosing the copy area of the lettering or logo and applying the wall sign standards of Sec. 7.14.J.6.b. [Ord. No. 01-01]
  - (8) **Maximum number of wall signs.**
    - (a) **Single occupancy building.** A maximum of one (1) wall sign per front wall facade per principal tenant shall be permitted.
    - (b) **Multiple occupancy building.** A maximum of one (1) wall sign per front wall facade per tenant shall be permitted provided the tenant has a licensed building frontage and direct ground level walk-in access from a street or sidewalk. [Ord. No. 01-01]
  - (9) Wall signs shall contain no advertising copy, other than logo or company name. [Ord. No. 01-01]
  - (10) **Changeable copy.** Changeable copy shall cover no more than ten percent (10%) of the face area. [Ord. No. 01-01]
    - (a) **Exception.** The following uses shall be exempt from the changeable copy restriction: church or place of worship and indoor and outdoor theaters. [Ord. No. 01-100]
- c. **Projecting signs under cover.** Projecting signs shall be permitted under canopies or covers in conjunction with pedestrian walkways, however, the sign copy shall not be readable from the street.
- (1) The maximum square footage shall not exceed six (6) square feet. [Ord. No. 01-01]
- d. **Electronic message center signs.**
- (1) It is the intent of Palm Beach County Board of County Commissioners to provide electronic message center signs as signage option for regional facilities or specialized attractions which by their operating characteristics are unique in their sign requirements. Facilities which may be found by the Board of County Commissioners to be appropriate for electronic message signage would typically be mixed use in character have serial performances and be regional in attraction and scale.
  - (2) All the following electronic message center signs are exempt from the requirements of this subsection regulating electronic message center signs. Exempt electronic message center signs shall comply with all substantive and procedural requirements of the building, electrical and sign code as applicable.
    - (a) Electronic message center signs that display time, date, temperature or related weather information only, provided the message unit is less than twenty (20) square feet in area or twenty-five (25) percent of the total allowable sign area, whichever is greater.
    - (b) Electronic message center signs that are interior to a project and are not readable from any of the following:
      - i) any adjacent parcel;
      - ii) within any structure on any other parcel; or,
      - iii) six foot or less above grade level from any adjacent public or private R-O-W.
  - (3) The following are prohibited:
    - (a) Flashing lights or signs alone or in conjunction with an electronic message center sign;
    - (b) Electronic message center signs for restaurants, golf courses, hotels or motels, professional or medical offices, or retail establishments, except regional malls in excess of one (1) million square feet. This prohibition shall not be construed to prohibit electronic message signs at mixed use facilities;
    - (c) Any message that resembles traffic controlled devices or any items or messages that are determined to be confusing or misleading as a traffic control device;
    - (d) Electronic message center signs in windows, such as stock market reader boards;

- (e) Computer attention getting message delivery systems including but not limited to the following: twinkle; flash; zoom; roll; scroll;
  - (f) No reflectorized lamps; and,
  - (g) No lamps over thirty (30) watts.
- (4) Development permits for electronic message center signs shall require approval as a Class A conditional use. The application, review and approval processes shall occur pursuant to Sec. 5.4.E of this Code. **[Ord. No. 01-01]**
- (5) Criteria for Issuance of a Permit. The criteria set forth herein are in addition to the development regulations set forth in this section and this Code. In the event of a conflict in regulations, the most strict shall apply.
- (6) Prior to certification by the DRC of an application for a development permit for an electronic message center sign, staff shall find that the proposed sign complies with the following locational and design requirements: **[Ord. No. 01-01]**
- (a) **Locational criteria.**
    - i) All electronic message center signs shall be located in a General Commercial (CG), Commercial Recreation (CRE), Public Ownership (PO), or Light Industrial (IL) zoning district. **[Ord. No. 01-01]**
    - ii) No electronic message center sign shall be located on any parcel or within any development that is contiguous on any side parcel line to land that is designated by the Comprehensive Plan or is used as residential.
    - iii) Electronic message center signs shall not be readable from any land that is designated by the comprehensive plan or used as residential.
    - iv) Electronic message center signs shall only be located or fronting on roadways classified as arterials or expressways.
    - v) Electronic message center signs shall be located a minimum of one thousand (1,000) feet from any expanded signalized intersection and shall not be readable from the intersection.
    - vi) No more than one electronic message center sign shall be permitted per development or event.
  - (b) **Design requirements.**
    - i) The height of all electronic message center signs shall be determined by utilizing Table 7.14-1.
    - ii) The applicant shall provide assurance that the message unit:
      - a) shall not change copy, light, color, intensity, words or graphics more than once per two (2) seconds;
      - b) shall not exceed thirty-five (35) percent of allowable single-face square footage in area; and,
      - c) shall not exceed fifty (50) percent of allowable single-face square footage in area on expressways.
  - (c) Electronic message center signs shall comply with the following minimum setback requirements:
    - i) front = fifteen (15) feet.
    - ii) side interior = thirty (30) feet.
    - iii) side corner = fifty (50) feet.
- (7) In reviewing applications for electronic message center signs, the Board shall impose conditions as necessary to assure that the sign is compatible with and minimizes adverse impacts on the area surrounding the proposed sign, including but not limited to conditions related to:
- (a) enhanced landscaping;
  - (b) visual buffers of earth or vegetation material;
  - (c) height limitations;

- (d) additional restriction on the frequency of message change;
  - (e) orientation or location of the proposed sign;
  - (f) find that the sign will be designed to minimize potential distraction or confusion to passing motorists;
  - (g) find that the sign is of the same architectural character as the principal use;
  - (h) find that the sign will not be a nuisance to occupants of adjacent and surrounding properties by its size, brightness, movement or location; and,
  - (i) find that the sign is accessory to a use which by its nature demonstrates a unique need to communicate more information than is ordinarily needed for a business or attraction. Further, the Board shall find that the use is regional in scale and attraction.
- (8) Effect of issuance of a permit for an electronic message center sign. The development order for the electronic message center sign shall be subject to the time limitation on use of development orders pursuant to Sec. 5.8 of this Code.
- [Ord. No. 93-4] [Ord. No. 94-23] [Ord. No. 99-37]

**K. Master sign plan.** The purpose and intent of a master sign plan is to provide a master record of signs on a parcel and to assure compatible sign applications. Further, the intent of this section is to create unification of signage within parcels but not between parcels that are common to a planned commercial development and out-parcels. [Ord. No. 01-01]

1. PDDs and all uses subject to the ZC, BCC or DRC approval shall be required to submit a master sign plan to the Zoning Division at the time of application. [Ord. No. 01-01]
2. A master signage plan shall be submitted prior to site plan certification and shall consist of the following:
  - a. An accurate plot plan of the subject parcel, with the property control number for reference, at such scale as the Zoning Director may reasonably require;
    - (1) Location of buildings, parking lots, driveways, and landscaped areas on subject property;
    - (2) Computation of the maximum total sign area, the maximum area for individual signs, the height of signs and the number of freestanding signs allowed on the subject property;
    - (3) An accurate indication on the plot plan of the proposed location of each present and future sign of any type; and,
    - (4) A visual representation of unified color, unified graphics, base planting details, materials and illumination and conformance to all sign related standards. Colors utilized by a business or corporation which are recognized on a national basis as an identification factor or element may be exempted by the Zoning Director.

**L. Sign and Premises Maintenance.** All freestanding signs and premises surrounding the same shall be maintained by the owner thereof in a clean, sanitary, and inoffensive condition, and free and clear of all noxious substances, rubbish and weeds.

**M. Technical standards.**

1. Construction generally. Unless exempted signs shall be constructed and installed in accordance with the technical standards administered in the Building Codes Enforcement Administrative Code, as amended from time to time, which is incorporated herein by reference.
2. General standards for all zoning districts.

- a. Where other sign or outdoor advertising regulations are in effect and are more restrictive than the provisions of this section, the more restrictive provisions shall prevail.
- b. Reflectors and lights shall be permitted on ground signs and wall signs, provided, however, that the light source shall provide proper shielding so as to prevent glare upon adjacent residential land.
- c. No sign shall exceed thirty (30) feet in height, except as provided herein.
- d. No portion of any sign shall project over a public sidewalk or R-O-W. Any sign located in required landscaped areas shall comply with Sec. 7.3 (Landscaping and Buffering).

**N. Removal or alteration of certain signs.** Unsafe or dangerous signs shall be removed or improved in accordance with the Palm Beach County Building Codes Enforcement Administrative Code.

**O. Labels.**

1. Every sign erected, constructed, painted, or maintained, for which a permit is required shall be plainly marked with the name of the person erecting, painting, and maintaining such sign, and shall have painted or affixed on the sign and visible from the parcel the number corresponding to the permit issued for the sign.
2. Upon issuance of a sign permit to a sign contractor, the contractor shall provide, in a clearly visible location, the permit number in a contrasting color, a minimum of one inch (1") high, or request an adhesive sticker from the Building Department to be applied to the sign.
3. The absence of the permit number shall be prima facie evidence that the sign or advertising structure is being operated in violation of this section. [Ord. No. 97-14]

**P. Persons responsible for compliance.** Persons who shall be charged with violations of this section are:

1. The owner, agent, lessee, tenant, contractor, or any other person using the land, building, or premises where such violation has been committed or shall exist;
2. Any person who knowingly commits, takes part or assists in such violation; and,
3. Any person who maintains any land, building, or premises in which such violation shall exist.

**Q. Administration and enforcement of this section.**

1. **Authority.** The Board of County Commissioners by itself or through PZB shall adopt procedures for enforcing and administering this section and to employ those persons necessary for such administration and enforcement.
2. **Building Codes Enforcement Administrative Code.** The Building Codes Enforcement Administrative Code, as may be amended from time to time, is hereby adopted by reference and is incorporated herein, and is intended to provide for the administrative aspects of the Sign Code.
3. **Removal of signs in violation of this section.**



- a. **Illegal signs in general.** All signs, banners and other fixtures or structures governed by this section (Signs) shall conform to the regulations herein. A sign not erected, constructed or located in conformance with this section is an illegal sign.
- b. **Procedures for notification, removal and storage of illegal signs.** Except as provided in subsection c (Illegal Signs In Rights-of-Way) below, Palm Beach County shall enforce sign regulations according to the procedures outlined in this subsection and as provided for in the Palm Beach County Code Enforcement Citation Ordinance.
- (1) **Tagging.** If a sign is erected, constructed or located in violation of this Code, the County shall attach a notice to the sign stating the violation and any corrective measures needed to bring the sign into compliance with this section. The notice shall further specify that the sign will be removed after 10 days have lapsed from the date the tag was placed on the sign, if the specified corrective measures have not been taken.
  - (2) **Removal and storage.** If corrective measures have not been complied with after 10 days of placement of the tag on the sign, the Department shall remove and store the sign in an appropriate storage facility at the expense of the sign owner or the owner of the parcel upon which the sign is located. The storage period shall be at least 30 days.
  - (3) **Notice.** Upon removal and storage of the sign, a Notice of Violation and Removal and Storage shall be sent directly to the named owner of the sign, if the owner's address can be readily ascertained from the sign or the address where the sign was located. The notice shall also provide information as to where the sign is stored, how the sign may be reclaimed and the owners right to appeal.
  - (4) **Return or destruction.** Any sign which has been removed from private property pursuant to the above provisions, may be claimed by and returned to the property owner. Release of any sign shall be by written authorization of the Director of Code Enforcement upon showing of ownership and payment of a sum appropriate to compensate the County for the expenses of locating, tagging, notice, removal, and storage of the sign.  
Any sign that remains unclaimed after 30 days from the date of removal shall become the property of the County and may be disposed of in any manner deemed appropriate by the County. Destruction of the illegal sign shall not extinguish any claim for payment of unpaid fees. Any cost associated with removal of an illegal sign, including cost of collecting unpaid license fees, may also be assessed to the sign owner and the owner of the property upon which the sign is located. No new sign permit application shall be accepted from the owner of the illegal sign until all fees and costs associated with removal and storage of any illegal sign(s) are paid.
- c. **Illegal signs in public rights-of-way.** Unless explicitly provided for in this Section or otherwise by law, or agreement with the appropriate government agency, no sign shall be located in public rights-of-way. Signs or other structures located in public rights-of-way shall be considered illegal, a safety hazard and a trespass upon public property.  
Illegal signs in public rights-of-way shall be immediately removed by the County. Such signs need not be stored and may be immediately disposed of in any manner deemed appropriate by the County. However, if the approximate reasonable value of the sign or other structure is greater than three hundred dollars (\$300) and the sign bears the name of the owner, the sign owner shall be notified and the sign shall be removed and stored, and returned or destroyed in accordance with procedures in Sec. 7.14.P.3.b (Procedures for Notification, Removal and Storage of Illegal Signs), above.
- d. **Use and removal of political campaign signs.** Use and removal of political campaign signs shall be governed by Sec. 106.1435, Fla. Stat. (Usage and removal of political campaign advertisements), except that the good faith effort to remove all signs shall be made within ten (10) days after the election.

- e. **Procedure for appealing the removal of a sign in violation of this section.** The sign owner may appeal the action of Palm Beach County by delivering a written request for an administrative hearing to the Director of Code Enforcement within 30 days from the date of removal of any sign. Said request shall identify the specific sign in question and state the reason why the sign owner believes the removal of the sign was improper. In the event the County finds the sign to be legal, the fee for locating, tagging, noticing, removal or storage shall be waived.
4. **Other legal remedies.** In addition to all criminal penalties and other enforcement procedures, the Board of County Commissioners may institute any lawful civil action or proceeding to prevent, restrain or abate the following violations of this chapter:
  - a. The unlawful construction, erection, reconstruction, alteration, rehabilitation, expansion, maintenance or use of any sign or sign structure.
  - b. The illegal act, conduct, business, or use of, in or about such premises related to any sign or sign structure.

**R. Off-premises signs.**

1. **Purpose and intent.** It is the purpose and intent of the Board of County Commissioners to prohibit billboards and similar large off premises signs in order to improve the aesthetic appearance of unincorporated Palm Beach County. It is also the purpose and intent of the Board of County Commissioners to remove and amortize all billboards and similar large off-premises signs in order to cure the visual and aesthetic degradation caused by these structures and to achieve the goal of an aesthetically improved built environment. Small off-premises signs which are directional in nature are permissible.
2. **Types prohibited.** No off-premise sign greater than twenty-four (24) square feet in sign face or eight (8) feet in height shall be permitted.
3. **Permitted off-premises directional signs.** Off-premises signs shall be for communicating information directional in nature to the general public and shall be permitted and approved with conditions and upon compliance with the following:
  - a. Off-premises directional signs shall only be permitted to be erected at a property line adjacent to an arterial or collector street and shall be within fifty (50) feet of the point of ingress.
  - b. Off-premises directional signs shall only be allowed where parcels have access but have no frontage on that arterial or collector street.
  - c. All off-premises directional signs shall be located a minimum of five (5) feet from all base building lines.
  - d. Each parcel, on which the off-premises directional sign is erected, shall not have more than one freestanding off-premises directional sign per access or frontage. Outparcels of a valid planned commercial developments shall be considered separate parcels.
  - e. Off-premises directional signs shall not exceed twenty-four (24) square feet nor be more than eight (8) feet in height.

- f. Off-premises directional signs shall only be directional in nature. At least fifty (50%) percent of the sign shall be for directional purposes with no more than fifty (50%) percent of the sign dedicated for name or logo identification. The standard sign size shall be four (4) foot by six (6) foot.
- g. Off-premises directional signs shall only be permitted on parcels as follows:
  - (1) parcels adjacent (common property lines) to the parcel identified on the directional sign; and,
  - (2) parcels subject to a recorded unity of control document, with Palm Beach County as a third party
  - (3) beneficiary, insuring ingress and egress to the parcel identified on the directional sign.
- 4. **Freestanding structure required.** Off-premises signs shall be completely independent, freestanding structures. They shall not be attached to any other structure, nor shall any structure, including other signs, be attached to an off-premises sign.
- 5. **Prohibited in rights-of-way and easements.** No off-premises sign shall be erected in any public or private R-O-W or easement.
- 6. **Applicability of the other provisions.** Unless expressly provided to the contrary, all other provisions of this section shall apply to the construction, reconstruction, establishment, and maintenance of an off-premises sign.
- 7. **Special inspection requirements.** No off-premises sign shall be erected, reconstructed, or replaced without having been subject to a final, on-site inspection by the PZB Department.
  - a. A tie-in survey shall be provided to the PZB Department prior to or at the time of final on-site inspection for each off-premises sign which shall be erected, replaced, or substantially reconstructed after March 10, 1986. The tie-in survey shall be prepared by a land surveyor licensed to practice in the State of Florida. The survey shall certify that the off-premises sign has been properly placed with respect to all height, setback, spacing, and other locational standards of this section and of Florida law.
  - b. Any off-premises sign which is erected, replaced, or substantially reconstructed in contravention of this section shall be considered to be an illegal sign and subject to enforcement as provided by law.
- 8. **Removal of illegal signs.**
  - a. The PZB Department shall remove any illegal off-premises sign without further notice if the permit holder does any of the following:
    - (1) Fails to appeal within the time permitted.
    - (2) Fails to pay required license fees within the time allowed.
    - (3) Violates this section in any other way.
  - b. The PZB Department may remove the illegal off-premises sign itself or arrange to have it removed by a contractor.
  - c. Removal of the illegal off-premises sign shall not extinguish any claim for payment of unpaid fees. Any costs associated with removal of an illegal off-premises sign, including costs of collecting unpaid license fees, shall also be assessed to the permit holder. No new permit applications shall be accepted from the same permit holder until all fees and costs associated with removal of illegal off-premises signs are paid.
- 9. **Nonconforming off-premises signs.**

- a. All off-premises signs and structures existing and in place on November 28, 1988, except those that are less than twenty (20) square feet in sign face and eight (8) feet in height, are declared nonconforming to this section. Any legally issued building permits for off-premises signs issued prior to this date shall be honored, but shall be subject to the amortization schedule established by this section. Such building permits shall not be renewed if they expire for any reason.
- b. All signs and sign structures which are non-conforming to the standards of this section but which were erected lawfully because of a variance previously granted or because of conformance with the previously existing sign regulations at the time their permit was issued or the time the sign was erected, shall be removed according to the schedule in Sec. 7.14.R.9.d. by the owner of the sign or the owner of the land or be brought into compliance with the terms contained herein, except for the following:  
**[Ord. No. 01-01]**
- (1) Any nonconforming sign located on an interstate or federal aid primary highway, which is protected from removal by the Federal Highway Beautification Act or Chapter 479, Florida Statutes, by reason of providing compensation for removal shall be exempted from the removal terms of this subsection. This shall not, however, preclude Palm Beach County from seeking to remove any such sign through an eminent domain proceeding, nor achieving sign conformance by other lawful means. In the event the Federal Highway Beautification Act or Chapter 479, Florida Statutes, is repealed, amended or adjudicated to not require compensation, then the removal provisions contained in (c) below shall apply.
- c. **Amortization schedule.**
- (1) For the purposes of this section, an amortization schedule is hereby established. The date of notice of amortization to the underlying land owners and sign owners shall be nine (9) months from the effective date of this section. The amortization period set out in section (2) below shall commence at the date of notice of amortization.
- (2) The following is the amortization schedule for those prohibited, nonconforming off-premises signs:
- (a) Off-premises signs shall be removed five (5) years from the official amortization date, November 28, 1988.
- (b) Additional amortization shall be provided for signs in existence five (5) years or less upon timely request of the sign owner to the director of the planning, zoning and building department, submission of adequate documentation regarding the sign, and approval of the request by the director as provided below:
- i) Those off-premises signs that have been in existence for less than three (3) years shall be removed eight (8) years from the official amortization date.
- ii) Those off-premises signs that have been in existence from the three (3) years to five (5) years shall be removed six (6) years from the official amortization date.
- (c) It shall be the responsibility of a sign owner or underlying property owner seeking additional amortization based on the existence of the sign for five (5) years or less to submit a written request to the director of the planning, zoning and building department at least ninety (90) days prior to the expiration of the five-year amortization period. Such requests shall contain sufficient documentation to determine the age of the sign. Documentation shall be by copy of a building permit, construction contract, or other documentation determined to be sufficient by the director to determine the age of the sign. Documentation shall also include a copy of the current tag number of the sign and the legal description of the property on which the sign is located. The director shall make a written determination regarding the request for additional amortization. If the director determines the information provided is insufficient to determine the age of a sign, the request for additional amortization shall be denied. **[Ord. No. 93-4]**

- (3) If a land owner of the sign or sign structure believes the schedule in section 2 above does not minimize its loss, recoup its initial investment, or is generally unreasonable given the specific conditions of that sign or sign structure, the land owner or sign owner may petition the Board of Adjustment for an extension of the amortization time period. The Board of Adjustment may extend the amortization time period for up to an additional five (5) years if it concludes that a particular sign or sign structure requires additional time to minimize its loss or recoup its investment. The petition for additional amortization shall be submitted to the Board of Adjustment at least ninety (90) days prior to the expiration of the five (5) year amortization period.
  - (4) In an effort to encourage compliance with the schedule in (2) and reduce litigation expense, the underlying land and sign owner may waive the right in (3) in exchange for an additional two (2) years of amortization. The waiver shall be in the form of a legal instrument signed by the sign owner, the underlying land owner and any person or entity having a legal and equitable interest.
- d. Pursuant to Sec. 171.062 of Fla. Stat., legal nonconforming signs which exist on land annexed into a city on or before the city amends its comprehensive plan and zoning code to directly conflict with the provisions of this section shall be subject to the removal or compliance provisions contained in this section.

#### S. License.

##### 1. Required.

- a. No person shall erect, operate, use, or maintain, or cause to be erected, operated, used or maintained, any off-premises sign within the unincorporated area of the county without first obtaining an annual license. This annual license shall apply both to each off-premises sign existing on March 10, 1986, as well as to each off-premises sign which may be erected after such date. Legally permitted off-premises directional signs as allowed by Sec. 7.14.Q.3. shall be excluded from obtaining an annual license.
- b. Any off-premises sign which is erected, operated, used or maintained in violation of this section shall be considered an illegal sign, and immediately subject to enforcement action as provided by law.

##### 2. Fee.

- a. No person shall erect, operate, use or maintain, or cause to be erected, operated, used or maintained, any off-premises sign within the unincorporated area of the county without first paying an annual license fee. This annual license fee requirement shall apply both to each off-premises sign existing on March 10, 1986, as well as to each off-premises sign which may be erected after such date. The proceeds of the annual license system shall be used by the PZB Department to defray the costs of administering this chapter.
- b. The annual license fee for an off-premises sign shall be fifty dollars (\$50.00) for each off-premises sign face. For signs to be erected hereafter, the annual license fee shall be paid upon application for a permit to erect an off-premises sign. For all off-premises signs existing on March 10, 1986, the annual license fee shall be payable upon the expiration date established below. The annual permit fee shall be prorated in the first year that an off-premises sign is erected by payment of an amount equal to twenty-five (25) percent of the annual fee for each remaining whole quarter or partial quarter of the permit year remaining. The license fee shall be reviewed in 1988 and each year thereafter and may be adjusted as necessary to defray the costs of administering this chapter.
- c. On or before July 1 of each year, the PZB Department shall:

- (1) Provide an inventory to each permit holder of all currently valid permits which were issued to him prior to that date.
  - (2) Notify the permit holder of all annual license fees due.
  - (3) Inform the permit holder of the procedures he shall follow to pay required license fees.
  - (4) Inform the permit holder of the consequences of failure to pay required license fees. The permit holder shall thereupon notify the PZB Department no later than September 1 of each year of any additions, deletions, omissions, or errors in the annual inventory and license fee calculations. Upon receipt of a corrected inventory list from the permit holder, the PZB Department may adjust the amount of license fees charged or may reject the permit holder's claims.
3. **Expiration; renewal; license tags.** Each annual off-premises sign license shall expire on September 30 of each calendar year. All license fees shall become due and payable on October 1 of each calendar year. License tags shall be prominently displayed upon the off-premises sign in order to be visible from the street.
  - a. **Violations.**
    - (1) If a permit holder fails to submit fees required by this section prior to or upon the annual expiration date, the PZB Department shall:
      - (a) Immediately issue a notice of violation as specified below; and [Ord. No. 01-01]
      - (b) Suspend acceptance of any new applications for off-premises signs from the same permit holder. No new permit applications shall be accepted from the same permit holder until final resolution of any disputes arising from the PZB Department's actions.
    - (2) In the event that disputes arise regarding the amount of annual license fees charged, the permit holder may establish an escrow account into which he shall pay an amount equal to that portion of fees and other charges assessed by the PZB Department which is in dispute. The PZB Department shall be named as the beneficiary of the escrow account. This escrow account shall be established prior to the annual expiration date and shall remain in effect until final resolution of the dispute. Affected off-premises signs shall continue to be treated as illegal signs; however, as long as the escrow account remains in effect, they shall not be removed as provided in this division.
    - (3) The notice of violation shall be sent by certified mail, return receipt requested. At a minimum, it shall:
      - (a) Indicate the total amount of annual license fees due.
      - (b) Indicate that the permit holder has thirty (30) days from the date of mailing in which to pay the total fee due.
      - (c) Assess an additional delinquency fee equal to twenty-five (25) percent of the amount due.
      - (d) Inform the permit holder that failure to pay all required fees within the time allowed shall constitute a violation of this chapter and his off-premises signs shall thereupon be considered to be illegal.
      - (e) Inform the permit holder of the process established by this chapter for the removal of illegal signs.
      - (f) Inform the permit holder of his right to appeal the action of the PZB Department, as provided in this division.
  - b. A copy of the notice of violation may also be prominently affixed to each off-premises sign.

- T. **Billboard replacement and relocation.** The following definitions shall be utilized for the purposes of this section.

**Billboard** means a billboard structure and its attached billboard faces.

**Billboard, changeable copy sign face** means a sign face containing one or more advertisements or promotions that are changed automatically or mechanically.

**Billboard company** means any firm, organization, or individual which owns one or more billboards.

**Billboard demolition permit** means the permit issued by the Building Division which allows demolition of an existing billboard.

**Billboard height** shall be measured from finished grade to the highest point of a billboard face, excluding temporary embellishments.

**Billboard inventory** means the official inventory, as updated by the signatories to the billboard stipulated settlement agreement, of billboards existing in unincorporated Palm Beach County.

**Billboard, lawfully erected** means any billboard erected in Palm Beach County consistent with applicable zoning code and building permit procedures and described on the official inventory prepared by the Planning, Zoning and Building Department in 1988, and as updated pursuant to the billboard stipulated settlement agreement.

**Billboard location** means an area within a radius of not more than 100 feet from the location of an existing billboard structure.

**Billboard registration permit** means the annual permit issued by the Zoning Division for existing billboards that can be replaced or relocated.

**Billboard relocation** shall mean the removal of an existing billboard structure from a billboard location included in the updated billboard inventory to a different location consistent with the terms of this Code and the billboard stipulated settlement agreement.

**Billboard relocation permit** means the permit issued by the Zoning Division which allows relocation of an existing billboard to another location.

**Billboard replacement** means the removal of an existing billboard structure and construction of a new billboard within the permitted billboard location.

**Billboard setback** means the required minimum horizontal distance between a billboard structure and all property lines.

**Billboard sign face** means the fixed or changeable portion of the billboard structure upon which one or more advertising messages are displayed.

**Billboard stipulated settlement agreement** means the agreement between Palm Beach County, Ackerley Advertising, 3M National Advertising, and any other affected parties who may agree to the stipulations therein, approved on February 6, 1996 by the Board of County Commissioners to terminate legal proceedings initiated by Case No. 92-8752, Case No. CL92-1187-AO, Case No. 92-1187-AO, and Case No. CL93-7958AH.

**Billboard structure** means all structural elements of a billboard, including but not limited to structural framework and supports, and lighting.

**Billboard temporary embellishment** means additional billboard area attached to and extending beyond the side and top of a billboard.

1. **Billboard inventory.** Each billboard company, by March 30, 1996, shall provide the Zoning Division with a complete inventory of all billboards such company owns or controls. The billboard inventory shall be completed as provided below.
  - a. Each billboard company shall be provided with a complete copy of the 1988 billboard inventory.
  - b. The 1988 billboard inventory shall be revised by each billboard company to reflect the current status of billboards it owns or controls.
  - c. The revised billboard inventory shall include the location, height, size, and number of billboard faces.
2. **Billboard registration permits.** The Zoning Division shall establish a system of billboard registration permits. A registration permit shall be issued for each billboard not to be removed pursuant to the billboard stipulated settlement agreement. Billboard registration permits shall be issued as special permits, as provided in Section 5.5 of the ULDC. Billboard registration permits shall be issued as provided below.
  - a. An application for a billboard registration permit shall include the following information:
    - (1) name, address, and telephone number of the billboard company owning or controlling the billboard;
    - (2) name of applicant;
    - (3) agent's authorization for the applicant to act on behalf of a billboard company;
    - (4) location, height, number of sign faces, and size of sign faces; and
    - (5) permit number or other acceptable evidence the billboard was lawfully erected.
  - b. Billboard registration permits shall be issued annually.
  - c. Applications for initial billboard registration permits shall be submitted no later than January 1, 1998.  
[Ord. No. 97-64]
  - d. Billboard registration permits shall be valid for a period of one year and shall be renewed annually upon compliance with the terms of this section and the billboard stipulated settlement agreement.
  - e. Renewals for billboard registration permits shall be submitted at least sixty (60) days prior to expiration date of the existing registration permit.
  - f. The County may charge a fee of \$50.00 for the issuance of each billboard registration permit. This fee may be increased by the Board of County Commissioners from time to time.
  - g. Billboard registration permits shall be transferable if ownership of the billboard changes.
  - h. This billboard registration system shall not require "tagging" of billboards by the owner of the billboard structure.
3. **Billboard owners not party to the stipulated settlement agreement.** Any firm or individual owning billboards may become eligible to utilize the provisions of this Section provided they execute an agreement consistent with the stipulated billboard settlement agreement. Such firms or individuals shall execute an agreement as approved by the County Attorney's Office.



- 4. Removal of billboard sign faces.** Each billboard company that has signed or agreed to the stipulated billboard settlement agreement, or similar agreement as approved by the County Attorney, shall permanently remove ten percent (10%) of the total of sign faces it owns or controls. Billboard companies that have signed the stipulated settlement agreement shall remove the sign faces within one year following adoption of this amendment to the ULDC. Billboard companies that execute an agreement approved by the County Attorney shall remove the sign faces within one year following execution of the agreement.

The total amount of sign faces to be removed shall be calculated utilizing the billboard inventory. The sign faces shall be removed utilizing the procedure set forth below.

- a. The sign faces to be removed shall be identified in Exhibit "A" of the billboard stipulated settlement agreement or similar agreement. However, the sign faces to be removed as identified in Exhibit "A" may be substituted for reasons established in the stipulated billboard settlement agreement.
  - b. The Building Division, with the written approval of the Zoning Division, shall issue a demolition permit for each sign face to be removed.
  - c. The demolition permit shall be in a form prepared by the Zoning Division, and shall include the location, permit number, name of billboard company, and date when such sign face is to be removed.
  - d. Each billboard company shall provide a statement, in a form approved by the County Attorney's Office, certifying the removal of a sign face. Removal of the sign face shall include the entire billboard structure.
- 5. Relocation of billboards.** Billboards may be relocated subject to the provisions of the billboard stipulated settlement agreement or similar agreement. Billboard relocation shall occur as indicated below.
- a. A billboard company must notify the Zoning Division in writing of its intent to relocate a billboard.
  - b. The written notification must be provided at least thirty (30) days prior to the intended date of demolition and relocation, unless otherwise waived by the Zoning Director.
  - c. Each billboard to be relocated must be assigned a billboard registration permit.
  - d. The Zoning Division shall verify the request for relocation, subject to the billboard stipulated settlement agreement.
  - e. Upon verification of the request for relocation, the Building Division shall issue a demolition permit for removal of the affected billboard.
  - f. For each billboard demolished, a billboard company shall provide verification of the demolition. The verification shall be provided in a form acceptable to the County Attorney's Office.
  - g. Each billboard demolished subject to this section may be relocated. The combination of a demolition permit and assignment of a registration permit shall be deemed to be a billboard relocation permit.
  - h. A billboard relocation permit shall be valid for a period of four (4) years from the issuance of the demolition permit.
  - i. A billboard relocation permit shall permanently lapse if relocation does not occur within four (4) years following issuance of the demolition permit.
  - j. Once a relocation permit has lapsed, the affected billboard shall not be relocated.

- k. A billboard relocation permit shall allow construction of a billboard with the same or lesser number of faces as contained on the demolished billboard. Two relocated single face, single billboard structures may be combined into a new two face billboard structure.
- l. A relocated billboard may be constructed only within the following comprehensive plan land use categories: "CH" (Commercial High), "CL" (Commercial Low), or "I" (Industrial).
- m. Within the "CH" (Commercial High), "CL" (Commercial Low), and "I" (Industrial) future land use plan categories, a relocated billboard may only be located within the following zoning districts: "CG" (Commercial, General), "CC" (Community Commercial), "IL" (Industrial, Light), "IG" (Industrial, General), "MUPD" (Multiple Use Planned Development), and "PIPD" (Planned Industrial Park District).
- n. Any billboard proposed for relocation within a conditional use, planned development, or similar project with an approved signage plan must obtain approval for the relocation from the Board of County Commissioners, which shall retain the same discretion it exercised when granting the original development approval. If the billboard relocation requires modification of a signage plan that does not require Board of County Commissioners approval, the relocation shall be approved by the Development Review Committee, subject to the requirements of this section and the billboard stipulated settlement agreement.
- o. Relocation of a billboard to a planned development district shall comply with the height and setback requirements for structures approved in the master plan.
- p. If modification of signage located within a planned development district does not require Board of County Commissioners approval, such modification of signage shall be approved by the Development Review Committee.
- q. A relocated billboard shall not be relocated on property assigned a residential, agricultural, or conservation zoning designation. For the purposes of this section, residential, agricultural, and conservation zoning districts shall be as described in the billboard stipulated settlement agreement.
- r. All relocated billboards must be located within an area containing a front dimension containing at least five hundred (500) linear feet. This linear dimension may include property abutting a public R-O-W.
- s. The height of any relocated billboard shall not exceed forty (40) feet above finished grade, excluding temporary embellishments.
- t. A relocated billboard shall comply with the setbacks listed below:
  - (1) The following general setbacks shall apply to all relocated billboards:
    - (a) **Front:** the lesser of fifteen (15) feet or the required district setback.
    - (b) **Side:** the lesser of the billboard's previous setback or the required district setback.
    - (c) **Rear:** the lesser of the billboard's previous setback or the required district setback.
    - (d) **Side corner:** the lesser of the billboard's previous setback or the required district setback. If applicable, the required district side corner setback may be reduced to fifteen (15) feet when the specific lot configuration makes relocation of the sign structure impossible based on application of the required district setback.
  - (2) A relocated billboard shall not be constructed within a lateral distance of at least two hundred fifty (250) feet of **any residential zoning district located on the same side of the street**. The lateral distance shall be measured along the street R-O-W, and shall include public rights-of-way. This requirement shall supersede any other setback requirements established by this section.

- (3) When a relocated billboard will be constructed adjacent to a public R-O-W which:
- (a) is designated by the County for an ultimate width of 120 feet or less, and,
  - (b) abuts a residential zoning district across the street,
- then a residential "clear zone" must be established.

The "clear zone" must extend at least fifty (50) feet from the residential zoning district line. The "clear zone" shall not contain any existing residential structures. The "clear zone" shall be measured from front setback of the billboard to the nearest intersection of the ultimate R-O-W line.

- (4) When a relocated billboard will be placed on a public R-O-W which:
- (a) is designated by the County for an ultimate width of more than 120 feet but less than 170 feet, and,
  - (b) abuts a residential zoning district across the street,
- then a residential "clear zone" must be established.

The "clear zone" must extend at least 170 feet from the front setback of the billboard. The "clear zone" shall include the public R-O-W. Any portion of the "clear zone" located within the abutting residential district shall not contain any existing or proposed residential use.

- (5) When a relocated billboard will be placed on a public R-O-W which:
- (a) is designated by the County for an ultimate width of more than 170 feet, and,
  - (b) abuts a residential zoning district across the street, then a residential "clear zone" is not required.
- (6) For the purposes of this Section, a residential "clear zone" may include such uses as landscaping, perimeter buffers, vegetation preservation areas, drainage facilities, roads, recreational areas, and similar nonresidential uses.
- (7) A relocated billboard shall not be placed within 120 feet of any residential zoning district located across from, but not directly abutting, a public R-O-W. For the purposes of this section, the 120 feet distance shall be measured from the rear of the billboard to the nearest point of the residential zoning district.
- (8) For relocated billboards, the setback shall be measured from the property line.

- u. A billboard shall not be relocated to a site on a road with a R-O-W width of less than eighty (80) feet. [Ord. No. 00-15]
- v. The number of billboards to be relocated during any twelve (12) month period shall be limited by the stipulated billboard settlement agreement.
- w. A minimum separation of at least 500 feet from any other existing or relocated billboard that is not on the same structure must be maintained. [Ord. No. 00-15]

**6. Billboard replacement.** A replacement for an existing billboard may be constructed consistent with the provisions of this Section.

- a. A replacement billboard shall be located within the permitted billboard location.
- b. A replacement billboard shall remain on the same side of the public R-O-W.
- c. A replacement billboard may retain the lesser of the front, side, and rear setbacks of the existing billboard or the setbacks provided by the zoning district.
- d. For replacement billboards, the front setback shall be measured from the property line.
- e. A replacement billboard may be constructed at the same or lesser height of the existing billboard.

- f. The sign face or faces of the replacement billboard shall not exceed the size of the sign face or faces of the existing billboard.
- g. A replacement billboard shall contain the same number, or lesser number, of sign faces as the existing billboard.
- h. When an existing billboard is located on property that is being or has been acquired for public road R-O-W purposes, the billboard location criteria of this Section may be waived by the Zoning Director. The Zoning Director may waive the billboard location criteria when the width of the R-O-W to be acquired will not allow billboard replacement consistent with the intent of this Section.

**7. Supplemental billboard regulations.**

- a. Roof-mounted billboards are prohibited.
  - b. Billboards shall not be relocated to a site on a road with a R-O-W width of less than eighty (80) feet.  
[Ord. No. 00-15]
  - c. The number of billboards to be relocated during any twelve (12) month period shall be limited by the stipulated billboard settlement agreement.
  - d. Billboard illumination shall be directed only towards the billboard face.
  - e. Following execution of the stipulated billboard settlement agreement, billboards shall be legal, conforming structures, and may be repaired and maintained as provided by the applicable building codes of the County. Billboards to be removed by the operation of the stipulated billboard settlement agreement may be repaired and maintained as legal structures. However, any expenses incurred for such repair and maintenance shall be the sole responsibility of the billboard owner, and the County shall incur no liability for such expenses.
  - f. Billboard registration permits may be sold, transferred, or exchanged without regard to participation in the stipulated billboard settlement agreement.
  - g. Unless otherwise provided by this Section, the maximum size of the sign face of any relocated billboard or replacement billboard shall not exceed the size of the sign face that is being relocated or replaced. If two single face billboard structures are combined into one double faced billboard, then the maximum size of each of the two faces shall be no larger than the size of the smaller sign face that is affected by the relocation or replacement.
- 8. Repair and maintenance of billboards.** All billboards shall be maintained in good repair. Repair and maintenance of billboards shall be exempt from the limitations of Section 1.7.B.1. of this Code. Repair and maintenance of billboards shall not include any improvement which increases the height, size, or number of billboard faces. Temporary embellishments may be included as part of normal maintenance and repair of billboards.
- 9. Effect of annexation.**
- a. Any billboard included within the billboard stipulated settlement agreement that is annexed shall not be eligible for relocation into any unincorporated area.
  - b. The billboard registration permit for any billboard included within the billboard stipulated settlement agreement that is annexed shall be void upon annexation.

- 10. Appeals.** Appeals of any decision by the Zoning Division or Building Division regarding interpretation or implementation of this Section or the billboard stipulated settlement agreement shall be made to the Board of County Commissioners in accordance with Sec. 5.4.G. [Ord. No. 01-01]  
[Ord. No. 96-28] [Ord. No. 97-64] [Ord. No. 00-015]

**Amendment History:**

[Ord. No. 93-4; February 16, 1993] [Ord. No. 94-23; October 18, 1994] [Ord. No. 96-28; September 25, 1996]  
[Ord. No. 97-64; December 24, 1997] [Ord. No. 99-37; October 7, 1999] [Ord. No. 00-015; April 12, 2000]  
[Ord. No. 01-01; January 18, 2001] [Ord. No. 01-100; December 28, 2001]

**SEC 7.15      MAINTENANCE AND USE DOCUMENTS.**

- A. Purpose and Intent.** This section is established to ensure that adequate ownership and maintenance measures will be provided in residential and other developments to protect and perpetually maintain all Common Areas or other required areas (including improvements located upon or within the Common Areas) required pursuant to this Code or other applicable County ordinances or regulations. This section is also established to ensure the continued availability and utility of the Common Areas for the residents or occupants of the development and to prevent such facilities or the need for such facilities from becoming an unnecessary burden or nuisance to the County or surrounding property. Nothing in this section shall be construed as creating any obligation upon the County to maintain such Common Areas or their improvements or to otherwise ensure their availability and condition.
- B. Applicability.** This section shall apply to all developments subject to review by the Development Review Committee as delineated elsewhere in this Code. Developments for which waivers of platting are administratively obtained shall also comply with the requirements of this section.
- C. Exception.** Generally, the maintenance and use documents requirement shall not apply to lands or improvements to be owned and maintained under a condominium or cooperative. The developer of any lands to be owned and maintained under a condominium or cooperative shall establish and regulate those in accordance with the requirements set forth by The State of Florida. If the condominium or cooperative is located within a Planned Unit Development, though, additional County document requirements may apply.
- D. General Requirements.** A developer shall submit documents establishing maintenance and use of the Common Areas of a proposed development and other required areas at the point in the development process set forth in Article 8 Sec. 8.20 of this Code or as required as a condition of approval by any decision making or administrative body of the County. All documents shall be reviewed and approved by the County Attorney's office prior to recording in the public records. The recording of the documents and all associated fees shall be the responsibility of the developer. All documents shall be recorded as approved by the County Attorney's office, and copies of the recorded documents shall be submitted to the County when requested.
- E. Documents Establishing Maintenance and Use.** The type of document required to establish use rights and responsibility for maintenance of the Common Areas and private preserve areas of a development depends upon the nature of the development. [Ord. No. 98-11]
- 1. Developments including a subdivision of five (5) or more lots.** A Property Owners' Association shall be required. Developer shall submit a Declaration of Covenants and Restrictions, Articles of Incorporation, and By-Laws. If there are to be party walls within the development, the Declaration of Covenants and Restrictions shall include a Declaration of Party Wall. This requirement applies to both residential and non-residential developments.
  - 2. Subdivisions of a maximum of four (4) lots.** A Property Owners' Association may or may not be required depending upon the individual subdivision. The determination shall be made by the County Attorney's Office. If a Property Owners' Association is required, then the submittal requirement shall be as listed above. If a Property Owners' Association is not required, then the Developer shall submit a Unity of Control. If there are to be party walls within the development, a Declaration of Party Wall shall be included in the submission.
  - 3. Rental Projects.** A Unity of Title shall be submitted for a development that will be owned and maintained by a landlord for the benefit of lessees residing on or occupying leaseholds on a Lot or Parcel.

**F. Content Requirement for Documents.** The following shall be the minimal content requirements for documents. Provisions which do not conflict with any County requirements may also be included.

**1. Property Owner's Association Documents.**

**a. Declaration of Covenants and Restrictions.**

- (1) **Legal description.** For master associations: All property included within the Master Plan for a development (no matter how many phases in which it shall be developed) shall be subjected to the terms of the Declaration at the time the first plat of the development is recorded. Property shall not be withdrawn from the terms of the Declaration unless it is also withdrawn from the Master Plan.

For sub-associations: All property included within a plat in which a sub-association is named in a dedication/reservation shall be subjected to the terms of the Declaration for that sub-association at the time the plat is recorded.

- (2) **Definition.** There shall be a section in the Declaration in which, minimally, the following terms (or similar terms) are defined: Association, Common Areas, Member, Properties, Declarant/Developer, Unit/Lot/Parcel.

The definition of Association shall include the name of the property owners' association responsible for maintaining the Common Areas of the development. The association named here must be the same association that accepts the dedications/reservations on any plat of the development. The Association shall be a Florida corporation not for profit.

The definition of Common Areas shall include the phrase "any area dedicated to or reserved for the Association on any recorded plat or replat of the Properties".

The definition of Member shall reflect the requirement that all persons or entities holding title to any portion of the Properties shall be voting members of the Association. In the case of a master association, this may be accomplished either by direct membership by all owners or by the owners' sub-association membership with the sub-association(s) being the voting member(s) of the master association. The definition must specifically allow direct membership for any owner who is not a member of a represented sub-association.

The definition of Properties shall include all the property subject to the terms of the Declaration including any added by amendment to the Declaration. The definition of Declarant/Developer shall include successors and assigns. The definition of Unit/Lot/Parcel shall identify the division of property by which membership in the Association is defined and shall be consistent with the terms used to define Member in the Declaration.

- (3) **Association structure and responsibilities.** There shall be provisions for the following:
- (a) All persons or entities owning any portion of the development shall automatically become members of the Association.
  - (b) All members of the Association shall be entitled to vote on Association matters.
  - (c) The Association shall have the authority to assess all members for Association expenses including, but not limited to, the cost of maintaining the Common Areas.
  - (d) All members of the Association, except any governmental entity which may own property in the development, shall be subject to assessments by the Association. The developer shall either pay assessments or fund the deficit in the Association's operating budget until he has turned over control of the Association. After he has turned over control of the Association, he shall pay assessments for any lot(s) he may still own.
  - (e) ~~The Association shall have the authority to place a lien on a member's property for any unpaid assessment.~~
  - (f) The developer may control the Association while development is ongoing. He must, however, establish in the Declaration a definite time by which he will turn over control of the Association to the owners.

- (g) The Declaration shall provide that the Association shall be responsible for the maintenance of the Common Areas and private preserve areas. Maintenance responsibility may be delegated to a sub-association or to an individual lot owner (in the case of certain limited use areas), but the delegating association shall be responsible in the event the sub-association or the lot owner fails to maintain any portion of the Common Area or other required areas. [Ord. No. 98-11]
- (4) **Common areas.** The common areas shall be defined to include any area dedicated to or reserved for the Association on any recorded plat of the Properties. The developer shall state at what point he will deed the Common Areas to the Association.
- (5) **Easements.** The following easements shall be granted (or confirmed if already established by recorded plat or grant of easement):
- (a) Ingress/egress easements for members, their guests, and licensees.
  - (b) Utility easements for installation, maintenance, and repair by any utility company, including cable, servicing the development.
  - (c) Drainage easements.
  - (d) Maintenance easements for maintenance of the Common Areas. If the Association will need access to an owner's property to fulfill its maintenance obligation, the easement should be granted here.
  - (e) Encroachment easements for accidental encroachment onto the Common Area.
  - (f) Common Area easement for use by all members of the Association and their guests.
  - (g) Developer's easement to allow developer access as needed to complete construction of development.
  - (h) Public Service for police protection, fire protection, emergency services, postal service, and meter reading.
  - (i) Zero-lot line easement, if applicable. A three foot easement contiguous to the zero-lot line boundary shall be established for the purpose of incidental encroachment, access and maintenance.
- All easements, with the exception of the developer's easement, shall be perpetual.
- (6) **Architectural control.** Any provisions included in the Declaration regarding architectural control should be consistent with Palm Beach County regulations. It should be noted in the Declaration that nothing in the Declaration should be interpreted as an exemption from compliance with County regulations.
- (7) **General provisions.** There shall be provision for the following.
- (a) **Duration.** The Declaration shall run with the land for a minimum of twenty (20) years with provision for automatic renewal.
  - (b) **Enforcement.** The Association, the individual members, and the developer shall all have the ability to enforce the terms of the Declaration.
  - (c) **Amendment.** The method by which the Declaration may be amended shall be established. If the developer is given a separate right for amending the Declaration, his right shall not survive the turnover of control. No amendment that withdraws property from the terms of the Declaration shall be recorded unless approved in writing by the County Attorney's office. No amendment inconsistent with the requirements of this section shall be recorded unless approved in writing by the County Attorney's office. Nothing contained herein shall create an obligation on the part of the County Attorney's office to approve any amendment.
  - (d) **Dissolution.** Any owner may petition the Circuit Court for the appointment of a Receiver to manage the affairs of the Association in the event of dissolution of the Association.
- b. **Articles of Incorporation.**
- (1) All terms shall be consistent with the terms of ~~the Declaration and By-Laws.~~
  - (2) The Property Owners' Association shall be a Florida corporation not for profit with, minimally, the authority to maintain Common Areas or other required areas, assess members for operating costs, place liens on members' property for failure to pay assessments, and enter into agreements with governmental entities.
- c. **By-Laws.** All terms shall be consistent with the terms of the Declaration and Articles of Incorporation.



- 2. Declaration of Party Wall.** A Declaration of Party Wall shall be recorded whenever there are shared walls in a development. The Declaration may be a part of a Declaration of Covenants and Restrictions or it may be recorded as a separate instrument. It should address the following:
- a. Repair of the wall is a joint obligation and expense unless damage is caused by the negligence of one party; in that case the cost of repair is the obligation of that party alone.
  - b. Repair or replacement of the wall shall be to its original construction.
  - c. Each party shall have the right to file a lien for the cost of repairs.
  - d. The mortgagee shall have the same rights as the mortgagor.
  - e. Structural changes in the wall are prohibited.
  - f. If there is a common roof, the same provisions shall apply.
  - g. If access and/or parking are to be shared, there should be an easement granted to accommodate that.
  - h. This shall be a covenant running with the land.
- 3. Unity of Control.** A Unity of Control shall be recorded against a subdivision of a maximum of four (4) lots if the County Attorney's Office has exempted the subdivision from the requirements for a Property Owner's Association. The Unity of Control shall contain the following:
- a. Legal description of the property subject to the terms of the Unity of Control. This shall include all property included in the master plan for the development.
  - b. Creation of perpetual cross-access, parking, drainage, and utility easements for the benefit of all owners of the development.
  - c. Maintenance responsibilities for all common areas of the development and method by which maintenance costs shall be shared.
  - d. Establishment of these provisions as covenants running with the land.
- 4. Unity of Title.** The owner of a rental project shall record against his property a Unity of Title. The Unity of Title, which shall be a covenant running with the land, shall provide that the property shall be considered one plot and parcel and that no portion of the property may be conveyed to another owner. The County Attorney's office, after consulting with the Zoning and Land Development Divisions, may agree to release the Unity of Title provided that covenants establishing maintenance and use are recorded in its place. The cost of recording the Unity of Title and/or a release shall be the responsibility of the owner.

**SEC. 7.16      RESERVED FOR FUTURE USE**

**SEC. 7.17 HISTORIC PRESERVATION PROCEDURES**

- A. Purpose and Intent.** The purpose and intent of this section is to promote the health, safety and welfare of existing and future residents of Palm Beach County by protecting, enhancing and examining the historic resources of Palm Beach County. It is recognized that there are within unincorporated Palm Beach County and on County owned property in municipalities historic sites worthy of preservation and concentrations of historic buildings worthy of designation as historic districts. This section provides mechanisms to promote historic preservation in Palm Beach County by the designation of historic sites and districts, and the regulation of construction and demolition of historic sites and within historic districts.  
[Ord. No. 95-8]

**B. Definitions.**

**Subsection 1. Other Definitions.** For purposes of this Section, except as specifically provided herein, the terms defined in the Unified Land Development Code of Palm Beach County, Florida, and the Plan, shall have the meaning therein.

**Subsection 2. Terms Herein.** The following terms shall have the meanings set forth below.

**Adaptive Use:** The process of converting a building to a use other than that which it was originally designed.

**Alteration:** Any change affecting the exterior appearance of an existing structure or improvement by additions, reconstruction, remodeling, maintenance or structural changes involving changes in form, texture, materials or color or any such changes in appearance in specially designated historic sites, or historic interiors.

**Appurtenance:** A part, possession, or other incidental part which is generally subordinate to, or adjoins the principal use of structure, i.e. fences, walls, steps, paving, sidewalks, signs and light fixtures.

**Archeological Resources:** All evidences of past human occupations which can be used to reconstruct the life ways of past peoples and evidence of past animal life in the form of non-human vertebrate fossils. These include sites, artifacts, environmental and all other relevant information and the contexts in which they occur. Archaeological resources are found in prehistoric and historic period sites and areas of occupation and activity.

**Architectural Features:** Architectural features include the architectural style, scale, massing siting, general design and general arrangement of the exterior of the building or structure, including the type, style and color of roofs, type and texture of building material, public access open courtyards, windows, doors, and appurtenances. These features will include interior spaces where the interior has been given historic designation under the procedures listed in Sec. 7.17.D.

**Certificate of Appropriateness:** A written document, issued under the terms and conditions of this ordinance, allowing specified alterations, demolition, construction, or other work to a designated historic site, or for a building or structure within a designated historic district.

**Contributing Resource:** Building, site, structure, or object adding to the historic significance of a property or district.

**Cultural Resources:** Districts, sites, structures, and objects and evidence of some importance to a culture, a subculture, or a community for scientific, traditional, religious, and any other reasons. These resources and relevant environmental data are important for describing and reconstructing past life ways, for interpreting human behavior, and for predicting future courses of cultural development.

**Demolition:** The act or process of wrecking, destroying, or removing any building or any exterior or structural part thereof.

**Designation:** The act of designating specific historic sites or districts pursuant to the provisions of this Code.

**Designated Exterior:** All outside surfaces of any improvement, building, or structure as defined in the historic preservation survey and pursuant to Section VI or an exterior designated under Section VI as having significant value to the historic character of the building, district, or County.

**Exterior:** The outside surfaces of a building.

**Historic District:** A geographically defined area with a significant concentration, linkage, or continuity of sites, improvements, or landscape features united by historic events or by plan or physical development, and which area has been designated as a historic district, pursuant to Section VI. Any historic district may have within its area contributing and non-contributing buildings or other structures that contribute to the overall visual character of the district.

**Historic Resources:** All evidences of human occupations that date from historic (i.e., recorded history) periods. These resources include documentary data (i.e., written records, archival material, photographs, maps, etc.) sites, artifacts, buildings, structures and all other cultural resources and relevant information pertaining to them. Historic resources are cultural resources and may be considered archaeological resources when archaeological work is involved in their identification.

**Improvement:** Any building, structure, fence, gate, wall, walkway, parking facility, light fixture, bench, foundation, sign, work of art, earthworks, sidewalk, or other man-made objects constituting a physical change or betterment of real property, or any part thereof.

**Landscape Feature:** Any improvement or vegetation including, but not limited to: outbuildings, walls, courtyards, fences, shrubbery, trees, sidewalks, planters, plantings, gates, street furniture or exterior lighting.

**Mitigation:** A process designed to ameliorate adverse impact of an activity on a cultural resource by the systematic removal of the prehistoric, historic, or architectural data in order to acquire the fundamental information necessary for understanding the property within its proper historic context.

**National Register of Historic Places:** Official Federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture.

**Non-contributing Resource:** Building, site, structure, or object that does not add to the historic significance of a property or district.

**Ordinary Maintenance or Repair:** Any work for which a building permit is not required by law, where the purpose and effect of such work is to correct any physical deterioration or damage of an improvement, or any part thereof by restoring it, as nearly as practical, to its appearance prior to the occurrence of such deterioration or damage.

**Palm Beach County Register of Historic Places:** Official County list of archeological sites identified on the Map of Known Archeological Sites, and historic sites and districts designated by the Board of County Commissioners.

**Preservation:** The identification, evaluation, recordation, documentation, analysis, recovery, interpretation, curation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance, or reconstruction of historic properties.

**Protection:** The act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack, or to cover or shield the property from danger or injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment; in the case of archaeological sites, the protective measure may be temporary or permanent.

**Rehabilitation:** The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historic, architectural and cultural value.

**Restoration:** The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time, by means of the removal of later work or by replacement of earlier work.

**Site:** For purposes of historic preservation, any area or location occupied as a residence or utilized by humans for a sufficient length of time to leave physical remains or traces of occupancy. Such localities are extremely variable in size, and may range from a single hunting camp to an extensive land surface with evidence of numerous settlements and activities areas, and the transportation networks linking them. A site may consist of secondarily deposited archaeological remains.

**Structure:** Means that which is three (3) feet or more in height which is built or constructed or erected or tied down having a fixed location on the ground or attached to something having a permanent location on the ground, such as buildings, homes, mobile homes, towers, walls, fences, billboards, shore protection devices and poster panels.

**Undue Economic Hardship:** An exceptional financial burden that might otherwise result in a taking of property without compensation or otherwise denies use of the property in an economically viable manner.  
[Ord. No. 93-4]

(This space intentionally left blank.)

**C. Criteria for Designation of Historic Sites and Districts.**

1. To qualify as a designated historic site or historic district, individual properties, structures, sites or buildings, or groups of properties, structures, sites or buildings, the proposed site or district shall meet one or more of the following criteria:
  - a. is associated in a significant way with the life or activities of a major person important in County, State or National history, (i.e., the homestead of a local founding family), or
  - b. is the site of a historic event with significant effect upon the County, State or Nation, or
  - c. is associated in a significant way with a major historic event whether cultural, economic, military, or political, or
  - d. exemplifies the historic, political, cultural, or economic trends of the community in history, or
  - e. is associated in a significant way with a past or continuing institution which has contributed to the life of the County.
  - f. portrays the environment in an era of history characterized by one or more distinctive architectural styles, or
  - g. embodies those distinguishing characteristics of an architectural style, period or method of construction, or
  - h. is a historic or outstanding work of a prominent architect, designer, landscape architect, or builder, or
  - i. contains elements of design, detail, material or craftsmanship of outstanding quality or which represented, in its time, a significant innovation or adaptation to the South Florida environment.
2. A building, structure, site, or district will be deemed to have historic significance if, in addition to, or in the place of the previously mentioned criteria, the building, structure, site, or district meets the historic development standards as defined by and listed in the regulations of and criteria for the National Register of Historic Places, as prepared by the U.S. Department of the Interior under the Historic Preservation Act of 1966, as amended.
3. Properties not generally considered eligible for designation include cemeteries, birthplaces or graves of historic figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, buildings or sites primarily commemorative in nature, reconstructed historic buildings, and properties that have achieved significance less than fifty (50) years prior to the date the property is proposed for designation. However, such properties will qualify if they are integral parts of districts that do meet the previously described criteria or if they fall within one (1) or more of the following categories.
  - a. A religious property deriving primary significance from architectural or artistic distinction of historic importance.
  - b. A building or structure removed from its location but which is primarily significant for architectural value, or is the surviving structure most importantly associated with an historic event or person.
  - c. A birthplace or grave of a historic figure of outstanding importance if there is no other appropriate site or building directly associated with his/her productive life.

- d. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, distinctive design features, or from association with historic events.
- e. A property primarily commemorative in nature if design, age, tradition or symbolic value have invested it with its own historic significance.
- f. A building, structure, site or district achieving significance less than fifty (50) years from the date it is proposed for designation if it is of exceptional historic importance.

**D. Application for Historic Site or District Designation.**

1. Applications for historic site or district status may only be initiated by the Board of County Commissioners, the Historic Resources Review Board (HRRB) or the property owner of an individual site. A neighborhood or community association may initiate an application for historic district status. Application for historic district or historic site status for public property may also be initiated by any resident of Palm Beach County.
2. Upon receipt of an application for historic or district site status, the Department shall conduct a preliminary evaluation of the application to determine whether or not it has sufficient information to process the application. The Department shall make the determination that an application is sufficient within ten (10) working days of receipt of an application. If the application is not sufficient to process, the Department shall specify what additional information is necessary.
3. In the event the application as submitted is sufficient, the Department shall prepare a Designation Report for consideration at the next scheduled HRRB meeting which shall contain the following information:
  - a. Proposed legal boundaries of the historic building, archaeological site, structure, or district; and,
  - b. Any proposed waiver of development regulations per subsection G - Waiver of Unified Land Development Code Provision.
  - c. Any conditions beyond the standards contained in the ULDC or conditions based on the standards of subsection 7-17 of this Code - Development Standards for Historic Districts and Sites.
  - d. An analysis of historic significance and character of the nominated property; and,
  - e. An analysis of public historic interiors for those buildings and structures with interior features of exceptional architectural, aesthetic, artistic or historic significance of those buildings which have public access.

**E. Public Hearings Required for Historic Site or District Designation.**

1. After the Department prepares its Designation Report, the HRRB shall conduct a public hearing to evaluate and receive comments regarding the application.
2. The Department shall transmit, by certified mail, a copy of the designation report and a notice of public hearing to the property owner(s) of record as of the date of nomination. This notice shall serve as notification of the intent of the HRRB to consider designation and must be mailed at least thirty (30) calendar days prior to the public hearing. In addition, all ~~property owners~~ within a 300-foot radius of the nominated site or district shall be sent courtesy notice of the public hearing. However, failure to receive such courtesy notice shall not invalidate the hearing. Notice shall also be provided by publishing a copy thereof in a newspaper of general circulation in Palm Beach County at least ten (10) calendar days prior to the date of the hearing. All interested parties shall be given an opportunity to be heard at the public hearing.

3. After a public hearing, the HRRB shall vote on the designation within thirty (30) calendar days at a public meeting.  
[Ord. No. 97-64]
4. The Board of County Commissioners shall hold a public hearing at the next available meeting to consider the recommendation of the HRRB regarding the designation of historic sites and districts.
5. At the conclusion of the public hearing the Board of County Commissioners shall consider the application, all relevant support materials, the Designation Report, the recommendations of the HRRB and the standards contained in Sec. 7.17 thereby adopting a resolution enacting or denying the historic district or site designation. The resolution designating a historic site shall be approved or denied by not less than a majority of the quorum present unless an affected property owner objects to the designation of a historic site, in which case a majority of the total membership of the Board of County Commissioners is required to approve the designation. The Board of County Commissioners shall take no action upon a proposed district designation if a majority of property owners in the proposed district or the owners of a majority of the land area in the proposed district object in writing filed with the Board of County Commissioners before the hearing. The identity of the property owners shall be determined by the Palm Beach County property tax roll. The resolution designating the historic site or historic district shall be recorded in the public records of Palm Beach County, Florida. The designation shall be noted on the Official Zoning Atlas by placing the designation H on the appropriate atlas page and indicating the boundaries of the historic district or site on the Zoning Atlas.
6. Any agency with authority to issue demolition permits shall be notified of all historic site or district designations. No later than eighteen (18) months after the first property or district is designated pursuant to this Code, the County shall amend the 1989 Comprehensive Plan to include an inventory of historic district boundaries and historically significant structures designated pursuant to this ordinance. Subsequent to the initial inclusion of the historic inventory in the Comprehensive Plan, the inventory shall be updated consistent with provisions for evaluation and appraisal of the Comprehensive Plan as provided in Sec. 163.3191, Fla. Stat., and submitted to the Florida Department of State for inclusion into the Florida Master Site File. [Ord. No. 97-64]

#### **F. Development Standards For Historic Districts and Sites.**

1. For the purpose of this ordinance, exterior architectural features shall include those characteristics as defined in Article 7 of this code.
2. A historic building, structure, appurtenance, site or district shall only be moved, reconstructed, altered or maintained in accordance with this ordinance in a manner that will preserve the historic and architectural character of the historic building, structure, appurtenance, site or district.
3. In considering proposals for alterations to the exterior of historic buildings and structures and in applying development and preservation standards, the documented, original design of the building may be considered, among other factors.
4. A historic site, building, structure, archaeological site, improvement, or appurtenance either within a historic district or individually designated, shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, as same may be amended from time to time.
5. Relocation of historic buildings and structures to other sites shall not take place unless it is shown that their preservation on their existing or original sites is inconsistent with the purposes of this ordinance or would cause undue economic hardship to the property owner. Relocation of any structures shall not affect the designation of an underlying archaeological site.

6. Demolition of historic sites, archaeological sites or buildings, structures, improvements and appurtenances within historic districts shall be regulated by the Historic Resources Review Board in the manner described in Sec. 7.17-I of the Unified Land Development Code.
7. The construction of new buildings or structures, or the relocation, alteration, reconstruction, or major repair or maintenance of a non-contributing building or structure within a designated historic district shall meet the same compatibility standards as any material change in the exterior appearance of an existing contributing building. Any material change in the exterior appearance of any existing non-contributing building, structure or appurtenance in a designated historic district shall be generally compatible with the form, proportion, mass, configuration, building material, texture, color and location of historic buildings, structures, or sites adjoining or reasonably proximate to the contributing building, structure or site.
8. All improvements to buildings, structures and appurtenances within a designated historic district shall be visually compatible. Visual compatibility shall be defined in terms of the following criteria:
  - a. **Height.** The height of proposed buildings or modifications should be visually compatible in comparison or relation to the height of existing structures and buildings.
  - b. **Front facade proportion.** The front facade of each building or structure should be visually compatible with and in direct relationship to the width of the building and to the height of the front elevation of other adjacent or adjoining buildings within a historic district.
  - c. **Proportion of openings (windows and doors).** The openings of any building within a historic district should be visually compatible with the openings exemplified by the prevailing historic architectural styles within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings within the district should be visually compatible.
  - d. **Rhythm of solids to voids -- front facades.** The relationship of solids to voids in the front facade of a building or structure should be visually compatible with the front facades of historic buildings or structures within the district.
  - e. **Rhythm of buildings on streets.** The relationship of building(s) to open space between it or them and adjoining building(s) should be visually compatible with the relationship between historic sites, buildings or structures within a historic district.
  - f. **Rhythm of entrance and/or porch projections.** The relationship of entrances and porch projections to the sidewalks of a building should be visually compatible with the prevalent architectural styles of entrances and porch projections on historic sites, buildings and structures within a historic district.
  - g. **Relationship of materials, texture and color.** The relationship of materials, texture and color of the facade of a building should be visually compatible with the predominant materials used in the historic sites, buildings and structures within a historic district.
  - h. **Roof shapes.** The roof shape of a building or structure should be visually compatible with the roof shape(s) of a historic site, building or structure within a historic district.
  - i. **Walls of continuity.** Appearances of a building or structure such as walls, wrought iron, fences, evergreen landscape masses, or building facades, should form cohesive walls of enclosure along a street to insure visual compatibility of the building to historic buildings, structures or sites to which it is visually related.
  - j. **Scale of a building.** The size of a building, the building mass in relation to open spaces, windows, door openings, balconies and porches should be visually compatible with the building size and building mass of historic sites, buildings and structures within a historic district.



- k. **Directional expression of front elevation.** A building should be visually compatible with the buildings, structures and sites in its directional character: vertical, horizontal or non-directional.

**G. Waiver of Unified Land Development Code Provisions.**

1. The HRRB may recommend to that the Board of County Commissioners approve waiver of Code requirements for designated historic resources or contributing properties to a designated historic district. The waiver may occur concurrently with the designation process or may be requested regarding any property subject to the historic site or district designation. Waivers may include setbacks, lot width, depth, area requirements, height limitations, open space requirements, vehicular requirements, design compatibility requirements, and other similar development regulations other than changes in permitted uses, density increases, or waiver of environmental or health standards. Before granting a waiver of code requirements, the Board of County Commissioners must find:
  - a. That the waiver will be in harmony with the general appearance and character of the community.
  - b. That the waiver will not be injurious to the area involved or otherwise detrimental to the public health, safety or welfare.
  - c. That the project is designed and arranged on the site in a manner that minimizes aural and visual impact on the adjacent properties while affording the owner(s) a reasonable use of their land.
  - d. The waiver is the minimum necessary to allow reasonable use of the property while preserving the historic attributes of the property.
2. In approving a waiver, the Board of County Commissioners may prescribe any appropriate conditions necessary to protect and further the interests of the area and abutting properties, including but not limited to:
  - a. Landscape materials, walls and fences as required buffering.
  - b. Modifications of the orientation of any openings.
  - c. Modifications for site arrangements.
3. The waiver shall be incorporated into the resolution designating the historic site or district with conditions and standards applicable to the property or district. If the waiver process occurs separately from the designation process, the notification and public hearings procedures required for historic designation shall be followed and a resolution approving the waiver shall be recorded in the public records of Palm Beach County, Florida.

**H. Palm Beach County Register of Historic Places.**

1. If the County Commission approves the nomination of a property for designation as a historic site or group of properties for designation as a historic district, said site or district shall be listed on the Palm Beach County Register of Historic Places and recorded in the official records of Palm Beach County. The Palm Beach County Register of Historic Places shall be administered by the Board.
2. The Board shall issue an official Certificate of Historic Significance to the owner of properties listed individually on the Palm Beach County Register of Historic Places or judged as contributing to the character of a historic district listed on the Palm Beach County Register of Historic Places. The County Administrator, or his/her appointee, is authorized to issue and place official signs denoting the geographic boundaries of each historic district listed on the Palm Beach County Register of Historic Places.

**I. Certificate of Appropriateness.****1. Activities Requiring Certificate of Appropriateness.**

- a. No building, structure, appurtenance, improvement or landscape feature within Palm Beach County, which has been designated a historic site, pursuant to Part V of this ordinance, shall be erected, altered, restored, renovated, excavated, relocated, or demolished until a Certificate of Appropriateness regarding any exterior architectural features, landscape feature, or site improvements has been issued by the Board pursuant to the procedures of this ordinance.
- b. A Certificate of Appropriateness shall be required for the erection, alteration, restoration, renovation, excavation, relocation, or demolition of any building, structure or appurtenance within any historic district established by Palm Beach County.
- c. A Certificate of Appropriateness shall be required for any material change in existing walls, fences and sidewalks, change of color, or construction of new walls, fences and sidewalks.
- d. Landscape features. Landscape features and site improvements shall include, subsurface alterations, site regrading, fill deposition, paving, landscaping walls, fences, courtyards, signs, and exterior lighting.
- e. Plan approval required. No Certificate of Appropriateness shall be approved unless the architectural plans for said construction, reconstruction, relocation, alteration, excavation, restoration, renovation, or demolition has been approved by the Board.

**2. Certificate not required.**

- a. A Certificate of Appropriateness shall not be required for general and occasional maintenance and repair of any historic building, structure or site, or any building or structure within a historic district, except where proscribed or regulated by archaeological considerations.
- b. A Certificate of Appropriateness shall not be required for any interior alteration, construction, reconstruction, restoration or renovation. General and occasional maintenance and repair shall include lawn and landscaping care and minor repairs that restore or maintain the historic site or current character of the building or structure. General and occasional maintenance and repair shall also include any ordinary maintenance which does not require a building permit from the County. General and occasional maintenance and repair shall not include any of the activities described and defined subsections 1.a-e of this Section, above, nor shall it include exterior color change, addition or change of awnings, signs, or alterations to porches and steps or other alterations which require excavation or disturbance of subsurface resources.

**3. Review Guidelines.**

- a. The Historic Resources Review Board shall utilize the most recent U.S. Secretary of the Interior's Standards for Rehabilitation as the standards by which applications for Certificate of Appropriateness are to be evaluated.
- b. Applications for Certificates of Appropriateness must be made on forms approved and provided by the Board. Applications must be accompanied by appropriate site plans, scaled drawings, architectural drawings, photographs, sketches, descriptions, renderings, surveys, documents or any other pertinent information the Board may require to understand the applicant's planned alteration, construction, reconstruction, relocation, restoration, renovation, or demolition.

- c. The application shall be submitted to the Planning, Zoning and Building Department for review by the HRRB with a non-refundable application fee that is established by the Board of County Commissioners from time to time to defray the actual costs of processing the application.
- d. An applicant may request a pre-application conference with the HRRB or appropriate County staff members to obtain information and guidance regarding the application process. The HRRB may designate subcommittees of at least one member to hold these conferences with potential applicants. The purpose of the pre-application conference will be to discuss and clarify preservation objectives and HRRB regulations and guidelines and any other questions which may arise during the Certificate of Appropriateness process. If at least two (2) Board members are present, these conferences shall be public meetings subject to appropriate public meetings laws and notice requirements. However, in no case will any statement or representation made prior to official HRRB review of an application bind the HRRB, the Board of County Commissioners or any County departments regarding for the certification process.
- e. If or when the application is determined sufficient, the Executive Director shall place the application on the agenda of the next available meeting of the HRRB. The HRRB shall receive an application at least thirty (30) days prior to the public hearing. If no meeting of the HRRB is scheduled within sixty (60) days of the date an application is determined sufficient, a special meeting shall be scheduled by the chairperson.
- f. If it is determined that the application is not sufficient, written notice shall be delivered to the applicant specifying the deficiencies. The Zoning Director shall take no further action on the application until the deficiencies are remedied. If the applicant fails to correct the deficiencies within twenty (20) working days, the application shall be considered withdrawn.
- g. The HRRB shall act upon the application within sixty (60) days of the determination of an application sufficiency. Nothing herein will prohibit a continuation of a hearing on an application which the applicant requests or to which the applicant consents.
- h. The HRRB may advise the applicant and make recommendations in regard to the appropriateness of the application. The Board may delay final action until its next regularly scheduled meeting, or, if the Board so chooses and the applicant agrees, until a special meeting to be held within fourteen (14) calendar days of the meeting at which the application was first considered. In no case will the Board delay taking action by approving, denying, or deferring any application more than thirty (30) calendar days after such application is formally brought before the Board.
- i. The HRRB may approve, modify or deny an application for a Certificate of Appropriateness. For purposes of granting a Certificate of Appropriateness, the Board shall have access to the designated site. If the Board approves the application, a Certificate of Appropriateness shall be issued. The issuance of a Certificate of Appropriateness shall not relieve the applicant from obtaining other development permits, orders and approvals required by Palm Beach County. A building permit or other development permit, order or approval shall be invalid if it is obtained without the Certificate of Appropriateness required for the work. Construction for which a Certificate of Appropriateness is issued shall commence within eighteen (18) months from the date of issuance, and said certificate shall expire if twenty-five per cent (25%) of the approved improvements have not been completed within twenty-four (24) months from the date of issuance. The Board may not approve extensions for Certificates of Appropriateness. If the HRRB denies the application, a Certificate of Appropriateness **shall not be issued. The HRRB shall state its reasons for denial in writing and present these written reasons to the applicant within ten (10) calendar days of the HRRB's denial.**

- j. Within thirty (30) days of a written decision by the HRRB regarding an application for a certificate of appropriateness, an aggrieved party may appeal the decision by filing a written notice of appeal and pay a filing fee, established by the Board of County Commissioners, with the Clerk of the Board of County Commissioners. A copy of the notice of appeal shall be filed with the Executive Director of Planning, Zoning and Building Department. The notice of appeal shall state the decision which is being appealed, the grounds for the appeal, and a brief summary of the relief which is sought. Within forty-five (45) days of the filing of the appeal or the first Board of County Commissioners meeting which is scheduled, whichever is later in time, the Board of County Commissioners shall conduct a public hearing at which time they may affirm, modify or reverse the decision of the Department. The applicant shall be notified by certified mail, return receipt requested, of the date, time, and place of such hearing. At this hearing, the appealing party shall set forth the alleged inconsistencies or non-conformities with procedures or criteria set forth in this code; however, no new material or evidence shall be presented to or considered by the Board of County Commissioners. The Board of County Commissioners shall vote to approve, modify or overrule the decision of the HRRB. The decision of the Board of County Commissioners shall be in writing and a copy of the decision shall be forwarded to the appealing party. An applicant may appeal a final decision of the Board of County Commissioners within thirty (30) days of the rendition of the decision by filing a petition for writ of certiorari in Circuit Court of the Fifteenth Judicial Circuit in and for Palm Beach County, Florida.

#### **4. Demolition of Designated Historic Sites and Within Historic Districts.**

- a. Public agencies having the authority to demolish unsafe structures shall receive notice of designation of individual sites, districts, pursuant to Part V of this ordinance. The HRRB shall be deemed an interested party and shall be entitled to receive notice of any public hearings conducted by said public agency regarding demolition of any designated property. The HRRB may make recommendations and suggestions to the public agency and the owner(s) relative to the feasibility of and the public interest in preserving the designated property.
- b. A certificate of appropriateness for demolition shall not be required when a building, structure or appurtenance designated as a historic site, or a contributing building, structure or appurtenance within a designated historic district, has been condemned by the County. A demolition permit shall not be issued unless the HRRB has been notified of the proposed demolition and provided an opportunity to provide input as provided in Subsection 4.a above.
- c. In the event the HRRB determines that a historic site is in the course of being demolished by neglect, it shall notify the owner of record of such preliminary finding stating the reason therefore and shall give the owner of record thirty (30) calendar days from the date of notice in which to commence work rectifying the evidences of neglect cited by the Board. Such notice shall be accomplished in the following manner:
  - (1) by certified mailing to the last known address of the owner of record, or
  - (2) in the event the procedure outlined in (a) above is not successful, then by attaching such notice to the historic site twice within a week.
  - (3) upon the owner of record's failing to commence work within thirty (30) calendar days of such notice, the HRRB shall notify the owner of record in the manner provided above to appear at the next public hearing of the HRRB. The HRRB shall cause to be presented at said public hearing the reasons for the notice, and the owner of record shall have the right to present any rebuttal thereto. If, thereafter, the HRRB shall determine that the historic site is being demolished by neglect, the Board shall forward a complaint to the Code Enforcement Division for action.
- d. When an applicant seeks a Certificate of Appropriateness for the purpose of demolition of a non-condemned, contributing building, structure or appurtenance, the applicant must satisfactorily demonstrate to the Board the applicant's plans to improve the property.

- e. The HRRB's refusal to grant a Certificate of Appropriateness for the purpose of demolition will be supported within fifteen (15) calendar days by a written statement describing the public interest that the Board seeks to preserve.
- f. The HRRB may grant a Certificate of Appropriateness for demolition which may provide for a delayed effective date of up to six (6) months from the date of the Board's action. The effective date of the certificate will be determined by the HRRB based on the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. The HRRB may delay the demolition of designated historic sites and contributing buildings within historic districts for up to six (6) months, while demolition of non-contributing buildings within historic districts may be delayed for up to three (3) months.
- g. During the demolition delay period, the HRRB may take such steps as it deems necessary to preserve the structure concerned. Such steps may include, but not be limited to, consultation with community groups, public agencies, and interested citizens, recommendations for acquisition of property by public or private bodies or agencies, and exploration of the possibility of moving one or more structures or other features.
- h. In connection with any Certificate of Appropriateness for demolition of buildings, structures or appurtenances as defined in this ordinance, the HRRB may request the owner, whether public or private, at the owner's expense, to salvage and preserve specified classes of building materials, architectural details and ornaments, fixtures, and the like for reuse in the restoration of other historic properties. The HRRB may require, at the owner's expense, recording of the historic resource's details for archival purposes prior to demolition by an interested, qualified, non-profit group(s) selected by the HRRB. The recording may include, but will not be limited to, photographs, documents, and scaled architectural drawings. The HRRB may also require the owner, at the owner's expense, to excavate, record, and conserve archaeological resources threatened by the alterations so permitted. With the owner's consent, an interested, qualified, non-profit group selected by the HRRB may salvage and preserve building materials, architectural details and ornaments, textures and the like at their expense respectively.
- i. The HRRB shall consider, at a minimum, the guidelines listed below in evaluating applications for a Certificate of Appropriateness for demolition of designated historic sites or buildings, structures or appurtenances within designated historic districts:
  - (1) Is the structure of such interest or quality that it would reasonably fulfill criteria for designation for listing on the National Register?
  - (2) Is the structure of such design, texture, material, detail, size, scale, or uniqueness of location that it could be reproduced only with great difficulty and/or economically unreasonable expense?
  - (3) Is the structure one of the few remaining examples of its kind in the neighborhood, County or designated historic district?
  - (4) Would retaining the structure promote the general welfare of Palm Beach County by providing an opportunity to study local history, architecture and design, or by developing an understanding of the importance and value of a particular culture and heritage?
  - (5) Are there definite plans for immediate reuse of the property if the proposed demolition is carried out, and what effect will those plans have on the architectural, historic, archaeological, or environmental character of the surrounding area and district?
  - (6) Does the building or structure contribute significantly to the historic character of a designated historic district and to the overall ensemble of buildings within the designated historic district?
  - (7) ~~Have reasonable measures been taken to save the building from further deterioration, collapse, arson, vandalism or neglect?~~
  - (8) Has demolition of the designated building or structure been ordered by the appropriate public agency due to unsafe conditions?

- j. Notice of application for demolition shall be posted on the premises of the building, structure or appurtenance proposed for demolition in a location and manner clearly visible from the street by the applicant using sign provided by the Planning, Zoning and Building Department. Such notice shall be posted within three (3) working days of receipt of the application for demolition by the HRRB.
  - k. Notice of demolition shall also be published in a newspaper of general circulation at least three times prior to demolition, the final notice of which shall not be less than fifteen (15) calendar days prior to the date of the issuance of the demolition permit. The first notice shall be published not more than fifteen (15) calendar days after the application for a Certificate of Appropriateness for demolition is filed with the HRRB.
5. **Criteria for Relocation of Historic Resources.** The HRRB shall consider the following criteria for applications for Certificates of Appropriateness for the relocation of all historic resources and contributing properties or historic resources and contributing properties located within a designated historic district.
- a. The historic character of the building or structure contributes to its present setting.
  - b. The reasons for the proposed move.
  - c. The proposed new setting and the general environment of the proposed new setting.
  - d. Whether the building or structure can be moved without significant damage to its physical integrity, or change in or loss of significant characteristics. Elements removed in order to move the building or structure shall be replaced following relocation.
  - e. Whether the proposed relocation site is compatible with the historical and architectural character of the building or structure.
  - f. When applicable, the effect of the move on the distinctive historical and visual character of a designated historic district.
  - g. The effect of relocation on subsurface resources.
6. **Amendments to Designations.** Applications for amendments to existing designated historic sites or designated historic districts shall be processed according to the provisions and procedures of Part VI of this ordinance. Where the HRRB has issued a Certificate of Appropriateness for demolition or relocation, the historic designation classification shall only be changed through the amendment process as described herein.
7. **Undue Economic Hardship.** No decision of the Board shall result in undue economic hardship for the property owner. The Board shall have the authority to determine the existence of such hardship in accordance with the criteria for undue economic hardship set forth in this ordinance. In any instance where there is a claim of undue economic hardship as defined in the Ordinance, the property owner may submit, by affidavit, to the HRRB, at least fifteen (15) calendar days prior to the public hearing, the following information.
- a. For all property:
    - 1) the amount paid for the property, the date of purchase, or other means of acquisition, such as gift or inheritance, ~~and the party from whom purchased,~~
    - 2) the assessed value of the land and improvements thereon, according to the two (2) most recent assessed valuations,
    - 3) real estate taxes for the previous two (2) years,
    - 4) annual debt service, or mortgage payments, if any, for the previous two (2) years,

- 5) all appraisals, if any, obtained within the previous two (2) years by the owner(s) or applicant(s) in connection with the purchase, financing or ownership of the property, and
  - 6) any information that the property is not marketable or able to be sold, considered in relation to any listing of the property for sale or rent, price asked, and offers received, if any, within the previous two (2) years, including testimony and relevant documents regarding:
    - a) any real estate broker or firm engaged to sell or lease the property.
    - b) reasonableness for the price or rent sought by the applicant.
    - c) any advertisements placed for the sale or rent of the property.
  - 7) Any information regarding the infeasibility of adaptive or alternative uses for the property that can earn a reasonable economic return for the property as considered in relation to the following:
    - a) a report from a registered professional engineer in the State of Florida or an architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation,
    - b) an estimate of the cost of construction, alteration, demolition, or removal, and an estimate of any additional cost that would be incurred to comply with the recommendation and decision of the Board concerning the appropriateness of the proposed alterations,
    - c) the estimated market value of the property in the current condition, after completion of the demolition, after completion of the proposed construction, and after renovation of the existing property for continued use,
    - d) in the case of a proposed demolition, the testimony of an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or use of the existing structure on the property,
    - e) financial documentation of the ability to complete the replacement project which may include but is not limited to a performance bond, a letter of credit, or letter of commitment from a financial institution, and
    - f) the current fair market value of the property, as determined by at least two (2) independent certified appraisals.
  - 8) Any State or Federal income tax returns relating to the property for the past two (2) years.
  - 9) Any other information the applicant feels is relevant to show extreme economic hardship.
- b. For income property (actual or potential):
- 1) annual gross income from the property for the previous two (2) years, if any,
  - 2) depreciation, deduction and annual cash flow, if any, for the previous two (2) years before and after debt service,
  - 3) status of leases, rentals or sales for the previous two (2) years,
  - 4) itemized operating and maintenance expenses for the previous two (2) years, including proof that adequate and competent management procedures were followed, and
  - 5) any other information, including the income tax bracket of the owner, applicant, or principal investors in the property, considered necessary by the Board to a determination as to whether the property does yield or may yield a reasonable return to the owners.
- c. The applicant shall submit all necessary materials to the HRRB staff by the closing date for the next scheduled Board hearing in order that staff may review the documentation. The staff comments shall be forwarded to the Board for review and made available to the applicant for consideration prior to the hearing.
- d. In the event that any of the required information is not reasonably available to the property owner and cannot be obtained by the property owner, the property owner shall file with his/her affidavit, a **statement of the information which cannot be obtained and the reasons why such information cannot be reasonably obtained.** Where such unobtainable information concerns required financial information, the property owner will submit a statement describing estimates which will be as accurate as are feasible.

- e. The HRRB may require that an applicant furnish such additional information as the HRRB believes is relevant to the HRRB's determination of any alleged undue economic hardship. The HRRB may also require, in appropriate circumstances, that information be furnished under oath.

## 8. Enforcement, Penalties.

- a. **Enforcement of Maintenance and Repair Provisions.** Where the HRRB determines that any improvements within the exterior of a designated historic site, or within a designated historic district, are endangered by lack of ordinary maintenance and repair, or of deterioration, or that other improvements in visual proximity to a designated site or designated historic district are endangered by lack of ordinary maintenance and repair, or of deterioration, to such an extent that it detracts from the desirable character of the designated historic site or designated historic district, the Board shall request appropriate officials or agencies of the County government to require correction of such deficiencies under the authority and procedures of applicable ordinances, laws, and regulations.
- b. **General Enforcement Procedures.** Violators of this ordinance shall be subject to a hearing before the Palm Beach County Code Enforcement Board. The Code Enforcement Board may require any person deemed to be in violation of this ordinance to repair or cause to be repaired, or otherwise restore, the subject improvement, building, site structure, appurtenance, landscape or design feature to its appearance as it existed prior to the action taken by the violator which caused the violation. Further, if the Code Enforcement Board finds that a willful violation of this ordinance has occurred, the County shall fine the violator a fine of up to five hundred dollars (\$500.00) per day or impose imprisonment in the county jail not to exceed sixty (60) days or by both fine and imprisonment as provided in Sec. 125.69, Fla. Stat. In addition to the sanctions contained above, the County may take any other appropriate legal action, including, but not limited to, requests for temporary and/or permanent injunctions to enforce the provisions of this ordinance. [Ord. No. 93-4]

### Amendment History:

[Ord. No. 93-4; February 16, 1993] [Ord. No. 95-8; April 3, 1995] [Ord. No. 97-15; May 23, 1997]  
[Ord. No. 97-64; December 24, 1997] [Ord. No. 99-37; October 7, 1999]

(This space intentionally left blank.)



**ARTICLE 8**

**SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS**

## TABLE OF CONTENTS

### ARTICLE 8 SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS

	Page
<b>SEC. 8.1</b>	<b>GENERAL PROVISIONS..... 1</b>
A.	Authority ..... 1
B.	Applicability ..... 1
C.	Purpose and intent ..... 1
<b>SEC. 8.2</b>	<b>INTERPRETATION ..... 2</b>
A.	Minimum requirements..... 2
B.	Relationship to other agency requirements..... 2
C.	Conflicting requirements..... 2
<b>SEC. 8.3</b>	<b>GENERAL REQUIREMENTS ..... 2</b>
A.	Platting requirement ..... 2
B.	Required improvements installation requirement ..... 2
C.	Standards and responsibility for required improvements ..... 2
D.	Conformity with land use, density, and concurrency regulations..... 2
E.	Site suitability..... 3
<b>SEC. 8.4</b>	<b>APPLICATION OF ORDINANCE..... 3</b>
A.	General application ..... 3
B.	Building permits and other approvals ..... 3
<b>SEC. 8.5</b>	<b>PREVIOUSLY APPROVED OR PLATTED SUBDIVISIONS ..... 4</b>
A.	Active subdivision development ..... 4
1.	Subdivision developments which are committed developments or deemed vested ..... 4
2.	Modifications to an active subdivision plan or preliminary plat ..... 4
3.	Abandonment of active subdivision plan or preliminary plat ..... 4
4.	Authority of the Development Review Committee..... 4
5.	Fees waived for applications by the County Engineer ..... 4
B.	Non-conforming subdivisions ..... 4
1.	Authority of the Board to vacate non-conforming plats..... 4
C.	Authority of owners to develop non-conforming subdivisions which are subject to vacation by the Board ..... 5
D.	Public hearing required ..... 5
E.	Legal access to be maintained ..... 5
F.	Improvement of existing partially developed non-conforming subdivisions not subject to vacation and reversion to acreage by motion of the Board..... 5
1.	Streets..... 5
2.	Positive drainage..... 5
<b>SEC. 8.6</b>	<b>PLANNED DEVELOPMENTS ..... 6</b>

A.	General .....	6
B.	Subdivision of commercial and industrial building sites .....	6
SEC. 8.7	ALTERNATE DESIGNS FOR RURAL SUBDIVISIONS .....	6
A.	Applicability .....	6
B.	Application requirements .....	6
C.	Exceptions to requirements .....	6
1.	Access and circulation systems .....	7
2.	Wastewater system .....	7
3.	Potable water system .....	7
4.	Utilities installation .....	7
SEC. 8.8	PHASED DEVELOPMENTS .....	7
A.	Phasing plan .....	7
B.	Improvements .....	7
C.	Certificate of Concurrence Reservation approval .....	7
D.	Phasing controls .....	7
E.	Time limitation .....	7
F.	Sequence of phases .....	8
SEC. 8.9	EXCEPTIONS TO GENERAL REQUIREMENTS .....	8
A.	Authority .....	8
B.	Plat waiver with certified survey .....	8
1.	Application for plat waiver .....	8
2.	Decision by County Engineer .....	9
3.	Effect of approval .....	10
C.	Exceptions to installation of improvements requirement .....	10
1.	Application for required improvement installation waiver .....	10
2.	Effect of approval .....	10
D.	Contents of applications .....	10
SEC. 8.10	ADMINISTRATION OF ARTICLE .....	10
A.	Powers and duties of the County Engineer .....	10
B.	Exceptions to General Requirements .....	10
SEC. 8.11	PRELIMINARY SUBDIVISION PLAN .....	11
A.	Purpose of preliminary subdivision plan .....	11
B.	Professional services required .....	11
C.	Contents of application .....	11
SEC. 8.12	FINAL SUBDIVISION PLAN .....	11
A.	Purpose .....	11
B.	Applicability .....	11
C.	Procedure .....	12
1.	Application .....	12
2.	Threshold Review requirement .....	12
3.	Contents of application .....	12
4.	Resubmittals .....	12

D.	Development Review Committee action .....	12
E.	Duration of Final Subdivision Plan approval .....	12
<b>SEC. 8.13</b>	<b>TECHNICAL COMPLIANCE .....</b>	<b>12</b>
A.	Purpose .....	12
B.	Application .....	13
1.	Preliminary plat.....	13
2.	Certified survey .....	13
3.	Construction plans and supplemental engineering reports .....	13
4.	Certified opinion of cost.....	13
C.	Review of the Technical Compliance submittal.....	13
1.	Agency comments .....	13
2.	Submittal fails to meet requirements .....	14
3.	Submittal meets requirements .....	14
D.	Technical Compliance approval .....	14
E.	Expiration of Technical Compliance .....	14
F.	Effect of changes to Final Subdivision Plan .....	15
<b>SEC. 8.14</b>	<b>LAND DEVELOPMENT PERMIT .....</b>	<b>15</b>
A.	Land Development Permit Application submittal. ....	15
1.	Final plat.....	15
2.	Certified survey .....	15
3.	Maintenance and use documents and other documents .....	15
4.	Construction plans and supplemental engineering information .....	15
5.	Developer's Acknowledgment of Responsibility for Construction of Required Improvements .....	15
6.	Guarantees .....	16
B.	Action by the County Engineer .....	16
1.	Submittal fails to meet ordinance.....	16
2.	Submittal meets ordinance .....	16
<b>SEC. 8.15</b>	<b>SUBSTITUTION OF DEVELOPERS .....</b>	<b>17</b>
A.	Voluntary substitution of developers .....	17
B.	Involuntary substitution of developers .....	17
<b>SEC. 8.16</b>	<b>CONSTRUCTION PLANS AND SUPPLEMENTAL ENGINEERING INFORMATION.....</b>	<b>17</b>
A.	Duties of developer's engineer .....	17
B.	Submittal requirements .....	17
1.	Submittals for required improvements .....	17
2.	Submittals for other improvements .....	17
C.	Completeness of construction plans .....	18
D.	Format and content of construction plans for required improvements .....	18
E.	Final stormwater management plan .....	18
F.	Soils report .....	19
<b>SEC. 8.17</b>	<b>CONSTRUCTION OF REQUIRED IMPROVEMENTS.....</b>	<b>20</b>
A.	Developer's duty .....	20
B.	Time of completion of required improvements .....	20

C.	Completion prior to recordation .....	20
D.	Completion after recordation .....	20
1.	Frequency of reductions in amount of guarantee.....	20
2.	Amount of reductions in guarantees .....	21
3.	Release of guarantee.....	21
E.	County use of funds; failure of developer to complete.....	21
F.	Administration of construction.....	21
1.	Construction standards .....	21
2.	Inspections, reports, and stop work orders .....	21
3.	Measurements and tests.....	22
4.	Engineer's certificate of completion .....	22
G.	Acknowledgment of completion and maintenance of required improvements .....	22
1.	Developer's Warranty on workmanship and material.....	22
2.	Acknowledgment of completion by County Engineer; release of guarantee .....	22
3.	Acceptance of dedications and maintenance of improvements .....	22
4.	County completion of required improvements in recorded subdivisions.....	23
5.	Developer's failure to complete improvements in unrecorded subdivisions.....	23
SEC. 8.18	SUPPLEMENTAL PROCEDURES .....	23
A.	Construction and landscaping in lake maintenance easements and water management tracts	23
1.	Purpose .....	23
2.	Prohibition.....	23
3.	Application requirements for bulkheads, docks, or piers .....	24
4.	Application requirements for structures or plantings in lake maintenance easements	24
5.	Structures or plantings .....	24
6.	Repair, replacement, or modification .....	24
B.	Dredge, fill and construction in waters of the State .....	24
1.	Applicability.....	24
2.	Easements or rights-of-way.....	24
3.	Permits .....	25
C.	Alternate design, construction standards, and types of materials.....	25
1.	Applicability.....	25
2.	Contents of application .....	25
3.	Environmental considerations .....	25
SEC. 8.19	REQUIREMENTS FOR CERTIFIED SURVEY .....	25
A.	General .....	25
B.	Alternatives .....	25
C.	Recordation .....	26
SEC. 8.20	REQUIREMENTS FOR THE PRELIMINARY AND FINAL PLAT .....	26
A.	Preliminary plat.....	26
B.	Final plat.....	26
1.	Material .....	26
2.	Preparation .....	26
3.	Name of subdivision .....	26
4.	Title .....	26

5.	Description .....	26
6.	Index.....	26
7.	Survey data.....	27
8.	Lot and block identification .....	28
9.	Street names .....	28
10.	Not included parcels.....	28
11.	Streets and easements .....	28
12.	Maintenance and use documents.....	29
13.	Streets.....	29
14.	Restriction on obstruction of easements .....	29
15.	Certification and approvals.....	29
C.	Special requirements for mobile home, recreational vehicle, and manufactured housing subdivisions .....	30
SEC. 8.21	REQUIRED IMPROVEMENTS.....	31
A.	Minimum required improvements for all subdivisions .....	31
1.	Access and circulation systems .....	31
2.	Land preparation .....	31
3.	Stormwater management system .....	31
4.	Wastewater system.....	31
5.	Potable water system.....	31
6.	Utilities .....	31
7.	Fire-rescue services .....	31
8.	Subdivision design and survey requirements.....	32
B.	General design requirements .....	32
C.	Parks and recreation .....	32
SEC. 8.22	ACCESS AND CIRCULATION SYSTEMS.....	32
A.	Vehicular circulation systems .....	32
1.	Required improvement to be constructed by developer.....	32
2.	Minimum legal access requirement.....	32
3.	General design considerations .....	33
4.	Double frontage lots .....	33
5.	Construction in muck or clay areas .....	33
6.	Street intersections and street jogs .....	33
7.	Through and local traffic.....	34
8.	Railroads in or abutting subdivisions .....	34
9.	Alleys.....	34
10.	Bridges and culverts.....	34
11.	Street markers .....	34
12.	Traffic control devices .....	34
13.	Pavement widths.....	34
14.	Dead-end streets .....	35
15.	Materials and construction .....	35
16.	Shoulders .....	35
17.	Street grades.....	35
18.	Non-conforming streets .....	35

19.	Limited access easements .....	35
20.	Street names .....	35
21.	Alignment, tangent, deflection, radii.....	35
22.	Street lighting.....	36
23.	Median strips .....	36
24.	Subdivision entranceways .....	36
25.	Guardhouses .....	36
B.	Pedestrian circulation system .....	39
1.	Requirement for sidewalks.....	39
2.	Master pedestrian circulation plan; waiver of requirement.....	39
3.	Maintenance responsibility of sidewalks and paths .....	39
C.	Reduction of street width.....	39
D.	Crosswalks.....	39
SEC. 8.23	CLEARING, EARTHWORK, AND GRADING.....	40
A.	Minimum required improvement .....	40
B.	Unsuitable materials .....	40
SEC. 8.24	STORMWATER MANAGEMENT.....	40
A.	Minimum required improvement .....	40
B.	General criteria.....	40
C.	Hydrologic design data .....	41
D.	Design flood elevation determination.....	41
E.	Tertiary stormwater system design and performance.....	42
1.	Lot and building site drainage .....	42
2.	Minor street drainage .....	42
3.	Non-Plan collector street drainage.....	43
4.	Parking tract and parking area drainage.....	43
5.	Storm sewerage.....	44
F.	Secondary stormwater system design and performance .....	44
G.	Stormwater management and maintenance access rights.....	46
H.	Certificate of compliance for lots.....	47
SEC. 8.25	WASTEWATER SYSTEMS .....	47
A.	General requirement.....	47
B.	Package treatment plant (on-site).....	47
C.	Individual system.....	47
SEC. 8.26	POTABLE WATER SYSTEMS .....	48
A.	General requirement.....	48
B.	Package treatment plant (on-site).....	48
C.	Individual system.....	48
SEC. 8.27	UTILITIES.....	49
A.	Required improvement.....	49
B.	Easements.....	49
C.	Exceptions to underground installation.....	49
1.	Applicability .....	49

2.	Standard exception for appurtenant, on the ground facilities .....	49
3.	Exceptions requiring approval of County Engineer .....	49
4.	Convertibility .....	49
D.	Installation in streets .....	50
SEC. 8.28	FIRE-RESCUE SERVICES .....	50
A.	Required improvement.....	50
B.	Single family developments of less than five (5) units per acre.....	50
C.	Multiple family developments of over five (5) dwelling units per acre, commercial, institutional, industrial or other high daytime or nighttime population density developments .....	50
D.	Charges for use .....	50
SEC. 8.29	SUBDIVISION DESIGN AND SURVEY REQUIREMENTS .....	50
A.	Required improvement.....	50
B.	Buffering.....	50
C.	Blocks .....	50
1.	General considerations .....	50
2.	Maximum length .....	51
D.	Lots .....	51
1.	Existing structures.....	51
2.	Lots abutting major streets .....	51
3.	Through lots .....	51
E.	Minimum safe sight distance and corner clips at intersections .....	51
F.	Survey requirements.....	51
1.	Permanent Reference Monuments ("P.R.M.s").....	51
2.	Permanent Control Points ("P.C.P.s") and Monuments .....	51
SEC. 8.30	VARIANCES .....	52
SEC. 8.31	STANDARD FORMS .....	52
A.	General .....	52
B.	Dedications and reservations .....	52



## ARTICLE 8

### SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS

#### SEC. 8.1 GENERAL PROVISIONS.

##### A. Authority.

1. Sec. 125.01, Fla. Stat., vested counties with the power to establish, coordinate and enforce business regulations, building, housing, and related technical codes and regulations as are necessary for the protection of the public and to perform other acts not inconsistent with laws which are in the common interest of the people of the county and to exercise all powers and privileges not specifically prohibited by law.
2. Secs. 125.01, 336.02 and 336.08, Fla. Stat., provide that counties have the power and authority to establish new roads and locate and change the same; and
3. Chapter 163 and Special Acts, Chapter 69-1425, Laws of Florida, authorize the Board of County Commissioners to adopt, prescribe and promulgate rules and regulations governing the filing of plats and development of subdivisions, in order to aid in the coordination of land development.
4. It is in the public interest to ensure that adequate and necessary physical improvements are properly installed whenever land is developed.
5. It is in the public interest to establish procedures and minimum standards for the subdivision, development and improvement of land within unincorporated Palm Beach County, Florida.

B. Applicability. The regulations set forth in this article shall be applicable to all subdivision of land in unincorporated Palm Beach County, Florida, or as hereafter established.

C. Purpose and intent. The specific provisions of this article shall be applied and interpreted in a manner consistent with the County's purpose and intent to:

1. Establish procedures and standards for the subdivision of real estate;
2. Ensure proper legal description, identification, monumentation and recording of subdivisions;
3. Aid in the coordination of land development in accordance with orderly physical patterns;
4. Implement the Comprehensive Plan with respect to installation of on-site improvements for new development, which improvements are necessary to meet or maintain the levels of service required under the Concurrency Management System of the Comprehensive Plan;
5. Ensure provision of safe, convenient legal and physical access to and circulation among lots for vehicular and pedestrian traffic;
6. Ensure provision of adequate utilities to support development of each lot;
7. Regulate the subdivision and associated development of lands subject to seasonal and periodic flooding and ~~provide for adequate stormwater management to minimize adverse impacts of development on water resources while ensuring acceptable levels of protection from inundation for residents and improvements;~~
8. Ensure provision of public and private parks and recreation areas to accommodate the additional population of new subdivisions in accordance with the objectives of the Recreation Open Space Element of the Comprehensive Plan;

9. Ensure that the citizens and taxpayers of Palm Beach County will not have to bear the costs resulting from haphazard subdivision of land or failure by the developer to provide adequate and necessary physical improvements of lasting quality; and
10. Assure the purchaser of land in a subdivision that necessary infrastructure improvements have been provided in accordance with County standards for design and construction, and that associated rights and obligations have been established for the use and maintenance of said improvements.

## SEC. 8.2 INTERPRETATION.

- A. **Minimum requirements.** In their interpretation and application, the requirements of this article shall be deemed to be the minimum requirements necessary for the promotion of public health, safety and general welfare.
- B. **Relationship to other agency requirements.** The requirements of this article are intended to complement and expand upon rules, regulations, and permit requirements of other state, regional, and local agencies applicable to the design, construction, and/or operation of facilities for access and circulation of vehicles and pedestrians, construction of streets and related facilities, power and communication services, wastewater and water services, and stormwater management and flood protection in Palm Beach County. Compliance with the requirements of this article shall not relieve the developer, his successors or assigns from the necessity to comply with all requirements and obtain all permits required by the regulations of such other agencies.
- C. **Conflicting requirements.** In the event of conflict between a specific requirement of this article and that of another agency's rule, compliance with this article shall be interpreted by the County Engineer to avoid the conflict where such avoidance is not inconsistent with the general purposes and intent of this article and is affirmatively demonstrated as necessary to meet the purposes and intent of the conflicting rule. However, if the difference between said requirements is solely a matter of degree, the more restrictive requirement shall prevail and no conflict will be considered to exist.

## SEC. 8.3 GENERAL REQUIREMENTS.

- A. **Platting requirement.** Any developer planning to subdivide land shall record a Final Plat in accordance with the requirements of this article unless such requirement is specifically waived by the County Engineer in accordance with the provisions of Sec. 8.9.B.
- B. **Required improvements installation requirement.** The adequacy of necessary public or private facilities and services for traffic and pedestrian access and circulation, solid waste, wastewater disposal, potable water supply, stormwater management, fire-rescue, parks and recreation and similar facilities and services, and potential adverse impacts on adjacent land uses and facilities shall be considered in the review of all development proposals. No Final Plat or certified survey shall be recorded until all required improvements set forth in Sec. 8.21, except those specifically waived pursuant to Sec. 8.9.C, are either completed in accordance with the requirements of Sec. 8.17 or are guaranteed to be completed by the developer in accordance with the provisions of Sec. 8.14.A.
- C. **Standards and responsibility for required improvements.** All required improvements shall be designed pursuant to the standards and specifications as prescribed in this article and the County Standards, or as otherwise required by the County Engineer, in accordance with acceptable standards of engineering principles. All such improvements shall be installed by and at the expense of the developer in conformance with approved construction plans as referenced by the applicable Land Development Permit.
- D. **Conformity with land use, density, and concurrency regulations.** Prior to consideration of any subdivision for approval under the terms of this article, the land proposed to be subdivided shall:

1. Be of sufficient land area to comply with the density and consistency requirements and provisions of the Administration and Land Use Elements of the Comprehensive Plan;
  2. Be in the proper zoning district and have the necessary zoning approvals required for the intended use; and
  3. Have received a Concurrency Reservation, non-expired Concurrency Exemption or Concurrency Exemption Extension, pursuant to Art. 11. [Ord. No. 99-37]
- E. **Site suitability.** Subdivision of land unsuitable for the proposed type or extent of development shall not be approved unless adequate methods of correction or mitigation are formulated and approved in accordance with the provisions of this article. The County Engineer may determine that land is unsuitable for subdivision due to unstable or poorly drained soils, frequent inundation, existence of environmentally sensitive or protected areas, inadequate legal or physical access to the proposed subdivision, or conditions or features deemed to be harmful to the health, safety and general welfare of future residents or the public.  
[Ord. No. 99-37; October 7, 1999]

#### SEC. 8.4 APPLICATION OF ORDINANCE.

A. **General application.** No person shall create a subdivision or develop any lot within a subdivision in unincorporated Palm Beach County except in conformity with this article. No Final Plat or certified survey of any subdivision shall be recorded unless such subdivision meets all applicable provisions of this article, the provisions of other applicable County ordinances, and the applicable laws of the State of Florida. Provided, however, that the subdivision of contiguous lands under single ownership where none of the resulting lots are less than forty (40) acres shall not be subject to compliance with the provisions of this article, unless such compliance is required as a specific condition of a development order for a conditional use or special use approved pursuant to Article 5.

#### B. **Building permits and other approvals.**

1. Except as provided in Sec. 8.4.B.2, no building permit shall be issued for any structure on any lot created by subdivision of land in violation of this article unless and until such lot is shown on a plat of record or certified survey, as applicable, recorded in the manner prescribed in this article.
2. Temporary structures, permanent structures having a temporary use, and ancillary structures such as fences, buffer walls, and guardhouses may receive a building permit prior to recordation of the Final Plat for the property only when the use and location have been approved by the DRC and shown on the approved Final Subdivision Plan. Such approval, however, shall not in any way relieve the developer from the obligation to correct any and all nonconforming setbacks, separations, or encroachments due to inconsistencies between the location of said structures and lot, street, or easement boundaries as established by the applicable record plat. [Ord. No. 01-01; January 9, 2001]

(This space intentionally left blank.)

**SEC. 8.5 PREVIOUSLY APPROVED OR PLATTED SUBDIVISIONS.**

**A. Active subdivision development.** All active subdivision developments and all modifications to previously platted subdivisions shall be subject to the requirements of this article in accordance with the provisions of Sec. 1.5.

- 1. Subdivision developments which are committed developments or deemed vested.** Any development which constitutes a committed development under the Comprehensive Plan and the concurrency exemption ordinance, Ordinance No. 89-35, or which has otherwise been deemed vested under Florida law, is hereby deemed an active subdivision plan or preliminary plat, as applicable.
- 2. Modifications to an active subdivision plan or preliminary plat.** Modifications to an active subdivision plan or preliminary plat shall subject the development to the requirements of this article when:
  - a.** The modification of an active subdivision plan for a planned development cannot be approved by the Development Review Committee in accordance with the authority granted to it under Sec. 5.6; or
  - b.** The modification of an active subdivision plan or preliminary plat constitutes more than a minor deviation such that, in the opinion of the County Engineer, the construction plans for the required improvements require a new submittal and review.
- 3. Abandonment of active subdivision plan or preliminary plat.** When the developer fails to seek subsequent approvals and permits within the time frames required by this article, such failure shall be evidence that the active subdivision plan or preliminary plat has been abandoned and all approvals granted for the subdivision plan, construction plans, or preliminary plat, as applicable, shall be deemed void.
- 4. Authority of the Development Review Committee.** The Development Review Committee shall have the authority to review any previously approved subdivision development which does not meet the strict requirements of this article and to declare the master plan, final land use plan, preliminary or final plat (and accompanying construction plans), special exception subdivision approval, or site plan, as applicable, to be an active approval when the Committee finds that such declaration would be in accordance with the purpose and intent of this article and in the best interest of the general public. Such review shall be made upon application by either the developer or the County Engineer, which application shall be on a form prescribed by the Committee.
- 5. Fees waived for applications by the County Engineer.** Any fee required for an application made pursuant to this section is hereby waived for all applications made by the County Engineer.

**B. Non-conforming subdivisions.** The official records of Palm Beach County contain plats recorded prior to February 5, 1973. Such plats show areas within Palm Beach County which have been platted as subdivisions, but which have either been partially improved or developed or remain unimproved or undeveloped. These areas, if developed or improved further as platted, would not conform to the policies and objectives of the Comprehensive Plan for such areas.

- 1. Authority of the Board to vacate non-conforming plats.** The Board of County Commissioners shall have the power, on its own motion, to order the vacation and reversion to acreage of all or any part of a subdivision within unincorporated Palm Beach County, including the vacation and abandonment of streets or other parcels of land dedicated for public purposes and the vacating of streets and other parcels of land reserved for the use of the owners, including lands maintained by a property owners association, when:
  - a.** The subdivision plat was recorded as provided by law prior to February 5, 1973; and

- b. Within the subdivision plat or part thereof proposed to be reverted to acreage, not more than ten (10) percent of the total number of platted lots have been sold to individual owners by the original subdivider or his successor in title.
- C. Authority of owners to develop non-conforming subdivisions which are subject to vacation by the Board.** The owner or owners of a subdivision subject to vacation and reversion to acreage by motion of the Board of County Commissioners may either abandon the subdivision or portion thereof in accordance with the procedures of the Board, or may improve undeveloped or partially improved streets and drainage facilities at their cost and expense, provided such improvements shall comply with the provisions of this article.
- D. Public hearing required.** Prior to ordering such a vacation and reversion to acreage, the Board of County Commissioners shall hold a public hearing relative to the proposed vacation and reversion to acreage, with prior notice thereof being given by publishing in a newspaper of local circulation the date of and the subject matter of the hearing at least twice within the two (2) week period preceding the date of such public hearing. At such public hearing, the vacation and reversion to acreage of subdivided land must be shown to either conform to the Comprehensive Plan or reduce the nonconformity with the Comprehensive Plan.
- E. Legal access to be maintained.** No owner of any parcel of land in a subdivision vacated and returned to acreage or abandoned by the owners shall be deprived by the reversion to acreage or abandonment of any part of the subdivision of reasonable access to such parcel nor to reasonable access there from to existing facilities to which such parcel has theretofore had access. Such access remaining or provided after such vacation and reversion or abandonment may not necessarily be the same as theretofore existing, but shall be reasonably equivalent thereto.
- F. Improvement of existing partially developed non-conforming subdivisions not subject to vacation and reversion to acreage by motion of the Board.** The improvement of non-conforming subdivisions not subject to vacation and reversion to acreage by motion of the Board of County Commissioners shall comply with the requirements of this article and the following:
1. **Streets.** The existing R-O-W for a local street shall be considered sufficient provided it is at least fifty (50) feet wide and the improvements conform to the fifty (50) foot typical section or sixty (60) feet wide and the improvements conform to the sixty (60) foot typical section for local street construction as contained in the County standards. If the existing R-O-W is less than fifty (50) feet wide, additional R-O-W shall be provided to make a total width of not less than fifty (50) feet.
  2. **Positive drainage.** Positive drainage shall be established or its existence proven, meeting all requirements for connection to a point of legal positive outfall. Easements for proper drainage shall be provided where necessary at a width adequate to accommodate the drainage facilities, but in no case shall said easement width be less than twelve (12) feet. Where canals or ditches are permitted, the easement width shall be adequate to accommodate the full width of drainage facilities plus twenty (20) feet on one side to permit access by equipment for maintenance purposes.

(This space intentionally left blank.)

**SEC. 8.6 PLANNED DEVELOPMENTS.**

A. **General.** Any planned development which is to be subdivided shall comply with the requirements of this article after approval of a Final Subdivision Plan by the Development Review Committee pursuant to Sec. 5.6. For the purpose of this article, "Planned Development" shall mean any development within a Planned Development district as defined by this Code and regulated pursuant to Sec. 6.8.

B. **Subdivision of commercial and industrial building sites.**

A building site which constitutes all or a portion of a pod designated for commercial or industrial use on the preliminary development plan of a planned development, and for which the detailed development configuration and building permit issuance are subject to prior approval by the DRC of a final site plan, may be exempted by the County Engineer from the subdivision recordation requirement of Sec. 8.4.B.1, and may be subdivided by fee title conveyance of individual internal lots. Such exemption may be granted by the County Engineer provided that:

1. Legal access to each interior lot is provided by a common parking lot in full compliance with all requirements of Sec. 8.22.A.2.c;
2. The layout, location, and construction limits of structures within the building site are regulated by required separation distances between structures rather than by setbacks from interior lot lines;
3. Individual interior lots are not subject to requirements for minimum area or dimensions under the property development regulations of Sec. 6.8 applicable to the building site;
4. A statement of the developer's intent to subdivide the property pursuant to the platting exemption of this Sec. 8.6.B is included on the approved final site plan for the building site, in which case said site plan shall constitute the approved final subdivision plan for purposes of compliance with this Article;
5. All lands within the perimeter of the building site are subject to a common recorded unity of control or other such maintenance and use covenants for access, parking, stormwater management, and other required common areas or facilities, as approved by the County Attorney pursuant to Sec. 7.15; and
6. The building site is delineated on a single boundary plat of record depicting all existing drainage and utility easements of record and all required limited access easements, water management tracts, and common area tracts, and including appropriate dedications or reservations for same.[Ord. No. 94-9]  
[Ord. No. 94-23]

**SEC. 8.7 ALTERNATE DESIGNS FOR RURAL SUBDIVISIONS.**

A. **Applicability.** This section provides for a means of establishing a rural subdivision, as defined by this Code, in harmony with the character of surrounding development while meeting the general purpose and intent of this article. Due to the rural nature of proposed development, standard requirements for certain required improvements may be deemed inappropriate and alternative standards for such improvements may be approved under this section.

B. **Application requirements.** Upon submission of the subdivision plan, and an application for a rural subdivision designation, the Development Review Committee may approve the application for election to comply with this section. A rural subdivision shall meet the platting requirement of this article.

C. **Exceptions to requirements.** All requirements of this article shall apply except that the following required improvement design options shall be allowed under this section.

1. **Access and circulation systems.** Local streets may be developed without a wearing surface but shall otherwise conform to the standards specified by this article. All other streets of higher classification, as defined in this article, shall be constructed to meet or exceed County standards. Streets constructed without a wearing surface shall be privately maintained and shall not be considered for dedication or acceptance as public streets until paved, reconstructed and tested, as necessary, to meet County Standards. Costs of maintenance and further development of the local streets in a rural subdivision shall be borne solely by the owners of the property within the subdivision. Sidewalks and bike paths shall not be required when local streets are constructed without a wearing surface. The developer and any subsequent owner/seller shall fully disclose to the purchaser the method of payment of costs of maintenance and improvements of local streets developed without a wearing surface. The developer shall adequately warrant, by recorded covenant, that the County will not be liable for cost of maintenance or further development of local streets constructed without a wearing surface. The method and form of said disclosures and covenants shall be subject to approval by the County Attorney, prior to recordation of a final plat for such subdivision.
2. **Wastewater system.** Rural subdivisions within the Rural Service Area may utilize an individual system in accordance with Sec. 8.25.
3. **Potable water system.** Rural subdivisions within the Rural Service Area may utilize an individual system in accordance with Sec. 8.26.
4. **Utilities installation.** Utilities may be installed above ground in rural subdivisions.

#### SEC. 8.8 PHASED DEVELOPMENTS.

- A. **Phasing plan.** The property encompassed by a Final Subdivision Plan may be developed in two (2) or more increments pursuant to the terms of this section and applicable phasing provisions of Sec. 5.8.D. A Final Subdivision Plan showing the proposed phasing plan must be approved by the Development Review Committee prior to submission of the first plat. Construction plans and preliminary plats shall coincide with their respective phases as shown on the Final Subdivision Plan. Construction plans or a preliminary plat for a partial phase shall not be accepted.
- B. **Improvements.** The improvements of each phase shall be capable of operating independently of any unconstructed phase with respect to drainage, access, utilities, and other required improvements, except as provided herein. A dependent phase may be platted only if the foundation phase plat has been recorded and required improvements have been completed or are under construction pursuant to a land development permit and are secured pursuant to a guarantee posted for completion of required improvements. A dependent phase shall not be acknowledged as completed until the improvements in the foundation phase are acknowledged as completed; provided, however, that such acknowledgment of completion may occur simultaneously and provided that the County Engineer may permit the posting of surety to guarantee the installation at a later time of those required improvements which are not deemed necessary to provide drainage, access, or utilities to such dependent phases.
- C. **Certificate of Concurrency Reservation approval.** The phasing plan and all phased construction shall conform to any phasing plan approved under the Certificate of Concurrency Reservation.
- D. **Phasing controls.** The phasing plan and all phased construction shall be completed in accordance with any **phasing controls and time frames required by this Code which are applicable to the development.**
- E. **Time limitation.** When the Final Subdivision Plan is approved for development in phases requiring more than one (1) final plat, the duration of said approval shall be as specified by and subject to those provisions of Sec. 5.8 applicable to the development or phase thereof.

**F. Sequence of phases.** When the Final Subdivision Plan is to be constructed in phases, the following sequence must be adhered to:

1. All required recreation areas and facilities to serve the entire development shall be platted or otherwise provided pursuant to the procedures and phasing provisions of Sec. 17.1.
2. The gross density of an individual plat shall not exceed the maximum density permitted for the entire development unless the total of all previously recorded plats of record and the plat under review produces an average density less than or equal to the approved maximum density for the entire development.
3. Where all or any portion of a water management tract is required to serve a proposed phase of development, and has not been previously recorded and constructed, said water management tract and its associated lake maintenance easement(s) shall be included and constructed in their entirety as part of the plat and required improvements for that phase.[Ord. No. 94-9] [Ord. No. 94-23]

#### **SEC. 8.9 EXCEPTIONS TO GENERAL REQUIREMENTS.**

**A. Authority.** The County Engineer is hereby empowered to make certain exceptions to the platting requirement of Sec. 8.3.A and required improvements installation requirement of Sec. 8.3.B in accordance with the standards and procedures set forth in this section.

**B. Plat waiver with certified survey.** If, after review of the preliminary subdivision plan, the County Engineer determines that the proposed subdivision meets one of the conditions specified in Sec. 8.9.B.1, the requirement to file a plat may be waived and a certified survey shall be recorded in lieu of a plat along with an affidavit documenting approval of said waiver and restrictive covenants applicable to the subdivision, as prescribed by this article.

**1. Application for plat waiver.** In order to determine whether platting may be waived, the developer shall submit a preliminary subdivision plan in accordance with the requirements of Sec. 8.11 together with a statement demonstrating that the subdivision meets at least one (1) of the following conditions.

- a. The division is for the purpose of constructing not more than one (1) townhouse cluster in compliance with applicable use regulations and standards pursuant to Sec. 6.4.
- b. The division is to create no more than three (3) contiguous lots and all of the following circumstances apply:
  - (1) the land concerned is isolated or removed in its relationship to platted lands;
  - (2) dedications or reservations are not required for the installation or maintenance of the required improvements; and
  - (3) the improvements and dedications existing on the land are substantially in accordance with the requirements of this article.
- c. The division is of a contiguous land area not exceeding eighty (80) acres into lots of at least ten (10) acres each and which area meets all of the following additional conditions:
  - (1) the area to be subdivided has existing legal access via a street of local or higher classification, accepted for maintenance by a local governmental agency, a special district, or a legally incorporated property owners association;
  - (2) ~~legal access to the proposed lots exists or will be established and dedicated to and be maintained~~ by a property owners association or a special district; and
  - (3) Legal positive outfall exists and the appurtenant drainage easements are dedicated to, maintained and accepted by either by a property owners' association or water control district.



- d. The division consists of a change in lot lines for the purpose of combining lots or portions thereof, shown on a record plat, into no more than three (3) contiguous lots where each of the resulting lots meets the requirements of the Comprehensive Plan and this Code or reduces the degree of non-conformity to the requirements of the Comprehensive Plan and this Code, as applicable, and the establishment of streets or installation of improvements either would not be required pursuant to this article or would be required and their installation would be guaranteed by the developer pursuant to the provisions of this article. Provided, however, that any application hereunder for lands shown on a record plat recorded after February 3, 1973, shall be limited to those changes necessary to correct errors in the record plat or to make a lot line adjustment to accommodate an isolated instance of error in construction of a dwelling unit or other building. In such cases, the improvements shall be in compliance with the standards in effect at the time of recording the plat or with any approved variance to such standards.
  - e. The lot or lots were created as part of an antiquated subdivision and the County Engineer finds that the subdivision substantially complies with the intent, purposes and requirements of this article. In making such determination, the County Engineer shall consider the following factors and any other information he deems appropriate:
    - (1) The total area of land encompassed by the antiquated subdivision;
    - (2) The number of lots created within the antiquated subdivision;
    - (3) The prior and subsequent subdivision of the area encompassed by the antiquated subdivision and whether such subdivision was platted or otherwise surveyed and placed of record;
    - (4) The need for dedications or reservations to ensure installation and continued maintenance of the required improvements;
    - (5) The extent of deviation from the requirements of this article;
    - (6) The extent of ownership fragmentation, including the number of lots sold and the number of lots developed;
    - (7) The degree of compliance with other County land development regulations, including but not limited to the Comprehensive Plan and this Code;
    - (8) The number of lots to be created; and
    - (9) The extent of development in the surrounding area.
  - f. The combination or recombination of lots is required in order for the new lot or lots to meet the density requirements of the Comprehensive Plan.
2. **Decision by County Engineer.** In determining if platting may be waived, the County Engineer shall distribute each application to, and consider recommendations received from the following agencies regarding conformance with requirements of their respective regulations and program responsibilities:
- a. The Directors of the Land Development and Traffic Divisions, and Survey Section of the Engineering Department;
  - b. The Directors of the Planning, Zoning, and Building Divisions;
  - c. The Director of Environmental Resources Management;
  - d. The County Health Director;
  - e. The Director of Water Utilities;
  - f. ~~The~~ Chief of Fire-Rescue;
  - g. The Director of Parks and Recreation;
  - h. The County Attorney; and
  - i. The Director of Property and Real Estate Management.

3. **Effect of approval.** The approved certified survey shall constitute the approved Final Subdivision Plan for the subdivision when such subdivision is not encompassed by a Final Subdivision Plan approved pursuant to Sec. 5.6. The granting of a plat waiver in no manner reduces or waives the requirements of Secs. 8.13 through 8.17 governing construction plan approval, land development permit issuance, and installation of the required improvements. Failure by the applicant to submit all documents required for the recordation of the affidavit of waiver within six (6) months of approval by the County Engineer shall void said approval.

C. **Exceptions to installation of improvements requirement.** If, after review of the preliminary subdivision plan, the County Engineer determines that certain improvements already existing on the proposed subdivision site are adequate to meet the intent of the required improvements requirement of this article, the installation of those required improvements may be waived.

1. **Application for required improvement installation waiver.** The developer shall submit a Preliminary Subdivision Plan in accordance with the requirements of Sec. 8.11 together with a statement demonstrating that the applicable improvement(s) and associated dedications existing on the land and serving the proposed lot(s) are substantially in accordance with the requirements of this article.

2. **Effect of approval.** The granting of a required improvement(s) installation waiver in no manner reduces or waives the requirement of this article to file a plat and to comply with applicable provisions of Secs. 8.13 through 8.17 with regard to all required improvements not specifically waived.

D. **Contents of applications.** Applications made pursuant to this article shall be submitted in a form established by the County Engineer, prescribed in the Land Development Forms Manual, and made available to the public. Contents of said applications shall include the submittal requirements for preliminary subdivision plans contained in Sec. 8.11.

#### SEC. 8.10 ADMINISTRATION OF ARTICLE.

A. **Powers and duties of the County Engineer.** The County Engineer shall be deemed the administrative officer for the purpose of coordinating, enforcing and administering provisions of this article. The responsibilities of the County Engineer may be delegated in whole or in part. The County Engineer shall adopt policies and procedures for administering and enforcing the provisions of this article including, but not limited to the setting of fees pursuant to the policies of the Board and establishment of submittal requirements and criteria for review of final subdivision plans by the Development Review Committee.

B. **Exceptions to General Requirements.** The County Engineer shall review and act on applications for exceptions to this article pursuant to Sec. 8.9. Such authority shall include the power to:

1. Waive compliance with the procedures of Secs. 8.13 through 8.17 when the County Engineer finds that compliance with such procedures is unnecessary because:
  - a. The proposed subdivision has been granted both a plat waiver and a waiver for all required improvements for the property; or
  - b. The proposed subdivision has been granted both a plat waiver and a waiver for some of the required improvements and installation of the remaining improvements will be assured by one of the following methods:

- (1) contribution of cash; or
  - (2) construction of the required improvements will occur at the time of building construction and the installation of such improvements can be monitored as part of the building permit process or other County permitting process. Such improvements include, but are not limited to, drainage improvements requiring lot grading only, and installation of well and/or septic tank; or
  - (3) a combination of (1) and (2) above.
2. Review any and all restrictive covenants applicable to a subdivision under review for a plat waiver;
  3. Require additional information or reviews deemed necessary for its consideration. Such information may include, but is not limited to, written and oral statements with respect to the nature, condition and maintenance responsibility of the streets, stormwater management facilities, or other required improvements, and reviews by other County and State agencies, and any information necessary to assure that the proposal would conform to the Comprehensive Plan or reduce the degree of non-conformity to the Comprehensive Plan; and
  4. Upon determining the facts of each application, determine whether:
    - a. The proposal would be in harmony and compatible with present and future development of the area as contemplated under the Comprehensive Plan, and
    - b. The proposal makes adequate provisions for public requirements, including safe and convenient vehicular and pedestrian circulation, access, stormwater management, utilities, water supply and wastewater disposal.

#### SEC. 8.11 PRELIMINARY SUBDIVISION PLAN.

- A. Purpose of preliminary subdivision plan.** The purpose of the preliminary subdivision plan is to provide adequate and necessary descriptive information regarding proposed subdivision layout and improvements for review of applications made under Sec. 8.9 for plat waivers and for required improvement(s) installation waivers.
- B. Professional services required.** The developer shall retain the services of an engineer or surveyor to prepare the preliminary subdivision plan. The subdivision plan shall be coordinated with the major utility suppliers involved with providing services. Where septic tanks are proposed, a satisfactory subdivision analysis for septic tanks from the PBCHD shall be required.
- C. Contents of application.** The developer shall submit a written statement and drawing in the form established by the County Engineer, prescribed in the Land Development Forms Manual, and made available to the public.

#### SEC. 8.12 FINAL SUBDIVISION PLAN.

- A. Purpose.** The purpose of the Final Subdivision Plan is to provide a multi-agency review at a level of detail adequate to identify and resolve basic errors, omissions, and conflicts in the proposed subdivision layout with respect to applicable agency concerns, code requirements, and surrounding land uses, prior to the preparation of the detailed preliminary plat(s) and associated construction plans for required improvements.
- B. Applicability.** Except as provided in Sec. 8.9.B, the developer of every proposed subdivision shall be required to obtain approval of a Final Subdivision Plan from the Development Review Committee, pursuant to Sec. 5.6, prior to submittal of a preliminary plat and construction plans for Technical Compliance approval pursuant to Sec. 8.13.

**C. Procedure.**

1. **Application.** Application for Final Subdivision Plan approval shall be made in accordance with Sec. 5.6.
2. **Threshold Review requirement.** In order to be eligible to submit an application for Final Subdivision Plan review, the development shall have a currently valid certificate of threshold review, issued in accordance with and when required pursuant to Sec. 5.1.D. A copy of the currently valid certificate shall be attached to and made part of the application.
3. **Contents of application.** The application shall be submitted in a form established by the County Engineer, prescribed in the Land Development Forms Manual, and made available to the public. Contents of said application shall include, but not necessarily be limited to:
  - a. A unified drawing describing existing site conditions, proposed streets, proposed lot layout, and other applicable development features in pictorial, note, or tabular form as appropriate;
  - b. An internal traffic circulation analysis prepared by a professional engineer, adequate for determining the required classification of streets, the number of lanes, the requirement for traffic lights and other traffic control devices, and the capacity of the street system proposed or affected by the development, as well as the phasing of improvements;
  - c. A preliminary stormwater management plan outlining the conceptual tertiary and secondary stormwater management facilities proposed for proper development of the subdivision, and prepared by a registered professional authorized through licensure by the state of Florida to perform such conceptual level of design for said stormwater management system; and
  - d. A statement that all applicable utility providers have agreed to serve the subdivision, except that where septic tank systems are proposed, a satisfactory subdivision analysis for septic tanks from the PBCHD shall also be submitted.
4. **Resubmittals.** Final Subdivision Plan resubmittals required to address corrections or revisions requested by the Development Review Committee or for any modification by the developer shall be made in accordance with the applicable requirements of Sec.5.6.D.
- D. Development Review Committee action.** The Development Review Committee shall inform the developer that the plan and data as submitted do or do not meet the applicable provisions of this article in accordance with the procedures established pursuant to Sec. 5.6.D.
- E. Duration of Final Subdivision Plan approval.** The duration of Final Subdivision Plan approval shall be as specified by and subject to those provisions of Sec. 5.8 applicable to the development.  
[Ord. No. 94-23] [Ord. No. 93-4] [Ord. No. 94-23]

**SEC. 8.13 TECHNICAL COMPLIANCE.**

- A. **Purpose.** The purpose of Technical Compliance is to provide a multi-agency review of the proposed subdivision plat and all applicable required improvement construction plans for conformance with technical and legal requirements of this article, other applicable provisions of this Code, the County Standards, and the approved Final Subdivision Plan (including any special conditions of approval) prior to application by the developer for issuance of a Land Development Permit and submittal of the Final Plat for recordation.

**B. Application.** Prior to the expiration of the Final Subdivision Plan approval and prior to commencing construction of required improvements, the developer shall have prepared and shall submit to the County Engineer an application for Technical Compliance review, which shall be accompanied by the required fee and the required number, as established by the County Engineer, of the following documents and information, as applicable to the subdivision or approved phase thereof. Within three (3) days of receipt of an initial application submittal for Technical Compliance, the County Engineer shall review the submittal for completeness and shall send written notification to the applicant if the submittal is determined to be incomplete. Failure by the applicant to complete the application submittal within sixty (60) days of the date of said notification shall be considered an abandonment of the application and any subsequent submittal shall require a new Technical Compliance application.

1. **Preliminary plat.** The developer shall submit the preliminary plat meeting the requirements of Sec. 8.20.A.
2. **Certified survey.** The developer of a subdivision for which the requirement to plat has been waived pursuant to Sec. 8.9.B shall submit the applicable certified survey meeting the requirements of Sec. 8.19.
3. **Construction plans and supplemental engineering reports.** Except for those required improvements which have been specifically waived pursuant to Sec. 8.9.C, construction plans and supporting design information for all the required improvements shall be submitted for each subdivision. Construction plans and required engineering reports shall comply with the requirements of Sec. 8.16.
4. **Certified opinion of cost.** The developer's engineer shall prepare and submit a certified opinion of cost, which shall include the cost of installing all required improvements required pursuant to Sec. 8.21.A. In the alternative, the County Engineer may, at his sole discretion, accept the contract price received by the developer for the construction of the required improvements.

**C. Review of the Technical Compliance submittal.**

1. **Agency comments.** Within five (5) days of receipt of a complete application, the County Engineer shall forward copies of appropriate submittal documents to the following agencies for written comments regarding conformance with requirements of their respective regulations and program responsibilities:
  - a. Director, Land Development Division of DEPW: construction plans and preliminary plat;
  - b. Director, Traffic Division of DEPW: construction plans and preliminary plat;
  - c. Director, Survey Section of DEPW: preliminary plat;
  - d. Director, Zoning Division of PZ&B: preliminary plat;
  - e. Director, Planning Division of PZ&B: preliminary plat;
  - f. Director, Parks and Recreation Department: preliminary plat;
  - g. Director, Roadway Production Division of DEPW: construction plans and preliminary plat for Thoroughfare Plan streets;
  - h. Director, Environmental Resources Management: preliminary plat;
  - i. Florida Department of Transportation: preliminary plat for lands abutting State roads;

- j. Local water control district: preliminary plat for lands abutting water control district facilities, easements, or rights-of-way;
- k. County Attorney: preliminary plat; and
- l. Director of Property and Real Estate Management: preliminary plat.

Said agencies shall be given twenty (20) days to forward comments to the County Engineer. Within five (5) days of the end of this twenty (20) day period, the County Engineer shall forward all comments to the developer in writing, with a copy to the developer's engineer.

- 2. **Submittal fails to meet requirements.** When the County Engineer determines that the Technical Compliance application submittal does not meet the provisions of this article, the written statement shall reference the specific section or standard with which the submittal does not comply. Within sixty (60) days of receipt of the comments letter, the developer shall cause all corrections or revisions referenced in the comments letter to be made, and shall resubmit the required documents and information. Failure to resubmit within the required time shall be deemed an abandonment of the application and any subsequent submittal shall require a new Technical Compliance application.
- 3. **Submittal meets requirements.** When the County Engineer determines that the Technical Compliance application submittal meets the provisions of this article, the submittal shall be deemed to technically comply with the provisions of the article and a written statement of Technical Compliance shall be issued.

**D. Technical Compliance approval.** The statement of Technical Compliance shall be in writing and furnished to the developer and the developer's engineer. The statement shall contain the following conditions and information:

- 1. The name of the documents reviewed;
- 2. The amount of surety for the construction of required improvements, established in accordance with Sec. 8.14.A.6;
- 3. The amount of recording fees due for recordation of the final plat or certified survey, which fees are payable to the Clerk of the Circuit Court of Palm Beach County;
- 4. A requirement to submit with the Land Development Permit application a copy of all applicable property owners' association documents; and
- 5. Requirements for submittal of supplementary documentation deemed necessary by the County Engineer, such as deeds, easements, covenants and other recorded instruments creating rights or obligations for access, drainage, or utility services, which rights or obligations could not be established through dedications or reservations on the plat.

**E. Expiration of Technical Compliance.** The statement of Technical Compliance shall expire six (6) months after its date of issuance. Failure to make a Land Development Permit application submittal prior to the expiration of the statement of Technical Compliance shall void the Technical Compliance approval and any subsequent submittal shall require a new Technical Compliance application. [Ord. No. 97-14]

**F. Effect of changes to Final Subdivision Plan.** Any change to a Final Subdivision Plan, however approved, which would either increase or decrease the number of units in, or would, in the opinion of the County Engineer, cause a substantial change or revision to any preliminary plat or associated construction plans under review or approved for Technical Compliance shall void any approvals issued for same pursuant to this article and shall require a new submittal and fee for such plat and construction plans. Such determination shall be in writing and forwarded within ten (10) days to the Developer's Engineer, with a copy to the Zoning Director.

#### **SEC. 8.14 LAND DEVELOPMENT PERMIT.**

**A. Land Development Permit Application submittal.** A Land Development Permit shall be required prior to commencement of construction of any required improvement. The effective date of the Land Development Permit shall be the date the County Engineer signs it. The Land Development Permit shall expire not more than twenty-one (21) months from the effective date, unless extended pursuant to Sec. 8.17.B. Except when the installation of all required improvements has been waived pursuant to Sec. 8.9.C, the Final Plat or certified survey, as applicable, shall not be recorded until the developer has either installed the improvements or has guaranteed the installation of the improvements pursuant to the requirements of Sec. 8.14.A.6, below. As the final step in the review procedures to obtain development approval under this article, the developer shall have prepared and shall submit, prior to expiration of the Technical Compliance, an application for Land Development Permit. The application for Land Development Permit shall be accompanied by the required fee and the required number, as determined by the County Engineer, of the following documents applicable to the subdivision or approved phase thereof:

1. **Final plat.** The developer of a subdivision for which plat recordation is required shall submit the Final Plat complying with Sec. 8.20.B, and a check for the plat recordation, payable to the Clerk of the Circuit Court of Palm Beach County, in the required amount. [Ord. No. 00-015]
2. **Certified survey.** The developer of a subdivision for which the requirement to plat has been waived pursuant to this article shall submit a check payable to the Clerk of the Circuit Court of Palm Beach County for the recordation of the survey. When construction plans are not required, the certified survey may be recorded without further review, provided, however, that the County Engineer shall review any documents submitted in compliance with Sec. 8.14.A.3. [Ord. No. 00-015]
3. **Maintenance and use documents and other documents.** A copy of the maintenance and use covenants and any other documents required by the County Engineer as a condition of Technical Compliance shall be submitted. The maintenance and use covenants shall indicate the maintenance responsibility for all common areas and improvements within the subdivision, and shall comply with all applicable requirements as specified in Sec. 7.15.
4. **Construction plans and supplemental engineering information.** Construction plans shall conform with the plans which received Technical Compliance or, if modified, shall be accompanied by a written statement from the Developer's engineer which details, explains, and justifies the modifications. Construction plans shall comply with the requirements of Sec. 8.16 and, prior to issuance of a Land Development Permit, shall have received all applicable approvals of requisite governmental agencies.
5. **Developer's Acknowledgment of Responsibility for Construction of Required Improvements.** The application shall indicate whether the required improvements are to be constructed prior to recordation or after recordation of the plat or survey. When the required improvements are to be constructed after recordation, the Developer shall submit a statement acknowledging responsibility for completion of said required improvements. The statement shall be in the form contained in the latest version of the Land Development Forms Manual and shall be executed by all owners shown on the applicable final plat. The statement shall be accompanied by a guarantee for completion of required improvements, pursuant to Sec. 8.21.A. Said guarantee shall meet the applicable requirements of Sec. 8.14.A.6.

6. **Guarantees.** All guarantees required pursuant to Sec. 8.21.A shall be in one of the forms prescribed in the Land Development Forms Manual or in an alternate form approved by the County Attorney. The initial guarantee shall be in an amount equal to one hundred ten (110) percent of the construction cost of the required improvements. The guarantee shall be in one of the following types.
- a. **Cash bond.** Completion of the required improvements may be secured by cash deposited by the developer with the County or in an account subject to the control of the County in accordance with an agreement on such deposit or account. The developer shall be entitled to receive any interest earned on such deposit or account.
  - b. **Letter of credit.** Completion of the required improvements may be secured by a clean irrevocable letter of credit issued to the County in accordance with the County Letter of Credit Policy. The expiration date of the letter of credit shall be at least three (3) months after the completion date for construction of required improvements pursuant to the initial Land Development Permit or any subsequent extension thereto.
  - c. **Performance or surety bond.** Completion of the required improvements may be secured by a performance or surety bond obtained from a company acceptable to the County in accordance with the County policy on performance bonds. It shall guarantee that all work will be completed in full accordance with the approved Land Development Permit.
  - d. **Escrow deposit.** Completion of the required improvements may be secured by an executed escrow agreement, between the Developer, a bank approved by the County, and the County as the third party beneficiary. The escrow agreement shall require that release of the funds, or any part thereof, shall be subject to County approval.
- [Ord. No. 94-9]

**B. Action by the County Engineer.** The County Engineer shall examine the submittal for completeness in compliance with this article. Within thirty (30) days of receipt of a complete submittal, the County Engineer shall review the submittal for conformity with this article and shall advise the developer of his findings in writing, with a copy to the developer's engineer.

- 1. **Submittal fails to meet ordinance.** When deficiencies exist, the County Engineer shall reference in writing the specific section or standard with which the Land Development Permit submittal does not comply. The developer shall correct such deficiencies within thirty (30) days of receipt of the written report. Failure to respond within the given time shall deem the submittal abandoned and any subsequent submittal shall require a new application and submittal for a Land Development Permit.
  - 2. **Submittal meets ordinance.** When the submittal meets the provisions of this article, the County Engineer shall sign the Land Development Permit and, if applicable, shall sign and seal the final plat and submit said approved plat to the Clerk of the Circuit Court for recordation.
- [Ord. No. 94-9] [Ord. No. 95-33]



**SEC. 8.15 SUBSTITUTION OF DEVELOPERS.**

- A. **Voluntary substitution of developers.** When there is a voluntary substitution of developers after the Land Development Permit has been issued but before the County has acknowledged completion of the required improvements, it shall be the responsibility of both developers to transfer the rights and responsibilities from the original developer to the succeeding developer. The original and succeeding developers shall make a joint application to the County Engineer for a transfer of the original developer's Land Development Permit. If the original developer posted a guarantee with the County for completion of required improvements, the succeeding developer must post a substitute guarantee in the current amount of the original developer's guarantee and in a form acceptable to the County. The application for transfer shall include the executed acknowledgment of responsibility for completion of required improvements pursuant to Sec. 8.14.A.5.
- B. **Involuntary substitution of developers.** When a developer becomes the succeeding developer through foreclosure or some similar action and it is not possible to obtain the original developer's signature on a joint application for transfer of the Land Development Permit, the succeeding developer must comply with all provisions of Sec. 8.15.A, except that, in lieu of said original developer's signature, the succeeding developer shall submit a current certification of title, foreclosure judgment, or other proof of ownership of the lands encompassed by the plat referred to in the Land Development Permit. [Ord. No. 94-9]

**SEC. 8.16 CONSTRUCTION PLANS AND SUPPLEMENTAL ENGINEERING INFORMATION.**

- A. **Duties of developer's engineer.** When the development is to be engineered by more than one firm, the developer shall appoint a single engineering firm or engineer to coordinate submission of the construction plans and construction of the required improvements.
- B. **Submittal requirements.** Construction plans and supplemental engineering information shall be submitted under separate cover for each of the categories of improvements listed in this section. Plan sets shall be submitted in the number required by the County Engineer, as prescribed in the Land Development Forms Manual.
1. **Submittals for required improvements.** The following construction plans, signed and sealed by the preparing engineer, shall be submitted for the required improvements set forth in Sec. 8.21, when applicable:
    - a. paving, grading and drainage;
    - b. bridges;
    - c. water and sewer systems:
      - (1) for technical compliance submittal: the proposed plans submitted for Palm Beach County Health Department approval;
      - (2) for land development permit submittal: construction plans stamped with Palm Beach County Health Department approval.[Ord. No. 97-64]
  2. **Submittals for other improvements.** Construction plans shall be submitted for the following additional improvements which the developer may be required to install or otherwise elect to provide:
    - a. ~~Landscaping within streets;~~
    - b. Guardhouse, gates, or other structures within streets;
    - c. Landscaping or structures in lake maintenance easements: See Sec. 8.18.A.[Ord. No. 01-01]

- C. Completeness of construction plans.** All construction plan submittals shall be so complete as to be suitable for contracting and construction purposes. Design data, calculations and analyses shall be submitted to address important features affecting design and construction and shall include, but not be limited to, those for design high water, drainage facilities of all kinds, subsurface soil data, alternate pavement and subgrade types, and any proposed deviation from County standard design requirements.
- D. Format and content of construction plans for required improvements.** All construction plan submittals for the installation of required improvements shall consist of and contain, but shall not be limited to:
1. A cover sheet showing the applicable plat name, sheet index, category of improvements, and, vicinity sketch;
  2. Typical sections;
  3. Construction details showing compliance with County standards, or with any alternate design approved by the County Engineer pursuant to Sec. 8.18.C;
  4. Special profile sheets as required to show special or unique situations;
  5. Bench mark, based on NGVD (1929);
  6. Notes regarding special conditions and specifications applicable to the construction, addressing:
    - a. required compliance with construction requirements of this article and the County standards;
    - b. required compliance with State standards applicable to the work;
    - c. minimum standards for materials;
    - d. test requirements for compaction or stabilization of subgrade, base, and backfill;
    - e. required installation of underground utilities and storm drainage located within the streets prior to construction of subgrade for street pavement;
    - f. special construction or earthwork requirements for site work in areas of impervious or unstable soils, or to cope with unsuitable soil conditions.
  7. Depiction of all parking areas required to be constructed by Sec. 8.22, clearly identifying and delineating each clustered lot and each parking area serving more than one clustered lot when such lots do not abut a street.
- E. Final stormwater management plan.** The Technical Compliance application shall include the final stormwater management plan, based upon and consistent with the preliminary stormwater management plan, in separate report form detailing the design of all secondary and tertiary stormwater management facilities, including, as a minimum, the following design data and information:
1. Pre-development and post-development drainage basin maps showing site topography, drainage basins, catchment areas, and stormwater inflow/outflow locations for the site;
  2. Pre-development and post-development site characteristics affecting runoff such as ground cover, soil profile, wet season mean high water table elevations and recurring high water elevations in receiving watercourses or waterbodies;

3. Individual catchment area characteristics used for design, including area, times-of-concentration, runoff factors, and quantitative breakdown of pervious/impervious areas;
  4. A statement of applicable design and/or performance assumptions and criteria for each part of the system providing drainage, treatment, or discharge control;
  5. Evidence of existing access to legal positive outfall(s);
  6. Complete hydrologic and hydraulic calculations for design of storm sewers, retention/detention area, and discharge structures;
  7. Identification of standard methods and/or proprietary models used for hydrologic and hydraulic analysis, noting that methods or models other than those of the Department of Transportation, South Florida Water Management District, SCS, the rational method, the SBUH method, the Puls method or common modifications of such methods, may require additional documentation;
  8. A listing of specific County and South Florida Water Management District requirements used as the design basis for street drainage, lot grading, finished floor elevations, floodplain storage compensation, retention/detention volumes, and discharge limits; and
  9. Requirements for construction and maintenance of any temporary or phased stormwater management facilities necessary to ensure proper stormwater control and treatment during site development.
- F. Soils report.** The Technical Compliance application shall include a soils report describing soil profiles of the work site to such depth and extent necessary to determine special design or construction needs. In lieu of Sec. 8.16.F.4 and 5, the Developer may submit as part of the report a certified statement from an engineer that he has investigated the subsurface conditions of the site and has determined that such conditions are suitable for the work as shown on the construction plans. The soils report shall include:
1. A map, drawn to stated scale, showing boring, penetrometer, and/or test pit locations;
  2. Results of each boring or other soil test, keyed to the map;
  3. Soil profiles with horizons described according to the USDA, ASTM, or Unified standard soils classified system;
  4. Location and extent of muck, hardpan, marl, or other deleterious materials which may require special consideration in design or construction; and
  5. A description of groundwater conditions which may require special consideration in design or construction.
- [Ord. No. 97-64]

(This space intentionally left blank.)

**SEC. 8.17 CONSTRUCTION OF REQUIRED IMPROVEMENTS.**

A. **Developer's duty.** Upon issuance of the Land Development Permit, the developer shall coordinate the construction with the County Engineer.

B. **Time of completion of required improvements.**

1. The time of completion of all required improvements shall not exceed twenty-one (21) months from the date of issuance of the Land Development Permit unless an extension is granted pursuant to this section.
2. A one (1) year time extension may be granted by the County Engineer after review of the written application for extension of the developer. The developer should submit the application for extension, including but not limited to a statement of justification and proof that an acceptable guarantee will remain in place for the duration of the extension, not less than two (2) months prior to expiration of the Land Development Permit. Applications submitted after expiration of the Land Development Permit shall not be accepted. The County Engineer shall review and advise the developer in writing of his decision within one (1) month of receipt of the application.

C. **Completion prior to recordation.** When the developer elects to complete required improvements prior to recording of the final plat or certified survey, the following procedures shall apply, as applicable.

1. Upon approval of the final plat and acknowledgment of completion of the required improvements pursuant to Sec. 8.17.G, the plat shall be submitted to the Office of the Clerk of the Circuit Court for recordation.
2. When the County Engineer finds that the certified survey and completion of the required improvements are in compliance with all requirements of this article, he shall cause the certified survey to be recorded in the Office of the Clerk of the Circuit Court.

[Ord. No. 95-33]

D. **Completion after recordation.** When the developer elects to guarantee the construction of the required improvements in order to complete same after recordation, the County Engineer may approve reductions of the amount of the guarantee and release the guarantee in accordance with the requirements and procedures prescribed in this subsection. All requests for reduction shall be by application to the County Engineer. A complete application shall include, at a minimum, a certified cost estimate from the developer's engineer for both the completed and the remaining required improvements. The County Engineer shall have the right to reduce the amount of any requested reduction based on his review of the application and required improvements. The County Engineer shall also have the right to refuse to approve any requested reduction so long as the developer fails to be in compliance with any of the terms and conditions of this article, the plat, or the plans and specifications for the required improvements. The County Engineer shall give written notification to the developer and the guarantee principal of his decision on the application within one (1) month of the application being deemed complete. Any approval under this section shall be conditioned upon the guarantee principal providing, within one (1) month of receipt of the County Engineer's written notification, written confirmation of the reduction in a form acceptable to the County Attorney.

1. **Frequency of reductions in amount of guarantee.** Reductions in the amount of the guarantee may be approved by the County Engineer in accordance with the following schedule.

a. **Cash deposits and escrow agreements.** The deposit or account may be reduced as installations progress at stages of construction established by the County Engineer, but not more frequently than monthly.

- b. Letters of credit and performance or surety bonds.** Quarterly during the process of construction and upon request by the developer, the County Engineer may reduce the dollar amount of the guarantee.
  - 2. Amount of reductions in guarantees.** The County Engineer shall not reduce the amount of any guarantee below twenty (20) percent of the original cost estimate amount. In addition to this limitation, no reduction in the dollar amount of the guarantee shall be made unless sufficient funds will remain to complete the remaining required improvements and the cost of required improvements installed equals or exceeds the amount of the request. To ensure that sufficient funds remain for completion of the remaining required improvements, the County Engineer shall release not more than ninety (90) percent of the dollar amount of required improvements certified as completed during the period for which a reduction is requested.
  - 3. Release of guarantee.** The guarantee shall only be released upon acknowledgment of completion of the required improvements pursuant to Sec. 8.17.G. Two (2) weeks prior to the release of the guarantee, the County Engineer shall notify the appropriate District Commissioner of intent to release.
- E. County use of funds; failure of developer to complete.** The County Engineer, as the authorized agent of the Board, shall have the right to any funds available under the guarantee to secure satisfactory completion of the required improvements in the event of default by the developer or failure of the developer to complete such improvements within the time required by Sec. 8.17.B. The County Engineer shall send the developer a courtesy written notice of the County's intent to expend any drawn funds or demand performance, as applicable. Such notice shall be sent at least thirty (30) calendar days prior to said expenditure or demand, and shall be mailed to the last known address of the developer or his authorized agent according to the Land Development Permit records on file with the County Engineer.
- F. Administration of construction.**
- 1. Construction standards.** Construction standards shall be those prescribed in the current County Standards.
  - 2. Inspections, reports, and stop work orders.** The County Engineer shall be notified in advance of the date of commencement of construction pursuant to the Land Development Permit, and of such points during the progress of construction for which joint review by the County Engineer and developer's engineer are required.
    - a.** Construction shall be performed under the surveillance of, and shall at all times be subject to, review by the County Engineer; however, this in no way shall relieve the developer of the responsibility for ensuring close field coordination and final compliance with the approved plans, specifications and the requirements of this ordinance.
    - b.** The developer shall require progress reports of the construction of the required improvements from the developer's engineer. The developer's engineer may also be required to submit construction progress reports directly to and at points of progress prescribed by the County Engineer. The developer's engineer shall coordinate joint reviews of the construction with the County Engineer at points specified by the County Engineer.
    - c.** The County Engineer shall have the right to enter upon the property for the purpose of reviewing the construction of required improvement during the progress of such construction. The County Engineer shall have the authority to stop the work upon failure of the developer or his engineer to coordinate the construction of the required improvements as required by this subsection.

3. **Measurements and tests.** During construction, the developer's engineer shall make or cause to be made such measurements, field tests, and laboratory tests necessary to certify that the work and materials conform with the approved development plans and the provisions of this article. The County Engineer may require, at his discretion, specific types and locations of tests and measurements which he deems necessary to demonstrate conformance with approved plans and specifications.
4. **Engineer's certificate of completion.** The required improvements shall not be considered complete until a certificate of completion, certifying to construction in conformance with the approved plans, and the final project records have been submitted to, reviewed, and approved by the County Engineer. The certificate shall be signed and sealed by the developer's engineer and shall be in a form established by the County Engineer, as prescribed in the Land Development Forms Manual. Said certificate shall make specific reference to, and be accompanied by copies of measurements, tests and reports made on the work and materials during the progress of construction, along with a Record Drawing copy of each of the construction plans on a high quality, time-stable, reproducible mylar, showing the original design in comparison to the actual finished work with all material deviations noted thereon.

**G. Acknowledgment of completion and maintenance of required improvements.**

1. **Developer's Warranty on workmanship and material.** The developer shall execute and submit a warranty guaranteeing the required improvements against defect in workmanship and material for a period of one (1) year after acknowledgment of completion pursuant to this Section. Said warranty shall be submitted to the County Engineer along with the completion certificate and project records. The warranty shall be in a form approved by the County Attorney and prescribed in the Land Development Forms Manual.
2. **Acknowledgment of completion by County Engineer; release of guarantee.** Upon submittal of the documents and records required by Secs. 8.17.F.4 and 8.17.G.1, and recorded copies of the approved Maintenance and Use Covenants, the County Engineer shall determine the completeness of the required improvements in accordance with the provisions of this article and the Land Development Permit. When the County Engineer determines that the required documentation is acceptable and the required improvements have been installed as required by this article he shall acknowledge completion of the required improvements and, when a guarantee has been posted, release the guarantee in accordance with the following.
  - a. **If the final plat has been recorded.** When the applicable plat has already been recorded, the County Engineer shall issue a written statement to the Developer acknowledging completion of required improvements and releasing the guarantee.
  - b. **If the final plat has not been recorded.** When the final plat has not been recorded, at the time of acknowledgment of completion the County Engineer shall review said final plat for conformance with current certification and approval requirements. Upon determining that the final plat meets said requirements, the County Engineer shall approve the plat and submit it to the Clerk of the Circuit Court for recordation.
  - c. **Effect of release.** Issuance of the statement acknowledging completion and, when applicable, releasing the guarantee shall relieve the developer of his obligations for construction of required improvements but shall not relieve the developer of his obligations under the warranty for required improvements required under Sec. 8.17.G.1.
3. **Acceptance of dedications and maintenance of improvements.** The acceptance by the Board of any dedication to the Board of public space, parks, rights-of-way, easements or the like on a plat shall not in itself constitute an acceptance by the County of any responsibility to construct or maintain improvements within the dedicated area. Acceptance of dedications and maintenance responsibility for improvements within areas dedicated to the Board shall be made as follows.

- a. **Acceptance of dedications.** The recordation of a final plat, subsequent to the County Engineer's approval of said final plat for recordation, shall constitute acceptance by the Board of any and all dedications to the Board as stated and shown on the plat.
  - b. **Acceptance of dedications of real property.** For those dedications to the Board of real property, including rights-of-way, parks, and other tracts, an executed deed transferring title to such lands, plus such documentation of title and absence of encumbrances as required pursuant to County policy for acceptance of deeds, shall be submitted to the County Engineer at the time of submittal of the applicable Final Plat for recordation. Said deed(s) shall be on a form approved by the County Attorney, and shall be recorded by the County subsequent to recordation of the applicable Final Plat.
  - c. **Acceptance of improvements for County maintenance.** At such time as the County Engineer has issued a statement acknowledging completion of the required improvements and the applicable plat has been recorded, the County Administrator or the County Engineer, on behalf of the County, shall accept maintenance responsibility for the required improvements to streets and to such other areas dedicated to the Board in accordance with the dedications shown on said record plat, and shall issue a written statement confirming acceptance of said maintenance responsibility.
4. **County completion of required improvements in recorded subdivisions.** The County may complete the required improvements, under the guarantee provided by the developer, when the corresponding plat has been recorded and the developer fails to complete the required improvements as required by this article. In such case, the County Engineer shall call upon the guarantee to secure satisfactory completion of the required improvements. Notice of said call shall be deemed upon posting via certified mail. Upon the completion of such action, the County Engineer shall report to the Board and the Board may accept by resolution the dedication and maintenance responsibility as indicated on the plat. In such cases, the remaining guarantees posted by the developer shall be retained for a period of one (1) year after completion in lieu of the agreement. Any defects occurring during this period shall be repaired using funds remaining in the guarantee.
  5. **Developer's failure to complete improvements in unrecorded subdivisions.** Where a developer has elected to install the required improvements prior to recordation of the plat and fails to complete such improvements within the time limits prescribed in Sec. 8.17.B, all previous approvals applicable to the proposed subdivision shall be deemed void. [Ord. No. 94-9] [Ord. No. 95-33]

#### **SEC. 8.18 SUPPLEMENTAL PROCEDURES.**

##### **A. Construction and landscaping in lake maintenance easements and water management tracts.**

1. **Purpose.** It is the purpose of this subsection to allow for the construction or placement of structures and plants adjacent to, or over, water bodies within water management tracts or areas established for associated maintenance access, while taking measures to ensure that such structures or plants shall not interfere with the proper functioning of the stormwater management system nor be otherwise detrimental to the health, safety, welfare, or convenience of the public or of persons responsible for or affected by a water body within a water management tract. [Ord. No. 01-01]
2. **Prohibition.** The placement or construction of trees, shrubs, or structures within any water management tract ~~established for purposes of wet detention/retention in an open water body, or easement or berm adjacent thereto established for purposes of access for maintenance of the water body or water management tract or~~ structures and facilities therein is hereby prohibited, except in strict conformance with the provisions of this subsection.

3. **Application requirements for bulkheads, docks, or piers.** Persons desiring to construct bulkheads, docks, or piers over or along a water body contained within a water management tract shall apply to the Director of ERM in accordance with the applicable provisions of Sec. 7.6.
4. **Application requirements for structures or plantings in lake maintenance easements.** Persons desiring to place trees or shrubs or construct or place structures within a lake maintenance easement shall apply to the County Engineer. Approval by the County Engineer shall be required prior to installation when said planting or construction is to encroach a lake maintenance easement within a plat for which the associated required improvements have not been acknowledged as complete, pursuant to the applicable land development permit and Sec. 8.17.G, or when the County Engineer determines that there is a continuing County or public beneficiary interest in said easement. Prior to granting such approval, the County Engineer shall ensure that adequate conditions are imposed, and appropriate documents are executed and, if appropriate, recorded to ensure compliance with the provisions of this subsection and approvals granted pursuant to this article.
5. **Structures or plantings.** The provisions herein shall be applied to required approvals by the County Engineer for the installation of structures or plantings in, on, or over lake maintenance easements. The following criteria shall apply to the installation of such structures and plantings.
  - a. No structure or above grade construction, except that which may be easily removed, shall be permitted in lake maintenance easements. Examples of impermissible structures are houses, garages, screened enclosures, concrete block walls, concrete decks, affixed permanent sheds, and pools. Examples of permissible structures are thatch sheds, wood decks, and non-concrete fences, contingent on said structures not being structurally affixed to the ground. [Ord. No. 01-01]
  - b. Trees or shrubs shall not be planted, nor structures placed, in the lake maintenance easement where the planting or placement of such would obstruct access by equipment to outfalls or water control structures.
  - c. A removal declaration in a form acceptable to the County Attorney shall be recorded, at the expense of the property owner.
  - d. The property owners' association's consent to the specific structure(s), tree(s), or shrub(s) shall be required where a property owners' association has responsibility for lake maintenance. If any other entity has a beneficiary interest in the easement or a responsibility for lake maintenance, that entity's consent shall be required.
  - e. Trees or shrubs planted pursuant to this subsection shall be limited to those species permitted pursuant to Sec. 7.3.E., and shall not include any portion of the minimum site landscaping required pursuant to Sec. 7.3.F. or Sec. 7.3.G [Ord. No. 01-01]
6. **Repair, replacement, or modification.** Any repair, replacement, or modification, except ordinary maintenance, to any planting or structure approved pursuant to this subsection, shall be done only after being approved as new planting or construction pursuant to this subsection.

**B. Dredge, fill and construction in waters of the State.**

1. **Applicability.** Subdivision of lands containing or abutting existing or proposed waters of the State, including canals, lakes, streams, and wetlands, shall comply with and conform to the requirements of this subsection.
2. **Easements or rights-of-way.** Where land within a proposed subdivision abuts existing or proposed waters of the State, there shall be provided a floodway or floodplain easement or a drainage R-O-W conforming



substantially with the lines of such watercourse or water body and of such further width or construction or both as will be adequate for the purpose. Additional easement or R-O-W width may be required where necessary for maintenance, safety and convenience. Each required easement and R-O-W shall be deeded or dedicated to an appropriate public agency. Maintenance responsibility and use limitations applicable to said easements and rights-of-way, or any facilities placed therein, shall be in accordance with all applicable permit conditions and shall be stated or referenced by note on the appropriate plat(s).

3. **Permits.** Where proposed dredging or filling affects waters of the State or sovereign land, said activities shall be approved by the governing agency having jurisdiction in such matters. Prior to the construction of any seawall, bulkhead, dock or pier, a construction permit shall be obtained from the Palm Beach County Building Department in addition to all required permits or expressed exemption from permitting for construction in waters of the State.

**C. Alternate design, construction standards, and types of materials.**

1. **Applicability.** Alternate designs, construction standards, and types of materials which, in the opinion of the County Engineer, are equal or superior to those specified may be approved in accordance with this subsection.
2. **Contents of application.** The application shall be submitted in a form established by the County Engineer, prescribed in the Land Development Forms Manual, and made available to the public. Said application shall be accompanied by written data, calculations and analyses, and drawings which are necessary to show, by accepted engineering principles, that the proposed alternates are equal or superior to those specified, or are necessary due to environmental considerations. Within forty five (45) days of receipt of such application, the County Engineer shall either approve or deny the application and shall advise the Developer's Engineer and the Developer in writing of the decision.
3. **Environmental considerations.** In the interest of the preservation of existing trees and other natural features at the developer's request, or as required by other regulations, the County Engineer may vary the design and construction requirements upon presentation by the developer of substantial evidence that environmental conditions will be enhanced, that proper performance of the approved stormwater management system will not be impaired, and that safety, stability, and design life of structural improvements will not be compromised.

**SEC. 8.19 REQUIREMENTS FOR CERTIFIED SURVEY.**

- A. **General.** The County Engineer shall adopt and amend, from time to time, the criteria for the certified survey. At a minimum, the certified survey shall meet the requirements for surveys established by the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, F.A.C., pursuant to Sec. 472.027, Fla. Stat. [Ord. No. 00-015]
- B. **Alternatives.** The County Engineer shall reserve the right to require a certified sketch and legal description in lieu of a certified survey. The certified sketch and legal description shall meet the requirements for certified sketches and descriptions set forth by Chapter 61G17-6, F.A.C., pursuant to Sec. 472.027, Fla. Stat., as amended, and Palm Beach County Description Checklist pursuant to policies and procedures established by the County Engineer and made available to the public. [Ord. No. 00-015] [Ord. No. 01-01]

- C. **Recordation.** The certified survey or sketch and legal description shall not require approval of the Board prior to recordation.

## SEC. 8.20 REQUIREMENTS FOR THE PRELIMINARY AND FINAL PLAT.

- A. **Preliminary plat.** The preliminary plat shall meet the requirements of the Final Plat, except that it shall be submitted without the required signatures and seals. It may also be submitted without maintenance and use covenants, condominium documents, deeds, or other legal documents not related to the survey or engineering design of the project.
- B. **Final plat.** The plat shall be prepared in accordance with the provisions of Chapter 177, Fla. Stat., as amended, and shall conform to the requirements of this section.
1. **Material.** The plat shall be drawn or printed on twenty-four (24) inch by thirty-six (36) inch linen, chronoflex, mylar or other approved material.
  2. **Preparation.** The plat shall be prepared by a surveyor and mapper, and is to be clearly and legibly drawn with black permanent drawing ink or veritype process to a scale of not smaller than one inch equals one hundred (100) feet, or as otherwise determined by the County Engineer. [Ord. No. 00-015]
  3. **Name of subdivision.** The plat shall have a name acceptable to the County. When the plat is a new subdivision, the name of the subdivision shall not duplicate or be phonetically similar to the name of any existing subdivision. When the plat is an addition to or replat of a recorded subdivision, it shall carry the same name as the existing subdivision followed by a suitable phase designation or similar modifier, when applicable.
  4. **Title.** The plat shall have a title printed on each sheet in bold legible letters containing:
    - a. The name of the subdivision, printed above and in letters larger than the balance of the title;
    - b. The name of the County and State;
    - c. The section, township and range as applicable or if in a land grant, so stated;
    - d. When the plat is a replat of or addition to an existing plat of record, the words "section", "unit", "replat", etc.; and [Ord. No. 00-015]
    - e. When the plat encompasses lands in a planned unit development, the abbreviation "PUD". Likewise, all other planned developments shall contain the appropriate abbreviation for such designation within the title.
  5. **Description.** There shall be lettered or printed upon the plat a full and detailed description of the land embraced in the plat. The description shall show the section, township and range in which the lands are situated or if a land grant, so stated, and must be so complete that from it without reference to the map the starting point can be determined and the boundaries run.
  6. **Index.** If more than one sheet is required for the map, the plat shall contain an index map on the first page, showing the entire subdivision and indexing the area shown on each succeeding map sheet. Each map sheet shall contain an index delineating that portion of the subdivision shown on that sheet in relation to the entire subdivision. When more than one sheet must be used to accurately portray the lands subdivided, each sheet

must show the particular number of that sheet and the total number of sheets included, as well as clearly labeled match lines between map segments.

7. **Survey data.** The plat shall show the length of all arcs together with central angles, radii, and points of curvature. Centerlines shall include chord and chord bearing to the above mentioned. Sufficient survey data shall be shown to positively describe the boundary of each lot, block, R-O-W, street, easement, and all other areas shown on the plat and all areas shall be within the boundary of the plat as shown in the description. The plat shall also include the following items in the manner described below. **[Ord. No. 00-015]**
- a. The scale, both stated and graphically illustrated, shall be shown on each sheet.
  - b. A prominent north arrow shall be drawn on every sheet included showing any portion of the lands subdivided. The bearing or azimuth reference shall be clearly stated on the face of the plat in the notes or legend.
  - c. The point of beginning shall be boldly shown together with the letters "P.O.B." in bold letters.
  - d. All intersecting street lines shall be joined to form required safe sight corners pursuant to the County standards, and all dimensions shall be shown.
  - e. All adjoining property shall be identified by a subdivision name, plat book and page or, if unplatted, the land shall be so designated.
  - f. Permanent reference monuments shall be shown in the manner prescribed by Chapter 177, Fla. Stat., as amended. All information pertaining to the location of "P.R.M.s" shall be indicated in note form on the plat. Permanent Control Points, Permanent Reference Monuments, and Monuments shall be designed and set as prescribed by Chapter 177, Fla. Stat., as amended, and Sec. 0. It is the responsibility of the surveyor and mapper to furnish the Clerk of the Circuit Court with his certificate that the "P.C.P.s" and all monuments according to Sec. 177.091(9), Fla. Stat., have been set and the dates said "P.C.P.s" and monuments were set. **[Ord. No. 00-015]**
  - g. There shall be reserved on each sheet of the plat a three (3) inch by five (5) inch space in the upper right hand corner to be used by the Clerk of the Circuit Court for recording information and each sheet shall reserve three (3) inches on the left margin and a half (1/2) inch margin on all remaining sides.
  - h. The map shall mathematically close within 0.01 feet and shall be accurately tied to all County township, range and section lines occurring within the subdivision by distance and bearing.
  - i. The initial point in the description shall be accurately tied to the nearest quarter section corner or section corner or government corner. Each government corner being used shall be identified. If the subdivision being platted is a re-subdivision of a previously recorded subdivision, then a tie to a Permanent Reference Monument from the parent plat is sufficient. If the subdivision is a re-subdivision of a part of a previously recorded subdivision, sufficient ties to controlling lines appearing on the parent plat must be provided to permit an overlay. The position and orientation of the plat shall conform to the Florida State Plan Coordinate System in the manner established by the County Engineer and prescribed in the Land Development Forms Manual.
  - j. ~~The cover sheet or first page~~ of the plat shall show a ~~vicinity sketch, showing the subdivision's location in~~ reference to other areas of the County.
  - k. A complete legend of abbreviations shall be shown.

- l. All lettering on the plat shall be at a minimum 0.10 of an inch in height.
- m. The plat boundary and all parcels shown on subdivision plats intended to be conveyed in fee title shall be delineated by solid lines.
- n. Lines intersecting curves shall be noted as radial or non-radial as the case may be.
- o. A note addressing any abandoned underlying lands or easements, including record information, shall be shown.
- p. Tabulation of Survey Data:
  - (1) The use of tangent tables is not permitted. However, at the discretion of the County Engineer on a case by case basis, the use of a tangent table to reflect corner clip (safe sight) chords, centerline chords, and chord bearings may be permitted if deemed necessary to meet requirements of neatness and clarity of the plat. Scale factors shall not be considered. Such tables, when permitted, must appear on the map sheet to which they refer and tangents shall be numbered consecutively through the entire presentation. [Ord. No. 00-015]

The possible exception noted above shall be limited to use on plats and shall not be carried into any other survey documents submitted for approval to the County Engineer.

- (2) Curve data may be tabulated subject to the following conditions or exceptions.
  - (a) External boundary data may not be tabulated. [Ord. No. 00-015]
  - (b) Where data is tabulated, a minimum of the arc length and the curve designation number or letter will be shown on site.
  - (c) Curve tables reflecting the tabulated data will appear on the map sheet on which the curves appear.
8. **Lot and block identification.** Each lot and block shall be numbered or lettered. All lots shall be numbered or lettered by progressive numbers or letters individually throughout the subdivision or progressively numbered or lettered in each block. Blocks in each incremental plat shall be numbered or lettered consecutively throughout a subdivision.
9. **Street names.** The plat shall show the name of each street as shown on the Final Subdivision Plan and conforming with Sec. 8.22.A.20.
10. **Not included parcels.** Not included or excepted parcels must be marked "not a part of this plat". Where a not included parcel is completely surrounded by areas included within the plat, sufficient easements or rights of way to provide necessary access, utilities, and drainage to the not included parcel shall be provided. No parcel of land shall be reserved by the owner unless the same is sufficient in size and area to be of some particular use or service. The intended use of all reserved areas shall be shown on the plat in note form on the cover sheet.
11. **Streets and easements.** All street, R-O-W, and easement widths and dimensions shall be shown on the plat. Easements are to be tied at both ends at intersecting boundary, lot, or R-O-W lines. The plat shall show the name, location and width of all existing or recorded streets intersecting or contiguous to the boundary of the plat, accurately tied to the boundary of the plat by bearings and distances.

- 12. Maintenance and use documents.** Maintenance and use covenants, as required by Sec. 7.15, shall be submitted with the Final Plat and approved by the County Attorney prior to recordation of the Final Plat. All areas of the plat that are not to be sold as individual lots and all easement shall be dedicated or reserved in accordance with the terms of the maintenance and use covenants, and their purposes shall be clearly stated on the plat.
- 13. Streets.** All streets and their related facilities which are designed to serve more than one lot or dwelling unit shall be dedicated to the Board for public use, unless otherwise required or permitted by this paragraph or elsewhere in this article. Any street which is to be reserved, as a private street shall be identified as a tract for private street purposes. Such street tracts shall be reserved in accordance with Sec. 8.20.B.15.a. Private streets may only be permitted when such streets are subject to a recorded declaration of covenants subjecting the streets to the jurisdiction and control of all lot owners deriving access from such streets, their successors and assigns. When parking areas are required to be constructed by Sec. 8.22, they shall be reserved to and shall be the perpetual maintenance responsibility of a property owners' association, which association shall have jurisdiction over the parking area and the clustered lots. Such parking areas shall be clearly identified and reserved as tracts for parking and access purposes.
- 14. Restriction on obstruction of easements.** The plat shall contain a statement that no buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable County approvals or permits as required for such encroachment.
- 15. Certification and approvals.** The plat shall contain on the face or first page the following certifications and approvals, acknowledged as required by law, all being in the form set forth below.
- a. Dedication and reservation.** All areas dedicated for public use shall be dedicated by the owner of the land at the time the plat is recorded. Such public areas include, but are not limited to: civic sites, parks, rights-of-way for streets or alleys, however the same may be designated; easements for utilities; rights-of-way and easements for drainage purposes; and any other area, however designated. All areas reserved for use by the residents of the subdivision shall be reserved by the owner of the land at the time the plat is recorded. All dedications and reservations shall be perpetual and shall contain:
- (1) The name of the recipient or beneficiary of the dedication or reservation (including successors and assigns);
  - (2) The purpose of the dedicated or reserved area; and
  - (3) The name of the entity responsible for the perpetual maintenance of the dedicated or reserved area (including successors and assigns). In the event Palm Beach County is not the recipient or beneficiary of the dedication or reservation, the statement of maintenance responsibility shall include the phrase "without recourse to Palm Beach County."

If so required, certain dedications or reservations shall grant Palm Beach County the right but not the obligation to maintain. The dedications and reservations shall be executed by all owners having a record interest in the property being platted. The acceptance on the plat of the dedications or reservations shall be required of any entity to whom a dedication or reservation is made, except the Board. Dedications to the Board shall be accepted according to Sec. 18.7.G.3. All dedications, reservations, and acceptances shall be executed in the same manner in which deeds are required to be executed according to Florida Statutes.

Although the term "dedication" is meant to imply a public use while the term "reservation" is meant to imply a private use, the terms may inadvertently be used interchangeably. Inadvertent misuse shall not invalidate any County requirement or plat dedication or reservation.

- b. **Mortgagee's consent and approval.** All mortgages along with the mortgagee's consent and approval of the dedication shall be required on all plats where mortgages encumber the land to be platted. The signature(s) of the mortgagee or mortgagees, as the case may be, must be witnessed and the execution must be acknowledged in the same manner as mortgages are required to be witnessed and acknowledged. The form for the mortgagee's consent shall be as prescribed in the Land Development Forms Manual.
- c. **Certification of surveyor.** The Final Plat shall contain the signature, registration number and official seal of the surveyor, certifying that the plat is a true and correct representation of the land surveyed under his responsible direction and supervision and that the survey data compiled and shown on the plat complies with all of the requirements of Chapter 177, Fla. Stat., as amended, and this article. If the surveyor is part of a legal entity, the name, address, and certificate of authorization number of said entity shall be shown. The certification shall also state that permanent reference monuments ("P.R.M.s") have been set in compliance with Chapter 177, Fla. Stat., as amended, and this article. When the permanent control points ("P.C.P.s") and monuments according to Sec. 177.091(9), Fla. Stat., are to be installed after recordation, the certification shall also state that the "P.C.P.s" and said monuments will be set under the direction and supervision of the surveyor under the guarantees posted for required improvements within the plat. When required improvements have been completed prior to the recording of a plat, the certification shall state that "P.C.P.s" and monuments have been set in compliance with the laws of the State of Florida and ordinances of Palm Beach County. The form for the surveyor's certificate shall be as prescribed in the Land Development Forms Manual. [Ord. No. 00-015]
- d. **County approval.** Signing and sealing of the final plat by the County Engineer shall constitute County approval of the plat for recordation. The plat shall contain the approval and signature block for the County Engineer in the form prescribed in the Land Development Forms Manual. Upon approval of the plat, the County Engineer shall present the plat to the Clerk of the Circuit Court for recording.
- e. **Certification of title.** The title sheet of the plat shall contain a title certification. The title certification must be an opinion of an attorney-at-law licensed in Florida, or the certification of an abstractor or a title insurance company licensed in Florida, and shall state that:
- (1) The lands as described and shown on the plat are in the name, and apparent record title is held by the person, persons or organizations executing the dedication;
  - (2) All taxes have been paid on said lands as required by Chapter 197.192, Fla. Stat., as amended;
  - (3) All mortgages on the land are shown and indicated by their official record book and page number; and
  - (4) There are no encumbrances of record on said lands that would prohibit the creation of the proposed subdivision.

The form for the title certification shall be as prescribed in the Land Development Forms Manual.

- f. **Preparing Surveyor.** The name and address of the natural person who prepared the plat shall be shown on the plat in the form prescribed in the Land Development Forms Manual.  
[Ord. No. 93-4] [Ord. No. 94-9] [Ord. No. 95-33] [Ord. No. 00-015]

- C. **Special requirements for mobile home, recreational vehicle, and manufactured housing subdivisions.** Areas to be subdivided for the purpose of a mobile home, recreational vehicle or manufactured housing development shall also comply with this subsection. Except as to the lots indicated for other purposes, the dedications and reservations on the plat of a mobile home subdivision shall include the following additional provisions or wording equal thereto: "Said owner(s) hereby reserve(s) the lots shown on the plat exclusively for [mobile home, recreational vehicle, or manufactured housing], parking and uses incidental thereto, and, except

as to these lots, mobile home or trailer parking is prohibited elsewhere." Areas indicated as parks or playgrounds are to be reserved for the use of the owners of the lots shown on the plat.

#### **SEC. 8.21 REQUIRED IMPROVEMENTS.**

**A. Minimum required improvements for all subdivisions.** Except when waived pursuant to Sec. 8.9.C, the improvements set out herein shall be the minimum required improvements for all subdivisions in order to provide the physical improvements necessary to implement certain performance standards, objectives and policies of the Capital Improvements Element and other elements of the Comprehensive Plan. These required improvements shall be installed prior to recordation of the corresponding plat or certified survey unless the developer furnishes a guarantee assuring their installation in accordance with the provisions of this article. Except as provided in this section, the cost of all required improvements shall be guaranteed.

1. **Access and circulation systems.** All streets and required sidewalks, and, when required under Sec. 8.22, parking areas shall be constructed by the developer in accordance with the design and construction requirements of Sec. 8.22. The guarantee for these requirements shall be as follows:
  - a. The cost of installing all street improvements shall be guaranteed.
  - b. The cost of installing parking areas need not be guaranteed since the plat establishes legal access and such areas are required to be installed prior to issuance of the Certificate of Occupancy.
  - c. The cost of installing all sidewalks and paths pursuant to the approved pedestrian circulation system shall be guaranteed, except that the required guarantee may be waived by the County Engineer for portions of local streets abutting residential lots when the paving, grading and drainage plans contain a note, acceptable to the County Engineer, stating that such sidewalks or paths will be constructed concurrent with construction of the dwelling unit for such abutting lot. Installation of sidewalks and paths in streets abutting open space, common areas, recreation areas, water management tracts, and other areas which will not have a dwelling unit constructed thereon shall be guaranteed.
2. **Land preparation.** The developer shall grade and fill the land pursuant to Sec. 8.23.
3. **Stormwater management system.** The developer shall install the secondary and tertiary stormwater systems for the development in accordance with Sec. 8.24. On lots intended for building construction, the final grading of each lot, consistent with Sec. 8.24 or the applicable approved grading plan, shall be done in conjunction with and pursuant to the building permit for said construction.
4. **Wastewater system.** The developer shall install the required wastewater collection and/or disposal system for the development in accordance with Sec. 8.25.
5. **Potable water system.** The developer shall install the required potable water distribution system for the development in accordance with Sec. 8.26.
6. **Utilities.** The developer shall satisfy the requirements for underground installation of utility services and for utility site location, when applicable, of Sec. 8.27.
7. **Fire-rescue services.** The developer shall comply with the requirements of Sec. 8.28. The cost of installing the required hydrants may be included in the cost for the central water system.

8. **Subdivision design and survey requirements.** The developer shall install all required permanent control points in accordance with Sec. 8.29.F. When the permanent control points are to be installed after plat recordation, the cost of installing permanent control points shall be guaranteed.

B. **General design requirements.** The design of the required improvements shall be in accordance with acceptable engineering principles. The design and construction of required improvements shall, at a minimum, be in accordance with current County standards, including those contained in this article. Should the developer elect to provide improvements of a type or design proposed to equal or exceed the minimum requirements, standards for design and construction of such improvements shall be evaluated for adequacy on an individual basis. All such alternatives shall be submitted for approval by the County Engineer in accordance with Sec. 8.18.C.

C. **Parks and recreation.** The developer shall satisfy all applicable requirements for provision of parks, recreation areas, and recreational facilities to serve residents of a proposed subdivision in accordance with Sec. 17.1. The means of complying with said requirements shall be fully addressed on the Final Subdivision Plan.

## SEC. 8.22 ACCESS AND CIRCULATION SYSTEMS.

### A. Vehicular circulation systems.

1. **Required improvement to be constructed by developer.** All streets, required alleys, and related facilities required to serve the proposed development shall be constructed by the developer. Construction shall consist of, but not be limited to, grading, base preparation, surface course, and drainage. All streets, whether intended for dedication to the Board of County Commissioners or reservation for private use and maintenance, shall be constructed to the minimum standards established by this article and the County standards. Additionally, the developer shall construct any parking tracts which provide access to any clustered lots that do not have direct, primary access from a local street or residential access street. Construction of such parking tracts shall be completed prior to issuance of any Certificate of Occupancy for any dwelling unit located on a clustered lot served by such parking tract. Construction of the parking tract may be done in conjunction with building construction on the lot the tract is to serve provided, however, that such construction shall be noted on the approved paving, grading and drainage plans in a form acceptable to the County Engineer. When the parking tract is to be completed in conjunction with building construction, the developer shall execute a certificate of compliance on a form approved by the Building Director prior to issuance of the certificate of occupancy for any dwelling unit or building served by such parking tract. Said certificate of compliance shall state that the parking tract was completed in accordance with the requirements of Sec. 7.2.

2. **Minimum legal access requirement.** There is hereby established a hierarchy of legal access as shown on Chart 8.22-1. Except as provided below, each lot shall abut a street of suitable classification to provide said lot with legal access consistent with the standards set forth in Chart 8.22-2.

- a. When legal access to a lot is permitted by this Code to be by a common parking area which serves more than one (1) lot, it shall be dimensioned and depicted on the construction plans and reserved on the plat as a "parking tract". Said tract shall be reserved for parking and access purposes to the property owners association having jurisdiction over the parking area and the abutting lots.
- b. A common driveway may, with prior approval by the County Engineer, be utilized for legal access to a group of not more than four (4) abutting lots situated adjacent to a curve on a residential access street where said lots would otherwise have no reasonable means of obtaining direct access to or required frontage on the adjacent residential access street. Said driveway shall be delineated and reserved on the applicable plat for purposes of perpetual access to the lots served.



- c. A common parking lot may be utilized for legal access to individual lots created by subdivision of a shopping center or similar building site developed solely for commercial or industrial uses where all lots within the boundary of such subdivision are served by said access and are subject to recorded shared access, maintenance, and use covenants approved by the County Attorney pursuant to Sec. 7.15. Where such access is utilized, direct lot access on any street adjacent to the boundary of the subdivision shall be prohibited except at common access points approved for the subdivision as a whole.
3. **General design considerations.** The proposed street layout shall be integrated with the County's traffic circulation network, and shall be coordinated with the street system of the surrounding area. Streets shall be classified and designed in accordance with the Traffic Circulation Element of the Comprehensive Plan, Chart 8.22-2, and the County standards. Consideration shall be given to:
- a. The need for continuity of existing and planned streets;
  - b. Barriers imposed by topographical conditions and their effect on public convenience or safety;
  - c. The proposed use of the land to be served by such streets;
  - d. The need for continuation of existing local streets in adjoining areas not subdivided;
  - e. The proper projection of non-plan collector and plan collector streets;
  - f. The feasibility of extending the proposed street system to the boundary of the proposed subdivision to promote reasonable development of adjacent lands and to provide continuity of street systems; and
  - g. Discouraging through traffic in the design of local and residential access streets.
4. **Double frontage lots.** Where a lot has two frontage lines, legal access to the lot shall be restricted as follows.
- a. **Residential lots.** Where a lot abuts both a street of non-plan collector or higher classification and a local street, access to said lot shall be by the local street. The lot line(s) abutting any street of higher classification than a local street shall be buffered in accordance with the provisions of Sec. 8.29.B.
  - b. **Non-residential lots.** Where a lot abuts streets of local or higher classification, access to the lot shall be by the street of lower classification, unless otherwise permitted by this Code; provided, however, that access shall not be permitted on a local residential or residential access street as prescribed on Chart 8.22-2.
5. **Construction in muck or clay areas.** Construction in muck or clay areas shall be done in accordance with the County Standards.
6. **Street intersections and street jogs.** The centerline intersections of local or residential access streets with non-plan or plan collector streets shall be spaced a minimum distance of two hundred (200) feet, as measured along the centerline of the collector street. Intersections which warrant traffic signalization shall be spaced a ~~minimum distance of thirteen hundred twenty~~ (1320) feet, centerline to centerline. Connection of local streets to arterial streets may be permitted by the County Engineer only where other access is ~~unavailable~~. Local street jogs with centerline offsets of less than one hundred twenty-five (125) feet are prohibited.

7. **Through and local traffic.** Through traffic shall be directed along non-plan collector streets within the subdivision. Local streets shall be laid out to accommodate local or neighborhood traffic and to discourage their use by through traffic.
8. **Railroads in or abutting subdivisions.** When a subdivision borders on or contains a railroad right of way, a street approximately parallel to and on each side of such right of way may be required at a distance suitable for an appropriate use of the intervening land.
9. **Alleys.** Alleys may be allowed in subdivisions when they are necessary, in the opinion of the County Engineer, for the safe and convenient movement of traffic and pedestrians. Alley intersections and sharp changes in alignment shall be avoided and alleys shall be constructed in accordance with the following:
  - a. **Residential areas.** Alleys shall be paved ten (10) feet wide in a minimum twelve (12) foot R-O-W, with appropriate radii for the intended use.
  - b. **Commercial and Industrial areas.** Alleys shall be paved eighteen (18) feet wide in a minimum twenty (20) foot right-of-way, with appropriate radii for the intended use.
10. **Bridges and culverts.** Bridges or culverts shall be provided as necessary to facilitate the proposed vehicle and pedestrian system. The bridge or culvert requirement is subject to approval by the agency having jurisdiction over the facility being crossed. Bridges shall be designed in general accord with the current Department of Transportation practices and shall include planning for utility installation. They shall be reinforced concrete, unless other low maintenance materials are approved by the County Engineer. Bridges shall have a clear roadway width between curbs two (2) feet in excess of the pavement width in each direction, and shall have sidewalks four (4) feet wide on each side. All bridge structures shall be designed for H-20-S16-44 loading, incorporating adequate corrosion protection for all metal work and erosion protection for associated shorelines and embankments.
11. **Street markers.** Street markers shall be provided at each intersection in the type, size and location required by the current County Standards. Street name signs shall carry the street name shown on the plat of record and shall be in compliance with the current County standards.
12. **Traffic control devices.** The developer shall install traffic control devices and, where warranted, traffic signals on roads within and interfacing with the subdivision. A traffic impact analysis meeting the approval of the County Engineer shall be used to assist in establishing the need for such signals.
  - a. **Pavement markings and/or lane delineators.** Pavement markings and/or lane delineators meeting the requirements of Palm Beach County shall be installed on all arterial and collector streets. Pavement markings and/or delineators may be required on other streets such as project entrances, as determined by the County Engineer.
  - b. **Design.** The design of traffic control devices shall be in accordance with the Manual for Uniform Traffic Control Devices and applicable Palm Beach County Standards.
13. **Pavement widths.** Pavement widths for streets shall be in accordance with Chart 8.22-2.

14. **Dead-end streets.** Dead-end streets shall be designed and constructed with an appropriate terminal turnaround in accordance with the County Standards. Dead-end streets shall not exceed one thousand three hundred twenty (1320) feet in length except where natural geographic barriers exist necessitating a greater length.
15. **Materials and construction.** Pavement construction shall consist of, at a minimum, a subgrade, base and wearing surface. All materials and construction shall be in accordance with the current County standards.
16. **Shoulders.** All unpaved shoulders shall be constructed and grassed in accordance with the County standards. Grassing, with seed and mulch or with solid sod, as required, shall be completed prior to acknowledgment of completion of the required improvements by the County Engineer. No time extensions to any contract for the construction of required improvement will be granted on the basis of incomplete shoulder treatment.
17. **Street grades.** The longitudinal grade of street pavement shall be parallel to the design invert slope of the adjacent roadside drainage swale or gutter. Minimum longitudinal and transverse grades shall be in accordance with County standards. Street grades shall be shown on the construction plans by indicating the direction and percent of slope. The horizontal distance along the centerline between, and pavement elevation at all points of vertical intersection shall also be shown.
18. **Non-conforming streets.** Streets which do not meet the design and constructions standards of this article and the County Standards shall not be permitted except where satisfactory assurance for dedication of the remaining part of the street or reconstruction of the street in accordance with current standards is provided. Whenever a tract to be subdivided abuts an existing partial street, the other part of the street may be required to be dedicated and constructed within such tract. A proposed subdivision that includes an existing street which does not conform to the minimum street width requirements of these regulations shall provide for the dedication of additional land for such street along either one or both sides of said street so that the minimum cross-section dimension requirements of these regulations can be met. The County shall not accept non-conforming streets for ownership or maintenance through the procedures established by this article.
19. **Limited access easements.** Limited access easements shall be required along all non-plan collector streets and all major streets in order to control access to such streets from abutting property. Easements for controlling access to local and residential access streets may be required by the County Engineer in order to ensure continued control of access to such streets from abutting property. All limited access easements shall be conveyed or dedicated to the County.
20. **Street names.** Proposed streets which are in alignment with existing named streets should bear the name of the existing street. All street names shall have a suffix and in no case, except as indicated in the preceding sentence, should the name of the proposed street duplicate or be phonetically similar to existing street names. All proposed street names shall be submitted to the Executive Director of the Planning, Zoning and Building Department for approval prior to submittal of the Final Subdivision Plan application.
21. **Alignment, tangent, deflection, radii.** Streets shall be laid out to intersect as nearly as possible at right angles. Multiple intersections involving the junction of more than two (2) streets shall be prohibited. The point of curvature of any local street or residential access street shall not be closer than one hundred (100) feet to any intersection, measured along the centerline from the extension of the intersecting street lines. **Reverse curves shall be prohibited.** Reversals in alignment shall be connected by a straight tangent segment at least fifty (50) feet in length. All intersections shall be designed to provide at least the *minimum stopping* and turning sight distances, in accordance with criteria prescribed in the most recent edition of the FDOT Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways. When the centerline of a local street deflects by more than ten (10) degrees, it shall be curved

with a radius adequate to assure safe sight distance and driver comfort. Street pavement return radii shall be a minimum of thirty (30) feet.

- 22. Street lighting.** If street lighting is installed it shall be maintained by a property owners' association and said association should not be created exclusively for the purpose of maintaining street lighting. Unless street lighting installation conforms to the standards of the requisite utility company, street lights shall be placed outside of rights of way, road tracts, or any other areas designated for road purposes. Streets lighting shall be wired for underground service except where aerial service is permitted pursuant to Sec. 8.7.C or Sec. 0.
- 23. Median strips.** Median strips which are part of a public street may not be utilized for any purpose other than by the County or public utility. However a developer or property owner may install landscaping in a median strip or within shoulders in accordance with Sec. 7.3.I and permitting requirements as established by the County Engineer pursuant to Palm Beach County Ord. 76-2, as amended. Median strips shall not be developed solely for the purpose of creating decorative entrances to subdivisions served by public streets.
- 24. Subdivision entranceways.** Subdivision entranceways consisting of walls, fences, gates, rock piles or other entrance features are not permitted within the median strip or other areas in a public street. Decorative entranceways must be constructed upon plots of land adjacent to a public street in compliance with applicable County codes and placed so as not to constitute a traffic hazard.
- 25. Guardhouses.** A guardhouse, located so as not to create a traffic hazard, may be constructed in the median of an entrance to a subdivision having only private streets. The minimum setback to a guardhouse shall be one hundred fifty (150) feet, measured from the extension of the intersecting street lines, unless waived by the County Engineer. Two (2) lanes shall be required on each side of the median in the area of the guardhouse.

(This space intentionally left blank)

**CHART 8.22-1**

**CHART OF ACCESS HIERARCHY**

**MAJOR STREETS:** Streets which constitute the traffic circulation network as contemplated under the Comprehensive Plan. Listed from highest to lowest category:

**EXPRESSWAY**

**ARTERIAL**

**PLAN COLLECTOR**

**MINOR STREETS:** Streets which constitute the internal circulation network of a development and which are not classified as a MAJOR STREET. Listed from highest to lowest category.

**NON-PLAN COLLECTOR**

**MARGINAL ACCESS**

**LOCAL**

**RESIDENTIAL ACCESS** (private streets only):

**40 FOOT**

**32 FOOT**

**ALLEY** (secondary access only)

**CHART 8.22-2  
CHART OF MINOR STREETS**

<u>CLASSIFICATION</u>	<u>MINIMUM WIDTH (FT.)</u>		<u>MAXIMUM ALLOWABLE ADT<sup>(d)</sup></u>	<u>ALLOWED AS LEGAL ACCESS FOR<sup>(a)</sup>:</u>	
	<u>STREET<sup>(b)</sup></u>	<u>PAVEMENT<sup>(c)</sup></u>		<u>COMMERCIAL</u>	<u>RESIDENTIAL</u>
NON-PLAN COLLECTOR	80	24	13,100	x	
MARGINAL ACCESS	50	24	N/A	x	x
LOCAL RESIDENTIAL <sup>(e)</sup>					
CURB & GUTTERS	50	20	1,500		x
SWALES	60	20	1,500		x
LOCAL COMMERCIAL	80	24	1,500	x	x
RESIDENTIAL ACCESS <sup>(f)</sup>					
ONE SIDEWALK	40	20	800		x
NO SIDEWALK	32	20	150		x

[Ord. No. 93-4]

<sup>(a)</sup> An "x" under the commercial or residential column indicates the corresponding street classification is allowed as legal access.

<sup>(b)</sup> Street width refers to standard R-O-W or private street tract width.

<sup>(c)</sup> Pavement width represents two (2) travel lanes of equal width and does not include the additional width of paved shoulder where required.

<sup>(d)</sup> Dead end streets of all classifications shall not exceed 1,320 feet in length unless otherwise approved by the County Engineer.

<sup>(e)</sup> Streets within a rural subdivision shall be at least 60 feet wide when they are to be constructed without a wearing surface.

<sup>(f)</sup> Use is restricted to private streets providing access to townhouse and zero lot line units within a Planned Development District.

**B. Pedestrian circulation system.**

1. **Requirement for sidewalks.** Except as provided in this section, sidewalks shall be constructed on both sides of all streets. For marginal access streets and streets with a width of less than fifty (50) feet and greater than thirty-two (32) feet, a sidewalk on one side is required. No sidewalk is required in streets with a width of thirty-two (32) feet or less. Required sidewalks shall be constructed by the Developer except as provided in Sec. 8.21.A.1.
2. **Master pedestrian circulation plan; waiver of requirement.** The Development Review Committee may approve a Master Pedestrian Circulation Plan and, upon such approval, may waive, in whole or in part, the requirement for sidewalks within the street of a subdivision, or portion thereof, where it finds that the alternative pedestrian circulation system provides accessibility, convenience, continuity and safety equivalent to or greater than that which would be provided by the required sidewalks. The Master Pedestrian Circulation Plan shall be submitted by the developer for approval concurrently with, and shall be considered part of the approved Final Subdivision Plan.
  - a. **Requirements for Master Pedestrian Circulation Plan.** An application, the required fee, and the required number of copies of a Master Pedestrian Circulation Plan shall be submitted in accordance with Sec. 5.6. for placement on the agenda of the Development Review Committee. The Master Pedestrian Circulation Plan shall be a full-sized reproducible copy of the approved Final Subdivision Plan, and shall be modified, when necessary, to show:
    - (1) The location of all lots and the number and type of dwelling units on each lot;
    - (2) The classification and width of each street;
    - (3) The location, width, and type of each pedestrian path, including those sidewalks and bicycle paths to be constructed within the streets; and
    - (4) Locations of all connections to pedestrian systems outside the development.
  - b. **Distribution of approved plan.** Upon approval of a Master Pedestrian Circulation Plan, a copy of the approved plan shall be forwarded to the County Engineer, Zoning Director, Building Director, and Metropolitan Planning Organization.
3. **Maintenance responsibility of sidewalks and paths.** The control, jurisdiction and maintenance obligation of paths not located wholly within a street and of sidewalks within private streets shall be placed with a property owners association or an improvement district. Where such control and maintenance obligation is to be placed with an improvement district, the district shall expressly accept said obligation upon the plat or by a separate instrument filed in the Public Records.
- C. **Reduction of street width.** When pedestrian circulation is to be accomplished solely by paths constructed outside the streets, the Development Review Committee may approve a concurrent request by the developer to reduce local street widths from those required pursuant to Sec. 8.22.A.2 by no more than eight (8) feet if such reduction would neither reduce the vehicular carrying capacity and safety of the streets nor compromise the safety of pedestrians.
- D. **Crosswalks.** When the block length exceeds nine hundred (900) feet, crosswalks between streets may be required ~~where deemed~~ essential by the County Engineer to provide convenient pedestrian circulation or access to schools, playgrounds, shopping centers, transportation and other ~~community facilities~~.  
[Ord. No. 93-4] [Ord. No. 94-9]

**SEC. 8.23 CLEARING, EARTHWORK, AND GRADING.**

- A. **Minimum required improvement.** The Developer shall be required to clear all rights-of-way and to make all grades for streets, parking tracts, lots, and other areas proposed to be developed, compatible with on-site tertiary drainage patterns established by the approved drainage design.
- B. **Unsuitable materials.** The Developer shall remove and replace unsuitable materials, as determined pursuant to Sec. 8.3.E and 8.16.F. Replacement of unsuitable materials within streets and proposed public areas shall be satisfactory to and meet with the approval of the County Engineer, who shall require such soil tests of the backfill and the underlying strata at the cost of the developer as may be deemed necessary to ascertain the extent of required removal, suitability of replacement material, and acceptability of the proposed method of placement.

**SEC. 8.24 STORMWATER MANAGEMENT.**

- A. **Minimum required improvement.** The following shall be the minimum required improvement for all developments to implement the level of protection under the Stormwater Management Element of the Comprehensive Plan. [Ord. No. 99-37]
1. A complete, fully functional tertiary stormwater drainage system, including necessary lot grading, ditches, canals, swales, storm sewers, drain inlets, manholes, headwalls, endwalls, culverts, and other appurtenances, shall be required for the positive drainage of storm water runoff in conformance with the approved drainage plans.
  2. A complete and fully functional secondary stormwater system shall be required in conformance with the approved stormwater management plan.
  3. A means to convey all stormwater discharge from the development site to at least one (1) point of legal positive outfall shall be provided as an integral part of the required stormwater management system, including construction of all necessary conveyance facilities and establishment of appropriate easements for operation and maintenance of said off-site facilities. [Ord. No. 01-01]
  4. Adequate physical and legal means shall be provided to ensure the continued conveyance of all pre-development flow of surface waters into or through the development site from adjacent lands. Unless otherwise specified by ordinance, regulation, or condition of development approval, such conveyance may be accomplished by incorporating the inflow into the on-site stormwater management system or diverting the inflow to its pre-development location of outflow from the development site, including construction of all necessary conveyance facilities and establishment of appropriate easements to accommodate said inflow.
  5. All facilities necessary to meet requirements for stormwater treatment, off-site discharge control, and conveyance of existing inflows applicable to that portion of the site under construction must be in place and operational at the time of commencement of construction of required improvements, and shall be maintained by the developer until such time that all required improvements are acknowledged as complete.  
[Ord. No. 97-64]
- B. **General criteria.** Secondary and tertiary stormwater facilities for each subdivision, and for each lot, street, and other development site within the subdivision, shall be designed and constructed so as to:
1. Prevent flooding and inundation to a degree consistent with levels of protection adopted by the Comprehensive Plan for buildings, streets, lots, parking areas, recreational areas, and open space;



2. Maintain stormwater runoff rates at levels compatible with safe conveyance and/or storage capacities of drainage facilities and established legal limits applicable to receiving waters at the point of discharge;
  3. Mitigate degradation of water quality and contravention of applicable state water quality standards in surface and groundwaters receiving stormwater runoff;
  4. Provide facilities for conveyance to legal positive outfall of all allowable discharges of stormwater runoff from each development site without causing or contributing to inundation of adjacent lands;
  5. Provide for continued conveyance of pre-development stormwater runoff and surface waters that flow into or through the development site from adjacent lands;
  6. Provide for long-term, low maintenance, low cost operation by normal operating and maintenance methods;
  7. Provide for necessary maintenance of the pre-development range of groundwater levels to prevent adverse impacts on land uses and water resources of the development site and adjacent lands; and
  8. Promote percolation, recharge, and reuse of stormwater.
- C. **Hydrologic design data.** Unless otherwise specified by a particular design or performance standard, or approved by the County Engineer based on justification submitted by the developer's engineer for an individual case, hydraulic and hydrologic data used in design of stormwater management facilities shall be based on:
1. Rainfall intensity-duration-frequency curves for FDOT-Zone 10;
  2. Rainfall hyetographs of 24-hour total rainfall as published in South Florida Water Management District - Management and Storage of Surface Waters Permit Information Manual -Volume IV;
  3. Rainfall quantity (or intensity) vs. time distributions in accordance with those published by SFWMD or FDOT, or the SCS - Type II (South Florida Modified) distribution;
  4. Post-development runoff characteristics, such as slopes, available soil storage, runoff coefficients, ground cover, channelization, and overland flow routing, applicable to the development site and contributory off-site areas after complete development has occurred;
  5. Maximum operating tailwater elevations at the outlet of each conveyance or discharge facility, determined as the maximum hourly average receiving water surface elevation resulting from a 24-hour duration rainfall with a return period equal to that of the design storm applicable to the facility, or as otherwise established by the agency having operational jurisdiction over the receiving water elevation.
- D. **Design flood elevation determination.** Unless otherwise specified by a particular design or performance standard, the 100-year flood elevation applicable to a development site shall be determined as the highest of:
1. The base flood elevation specified for the area of development located within zones designated A, AH, or AI-30 as delineated on the appropriate Federal Flood Insurance Rate Map (FIRM);

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

**E. Tertiary stormwater system design and performance.** The tertiary system shall consist of all drainage features and facilities such as storm sewerage, swales, gutters, culverts, ditches, erosion protection, and site grading necessary for the immediate drainage and rapid removal of stormwater from building sites, streets, and areas of other land uses subject to damage or disruption by inundation in accordance with acceptable levels of service as established by the Comprehensive Plan.

1. **Lot and building site drainage.** In order to provide for such levels of service, tertiary drainage for lots and buildings shall meet the following minimum requirements:
  - a. The minimum finished floor elevation of the principal building(s) to be constructed on a lot or portion thereof shall be at or above the 100-year flood elevation applicable to the building site.
  - b. Site grading immediately adjacent to the perimeter of each building shall be sloped so as to drain away from the structure.
  - c. Each single family residential lot shall be graded to drain along or within its property lines to the street or parking area providing immediate access, unless adequate common drainage facilities in expressed drainage easements with an established maintenance entity are provided to accommodate alternative drainage grading.
  - d. Each residential lot with gross area of one-quarter acre or less shall have a finished grade not lower than the maximum water surface elevation produced by the 3-year, 24-hour rainfall event in any detention or retention facility receiving stormwater runoff from the lot.
  - e. Each residential lot with a gross area greater than one-quarter acre shall have a finished grade as specified in Sec. 8.24.E.1.d within twenty (20) feet of any principal building site. The remainder of the lot shall be graded at sufficient elevation to ensure that inundation does not persist for more than eight (8) hours following cessation of the 3-year, 24-hour rainfall event, unless such area is designated for stormwater management purposes and included in an expressed easement for drainage, floodplain, or the like.
2. **Minor street drainage.** Except as provided in Sec. 8.24.E.3, minor streets shall have tertiary drainage meeting or exceeding the following minimum requirements.

- a. The minimum edge of pavement elevation of any street segment shall be no lower than two (2) feet above the control elevation of any detention or retention facility receiving runoff from that segment.
  - b. Roadside swales shall conform to applicable County standards and shall be designed and constructed such that:
    - (1) The flowline gradient is at least 0.30%, but not greater than 2.5% unless approved erosion protection is provided;
    - (2) The flowline gradient is equal to or slightly exceeds the longitudinal gradient of adjacent pavement;
    - (3) The water surface elevation of swale flow resulting from peak runoff based on the 3-year rainfall event shall not exceed the adjacent edge of pavement at any point along the swale run. However, at least one storm sewer inlet or other acceptable discharge facility shall be provided for every six hundred (600) linear feet of swale, and no single swale run shall exceed four hundred (400) feet to an inlet; and
    - (4) The soil adjacent to each inlet is protected from local scour by installation of a four (4) foot wide perimeter apron of sod or concrete.
  - c. Curb and gutter drainage shall conform to applicable County standards and shall be designed and constructed such that:
    - (1) The flowline gradient is at least 0.20%;
    - (2) The water surface elevation of flow resulting from peak runoff based on the 3-year rainfall event shall not exceed the adjacent centerline elevation of pavement at any point. However, at least one storm sewer inlet or other acceptable discharge facility shall be provided for every six hundred (600) linear feet of pavement, and no single gutter run shall exceed four hundred (400) feet to an inlet; and
    - (3) Surface flow of runoff across street intersections is prevented by provision of corner inlets and cross drains or by grading of gutters to flow away from the intersection.
3. **Non-Plan collector street drainage.** Non-Plan collector streets shall have tertiary drainage meeting all appropriate requirements for minor streets except that:
- a. Conveyance capacity of road drainage facilities shall be based on peak runoff resulting from the 5-year rainfall event; and
  - b. The water surface elevation of gutter flow resulting from peak runoff based on the 5-year rainfall event shall not exceed the adjacent centerline elevation of the outermost travel lane at any point.
4. **Parking tract and parking area drainage.** Each residential parking area serving three or more dwelling units and all non-residential parking areas shall have a finished grade elevation not lower than the maximum water surface elevation produced by the 3-year, 24-hour rainfall event in any retention, detention, or conveyance facility receiving stormwater runoff from the lot. However, where detention or retention is provided by subsurface exfiltration systems the finished grade shall be no lower than the maximum storage elevation produced by the 5-year, 24-hour event.

**5. Storm sewerage.** Storm sewerage shall be designed and constructed so as to meet or exceed the following requirements:

- a. Where not otherwise specified, all storm sewer system capacity design shall, at a minimum, provide for conveyance of peak inflow from the applicable catchment, based on the 3-year rainfall event, such that the hydraulic gradient elevation does not exceed the grate or cover elevation at any inlet or manhole under tailwater conditions pursuant to Sec. 8.24.C.5.
- b. Inlet times assumed for determining required street drainage system capacity shall not exceed ten (10) minutes, unless adequate justification for use of longer times is submitted.
- c. Storm sewer pipe shall have a nominal diameter of not less than fifteen (15) inches, or equivalent oval pipe size.
- d. Storm sewerage shall be designed to attain design flow velocities of not less than two and one half (2.5) feet per second in all pipe runs serving two (2) or more inlets, nor greater than ten (10) feet per second in any pipe run.
- e. A suitable access structure such as a manhole, junction box, or inlet must be installed at each junction or change in pipe size, slope, or direction.
- f. The maximum pipe run between access structures shall be:
  - 300 ft. for 15" and 18" pipe
  - 400 ft. for 24" - 36" pipe
  - 500 ft. for 42" and larger pipe.
- g. All pipe used in the storm sewer system shall be either reinforced concrete or metal, covered by and conforming to current ASTM, AASHTO, or ANSI standard specifications for materials and fabrication of barrel and joints, and shall meet current FDOT standard specifications and policies applicable to the intended use.
- h. Concrete pipe shall have gasket joints.
- i. When metal pipe is used beneath pavement within a street, it shall be designed to provide a joint-free installation or, where joint-free installations are not feasible, shall be jointed with a twelve-inch wide band having a mastic or neoprene gasket providing a watertight joint. Other jointing techniques meeting or exceeding these requirements may be used upon submittal to and approval by the County Engineer.
- j. Drainage pipe shall be fitted with headwalls, endwalls, inlets and other appropriate terminating and intermediate structures. Structure design shall meet or exceed County standards.

**F. Secondary stormwater system design and performance.** The secondary system, including all facilities and appurtenant structures for detention, retention, discharge, and conveyance to legal positive outfall, shall be ~~designed and constructed to provide the degree of treatment and control of all stormwater runoff discharged from~~ a development site necessary to meet the requirements of the agency having jurisdiction over receiving waters at each point of legal positive outfall.

1. In addition to requirements expressly stated herein:
  - a. Secondary facilities for development subject to permitting by individual or general permit from South Florida Water Management District pursuant to Chapters 40E-4, 40E-40, or 40E-41, F.A.C., shall meet all requirements for issuance of the applicable permit; and
  - b. Secondary facilities for each residential, commercial, and industrial development exempt from South Florida Water Management District permitting pursuant to Chapter 40E-4, F.A.C., except an individual residential lot containing not more than two (2) dwelling units, shall be designed and constructed on site, or otherwise be provided through authorized connection to off-site secondary facilities, so as to limit the discharge rate at the point of legal positive outfall to not more than the peak runoff rate produced by the site under pre-development conditions for both the 3-year, 1-hour and the 25-year, 72-hour rainfall events, and either:
  - c. Detain the greater of the first one (1) inch of runoff or the total runoff from the 3-year, 1-hour rainfall event; or
  - d. Retain the initial portion of runoff in an amount equal to one-half of that required to be detained.
2. No discharge of stormwater runoff resulting from rainfall up to and including the 25-year, 72-hour event shall take place from a development site except by means of one or more approved discharge structures, other than those existing inflows from off-site for which separate, approved means of conveyance through the site have been provided.
3. Facilities for conveyance of discharge to each point of legal positive outfall shall be designed and constructed with adequate capacity to accommodate the combined flow from the applicable discharge structure(s) and all inflows from other contributory areas resulting from the 25-year, 72-hour rainfall event without overflow to adjacent lands.
4. Except where bulkheading is approved in accordance with Sec. 7.6, each wet detention/retention facility designed for storage of stormwater runoff in an open impoundment shall have:
  - a. Side slopes no steeper than 4(H):1(V) extending to a depth of at least two (2) feet below the design control elevation;
  - b. Side slopes no steeper than 2(H):1(V) from two (2) feet below control elevation to the bottom of the facility; and
  - c. A continuous berm, at least twenty (20) feet wide with a cross-slope no steeper than 8 (H): 1 (V), graded adjacent to the shoreline. Where said berm abuts any residential lot, it shall be graded at an elevation not lower than the maximum design water surface elevation resulting from the 3-year, 24-hour rainfall event. Along portions of the impoundment where the design water surface is less than forty (40) feet wide at control elevation a berm shall be required on only one side, provided that adequate legal and physical access is established from a minor street to each separate segment of the remaining berm.
5. Dry detention/retention facilities designed for storage in open impoundments shall have side slopes no steeper than 4(H):1(V).

6. All normally exposed side slopes and maintenance berms of open impoundments shall be fully grassed or otherwise protected from erosion.
7. Each piped inlet to an open impoundment shall have a concrete or sand-cement rip-rap endwall designed and constructed with suitable foundation for installation on the slope or bed of the impoundment as applicable. However, the endwall may be eliminated on inlets to wet detention impoundments where the pipe is installed with the crown at least two (2) feet below the control elevation and with the pipe invert protruding at least two (2) feet beyond the side slope.
8. Stormwater runoff from pavement, roofs, and unpaved areas of compacted soil surfaces with no significant vegetative cover shall be directed over grassed, pervious soil surfaces as diffused flow prior to entering wet detention/retention facilities or dry detention facilities in order to promote infiltration, particulate deposition, nutrient removal, and interception of debris or other undesirable materials which may overload, pass through, cause nuisance conditions in, or increase maintenance needs of said facilities.
9. In order to protect against overdrainage of surrounding lands, no control elevation shall be lower than the pre-development average annual mean water table elevation of the detention facility site.

**G. Stormwater management and maintenance access rights.**

1. Each secondary system facility for detention or retention of stormwater runoff in an open impoundment shall be placed entirely within a water management tract dedicated or deeded to an acceptable entity responsible for operation and maintenance of the stormwater management system.
2. Except as otherwise provided pursuant to this article, there is hereby required around each water management tract established for purposes of wet detention or retention in an open impoundment a lake maintenance easement a minimum of twenty (20) feet in width and graded at a slope no steeper than 8 (H):1 (V), coinciding with the required maintenance berm. The width of the easement shall be measured from the point at which the grade is not steeper than 8 (H):1 (V). Lake maintenance from an abutting local street may be permitted by the County Engineer in accordance with good engineering practices. Access to a lake maintenance easement from at least one (1) local street shall be established as part of said easement or, when necessary, by separate expressed easement or other instrument of record. A lake maintenance easement shall be required on only one (1) side of the water body or water management tract where the water surface at control elevation does not exceed forty (40) feet in width; provided, however, that elimination of said easement does not isolate any remaining lake maintenance easement from proper access. If the water surface at the control elevation is greater than forty (40) feet wide, a lake maintenance easement shall be required on both sides. No lake maintenance easement shall be required behind bulkheads; provided, however, an easement not less than ten (10) feet in width shall be provided behind bulkheads where necessary to provide access to outfalls and, further, that elimination of said portion of lake maintenance easement does not result in isolating any remaining lake maintenance easement from required access. In residential subdivision, lake maintenance easements, including required access, shall be established over common areas only, and shall not encroach residential lots.
3. **Stormwater management easements.** Easements shall be ~~provided where necessary at a width adequate to~~ accommodate the stormwater management facilities. A minimum width of twelve (12) feet shall be provided for underground storm drainage installations. Where swales are used, the width shall be adequate to

accommodate the entire design section between tops of slope. Where canals or ditches are permitted, the width shall be adequate to accommodate drainage facilities plus twenty (20) feet on one side for maintenance purposes. Drainage easements shall be provided to accommodate existing drainage of surface waters from off-site contributory areas. When a subdivision is traversed by existing canals, watercourses, streams, drainage ways or channels, there shall be provided a drainage easement or R-O-W conforming substantially with the lines of such watercourse and of such further width or construction or both as will be adequate for access, maintenance, and floodplain purposes. [Ord. No. 99-37]

**H. Certificate of compliance for lots.** When the finished lot grading required by Secs. 8.24.E.1. and 8.24.E.4 is to be completed in conjunction with building construction, prior to issuance of the Certificate of Occupancy the developer shall submit to the Building Director a Certificate of Compliance from a Florida registered professional surveyor, engineer, or landscape architect. Such statement shall be in a form approved by the Building Department and shall state that lot grading was done in accordance with either the approved grading plan for the subdivision or, in the absence of such plan, in accordance with the applicable requirements of Secs. 8.24.E.1. and 8.24.E.4. [Ord. No. 97-64] [Ord. No. 99-37]

#### **SEC. 8.25 WASTEWATER SYSTEMS.**

**A. General requirement.** Except in rural subdivisions, or where otherwise approved pursuant to Sec. 8.25.C.2., a sewage collection/transmission system with appropriate service connection to each lot shall be provided for connection to a central sewer system. Such system shall be designed and installed in accordance with the Department of Environmental Protection (DEP) requirements, applicable permits or approvals obtained from the utility responsible for the central sewer system, and the appropriate permits secured from the PBCHD.

[Ord. No. 97-64]

**B. Package treatment plant (on-site).** In the absence of a central sewer system, use of a package treatment plant will be allowed only under the following circumstances:

1. The subdivision is located within the service area of a central sewer system and extension of service to the subdivision is in the utility's master plan;
2. The package treatment plant will be operated by the utility and abandoned upon extension of the central sewer system; and
3. Zoning approval is secured as required in Article 6 of this Code;

The package treatment plant must be designed and constructed in accordance with the requirements of DEP and a permits secured from the PBCHD.

**C. Individual system.**

1. In rural subdivisions, a septic tank system is an acceptable method of sewage disposal for each lot, when permitted by the PBCHD as per the standards prescribed in Sec. 16.1.
2. ~~In subdivisions other than rural subdivisions, and in which each lot has an area of at least 1.0 acre, a septic~~ tank system is an acceptable method of sewage disposal for each lot, conditioned upon the following.

- a. The subdivisions maximum build-out is twenty (20) acres.
- b. The applicable central wastewater system Utility Service Provider approving the use of septic tanks, based upon the Utilities determination that provision of central wastewater service to the subdivision would require all of the following:
  - (1) the installation of a wastewater lift station and force main; and
  - (2) the installation of more than ½ mile of wastewater force main from an existing available public wastewater collection system to the nearest boundary of the subdivision;
- c. The PBCHD permitting the use of septic tanks per the standards prescribed in Sec. 16.1.  
[Ord. No. 97-64]

**SEC. 8.26 POTABLE WATER SYSTEMS.**

- A. **General requirement.** Except in rural subdivisions, a potable water distribution system with appropriate service connection to each lot shall be provided for connection to a central water system. Such system shall be designed and installed in accordance with the Department of Environmental Protection (DEP) requirements, applicable permits or approvals obtained from the utility responsible for the central water system, and the appropriate permits secured from the PBCHD.
- B. **Package treatment plant (on-site).** In the absence of a central water system, use of a package treatment plant will be allowed only under the following circumstances:
  1. The subdivision is located within the service area of a central water system and extension of service to the subdivision is in the utility's master plan;
  2. The package treatment plant will be operated by the utility and abandoned upon extension of the central water system; and
  3. Zoning approval is secured as required in Article 6 of this Code;

The package treatment plant must be designed and constructed in accordance with the requirements of DEP and a permits secured from the PBCHD.
- C. **Individual system.** In rural subdivisions, or where otherwise allowed, an individual well system is an acceptable method of providing potable water for each lot, when permitted by the PBCHD pursuant to the standards prescribed in Sec. 16.2.

(This space intentionally left blank.)



**SEC. 8.27 UTILITIES.**

- A. Required improvement.** All utilities, including power and light, telephone and telegraph, cable television, wiring to street lights, and gas shall be installed underground, unless such requirement is waived by the County Engineer, as provided in this section. Utilities shall be constructed in easements as prescribed by this section. The developer shall make arrangements for utilities installation with each person furnishing utility service involved.
- B. Easements.** Utility easements twelve (12) feet wide shall be provided where necessary to accommodate all required utilities across lots and shall have convenient access for maintenance. Where possible easements shall be centered on lot lines. Where possible, utility easements should be provided for underground utilities across the portion(s) of the lot abutting a street or parking area. When a utility easement is to abut a street, the width may be reduced to ten (10) feet. Additional utility easements may be required by the County when, in the opinion of the County Engineer, such easements are necessary for continuity of utility service between subdivisions or other development and where necessary for maintenance and service. Utility easements and drainage easements shall not be combined. Where crossings occur, drainage easements shall take precedent. Easements shall be coordinated with requisite utility authorities and shall be provided as prescribed by this article for the installation of underground utilities or relocating existing facilities in conformance with the respective utility authority's rules and regulations.
- C. Exceptions to underground installation.**
1. **Applicability.** This section shall apply to all cables, conduits, or wires forming parts of an electrical distribution or communications system, including service lines to individual properties and main distribution feeder electrical lines delivering power to local distribution systems. This section shall not apply to wires, conduits or associated and supporting structures whose exclusive function is to transmit or distribute electricity between subdivisions, generating stations, substations and transmission lines of other utility systems, or perimeter lines located adjacent to a subdivision.
  2. **Standard exception for appurtenant, on the ground facilities.** Appurtenances such as transformer boxes, pedestal mounted terminal boxes, meter cabinets, service terminals, telephone splice closures, pedestal type telephone terminals or other similar "on the ground" facilities normally used with and as a part of the underground distribution system may be placed above ground, but shall be located so as not to constitute a traffic hazard.
  3. **Exceptions requiring approval of County Engineer.** All other proposals for above-ground installation of utilities shall be submitted to the County Engineer at the time of the preliminary submittal. Such request shall be made in writing and noted on the construction plans. The County Engineer shall, at the time of the preliminary review, consider the request and all pertinent information, including but not limited to the construction plans, existing installations, and other information the County Engineer deems necessary. Any approval or denial pursuant to this subsection shall be set forth in writing, which may be by separate statement to the developer and the developer's engineer or may be part of the County Engineer's response to the preliminary review.
  4. **Convertibility.** Any new service which, by virtue of an approved waiver granted pursuant to this section, is allowed to be supplied by overhead utilities shall be connected to a service panel that is convertible for underground utility service at a future date.

- D. Installation in streets.** After the subgrade for a street has been completed, and before any material is applied, all underground work for the water mains, sanitary sewers, storm sewers, gas mains, telephone, electrical power conduits and appurtenances and any other utility shall be installed completely through the width of the street to the sidewalk area or provisions made so that the street will not be disturbed for utility installation. All underground improvements installed for the purpose of future service connections shall be properly capped and backfilled.

#### SEC. 8.28 FIRE-RESCUE SERVICES.

- A. Required improvement.** Fire hydrants shall be provided where central water systems are provided. Fire hydrants shall be provided in the manner prescribed in this section.
- B. Single family developments of less than five (5) units per acre.** Fire hydrants shall be spaced no greater than six hundred (600) feet apart and not more than three hundred (300) feet to the center of any lot in the subdivision and shall be connected to mains no less than six (6) inches in diameter. The system shall provide capability for fire flow of at least seven hundred (700) gallons per minute in addition to a maximum day requirement at pressures of not less than twenty (20) pounds per square inch. The system shall have the capability of sufficient storage or emergency pumping facilities to such an extent that the minimum fire flow will be maintained for at least four (4) hours or the current recommendations of the insurance services office, whichever is greater.
- C. Multiple family developments of over five (5) dwelling units per acre, commercial, institutional, industrial or other high daytime or nighttime population density developments.** In these areas fire hydrants shall be spaced no greater than five hundred (500) feet apart and the remotest part of any structure shall not be more than three hundred (300) feet from the hydrant and shall be connected to mains no less than six (6) inches in diameter. Fire flow shall be provided at flows not less than 1200 gallons per minute in addition to a maximum day requirement at pressures of not less than thirty (30) pounds per square inch.
- D. Charges for use.** Charges made for the use of the fire hydrant or water consumed therefrom when a fire protection authority uses the fire hydrant in the performance of its official duty shall be as regulated by the Public Service Commission.

#### SEC. 8.29 SUBDIVISION DESIGN AND SURVEY REQUIREMENTS.

- A. Required improvement.** The Developer shall install the required buffering and, when recording a plat, shall comply with Sec. 8.29.F. for setting of "P.R.M.s" and "P.C.P.s."
- B. Buffering.** Residential developments shall be buffered and protected from adjacent expressways, arterials and railroad rights-of-way with a five (5) foot limited access easement, which shall be shown and dedicated on the plat, except where access is provided by means of a marginal access road or where such expressway, arterial or railroad R-O-W abuts a golf course.
- C. Blocks.**
- 1. General considerations.** The length, width and shape of blocks shall be determined with due regard to:
    - a.** Provision of adequate building sites suitable to the special needs of the type of use contemplated;

- b. Zoning requirements as to lot size and dimensions;
  - c. Need for convenient access, circulation, control and safety of vehicular and pedestrian traffic; and
  - d. Limitations and opportunities of topography.
2. **Maximum length.** Block lengths shall not exceed one thousand three hundred twenty (1320) feet between intersecting streets. Provided, however, that greater lengths may be approved by the County Engineer on an individual basis after considering such factors as but not limited to, lot size, the ADT, number of through streets, street layout and other engineering considerations, in accordance with acceptable engineering practices.
- D. Lots.** All lots shall have the area, frontage, width, and depth required by this Code or applicable zoning approval for the prevailing or approved use zone wherein said lots are located.
- 1. **Existing structures.** When a subdivision is proposed upon land with existing structures that are proposed to be retained, lots are to be designed so as not to cause said existing structures to become nonconforming.
  - 2. **Lots abutting major streets.** When lots are platted abutting a major street or non-Plan collector street, access shall be provided by and limited to local streets or residential access streets. No access from individual lots shall be permitted directly to a major street.
  - 3. **Through lots.** Double frontage lots or through lots shall be avoided except where essential to provide separation of residential development from major streets or to overcome specific disadvantages of topography or orientation. Where double frontage lots are developed they shall be buffered as required by this Code.
- E. Minimum safe sight distance and corner clips at intersections.** Street lines at the intersection of two streets shall be connected by a diagonal line in accordance with current County standards for corner clips. Corner lots shall be designed to facilitate a safe intersection with respect to minimum stopping and turning sight distances in accordance with criteria prescribed in the most recent edition of the FDOT Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways. A restriction shall be placed on the plat prohibiting structures or landscaping over thirty (30) inches high within any additional safe sight area required to be established over an individual lot in order to accommodate unusual conditions in the design of the lot or alignment of adjacent streets, said height being measured from the street crown elevation at the intersection. [Ord. No. 00-015]
- F. Survey requirements.**
- 1. **Permanent Reference Monuments ("P.R.M.s").** Where monuments occur within street pavement areas, they shall be installed in a typical water valve cover as prescribed in the current County Standards.
  - 2. **Permanent Control Points ("P.C.P.s") and Monuments.** Permanent control points and monuments according to Sec. 177.091(9), Fla. Stat., shall be installed as follows.

- a. **Installation prior to plat recordation.** Where required improvements are constructed prior to recordation, the permanent control points and monuments shall be set prior to submission of the Final Plat and certified by the surveyor in accordance with Sec. 8.20.B.15.c. [Ord. No. 00-015]
- b. **Installation after plat recordation.** Where required improvements are constructed after recordation, the permanent control points shall be set under the guarantees as required by Sec. 8.21.A.8. In such case, the surveyor's certificate shall comply with Sec. 8.20.B.15. The signing surveyor shall provide the County Engineer with a copy of the recorded certification required by Sec. 8.20.B.7.F., as to his placement of the permanent control points and monuments. [Ord. No. 00-015]

#### SEC. 8.30 VARIANCES.

A variance from the literal or strict enforcement of the provisions of this ordinance may be granted by the Board of Adjustment in accordance with the provisions set forth in Sec. 5.7.

#### SEC. 8.31 STANDARD FORMS.

- A. **General.** The forms and formats contained in the Land Development Forms Manual have been approved as standard by the County Attorney and the County Engineer, as appropriate. All specific agreements, guarantees, certifications, and other legal documents are subject to the approval of the County Attorney. Alternate form(s) may be approved for use pursuant to this article, provided the County Attorney has first approved such alternate form(s) in writing.
- B. **Dedications and reservations.** Dedications and reservations shall be specified in accordance with the substantive requirements of Sec. 8.20.B.15, and shall be subject to approval by the County Attorney prior to plat recordation.

#### Amendment History:

[Ord. No. 93-4; February 16, 1993]; [Ord. No. 94-9; May 17, 1994] [Ord. No. 94-23; October 18, 1994]  
[Ord. No. -8; April 3, 1995]; [Ord. No. 95-33; September 13, 1995]; [Ord. No. 97-14; May 23, 1997]  
[Ord. No. 97-64; December 24, 1997] [Ord. No. 00-015; April 12, 2000]; [Ord. No. 01-01; January 18, 2001]

**ARTICLE 9**

**ENVIRONMENTAL STANDARDS**

# TABLE OF CONTENTS

## ARTICLE 9

### ENVIRONMENTAL STANDARDS

	Page
SEC. 9.1. SEA TURTLE PROTECTION AND SAND PRESERVATION .....	1
A. PURPOSE AND INTENT .....	1
B. DEFINITIONS .....	1
1. Alteration or materially alter .....	1
2. Artificial light source(s) .....	1
3. Beach .....	1
4. Beach compatible sand .....	1
5. Beachfront lighting .....	1
6. Board .....	1
7. Crest of the dune .....	1
8. Day .....	1
9. Dune .....	1
10. Dune profile .....	1
11. Egg .....	2
12. ERM .....	2
13. Excavation .....	2
14. Ground-level barrier .....	2
15. Hatchling .....	2
16. Illumination .....	2
17. Line of sight of beach .....	2
18. Nest .....	2
19. Nesting season .....	2
20. Permitted agent of the State .....	2
21. Sand .....	2
22. Sand Preservation Zone (SPZ) .....	2
23. Sea turtle(s) .....	2
24. Sea Turtle Protection Zone (STPZ) .....	2
25. Tinted glass .....	2
C. SHORT TITLE AND APPLICABILITY .....	3
D. AUTHORITY .....	3
E. JURISDICTION .....	3
F. EXEMPTIONS .....	4
G. SEA TURTLE PROTECTION LIGHTING PLAN .....	4
H. CRITERIA FOR SEA TURTLE LIGHTING PLAN APPROVAL .....	6
I. STANDARDS FOR EXISTING BEACHFRONT LIGHTING .....	7
1. Adjustment to essential lighting .....	7
2. Reduction of indirect lighting on the beach .....	7
3. Lighting for pedestrian traffic .....	7
4. Use of window treatments .....	8
5. <del>Special lighting restrictions during the nesting season</del> .....	8
6. Recommended corrective action .....	8
7. Enforcement and implementation of corrective measures .....	8

J.	STANDARDS FOR DUNE CROSSOVERS. ....	9
1.	Information sign requirements.....	9
K.	SAND PRESERVATION ZONE STANDARDS. ....	9
L.	APPEALS .....	9
M.	FEES. ....	9
N.	VIOLATIONS.....	10
O.	ENFORCEMENT .....	10
SEC.	9.2. RESERVED FOR FUTURE USE .....	10
SEC.	9.3. WELLFIELD PROTECTION.....	11
A.	PURPOSE AND INTENT.....	11
B.	DEFINITIONS.....	11
1.	Aquifer.....	11
2.	Closure permit .....	11
3.	Completed application .....	11
4.	Cone of depression.....	11
5.	Day .....	11
6.	Designated public utility .....	11
7.	Domestic sludge .....	11
8.	Domestic wastewater .....	11
9.	Emergency hazardous situation .....	11
10.	Environmental Ordinance Appeals Board .....	11
11.	ERM.....	11
12.	Exfiltration System.....	11
13.	Facility .....	12
14.	Generic substance list.....	12
15.	Groundwater.....	12
16.	Groundwater and Natural Resources Protection Board.....	12
17.	Laboratory .....	12
18.	Land application .....	12
19.	Nonresidential activity .....	12
20.	One foot drawdown contour .....	12
21.	Operating permit.....	12
22.	Percolation pond .....	12
23.	Person .....	12
24.	Potable water .....	12
25.	Public utility .....	12
26.	Regulated substances.....	12
27.	Retention or detention pond .....	13
28.	Spill .....	13
29.	Utility .....	13
30.	Well .....	13
31.	Wellfield .....	13
32.	Zones of Influence.....	13
33.	Zones of Influence Maps .....	13
C.	APPLICABILITY.....	14
1.	Permit and license issuance. ....	14
2.	Effective date.....	14
3.	Time of review.....	14

4.	Certification of compliance.....	14
5.	Screening of occupational license .....	14
6.	Zone One (1) activities.....	14
7.	Interdepartmental coordination.....	14
D.	EXEMPTIONS. ....	15
1.	General exemptions .....	15
2.	Special exemptions.....	17
E.	ZONES OF INFLUENCE.....	18
1.	Maps .....	18
2.	Protection of future wellfields .....	20
3.	Prohibitions and restrictions .....	20
4.	Other requirements and liabilities .....	25
5.	Requirements for domestic wastewater and stormwater treatment .....	26
6.	Spill assessment and remediation.....	26
F.	WELLFIELD PROTECTION (OPERATING AND CLOSURE PERMITS).....	27
1.	General .....	27
2.	Applications .....	27
G.	APPEALS .....	30
1.	Matters for review and time for filing .....	30
2.	Time for filing .....	30
3.	Review.....	30
H.	PETITION FOR COMPENSATION.....	30
1.	Filing.....	30
2.	Contents of petition .....	30
3.	Hearing on petition.....	31
4.	Review and evaluation criteria .....	31
5.	Classes of impact for which compensation may be granted.....	31
I.	TRANSFERS AND CHANGES IN OWNERSHIP .....	34
J.	TRADE SECRETS .....	34
K.	FEES .....	34
1.	Filing fee .....	34
2.	Wellfield protection operating permit fee .....	34
3.	Closure permit fee .....	34
4.	Permit transfer fee.....	34
5.	Special exemption fee .....	34
6.	General exemption fee.....	34
7.	Annual permit renewal fee.....	34
8.	Late fee .....	34
L.	REVOCATION AND REVISION OF PERMITS AND EXEMPTIONS.....	34
1.	Revocation.....	34
2.	Revision .....	35
3.	Spills.....	35
4.	Revocation of exemptions .....	35
5.	Notice .....	35
6.	Appeals .....	35
7.	Other remedies.....	35
M.	VIOLETIONS, ENFORCEMENT AND PENALTIES .....	35
N.	<b>GROUNDWATER AND NATURAL RESOURCES PROTECTION BOARD. ....</b>	<b>36</b>
O.	<b>PALM BEACH COUNTY POLLUTION RECOVERY TRUST FUND. ....</b>	<b>36</b>



Appendix 9.3.A. Generic Substances List .....	37
Appendix 9.3.B. Operating and Closure Permit Bonds .....	37
Appendix 9.3.C. Best Management Practices .....	38
Appendix 9.3.D. ORGANIC PRIORITY POLLUTANTS .....	39
Appendix 9.3.E. MINIMUM STANDARDS FOR SEWER PIPE FITTINGS, COATINGS AND LEAKAGE TESTING	41
<b>SEC. 9.4 WETLANDS PROTECTION .....</b>	<b>42</b>
A. PURPOSE AND INTENT .....	42
B. AUTHORITY AND JURISDICTION. ....	42
C. DEFINITIONS. ....	43
D. PERMIT APPLICATION REQUIREMENTS, PROCESS, AND GENERAL STANDARDS OF ISSUANCE.....	43
1. Requirements and process. ....	43
2. General standards of issuance. ....	44
E. MITIGATION.....	44
1. Criteria. ....	44
2. When mitigation is appropriate. ....	44
3. Standards for mitigation. ....	45
F. APPEALS. ....	45
G. FEES .....	45
H. VIOLATIONS.....	45
I. ENFORCEMENT. ....	45
<b>SEC. 9.5 VEGETATION PRESERVATION AND PROTECTION.....</b>	<b>46</b>
A. GENERAL.....	46
1. Purpose. ....	46
2. Applicability.....	46
3. Authority. ....	46
B. TYPES OF APPROVAL.....	46
1. Exemptions.....	46
2. Vegetation Removal Notice for Single Family Residential Lots. ....	46
3. General Permit.....	47
4. Standard Permit. ....	47
5. Specimen Tree Permit. ....	47
C. EXEMPTIONS. ....	47
1. Land surveyor.....	47
2. Public and private utilities. ....	47
3. Natural emergencies.....	47
4. Forest management activities. ....	47
5. Botanical gardens, botanical research centers, licensed commercial nurseries, or bona-fide agricultural operations.....	47
6. Parks and recreation. ....	47
7. Lot Clearing Ordinance. ....	48
8. Mitigation or enhancement projects. ....	48
9. Landscape plant removal.....	48

10.	Preserve management activities. ....	48
11.	De Minimus impacts. ....	48
D.	VEGETATION REMOVAL NOTICE FOR SINGLE FAMILY RESIDENTIAL LOTS.....	48
1.	Minimum Alteration. ....	48
2.	Removal of Prohibited Plant Species. ....	48
3.	Permit Duration.....	49
E.	GENERAL PERMIT.....	49
F.	STANDARD PERMIT. ....	49
1.	Completed application form. ....	49
2.	Technical requirements for standard permits. ....	49
3.	Standard permit options. ....	52
G.	SPECIMEN TREE PERMITS. ....	53
1.	Definition. ....	54
2.	Non-specimen trees.....	54
3.	Specimen tree list.....	54
4.	Requirements. ....	54
H.	REMOVAL OF PROHIBITED PLANT SPECIES.....	55
I.	ADMINISTRATIVE REQUIREMENTS. ....	55
1.	Fees. ....	55
2.	Appeals. ....	55
3.	Violations.....	55
4.	Enforcement.....	55
5.	Restoration.....	56
	TREE CREDIT AND REPLACEMENT TABLE .....	57
6.	Additional sanctions. ....	57
7.	Pollution Recovery Trust Fund. ....	57
J.	GLOSSARY OF TERMS.....	57
1.	Alteration .....	57
2.	Diameter at breast height (dbh) .....	58
3.	Environmentally sensitive lands .....	58
4.	Exotic plant species.....	58
5.	Listed species.....	58
6.	Native tree(s) or native vegetation.....	58
7.	Native upland vegetation.....	58
8.	Tree.....	58
9.	Tree survey.....	58
K.	ENVIRONMENTALLY SENSITIVE LANDS AND PRESERVE AREAS.....	59

## ARTICLE 9 ENVIRONMENTAL STANDARDS

### SEC. 9.1. SEA TURTLE PROTECTION AND SAND PRESERVATION.

**A. PURPOSE AND INTENT.** The purpose of this section is to reduce impacts of coastal lighting on sea turtles. This section is also intended to maintain the volume and quality of sand presently existing within the beach/dune system. The unique characteristics of sediments contained in the existing beaches and dunes of Palm Beach County require the preservation of these materials within the beach/dune system.  
[Ord. No. 96-28]

**B. DEFINITIONS.** Terms in this section shall have the following definitions. Additional terms defined in Article 3 may not apply to this section.

1. **Alteration or materially alter** means, for the purpose of this section, the removal of sand from the Sand Preservation Zone (SPZ).
2. **Artificial light source(s)** shall mean any exterior source of light emanating from a man-made device, including but not limited to, incandescent, mercury vapor, metal halide or sodium lamps, spotlights, flood lights, landscaping lights, street lights, vehicular lights, construction or security lights.
3. **Beach** means the zone of unconsolidated material that extends landward from the mean high water line of the Atlantic Ocean to the place where there is a marked change in material or physiographic form, or to the line of permanent vegetation, usually the effective limit of storm waves. Beach is alternately termed shore.
4. **Beach compatible sand** shall mean any sand that is similar to the native beach and dune material in terms of grain, size, distribution and color. The fill material shall consist of sand that falls within the same size classification of sand within the Unified Soils Classification System [i.e., fine sand (0.074 to 0.42 mm), medium sand (0.42 to 2.0 mm) and coarse sand (2.0 to 4.76 mm)] as that of the native beach material. The acceptable silt/clay fraction (<0.074 mm) and gravel/cobble fraction (>4.76 mm) shall be determined by ERM based upon site conditions. Sand grain size analyses shall be consistent with the grain size methodology described in Folk, Robert L. 1980, *Petrology of Sedimentary Rocks*. The fill material color shall match the color of the existing beach and dune coloration as closely as possible.
5. **Beachfront lighting** shall mean all lighting within or causing illumination within the jurisdictional boundaries of this section. For the purpose of this section, Coastal Lighting is synonymous with Beachfront Lighting.
6. **Board** means the Board of County Commissioners representing Palm Beach County.
7. **Crest of the dune** means the highest point in elevation of the dune.
8. **Day** means calendar day unless otherwise stated.
9. **Dune** means a hill or ridge of windblown sand and marine deposits lying landward of, and adjacent to, the beach which is formed by natural or artificial processes.
10. **Dune profile** means the cross-sectional configuration of the dune.

11. **Egg** means a shelled reproductive body produced by sea turtles.
12. **ERM** means the Palm Beach County Department of Environmental Resources Management.
13. **Excavation** means removal or displacement of soil or sand by the processes not limited to digging, dredging, scooping, or hollowing out.
14. **Ground-level barrier** means any natural or artificial structure rising above the ground which prevents beachfront lighting from shining directly onto the beach-dune system.
15. **Hatchling** means any specimen of sea turtle, within or outside of a nest, which has recently hatched from an egg.
16. **Illumination** means any artificial light source directly or indirectly cast within the jurisdictional boundaries of this section and visible from the beach.
17. **Line of sight of beach** means any position that is visible from any portion of the nesting beach and is not limited to a shore perpendicular direction.
18. **Nest** means the area in which sea turtle eggs are naturally deposited or relocated beneath the sediments of the beach/dune system.
19. **Nesting season** means the period from March 1 through October 31 of each year.
20. **Permitted agent of the State** means any qualified individual, group or organization possessing a permit from the Florida Department of Environmental Protection (FDEP) to conduct activities related to sea turtle protection and conservation.
21. **Sand** means sediments having a distribution of particle diameters between 0.074 and 4.76 millimeters, as defined in the Unified Soils Classification System. Sand grain analyses shall follow the methodology described in Folk, Robert L. 1980, *Petrology of Sedimentary Rocks* to determine grain size distribution.
22. **Sand Preservation Zone (SPZ)** means an area of jurisdiction, established by this Section, for the purpose of maintaining the volume of beach sand within the beach/dune system. This zone extends from the mean high water line of the Atlantic Ocean to a line six hundred (600) feet landward.
23. **Sea turtle(s)** means any specimen belonging to the species *Caretta caretta* (loggerhead turtle), *Chelonia mydas* (green turtle), *Dermochelys coriacea* (leatherback turtle) or any other marine turtle using Palm Beach County beaches as a nesting habitat or natal beach.
24. **Sea Turtle Protection Zone (STPZ)** means an area of jurisdiction, established by this section, for the purpose of regulating coastal lighting. This zone extends from three (3) miles offshore of the Atlantic Ocean and along inlet shorelines to a line six hundred feet (600) landward of the mean high waterline.
25. **Tinted glass** means any window or door glass which has: (a) a visible light transmittance value of forty-five (45) percent or less; and (b) a minimum of five (5) year warranty; and (c) performance claims which are supported by approved testing procedures and documentation. For the purpose of this section Window Tint shall be synonymous with Tinted Glass. ~~[Ord. No. 96-28]~~

**C. SHORT TITLE AND APPLICABILITY.**

1. This section shall be known as the Palm Beach County Sea Turtle Protection and Sand Preservation Standards. It repeals and replaces Palm Beach County Ordinances 72-12, 78-20, 87-13 and 90-2.
2. All provisions of this section shall be effective within the unincorporated and incorporated areas of Palm Beach County, Florida, and shall set restrictions, constraints and requirements to preserve and protect sea turtles, sea turtle habitat and beach/dune sediments.
3. Palm Beach County funds for dune restoration or shore protection projects in municipalities shall be contingent upon this section being fully enforced or the adoption and enforcement of an equally stringent or more stringent ordinance by a municipality. Funding determinations shall be based on ERM's review and acceptance or rejection of a municipality's replacement ordinance, as well as a review of permits and variances and enforcement notices issued pursuant to the municipal ordinance.
4. This section shall apply to any coastal lighting activity that has the potential to adversely impact sea turtles in Palm Beach County within the limits of jurisdiction. This section shall also apply to any sand removal or degradation that has the potential to adversely impact the unique sediments which comprise the coastal beach/dune system in Palm Beach County within the limits of jurisdiction. [Ord. No. 96-28]

**D. AUTHORITY.** This section is adopted under the authority of Sec. 125.01 et. seq., Fla. Stat.

**E. JURISDICTION.**

1. ERM shall have regulatory authority over coastal lighting and alterations to the beach/dune system. This section establishes two (2) zones of jurisdiction: the Sea Turtle Protection Zone and the Sand Preservation Zone. The Sea Turtle Protection Zone extends from 3 miles offshore of the Atlantic Ocean and along inlet shorelines to a line six hundred feet (600) landward of the mean high water line. The Sand Preservation Zone extends from the mean high water line of the Atlantic Ocean to a line six hundred feet (600) landward.
2. The Sea Turtle Protection Zone is established for the purpose of minimizing and controlling coastal lighting. Incorporated areas of Palm Beach County which have a Sea Turtle Protection Ordinance in effect shall not be subject to the provisions of this section which pertain to coastal lighting.
3. The Sand Preservation Zone is established for the purposes of maintaining the volume and quality of beach sand presently existing within the beach/dune system. The unique characteristics of the sediments contained in the existing beaches and dunes of Palm Beach County require the preservation of these materials within the beach/dune system. Incorporated areas of Palm Beach County which have provisions in effect to preserve beach/dune sediments shall not be subject to the provisions of this section which pertain to Sand Preservation.
4. Within the limits of jurisdiction of the Sea Turtle Protection Zone (STPZ) as defined in this section, no person, firm, corporation, municipality, special district or public agency shall install any artificial lighting without first having obtained an approved Sea Turtle Protection Lighting Plan from ERM as provided for in this section. Existing beachfront lighting located within or causing illumination within the STPZ as defined herein shall comply with Sec. 9.1.I.

5. Within the limits of jurisdiction of the Sand Preservation Zone as defined in this Section, no person, firm, corporation, municipality, special district or public agency shall remove any beach or dune sediments from their property or from the Sand Preservation Zone without first complying with Sec. 9.1.K.  
[Ord. No. 96-28]

**F. EXEMPTIONS.**

1. Those projects for which ERM determines that there will be no significant environmental impacts shall be exempt from obtaining a Sea Turtle Lighting Plan approval.  
[Ord. No. 96-28]

**G. SEA TURTLE PROTECTION LIGHTING PLAN.**

1. A Sea Turtle Lighting Plan (STLP) Approval is required for all new building construction and new artificial lighting proposed within the Sea Turtle Protection Zone. A STLP shall be approved by ERM prior to the issuance of a building permit by the Department of Planning, Zoning and Building or the local building Department.
2. Applications shall be made on a form approved by ERM. ERM may make use of forms already in use by State and/or federal agencies.
3. ERM may attach conditions to any STLP approval where such conditions are deemed reasonably necessary to protect sea turtles.
4. Any application received that is substantially the same as a previous application that has been denied by ERM shall also be denied without further processing.
5. Any site or property owner that is subject to or recipient of a notice of violation or notice of noncompliance that remains unresolved shall not be issued an ERM STLP approval.
6. STLP approval shall not be issued or processed until the application fee and any and all information necessary to fully understand the extent, nature, and potential impacts of a proposed lighting plan are received by ERM. Such information may include, but is not limited to:
  - a. a completed application form;
  - b. an explanation of the necessity and purpose of the proposed lighting;
  - c. photographs of existing conditions which may include aerial photographs;
  - d. plans showing profile and plan views depicting all light fixture locations, the elevations of proposed and existing structures, proposed and existing vegetation, beach/dune profiles and pertinent topographic information.
  - e. electrical, building and landscape plans shall be submitted illustrating all exterior lights and windows within line of sight of the beach. Light and window tinting information shall include:  
  
(1) the location, number, wattage, elevation, orientation, fixture cut sheets, photometric illustrations and all type(s) of proposed artificial light sources. Artificial light sources shall include, but are not

- limited to, floodlights, spotlights, temporary security lights, those used on balconies, walkways, recreational areas, roadways, parking lots, dune crossovers, decks, boardwalks and signs.
- (2) protective/mitigative measures to minimize lighting impacts on sea turtles, including measures to prevent direct and indirect illumination of areas seaward of the crest of the dune.
  - (3) window tinting specifications for all windows and doors within line of sight of the beach including percentage of visible light transmittance (see definition of tinted glass).
7. When an application is made for a STLP approval in common areas of a multi-family residential site (i.e., condominiums, apartments, townhouses, villas, etc.), the representative association, or all of the homeowners as a group, shall be the applicant. ERM shall not process an application made by one (1) unit owner in a multi-family setting where the work is proposed on lands designated as, or can reasonably be considered to be, common areas.
  8. Upon receipt of an application and appropriate application fee, ERM shall have thirty (30) days to request any additional information. Within thirty (30) days of receipt of such additional information, ERM may request only that information needed to clarify such additional information or to answer new questions raised by, or directly related to, such additional information. No time clocks of this subsection shall begin until the appropriate application fee is received.
  9. If ERM does not make a request for additional information within thirty (30) days of receipt of an application or requested information, the application shall be deemed complete upon receipt.
  10. If an applicant fails to respond to an ERM request for an application fee, or any additional information, within sixty (60) days, the application may be denied without prejudice. However, ERM may grant an extension of time as is reasonable necessary to fulfill the request for additional information.
  11. Upon receipt of a completed application and fee, ERM shall have ninety (90) days to take final action unless the applicant agrees in writing to a time extension or waiver of this requirement. Final agency action shall be approval of a STLP, denial of a STLP, or conditional approval of STLP. Failure by ERM to take final action within ninety (90) days shall result in the authorization of the proposed work with standard limiting conditions.
  12. Any application containing false information may be rejected and any STLP approval granted based upon false information may be revoked.
  13. ERM STLP approvals may be issued with a duration period that is reasonably necessary to complete the project not to exceed five (5) years.
  14. ERM may attach conditions to any STLP approval where such conditions are deemed reasonably necessary to protect sea turtles.
  15. Any application received that is substantially the same as a previous application that has been denied by ERM shall also be denied without further processing.
  16. Any site or property owner that is subject to or recipient of a notice of violation or notice of noncompliance issued by ERM that remains unresolved shall not be issued an ERM STLP approval.
  17. Any substantial modification to a complete application, or a STLP approval, shall require an amended application form and an additional application fee and shall restart all time periods of this subsection.  
[Ord. No. 96-28]

**H. CRITERIA FOR SEA TURTLE LIGHTING PLAN APPROVAL.**

1. A STLP approval may be issued pursuant to this section provided that the applicant provides to ERM reasonable assurance that there shall be no adverse impacts to sea turtles, sea turtle nesting, and sea turtle habitat, and that the following criteria will be met:
  - a. Any and all light fixtures shall be designed to be the minimum level necessary for safety and will be positioned such that they do not cause illumination (direct or indirect) of areas seaward of the existing seawall or crest of dune and the source of light is not directly visible from the beach.
  - b. ERM determines that coastal lighting alternatives and modifications to lessen impacts are infeasible.
  - c. ERM determines that the cumulative impacts of the subject lighting project and other similar lighting projects will also meet the criteria of this section.
2. Measures that may be implemented to protect sea turtles include: elimination, modification or alternation of all proposed and/or existing exterior lights that cause direct or indirect illumination of areas seaward of the existing crest of dune or which are visible from the beach.
3. All lighting installed after September 2, 1987 in unincorporated Palm Beach County and in municipalities that do not have a sea turtle protection ordinance in effect shall comply with the following standards:
  - a. No artificial public or private light source shall directly or indirectly illuminate areas seaward of the crest of the dune or be visible from the beach where it may deter adult female sea turtles from nesting or disorient hatchlings.
  - b. The installation of coastal lighting shall reflect the standards and mitigative measures published in the current state-of-the-art manual pertaining to coastal lighting and sea turtle conservation available at ERM (Raymond, Paul W., *Sea Turtle Hatchling Disorientation and Beachfront Lighting: A Review of the Problem and Potential Solutions*, Washington, (D.C.), Center for Environmental Education, 1984) or (Witherington, Blair E. & Eric R. Martin, *Understanding, Assessing and Resolving Light-pollution Problems on Sea Turtle Nesting Beaches*, Florida Marine Research Institute Technical Report, Florida Department of Environmental Protection, 1996).
  - c. Any and all light fixtures shall be designed and/or positioned such that they do not cause direct or indirect illumination of areas seaward of the crest of the dune and the source of light is not directly visible from the beach.
  - d. All lights on balconies shall be eliminated or shielded from the beach. Proposed balcony lights which do not meet standard 3a. shall not be authorized.
  - e. Artificial lighting for decorative or accent purposes and uplights shall not be authorized within the zone of jurisdiction.
  - f. Lighting used in parking lots within the STPZ shall be:
    - (1) Set on a base which raises the source of light no higher than forty-eight (48) inches off the ground.
    - (2) Positioned and/or shielded such that the source of light is not visible from the beach.



- g. Sign lighting may be authorized provided it illuminates an area less than 15 square feet and meets the criteria of standard 3a.
- 4. Tinted glass or any window film applied to window glass which meets the defined criteria for tinted glass, shall be installed on all windows and doors within line of sight of the beach.
- 5. Prior to the issuance of a Certificate of Occupancy by the Department of Planning, Zoning and Building or local building department, each facility shall be inspected for compliance as follows:
  - a. Upon completion of the construction activities, a Florida registered: architect, landscape architect, environmental professional or professional engineer shall conduct a site inspection which includes a night survey with all the beachfront lighting turned on.
  - b. The inspector shall prepare and report the inspection finding in writing to ERM, identifying:
    - (1) The date and time of initial inspection.
    - (2) The extent of compliance with this section and the approved STLP.
    - (3) All areas of potential and observed noncompliance with this section.
    - (4) Any action(s) taken to remedy observed noncompliance and date remedy will be implemented, if applicable.
    - (5) The date(s) and time(s) of remedial inspection(s), if applicable.
  - c. The inspector shall sign and seal the inspection report which includes a certification that:
    - (1) The beachfront lighting has been constructed in accordance with this section.
    - (2) The inspector observed the project area at night with all lights operating.
    - (3) The beachfront lighting does not directly or indirectly illuminate areas seaward of the crest of the dune at the time of the night inspection.
    - (4) The beachfront light sources within the jurisdictional boundaries are not directly or indirectly visible from the beach at the time of the night inspection.
    - (5) Any signed and sealed inspection report containing false information shall be a violation of this section.

[Ord. No. 96-28]

#### **I. STANDARDS FOR EXISTING BEACHFRONT LIGHTING.**

1. **Adjustment to essential lighting.** Existing artificial light sources shall not be directly visible from the beach and/or shall not directly or indirectly illuminate areas seaward of the crest of dune. This may be accomplished by following the recommended corrective action as listed in I.6. In some cases, it may be desirable to retrofit fixtures and install low pressure sodium vapor lights producing wavelengths between 589 and 590 nanometers. Modifications using low pressure sodium lighting shall be coordinated with ERM. Techniques and/or materials used are recommended to be consistent with the current state-of-the-art lighting reference manuals identified by ERM.
2. **Reduction of indirect lighting on the beach.** The installation of ground level barriers including dense native vegetation is strongly encouraged and may be required to reduce the amount of indirect lighting striking the beach/dune system.
3. **Lighting for pedestrian traffic.** Lights illuminating beach access points, dune crossovers, beach walkways, piers or any other structure seaward of the crest of the dune designed for pedestrian traffic shall

be the minimum level necessary to maintain safety and shall be located and shielded such that lights and their illumination are not directly or indirectly visible from the beach.

4. **Use of window treatments.** To prevent interior lights from illuminating the beach, window treatment shall be required on all windows visible from the beach within jurisdictional boundaries. Blackout draperies or shadescreens are preferred. Alternatively or additionally, window tint may be applied to beachfront windows. The turning out of all unnecessary interior lights during the nesting season is strongly encouraged.
5. **Special lighting restrictions during the nesting season.** Effective May 1, 1988, and continuously throughout each nesting season (March 1 through October 31), external light sources that are visible from the beach or illuminate directly or indirectly areas seaward of the crest of the dune shall be disconnected or otherwise modified to comply with this section.
6. **Recommended corrective action.** The following measures can be used to reduce or eliminate the effects of any exterior lighting on hatchlings and nesting sea turtles:
  - a. permanently remove the fixture;
  - b. disconnect the fixture;
  - c. reposition the fixture so the point source of light is no longer visible from the beach;
  - d. replace fixtures having an exposed light source with fixtures containing recessed light sources or shields;
  - e. replace non-directional fixtures with directional fixtures pointing down and away from the beach;
  - f. replace fixtures having transparent or translucent coverings with fixtures having opaque shields covering an arc of at least 180 degrees and extending an appropriate distance below the bottom edge of the fixture on seaward side so the light source is not visible from the beach;
  - g. replace pole lamps with low-profile, low-level luminaries so that the light source is not visible from the beach;
  - h. plant or improve vegetation buffers between the light source and the beach to screen light from the beach; and
  - i. construct an ornamental structural barrier to shield light source from the beach.
7. **Enforcement and implementation of corrective measures.** In areas where compliance with the lighting conditions of this ordinance are not evidenced, non-compliant property owners shall be required to implement appropriate corrective measure, developed in consultation with ERM to correct negative impacts to sea turtles. Corrective measures shall be implemented in addition to applicable penalties and fines. Any corrective program implemented as a result of noncompliance with lighting conditions of this ordinance shall remain in effect until such time that acceptable beachfront lighting is achieved. Relocation of nests where authorized by the Department of Environment Protection shall be considered only as a last resort and as a temporary measure while other solutions are being developed and implemented.  
[Ord. No. 96-28]

**J. STANDARDS FOR DUNE CROSSOVERS.**

1. **Information sign requirements.** Permanent sea turtle information signs shall be conspicuously posted by applicable jurisdictions at all public beach access points provided with dune crossovers. The information signs shall be standardized by ERM.
- a. **Sign posting responsibility.** Sea turtle information signs shall be encouraged at all new private beach access points provided with dune crossovers. Signage shall be the responsibility of the property owner.
- b. **Sign maintenance requirements.** Standardized sea turtle information signs shall be maintained in perpetuity such that information printed on the signs remains accurate and legible and the signs positioned such that they are conspicuous to persons at all public beach access points provided with dune crossovers.
- c. **Sign removal.** Removal of the information signs by anyone other than those authorized by ERM is prohibited.  
[Ord. No. 96-28]

**K. SAND PRESERVATION ZONE STANDARDS.**

1. There shall be no net loss of sand from the Sand Preservation Zone (SPZ). Sand temporarily excavated from the Sand Preservation Zone shall be returned to the Sand Preservation Zone. Sand shall be returned to the SPZ prior to the issuance of a building department Certificate of Occupancy (C.O.) where a C.O. is required, or within six (6) months of the excavation for projects which do not require a C.O. In addition, the sand may not be degraded by mixing with any sediment, soil, or material, such that it will not meet the definition for beach compatible sand as defined.
2. Sediment analysis of existing beach/dune and any proposed fill material to be mixed with the existing sand may be required by ERM. Written notification must be provided to ERM (attention: ERM Coastal Geologist) prior to removal of sand from the SPZ. [Ord. No. 96-28]

- L. **APPEALS.** Any affected party may appeal a final determination of ERM made pursuant to this section to the Environmental Ordinance Appeals Board. A written notice of appeal shall be filed by the applicant with the Director of ERM within twenty (20) days from receipt of the decision appealed from, setting forth in detail the factual basis for such an appeal. The appeal shall be reviewed at a hearing by the appeal board within sixty (60) days of ERM's receipt of a request and a \$50.00 filing fee. The appeal board shall enter a decision by written order not less than ten (10) days following conclusion of the hearing. The order shall include findings of fact and conclusions of law and shall be deemed final administrative action. An applicant or ERM may appeal a final decision of the appeal board within thirty (30) days of the rendition of the decision by filing a petition for Writ of Certiorari in Circuit Court of the Fifteenth Judicial Circuit in and for Palm Beach County, Florida.

**M. FEES.**

1. A fee shall be required as established by the approved fee schedule.
2. STLP application fees shall be non-refundable and nontransferable.
3. All application fees paid by check shall be made payable to the Palm Beach County Board of County Commissioners. [Ord. No. 96-28]

**N. VIOLATIONS.** A violation of this section shall be defined as follows:

1. A lighting source illuminated during the night such that it causes the mortality and/or disorientation of a sea turtle or hatchling, following an initial notification by ERM. Each additional individual sea turtle or hatchling mortality and/or disorientation documented by ERM staff, a permitted agent of the State, code enforcement officials or law enforcement officers shall constitute a separate violation.
2. Installation of beachfront light fixtures in the STPZ without ERM approval.
3. Submittal to ERM of any signed and sealed lighting inspection report containing false information.
4. Removal of sand from the SPZ without first supplying written notification to ERM.
5. Degrading sand by mixing with sediment, soil, or material such that it will not meet the definition for beach compatible sand.
6. Alterations which result in a net loss of sand from the SPZ.
7. Traversing a natural dune by a pedestrian within 200 feet of a public dune walkover.
8. Failure to comply with the requirements of this section or any approval granted or authorized hereunder.
9. Any lighting projects or alterations which would have been in violation of Palm Beach County Ordinances No. 72-12, 78-20, 87-13 or 90-2, as amended, during its effective period, shall continue to be violations under this section but shall be subject to prosecution under the terms of Ordinance No. 72-12, 78-20, 87-13 or 90-2 as amended. [Ord. No. 96-28]

**O. ENFORCEMENT.**

1. In order to enforce compliance with the provisions of this section, ERM may issue a cease and desist order or require that a building permit or C.O. be withheld. Violations of the provisions of this section shall be punishable by one or more of the following:
  - a. Triple application fees for STLP approvals not obtained prior to violations involving activities which would otherwise have been authorized as determined by ERM;
  - b. Enforcement procedures as outlined in Article 14; or
  - c. Notwithstanding, the enforcement procedures set forth above, the County shall not be prevented from enforcing the provisions of this section by any other measures allowable by law, including but not limited to, Chapters 125 and 162, Florida Statutes, as may be amended.
2. All monies collected as civil penalties for violations of this section shall be deposited in the Pollution Recovery Trust Fund. [Ord. No. 96-28]

**SEC. 9.2 Reserved for Future Use. [Ord. No. 96-28] .**

**SEC. 9.3. WELLFIELD PROTECTION.**

**A. PURPOSE AND INTENT.** The purpose and intent of this section is to protect and safeguard the health, safety, and welfare of the residents and visitors of Palm Beach County, Florida by providing criteria for regulating and prohibiting the use, handling, production and storage of certain deleterious substances which may impair present and future public potable water supply wells and wellfields.

**B. DEFINITIONS.** Terms in this section shall have the following definitions. Additional terms defined in Article 3 may not apply to this section.

1. **Aquifer** means a groundwater bearing geologic formation, or formations, that contain enough saturated permeable material to yield significant quantities of water.
2. **Closure permit** means that permit required by activities which must cease operation pursuant to the provisions of Sec. 9.3.F.
3. **Completed application** means an application which includes all materials and documents which are necessary to support the application and which has been accepted as complete by ERM.
4. **Cone of depression** means an area of reduced water levels which results from the withdrawal of groundwater from a point of collective source such as a well, wellfield, de-watering site or quarry. The areal extent and depth of the depression is a function of the hydraulic properties of the aquifer, the pumpage rates and recharge rates.
5. **Day** means calendar day unless otherwise stated.
6. **Designated public utility** means that public utility which operates a well or wells for which the zones of influence include part or all of the property on which the nonresidential activity is located.
7. **Domestic sludge** means a solid waste resulting from sewage, seepage, or food service operations, or any other such waste having similar characteristics. Domestic sludge includes sludge resulting from the treatment of domestic wastewater.
8. **Domestic wastewater** means wastewater derived principally from dwellings, business buildings, institutions, and the like; sanitary wastewater; sewage.
9. **Emergency hazardous situation** occurs whenever there is an immediate and substantial danger to human health, safety, or welfare or to the environment.
10. **Environmental Ordinance Appeals Board** means that Board designated by the Board of County Commissioners of Palm Beach County to hear and render decisions on appeals of final administrative determinations, and to conduct hearings and render decisions as required under applicable county environmental Ordinances or sections of the Unified Land Development Code.
11. **ERM** means the Palm Beach County Department of Environmental Resources Management.
12. **Exfiltration System** means any gallery, perforated or "leaky" pipe or similarly designed structure which is used to dispose of ~~untreated stormwater~~ by ~~allowing the routed water to percolate by subsurface discharge~~ directly or indirectly into the groundwater.

13. **Facility** means main structures, accessory structures and activities which store, handle, use or produce Regulated Substances. Where contiguous facilities exist and such facilities are separate in the nature of the businesses, they shall remain separate under this section.
14. **Generic substance list** means those general categories of substances set forth in Appendix 9.3.A attached hereto and incorporated herein.
15. **Groundwater** means water that fills all the unblocked voids of underlying material below the ground surface, which is the upper limit of saturation, or water which is held in the unsaturated zone by capillarity.
16. **Groundwater and Natural Resources Protection Board** means that Board designated by the Board of County Commissioners of Palm Beach County, to hear alleged violations of this section and other state and local laws protecting the groundwater and natural resources of the County.
17. **Laboratory** means a designated area or areas used for testing, research, experimentation, quality control, or prototype construction, but not used for repair or maintenance activities (excluding laboratory equipment), the manufacturing of products for sale, or pilot plant testing.
18. **Land application** means the application or disposal of effluents or sludges on, above, or into the surface of the ground through spray irrigation, land spreading, or other methods.
19. **Nonresidential activity** means any activity which occurs in any building, structure or open area which is not used primarily as a private residence or dwelling.
20. **One foot drawdown contour** means the locus of points around a well or wellfield where the free water elevation is lowered by one (1) foot due to a specified pumping rate of the well or wellfield.
21. **Operating permit** means the permit required of certain activities under Sec. 9.3.F.
22. **Percolation pond** means an artificial impoundment similar to a holding pond for which the design and operation provides for fluid losses through percolation or seepage.
23. **Person** means any individual, public or private corporation, firm, association, joint venture, partnership, municipality, governmental agency, political subdivision, public officer, owner, lessee, tenant or any other entity whatsoever or any combination of such jointly or severally.
24. **Potable water** means water that is intended for drinking, culinary or domestic purposes, subject to compliance with County, State or Federal drinking water standards.
25. **Public utility** means any privately-owned, municipally-owned, County-owned, special district-owned, or State-owned system providing water or wastewater service to the public which has at least fifteen (15) service connections or regularly serves at least twenty-five (25) individuals daily for at least sixty (60) days of the year.
26. **Regulated substances** means:
  - a. Those deleterious substances or ~~contaminants, including degradation and interaction products which,~~ because of quality, concentration, or physical, chemical (including ignitability, corrosivity, reactivity and toxicity), or infectious characteristics, radioactivity, mutagenicity, carcinogenicity,

teratogenicity, bioaccumulative effect, persistence (non-degradability) in nature, or any other characteristic, may cause significant harm to human health and environment (including surface and groundwater, plants, and animals).

- b. Those substances set forth in, but not limited to, the lists, as amended from time to time, entitled Lists of Hazardous Wastes (4. CFR Part 261, Subpart D), 4. CFR, Part 261, Appendix VIII-Hazardous Constituents, and EPA Designation Reportable Quantities and Notification Requirements for Hazardous Substances Under CERCLA (4. CFR 3.2, effective July 3, 1986); provided, however, that this section shall only apply whenever the aggregate sum of all quantities of any one Regulated Substance at a given facility/building at any one time exceeds five (5) gallons where said substance is a liquid, or twenty-five (25) pounds where said substance is a solid.

The section shall also apply if no single substance exceeds the above reference limits but the aggregate sum of all Regulated Substances present at one facility/building at any one time exceeds one hundred (100) gallons if said substances are liquids, or five hundred (500) pounds if said substances are solids.

Where Regulated Substances are dissolved in or mixed with other non-Regulated Substances, only the actual quantity of the Regulated Substance present shall be used to determine compliance with the provisions of this section.

Where a Regulated Substance is a liquid, the total volume of the regulated Substance present in a solution or mixture of said substance with other substances shall be determined by volume percent composition of the Regulated Substance, provided that the solution or mixture containing the Regulated Substance does not itself have any of the characteristics described in Sec. 9.3.B.26.a. above.

27. **Retention or detention pond** means any pit, pond, or excavation excluding canals of conveyance which creates a body of water by virtue of its connection to groundwater, and which is intended to receive stormwater.
28. **Spill** means the unpermitted release or escape of a Regulated Substance, irrespective of the quantity thresholds in Sec. 9.3.B.26.b., directly or indirectly to soil, surface waters or groundwaters.
29. **Utility** means a public utility, power company or telephone company which serves the general public.
30. **Well** means any excavation that is drilled, cored, bored, washed, driven, dug, jetted, or otherwise constructed when the intended use of such excavation is to conduct groundwater from a source bed to the surface by pumping, natural flow or other method.
31. **Wellfield** means an area of land which contains one or more than one well for obtaining water.
32. **Zones of Influence** means zones delineated by iso-travel time contours and the one (1) foot drawdown contour within cones of depression of wells which obtain water from the unconfined or surficial aquifer system. These zones are calculated, based on the rate of movement of groundwaters in the vicinity of wells at a specified pumping rate.
33. **Zones of Influence Maps** means aerial photographs at scales determined by ERM showing the location on the ground of the outer limits of Zones of Influence for present and future public potable water supply wells and wellfields permitted for 100,000 gallons per day or more.

**C. APPLICABILITY.** The provisions of this section shall be effective within the incorporated and unincorporated areas of Palm Beach County, Florida, and shall set restrictions, constraints and prohibitions to protect present and future public potable water supply wells and wellfields from degradation by contamination of deleterious substances.

1. **Permit and license issuance.** No building permit or occupational license for any nonresidential activity shall be issued by Palm Beach County or any city located within Palm Beach County that would allow development or construction in Zones One (1), Two (2), Three (3), or Four (4), that is contrary to the restrictions and provisions provided in this section. Permits or occupational licenses issued in violation of this section confirm no right or privilege on the grantee and such invalid permit or licenses will not vest rights.
2. **Effective date.** The requirements and provisions of this section shall apply immediately upon and after March 7, 1988 to all new nonresidential activities. An existing activity is one for which a building permit or occupational license had been issued by the appropriate jurisdiction prior to March 7, 1988 and which had not expired on or before March 7, 1988, or for which a completed building permit or occupational license application had been filed and accepted with the appropriate jurisdiction prior to March 7, 1988. All other activities shall be deemed "new."
3. **Time of review.** Any application for a building permit for a nonresidential development or residential development greater than twenty-five (25) units or nonresidential development subject to review by an advisory planning body and approval by the local governing authority or zoning board of appeals that includes property wholly or partially within Zone One (1), Two (2), Three (3), or Four (4), of a wellfield shall include requirements of ERM. These requirements shall be as follows:
  - a. notification by the local governing authority of the location of the property in Zone One (1), Two (2), Three (3), or Four (4) and notarized letter from applicant admitting acceptance of notification. Notification shall be prepared by ERM providing details of Zones, prohibitions, and measures required for compliance; or
  - b. submittal of application to ERM for notification.
4. **Certification of compliance.** Any application submitted for an occupational license for any use within Zone One (1), Two (2), Three (3), or Four (4) of an incorporated or unincorporated area shall require certification by ERM that the use meets the applicable requirements of this section. It shall be the duty of each local agency to screen all applications for Zone One (1), Two (2), Three (3), or Four (4) occupational licenses.
5. **Screening of occupational license.** It shall be the duty of each local agency to screen all applications for Zone One (1), Two (2), Three (3) or Four (4) occupational licenses.
6. **Zone One (1) activities.** ERM shall provide a list to all local agencies of potentially prohibited operations in Zone One (1).
7. **Interdepartmental coordination.** Copies of building permits for residential uses containing more than twenty-five (25) units, all nonresidential projects, and all occupational licenses issued for Zone One (1), Two (2), Three (3), or Four (4) shall be submitted to ERM on a weekly basis, or upon issuance by the appropriate issuing authority.



**D. EXEMPTIONS.**

1. **General exemptions.** A general exemption application and an operating permit issued pursuant to the provisions of Sec. 9.3.E.3.(b) shall be filed with ERM for any nonresidential activity claiming a general exemption to these regulations under Sec. 9.3.D.1.d.(1), 9.3.D.1.3.(2) and 9.3.D.1.3.(6). No new nonresidential facilities shall be permitted into Zone One (1) after March 7, 1988 if the new nonresidential facility stores, handles, produces or uses any Regulated Substance.
  - a. **Application.** A general exemption application shall contain a concise statement detailing the circumstances which the applicant believes would entitle him or her to a general exemption pursuant to Sec. 9.3.D.1.
  - b. **Fee.** A Fee shall be required as established by the approved Fee Schedule.
  - c. **Procedure.** Within thirty (30) working days of receipt of an application for a general exemption, ERM shall inform the applicant whether such application contains sufficient information for a proper determination to be made. If the application is found to be insufficient, then ERM shall provide to the applicant a written statement by certified mail or hand delivery requesting the additional information required. The applicant shall inform ERM within ten (10) working days of the date of the written statement of intent to either furnish the information or have the application processed as originally submitted. ERM shall have ninety (90) working days from the date that the sufficiency determination was rendered or the date of receipt of additional requested information to act upon the application.
  - d. **General exemption activities and criteria.**
    - (1) **Fire, Police, Emergency Medical Services and County Emergency Management Center Facilities.** Existing fire, police, emergency medical services and County emergency management center facilities are exempt from the Zone 1 prohibitions set forth in Sec. 9.3.E.3.a., provided that an operating permit for such uses is obtained pursuant to Sec. 9.3.F.2.a..
    - (2) **Utilities in Zone One (1).** Existing utilities as of July 25, 1991 shall be exempt, except for the maintenance and refueling of vehicles, from the Zone One (1) prohibitions set forth in Sec. 9.3.E.3.a., provided that an operating permit for such uses is obtained pursuant to Sec. 9.3.F.2.a.
    - (3) **Continuous transit.** The transportation of any Regulated Substance through Zones One (1), Two (2), Three (3) or Four (4) shall be exempt from the provisions of this section, provided that the transporting motor vehicle is in continuous transit. The transport of such substances through existing permanent pipelines is also exempt, provided that the currently authorized use or uses are not changed, and provided that leak detection and monitoring as approved by ERM are employed. No general exemption or operating permit application is required except that an operating permit is required to establish the leak detection and monitoring requirements for said existing pipelines. Any new pipelines constructed through Zones One (1), Two (2) or Three (3) and carrying regulated substances shall be provided with secondary containment, leak detection and monitoring as approved by ERM.
    - (4) **Vehicular and lawn maintenance fuel and lubricant use.** The use in a vehicle or lawn maintenance equipment of any Regulated Substance solely as fuel in that vehicle or equipment fuel tank or as a lubricant in that vehicle or equipment shall be exempt from the provisions of this section. No general exemption or operating permit application is required.
    - (5) **Application of pesticides, herbicides, fungicides, and rodenticides.** The application of those Regulated Substances used as pesticides, herbicides, fungicides, and rodenticide in recreation, agriculture, pest control and aquatic weed control activities shall be exempt from the provisions of this section provided that:

- (a) In all Zones, the application is in strict conformity with the use requirement as set forth in the substances EPA registries and as indicated on the containers in which the substances are sold;
  - (b) In all Zones, the application is in strict conformity with the requirements as set forth in Chapter 482 and 487, Fla. Stat., and Chapters 5E-2 and 5E-9, F.A.C.;
  - (c) In all Zones, the application of any of the pesticides, herbicides, fungicides, and rodenticide shall be noted in the records of the certified operator. Records shall be kept of the date and amount of these substances applied at each location and said records shall be available for inspection at reasonable times by ERM;
  - (d) In Zones One (1), Two (2), Three (3), or Four (4), the pesticides, herbicides, fungicides, and rodenticide shall not be handled during application in a quantity exceeding seven hundred (700) gallons of formulation; and
  - (e) All nonresidential applicators of pesticides, herbicides, fungicides, and rodenticide who apply those substances in Zones One (1), Two (2), Three (3), or Four (4) shall obtain an operating permit covering all application operations using these materials under one (1) permit and shall comply with all the requirements of Sec. 9.3.E.b.(2)(c)-(f).
- (6) **Retail/wholesale sales activities.** Retail/wholesale sales establishments in Zone One (1) that store and handle Regulated Substances for resale in their original unopened containers shall be exempt from the prohibition in Zone One (1), provided that those establishments obtain an operating permit pursuant to Sec. 9.3.E.2.a. Items in Secs. 9.3.E.3.b.(2)(g) and 9.3.E.3.b.(2)(h), certification by a Professional Engineer or Professional Geologist registered or licensed in the State of Florida, and a bond or letter of credit as set forth in Sec. 9.3.F.2.d. are not required for facilities in Zones One (1), Two (2) or Three (3), provided no individual container of Regulated Substances exceeds five (5) gallons, if liquid, or twenty-five (25) pounds, if solid.
- (7) **Office uses.** Offices uses, except for the use of Regulated Substances for the maintenance and cleaning of office buildings, shall be exempt from the provisions of this section, and no general exemption or operating permit shall be required.
- (8) **Construction activities.** The activities of constructing, repairing or maintaining any facility or improvement on lands within Zones One (1), Two (2), Three (3), or Four (4) shall be exempt from the provisions of this section, provided that all contractors, subcontractors, laborers, materialmen and their employees, when using, handling, storing or producing Regulated Substances in Zones One (1), Two (2), Three (3), or Four (4), use those applicable Best Management Practices set forth in Appendix 9.3.C., attached hereto and incorporated herein. No general exemption or operating permit applications are required.
- (9) **Activities subject to regulation due to accumulation of waste regulated substances.** Activities in Zone Two (2) or Three (3) which are subject to permitting requirements of the section shall obtain an Operating Permit pursuant to the provisions on Secs. 9.3.E.3.b., 9.3.E.3.b., or 9.3.E.3.c. Items in Secs. 9.3.E.3.b.(2)(g) and 9.3.E.3.b.(2)(h) and a bond or letter of credit as set forth in Sec. 9.3.F.2.d are not required, provided that all waste liquid Regulated Substances are secondarily contained according to the conditions described in Sec. 9.3.E.3.(b)(2)(a) and are removed from the site on a regular schedule by a contracted hauler licensed by EPA or the State of Florida to handle the waste Regulated Substances. The accumulated waste Regulated Substances shall at no time exceed fifty-five (55) gallons if liquid or two hundred twenty (220) pounds if solid, and the accumulation time shall not exceed ninety (90) days. Records of removal and disposal of all waste Regulated Substances through the licensed hauler shall be maintained and made available for Department inspection at reasonable times. In addition, all other Regulated Substances shall not exceed the threshold quantities identified in the definition of "Regulated Substances". Failure to comply with any of these requirements shall subject the facility to the full permitting provisions for the applicable zone.

- 2. Special exemptions.** An affected person in Zone One (1), Zone Two (2) may petition the Environmental Ordinance Appeals Board for a Special Exemption from the prohibitions and monitoring requirements set out in Secs. 9.3.E.3.a. or 9.e.E.3.b., 9.3.E.3.b. Special exemptions for Zone One (1) are for existing nonresidential activities only. No new nonresidential activity shall be permitted in Zone One (1) after March 7, 1988 if the new nonresidential activity stores, handles, produces or uses any Regulated Substance.
- a. Criteria.** In order to obtain a special exemption, a person must demonstrate, by a preponderance of competent, substantial evidence, that:
- (1) Special or unusual circumstances and adequate technology exists to isolate the facility or activity from the potable water supply; and
  - (2) In granting the special exemption, the Environmental Ordinance Appeals Board may prescribe any additional appropriate conditions and safeguards which are necessary to protect the wellfield.
- b. Procedures.** The following special exemption application and review procedures shall apply to activities claiming a special exemption with adequate technology to isolate the facility or activity from the potable water supply and protect the wellfield.
- (1) **Application.** A special exemption application claiming special or unusual circumstances and adequate protection technology shall be filed with ERM, who shall then promptly notify the County Attorney's office that such an application has been filed. The application shall be signed by the applicant and Professional Engineer or Professional Geologist registered or licensed in the State of Florida.
  - (2) **Basis for application.** The application shall contain a concise statement by the applicant detailing the circumstances that the applicant feels entitles the applicant to special exemption, pursuant to this section.
  - (3) **Fee.** A Fee shall be required as established by the approved Fee Schedule.
  - (4) **Submittal requirements.** The application for special exemption shall contain but not be limited to the following elements:
    - (a) **Operating conditions.** A description of the situation at the site requiring isolation from the wellfield, including:
      - 1) a list of the Regulated Substances in use at the site;
      - 2) a site plan of the facility including all storage, piping, dispensing, shipping, etc., facilities;
      - 3) what operations at the facility involve Regulated Substances which must be isolated from the wellfields;
      - 4) the location of all operations involving Regulated Substances;
      - 5) a sampling and analysis of the groundwater on the site of the activity seeking a special exemption shall be performed to determine if any Regulated Substances are already present which constitute a threat to the water supply;
      - 6) an analysis of the affected well showing whether or not such well is already contaminated by any Regulated Substances and the extent of such contamination;
      - 7) a hydrogeologic assessment of the site which shall address, as a minimum, soil characteristics and ground water levels, directional flow, and quality.
    - (b) **Technical components.** A technical proposal to achieve the required isolation including:
      - 1) components to be used and their individual functions;
      - 2) system tying the components together;
      - 3) a discussion and documentation, such as published technical articles, substantiating the performance and reliability of the components individually and the system as a whole. If the system has not been field tested, a discussion and laboratory test documentation to substantiate the proposed performance and reliability of the system;
      - 4) details of the specific plans to install the system at the site.

- (c) **Testing procedures.** If the proposed system does not have a proven history of successful in-field operation, it may still be proposed using proven components. A test plan for the system as installed shall be provided to prove that the proposed system works in the field.
  - (d) **Backup detection.** A technical proposal for backup detection of Regulated Substances that may elude the isolation system and escape to outside a perimeter to be established by ERM. Such proposal shall include emergency measures to be initiated in case of escape of Regulated Substances.
  - (e) **Criteria for success.** Site-specific, system performance criteria shall be proposed to ascertain the success of the system. Such criteria shall include but shall not be limited to:
    - 1) performance;
    - 2) reliability;
    - 3) level of maintenance;
    - 4) level of Sensitivity to Regulated Substances;
    - 5) effect of rain, flood, power failure or other natural disaster.
  - (f) **Precautions in event of failure.** The applicant shall provide information on the on-site availability of substance removal technologies sufficient to remediate any introduction of Regulated Substances into the water table at the site. Where water is removed from on-site wells during the remedial process a plan shall be proposed for the disposal of such water.
  - (g) **Closure plan.** A closure plan shall be provided in the event the system does not prove successful in the testing required by Sec. 9.3.D.2.b.(4)(c).
  - (h) **Other information.** Any other reasonable information deemed necessary by Department due to site-specific circumstances.
- (5) **Sufficiency review.** Within thirty (30) working days of receipt of an application for special exemption, ERM shall inform the applicant whether such application contains sufficient information for a proper determination to be made. If the application is found to be insufficient, then ERM shall provide to the applicant a written statement by certified mail or hand delivery requesting the required additional information. The applicant shall inform ERM within ten (10) working days of the date of the written statement of intent to either furnish the information or have the application denied. When the application contains sufficient information for a proper determination to be made, ERM shall notify the County Attorney's office that all documentation necessary to evaluate the special exemption has been received, and shall promptly transmit all such documentation to the County Attorney's office.
- (6) **Action on application.** Any special exemption granted by the Environmental Ordinance Appeals Board shall be subject to the applicable conditions which apply to Zones One (1) and Two (2) and any other reasonable and necessary special conditions imposed by the Environmental Ordinance Appeals Board.

An operating permit shall be issued by ERM with the applicable conditions of Secs. 9.3.E.3.a. and 9.3.E.3.b. and any other reasonable and necessary special conditions imposed by the Environmental Ordinance Appeals Board. Such special exemptions shall be subject to revocation or revision by ERM for violation of any condition of said special exemption by first issuing a written notice of intent to revoke or revise (certified mail return receipt requested or hand delivery). Upon revocation or revision, the activity will immediately be subject to the enforcement provisions of this section.

#### **E. ZONES OF INFLUENCE.**

1. **Maps.** The Zones of Influence Maps, developed as described in Sec. 9.3.E.1.b. , are incorporated herein and made a part of this Code. **These Maps shall be on file and maintained by ERM.**

- a. Amendments.** Any amendments, additions or deletions to said Maps shall be approved by the Board of County Commissioners of Palm Beach County following written notice to property owners within the area covered by the amendment, addition, or deletion, and after public hearing. Written notice as provided herein shall be given at least thirty (30) days prior to the public hearing on the amendment, addition or deletion. Said maps shall be provided to any agency requesting said maps.
- b. Basis.** The Zones of Influence Maps are based upon travel time contours and one (1) foot drawdown contours. They are generated using a contaminant transport computer model that simulates pollutant movement using particles released around wells in an inverted head/velocity field. The head/velocity field is calculated by using finite difference computer modeling techniques that incorporate the effects of an extensive canal system and Year 2010 build out pumpage rates. The pumping rates were determined by first projecting population figures for the Year 2010 for each public utility service area and multiplying this by a per capita consumption rate determined by the SFWMD and by consultation with public utilities regarding wellfield expansion and development.
- c. Review.** The Zones of Influence Maps shall be reviewed at least on an annual basis. However, failure to conduct said review shall not affect the validity of the existing approved Maps. The basis for updating said Maps may include, but is not limited to, the following.
- (1) Changes in the technical knowledge concerning the applicable aquifer.
  - (2) Changes in the pumping rate of wellfields.
  - (3) Wellfield reconfiguration.
  - (4) Designation of new wellfields.
- d. Boundaries.** The Zones of Influence indicated on the Zones of Influence Maps are as follows:
- (1) **Zone One (1).** The land area situated between the well(s) and the thirty (30) day travel time contour.
  - (2) **Zone Two (2).** The land area situated between the thirty (30) day and the two hundred ten (210) day travel time contours.
  - (3) **Zone Three (3).** The land area situated between the two hundred ten (210) day and the five hundred (500) day travel time contours.
  - (4) **Zone Four (4).** The land area situated beyond the five hundred (500) day travel time contour and within the one (1) foot drawdown contour.
- e. Interpretation of boundaries.** In determining the location of properties and facilities within the zones depicted on the Zones of Influence Maps, the following rules shall apply.
- (1) Properties located wholly within one (1) Zone reflected on the applicable Zones of Influence Maps shall be governed by the restrictions applicable to that Zone.
  - (2) To that the extent Sec. 9.3.E.3. does not apply, properties having parts lying within more than one (1) Zone as reflected on the applicable Zones of Influence Maps shall be governed by the restrictions applicable to the zone in which the part of the property is located.
  - (3) Where a travel time contour which delineates the boundary between two (2) Zones of Influence passes through a facility, the entire facility shall be considered to be in the more restrictive zone.
  - (4) Where the facility, or portion thereof, is overlapped by Zones of Influence of different wells or wellfields, the stricter zones shall apply.
- f. Reference raw water analyses to be completed for each well.** A reference set of raw water analyses shall be completed for each well for which a Zone of Influence Map has been established. Said analyses shall be completed within one hundred eighty-five (185) days after March 7, 1988, for existing wells. A copy of the analytical report shall be forwarded to ERM and the PBCHD within fourteen (14) days of completion. For any new well, this set of analyses shall be completed prior to the

release of the well into service by the PBCHD and ERM. Said analyses shall address inorganic priority pollutants as listed in Appendix 9.3.D. and organic pollutants as listed in Chapter 17-55, F.A.C. and as shown in Appendix 9.3.D. The cost shall be borne by the utility. The analytical reports shall be prepared by a State of Florida certified laboratory, certified for the applicable analyses. Samples shall be taken by the State certified laboratory performing the analyses, or its authorized representative.

2. **Protection of future wellfields.** The prohibitions and restrictions set forth in this section and in regulations promulgated pursuant hereto shall apply to any sites officially designated by the Board of County Commissioners as future wellfields. Such prohibitions and restrictions shall become effective upon approval by the Board of County Commissioners of the Zones of Influence Maps for the designated future wellfield. Prior to final action by the Board of County Commissioners in designating a future wellfield or approving the Zones of Influence Maps for those wellfields, all property owners and discernable operating activities within the area affected shall receive written notice at least thirty (30) days prior to the proposed public hearing at which the action shall be considered.

3. **Prohibitions and restrictions.**

- a. **Zone one (1).**

- (1) **Prohibited activities.** The use, handling, production, and storage of Regulated Substances associated with nonresidential activities is prohibited in Zone One (1), except as provided under the general exemptions and special exemptions provisions of this section.
    - (2) **Closure of existing uses.** All existing nonresidential activities within Zone One (1) which store, handle, use or produce any Regulated Substances shall cease to do so within one (1) year from the date of notification under this section, except as provided in this section. The owners or operators of such activities within Zone One (1) shall be notified in writing, by certified mail, or hand delivery by May 7, 1988 of the requirement to cease the use, handling, storage, and production of Regulated Substances if the activity is claimed to be exempted under the provisions of this section.

A closure permit application, general exemption application or a special exemption application prepared and signed by a Professional Engineer or Professional Geologist registered or licensed in the State of Florida shall be submitted to ERM within one hundred and twenty (120) days receipt of the notice to cease. Within thirty (30) days of receipt of said notice, the owner or operator shall file with ERM proof of retention of said engineer or geologist.

Any nonresidential activity in Zone One (1) which is allowed to continue in accordance with the general exemption or special exemption provisions of this section shall obtain an operating permit, unless expressly not required by this section, which shall indicate the special conditions to be instituted and the dates on which such conditions shall be instituted. Such activities shall comply with all Zone Two (2) requirements unless otherwise provided herein. No expansions, modifications or alterations which would increase the storage, handling, use or production of Regulated Substances shall be permitted in Zone One (1). An owner or operator that is denied a special exemption shall be issued a closure permit as part of the denial process. Any operating permit application required herein shall be filed with the applications for general exemption or special exemption.

- b. **Zone Two (2).**

- (1) **Prohibited activities.** All nonresidential activities within Zone Two (2) which store, handle, use or produce any Regulated Substance are prohibited, unless they qualify as a general exemption, obtain a special exemption, or receive an operating permit from ERM.

(2) **Permit conditions.** An operating permit issued to any nonresidential activity within Zone Two (2) that stores, handles, uses or produces any Regulated Substance shall be subject to the following conditions:

- (a) **Containment of regulated substances.** Leak-proof trays under containers, floor curbing or other containment systems to provide secondary liquid containment shall be installed. The containment shall be of adequate size to handle all spills, leaks, overflows, and precipitation until appropriate action can be taken. The specific design and selection of materials shall be sufficient to preclude any Regulated Substance loss to the external environment. Containment systems shall be sheltered so that the intrusion of precipitation is effectively prevented. The owner/operator may choose to provide adequate and appropriate liquid collection methods rather than sheltering only after approval of the design by ERM. These requirements shall apply to all areas of use, production, and handling, to all storage areas, to loading and off-loading areas, and to above-ground and underground storage areas. The containment devices and liquid collection systems shall be certified in the operating permit application by the Professional Engineer or Professional Geologist registered or licensed in the State of Florida.
- (b) **Emergency collection devices.** Vacuum suction devices, absorbent scavenger materials or other devices approved by ERM, shall be present on-site or available within two (2) hours (one hour in Zone One) by contract with a clean up company approved by ERM, in sufficient magnitude so as to control and collect the total quantity of Regulated Substances present. To the degree feasible, emergency containers shall be present and of such capacity as to hold the total quantity of Regulated Substances plus absorbent material. The presence of such emergency collection devices shall be certified in the operating permit application for existing activities. Such certification for new activities shall be provided to ERM prior to the presence of Regulated Substances on the site. Certification shall be provided by a Professional Engineer or Professional Geologist registered or licensed in the State of Florida.
- (c) **Emergency plan.** An emergency plan shall be prepared and filed with the operating permit application indicating the procedures which will be followed in the event of spillage of a Regulated Substance so as to control and collect all such spilled material in such a manner as to prevent it from reaching any storm or sanitary drains or the ground.
- (d) **Inspection.** A responsible person designated by the permittee who stores, handles, uses or produces the Regulated Substances shall check on every day of operation, for breakage or leakage of any container holding the Regulated Substances. Electronic sensing devices may be employed as part of the inspection process, if approved by ERM, and provided the sensing system is checked daily for malfunctions. The manner of daily inspection shall not necessarily require physical inspection of each container provided the location of the containers can be inspected to a degree which reasonably assures ERM that breakage or leakage can be detected by the inspection. Monitoring records shall be kept and made available to ERM at all reasonable times for examination.
- (e) **Proper and adequate maintenance of containment and emergency equipment.** Procedures shall be established for quarterly, in-house inspection and maintenance of containment and emergency equipment. Such procedure shall be in writing; a regular checklist and schedule of maintenance shall be established; and a log shall be kept of inspections and maintenance. Such logs and records shall be available for inspection by ERM.
- (f) **Reporting of spills.** Any spill of a Regulated Substance in excess of the non-aggregate quantity thresholds identified in the definition of "Regulated Substance" shall be reported by telephone to PBCHD and designated public utility within one (1) hour, and to ERM within twenty-four (24) hours of discovery of the spill. Clean-up shall commence immediately upon discovery of the spill. A full written report including the steps taken to contain and clean up the spill shall be submitted to ERM within fifteen (15) days of discovery of the spill.

- (g) **Monitoring for Regulated Substances in the potable water well.** Arrangements shall be made with the designated public utility to establish a semi-annual schedule of raw water analysis unless sampling results indicate contamination, in which case ERM shall require an increased sampling schedule. The analysis shall be for all substances which are listed on the operating permit. The analytical reports shall be prepared by a State of Florida certified laboratory, certified for the applicable analyses. It shall be the responsibility of the designated public utility to provide for the sampling and analyses but the cost shall be borne by the permittee or those permittees on a pro-rata basis as to the same substances listed on the permits of those permittees in Zones of Influence of the subject well. Samples shall be taken by the State certified laboratory performing the analyses, or its authorized representative. Semi-annual reports prepared by a State of Florida certified laboratory of the analyses for Regulated Substances shall be submitted to ERM for the purpose of determining the presence of Regulated Substances in each well for which a Zone of Influence Map has been established.
- (h) **Monitoring for Regulated Substances in groundwater monitoring wells.** Groundwater monitoring well(s) shall be provided at the expense of the permittee in a manner, number and location approved by ERM. Except for existing wells found by ERM to be adequate for this provision, the required well or wells shall be installed by a State of Florida licensed water well contractor. Samples shall be taken by the State certified laboratory performing the analyses, or its authorized representative. Analytical reports prepared by a State of Florida certified laboratory of the quantity present in each monitoring well of the Regulated Substances listed in the activity's operating permit shall be filed at least semi-annually, or more frequently, as determined by ERM, based upon site conditions and operations.
- (i) **Alterations and expansion.** ERM shall be notified in writing prior to the expansion, alteration or modification of an activity holding an operating permit. Such expansion, alteration, or modification may result from increased square footage of production or storage capacity, or increased quantities of Regulated Substances, or changes in types of Regulated Substances beyond those square footages, quantities, and types upon which the permit was issued. Should a facility add new Regulated Substances which individually are below the non-aggregate limits identified in the definition of "Regulated Substance", it shall notify ERM on the annual basis of the types and quantities of such substances added and the location of the use, handling, storage, and production of said substances. Any such expansion, alteration or modification shall be in strict conformity with this section. Further, except as provided herein, any existing operating permit shall be amended to reflect the introduction of any new Regulated Substances resulting from the change. However, the introduction of any new Regulated Substance shall not prevent the revocation or revision of any existing operating permit if, in the opinion of ERM, such introduction substantially or materially modifies, alters or affects the conditions upon which the existing operating permit was granted or the ability to remain qualified as a general exemption, if applicable, or to continue to satisfy any conditions that have been imposed as part of a special exemption, if applicable. ERM shall notify the permittee in writing within sixty (60) days of receipt of the permittee's notice that ERM proposes to revoke or revise the permit and stating the grounds therefore.
- (j) **Reconstruction after catastrophe.** Reconstruction of any portion of a structure or building in which there is any activity subject to the provisions of this regulation which is damaged by fire, vandalism, flood, explosion, collapse, wind, war or other catastrophe shall be in strict conformity with this section.
- (k) **Revocation or revision for spill.** Within thirty (30) days of acquiring knowledge of any spill of a Regulated Substance, ERM shall consider ~~revocation or revision of the permit.~~ In consideration of whether to revoke or revise the permit, ERM may consider the intentional nature or the degree of negligence, if any, associated with the spill, the extent to which



containment or cleanup is possible, the nature, number and frequency of previous spills by the permittee and the potential degree of harm to the groundwater and surrounding wells due to such spill.

- (3) **Permits for existing uses.** All existing non-residential activities in Zone Two (2) which use, handle, store, or produce Regulated Substances shall file an application for an operating permit or closure permit within ninety (90) days of the receipt of written notice from ERM. Said permit application shall be prepared and signed by a Professional Engineer or Professional Geologist registered or licensed in the State of Florida, except for Closure or Transfer Permits as provided in Secs. 9.3.F.2.b. or 9.3.I.. Within thirty (30) days of receipt of said notice, the owner or operator shall file with ERM proof of retention of said engineer or geologist. If application is made for an operating permit, such a permit shall be issued or denied within sixty (60) days of the filing of the completed application. If the application for an operating permit is denied, then the activity shall cease within one hundred eighty (180) days of the denial of the operating permit. All Regulated Substances and contaminated containers shall be disposed in a lawful and environmentally sound manner in accordance with applicable state and federal laws, and the activity and environs shall be cleaned up so as to preclude leaching of residual Regulated Substances into the environment.

**c. Zone three (3).**

- (1) **Prohibited activities.** All nonresidential activities within Zone Three (3) which store, handle, use or produce any Regulated Substance are prohibited, unless they qualify as a general exemption or receive an operating permit from ERM.
- (2) **Permit conditions.** An operating permit issued to any nonresidential activity within Zone Three (3) that stores, handles, uses or produces any Regulated Substance shall be subject to the following conditions:
- (a) **Containment of regulated substances.** Leak-proof trays under containers, floor curbing or other containment systems to provide secondary liquid containment shall be installed. The containment shall be of adequate size to handle all spills, leaks, overflows, and precipitation until appropriate action can be taken. The specific design and selection of materials shall be sufficient to preclude any Regulated Substance loss to the external environment. Containment systems shall be sheltered so that the intrusion of precipitation is effectively prevented. The owner/operator may choose to provide adequate and appropriate liquid collection methods rather than sheltering only after approval of the design by ERM. These requirements shall apply to all areas of use, production, and handling, to all storage areas, to loading and off-loading areas, and to above-ground and underground storage areas. The containment devices and liquid collection systems shall be certified in the operating permit application by the Professional Engineer or Professional Geologist registered or licensed in the State of Florida.
- (b) **Emergency plan.** An emergency plan shall be prepared and filed with the operating permit application indicating the procedures which will be followed in the event of spillage of a Regulated Substance so as to control and collect all such spilled material in such a manner as to prevent it from reaching any storm or sanitary drains or the ground.
- (c) **Inspection.** A responsible person designated by the permittee who stores, handles, uses or produces the Regulated Substances shall check on every day of operation, for breakage or leakage of any container holding the Regulated Substances. Electronic sensing devices may be employed as part of the inspection process, if approved by ERM, and provided the sensing system is checked daily for malfunctions. The manner of daily inspection shall not necessarily require physical inspection of each container provided the location of the containers can be inspected to a degree which reasonably assures ERM that breakage or leakage can be detected by the inspection. Monitoring records shall be kept and made available to ERM at all reasonable times for examination.

- (d) **Proper and adequate regular maintenance of containment and emergency equipment.** Procedures shall be established for the quarterly in-house inspection and maintenance of containment and emergency equipment. Such procedure shall be in writing; a regular checklist and schedule of maintenance shall be established; and a log shall be kept of inspections and maintenance. Such logs and records shall be available for inspection by ERM.
  - (e) **Reporting of spills.** Any spill of a Regulated Substance in excess of the non-aggregate quantity thresholds identified in the definition of "Regulated Substance" shall be reported by telephone to the Palm Beach County Health Unit and designated public utility within one (1) hour, and to ERM within twenty-four (24) hours of discovery of the spill. Clean-up shall commence immediately upon discovery of the spill. A full written report including the steps taken to contain and clean up the spill shall be submitted to ERM within fifteen (15) days of discovery of the spill.
  - (f) **Revocation or revision for spill.** Within thirty (30) days of acquiring knowledge of any spill of a Regulated Substance, ERM shall consider revocation or revision of the permit to comply with some or all the conditions applicable to Zone Two (2), as set forth in Sec. 9.3.F.3.b.(2)(a)-(j), in addition to the Zone Three (3) conditions of Sec. 9.3.F.3.c.(2)(a)-(e). In consideration of whether to revoke or revise the permit, ERM may consider the intentional nature or the degree of negligence, if any, associated with the spill, the extent to which containment or cleanup is possible, the nature, number and frequency of previous spills by the permittee and the potential degree of harm to the groundwater and surrounding wells due to such spill.
  - (g) **Permit process.** Operating permits required by this section shall be applied for and processed in accordance with Sec. 9.3.E.3.b.(3) by filing an application for an operating permit or closure permit within ninety (90) days of the receipt of written notice from ERM. Said permit application shall be prepared and signed by a Professional Engineer or Professional Geologist registered or licensed in the State of Florida. Within thirty (30) days of receipt of said notice, the owner or operator shall file with ERM proof of retention of said engineer or geologist. If application is made for an operating permit, such a permit shall be issued or denied within sixty (60) days of the filing of the completed application. If the application for an operating permit is denied, then the activity shall cease within one hundred eighty (180) days of the denial of the operating permit. All Regulated Substances and contaminated containers shall be disposed in a lawful and environmentally sound manner in accordance with applicable state and federal laws, and the activity and environs shall be cleaned up so as to preclude leaching of residual Regulated Substances into the environment.
- d. **Zone four (4).**
- (1) **Prohibited activities.** All nonresidential activities within Zone Four (4) which store, handle, use or produce any Regulated Substance are prohibited, unless they qualify as a general exemption or receive an operating permit from ERM.
  - (2) **Permit conditions.** An operating permit issued to any nonresidential activity within Zone Four (4) that stores, handles, uses or produces any Regulated Substance shall be subject to the following conditions:

- (a) **Inspection.** A responsible person designated by the permittee who stores, handles, uses or produces the Regulated Substances shall check on every day of operation, for breakage or leakage of any container holding the Regulated Substances. Electronic sensing devices may be employed as part of the inspection process, if approved by ERM, and provided the sensing system is checked daily for malfunctions. The manner of daily inspection shall not necessarily require physical inspection of each container provided the location of the containers can be inspected to a degree which reasonably assures ERM that breakage or leakage can be detected by the inspection. Monitoring records shall be kept and made available to ERM at all reasonable times for examination.
- (b) **Reporting of spills.** Any spill of a Regulated Substance in excess of the non-aggregate quantity thresholds identified in the definition of "Regulated Substance" shall be reported by telephone to PBCHD and the designated public utility within one (1) hour, and to ERM within twenty-four (24) hours of discovery of the spill. Clean-up shall commence immediately upon discovery of the spill. A full written report including the steps taken to contain and clean up the spill shall be submitted to ERM within fifteen (15) days of discovery of the spill.
- (c) **Revocation or revision for spill.** Within thirty (30) days of acquiring knowledge of any spill of a Regulated Substance, ERM shall consider revocation or revision of the permit to comply with some or all the conditions applicable to Zone Two (2), as set forth in Sec.9.3.E.3.b., 9.3.E.3.b.(2)(a)-(j), in addition to those of Sec. 9.3.E.3.d.(2)(a), (b). In consideration of whether to revoke or revise the permit, ERM may consider the intentional nature or the degree of negligence, if any, associate with the spill, the extent to which containment or cleanup is possible, the nature, number and frequency of previous spills by the permittee and the potential degree of harm to the groundwater and surrounding wells due to such spill.
- (d) **Permit process.** Operating permits required by this section shall be applied for and processed by filing an application for an operating permit or closure permit within ninety (90) days of the receipt of written notice from ERM. Said permit application shall be prepared and signed by a Professional Engineer or Professional Geologist registered or licensed in the State of Florida. However, a nonresidential activity in Zone Four (4) is not required to retain an engineer or geologist to prepare the operating permit if the revocation for spill provisions of this section do not apply. Within thirty (30) days of receipt of said notice, the owner or operator shall file with ERM proof of retention of said engineer or geologist. If application is made for an operating permit, such a permit shall be issued or denied within sixty (60) days of the filing of the completed application. If the application for an operating permit is denied, then the activity shall cease within one hundred eighty (180) days of the denial and an application for a closure permit shall be filed with ERM within one hundred twenty (120) days of the denial of the operating permit. All Regulated Substances and contaminated containers shall be disposed in a lawful and environmental sound manner in accordance with applicable state and federal laws, and the activity and environs shall be cleaned up so as to preclude leaching of residual Regulated Substances into the environment.
4. **Other requirements and liabilities.** A notice to cease, or a permit or exemption issued under this section shall not relieve the owner or operator of the obligation to comply with any other applicable federal, state, regional or local regulation, rule, ordinance or requirement. Nor shall said notice, permit, or exemption relieve any owner or operator of any liability for violation of such regulations, rules, ordinances or requirements.

**5. Requirements for domestic wastewater and stormwater treatment.**

- a. Sanitary sewer mains.** All new or replacement installations of sanitary sewer mains in Zone One (1) or Zone Two (2) of a public drinking water wellfield shall be constructed to force main standards. Standards for installation are shown in Appendix 9.3.E. and shall be enforced by PBCHD through the permit process. For new wells placed in areas of existing sanitary sewers, the sewers in Zone One (1) and Two (2) must be pressure tested at each joint, grouted and sealed with proof of testing provided to the PBCHD prior to release of the well for service.
  - b. Exfiltration systems.** No new exfiltration system shall be constructed in Zone One (1) or Zone Two (2) of a public drinking water wellfield.
  - c. Retention/detention ponds.** New retention or detention ponds located within wellfield zones shall comply with the criteria described in the SFWMD Management and Storage of Surface Waters Permit Information Manual IV. These criteria are enforced through the SFWMD permitting process.
  - d. Percolation ponds.** New percolation ponds for domestic wastewater treatment located within wellfield zones shall comply with the requirements for separation from public drinking water wells set forth in Chapters 17-555 and 17-610, F.A.C., and enforced by DEP and the PBCHD.
  - e. Land application of domestic wastewater effluent.** Land application of domestic effluent or sludge within wellfield zones shall comply with the requirements for separation from public drinking water wells as set forth in Chapters 17-555, 17-610, and 17-640, FAC and enforced by and DEP and the PBCHD.
  - f. Onsite sewage disposal systems.** New onsite sewage disposal systems (septic tanks) located within wellfield zones shall comply with the requirements for maximum sewage loading and separation from public drinking water wells as set forth in Environmental Control Rule I and enforced by the PBCHD.
- 6. Spill assessment and remediation.** Upon discovery of a spill in a wellfield zone, a determination shall be made as to jurisdiction. ERM shall provide notification to the DEP and PBCHD including all available information pertinent to the spill. DEP will be responsible for determination if the spill occurrence constitutes a Resource Conservation and Recovery Act (RCRA) regulated material as defined in Chapter 17-730, F.A.C. and Title 40 CFR Part 261. If determination is made that the spill occurrence involves a RCRA regulated material, FDEP will assume the role as lead regulatory agency in assessment and remediation. ERM will assume the role as lead agency if determination reveals a non-RCRA regulated substance.

Upon issuance of an order by ERM, corrective action shall immediately be initiated by the responsible person. Failure to initiate corrective action shall be a violation of this section. Corrective action shall include any or all of the following:

- a.** Cessation of the discharge and initial control, containment and recovery of free-flowing, floating or standing pollutants;
- b.** Removal and disposal of contaminated soils, sediments, vegetation, containers, recovery and other contaminated materials in accordance with applicable Federal, State and local regulations;
- c.** Assessment of the horizontal and vertical extent of soil, sediment, surface water and groundwater contamination, as well as rate and direction of migration of the contaminants;

- d. Remediation of contaminated soils, sediments, surface water and groundwater to preclude further migration of unacceptable levels of residual Regulated Substances into or through the surface water or groundwater environment.

ERM shall determine necessary, reasonable measures and time frames for corrective action. The corrective action shall be completed to the satisfaction of ERM. Where State or Federal regulations establish procedures or cleanup levels for corrective action for particular discharges, the corrective action shall at a minimum comply with those procedures and cleanup levels. Completion of corrective action as specified by ERM shall not relieve the responsible person or persons of liability under any other applicable Federal, State or local regulation, rule, ordinance or requirement; nor shall it relieve the responsible person or persons of liability for corrective actions for conditions which were previously unknown to ERM, or which resulted from implementation of corrective action as required.

**F. WELLFIELD PROTECTION (OPERATING AND CLOSURE PERMITS).** The following provisions provide the requirements and procedures for the issuance of operating and closure permits required by this section.

**1. General.**

- a. An application which satisfies the requirements of the applicable Zone of Influence and Sec. 9.3.F.2 for Operating Permits and, if applicable, Sec. 9.3.D.1. for General Exemptions and Sec. 9.3.G.3 for Appeals, shall be approved and a permit issued. In addition to the failure to satisfy these requirements, ERM may deny a permit based on repeated violations of this section.
- b. An operating permit shall remain valid provided the permittee is in compliance with the terms and conditions of the permit.
- c. Permittees shall be required to pay annual permit renewal fees beginning October 1, 1990. Beginning October 1, 1990, all current and future permittees are subject to an annual permit renewal fee as established by the approved Fee Schedule. Notification to ERM under Sec. 9.3.E.3.b.(2)(i) is due with the renewal fee.
- d. ERM shall have the right to make inspections of facilities at reasonable times to determine compliance with this section.
- e. All of the facilities owned and/or operated by one person when these structures and activities are located on contiguous parcels of property even where there are intervening public or private roads, may be covered under one (1) permit.

**2. Applications.**

- a. **Operating permit.** All applications for operating permits shall, at the minimum, provide the following information.
  - (1) A list of all Regulated Substances and substances on the Generic Substance List which are to be stored, handled, used or produced in the nonresidential activity being permitted including their quantities.
  - (2) A detailed description of the nonresidential activities that involve the storage, handling, use or production of the Regulated Substances indicating the unit quantities in which the substances are contained or manipulated including lay out plans or drawings of the facility in which the activities will take place.

- (3) A description of the containment, the emergency collection devices, containers and emergency plan that will be employed to comply with the restrictions required for Zone Two (2) and Three (3) as set forth above. For Zone Four (4) this particular documentation will only be required if a permit revision is required pursuant to Sec. 9.3.E.d.(2)(c).
- (4) A description of the daily monitoring activities that have been or will be instituted to comply with the restrictions for Zone Two (2), Three (3), and Four (4) as set forth above in Sec. 9.3.E.3.b., 9.3.E.3.b.(2)(d).
- (5) A description of the maintenance that will be provided for the containment facility, monitoring system and emergency equipment required to comply with the restrictions of Zone Two (2) and Three (3) as set forth above. For Zone Four (4) this particular documentation will be required if a permit revision is required pursuant to Sec. 9.3.E.3.d.(2)(c).
- (6) A description of the groundwater monitoring wells that have been or will be installed, other pertinent well construction information, and the arrangements which have been made or which will be made for certified analyses for specified Regulated Substances. For Zones Three (3) and Four (4) this particular documentation will only be required for a revised operating permit as required under Secs. 9.3.E.3.c.(2)(f), 9.3.E.3.d.(2)(c), or 9.3.L.3.
- (7) Evidence of arrangements made with the appropriate designated public utility for sampling analysis of the raw water from the potable water well. For Zones Three (3) and Four (4) this particular documentation will only be required for a revised operating permit as required under Secs. 9.3.E.3.c.(2)(f), 9.3.E.d.(2)(c), or 9.3.L.3.
- (8) An agreement to indemnify and hold Palm Beach County harmless from any and all claims, liabilities, causes of action, or damages arising out of the issuance of the permit. The County shall provide reasonable notice to the permittee of any such claims. Operating permit that is required to be revised.
- (9) The application for the operating permit shall be filed with ERM within ninety (90) days of receipt of written notification from ERM.

**b. Closure permit.** Closure permit applications shall contain the following information.

- (1) A schedule of events to complete the closure of an activity that does or did store, handle, use, or produce Regulated Substances. As a minimum, the following actions shall be addressed.
  - (a) Disposition of all Regulated Substances and contaminated containers.
  - (b) Cleanup of the activity and environs to preclude leaching of unacceptable levels of residual Regulated Substances into the aquifer.
  - (c) Certification by a Professional Engineer or Professional Geologist registered or licensed in the State of Florida that disposal and cleanup have been completed in a technically acceptable manner. The requirement for certification by a Professional Engineer or Geologist may be waived if the applicant provides evidence to ERM that all of the following items are applicable.
    - 1) The entire operation is maintained inside the building(s) of the facility.
    - 2) The standard method of removing operating waste is not by septic tank, sewer mains, or floor drains.
    - 3) There is no evidence of spills permeating floors or environs.
    - 4) There are no outstanding or past notices of violation from any regulatory agency concerned with hazardous, industrial or special waste.
    - 5) There is no evidence of past contamination in the public drinking water well(s) associated with the facility in Zone 1.
    - 6) The applicant shall provide a sworn statement that disposal and cleanup have been completed in a technically acceptable manner.
  - (d) An appointment for an inspection by ERM.

- (e) An agreement to indemnify and hold Palm Beach County harmless from any and all claims, liabilities, causes of action, or damages arising out of the issuance of the permit. The County shall provide reasonable notice to the permittee of any such claims.
  - (2) The issue of well reconfiguration shall be evaluated by ERM and the affected public utility as an alternative to a closure permit during the permit application process. Should a utility notify ERM in writing that it intends to reconfigure a wellfield and said configuration no longer subjects a facility to Zone One (1) or Zone Two (2) requirements, ERM may issue an operating permit providing conditions under which said facility may continue to operate.
  - (3) The DEP and the PBCHD shall be advised in writing of each closure permit application.
- c. Permit conditions.** The permit conditions shall ensure compliance with all the prohibitions, restrictions, and requirements as set forth in this section. Such conditions may include, but not be limited to, monitoring wells, periodic groundwater analysis reports, and compliance schedules. Said conditions may also include requirements in a closure permit to reduce the risk in the interim of contamination of the groundwaters, taking into account cost, likely effectiveness and degree of risk to the groundwater.
- d. Bond required.** Except as provided in Sec. 9.3.F.2.d.(5), no permit herein required shall be issued unless there is filed at the time of application, except in the case of an application by a political subdivision or agency of the State, a cash bond, permit bond with a corporate surety, or letter of credit in the amount specified in Appendix 9.3.C. attached hereto and incorporated herein.
- (1) The permittee will operate its nonresidential activities and/or closure of such nonresidential activities, as applicable, in accordance with the conditions and requirements of this section and permits issued hereunder.
  - (2) The permittee shall reimburse Palm Beach County in accordance with Secs. 9.3.F.2.a.(8), 9.3.F.2.b.(1)(e), and 9.3.F.2.e. for any and all expenses and costs that Palm Beach County incurs as a result of the permittee failing to comply with the conditions and requirements of this section.
  - (3) Before a bond or letter of credit is accepted by ERM as being in compliance with this section, the bond or letter of credit shall be reviewed and approved by the Palm Beach County Attorney's Office. A corporate bond shall be executed by a corporation authorized to do business in the State of Florida as a Surety. A cash bond shall be deposited with ERM, who shall give receipt therefore.
  - (4) The bond or letter of credit required by this section shall be kept in full force and effect for the term of the permit and for one-year after voluntary cessation of activities permitted hereunder, expiration, or revocation of the permit.
  - (5) No bond or letter of credit is required for issuance of a permit for the following:
    - (a) Pesticide applicators, unless the pest control facility is located in Wellfield Zone One (1), Two (2), or Three (3).
    - (b) Closure of a facility, provided that the conditions listed in Sec. 9.3.F.2.b.(1)(c) for waiver of certification by an engineer or geologist are applicable.
    - (c) A facility in Zone Four (4), unless ERM has determined that a revision of the permit is appropriate under conditions described in Secs. 9.3.E.3.d.(2)(c) or 9.3.L.3.
    - (d) Retail/wholesale activities which meet the conditions for this exemption set forth in Sec. 9.3.D.1.d.(6).
    - (e) Activities subject to regulation due to the accumulation of waste Regulated Substances, provided that they comply with the conditions for this exemption set forth in Sec. 9.3.D.1.d.(9).

- e. **Clean-up and reimbursement.** Any person subject to regulation under this section shall be liable with respect to Regulated Substances emanating on or from the person's property for all costs of removal or remedial action incurred by Palm Beach County and damages for injury to, destruction of, or loss of natural resources, including the reasonable cost of assessing such injury, destruction or loss resulting from the release or threatened release of a Regulated Substances as defined in this section. Such removal or remedial action by Palm Beach County may include, but is not limited to, the prevention of further contamination of groundwater, monitoring, containment, and clean-up or disposal of Regulated Substances resulting from the spilling, leaking, pumping, pouring, emitting or dumping of any Regulated Substance or material which creates an emergency hazardous situation or is expected to create an emergency hazardous situation. [Ord. No. 93-4]

#### **G. APPEALS.**

1. **Matters for review and time for filing.** Any person may appeal to the Environmental Ordinance Appeals Board for the following reasons.
  - a. To appeal ERM's permit conditions, denial of a permit, general exemption or non-disclosure of a trade secret.
  - b. To appeal an intent to revoke or revise an Operating permit and a General or special exemption.
  - c. To request a special exemption.
2. **Time for filing.** Written petitions for review shall be filed with the Clerk of the County Attorney's Office within twenty (20) days of the date upon which the petitioner receives notice of ERM's actions with respect to Sec.9.3.G.1.a. or intended action with respect to Sec. 9.3.G.1.b. Failure to file within such time shall constitute a waiver of the person's right of review by the Environmental Ordinance Appeals Board. The filing of a petition authorized by this section shall stay all proceedings with respect to all matters that are contained in the petition until there is a final decision of the Environmental Ordinance Appeals Board.
3. **Review.** The decision of the Environmental Ordinance Appeals Board shall be final administrative action on behalf of ERM and Palm Beach County. Any person who is a party to the proceeding before the Environmental Ordinance Appeals Board may appeal such action by filing a petition for writ of certiorari in the Fifteenth Judicial Circuit, in and for Palm Beach County, Florida.

#### **H. PETITION FOR COMPENSATION.** Parties affected by the requirements of this section may petition the Board of County Commissioners for a determination of the effect of said requirements on those activities and the issue of compensation.

1. **Filing.** A petition for compensation shall be filed with ERM.
2. **Contents of petition.** A petition for compensation shall contain, as applicable, the following.
  - a. A copy of the closure permit required by this section or the required operating permit showing the change in operation.
  - b. ~~An~~ analysis of the need to cease, move, or change operations including a summary of alternatives investigated and estimated costs of ~~those~~ alternatives.



- c. A list of all previously-issued notices of violation by ERM, Department of Environmental Protection or the Environmental Protection Agency regarding use of Regulated Substances including a description of any corrective action taken or pending.
  - d. Detailed specification of the amount for which compensation is being requested.
  - e. ERM shall review all petitions for compensation and make recommendations to the Board of County Commissioners regarding the reasonableness of any amounts requested by the petitioner, whether the requested compensation consists of amounts greater than the cost of any reasonable facility/operation modifications and whether the facility may potentially qualify for a special exemption. Based upon such recommendations, the Board of County Commissioners may deny such petition.
- 3. Hearing on petition.** As soon as practicable after submission of a petition for compensation, but no later than ninety (90) days, by an owner or operator of an activity, the Board of County Commissioners shall hold a hearing to determine the eligibility of the activity for compensation pursuant to this section. Petitioner shall be given written notice by certified mail or hand delivery of such hearing at least thirty (30) days prior to the hearing. Formal Rules of Evidence shall not apply to such hearing, but fundamental due process shall be observed and shall govern the proceedings. Petitioner and the County shall have the right to:
- a. call and examine witnesses;
  - b. introduce exhibits;
  - c. cross-examine witnesses on any relevant matter;
  - d. rebut the evidence; and
  - e. be represented by Counsel.
- 4. Review and evaluation criteria.**
- a. **Cessation or move.** In determining whether the petitioner is eligible for compensation for cessation or moving, the Board of County Commissioners shall consider:
    - (1) whether a reasonable, cost effective alternative to cessation or moving of operations exists for complying with this section, including reconfiguring of the wellfield. Applicant, with the cooperation of ERM and the affected public utility, shall address the issue of reconfiguration;
    - (2) whether the requirements of this section were the sole reason for cessation of the operation;
    - (3) past environmental record;
    - (4) efforts to mitigate financial impact of this section and these corresponding regulations.
  - b. **Change in operations.** In deciding whether a petitioner is eligible for compensation for a change in operations, the Board of County Commissioners shall consider:
    - (1) whether the proposed change is a reasonable, cost effective method for complying with this section; and
    - (2) whether the requirements of this section were the sole reason for the change in the operation.
- 5. Classes of impact for which compensation may be granted.**
- a. **Actual reasonable relocation expenses.**

- (1) The owner or operator of an affected activity may be paid the actual reasonable cost of a relocation within Palm Beach County. Such amount to include the cost of:
    - (a) dismantling operation;
    - (b) actual moving;
    - (c) reassembling equipment;
    - (d) installation of equipment;
    - (e) internal connection of utilities to equipment;
    - (f) minor modification of site to accommodate operation, specifically excluding structural changes to the building or paving and drainage requirements at the site;
    - (g) the additional costs which would have to be incurred to move the activity due to changed circumstances or applicable laws, ordinances or regulations;
    - (h) any losses caused by the necessity of terminating a lease, such compensation not to exceed three (3) months' rent. Landlord and tenant are required to make a bona fide effort to mitigate this loss. This compensation shall be paid to either the landlord or the tenant, to be decided by agreement between the landlord and tenant.
  - (2) **Documentation of costs.** The eligible costs for actual reasonable relocation expenses shall be supported by two (2) itemized and sealed bids and a detailed listing of the claimed items. The amount to be paid shall not exceed the lower of the two (2) bids. In order to verify such information, ERM shall have the right to enter the activity's premises at reasonable times. Such bids and detailed listing of the cost shall be verified by ERM.
  - (3) **Self-moves.** In the case of a self-move the owner of a relocated activity may be paid the lower of two (2) sealed and itemized bids from licensed moving companies based on a detailed listing of the cost.
- b. Actual reasonable modification of operation expenses.** The owner or operator of an affected activity may be paid the actual reasonable expense to modify the operation of the activity in order to comply with this section. Such amount to include cost of:
- (1) modification of machinery;
  - (2) dismantling and moving unusable machinery;
  - (3) unsalvageable inventory per Sec. 9.3.H.5.c.;
  - (4) moving equipment out of a Zone One (1) on the activity's property per Sec. 9.3.H.5.a..
- c. Actual direct losses of tangible personal property.** Actual direct losses of tangible personal property are allowed when a person closes or relocates an activity. Payment may only be made after a diligent effort is made by the owner to sell the item(s) involved.
- (1) If the activity is to be re-established and an item of property to be used therewith is not moved but promptly replaced with a comparable item at the new site, reimbursement shall be either:
    - (a) replacement cost, taking into account depreciation, less the proceeds of the sale. Present value based on accepted standards in the related business community may be substituted for net proceeds of a sale where applicable, or
    - (b) estimated cost of moving the item to the replacement site within the geographic boundaries of Palm Beach County.
  - (2) If a process at the activity is being discontinued or an existing item is not to be replaced in a re-established business, payment will be either:
    - (a) the difference between fair market value as evidenced by two (2) written appraisals of the item for continued use at its prior location less its net proceeds at the sale, or
    - (b) the estimated cost of moving the item to the replacement site within the geographic boundaries of Palm Beach County.

- (3) If a sale is not effected because no offer is received and the item is abandoned, payment for the loss may be its fair market value for continued use at its existing location plus the costs of the attempted sale, less the equipment's salvage value.
- d. In lieu of actual moving expenses.** In lieu of the payments described in Secs. 9.3.H.5.a., 9.3.H.5.b and 9.3.H.5.c., an owner of a discontinued activity may be eligible to receive a payment equal to seventy-five (75) percent of the estimated reasonable cost of moving the activity within Palm Beach County, except that such payment shall not be more than the lower of two (2) sealed and itemized bids, provided the following requirements are met.
- (1) For the owner of an affected activity to be entitled to this payment, the County must determine that the business cannot be relocated without a substantial loss of its existing patronage. Such determination shall be made by the County only after consideration of all pertinent circumstances, including but not limited to the following factors. [Ord. No. 99-37]
    - (a) The type of business conducted by the displaced activity.
    - (b) The nature of the clientele of the displaced activity.
    - (c) The relative importance of the present location to the displaced activity.
    - (d) The additional costs which would have to be incurred to move the activity due to changed circumstances or applicable laws, ordinances, or regulations.
  - (2) For the owner or operator of an affected activity to be entitled to his or her payment, information must be provided to support the estimated moving costs. Such proof shall consist of two (2) sealed bids from licensed moving companies based on a detailed inventory of the items which would be moved.
- e. Exclusions on moving expenses and losses.** The following expenses are considered ineligible for payment as "actual" moving expenses.
- (1) Additional expenses incurred because of moving to and living in a new location including search cost for finding a new dwelling.
  - (2) Cost of moving structures, improvements or other real property in which the displaced activity reserved ownership.
  - (3) Significant changes in building structure but not including minor electrical, plumbing or carpentry work.
  - (4) Cost of improvement to activity made after such activity was on notice that it is affected by this section and would have to cease or alter an operation in Zone One.
  - (5) Interest on loans to cover moving expenses.
  - (6) Loss of goodwill.
  - (7) Loss of business or profits or both.
  - (8) Loss of trained employees.
  - (9) Cost of preparing the petition for compensation.
- f. Payment and release of obligation.** Palm Beach County shall disperse eighty-five (85) percent of the compensation to be paid as determined by the Board of County Commissioners in advance of any move or change of operation. Palm Beach County shall retain fifteen (15) percent of the monies authorized as compensation for economic impact of this section until such time as the affected activity has carried out the procedures outlined in its petition for compensation and provides evidence of such expenditures. Upon receipt of payment of compensation as provided in this section, the recipient shall execute a release in favor of Palm Beach County from any further obligation to the recipient with regard to the economic impact of this section on the recipient or activity.

- I. TRANSFERS AND CHANGES IN OWNERSHIP.** In the event, there is a change of ownership, a new lease, or an assignment of a lease, a sublease or any other change in regard to the person conducting the operation regulated, ERM shall be notified and upon payment of the appropriate fee and completion of processing of an application by ERM, the Wellfield Protection operating permit shall be transferred.
- J. TRADE SECRETS.** ERM shall not disclose any trade secrets of the applicant or permittee that are exempted from such disclosure by Federal or State law; provided, however, the burden shall be on the applicant or permittee to demonstrate entitlement to such nondisclosure. Decisions by ERM as to such entitlement shall be subject to challenge by the applicant or permittee by filing a petition with the Environmental Ordinance Appeals Board pursuant to Appeals provisions of this section.
- K. FEES.**
1. **Filing fee.** All applicants for a wellfield protection operating or closure permit shall pay a non-refundable filing fee as established by the approved Fee Schedule. The fee shall be provided at the time of acceptance of the permit application.
  2. **Wellfield protection operating permit fee.** The fee for a wellfield operating permit including any permit obtained pursuant to the general exemptions set forth in Sec. 9.3.D.1. of this section as established by the approved Fee Schedule. The operating fee shall be used to defray the cost of administering this section.
  3. **Closure permit fee.** The fee for a closure permit under this regulation shall be one-half (½) of the fee for the wellfield protection operating permit as established by the approved Fee Schedule.
  4. **Permit transfer fee.** The fee for transfer of an operating permit or closure permit shall be as established by the approved Fee Schedule and incorporated herein to defray the cost of processing the transfer. Application for Transfer of Permit is to be made within sixty (60) days of transfer of ownership of the activity.
  5. **Special exemption fee.** A Fee shall be required for any person seeking a special exemption as established by the approved Fee Schedule.
  6. **General exemption fee.** A Fee shall be required for any person seeking a general exemption as established by the approved Fee Schedule.
  7. **Annual permit renewal fee.** The fee for annually renewing the permit established by the approved Fee Schedule, shall be used to defray the cost of administering this section. Beginning October 2, 1990, all permittees shall pay an annual permit renewal fee for each permitted facility.
  8. **Late fee.** A late fee as established by the approved Fee Schedule, shall be paid to ERM if the application for permit or renewal is late. [Ord. No. 93-4]

**L. REVOCATION AND REVISION OF PERMITS AND EXEMPTIONS.**

1. **Revocation.** Any permit issued under the provisions of this section shall not become vested in the permittee. ERM may revoke any permit issued by it by first issuing a written notice of intent to revoke (certified mail return receipt requested, or hand delivery) if it finds that the permit holder:
  - a. has failed or refused to comply with any of the provisions of this section, including but not limited to permit conditions and bond requirements of Sec.9.3.F.2.d. herein; or

- b. has submitted false or inaccurate information in this application; or
  - c. has failed to submit operational reports or other information required by this section; or
  - d. has refused lawful inspection under Sec.9.3.F.1.d; or
  - e. is subject to revocation under Secs. 9.3.E.3.b.(2)(k), 9.3.E.3.c.(2)(f), 9.3.E.3.d.(2)(c), of 9.3.L.3.
2. **Revision.** ERM may revise any permit pursuant to Secs. 9.3.E.3.b.(2)(k), 9.3.E.3.c.(2)(f), or 9.3.E.3.d.(2)(c) first issuing a written notice of intent to revise (certified mail return receipt requested, or hand delivery).
3. **Spills.** In addition to the provisions of Secs. 9.3.E.3.b.(2)(k), 9.3.E.3.c.(2)(f), or 9.3.E.3.d.(2)(c), within thirty (30) days of acquiring knowledge of any spill of a Regulated Substance in a wellfield zone, ERM shall consider revocation or revision of the permit. Upon such consideration, ERM may issue a notice of intent to revoke or revise, which shall be subject to the appeal provisions of this section, or elect not to issue such notice. In consideration of whether to revoke or revise the permit, ERM may consider the intentional nature or degree of negligence, if any, associated with this spill, and the extent to which containment or cleanup is possible, the nature, number and frequency of previous spills by the permittee and the potential degree of harm to the groundwater and surrounding wells due to such spill.
4. **Revocation of exemptions.** For any revocation or revision by ERM of a special exemption or general exemption that requires an operating permit as provided under the terms of this section, ERM shall issue a notice of intent to revoke or revise which shall contain the intent to revoke or revise both the applicable exemption and the accompanying operating permit.
5. **Notice.** The written notice of intent to revoke or revise shall contain the following information.
- a. The name and address of the permittee, if any, and property owner, if different.
  - b. A description of the facility which is the subject of the proposed revocation or revision.
  - c. Location of the spill, if any.
  - d. Concise explanation and specific reasons for the proposed revocation or revision.
  - e. A statement that "Failure to file a petition with the Clerk of the Board within twenty (20) days after the date upon which permittee receives written notice of the intent to revoke or revise shall render the proposed revocation or revision final and in full force and effect."
6. **Appeals.** Failure of permittee to file a petition in accordance with the appeal provisions of this section shall render the proposed revocation or revision final and in full force and effect.
7. **Other remedies.** Nothing in this section shall preclude or be deemed a condition precedent to ERM seeking a temporary or permanent injunction.
- M. **VIOLATIONS, ENFORCEMENT AND PENALTIES.** Failure to comply with the requirements of this section or any permit, exemption, or approval granted or ~~authorized hereunder~~ shall constitute a violation of this section. Violations of the provisions of this section shall upon conviction, be punished by a fine not to exceed five hundred dollars (\$500) per violation per day or by imprisonment in the county jail not to

exceed sixty (60) days, or by both fine and imprisonment pursuant to the provisions of Sec. 125.69, Fla. Stat. Such violations may be deemed a separate offense for each day during any portion of which any violation is committed or continued. In addition to the sanctions contained herein, the County may take any other appropriate legal action, including but not limited to, administrative action and requests for temporary and permanent injunctions, to enforce the provisions of this section. It is the purpose of this section to provide additional cumulative remedies.

- N. **GROUNDWATER AND NATURAL RESOURCES PROTECTION BOARD.** The Groundwater and Natural Resources Protection Board shall hear violations of this section if there has been a failure to correct a violation or if the same violation has been repeated. Violations of this section may be referred by ERM to the Groundwater and Natural Resources Protection Board for corrective actions and civil penalties.
- O. **PALM BEACH COUNTY POLLUTION RECOVERY TRUST FUND.** Funds collected pursuant to administrative penalties levied by the Groundwater and Natural Resources Protection Board for violations of this section shall be deposited in the Palm Beach County Pollution Recovery Trust Fund.

(This space intentionally left blank.)

### Appendix 9.3.A. Generic Substances List

Acid and basic cleaning solutions	Medical, pharmaceutical, dental, veterinary and hospital
Antifreeze and coolants	Mercury and mercury compounds
Arsenic and arsenic compounds	Metals finishing solutions
Bleaches, Peroxides	Oils
Brake and transmission fluids	Paints, primers, thinners, dyes, stains, wood
Brine solution	preservatives,
Casting and Foundry chemicals	varnishing and cleaning compounds
Caulking agents	Painting solvents
Cleaning solvents	PCBs
Corrosion and rust prevention solutions	Pesticides and herbicides
Cutting fluids	Plastic resins, plasticizer and catalysts
Degreasing and parts cleaning solvents	Photo development chemicals
Disinfectants	Poisons
Electroplating solutions	Polishes
Explosives	Pool chemicals
Fertilizers	Processed dust and particulates
Fire Extinguishing chemicals	Radioactive sources
Food processing wastes	Reagents and standards
Formaldehyde	Refrigerants
Fuels and additives	Roofing chemicals and sealers
Glues, adhesives and resins	Sanitizers, disinfectants, bactericides and algacides
Greases	Soaps, detergents and surfactants
Hazardous waste	Solders and fluxes
Hydraulic fluid	Stripping compounds
Indicators	Tanning industry chemicals
Industrial and commercial janitorial supplies	Transformer and capacitor oils/fluids
Industrial process chemicals	Waste oils and antifreeze
Industrial sludges and stillbottoms	Water and wastewater treatment chemicals
Inks, printing and photocopying chemicals	
Laboratory chemicals	
Liquid storage batteries	

Note: Substances in this table may be adjusted by ERM.

### Appendix 9.3.B. Operating and Closure Permit Bonds\*

	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone 3</u>
Cash bond	\$20,000	\$10,000	\$5,000
Permit Bond With Corporate Surety	\$20,000	\$10,000	\$5,000
Letter of Credit	\$20,000	\$10,000	\$5,000

\* Note: Amounts reflected in this table are for each Operating and Closure Permit issued and may be adjusted by ERM.

**Appendix 9.3.C.****"Best Management Practices" for the Construction Industry\***

- A. The general Contractor, or if none, the property owner, shall be responsible for assuring that each contractor or subcontractor evaluates each site before construction is initiated to determine if any site conditions may pose particular problems for the handling of any Regulated Substances. For instance, handling Regulated Substances in the proximity of water bodies or wetlands may be improper.
- B. If any regulated substances are stored on the construction site during the construction process, they shall be stored in a location and manner which will minimize any possible risk of release to the environment. Any storage container of 55 gallons, or 440 pounds, or more containing Regulated Substances shall have constructed below it an impervious containment system constructed of materials of sufficient thickness, density and composition that will prevent the discharge to the land, groundwaters, or surface waters, of any pollutant which may emanate from said storage container or containers. Each containment system shall be able to contain 150% of the contents of all storage containers above the containment system.
- C. Each contractor shall familiarize him/herself with the manufacturer's safety data sheet supplied with each material containing a Regulated Substance and shall be familiar with procedures required to contain and clean up any releases of the Regulated Substance. Any tools or equipment necessary to accomplish same shall be available in case of a release.
- D. Upon completion of construction, all unused and waste Regulated Substances and containment systems shall be removed from the construction site by the responsible contractor and shall be disposed of in a proper manner as prescribed by law.

( This space intentionally left blank )



**Appendix 9.3.D.  
ORGANIC PRIORITY POLLUTANTS**

endrin	bromobenzene
lindane (g-BHC)	bromomethane
methoxychlor	chlorobenzene
toxaphene	chloroethane
2, 4-D	p-chlorotoluene
2, 4, 5-TP	chloromethane
bromodichloromethane	dibromomethane
dibromochloromethane	dichlorodifluoromethane
bromoform	1,1-dichloroethane
chloroform	trans-1, 3-dichloropropene
trichloroethene	cis-1, 2-dichloroethane
tetrachlorethene	1, 2-dichloropropane
carbon tetrachloride	1, 3-dichloropropane
vinyl chloride	2, 2-dichloropropane
1, 1, 1-trichloroethane	cis-1, 3-dichloropropane
1, 2-dichloroethane	ethylbenzene
benzene	methylene chloride
ethylene dibromide	1, 1, 2-trichloroethane
p-chlorobenzene	trichlorofluoromethane
1, 1-dichloroethene	1, 2, 3-trichloropropane
styrene	toluene
m-dichlorobenzene	m-xylene
o-dichlorobenzene	o-xylene
1, 2-dibromo-3-chloropropane (DBCP)	p-xylene
1, 1, 1, 2-tetrachloroethane	bis(2-ethylhexyl) phthalate
1, 1, 2, 2-tetrachloroethane	butyl benzyl phthalate
methyl tert-butyl-ether (MTBE)	di-n-butylphthalate
1, 1-dichloropropene	diethylphthalate
o-chlorotoluene	dimethylphthalate
aldrin	2, 4-dinitrotoluene
chloradane	dioctylphthalate
dieldrin	hexachlorocyclopentadiene
heptachlor	isophorone
aldicarb	2, 3, 7, 8-tetrachlorodibenzo-p-dioxin
aldicarb sulfoxide	1, 2, 4-trichlorobenzene
aldicarb sulfone	PCB-1016
dalapon	PCB 1221
carbofuran	PCB-1232
oxymyl	PCB-1242
simazine	PCB-1248
atrazine	RCB-1254
picloram	PCB-1260
dinoseb	2-chlorophenol
alachlor	2-methyl - 4, 6-dinitrophenol
metolachlor	phenol
dicamba	<b>2, 4, 6-trichlorophenol</b>
pentachlorophenol	
[Ord. No. 93-4]	

**INORGANIC PRIORITY POLLUTANTS**

Mercury  
Cadmium  
Chromium  
Nickel

Lead  
Arsenic  
Selenium  
Cyanide

Note: Parameters reflected in this table may be adjusted by ERM.

(This space intentionally left blank.)

## Appendix 9.3.E.

## MINIMUM STANDARDS FOR SEWER PIPE FITTINGS, COATINGS AND LEAKAGE TESTING

## A. Ductile Iron Pipe and Fittings for Gravity Sewer and Force Main Application.

1. Ductile iron pipe shall conform to the requirements of ANSI/AWWA C151/A21.52-86 unless otherwise noted on the plans. The pipe shall be Class 50 thickness for pipe 6 in. or larger in size and Class 51 for pipe smaller than 6 in. Glands for mechanical joints shall be of ductile iron or cast iron.
2. Fittings shall conform to the requirements of ANSI/AWWA C110/A21.10-87. Fittings 12 in. and smaller shall have a 250 psi minimum working pressure.
3. Flanged ductile iron pipe shall be Class 53. Flanged ductile iron pipe and fittings shall have threaded flanges, unless otherwise noted on the drawings, and shall conform to ANSI/AWWA C115/A21.15-83. All flanges shall be Class 1560, ANSI B16.5. All above grades flanges shall be flat faced unless they are mating up to existing, or otherwise, specified, raised flanges. All gaskets shall be full faced 1/8" red rubber.
4. Joints shall conform to the requirements of ANSI/AWWA C111/A21.11-85.

## B. Polyvinyl Chloride Pipe (PVC) and Fittings for Gravity and Sewer Force Main Applications:

## 1. Gasketed Joint Pipe.

- a. Pipe 4 in. or larger in diameter shall conform to the requirements as set forth in AWWA C900-81 with dimension ratio DR 18. Provisions must be made for contraction and expansion at each joint, or with a rubber ring and an integral bell as part of each joint, or by a rubber ring sealed coupling. Clean, reworked material generated from the manufacturer's own pipe production may be used. Fittings shall be cast or ductile iron. Pipe shall have cast iron pipe equivalent outside dimensions.
- b. Pipe smaller than 4 in. in diameter shall conform to Commercial Standard CS 256 and ASTM D-22141. Provisions shall be made for contraction and expansion at each joint with a rubber ring, and an integral bell as part of each joint, or by a rubber ring sealed coupling. Pipe shall be made from SOR 21, 200 psi clean, virgin NSF approved Type I, Grade 1 PBC conforming to ASTM D-1784. Clean reworked material generated from the manufacturer's own pipe production may be used. Fittings for pipe smaller than 4 inch in diameter shall be PVC.

**C. Coatings:** The lining material for ductile iron pipe and fittings shall be virgin polyethylene complying with ANSI/AWWA D1248, compounded with an inert filler and with sufficient carbon black to resist ultraviolet rays during above ground storage of the pipe and fittings. The polyethylene shall be bonded to the interior of the pipe or fitting by heat.

**D. Leakage Tests:** The test shall be of two (2) hour duration. During the test, the pipe being tested shall be maintained at a pressure of not less than 150 psi. Leakage is defined as the quantity of water added to the pipe being tested during the test period. No pipe installation will be accepted if the leakage exceeds the quantities specified in AWWA C-600, Sec. 4.2. No more than 500 feet of gravity sewer main or 1000 feet of force main shall be tested at one time.

**E. Manholes:** Manholes shall be precast and coated with an inert impervious material. Manhole inlets and outlets shall be tightly sealed around the sewer pipe and coated to prevent leakage.

**SEC. 9.4 WETLANDS PROTECTION****A. PURPOSE AND INTENT.**

1. The Palm Beach County Board of County Commissioners (BCC) has determined that wetlands are a valuable natural resource worthy of protection. This determination is based on the functions wetlands serve and the values wetlands provide to the environment. The State and Federal governments provide substantial protection for wetland resources through their regulatory programs consisting of the Environmental Resource Permit (ERP) review process for the state, and the State Programmatic General Permit, as well as the individual dredge and fill permit process set forth in Chapter 404, C.F.R. for the United States Army Corps of Engineers (USACOE), which represents the federal government. It is the intent of Palm Beach County to review projects which may impact wetlands and provide pertinent comments to protect wetlands where appropriate, during the state and federal permitting process. Certain freshwater wetlands within Palm Beach County are not subject to the State ERP environmental review process. Therefore, the purpose of this Section is to maintain the functions and values provided by those freshwater wetlands, hereinafter referred to as wetlands, so that there will be no net loss of those functions and values due to development or other activities.
2. This Section shall set restrictions, constraints and requirements to protect and preserve wetlands. This Section shall apply to the dredging, filling or draining of wetlands, or any other manner of alteration which has the potential to impact wetlands located in unincorporated Palm Beach County. It shall be liberally construed to effect the purposes set forth herein.  
[Ord. No. 98-3]

**B. AUTHORITY AND JURISDICTION.**

1. This Section is adopted under the authority of Chapter 125, Fla. Stat. and the Palm Beach County Comprehensive Plan, as amended.
2. All provisions of this Section shall be effective within the unincorporated areas of Palm Beach County, Florida.
3. Palm Beach County shall have regulatory authority over all wetlands, hereinafter referred to as jurisdictional wetlands, with the exception of wetlands, less than one-half (1/2) acre total area, entirely surrounded by uplands.
4. A Wetlands Alteration Permit shall not be required for those projects permitted for wetland impacts through the Environmental Resource Permit (ERP) process by the Florida Department of Environmental Protection (DEP) or the South Florida Water Management District (SFWMD), and which are described in Chapter 62-312.050 F.A.C.
5. Wetlands Alteration Permits shall be required in accordance with Subsection 9.4.D for any construction or alteration (where alteration means any dredging, filling, cutting of vegetation, drainage or flooding of or within a wetland) in, on or over jurisdictional wetlands. A permit may not be issued pursuant to this Subsection until it is determined that the general standards described in Subsection 9.4.D.2. will be met.  
[Ord. No. 98-3]

**C. DEFINITIONS.**

1. Terms not defined in this Section shall be defined pursuant to Chapter 62, F.A.C., the document entitled "Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District" (BOR) dated November 1996, and Section 3.2 of the Palm Beach County Unified Land Development Code (ULDC), as may be amended from time to time. In the event that a term is defined in Chapter 62, F.A.C., or the BOR and Section 3.2 of the ULDC, Chapter 62, F.A.C. or the BOR shall prevail. In the event that a term is defined in Chapter 62, F.A.C. and the BOR, the BOR shall prevail.

[Ord. No. 98-3]

**D. PERMIT APPLICATION REQUIREMENTS, PROCESS, AND GENERAL STANDARDS OF ISSUANCE.****1. Requirements and process.**

- a. Permit applications shall be made on forms prescribed by ERM and, where appropriate, submitted concurrently with the Vegetation Protection Permit that may be required pursuant to Article 9, Section 9.5 of the ULDC. Application information shall be consistent with the requirements of this Subsection.
- b. An application shall not be deemed complete until the application fee and all information reasonably necessary to fully understand the extent, nature and potential impacts of a proposed project are received by ERM. Such information may include, but is not limited to:
  - (1) a completed application form including an explanation of the need and intent of the project and a description of construction or alteration methodologies;
  - (2) site plans including plan view and cross-sectional view sketches;
  - (3) methods of water quality control; and/or
  - (4) identification of the species and location of wetland vegetation in the vicinity of, and likely to be affected by the project.
- c. Upon receipt of an application and applicable application fee, ERM shall follow the process established for issuance of Standard Permits as set forth in the Vegetation Preservation and Protection Section of the Palm Beach County Unified Land Development Code (ULDC), Article 9, Section 9.5.F.
- d. Any application containing false information, or any permit issued based upon false information, may be denied or revoked, and may subject the applicant to enforcement proceedings pursuant to Subsection 9.5.I.4. of the ULDC.
- e. ERM wetland alteration permits shall be issued with a duration period that is reasonably necessary to complete the project and any necessary mitigation, not to exceed five (5) years.
- f. ERM may include conditions within any permit where such conditions are deemed reasonably necessary to protect the environmental integrity of the subject site, adjacent wetland areas or mitigation areas.
- g. Any application received that is substantively the same as a previous application that has been denied by ERM subsequent to the effective date of this Section shall be denied without further processing.
- h. Any site where a violation of any Section administered by ERM has occurred, shall not be eligible for a permit under this Section until such violation has been resolved.

- i. Any substantial modification to a complete application or to an issued permit, unless the modification is recommended by ERM, shall require an additional application fee pursuant to Subsection 9.4.H.
  2. **General standards of issuance.** A Permit may not be issued pursuant to this Section until it is determined that the following general criteria will be met:
    - a. there shall be no net loss of wetland functions and values;
    - b. the water quality rules and standards as set forth in Chapter 62-302, F.A.C., shall be adhered to in all respects;
    - c. the project shall neither adversely affect the conservation of fish or wildlife or their habitats, nor adversely affect recreational fisheries or their habitats;
    - d. endangered species, threatened species and species of special concern or their habitat shall not be adversely impacted;
    - e. project alternatives and modifications to avoid or lessen impacts have been incorporated into the project design;
    - f. the project shall not be in contravention of any federal, state or local designated preserve or conservation or mitigation area.
- [Ord. No. 98-3]

#### **E. MITIGATION.**

1. **Criteria.** For projects that do not meet the permitting criteria of Subsection 9.4.D.2. the applicant may submit a proposal for mitigation. Whether or not a mitigation proposal is appropriate or acceptable shall be determined by the criteria set forth in this Subsection.
2. **When mitigation is appropriate.**
  - a. **No alternative site.** Restoration, creation, enhancement or preservation may be permitted to compensate for wetland loss only where a permit applicant demonstrates that the proposed activity cannot be practically located at an alternative upland site, where upland means all areas that are not wetlands.
  - b. **All practical measures to reduce impact.** Restoration, creation, enhancement or preservation may be permitted to compensate for wetland loss only where the permit applicant has taken reasonable project modification measures to reduce wetland loss and degradation, such as site design to reduce fill into or drainage of the wetland, provision of an upland area (buffer) intended to protect wetlands from dredging, filling, or construction activities on adjacent lands, and other erosion control measures where the activity will cause erosion, construction of pretreatment facilities for stormwater to be discharged into wetlands, and undertaking activities at such time of year as would have the least impact upon the wetland or endangered or threatened species.

- 3. Standards for mitigation.** The mitigation standards set forth in Section 4.3 of the document entitled "Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District" dated November 1996, as may be amended from time to time, shall be the standards applicable to this Subsection 9.4.E., and are hereby adopted and incorporated by reference as if set forth in full herein.

[Ord. No. 98-3]

#### **F. APPEALS.**

An applicant may appeal any decision made by ERM pursuant to this Section to the Environmental Ordinance Appeals Board. A written notice of appeal shall be filed by the applicant with the Director of ERM within twenty (20) days from receipt of the decision appealed from, setting forth in detail the factual basis for such an appeal. The matter shall be reviewed in hearing by the appeal board within sixty (60) days of ERM's receipt of a request and a fifty (50) dollar filing fee. The appeal board shall enter a decision by written order no later than ten (10) days following conclusion of the hearing. The order shall include findings of fact and conclusions of law and shall be deemed final administrative action. An applicant or ERM may appeal a final decision of the appeal board within thirty (30) days of entry of the decision by filing a petition for Writ for Certiorari in Circuit Court of the Fifteenth Judicial Circuit in and for Palm Beach County, Florida.

[Ord. No. 98-3]

#### **G. FEES**

1. Permit application fees shall be non-refundable and non-transferable.
2. All application fees paid by check shall be made payable to the "Palm Beach County Board of County Commissioners."
3. Fees are established by the Fee Schedule approved by the BCC.

[Ord. No. 98-3]

#### **H. VIOLATIONS.**

A violation of this Section shall be defined as follows.

1. The act of any individual to alter or cause or allow to be altered, any jurisdictional wetland without an ERM permit, or in contravention of an ERM permit.
2. Failure to comply with the requirements of this Section or any approval granted or authorized hereunder, or an ERM Wetlands Alteration Permit issued prior to the effective date of this Section. [Ord. No. 98-3]

#### **I. ENFORCEMENT.**

1. Any individual found in violation of or in noncompliance with the provisions of this Section, or the conditions of any ERM permit may be required to implement appropriate corrective measures developed in consultation with ERM to correct negative impacts to jurisdictional wetlands. Corrective measures shall be implemented in addition to applicable penalties and fines.
2. ~~In order to enforce compliance with the provisions of this Section, ERM may issue a cease and desist order or require that a building permit or certificate of occupancy be withheld. Violations of the provisions of this Section shall be punishable by one or more of the following:~~

- a. triple applicable application fees for activities where a permit was not obtained prior to violations, if the activities otherwise meet Palm Beach County's permitting criteria; or
  - b. enforcement procedures as outlined in Article 14 of the ULDC; or
  - c. notwithstanding, all enforcement remedies available, pursuant to Article 14, do not prevent the County from enforcing the provisions of this Section by any other measures allowable by law, including, but not limited to, Chapters 125 and 162, Florida Statutes.
3. ERM Wetlands Alteration Permits issued prior to, and with obligations beyond, the effective date of this Section, shall remain valid, and in full force and effect. Accordingly, the enforcement provisions herein shall apply to any violation of an ERM Wetlands Alteration Permit issued prior to, and with obligations beyond, the effective date of this Section, except that violations of single-family dock permits issued pursuant to the agreement between Palm Beach County and the USACOE (adopted as Resolution R89-120 and dated January 24, 1989), shall be referred to the USACOE, and ERM Mangrove Trimming Permit violations shall be referred to the DEP. In the event the DEP directs ERM to enforce a violation of a permit issued under the mangrove delegation agreement between Palm Beach County and the DEP, dated January 21, 1997, the enforcement provisions herein, in addition to any State-mandated enforcement provisions, shall apply.

## SEC. 9.5 VEGETATION PRESERVATION AND PROTECTION.

### A. GENERAL.

1. **Purpose.** This section establishes a program to preserve and protect native upland vegetation communities and those areas designated as environmentally sensitive lands. The program provides an administrative review and permitting process to prohibit the unnecessary destruction of native upland trees and vegetation and to require the eradication of harmful invasive exotic plant species.
2. **Applicability.** The provisions of this section shall apply within the unincorporated areas of Palm Beach County and shall apply to the alteration or removal of non-native and native upland vegetation, and the establishment and maintenance of preserve areas. Terms specific to this section are defined in Sec. 9.5.J.
3. **Authority.** This section is adopted under the authority of Chapter 125, Fla. Stat., and the Palm Beach County Comprehensive Plan, as amended. ERM shall administer the requirements of this section.

### B. TYPES OF APPROVAL. No person shall cause the alteration or removal of non-native and native upland vegetation, unless such alteration or removal is deemed exempt or a permit has been issued under this section. Types of approval include:

1. **Exemptions.** A number of specific activities have been determined to have minimal adverse impact and are exempt from the permitting process of this section. No approval is required from ERM provided compliance with the conditions of the exemption occurs. Exemptions are listed in Section 9.5.C.
2. **Vegetation Removal Notice for Single Family Residential Lots.** Single-Family residential lots less than 2.5 acres in gross size will automatically receive a Vegetation Removal Notice with standard conditions as part of the building permit process. For the purposes of this section, a single family residential lot also includes a single two-unit (duplex) residence and associated accessory structures. The Vegetation



Removal Notice shall be executed by the applicant as part of the building permit process. Authorization will be issued concurrently with the building permit. For alteration in advance of the building permit, a Vegetation Removal Notice application shall be submitted directly to ERM. Conditions of the Vegetation Removal Notice for single-family residential lots are listed in Section 9.5.D.

3. **General Permit.** A general permit may be issued for exotic vegetation removal and minor vegetation alteration as determined by ERM in advance of building permits. A general permit may also be issued for minor construction activities (fences, building additions) to existing developed and undeveloped lots. This permit is expected to have an expedited review with field issuance following an on-site meeting with the applicant. Specifics of the general permit are found in Section 9.5.E.
4. **Standard Permit.** A standard permit is required for vegetation alteration that is not otherwise approved as a Vegetation Removal Notice for single-family residential lots or a General Permit or is otherwise exempt from this section. Standard Permit requirements are listed in Section 9.5.F.
5. **Specimen Tree Permit.** This permit is designed to protect certain exceptional trees due to their size and stature that make them important natural resources deserving of special protection. Permitting issues associated with Specimen Trees will generally be incorporated with standard permits but shall require special attention for activities that are otherwise exempt or covered by the General Permit or Vegetation Removal Notice. Specimen Tree requirements are listed in Section 9.5.G.

**C. EXEMPTIONS.** The following activities are exempt from the permitting process of this section:

1. **Land surveyor.** The minimal removal of trees or understory necessary for a Florida licensed land surveyor to conduct surveys. The cleared swath shall not cause the removal of trees three (3) inches or greater dbh nor exceed five (5) feet in width, and hand clearing only shall be used to remove vegetation.
2. **Public and private utilities.** Any alteration of existing canals or structures to design specifications pursuant to the direction of public or private utilities, water control district, or water management districts within drainage easements where the vegetation is interfering with drainage or services provided by the public or private utilities, water control districts or water management districts. New construction is not an exempt activity.
3. **Natural emergencies.** The provisions of this section may be suspended or waived by the Director of ERM during a period of officially declared emergency, such as a hurricane, windstorm, tropical storm, flood or similar disaster.
4. **Forest management activities.** Selective tree removal for forest management activities for a specific site as defined in the current Forest Management Plan as approved by the Florida Division of Forestry.
5. **Botanical gardens, botanical research centers, licensed commercial nurseries, or bona-fide agricultural operations.** Vegetation alteration associated with subsequent harvesting activities, except within preserve areas or vegetated buffers, which are part of the on-going activities of the existing operation shall not require a permit. Initial clearing of a site is not an exempt activity.
6. **Parks and recreation.** Alterations or activities associated with an adopted management plan for government-maintained parks, recreation areas, wildlife management areas, conservation areas and preserves. New construction or development is not an exempt activity.

7. **Lot Clearing Ordinance.** Removal of exotic vegetation ONLY as required pursuant to the Lot Clearing Ordinance (Ordinance No. 92-13), as amended, or by a public law enforcement agency directive or order pursuant to necessary law enforcement activity.
  8. **Mitigation or enhancement projects.** Activities conducted on projects which have received a permit from SFWMD, DEP, or ERM pursuant to Chapters 4.3 and 373, Fla. Stat., and FAC Chapter 62-312, as amended, and Sec. 9.4 of this Code, including projects approved for an adopted Surface Water Improvement and Management (SWIM) Plan.
  9. **Landscape plant removal.** Removal or alteration of non-native vegetation installed as landscape material from a developed site, provided the activity complies with the requirements of Section 7.3, Landscaping and Buffering, and no removal occurs from native vegetation buffers or preserves.
  10. **Preserve management activities.** Preserve management activities on publicly or privately-owned lands, provided that all of the following conditions are applicable:
    - a. The preserve area is designated as such by deed restriction, plat, restrictive covenant, or conservation easement and is dedicated to a public entity or approved private conservation group for the purpose of preservation in perpetuity; and
    - b. The purpose of the activity is to protect and preserve the natural values and functions of the ecological communities present, such as clearing for firebreaks for prescribed burns or construction of fences.
  11. **De Minimus impacts.** Those projects for which ERM determines that there will be no significant adverse environmental impacts and a written response is provided by ERM.
- D. VEGETATION REMOVAL NOTICE FOR SINGLE FAMILY RESIDENTIAL LOTS.** The initial construction of a single-family unit or a single two (2) unit (duplex) residence or associated accessory structures on lots less than two and one half (2.5) acres in gross size shall comply with the conditions of the Notice. The Notice conditions are as follows:
1. **Minimum Alteration.** The extent of removal of vegetation shall be limited to the minimum necessary to accomplish the purpose of the site plan.
  2. **Removal of Prohibited Plant Species.** Complete removal or eradication of prohibited plant species, as defined below, shall be completed for the entire site prior to receipt of the Certificate of Occupancy (C.O.). Planting or installation of these plant species is prohibited. Periodic removal is required to prevent future re-establishment of the prohibited species on site. The following plant species are prohibited:

Melaleuca, punk tree or paper tree - *Melaleuca quinquenervia*  
Brazilian pepper or Florida holly - *Schinus teribinthifolius*  
Australian pine - *Casuarina* spp.  
Earleaf acacia - *Acacia auriculiformis*  
Kudzu - *Pueraria montana* (*P. lobata*)  
Small-leaved climbing fern - *Lygodium microphyllum*  
Air potato vine - *Dioscorea bulbifera*  
Carrotwood - *Cupaniopsis anacardiodes*  
Schefflera - *Schefflera actinophylla*  
[Ord. No. 98-12]

**3. Permit Duration.** The Vegetation Removal Notice shall be in effect for one (1) year after the issuance date.

The issuance date may be the date of issuance of the building construction permit.

**E. GENERAL PERMIT.** An applicant may request consideration for a general permit for minor vegetation alteration as determined by ERM, and/or for exotic plant removal. The field-issued general permit may be issued for those portions or for all of a property wherein exotic vegetation comprise eighty (80%) percent or more of the vegetation as determined by ERM. For properties wherein exotic vegetation comprises less than eighty (80%) percent as determined by ERM, a standard permit shall be issued. A general permit with appropriate conditions designed to protect native upland and wetland vegetation shall be issued following an on site meeting with the applicant or the applicant's agent and receipt of a completed permit form signed by the applicant or the applicant's agent. Such permit conditions may include, but are not limited to, setbacks from otherwise protected vegetation, considerations for methods of vegetation removal, protection of specimen trees or listed species, removal of prohibited plant species and consideration for vegetation disposal. General permits are valid for one year, unless otherwise extended by ERM.

**F. STANDARD PERMIT.** A standard permit requires submittal of an application on forms provided by ERM. This permit shall be issued with building permits, as applicable, and shall include preservation and protection of native upland vegetation through such techniques as removal of prohibited plant species, incorporating existing native vegetation into the site plan, relocating native vegetation as appropriate, establishing natural area preserves and salvaging native vegetation to off-site locations. Flexibility has been added to the process by providing options which could allow for the issuance of a standard permit in advance of building permits, as well as options to the requirement for establishing on-site natural area preserves. With the exception of agricultural, and roadway production activities, and exotic vegetation removal only, all standard permits shall be issued with the building permits or a Land Development Permit. Permits are valid for one year from the date of issuance unless otherwise extended by ERM. A standard permit application shall include the following information.

**1. Completed application form.** An application form shall be completed, signed and notarized by the property owner or by an agent of the owner with the following attachments:

- a. Site description.** A site description which shall include a location map, certified site plan or survey, showing all easements and a recent aerial map with the site delineated and color photographs depicting the site.
- b. Vegetation assessment.** A vegetation assessment and species list describing the vegetative communities on site. This information is provided by ERM during the site inspection for single family applicants.
- c. Tree survey.** A tree survey with a numbered tabular list and a listed species assessment may be required.
- d. List of salvageable native vegetation.** A list of salvageable native vegetation which cannot otherwise be used on site placed on forms provided by ERM.

**2. Technical requirements for standard permits.**

- a. Removal of prohibited plant species.** Complete removal or eradication of prohibited plant species, as defined below, shall be completed for the entire site concurrent with the permitted vegetation alteration and prior to receipt of the first C.O., if applicable, unless a phasing plan has been approved by ERM.

Planting or installation of these plants is prohibited. Periodic follow-up removal is required to prevent future re-establishment of the prohibited species on-site. The following list constitutes the prohibited plant species, and the list may be updated by resolution by the Board of County Commissioners:

Melaleuca, punk tree or paper tree - *Melaleuca quinquenervia*  
Brazilian pepper or Florida holly - *Schinus teribinthifolius*  
Australian pine - *Casuarina* spp.  
Earleaf acacia - *Acacia auriculiformis*  
Kudzu - *Pueraria montana* (*P. lobata*)  
Small-leaved climbing fern - *Lygodium microphyllum*  
Air potato vine - *Dioscorea bulbifera*  
Carrotwood - *Supaniopsis anacardioides*  
Schefflera - *Schefflera actinophylla*  
[Ord. No. 98-12]

- b. **Incorporation/Relocation of Existing Native Vegetation.** Existing native vegetation shall be incorporated into the site plan and protected during construction. Existing native vegetation which cannot practically be preserved in place on the site plan shall be relocated to buffer and open space areas on site. To preserve and protect native vegetation, ERM shall also consider:
- (1) Limiting the removal of native vegetation to the minimum necessary to accomplish the site plan.
  - (2) Preserving listed species in place or relocating to buffers, open space or undeveloped portions of the site.
  - (3) The likelihood of accomplishing successful relocation of vegetation on or off site.
  - (4) The use of barriers and flagging during construction to establish appropriate setbacks to protect and preserve native vegetation.
  - (5) Mitigation/compensation for the loss of native vegetation which exceeds the minimum necessary to accomplish the site plan.
- c. **Establishing Natural Area Preserves.** All standard permits except as exempted below shall be evaluated for the establishment of a natural area preserve. Sites which previously have been designated as environmentally sensitive lands or otherwise have significant areas of native vegetation shall be required by ERM to designate a natural area preserve equivalent to 25% of the total native upland vegetation on site or otherwise comply with this Section. New public park facilities constructed on parcels 20 acres in size or less shall be exempt from the preserve requirements of this section.

Applicants are urged to evaluate preserve requirements prior to site planning. In determining significant areas of native vegetation and in designating the location of the preserve, ERM shall consider the quality of the native ecosystems, overall quality of its biological diversity, the presence of listed species, the wildlife habitat value, the compactness of the preserve and its proximity to other natural preserve areas and corridors. Activities within a preserve are restricted to those which will not cause degradation of the preserve. The preserve shall have the following additional requirements:

- (1) **Preserve boundaries.** The preserve boundaries shall be designated in a certified survey submitted to ERM. Drainage or other types of easements shall not be located within the boundaries of the preserve. Prior to and during site alteration, the preserve boundaries shall be clearly marked and appropriately barricaded.
- (2) **Management plan.** A Management Plan developed by the applicant shall outline methods to provide long-term protection and maintenance of the values and functions of the preserve. The Management Plan shall be approved by ERM prior to issuance of the permit for site development or site plan certification. ERM shall provide "typical" management plans as guidance for development of site specific plans.

- (3) **Preserve dedication.** Preserve areas shall be identified as a preserve graphically and in writing on the applicable plat, restrictive covenant, or by a separate instrument to be recorded pursuant to Section 704.06, Fla. Stat., as amended. Said preserve shall be specifically and separately reserved to the owner, or if applicable, to the property owners' association as its perpetual maintenance responsibility, without recourse to Palm Beach County or other governmental entity or agency. Prior to issuance of the C.O., the plat or instrument shall be approved by ERM, recorded in the public records of Palm Beach County, and proof of recordation shall be provided to ERM.
- d. **Invasive non-native plant species.** In addition to removal or eradication of the prohibited plant species as defined in Section 9.5.F.2.a., the invasive non-native plant species as defined below shall be removed or eradicated from properties with a preserve area. On properties with preserves, these species shall be removed from the entire site including the preserve area prior to receipt of the first C.O., C.C., or final inspection. Periodic follow-up removal is required to control regeneration of these species. Planting or installation of these plants is prohibited.

The following list constitutes the invasive non-native plant species as defined, and the list may be updated by Resolution by the Board of County Commissioners:

Banyan	<i>Ficus bengalensis</i>	Tree
Bishop-wood	<i>Bischofia javanica</i>	Tree
Cat's claw	<i>Mimosa pigra</i>	Tree
Chinese tallow tree	<i>Sapium sebiferum</i>	Tree
Cork tree	<i>Thespesia populnea</i>	Tree
Downy rose myrtle	<i>Rhodomyrtus tomentosus</i>	Shrub
Jasmine	<i>Jasminum dichotomum</i>	Shrub
Java plum	<i>Syzygium cumini</i>	Tree
Lather leaf	<i>Colubrina asiatica</i>	Vine
Lofty fig	<i>Ficus altissima*</i>	Tree
Mahoe	<i>Hibiscus tiliaceus</i>	Tree
Shoebutton ardisia	<i>Ardisia solanaceae</i>	Shrub
Woman's tongue	<i>Albizia lebbek</i>	Tree

\* Plants may be grown only under greenhouse or shade house conditions for use as indoor houseplants.

[Ord. No. 98-12]

- e. **Natural Area Preserve Exemption for single family use.** Notwithstanding the provisions of Section 9.5.F.2.c. above, lots for single-family residences or a single two (2) unit (duplex) residence shall not be required to establish a natural area preserve; provided, however, that not more than 60% of the total parcel may be cleared for non-residential ancillary uses as permitted by the underlying zoning, including agricultural or equestrian uses, with associated canal, pond or drainage features, and which results in the alteration or removal of existing native upland vegetation. Site development features should be configured in a manner that minimizes the removal of existing native trees, shrubs and ground cover, and maximizes the use of areas dominated by exotic vegetation.

- (1) **Agricultural use.** Lots for single-family residences or a single two (2) unit (duplex) residence in which more than 60% of the parcel may be cleared for agricultural use, including associated canal, pond or drainage features, and which results in the alteration or removal of existing native upland vegetation, shall comply with the preserve requirements of Section 9.5.F.2.c. above. For the purposes of this paragraph, agricultural use shall mean raising of crops inclusive of organic farming, or animals inclusive of aviculture, pisciculture and aquaculture, or production of animal products such as eggs or dairy products inclusive of apiculture, sod farming, forestry, horticulture, floriculture, or a retail or wholesale nursery on a commercial or agricultural basis.

- (2) **Equestrian use.** Lots for single-family residences or a single two (2) unit (duplex) residence in which more than 60% of the parcel may be cleared for equestrian use, including associated canal, pond or drainage features, and which results in the alteration or removal of existing native upland vegetation, shall comply with the preserve requirements of Section 9.5.F.2.c above. For the purposes of this paragraph, equestrian use shall mean use of land for grazing, boarding, breeding, training, riding, showing or raising of horses, ponies, mules or donkeys.
    - (3) **Other ancillary uses.** Lots for single-family residences or a single two (2) unit (duplex) residence in which more than 60% of the parcel may be cleared for an ancillary use not specifically defined above, but permitted by the underlying zoning, and which results in the alteration or removal of existing native upland vegetation, shall comply with the preserve requirements of Section 9.5.F.2.c. above.
    - (4) **Natural area preserve incentive programs.** Single-family landowners are encouraged to establish natural area preserves to protect and maintain native upland vegetation communities. The Board of County Commissioners may establish by Resolution and maintain in its discretion one or more incentive programs designed to encourage establishment of natural area preserves on lots for single-family residences otherwise exempt by this subsection.
  - f. **Salvaging native vegetation.** Native upland vegetation which cannot be preserved or relocated on site shall be considered surplus. The applicant for standard permits shall attach to the application a list, on a form provided by ERM, of the available vegetation including the species names and approximate quantity and sizes of each species. The applicant shall physically mark (so no inadvertent destruction occurs) available vegetation on site to afford easy identification. ERM shall maintain a list of persons interested in salvaging native plant species and shall assist in finding suitable locations for this surplus vegetation. The vegetation shall remain available for removal, sale or donation for at least twenty (20) business days after issuance of the permit. The applicant is encouraged to cooperate with the salvage of this vegetation.
3. **Standard permit options.** The following options are available on a voluntary basis to applicants seeking a standard permit.
- a. **Option for receipt of standard permit in advance of a land development or building permit.** Public policy opposes speculative land clearing which eliminates native vegetation far in advance of development. However, certain conditions can provide assurances that development will proceed in good faith. A standard permit may be issued by ERM in advance of issuance of the Land Development Permit or building permit, provided the following conditions are met:
    - (1) In addition to the application requirements contained in Section 9.5.F.1., the following additional information is required:
      - (a) Documentation of submittal of an application for a Land Development Permit and fee payment; or
      - (b) If no Land Development Permit is required, then submittal of a copy of the SFWMD early works permit for the site; and
      - (c) A performance guarantee or surety in an amount equal to one hundred ten (110%) percent of the cost to restore native plant communities appropriate to the site in the event native vegetation is damaged or destroyed in violation of the permit conditions during the pre-construction activities. ERM retains the option for requesting a second cost estimate for which the surety is based.
    - (2) The final site plan certification has been granted by the Development Review Committee;
    - (3) ~~The work for which the permit is issued shall be completed within one and one half (1½) years of the issuance date;~~

- (4) Preserve dedication, pursuant to Section 9.5.F.2.c.3., for any designated preserve area has occurred; and
  - (5) Within one year of permit issuance, all prohibited plant species shall have been removed, and until construction commences, the site shall be regularly monitored and maintained to prevent the reestablishment of the exotics. Every six (6) months thereafter the site shall be surveyed to ensure exotic removal is completed. A report verifying the removal shall be submitted to ERM by a licensed landscape architect. In the event the County exercises its option on the surety pursuant to Section 9.5.F.3.a.(1)(c) above, this maintenance and monitoring requirement shall cease.
- b. Option for cash payment in lieu of establishing a natural area preserve.** ERM shall have the option of accepting a cash payment in lieu of setting aside a preserve. The monies shall accumulate in the Palm Beach County Natural Areas Stewardship Endowment Fund for the management of native ecosystems.
- (1) In order to grant this option, the following conditions shall be met:
    - (a) The request shall be submitted to ERM prior to Development Review Committee approval or issuance of a building construction permit;
    - (b) The cash payment shall be equivalent to the average per acre appraised value, at the time of permit application, multiplied by the number of acres required to be preserved. ERM retains the option for requesting a second appraisal for which this option is based.
    - (c) The cash payment shall be made payable to the Palm Beach County Natural Areas Stewardship Endowment Fund and shall be received prior to issuance of the permit or site plan certification;
    - (d) If listed species are determined to be on site, the cash payment option may be approved if the applicant successfully demonstrates that the proposed action will not preclude the continued survival and viability of the listed species, or a plan is approved by all appropriate agencies for relocating those species on site or off site.
    - (e) For Commercial Agriculture, this cash payment option may allow commencement of site development prior to submittal of the cash payment through compliance with the following additional requirements:
      - 1) **Deed restriction or covenant.** A deed restriction or covenant shall be placed on the parcel which limits the use to commercial agriculture, and the property owner agrees to make the cash payment to the Palm Beach County Natural Areas Stewardship Endowment Fund at the time the site is converted to a nonagricultural land use; and
      - 2) **Appraised value.** The cash payment amount shall be calculated based on the appraised value at the time of the conversion of the parcel to a non-agricultural use.
- c. Option for alternative mitigation for publicly-owned parcels.** Projects proposed for publicly-owned (PO) parcels may propose alternative mitigation that meets the purpose and intent of this section. The alternative mitigation proposals shall be reviewed and a determination made by the County Administrator in consultation with the Director of ERM.

**G. SPECIMEN TREE PERMITS.** Trees that have attained the size and stature to meet the "specimen" designation are trees that are an important natural resource of Palm Beach County and deserve special protection. All applications for permits shall comply with the conditions and requirements of this subsection.

1. **Definition.** A Specimen Tree is a tree that has attained an age where its size, stature, health, and appearance contributes to the aesthetics of an area. A specimen tree may be native or non-native. Trunk sizes designating specimen stature of the most commonly found native tree species are contained in subsection 3 below. All other tree species, exclusive of those trees listed in subsection 2 below, not listed are defined as specimen trees if the trunk has attained a diameter size of at least thirty three (33) percent that of the Florida Division of Forestry's listed champion.
2. **Non-specimen trees.** The following trees are not considered specimen trees:
  - a. non-native fruit trees that are cultivated or grown for the specific purpose of producing edible fruit, such as citrus, avocados, mangos;
  - b. prohibited and invasive non-native plant species as defined in this Section including the Norfolk pine (*Araucaria excelsia*); and
  - c. all non-native multi-trunk palms.
3. **Specimen tree list.** The following list includes the most commonly found native trees in Palm Beach County with the Specimen size trunk diameter at breast height (dbh) and circumference calculations in inches:

Common Name	Scientific Name	Trunk Size (in inches)	
		dbh	circumference
Bald Cypress	<i>Taxodium distichum</i>	13	42
FL Strangler Fig	<i>Ficus aurea</i>	25	78
Green Buttonwood	<i>Conocarpus erecta</i>	13	42
Gumbo Limbo	<i>Bursera simaruba</i>	13	41
Laurel Oak	<i>Quercus laurifolia</i>	17	56
Live Oak	<i>Quercus virginiana</i>	22	72
Red Maple	<i>Acer rubrum</i>	13	40
Red Mulberry	<i>Morus rubra</i>	13	43
Sand Pine	<i>Pinus clausa</i>	8	27
Seagrape	<i>Coccoloba uvifera</i>	10	32
Slash Pine	<i>Pinus elliott var. densa</i>	14	45
Southern Red Cedar	<i>Juniperus silicicola</i>	21	64
Sweet Bay	<i>Magnolia virginiana</i>	12	38

4. **Requirements.** All sites undergoing development shall comply with the following conditions:
  - a. site plans shall be developed to incorporate Specimen Trees in place in the site design to the greatest extent possible;
  - b. specimen Trees shall be relocated if there is no construction alternative which allows incorporation of the tree into the site design.
  - c. if Specimen trees cannot be relocated, ERM may allow replacement plantings consisting of native tree species pursuant to the Tree Credits Table provided in Section 1.5.



- d. relocated specimen trees shall be provided with irrigation, mulching, and other means to ensure survivorship. If relocated specimen trees do not survive, they shall be replaced with native tree species pursuant to the Tree Credits Table.

**H. REMOVAL OF PROHIBITED PLANT SPECIES.** By the year 2006, all developed property approved or constructed prior to April 28, 1986, shall have prohibited plant species removed by the property owner. Developed property approved or constructed on or after April 28, 1986, shall be maintained free of prohibited plant species.

**I. ADMINISTRATIVE REQUIREMENTS.**

1. **Fees.** Fees shall be required as established by resolution of the Board of County Commissioners. Fees are non-refundable and non-transferable.
2. **Appeals.** An applicant for any permit may appeal a final determination made by the Director of ERM to the Environmental Ordinance Appeals Board pursuant to this section. The applicant shall comply with the following appeal procedures.
  - a. **Submittal.** A written appeal must be made within twenty (20) days of the applicant's receipt of the final action.
  - b. **Hearing.** Each hearing shall be held within sixty (60) days of submittal of all documents which the Environmental Ordinance Appeals Board deems necessary to evaluate the appeal. At the conclusion of the hearing, the Environmental Ordinance Appeals Board shall orally render its decision (order), based on evidence entered into the record. The decision shall be stated in a written order and mailed to the applicant no later than ten (10) days after the hearing. Written orders of the Environmental Ordinance Appeals Board shall be final.
  - c. **Judicial relief.** An applicant or ERM may appeal a final written order of the Environmental Ordinance Appeals Board within thirty (30) days of rendition of the written order by filing a petition for Writ of Certiorari in Circuit Court of the Fifteenth Judicial Circuit in and for Palm Beach County, Florida.
3. **Violations.** A violation of this section shall be defined as follows.
  - a. The alteration or removal of one (1) specimen tree(s) or the alteration or removal of vegetation in any manner defined by this section, of up to fifteen hundred (1,500) square feet in extent without a current and valid permit or unless expressly exempt under the provisions set forth in this section. Alteration or removal of each additional specimen tree and alteration of each additional fifteen hundred (1,500) square feet tract of vegetation or portion thereof in violation of this section shall constitute a separate violation; or
  - b. Failure to comply with a condition of a permit or a requirement of an approved Preserve Management Plan issued by ERM pursuant to this section.  
[Ord. No. 99-37]
4. **Enforcement.** In order to enforce compliance with the provisions of this section, ERM may issue a cease and desist order or require that a building permit or C.O. be withheld. Violations of the provisions of this section shall be punishable by one or more of the following.

- a. Triple permit fees for permits not obtained prior to violations involving activities which would otherwise have been permittable as determined by ERM.
  - b. Enforcement of this section shall be through the remedies as outlined in Article 14.
  - c. Notwithstanding, all enforcement remedies available, pursuant to Article 14, do not prevent the County from enforcing the provisions of this section by any other measures allowable by law, including but not limited to, Chapters 125 and 162, Fla. Stat., as may be amended.
5. **Restoration.** Damage to native vegetation may result in an order to restore to pre-existing site conditions. When existing native trees are removed or damaged without a permit or when trees that were to be preserved in place or relocated are damaged or destroyed during activities conducted with a permit, they shall be replaced in accordance with the following Tree Credits Table.

(This space left blank intentionally)

**TREE CREDIT AND REPLACEMENT**

Crown Spread of Tree	Or	Diameter at 4.5 Feet Above Grade	=	Credits or Replacements
90 Feet or Greater	or	37 inches or more	=	8
60-89 Feet	or	32-36 inches	=	7
50-59 Feet	or	27-31 inches	=	6
40-49 Feet	or	22-26 inches	=	5
30-39 Feet	or	17-21 inches	=	4
20-29 Feet	or	12-16 inches	=	3
10-19 Feet	or	7-11 inches	=	2
5-9 Feet	or	2-6 inches	=	1
Less than 5 Feet	or	Less than 2 inches	=	0

[Ord. No. 98-12]

Replacement trees shall be at least twelve (12) feet in height, three (3) inches dbh, and consist of native species.

6. **Additional sanctions.** The County shall take any other appropriate legal action, including, but not limited to, administrative action, and requests for temporary and permanent injunctions to enforce the provisions of this section.

7. **Pollution Recovery Trust Fund.** All monies collected as civil penalties for violations of this section shall be deposited in the Palm Beach County Pollution Recovery Trust Fund.

[Ord. No. 98-12] [Ord. No. 99-37]

J. **GLOSSARY OF TERMS.** Terms used in this section shall have the following definitions. Additional terms defined in Article 3 may not apply to this section.

1. **Alteration** means the result of human-caused activity which modifies, transforms or otherwise changes the vegetation, including but not limited to the following activities:
  - a. the removal, displacement, mowing, or disturbance (severe pruning, hatracking or inter-nodal cutting, or poisoning) of vegetation excluding prescribed burns for the management of native vegetation communities;
  - b. additional removal, displacement, demucking or disturbance of soil, rock, minerals or water;
  - c. ~~introduction~~ of livestock for grazing, such as cattle and horses;
  - d. placement of vehicles, structures, debris or other material objects thereon, including introduction or injection of water and other substances.

2. **Diameter at breast height (dbh)** means the diameter of a tree trunk measured at a point four and one half (4.5) feet above the ground.
3. **Environmentally sensitive lands** means ecological sites (ecosites), other than wetlands, that are designated in the *Inventory of Native Ecosystems in Palm Beach County* and on its accompanying aerial photographs as "A" quality, representing high-quality native Florida upland ecosystems. These sites are indicated on the aerial photographs (received on May 30, 1989) that are on file at ERM and are incorporated herein by reference. *Inventory of Native Ecosystems in Palm Beach County* is a report and annotated aerials produced during the study with this title, which was conducted by consultants under contract to Palm Beach County.
4. **Exotic plant species** means a plant species not indigenous to Florida including those plants listed as prohibited and invasive non-native plant species in this section.
5. **Listed species** means any species listed as endangered, threatened, rare, or of special concern by one (1) or more of the following agencies:
  - a. U.S. Fish and Wildlife Service;
  - b. Florida Game and Fresh Water Fish Commission;
  - c. Florida Committee on Rare and Endangered Plants and Animals;
  - d. Florida Department of Agriculture and Consumer Services; and
  - e. Treasure Coast Regional Planning Council.
6. **Native tree(s) or native vegetation** means plants species with a natural geographic distribution indigenous to Florida. Plant species introduced by humans are not native vegetation.
7. **Native upland vegetation** means the plant component of a native Florida upland community, (a characteristic assemblage of native plant and animal species which are interrelated and occupy predominantly upland terrain), which includes intact upland vegetation, such as Florida scrub, pine flatwoods, scrubby flatwoods, hammocks, and dry prairies.
8. **Tree** means a woody or fibrous perennial plant commonly with a single stem and having a minimum trunk dbh of three (3) inches and having a more or less defined crown, that usually grows to at least four (4) meters or thirteen (13) feet in height at maturity.
9. **Tree survey** means a comprehensive survey document or site plan that provides site specific information for trees three (3) inches or greater dbh or for palm trees with an overall clear trunk height of eight (8) feet that are on the site. The survey shall be performed by a Florida-licensed land surveyor, and ERM shall determine the applicability and the extent of each survey.  
[Ord. No. 93-20] [Ord. No. 96-28]

(This space intentionally left blank.)

**K. ENVIRONMENTALLY SENSITIVE LANDS AND PRESERVE AREAS.** Planned developments shall be designed to mitigate the negative impacts of development intensity and density away from natural areas as defined in Palm Beach County Ordinance 94-13 and Palm Beach Code, Chapter 11, Article XI and sites designated as preserve areas according to this section. Proposed development shall not negatively impact the native ecosystem of these adjacent environmentally sensitive sites and shall comply with the criteria established in Art. 9 for Environmental Sensitive Lands and other applicable environmental ordinances. The applicant shall work in cooperation with the PZB and ERM to establish mutually acceptable alternatives to protect the environmentally sensitive lands, including but not limited to:

1. **Prohibition.** The prohibition of certain land uses;
2. **Buffer.** A reduction in the building intensity near environmentally sensitive land and preserve areas by the creation of a minimum fifty (50) feet buffer zone; or,
3. **Clustering.** The clustering of development away from the environmentally sensitive lands or preserve areas; or,
4. **Combination.** A combination of these alternatives.

Additionally, all efforts shall be made to minimize site alterations near environmentally sensitive lands and preserve areas. [Ord. No. 99-37]

**Amendment History:**

[Ord. No. 93-4; February 16, 1993] [Ord. No. 93-20; September 27, 1993]  
[Ord. No. 96-28; September 25, 1996] [Ord. No. 97-61; December 23, 1997]  
[Ord. No. 97-62; December 23, 1997] [Ord. No. 98-3; March 1, 1998]  
[Ord. No. 98-12; April 30, 1998] [Ord. No. 99-37; October 7, 1999] [Ord. No. 01-7; March 9, 2001]

**ARTICLE 10**  
**IMPACT FEES**

## TABLE OF CONTENTS

ARTICLE 10  
IMPACT FEES

	Page
SEC. 10.1 GENERAL.....	1
A. Intent, authority and findings.....	1
1. Intent.....	1
2. Authority .....	1
3. Findings.....	1
B. Applicability .....	1
C. Exemptions .....	1
D. Imposition of Fee.....	2
1. New land use .....	2
2. Expansion, replacement or change of use of existing land uses .....	2
E. Computation of fee.....	2
1. General .....	2
2. Fee schedule .....	2
3. Land uses not specified in fee schedule.....	3
4. Mixed use.....	3
5. Errors and omissions.....	3
6. Biennial review.....	3
F. Independent fee calculation study .....	3
1. General .....	3
2. Submission of application .....	3
3. Contents of application .....	4
4. Determination of sufficiency.....	4
5. Action by Impact Fee Coordinator .....	4
6. Covenant running with the land.....	5
7. Appeal.....	5
G. Collection and Administrative Fees.....	6
1. Timing and collection of payment.....	6
2. Administrative fees.....	6
3. Fees transferred to trust funds.....	7
4. Record keeping .....	7
5. Impact Fee Coordinator to furnish such information and advice to the municipalities. ....	7
H. Benefit zones.....	7
1. Establishment of benefit zones .....	7
2. Establishment of trust funds.....	7
I. Use of impact fees.....	8
1. Investment in interest bearing accounts .....	8
2. Limitation within benefit zones .....	8
3. Expenditures shall benefit new development. ....	8
4. <del>Non lapsing.....</del>	<del>8</del>
5. Annual capital facility programs.....	8

J.	Refunds .....	8
1.	General .....	8
2.	Procedure to obtain refund.....	9
K.	Credits.....	10
1.	General .....	10
2.	Appeal.....	16
3.	Time to Claim Credit -- Responsibility of Feepayer.....	16
L.	Covenants .....	16
M.	Vesting .....	16
N.	Action if impact fees are unpaid .....	16
1.	Negotiable instrument is invalid.....	16
2.	Lien .....	16
3.	Withholding development orders.....	17
4.	Notification construction industry licensing board .....	17
SEC. 10.2	COUNTY DISTRICT, REGIONAL, AND BEACH PARKS IMPACT FEE. ....	17
A.	Imposition of fee.....	17
B.	Schedule of lower fees for municipalities. ....	17
C.	Fee schedule.....	19
D.	Benefit zones.....	24
1.	Establishment of benefit zones .....	24
2.	Identification of benefit zones.....	25
E.	Establishment of trust funds .....	25
F.	Use of park impact fees .....	25
SEC. 10.3	FIRE-RESCUE IMPACT FEE. ....	27
A.	Imposition of fee.....	27
B.	Fee schedule.....	27
C.	Benefit zones.....	28
1.	Establishment of benefit zone .....	28
D.	Establishment of trust fund.....	28
E.	Use of fire-rescue impact fees.....	28
SEC. 10.4	LIBRARY IMPACT FEE .....	29
A.	Imposition of fee.....	29
B.	Fee schedule.....	29
C.	Benefit zone .....	30
1.	Establishment of benefit zone .....	30
D.	Establishment of trust funds .....	30
E.	Use of library impact fees.....	30
SEC. 10.5	LAW ENFORCEMENT IMPACT FEE.....	30
A.	Imposition of fee.....	30
B.	Fee schedule.....	30
C.	Benefit zones.....	32
1.	Establishment of benefit zones .....	33
D.	Establishment of trust funds .....	33
E.	Use of law enforcement impact fees.....	33



<b>SEC. 10.6</b>	<b>PUBLIC BUILDINGS IMPACT FEE.</b>	<b>33</b>
<b>A.</b>	<b>Imposition of fee.</b>	<b>33</b>
<b>B.</b>	<b>Fee schedule.</b>	<b>33</b>
<b>C.</b>	<b>Benefit zone</b>	<b>35</b>
1.	Establishment of benefit zone	35
<b>D.</b>	<b>Establishment of trust funds</b>	<b>35</b>
<b>E.</b>	<b>Use of public buildings impact fees</b>	<b>35</b>
<b>SEC. 10.7</b>	<b>SCHOOL IMPACT FEE.</b>	<b>35</b>
<b>A.</b>	<b>Imposition of fee.</b>	<b>35</b>
<b>B.</b>	<b>Fee schedule.</b>	<b>35</b>
<b>C.</b>	<b>Benefit zones</b>	<b>35</b>
1.	Establishment of benefit zones	35
2.	Identification of benefit zones	36
<b>D.</b>	<b>Establishment of trust funds</b>	<b>36</b>
<b>E.</b>	<b>Use of school impact fees</b>	<b>36</b>
<b>SEC. 10.8</b>	<b>FAIR SHARE ROAD IMPACT FEES.</b>	<b>38</b>
<b>A.</b>	<b>Imposition of fee.</b>	<b>38</b>
<b>B.</b>	<b>Fee schedule.</b>	<b>38</b>
<b>C.</b>	<b>Land uses not specified in fee schedule.</b>	<b>38</b>
<b>D.</b>	<b>Use of road impact fee funds</b>	<b>38</b>
<b>E.</b>	<b>Benefit zones</b>	<b>41</b>
<b>F.</b>	<b>Establishment of trust funds</b>	<b>41</b>

## ARTICLE 10

### IMPACT FEES

#### SEC. 10.1 GENERAL.

##### A Intent, authority and findings.

1. **Intent.** This article is intended to implement and be consistent with the Comprehensive Plan and to regulate the use and development of land. It is the intent of Palm Beach County that new development shall bear a proportionate share of the cost of capital expenditures necessary to provide park, fire-rescue, library, law enforcement, public building, schools and road capital facilities in Palm Beach County as is contemplated in the Comprehensive Plan. Impact fees shall not be used to collect more than is necessary to fund such capital facilities. The impact fees in this article are based on the Impact Fee Report, as amended, which establish a fair and equitable allocation of costs and recognize past and future payments from new development, as well as credits for in-kind contributions, and municipal provision of like facilities under certain circumstances. Funds collected from impact fees shall not be used to replace existing capital facilities or to fund existing deficiencies, but only to provide for new capital facilities which are necessitated by new development.
2. **Authority.** The provisions of this article are authorized by Art. VIII, Sec. 1(g), Fla. Const., Secs. 125.01 *et. seq.*, 163.3161 *et. seq.*, 236.24(1), and 380.06, Fla. Stat., Sec. 1.3(2), the Palm Beach County Charter, and the Capital Improvements Element of the Comprehensive Plan. In addition, the provisions of this article are necessary for the implementation of the Comprehensive Plan, and for meeting the school planning requirements of Sec. 135.193, *et. seq.*, Fla. Stat. The inclusion of certain capital facilities in these impact fees shall not be construed as a limitation on the authority of Palm Beach County to impose impact fees for additional capital facilities consistent with Florida law.
3. **Findings.** Palm Beach County finds that the provisions of this article are land development regulations which are: necessary for the implementation of the Comprehensive Plan; needed to ensure that developments of regional impact are assessed impact fees under Sec. 380.06, Fla. Stat.; innovative land development regulations authorized by Sec. 163.3202(3), Fla. Stat.; necessary to ensure the coordination of new development and the provision of capital facilities, especially sites for new schools; a mandatory responsibility of Palm Beach County under the Local Government Comprehensive Planning and Land Development Regulation Act, Sec. 163.3161 *et. seq.*, Fla. Stat.; and necessarily and reasonably related to the public health, safety and welfare. [Ord. No. 95-8] [Ord. No. 96-28]

B. **Applicability.** This article shall apply to the unincorporated area of Palm Beach County and to the municipalities in Palm Beach County to the extent permitted by the Palm Beach County Charter and Art. VIII, Sec. 1(g), Fla. Const., unless otherwise expressly stated in this article.

C. **Exemptions.** The following development shall be exempt from payment of respective impact fees, as applicable:

1. Any development that results in no new impact on a capital facility for which the impact fee is assessed.
2. The construction of accessory buildings or structures which will not produce new additional impact on a capital facility over and above that produced by the principal building or use of the land.

3. The construction of adult only residences that meet the Fair Housing Act exemption codified at 42 U.S.C. 3607, as may be amended; provided, however, that the feepayer files a Declaration of Restrictive Covenants prepared and signed by the Impact Fee Coordinator which prohibits persons nineteen years of age or younger from residing in the residence for more than sixty days per calendar year. The School Impact Fee Declaration of Restrictive Covenants must be filed with the Clerk of the 15th Judicial Circuit Court.
4. The construction of publicly owned and operated governmental buildings or facilities.

All applications for exemption must be approved by the Impact Fee Coordinator. A final decision of the Impact Fee Coordinator may be appealed pursuant to Sec. 10.1.F.7. All applications for exemption must be made in writing to the Impact Fee Coordinator prior to building permit issuance. In the event that the feepayer wishes to obtain building permits prior to the Impact Fee Coordinator's final approval, the feepayer may apply for the exemption and deposit the required impact fee assessment into an escrow account, pursuant to an escrow agreement in a form provided for by the Impact Fee Coordinator. The County may assess a reasonable fee not to exceed its actual cost in processing the escrow agreement to be paid by the feepayer. [Ord. No. 95-50] [Ord. No. 97-38]

#### **D. Imposition of Fee.**

1. **New land use.** Any new land development creating an impact on any public facility as defined in this Code shall be required to pay impact fees in the amount and manner set forth in this article to help regulate the new land development's effect on those public facilities. No building permit for any land development requiring payment of an impact fee pursuant to this article shall be issued until the impact fee has been paid by the feepayer. No building permit for any land development requiring payment of an impact fee pursuant to this article shall be renewed or extended until the impact fee in effect at the time of the renewal or extension has been paid by the feepayer. For those land uses that do not require a building permit, the impact fee shall be paid prior to receipt of a development order that initiates impact on public facilities. Payment of the impact fee shall not relieve the feepayer from the obligation to comply with Article 11, Adequate Public Facility Standards, or any other portion of this Code.
2. **Expansion, replacement or change of use of existing land uses.** Any existing land use that is expanded, replaced, or changed shall be required to pay impact fees based on the new or additional impact as a result of the expansion, replacement or change of use. The feepayer may be eligible for credit for the existing land use pursuant to Sec. 10.1.K.1.a. [Ord. No. 95-8]

#### **E. Computation of fee.**

1. **General.** At the option of the feepayer, the amount of the impact fee may be determined either by the fee schedules for each impact fee component pursuant to Sec. 10.1E.2, 10.8C and Secs. 10.2-10.8, or by an independent calculation pursuant to Sec. 10.1F. If the amount of the impact fee for the land use is not determined in the fee schedule and the feepayer opts not to conduct an independent calculation, the impact fee shall be determined by the Impact Fee Coordinator as described in Sec. 10.1E.3 and Sec. 10.1E.2, 10.8C.
2. **Fee schedule.** The impact fees in the fee schedules have been calculated using the data and methodologies described in the Impact Fee Report, as amended, and in the methodology adopted for fair share road impact fees. Impact fees are applicable to new development in unincorporated Palm Beach County and the municipalities within Palm Beach County, and the impact fee schedules establish impact fees based on the

proportional impacts of, and benefits to, new development on and from capital facilities provided by Palm Beach County and the School Board.

3. **Land uses not specified in fee schedule.** Except for road impact fees, if the type of land development for which a building permit or other appropriate permit is applied, is not specified on the impact fee schedule, the Impact Fee Coordinator shall use the impact fee applicable to the most nearly comparable type of land use on the fee schedule. For road impact fees, the Impact Fee Coordinator shall select the most comparable type of land use from the most current edition of Trip Generation, a publication of the Institute of Transportation Engineers (ITE). The Impact Fee Coordinator shall follow the procedure pursuant to Sec. 10.1.F, and 10.8.C.
4. **Mixed use.** For mixed use development where there is a development order expressly identifying the type and proportion of uses within the development, the impact fee shall be determined by applying the fee schedule to the uses and proportions of use specified in the development order. For mixed use development where there is no development order specifically limiting the type and proportion of uses within the development, the impact fee shall be determined using the fee schedule for the most intense use.
5. **Errors and omissions.** Errors and omissions identified by the Internal Auditor or other County reviewing personnel within four (4) years of building permit issuance shall be corrected by the affected parties, including the fee payer. Impact fees in effect at the time of permitting shall be collected when identified. Computational or clerical errors do not excuse the affected parties, including the fee payer, from paying all impact fees due.
6. **Biennial review.** Biennially beginning in January, 1994, the Impact Fee Coordinator shall recommend to the Board of County Commissioners whether any changes should be made to the fee schedules to reflect changes in the factors that affect the fee schedules. This recommendation shall be as a result of a review of the data from which the fee schedules are calculated. The purpose of this review is to evaluate the level of service for each impact fee component to determine whether it should be adjusted based on changed conditions, to analyze the effects of inflation and other cost factors on the actual costs of capital facilities, to assess any changes in credits and generation rates and to ensure that the impact fee charged new land use activity impacting capital facilities will not exceed its pro rata share for the reasonably anticipated costs of capital facilities necessitated by the new land development.

[Ord. No. 95-8] [Ord. No. 96-28]

**F. Independent fee calculation study.**

1. **General.** If a fee payer opts not to have the impact fee determined according to the fee schedule, then the fee payer shall, at the fee payer's expense, prepare and submit to the Impact Fee Coordinator an independent fee calculation study for the proposed land use. An independent fee calculation study for road impact fees shall be submitted simultaneously to the Impact Fee Coordinator and the County Engineer. The independent fee calculation study shall follow the methodologies used in the Impact Fee Report. The independent fee calculation study shall be conducted by a professional in impact analysis. An independent fee calculation study for road impact fees shall be conducted by a professional in road impact fee analysis or by a registered engineer. The burden shall be on the fee payer to provide the Impact Fee Coordinator all relevant data, analysis and reports which would assist the Impact Fee Coordinator in determining whether the impact fee should be adjusted.
2. **Submission of application.** The application for an independent calculation study shall be submitted to the Impact Fee Coordinator, except that an independent calculation study for road impact fees shall be submitted simultaneously to the Impact Fee Coordinator and the County Engineer. In the event that the

feepayer wishes to obtain building permits prior to the Impact Fee Coordinator's final approval, the feepayer may submit an application and deposit impact fees as set forth in the impact fee schedule into an escrow account, pursuant to an escrow agreement in a form provided for by the Impact Fee Coordinator. A feepayer failing to submit an independent fee calculation study, or, if necessary, an executed escrow agreement to the Impact Fee Coordinator prior to permit issuance is deemed to have waived the right to an impact fee adjustment based on the independent fee calculation study. [Ord. No. 96-28] [Ord. No. 97-38]

3. **Contents of application.** The application shall be in a form established by the Impact Fee Coordinator and made available to the public. The independent fee calculation study shall follow the methodologies used in the Impact Fee Report. A feepayer wishing to perform an independent fee calculation study for road impact fees shall prepare a traffic impact analysis, which shall include, as appropriate, documentation of:
  - a. trip generation rates appropriate for the proposed land use;
  - b. trip distribution and traffic assignments;
  - c. trip length data appropriate for the proposed land use; and
  - d. any other trip data employed in the independent fee calculation that is appropriate for the proposed land development.
  - e. an economic documentation study that includes documentation of:
    - (1) costs for roadway construction, including the cost of right-of-way, design, and engineering appropriate for the necessary road improvements.
    - (2) credits attributable to the proposed land use for roadway improvements which can be expected to be available to replace the portion of the service volume used by the traffic generated by the proposed land development.
    - (3) the shortfall when the credits attributable to the proposed land use are considered.
4. **Determination of sufficiency.** The Impact Fee Coordinator shall determine if the application is sufficient within five (5) working days of its receipt. If the Impact Fee Coordinator determines the application is not sufficient, a written notice shall be mailed to the applicant specifying the deficiencies. No further action shall be taken on the application until the deficiencies are remedied.
5. **Action by Impact Fee Coordinator.**
  - a. **Impact fees other than roads.** For other than road impact fees, within ten (10) working days after the application is determined to be sufficient, the Impact Fee Coordinator shall review the application, and if the application provides substantial evidence that clearly demonstrates by the methodology described in the Impact Fee Report that the proposed land use is designed or used such that the occupants of the development will use capital facilities less than that projected in the impact fee component, the Impact Fee Coordinator shall appropriately adjust the fee.
  - b. **Road impact fees.** For road impact fees, within fifteen (15) working days after the application is determined to be sufficient, the County Engineer shall review the application and, if the application provides substantial evidence that clearly demonstrates using the formulae described in this section that the proposed land use is designed or used such that the development will create fewer trips than projected in the road impact fee component, shall make a written recommendation to the Impact Fee Coordinator on adjusting the road impact fee. If the Impact Fee Coordinator concurs, the Impact Fee

Coordinator shall appropriately adjust the fee within five (5) working days of receipt of the County Engineer's recommendation.

- c. **Responsibility of feepayer.** The burden shall be on the feepayer to provide all relevant data, analysis and reports which would assist the Impact Fee Coordinator and, in the case of roads, the County Engineer in making a determination of the appropriate impact fee. The analysis and report must be based on generally accepted methods and the formulas for the specific fee component in the Impact Fee Report, or in the case of roads, the methods and formulas described in this section and below in Sec. 10.8. A feepayer wishing to provide additional information after submitting the initial independent fee calculation study must do so no later than thirty (30) days after the date of the Impact Fee Coordinator's determination of sufficiency. The Impact Fee Coordinator will not accept additional information relevant to an independent fee calculation study after this deadline. If the impact fee is adjusted the feepayer shall provide a copy of the Impact Fee Modification Certificate at the time of permit issuance. Failure to provide a copy of the certificate at the time of permit issuance shall constitute a waiver of any adjusted fee.
  - d. **Decision in writing.** The decision of the Impact Fee Coordinator to adjust or to refuse to adjust the impact fee shall be in writing and shall be transmitted to the applicant by certified mail within five (5) days of the decision. An approved adjustment shall be issued in the form of an "Impact Fee Modification Certificate" which shall include information regarding:
    - 1) project location and name if available;
    - 2) square foot of project;
    - 3) adjusted trip generation; and
    - 4) property control numbers.
6. **Covenant running with the land.** The Impact Fee Coordinator shall require that a covenant running with the land be executed and recorded in the official records of the Clerk of the Circuit Court on the development's land before the building permit is issued in cases where:
- a. the independent fee calculation is based on a use of land having a lesser impact than that upon which the schedule set forth in the fee component is based; or
  - b. the development could be put to a use having a greater impact than that proposed in the independent fee calculation study without being required to secure a permit or approval for the use; or
  - c. for such other reasons that make a covenant necessary to ensure compliance with this article.
7. **Appeal.**
- a. Any applicant may appeal the decision of the Impact Fee Coordinator by filing an appeal with the Impact Fee Appeals Board within fifteen (15) working days of a decision by the Impact Fee Coordinator. The appeal must state with specificity the reasons for the appeal and shall contain such data and documentation upon which the applicant seeks to rely.

- b. The Impact Fee Appeals Board shall make a decision on the appeal within sixty (60) working days of its filing. The Impact Fee Appeals Board shall notify the applicant within fifteen (15) working days of the hearing and invite the applicant or the applicant's representative to attend the hearing.
- c. At the hearing, the Impact Fee Appeals Board shall provide the applicant and the Impact Fee Coordinator an opportunity to present testimony and evidence, provided such information was part of the review before the Impact Fee Coordinator. The Impact Fee Appeals Board shall reverse the decision of the Impact Fee Coordinator only if there is substantial competent evidence in the record that the Impact Fee Coordinator erred from the standards in this section.
- d. Any aggrieved party, including Palm Beach County, may appeal an order of the Impact Fee Appeals Board to the Fifteenth Judicial Circuit Court of Palm Beach County. Such appeal shall not be a hearing de novo, but shall be a petition for Writ of Certiorari and the Court shall be limited to appellate review of the record created before the Board. The County may assess a reasonable fee for the preparation of the record to be paid by the Petitioner in accordance with Sec. 119.07, Fla. Stat., as amended from time to time.  
[Ord. No. 93-4] [Ord. No. 95-8] [Ord. No. 95-50] [Ord. No. 96-28]

**G. Collection and Administrative Fees.**

**1. Timing and collection of payment.**

- a. **Collected at building permit or other development order.** The person applying for issuance of a building permit shall pay the impact fee to the PZB Department, or to the person designated by a municipality to collect the fee (if the municipality is collecting the fee), prior to the issuance of a building permit, or if a building permit is not required, prior to issuance of the development order that authorizes development which places impact on capital facilities for which impact fees are charged.
  - b. **Municipality may require direct payment to County.** A municipality who is reviewing its own applications for development permits may opt to have Palm Beach County collect the impact fees, pursuant to interlocal agreement. If Palm Beach County is the permitting authority for the municipality by interlocal agreement, no additional interlocal agreement is necessary for Palm Beach County to collect impact fees for permits issued for that municipality. If Palm Beach County collects the impact fees, the municipality shall not be entitled to the two percent (2%) administrative fee. Palm Beach County shall not charge the municipality for collecting the impact fee. The municipality shall be responsible for ensuring that all impact fees are paid before issuing any building permit or other permit.
  - c. **Municipalities are collecting agents.** Municipalities collecting impact fees under this section are acting only as collecting agents for Palm Beach County. Such municipalities shall be responsible to Palm Beach County for the proper collection and remittance of impact fees, but shall not be liable for the inadvertent miscalculation of impact fee amounts.
- 2. Administrative fees.** Except for Belle Glade, South Bay, and Pahokee, who shall be entitled to retain four percent (4%) because park, school and road impact fees are not collected, the local government collecting the impact fee shall be entitled to retain two percent (2%) of the funds collected to cover the costs associated with the collection of the impact fees, and in the case of the County, the administration, investment, accounting, expenditure, and auditing of the funds.

**3. Fees transferred to trust funds.**

**a. Fees collected by County.** All impact fees collected by the County, less the two percent (2%) administrative fee, shall be properly identified by benefit zone for each impact fee component and transferred daily for deposit in the appropriate impact fee trust fund to be held in separate accounts for each impact fee component and each benefit zone.

**b. Fees collected by municipalities.**

**(1) On time remittance.** All impact fees collected by the municipalities, less the two percent (2%) administrative fee, shall be remitted to the County Finance Department within fifteen (15) calendar days following the month in which the impact fees are collected. One (1) draft may be used to remit the funds to Palm Beach County. Funds received from the municipalities shall be deposited promptly in the appropriate impact fee trust fund.

**(2) Late remittance.** If the impact fees are not remitted within fifteen (15) calendar days following the month in which the impact fees are collected, the municipality shall forfeit its two percent (2%) administrative fee. In the event the impact fees are not remitted by the twenty-fifth (25th) calendar day of the month following the end of the month in which the impact fees are collected, the municipality shall forfeit its two percent (2%) administrative fee and shall pay simple interest at the statutory rate of twelve (12%) percent per annum on the entire amount accrued to Palm Beach County. Interest shall accrue beginning the first (1st) day of the month following the end of the month in which the impact fees are collected by the municipality. For the purposes of this section, funds shall be considered to have been remitted to Palm Beach County on the date postmarked, if transmitted by certified mail with the proper postage.

**(3) Transfer of receipts.** If receipts are transferred in accordance with Sec. 10.1G.3.b.(1), the municipalities may retain any interest earned on impact fees collected prior to the transfer of the funds to Palm Beach County in addition to the two percent (2%) to offset the costs of collecting, remitting and accounting for the funds.

**4. Record keeping.** Records shall be maintained by all local governments to ensure proper accounting controls. Palm Beach County shall have the authority to audit the records of any municipality to ensure the procedures and standards of this section are being met by the municipality. Public reports on impact fees shall be provided by the Impact Fee Coordinator on at least an annual basis and distributed to each municipality. Such reports will account for receipts of impact fees for each impact fee, by benefit zone and municipality, and encumbrances and expenditures of the funds by zone.

**5. Impact Fee Coordinator to furnish such information and advice to the municipalities.** The Impact Fee Coordinator shall furnish such information and advice to the municipalities necessary to ensure proper collection, remittance, accounting, controls and auditability. [Ord. No. 96-28]

**H. Benefit zones.**

**1. Establishment of benefit zones.** One or more impact fee benefit zones are hereby established for each impact fee component. The benefit zones are identified in Secs. 10.2-10.8 for each impact fee component.

**2. Establishment of trust funds.** Separate impact fee trust funds for each impact fee benefit zone for each impact fee component are hereby established for the purpose of earmarking all impact fees so that all expenditures of impact fees sufficiently benefit new development in the benefit zone from which the ~~impact fees were collected.~~



**I. Use of impact fees.**

1. **Investment in interest bearing accounts.** All impact fees on deposit in the trust funds shall be invested in interest bearing sources, and the income derived shall be applied to the applicable trust fund.
2. **Limitation within benefit zones.** Impact fees collected shall be used exclusively for new capital facilities for the impact fee component within the impact fee benefit zone from which the fees were collected, except that if an impact or traffic analysis made by a professional experienced in impact analysis and approved by the Impact Fee Coordinator demonstrates that a planned development substantially and directly impacts the need to expand the capacity of specific public capital facilities in another benefit zone, then impact fees paid by that planned development may be expended on those specific capital facilities in another benefit zone.
3. **Expenditures shall benefit new development.** Impact fees shall be used only for capital facility costs for which the impact fees are levied and which add capacity needed to serve new development.
4. **Non lapsing.** The respective trust funds shall be non-lapsing.
5. **Annual capital facility programs.** Annually, the County Administrator shall present to the Board of County Commissioners a proposed capital improvement program for each public facility for which an impact fee is charged, assigning funds, including any accrued interest, from the several impact fee trust funds to specific improvement projects and related expenses. Monies, including any accrued interest not assigned in any fiscal period shall be retained in the same impact fee trust funds until the next fiscal period, except as provided by the refund provisions of this section.

**J. Refunds.****1. General.**

- a. **Non-commencement of construction.** If a building permit or other permit requiring payment of an impact fee expires or is canceled or revoked, the structure has not been completed, and no certificate of occupancy has been issued, or if the permit is modified prior to completion of construction so as to change the land use or structure to one of lower impact than that on which the permit was originally issued, and the impact fee paid for approval of the permit has not been encumbered or spent by Palm Beach County, then the feepayer or a successor in interest shall be entitled to a refund if an application for refund is submitted within one (1) year of the permit's expiration, cancellation, revocation or modification, or of the event giving rise to the refund and within three (3) years of the payment of the impact fee, except that Palm Beach County shall retain an additional two percent (2%) of the impact fee to offset the costs of administering the refund.
- b. **Untimely encumbrance.**
  - (1) **Untimely encumbrance.** Notwithstanding section 10.1.J.1.a. above, if Palm Beach County fails to encumber the impact fees paid by the feepayer by the end of the calendar quarter immediately following six (6) years from the date the impact fees are paid, and fails to spend the impact fee within nine (9) years of the end of the calendar quarter in which the impact fees are paid, the feepayer or a successor in interest shall be entitled to a refund except that Palm Beach County shall retain an additional two percent (2%) of the impact fee to offset the costs of refund. The feepayer or successor in interest shall submit an ~~application for refund to the Impact Fee Coordinator~~ pursuant to Sec. 10.1J.2, within one (1) year following the end of the calendar quarter in which the right to a refund occurs. In determining whether the fee paid by the

feepayer has been encumbered or spent, monies in the trust fund shall be considered to be expended on a first in, first out basis; that is, the first fees paid shall be considered the first monies withdrawn.

- (2) **Notification of potential refund.** If more than five percent (5%) of the impact fees collected in any fiscal year within any trust fund are unencumbered after the end of the sixth fiscal year following the fiscal year in which the impact fees were collected, Palm Beach County shall notify the present owners of lands for which the unencumbered impact fees were paid of the possibility of a refund. Any claim for a refund of impact fees shall be deemed waived if application for a refund is not received within six (6) months of the mailing or delivery of such notice.

## 2. Procedure to obtain refund.

- a. **Submission of application.** An application for refund shall be submitted to the Impact Fee Coordinator on a form provided by the Impact Fee Coordinator.
- b. **Contents of application.** The application shall be in a form established by the Impact Fee Coordinator and made available to the public, and shall contain the following:
  - (1) **Receipt.** A copy of the dated receipt issued for payment of the impact fee;
  - (2) **Permit.** If the refund is requested due to non-commencement of construction, and the permit was issued by Palm Beach County, the building permit or other permit for which the impact fees were paid;
  - (3) **Evidence.** If the refund is requested due to non-commencement of construction, evidence that the applicant is the feepayer or a successor in interest to the feepayer;
  - (4) **Documents.** If the refund is requested due to the County's failure to encumber or spend funds, a notarized sworn statement that the applicant is the current owner of the land for which the impact fee was paid, a certified copy of the current deed, and a copy of the most recent ad valorem tax bill;
  - (5) **Cancellation of permit.** If relevant, proof from the municipality that the permit has been canceled, and a copy of the permit issued by the municipality;
  - (6) **Date fund forwarded.** If relevant, the date on which the municipality forwarded the funds to Palm Beach County.
- c. **Determination of sufficiency.** The Impact Fee Coordinator shall determine if the application is sufficient within five (5) working days.
  - (1) **Sufficiency.** If the Impact Fee Coordinator determines the application is not sufficient, a written notice shall be mailed to the applicant specifying the deficiencies. No further action shall be taken on the application until the deficiencies are remedied.
  - (2) **Notification.** If the application is determined sufficient, the Impact Fee Coordinator shall notify the applicant, in writing, of the application's sufficiency and that the application is ready for review pursuant to the procedures and standards of this section.
- d. **Action by Impact Fee Coordinator.** Within forty-five (45) working days after the application is determined sufficient, the Impact Fee Coordinator shall review and approve or deny the application based upon the standards in Sec. 10.1J.1, above.

**e. Appeal.**

- (1) **Regulation.** The decision of the Impact Fee Coordinator may be appealed pursuant to Sec. 10.1.F.7.

[Ord. No. 95-8] [Ord. No. 96-28]

**K. Credits.**

1. **General.** Credit against impact fees shall be given to the feepayer or a successor in interest to the property for the following, as limited or permitted by specific provisions of this section.

- a. **Submission of application.** All applications for credit must be approved by the Impact Fee Coordinator. An application for credit shall be on a form provided by the Impact Fee Coordinator. In the event that the feepayer wishes to obtain building permits prior to the Impact Fee Coordinator's final approval, the feepayer may submit an application and deposit impact fees as set forth in the impact fee schedule into an escrow account, pursuant to an escrow agreement in a form provided for by the County. A final decision of the Impact Fee Coordinator may be appealed pursuant to Sec. 10.1.F.7.

[Ord. No. 97-38]

b. **Redevelopment of existing building/change in land use.**

- (1) **Determination.** Where alteration, expansion or replacement of a building or unit, or a change in land use which involves any increase in the number of units or square footage, or a change in use resulting in new impacts on a capital facility for which the impact fee is assessed, existing use credit shall be given for the number of existing units or square feet based upon the previous land use and applied against impact fees otherwise due. The burden of verifying the previous land use and units or square footage as applicable shall be on the feepayer.
- (2) **Certification.** The feepayer shall provide to the local government issuing the building permit a certification of an architect, engineer, surveyor, contractor, or the building official having jurisdiction, setting forth the square footage of the existing building. In the case of an addition to an existing residential building, the feepayer, at the feepayer's sole option, may pay the impact fee for the addition as if it alone were a new building rather than provide the certification setting forth the square footage of an existing building.
- (3) **Abandoned Use.** A use of a structure or land which has been abandoned shall be considered existing for the purposes of calculating existing use credit pursuant to this section. The burden of verifying the previous land use and units or square footage as applicable shall be on the feepayer. The provisions of this paragraph 10.1.K.1.a.(3) shall sunset at 5:00 p.m. on December 1, 2003, unless otherwise renewed by the Board of County Commissioners.
- (4) **Effective Date.** Section 10.1.K.1.a. shall apply to redevelopment for which building permits were issued on or after July 1, 1995.

- c. **Special district assessments.** A credit shall be given against the impact fee component where, upon prior approval by Palm Beach County, the same new capital facility is provided by a special district rather than Palm Beach County and the feepayer is assessed for the new capital facility.

- d. **In-kind contributions.** In-kind contributions made by a development to Palm Beach County shall be credited against the development's impact fees, but only to the impact fee component for which the in-kind contribution is made. For example, credits received for a park contribution may be applied only against park impact fees and not against fire-rescue impact fees. No credit shall be given for in-kind contributions that are not new capital facilities or which were not made for capital facilities costs.

- (1) **Time for giving of credit.** Credit shall be given for land at such time as marketable title in fee simple absolute is conveyed to the County, free of encumbrances with such documentation and requirements set by the Board of County Commissioners or the County Administrator or the acceptance of real property. Credit shall be given for personal property at such time as a bill of sale absolute and, where applicable, title for such property is delivered to the County. Credit shall be given at such time as the funds are delivered to the County. In the case of in-kind road facility contribution, credit will be given when the construction is completed and accepted by the County. Credit against road impact fees may be given before completion of the specified roadway construction if the fee payer posts security in form and amount acceptable to the County Engineer. In no event shall the amount of credit given exceed the actual cost of the construction determined by the County Engineer and the Impact Fee Coordinator to be eligible for road impact fee credit.
- (2) **In-kind contributions made prior to October 1, 1989, for facilities other than roads.** In the case of in-kind contributions other than road facilities made to Palm Beach County prior to October 1, 1989, and except as specifically provided in the development order or Development Agreement, the value of the in-kind contribution at the time of its conveyance, dedication, construction, placement, delivery or remittance shall be apportioned between building permits for which a complete application was made prior to October 1, 1989 and building permits in the development which remain to be issued and for which no complete application was made as of October 1, 1989. The portion of the value allocated to building permits made on or after October 1, 1989, shall be adjusted to its present value as of October 1, 1989, using a compound interest rate of six (6) percent per year, compounded quarterly. Only that portion of the contribution allocated to building permits for which a complete application was filed on or after October 1, 1989, shall be credited against impact fees. For the purpose of apportioning the contribution between uses and square footage or dwelling units, the number of permits shall be determined using the most recently approved master plan or site plan, the size and use of the buildings proposed for the remainder of the development, the effect of other land development regulations on the feepayer's ability to complete the development as proposed, and other information deemed relevant by the Impact Fee Coordinator. If the conveyance, dedication, construction, placement, delivery or remittance was required to be made prior to October 1, 1989, pursuant to a condition in a development order, a Development Agreement, or otherwise required by a local government, the value of the conveyance shall be established as of the required date of contribution. The present value of the contribution as of October 1, 1989 shall be established at six (6) percent per year from the required date of the contribution. The apportionment of the value of the contribution to building permits shall be based on the date on which the contribution was to have been made. At the option of the feepayer, any remaining credit may be adjusted by the percentage change in the cost of the capital facility when Palm Beach County reviews capital facilities costs in the review and update process.
- (3) **In kind contributions for road facilities prior to March 1, 1989.** In-kind contributions for road facilities from developments in municipalities not previously subject to road impact fees shall be apportioned according to the provisions in Sec. 10.1K.1.d.(2) except that the effective date for apportionment of the credit shall be March 1, 1989.
- (4) **In-kind contributions made after October 1, 1989, except road facility contributions.** The standards of this section shall apply to the valuation of any in-kind contribution made after October 1, 1989, except as provided elsewhere in this article.
- (5) **Valuation of In Kind Road Facility Contribution.** If the value of the in-kind contribution increase (as evidenced by an increase in Road Impact Fee rates) between the time of the in-kind contribution and the time of the issuance of a building permit, the developer may apply for additional credit by submitting an independent calculation to the Impact Fee Coordinator, for review by the Palm Beach County Engineering Department. Such application must be made within six (6) months of the effective date of a road impact fee increase, or this right shall be waived. The independent calculation must be prepared by a state registered engineer or a professional in impact

analysis and must demonstrate that the current cost of reproducing the road construction has increased and therefore the value of the in-kind contribution has correspondingly increased. Any additional credit shall not exceed the percentage of increase of the road impact fee.

- e. **Credits for contributions to local governments other than Palm Beach County.** Contributions of or for new capital facilities to a local government other than Palm Beach County or by a special district may be given only upon an application to the Impact Fee Coordinator. Approval of the Impact Fee Coordinator must be obtained prior to the contribution for all such contributions made after October 1, 1989. The Impact Fee Coordinator, after consultation with the agency charged with supervising the provision of the new capital facility, shall determine whether the contribution shall receive a credit based on the following standards.
- (1) **Consistency.** Consistency with the Comprehensive Plan as to the cost, location, and size of the facility and its timing;
  - (2) **Amount.** The amount that would be spent by Palm Beach County if it were to construct the same new capital facility;
  - (3) **Extent.** The extent to which the new capital facility provides the same or similar functions as the new capital facility for which the credit is sought;
  - (4) **Continuity.** The extent of control that Palm Beach County has in ensuring that the new capital facility will continue to provide the same or similar functions;
  - (5) **Availability.** Whether the new capital facility is open or available to all persons regardless of residency;
  - (6) **Plans.** The short and intermediate-range plans of the agency which would receive the impact fee funds regarding the timing, location, cost and size of the new capital facility;
  - (7) **Impact.** The impact of encouraging new development in the area that would be served by the new capital facility or the ability of local government or the special district to provide other needed infrastructure and services;
  - (8) **Pattern.** The pattern of development and its relationship to other development, infrastructure, and resources that could result from encouraging new development; and
  - (9) **Budget.** The budget of Palm Beach County and other local governments, and the allocation of revenues within those local governments.
- f. **Special provisions for park credits.** No credit shall be given for park contributions or dedications required by Sec. 17.1, Community and neighborhood park recreation standards. No such contribution or dedication shall be used for County District, Regional or Beach parks. Contributions for County parks resulting from Art. 11, Adequate Public Facility Standards, shall be credited as provided above. In-kind contributions of capital facilities which are not County District, Regional, or Beach parks shall be provided partial credit as follows.
- (1) **Forty to sixty acres.** Seventy-five (75) percent of the value at the time of conveyance, dedication, construction, placement, delivery or remittance shall be credited in accordance with the other provisions of this section for contributions for or of County parks less than sixty (60) acres but equal to or more than forty (40) acres;
  - (2) **Twenty to forty acres.** Fifty (50) percent of the value at the time of conveyance, dedication, construction, placement, delivery or remittance shall be credited in accordance with the other provisions of this section for contributions for or of County parks less than forty (40) acres but equal to or more than twenty (20) acres;
  - (3) **Twenty acres or less.** Twenty-five (25) percent of the value at the time of conveyance, dedication, construction, placement, delivery or remittance shall be credited in accordance with the other provisions of this section for contributions for or of County parks less than twenty (20) acres.

**g. Special provisions for school credits.**

- (1) **General.** Dedications of land for use as school may, if accepted by the School Board, be credited against school impact fees. The School Board or the Superintendent shall have responsibility for evaluating, according to the standards contained herein, a proposed dedication under this subsection. An application for a dedication credit shall be in a form prescribed by Palm Beach County, and shall contain such information as to guide the School Board and Superintendent in reviewing the application for consistency with these standards. If any credit against any school impact fees is given, the dedication shall be credited in an amount equal to its full fair market value at the time of dedication, and shall not exceed the full dedication cost. The proposed dedication shall comply with, and be reviewed considering, the following standards.
- (a) **Location.** The proposed dedication shall be located so as to provide the greatest access to students. If a single development will not generate sufficient students to fill a school, it should be located so as to be easily accessible to students from neighboring areas.
- (b) **Distance.** The proposed dedication shall create an appropriate distance between existing or planned schools: one (1) mile for elementary schools, two (2) miles for middle schools, and three (3) miles for high schools.
- (c) **Hazards.** The proposed dedication and surrounding areas shall be free from health or safety hazards and shall be protected against noise, air pollution and/or odors.
- (d) **Access.** The proposed dedication shall be accessible from two (2) different streets, with one (1) street preferably a collector street. This standard shall be waived for elementary or middle schools if access is available on one (1) street from two (2) directions. Dedications should not be located on arterial roads; however, if such dedications are proposed, they may be considered if provision is made for the construction of overpasses or pedestrian lights. The construction of median cuts, left turn lanes and storage lanes shall be practicable to facilitate access to the proposed dedication by buses and automobiles.
- (e) **Safe transit.** The proposed dedication shall be located so as to facilitate safe transit to neighboring areas by sidewalks, walkways and/or bike paths.
- (f) **Services.** The proposed dedication shall be evaluated for the availability of central water and sewer, electricity and phone services and for its proximity to fire hydrants.
- (g) **Entrances.** All proposed dedications shall allow at least two (2) separate entrances for school buses and staff; high school dedications shall also provide separate entrances for students and parent drop off. All dedications shall allow for adequate parking for buses; elementary and middle school dedications shall allow for parking for one hundred twenty (120) staff automobiles, high schools dedications shall allow for two hundred twenty five (225) staff and four hundred twenty five (425) student parking spaces.
- (h) **Minimum size/dimensions.** In addition to providing sufficient area to accommodate on site retention of stormwater, proposed school dedications shall be of the following minimum sizes and shall have the following minimum dimensions: elementary schools shall have a minimum site size of fifteen (15) acres, with a minimum seven hundred eighty (780) feet of frontage and eight hundred forty (840) feet of depth; middle schools shall have a minimum site size of twenty-five (25) acres, with a minimum frontage of eight hundred (800) feet and a depth of one thousand three hundred and sixty (1360) feet; high schools shall have a minimum site size of fifty (50) acres, with a minimum frontage of one thousand two hundred (1200) feet and a depth of one thousand eight hundred (1800) feet.
- (i) **Bus stops.** When the school dedication is located within a residential development, provision of a circulation system or turnaround area with a ninety (90) foot diameter shall be available so that buses need not back up to leave the development. Bus stop locations, preferably located adjacent to a public area such as a park, shall be provided so that buses do not have to enter the development.

- (j) **Consistency.** The dedication shall be examined for consistency of the proposed use with applicable comprehensive plans, land development regulations, and concurrency provisions.
- (2) **Consideration and acceptance by School Board.** All applications for a school credit shall be reviewed and a response issued by the Superintendent or the School Board within sixty (60) working days of the submission of the application. If the request is approved, the Superintendent shall notify the Impact Fee Coordinator, and if other than Palm Beach County, the local government issuing the development permit. The Impact Fee Coordinator shall determine the value or the credit. No credit shall be given until the dedication is conveyed to the School Board in accordance with this section.
- (3) **Conveyance to the School Board.** To convey dedications to the School Board, the feepayer shall provide, at no cost to the School Board and in a form approved by the School Board's attorney, the following documents:
  - (a) **Abstract of title.** A complete and current abstract of title together with a title insurance commitment to insure the property in a sum agreed to by the School Board, such to be delivered to the School Board;
  - (b) **Warranty deed.** A warranty deed, along with sufficient funds to record the deed, to be delivered to the School Board or the title insurance agent;
  - (c) **Taxes.** Evidence that taxes for the current year have been placed in escrow pursuant to Sec. 196.296, Fla. Stat., as amended, or that the taxes have been paid;
  - (d) **Insurance.** A completed title insurance policy issued subsequent to the recording of the deed and the escrow of taxes.
- (4) **Return of School Dedication.** In the event that a dedication accepted by the School Board is not utilized within ten (10) years of its conveyance, the grantor may request that the dedication be reconveyed by the School Board to the grantor, in which case the School Board shall reconvey the dedication.

**h. Special provisions for road credits.**

- (1) **General.** The feepayer may elect to propose construction of a portion of the major road network system in addition to any required site related improvements. The feepayer shall submit the proposed construction along with a certified engineer's cost estimate to the Impact Fee Coordinator, with a copy to the County Engineer. The County Engineer shall determine if the proposed construction is eligible for road impact fee credit, based on the following criteria:
  - (a) the proposed road construction must be on the major road network;
  - (b) the proposed road construction must not be site-related improvements;
  - (c) the proposed road construction must be required to meet the requirements of Traffic Performance Standards for the development as defined in Sec. 15.1.

Exceptions to criterion (c), above, may only be made upon approval of the Board of County Commissioners. No exceptions shall be made to criteria (a) and (b). If the proposed road construction meets the criteria for credit, the County Engineer shall determine the amount of credit to be given, and the timetable for completion of the proposed construction, and shall recommend the approval and the amount of credit to the Impact Fee Coordinator.

- (2) **Credits for construction within site.** Where a proposed major road network runs through a development and where the feepayer is required to construct two (2) lanes of the road, the feepayer may elect, upon submission of a certified cost estimate to the Impact Fee Coordinator and upon the recommendation of the County Engineer and the approval of the Impact Fee Coordinator, to construct more than two (2) lanes and receive credit for the additional cost of the additional lanes constructed. In addition to all other site-related improvements, the primary two (2) lanes within the site's boundaries shall be considered site-related.
- (3) **Other costs credited.**
  - (a) **Off-site right-of-way acquisition.** The cost of major road network rights-of-way acquired at the cost of the feepayer shall be credited where the right-of-way is outside of the site, and not

site related. The costs shall be approved by the County Engineer and the Impact Fee Coordinator based upon the appraised value of the land acquired. The credit shall not exceed the appraiser's approved value, except in the event that a settlement of, or in lieu of, condemnation results in payment in excess of the appraiser's value, in which case credit shall not exceed the amount paid. Cost incurred by Palm Beach County in acquiring such off-site right-of-way which are paid for by the feepayer shall be credited to the feepayer.

**(b) Plan preparation.** Costs of plan preparation for major road network construction shall be credited if approved by the County Engineer and the Impact Fee Coordinator based upon reasonable costs associated with the preparation of such plans.

**(c) Costs creditable.** Credit shall be given only for the cost of plans preparation, off-site right-of-way acquisition, and/or construction.

**i. Application of credits.** The credit shall be applied to the respective full impact fee associated with the first building permits issued for the development for which complete application was made on or after October 1, 1989, or if the credit is for roads, the date upon which the road impact fee was effective within the development, until the credit is exhausted. After such exhaustion the remainder of the impact fee for which a credit was obtained shall be paid in full. The credit shall be calculated and applied in dollar amounts and not in number of permits.

**j. Special allocation of credits.** Provided that the conditions of this Subsection are satisfied, the fee payer making an in-kind contribution, or its heirs, assigns or successors in interest, may have all or some portion of the resulting credit allocated to specific parcels within the benefitted development.

**(1) Past administrative practices to continue.** Notwithstanding any other provisions of this subsection, if fair share contributions have been prorated or assigned to a portion of a development through past practices, no application for a special allocation need be made, provided that a covenant is executed in accordance with Sec. 10.1.K.1.i.(5), below.

**(2) Application for special allocation.** Unless expressly prohibited by a development order, any feepayer who makes an in-kind contribution may petition the Board of County Commissioners for a special allocation of the respective impact fee credit by filing an application with the Impact Fee Coordinator. For in-kind contributions made after October 1, 1989, the application shall be made concurrently with the contribution. Only one (1) special allocation shall be made for each in-kind contribution made by the fee payer.

**(a) Parcels identified.** The application shall state the purpose for which the special allocation is desired and shall clearly identify by legal description the specific parcel or parcels of land within the development to which the credit is allocated; and

**(b) Notice requirements.**

**(i) Mailing.** Prior to scheduling the application for a Special Allocation for consideration by the Board of County Commissioners, the Applicant shall, at its own cost, provide appropriate courtesy notice to all owners of record of any undeveloped land within the affected development. The courtesy notice shall be by certified mail, return receipt requested, to the person whose name appears in the last approved ad valorem tax records of the Palm Beach County Property Appraiser's Office. The notice shall briefly state the nature of the Special Allocation application and request the recipient to submit, to the Impact Fee Coordinator within no more than fifteen (15) days of receipt, any relevant information the recipient may have bearing on the Applicant's right to a Special Allocation.

**(ii) Advertisement.** In addition, the Applicant at its own cost shall place a notice of the proposed Special Allocation in a newspaper of general circulation within Palm Beach County. Such notice shall appear no later than ten (10) days prior to a final decision by the Board of County Commissioners to grant or deny the application. The costs of advertisement shall be borne by the Applicant.

**(3) The approval process.** The Board of County Commissioners shall approve the application for a special allocation provided that:



- (a) **No bona fide claim presented.** No substantial, competent evidence is presented by a third party that would constitute prima facie evidence of a bona fide claim to any portion of the impact fee credit assigned to the affected development.
- (4) **Application fee provided.** The Board of County Commissioners may establish a reasonable fee for processing of applications for special allocations. Any such fee duly established by the Board of County Commissioners shall be paid at the time the application for special allocation is submitted.
- (5) **Covenant.** The applicant shall execute a covenant supported by separate consideration from Palm Beach County. This covenant shall provide that the applicant, its heirs assigns and successors in interest shall indemnify hold harmless, and defend Palm Beach County against any and all claims for credits not received by other owners or developers of undeveloped land within the planned development. A joinder and consent of the mortgagee of the land benefitted by the special allocation, if any, supported by separate consideration shall also be executed in recordable form acceptable to the County Attorney. The Impact Fee Coordinator shall, at the sole expense of the applicant, record the instruments in the official records of the Clerk of the Circuit Court in and for Palm Beach County.
2. **Appeal.** The decision of the Impact Fee Coordinator may be appealed pursuant to Sec. 10.1.F.7.
3. **Time to Claim Credit -- Responsibility of Feepayer.** Any claim for credit as established in section 10.1.K.1. of this Ordinance must be made by submitting application for credit, or, if necessary, executing an escrow agreement with the County no later than at the time of building permit issuance. Any claim not so made shall be deemed waived. [Ord. No. 93-4] [Ord. No. 95-8] [Ord. No. 95-50] [Ord. No. 96-28] [Ord. No. 97-38]
- L. **Covenants.** Where necessary to ensure compliance with the provisions of this article, the Impact Fee Coordinator shall require that a covenant be executed by the feepayer holding the fee simple interest in the land, and mortgagee as appropriate. The covenant shall recite this article and the facts and reasons underlying its execution. It shall set forth restrictions on the land and the terms and conditions under which it may be released.
- M. **Vesting.** Only the existence of a building permit that has not been rendered invalid and voidable shall vest a feepayer against any changes in the amount of impact fees exacted. No vesting against changes in the amount of impact fees shall result from the issuance of any development order, other than as set forth in this subsection.
- N. **Action if impact fees are unpaid.**
1. **Negotiable instrument is invalid.** In the event impact fee funds which were paid by check, draft or other negotiable instrument do not clear, the building permit or development order authorizing the development for which impact fees were paid shall be suspended. The local government which issued the building permit or development order shall send by certified mail notice to the applicant using a form provided by the County. If the impact fees, together with any charges for the checks not clearing, are not paid within ten (10) working days following mailing of the notice, the building permit or development order shall be of no further force and effect for purposes of this Code and a stop work order shall be issued and not lifted until such time as the fair share fees are paid.
2. **Lien.** If through error, omission, or intent, impact fees are not paid in full, the amount unpaid, together with statutory interest accruing from thirty (30) calendar days following the date written notice by certified mail, return receipt requested, is sent to the developer, permittee, or the then-present property owner, shall be a lien against the land containing the development for which the impact fees are due. Notice of the lien shall be recorded in the official records of the Clerk of the Circuit Court for Palm Beach County. The lien shall have priority over all liens, mortgages and encumbrances, except taxes. No lien shall be recorded

later than three (3) years following the date on which the building permit is issued for the development against which impact fees are due, although the debt shall remain. If the lien remains unpaid for more than thirty (30) calendar days following the recording of the notice, it may be foreclosed in the manner provided by state law for the foreclosure of mortgages on real property.

3. **Withholding development orders.** In the event that any impact fee is unpaid, no further development order shall be issued for the land for which the impact fees remain unpaid, and no development order shall be issued until any previously owed impact fees, together with day interest owing, along with any current impact fees, are paid.
4. **Notification construction industry licensing board.** In the event that any building permittee who is a contractor certified by the Palm Beach County Construction Licensing Board fails to pay an impact fee for which the permittee is responsible, the County Attorney shall file a verified written complaint with the Palm Beach County Construction Licensing Board recommending disciplinary action as is provided by the laws of Florida, Chapter 489, as amended. The verified complaint shall contain a summary of the fees owed and the efforts made by Palm Beach County to collect the fees. [Ord. No. 93-4] [Ord. No. 95-8] [Ord. No. 95-50] [Ord. No. 97-38]

#### **SEC. 10.2 COUNTY DISTRICT, REGIONAL, AND BEACH PARKS IMPACT FEE.**

- A. **Imposition of fee.** Impact fees are imposed upon all land uses creating an impact on County District, Regional, and Beach parks in accordance with Sec. 10.1D and this section.
- B. **Schedule of lower fees for municipalities.** Special provisions establishing a schedule of lower fees for municipalities providing like capital facilities are set forth in this section pursuant to section 1.3(2) of the county charter. For purposes of this section, "like capital facilities" is broadly construed so as to include partial "credits" for municipal parks which are not district, regional or beach parks but which perform a similar function. Municipal schedules are based upon a sliding scale depending on the size and function of the municipal park facilities and the extent of access to beaches based upon the shoreline management plan standards.

(This space intentionally left blank.)

The permutations of the schedules are as follows:

	<u>District</u>	<u>Beach</u>	<u>Regional</u>
Unincorporated	100%	100%	100%
Schedule A	100%	100%	100%
Schedule B	75%	100%	100%
Schedule C	50%	100%	100%
Schedule D	25%	100%	100%
Schedule E	0%	100%	100%
Schedule F	100%	75%	100%
Schedule G	75%	75%	100%
Schedule H	50%	75%	100%
Schedule I	25%	75%	100%
Schedule J	0%	75%	100%
Schedule K	100%	50%	100%
Schedule L	75%	50%	100%
Schedule M	50%	50%	100%
Schedule N	25%	50%	100%
Schedule O	0%	50%	100%
Schedule P	100%	25%	100%
Schedule Q	75%	25%	100%
Schedule R	50%	25%	100%
Schedule S	25%	25%	100%
Schedule T	0%	25%	100%
Schedule U	100%	0%	100%
Schedule V	75%	0%	100%
Schedule W	50%	0%	100%
Schedule X	25%	0%	100%
Schedule Y	0%	0%	100%

Where the percentage shown in each column represents the percentage of the total net cost of the park impact fee which must be paid for district, beach and regional parks.

(This space intentionally left blank.)

- C. Fee schedule.** The fee schedule for County District, Regional and Beach parks is established in Tables 10.2-1 through 10.2-14. To ensure that the impact fee does not exceed the cost to provide capital facilities to accommodate new development, the impact fees in the fee schedule are established at no more than ninety-five (95) percent of the cost to accommodate the impact.  
[Ord. No. 97-38]

**TABLE 10.2-1  
PARKS AND RECREATION FEE SCHEDULE  
FOR UNINCORPORATED PALM BEACH COUNTY  
EFFECTIVE 10/01/2001**

<u>Land Use Type (Unit)</u> <u>Residential Units By Size</u>	<u>Persons</u> <u>Per Unit</u>	<u>Cost</u> <u>Per Unit</u>	<u>Credits</u>	<u>Park</u> <u>Impact Fee</u>	<u>Discount</u>	<u>Net Park</u> <u>Impact Fee</u>
Dwelling unit, 800 sq. ft. and under	1.916	\$ 1,182.40	\$ 297.38	\$ 885.02	\$ 44.25	\$ 840.77
Dwelling unit, 801 – 1,399 sq. ft.	2.252	1,389.75	349.53	1,040.22	52.01	988.21
Dwelling unit, 1,400 – 1,999 sq. ft.	2.647	1,633.52	410.84	1,222.68	61.13	1,161.55
Dwelling unit, 2,000 – 3,599 sq. ft.	3.077	1,898.88	477.58	1,421.30	71.06	1,350.24
Dwelling unit, 3,600 sq. ft. and over	3.410	2,104.38	529.26	1,575.12	78.76	1,496.36
Hotel/Motel Per Room	0.875	539.98	135.81	404.17	20.21	383.96

**TABLE 10.2-2  
PARKS AND RECREATION FEE SCHEDULE  
FOR SCHEDULE "A" MUNICIPALITIES\*  
EFFECTIVE 10/01/2001**

<u>Land Use Type (Unit)</u> <u>Residential Units By Size</u>	<u>Person</u> <u>Per Unit</u>	<u>Cost</u> <u>Per Unit</u>	<u>Credits</u>	<u>Park</u> <u>Impact Fee</u>	<u>Discount</u>	<u>Net Park</u> <u>Impact Fee</u>
Dwelling Unit,, 800 sq. ft. and under	1.916	\$ 1,182.40	\$ 297.38	\$ 885.02	\$ 44.25	\$ 840.77
Dwelling Unit, 801 – 1,399 sq. ft.	2.252	1,389.75	349.53	1,040.22	52.01	988.21
Dwelling Unit, 1,400 – 1,999 sq. ft.	2.647	1,633.52	410.84	1,222.68	61.13	1,161.55
Dwelling Unit, 2,000 – 3,599 sq. ft.	3.077	1,898.88	477.58	1,421.30	71.06	1,350.24
Dwelling Unit, 3,600 sq. ft. and over	3.410	2,104.38	529.26	1,575.12	78.76	1,496.36
Hotel/Motel Per Room	0.875	539.98	135.81	404.17	20.21	383.96

\*Schedule "A" municipalities consist of Atlantis, Cloud Lake, Glen Ridge, Village of Golf, Haverhill, Hypoluxo, Lake Clark Shores, and Mangonia Park. [Ord. No. 01-31]

(This space intentionally left blank.)

**TABLE 10.2-3  
PARKS AND RECREATION FEE SCHEDULE FOR  
SCHEDULE "B" MUNICIPALITIES\*  
EFFECTIVE 10/01/2001**

<b>Land Use Type (Unit) Residential Units By Size</b>	<b>Persons Per Unit</b>	<b>Cost Per Unit</b>	<b>Credits</b>	<b>Park Impact Fee</b>	<b>Discount</b>	<b>Net Park Impact Fee</b>
Dwelling unit, 800 sq. ft. and under	1,916	\$ 1,114.59	\$ 289.58	\$ 825.01	\$ 41.25	\$ 783.76
Dwelling unit, 801 – 1,399 sq. ft.	2,252	1,310.06	340.37	969.69	48.48	921.21
Dwelling unit, 1,400 – 1,999 sq. ft.	2,647	1,539.84	400.06	1,139.78	56.99	1,082.79
Dwelling unit, 2,000 – 3,599 sq. ft.	3,077	1,789.98	465.05	1,324.93	66.25	1,258.68
Dwelling unit 3,6000 sq. ft. and over	3,410	1,983.70	515.38	1,468.32	73.42	1,394.90
Hotel/Motel Per Room	0.875	509.01	132.25	376.76	18.84	357.92

\*Schedule "B" municipalities consist of Greenacres, Lake Park, and Palm Springs.

[Ord. No. 01-31]

**TABLE 10.2-4  
PARKS AND RECREATION FEE SCHEDULE FOR  
SCHEDULE "C" MUNICIPALITIES\*  
EFFECTIVE 12/01/97**

**THIS TABLE HAS BEEN DELETED IN ITS ENTIRETY**

[Ord. No. 01-31]

(This space intentionally left blank.)

**TABLE 10.2-5  
PARKS AND RECREATION FEE SCHEDULE FOR  
SCHEDULE "E" MUNICIPALITIES\*  
EFFECTIVE 10/01/2001**

<b>Land Use Type (Unit) Residential Units By Size</b>	<b>Persons Per Unit</b>	<b>Cost Per Unit</b>	<b>Credits</b>	<b>Park Impact Fee</b>	<b>Discount</b>	<b>Net Park Impact Fee</b>
Dwelling unit, 800 sq.ft. and under	1.916	\$ 911.15	\$266.19	\$ 644.96	\$ 32.25	\$ 612.71
Dwelling unit, 801 – 1,399 sq.ft.	2.252	1,070.94	312.87	758.07	37.90	720.17
Dwelling unit, 1,400 – 1,999 sq. ft.	2.647	1,258.78	367.74	891.04	44.55	846.49
Dwelling unit, 2,000 – 3,599 sq. ft.	3.077	1,463.27	427.48	1,035.79	51.79	984.00
Dwelling unit 3,6000 sq. ft. and over	3.410	1,621.63	473.75	1,147.88	57.39	1,090.49
Hotel/Motel Per Room	0.875	416.11	121.56	294.55	14.73	279.82

\*Schedule "E" municipalities consists of Wellington, West Palm Beach, Royal Palm Beach and Palm Beach Gardens.  
[Ord. No. 01-31]

**TABLE 10.2-6  
PARKS AND RECREATION FEE FOR  
SCHEDULE "F" MUNICIPALITIES\*  
EFFECTIVE 10/01/2001**

<b>Land Use Type (Unit) Residential Units By Size</b>	<b>Persons Per Unit</b>	<b>Cost Per Unit</b>	<b>Credits</b>	<b>Park Impact Fee</b>	<b>Discount</b>	<b>Net Park Impact Fee</b>
Dwelling unit, 800 sq.ft. and under	1.916	\$ 1,101.07	\$288.03	\$ 813.04	\$ 40.65	\$ 772.39
Dwelling unit, 801 – 1,399 sq.ft.	2.252	1,294.16	338.54	55.62	47.78	907.84
Dwelling unit, 1,400 – 1,999 sq. ft.	2.647	1,521.15	397.92	1,123.23	56.16	1,067.07
Dwelling unit, 2,000 – 3,599 sq. ft.	3.077	1,768.26	462.56	1,305.70	65.28	1,240.42
Dwelling unit 3,6000 sq. ft. and over	3.410	1,959.62	512.61	1,447.01	72.35	1,374.66
Hotel/Motel Per Room	0.875	502.84	131.54	371.30	18.56	352.74

\*Schedule "F" municipalities consist of Gulfstream, Highland Beach, Manalapan, and South Palm Beach.  
[Ord. No. 01-31]

**TABLE 10.2-7  
PARKS AND RECREATION FEE SCHEDULE FOR  
SCHEDULE "I" MUNICIPALITY\*  
EFFECTIVE 10/01/2001**

<b>Land Use Type (Unit) Residential Units By Size</b>	<b>Persons Per Unit</b>	<b>Cost Per Unit</b>	<b>Credits</b>	<b>Park Impact Fee</b>	<b>Discount</b>	<b>Net Park Impact Fee</b>
Dwelling unit, 800 sq.ft. and under	1.916	\$ 897.63	\$ 264.63	\$ 633.00	\$ 31.65	\$ 601.35
Dwelling unit, 801 – 1,399 sq.ft.	2.252	1,055.04	311.04	744.00	37.20	706.80
Dwelling unit, 1,400 – 1,999 sq. ft.	2.647	1,240.09	365.59	874.50	43.72	830.78
Dwelling unit, 2,000 – 3,599 sq. ft.	3.077	1,441.54	424.98	1,016.56	50.83	965.73
Dwelling unit 3,6000 sq. ft. and over	3.410	1,597.55	470.98	1,126.57	56.33	1,070.24
Hotel/Motel Per Room	0.875	409.93	120.85	289.08	14.45	274.63

\*Schedule "I" municipality consists of Tequesta  
[Ord. No. 01-31]

**TABLE 10.2-8  
PARKS AND RECREATION FEE SCHEDULE FOR  
SCHEDULE "J" MUNICIPALITY  
\*EFFECTIVE 10/01/2001**

<b>Land Use Type (Unit) Residential Units By Size</b>	<b>Persons Per Unit</b>	<b>Cost Per Unit</b>	<b>Credits</b>	<b>Park Impact Fee</b>	<b>Discount</b>	<b>Net Park Impact Fee</b>
Dwelling unit, 800 sq.ft. and under	1.916	\$ 829.82	\$ 256.83	\$ 572.99	\$ 28.65	\$ 544.34
Dwelling unit, 801 – 1,399 sq.ft.	2.252	975.34	301.87	673.47	33.67	639.80
Dwelling unit, 1,400 – 1,999 sq. ft.	2.647	1,146.42	354.82	791.60	39.58	752.02
Dwelling unit, 2,000 – 3,599 sq. ft.	3.077	1,332.65	412.46	920.19	46.01	874.18
Dwelling unit 3,6000 sq. ft. and over	3.410	1,476.87	457.10	1,019.77	50.99	968.78
Hotel/Motel Per Room	0.875	378.96	117.29	261.67	13.08	248.59

\*Schedule "J" municipality consists of North Palm Beach.

[Ord. No. 01-31]

**TABLE 10.2-9  
PARKS AND RECREATION FEE SCHEDULE FOR  
SCHEDULE "K" MUNICIPALITY\*  
EFFECTIVE 10/01/2001**

<b>Land Use Type (Unit) Residential Units By Size</b>	<b>Persons Per Unit</b>	<b>Cost Per Unit</b>	<b>Credits</b>	<b>Park Impact Fee</b>	<b>Discount</b>	<b>Net Park Impact Fee</b>
Dwelling unit, 800 sq.ft. and under	1.916	\$ 1,019.73	\$ 278.67	\$ 741.06	\$ 37.05	\$ 704.01
Dwelling unit, 801 – 1,399 sq.ft.	2.252	1,198.56	327.54	871.02	43.55	827.47
Dwelling unit, 1,400 – 1,999 sq. ft.	2.657	1,408.79	384.99	1,023.80	51.19	972.61
Dwelling unit, 2,000 – 3,599 sq. ft.	3.077	1,637.64	447.54	1,190.10	59.51	1,130.60
Dwelling unit 3,6000 sq. ft. and over	3.410	1,814.87	495.97	1,318.90	65.94	1,252.96
Hotel/Motel Per Room	0.875	465.69	127.26	338.43	16.92	321.51

\*Schedule "K" municipalities consists of Ocean Ridge.

[Ord. No. 01-31]

**TABLE 10.2-10  
PARKS AND RECREATION FEE SCHEDULE FOR  
SCHEDULE "P" MUNICIPALITIES\*  
EFFECTIVE 10/01/2001**

<b>Land Use Type (Unit) Residential Units By Size</b>	<b>Persons Per Unit</b>	<b>Cost Per Unit</b>	<b>Credits</b>	<b>Park Impact Fee</b>	<b>Discount</b>	<b>Net Park Impact Fee</b>
Dwelling unit, 800 sq.ft. and under	1.916	\$ 938.40	\$ 269.32	\$ 669.08	\$ 33.45	\$ 635.63
Dwelling unit, 801 – 1,399 sq.ft.	2.252	1,102.96	316.55	786.41	39.32	747.09
Dwelling unit, 1,400 – 1,999 sq. ft.	2.647	1,296.42	372.07	924.35	46.22	878.13
Dwelling unit, 2,000 – 3,599 sq. ft.	3.077	1,507.02	432.51	1,074.51	53.73	1,020.78
Dwelling unit 3,6000 sq. ft. and over	3.410	1,670.12	479.32	1,190.80	59.54	1,311.26
Hotel/Motel Per Room	0.875	428.55	122.99	305.56	15.28	290.28

\*Schedule "P" municipalities consist of Briny Breezes, Juno Beach, Jupiter Inlet Colony, and Palm Beach Shores.

[Ord. No. 01-31]

**TABLE 10.2-11  
PARKS AND RECREATION FEE SCHEDULE FOR  
SCHEDULE "U" MUNICIPALITY\*  
EFFECTIVE 10/01/2001**

<b>Land Use Type (Unit) Residential Units By Size</b>	<b>Persons Per Unit</b>	<b>Cost Per Unit</b>	<b>Credits</b>	<b>Park Impact Fee</b>	<b>Discount</b>	<b>Net Park Impact Fee</b>
Dwelling unit, 800 sq. ft. and under	1.916	\$ 857.07	\$ 259.97	\$ 597.10	\$ 29.85	\$ 567.25
Dwelling unit, 801 - 1,399 sq. ft.	2.252	1,007.36	305.55	701.81	35.09	666.72
Dwelling unit, 1,400 - 1,999 sq. ft.	2.647	1,184.06	359.15	824.91	41.25	783.66
<b>Dwelling unit 2,000 - 3,599 sq. ft.</b>	<b>3.077</b>	<b>1,376.40</b>	<b>417.49</b>	<b>958.91</b>	<b>47.95</b>	<b>910.96</b>
Dwelling unit, 3,600 sq. ft. and over	3.410	1,525.36	462.67	1,062.69	53.13	1,009.56
Hotel/Motel Per Room	0.875	391.41	118.72	272.69	13.63	259.06

\*Schedule "U" municipality is Lantana.

[Ord. No. 01-31]

**TABLE 10.2-12  
PARKS AND RECREATION FEE SCHEDULE FOR  
SCHEDULE "W" MUNICIPALITIES\*  
EFFECTIVE 10/01/2001**

**THIS TABLE HAS BEEN DELETED IN ITS ENTIRETY.**

**TABLE 10.2-13  
PARKS AND RECREATION FEE SCHEDULE FOR  
SCHEDULE "X" MUNICIPALITY\*  
EFFECTIVE 10/01/2001**

<b>Land Use Type (Unit) Residential Units By Size</b>	<b>Persons Per Unit</b>	<b>Cost Per Unit</b>	<b>Credits</b>	<b>Park Impact Fee</b>	<b>Discount</b>	<b>Net Park Impact Fee</b>
Dwelling unit, 800 sq. ft. and under	1.916	\$ 653.62	\$ 236.57	\$ 417.05	\$ 20.85	\$ 396.20
Dwelling unit, 801 - 1,399 sq. ft.	2.252	768.25	278.06	490.19	24.51	465.68
Dwelling unit, 1,400 - 1,999 sq. ft.	2.647	903.00	326.83	576.17	28.81	547.36
Dwelling unit, 2,000 - 3,599 sq. ft.	3.077	1,049.69	379.92	669.77	33.49	636.28
Dwelling unit, 3,600 sq. ft. and over	3.410	1,163.29	421.04	742.25	37.11	705.14
Hotel/Motel Per Room	0.875	298.50	108.04	190.46	9.52	180.94

\*Schedule "X" municipality is Palm Beach.

(This space intentionally left blank.)



**TABLE 10.2-14  
PARKS AND RECREATION FEE SCHEDULE FOR  
SCHEDULE "Y" MUNICIPALITIES\*  
EFFECTIVE 10/01/2001**

<u>Land Use Type (Unit)</u> <u>Residential Units By Size</u>	<u>Persons</u> <u>Per Unit</u>	<u>Cost</u> <u>Per Unit</u>	<u>Credits</u>	<u>Park</u> <u>Impact Fee</u>	<u>Discount</u>	<u>Net Park</u> <u>Impact Fee</u>
Dwelling unit, 800 sq. ft. and under	1.916	\$ 585.82	\$228.77	\$ 357.05	\$ 17.85	\$ 339.20
Dwelling unit, 801 - 1,399 sq. ft.	2.252	688.55	268.89	419.66	20.98	398.68
Dwelling unit, 1,400 - 1,999 sq. ft.	2.647	809.32	316.06	493.26	24.66	468.60
Dwelling unit, 2,000 - 3,599 sq. ft.	3.077	940.79	367.40	573.39	28.67	544.72
Dwelling unit, 3,600 sq. ft. and over	3.410	1,042.61	407.16	635.45	31.77	603.68
Hotel/Motel Per Room	0.875	267.53	104.48	163.05	8.15	154.90

\*Schedule "Y" municipalities consist of Riviera Beach, Boca Raton, Boynton Beach, Delray Beach Lake Worth, and Jupiter. [Ord. No. 95-8] [Ord. No. 97-38][Ord. No. 01-31]

**C. Benefit zones.**

**1. Establishment of benefit zones.** Four (4) park impact fee benefit zones are hereby established as follows:

**a. Benefit zone 1 (North).** Beginning at the water's edge of the Atlantic Ocean and the northern boundary of Palm Beach County as described in Sec. 7.50, Fla. Stat., "County Boundary"; thence

- (1) Westerly along said north boundary to the west line of Range 39 East; thence
- (2) Southerly along said west line to the South Florida Water Management District Levee 8 Canal; thence
- (3) Southeasterly along said Levee 8 Canal to the south line of Township 42 South; thence
- (4) Easterly along said south line to the west line of Range 42 East; thence
- (5) Northerly along said west line to SR-710 (Beeline Highway); thence
- (6) Southeasterly along said SR-710 to Port Road (8th Street); thence
- (7) Easterly along said Port Road and its easterly extension to the Intracoastal Waterway; thence
- (8) Northerly along the Intracoastal Waterway to the Lake Worth inlet and east to the Atlantic Ocean; thence
- (9) Northerly along the water's edge of the Atlantic Ocean to the point of beginning.

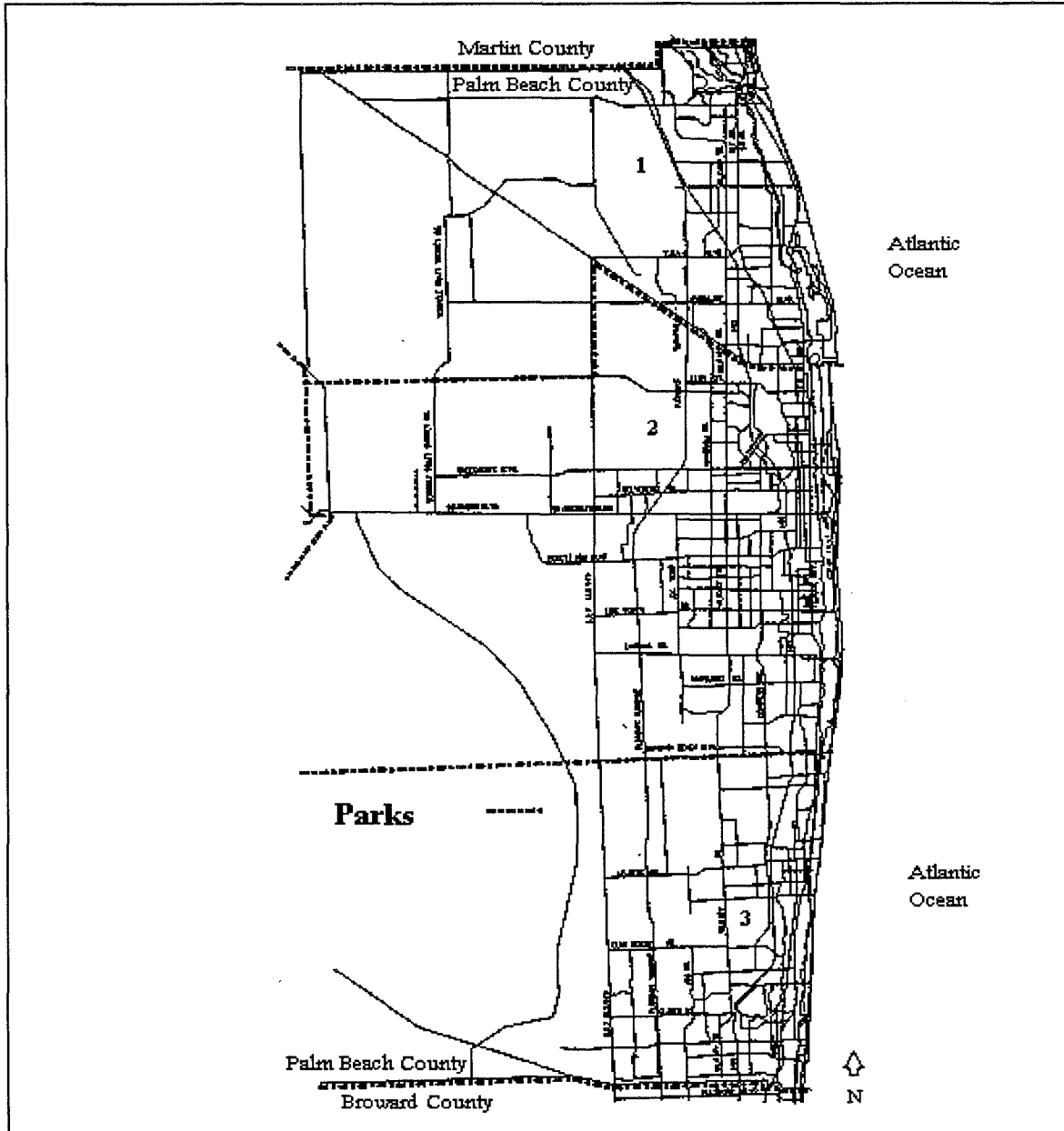
**b. Benefit zone 2 (Central).** Beginning at the water's edge of the Atlantic Ocean and SR-804 (Boynton Beach Blvd.) extended; thence

- (1) Westerly along SR-804 and its extension to the South Florida Water Management Levee 7 Canal; thence
- (2) Northerly along said Levee 7 Canal to the centerline of Old State Road 80; thence
- (3) Westerly along said centerline of State Road 80 to the intersection of the centerline of U.S. Highway 98; thence
- (4) Northwesterly along said centerline of U.S. Highway 98 to the west line of Range 40 East; thence
- (5) North along the west line of Range 40 East to the south line of Township 42 South; thence
- (6) Easterly along said south line to the west line of Range 42 East; thence
- (7) Northerly along said west line to SR-710 (Beeline Highway); thence
- (8) Southeasterly along said SR-710 (Beeline Highway) to Port Road (8th Street); thence
- (9) Easterly along said Port Road and its easterly extension to the Intracoastal Waterway; thence
- (10) Northerly along the Intracoastal Waterway to the Lake Worth Inlet and east to the Atlantic Ocean; thence
- (11) Southerly along the water's edge of the Atlantic Ocean to the point of beginning.

- c. **Benefit zone 3 (South).** Beginning at the waters edge of the Atlantic Ocean and SR-804 (Boynton Beach Boulevard) extended; thence
- (1) Westerly along SR-804 and its extension to the South Florida Water Management District Levee 7 Canal; thence
  - (2) Southerly and southeasterly along said Levee 7 Canal, Levee 39 Canal and Levee 36 Canal to the south boundary line of Palm Beach County as described in Fla. Stat. Sec. 7.50, "County Boundary;" thence
  - (3) Easterly along said boundary line to the water's edge of the Atlantic Ocean; thence
  - (4) Northerly along said water's edge to the point of beginning.
- d. **Benefit zone 4 (Glades).** Zone 4 is bounded on the north by the Martin County line; on the East by the Western boundaries of Zones 1, 2, and 3; on the South by the Broward County line; and on the West by the Hendry County line.
2. **Identification of benefit zones.** The park benefit zones are shown in Figure 10.2-1. No park impact fee is exacted in benefit zone 4 because (1) development in that benefit zone is overwhelmingly isolated from eastern Palm Beach County; (2) no new capital facilities for parks are required during the planning horizon upon which the park impact fee in Zone 4 is based, except for district park capital facilities; and (3) credits to development in Zone 4 for other assessments funding park capital facilities equal or exceed the impact fee associated with district parks in Zone 4.
- D. **Establishment of trust funds.** There are hereby established separate park impact fee trust funds, one for each park impact fee benefit zone.
- E. **Use of park impact fees.** Impact fees paid pursuant to this section shall be encumbered and spent only in conformance with Sec. 10.11.

(This space intentionally left blank.)

**Figure 10.2-1**  
**Park Benefit Zones**



[Ord. No. 97-38] [Ord. No. 99-17]

**SEC. 10.3 FIRE-RESCUE IMPACT FEE**

- A. Imposition of fee.** Impact fees are imposed upon all land uses creating an impact on fire-rescue services in accordance with Sec. 10.1D and this section.
- B. Fee schedule.** The fee schedule for fire-rescue services is established in Table 10.3. Land uses in the fee schedule shall be defined in Sec. 195.073, Fla. Stat, and Rule 12D-8 F.A.C. To ensure that the impact fee does not exceed the cost to provide capital facilities to accommodate new development, the impact fees in the fee schedule are established at no more than ninety-five (95) percent of the cost to accommodate the impact.  
[Ord. No. 97-38] [Ord. No. 01-31]

(This space intentionally left blank.)

**TABLE 10.3**  
**FIRE-RESCUE IMPACT FEE SCHEDULE**  
**Effective 10/01/2001**

<b>Land Use Type (Unit)</b> <b>Residential Units, by Type</b>	<b>Calls For Service</b>	<b>Cost Per Unit</b>	<b>Credits</b>	<b>Fire-Rescue Impact Fee</b>	<b>Adjustment</b>	<b>Net Fire- Rescue Impact Fee</b>
Single Family Detached	0.351	\$ 449.52	\$ 0.00	\$ 449.52	\$ 22.48	\$ 427.04
Single Family Attached	0.351	449.52	0.00	449.52	22.48	427.04
Multi-Family	0.164	209.77	0.00	209.77	10.49	199.28
Mobile Home	0.164	209.77	0.00	209.77	10.49	199.28
Hotel/Motel Per Room	0.469	600.29	0.00	600.29	30.01	570.28
<b><u>Non-Residential</u></b>						
Office 100,000 sq. ft. & Under	0.111	\$ 141.96	\$ 0.00	\$ 141.96	\$ 7.10	\$ 134.86
100,001 - 125,000 sq. ft.	0.111	141.96	0.00	141.96	7.10	134.86
125,001 - 150,000	0.111	141.96	0.00	141.96	7.10	134.86
150,001 - 175,000	0.111	141.96	0.00	141.96	7.10	134.86
175,001 - 199,999	0.111	141.96	0.00	141.96	7.10	134.86
Medical Office	0.111	141.96	0.00	141.96	7.10	134.86
Warehouse Per 1,000 sq. ft	0.163	208.82	0.00	208.82	10.44	198.86
Gen. Industrial Per 1,000 Ft	0.111	141.96	0.00	141.96	7.10	134.86
<b><u>Retail Per 1,000 Sq. Ft.</u></b>						
Retail Per 1,000 Sq. Ft.	0.156	\$ 200.14	\$ 0.00	\$ 200.14	\$ 10.01	\$ 190.13
80,000 sq. ft. & Under	0.156	200.14	0.00	200.14	10.01	190.13
80,001 - 99,999	0.156	200.14	0.00	200.14	10.01	190.13
100,000 - 199,999	0.156	200.14	0.00	200.14	10.01	190.13
200,000 - 499,999	0.156	200.14	0.00	200.14	10.01	190.13
500,000 - 999,999	0.156	200.14	0.00	200.14	10.01	190.13
1,000,000 & Over	0.156	200.14	0.00	200.14	10.01	190.13

[Ord. No. 95-8] [Ord. No. 97-38] [Ord. No. 01-31]

**C. Benefit zones.**

- 1. Establishment of benefit zone.** There is hereby established one (1) Fire-Rescue benefit zone, corresponding to the Palm Beach County Fire-Rescue Municipal Service Taxing Unit, and those municipalities contracting with Palm Beach County for the provision of fire-rescue services (municipalities include: Cloud Lake, Glen Ridge, Golfview, Haverhill, Juno Beach, Jupiter, and Lake Clarke Shores).

- D. Establishment of trust fund.** There is hereby established a separate impact fee trust fund for the impact fee benefit zone described in Sec. 10.3.C.1.

- E. Use of fire-rescue impact fees.** Impact fees paid pursuant to this section shall be encumbered and spent only in conformance with Sec. 10.1I.

[Ord. No. 95-8] [Ord. No. 97-38] [Ord. No. 99-17]

**SEC. 10.4 LIBRARY IMPACT FEE.**

- A. Imposition of fee.** Impact fees are imposed upon all land uses creating an impact on library services in accordance with Sec. 10.1D and this section.
- B. Fee schedule.** The fee schedule for library services is established in Table 10.4. To ensure that the impact fee does not exceed the cost to provide capital facilities to accommodate new development, the impact fees in the fee schedule are established at no more than ninety-five (95) percent of the cost to accommodate the impact.  
[Ord. No. 97-38] [Ord. No. 01-31]

**TABLE 10.4**  
**LIBRARY FEE SCHEDULE**  
**Effective 10/01/2001**

<b><u>Land Use Type (Unit)</u></b> <b><u>Residential Units by sq. ft</u></b>	<b><u>Functional</u></b> <b><u>Population</u></b>	<b><u>Cost</u></b> <b><u>Per Unit</u></b>	<b><u>Credits</u></b>	<b><u>Library</u></b> <b><u>Impact Fee</u></b>	<b><u>Discount</u></b>	<b><u>Net Library</u></b> <b><u>Impact Fee</u></b>
Dwelling units:						
800 sq. ft. and Under	1.916	\$ 144.49	\$ 11.66	\$ 132.83	\$ 6.64	\$ 126.19
801 - 1,399	2.252	169.82	13.70	156.12	7.81	148.31
1,400 - 1,999	2.647	199.61	16.10	183.51	9.18	174.33
2,000 - 3,599	3.077	232.04	18.72	213.32	10.67	202.65
3,600 and Over	3.410	257.15	20.75	236.40	11.82	224.58

[Ord. No. 95-8] [Ord. No. 97-38] [Ord. No. 01-31]

(This space intentionally left blank.)

**C. Benefit zone.**

1. **Establishment of benefit zone.** There is hereby established one (1) library benefit zone, consisting of unincorporated Palm Beach County and those municipalities that are part of the Library Taxing District (municipalities include: Atlantis, Belle Glade, Briny Breezes, Cloud Lake, Glen Ridge, Golfview, Greenacres City, Haverhill, Hypoluxo, Juno Beach, Jupiter, Jupiter Inlet Colony, Lake Clarke Shores, Mangonia Park, Ocean Ridge, Pahokee, Palm Beach Gardens, Palm Beach Shores, Royal Palm Beach, South Bay, South Palm Beach, Tequesta, and Village of Golf). The Palm Beach County library system is a interconnected system whereby all materials are available Countywide without extra charge through immediate FAX capability and same or next-day courier delivery.

D. **Establishment of trust funds.** There is hereby established a library impact fee trust fund for the benefit zone described in Sec. 10.4C.1.

E. **Use of library impact fees.** Impact fees paid pursuant to this section shall be encumbered and spent only in conformance with Sec. 10.11. [Ord. No. 95-8] [Ord. No. 97-38] [Ord. No. 99-17]

**SEC. 10.5 LAW ENFORCEMENT IMPACT FEE.**

A. **Imposition of fee.** Impact fees are imposed upon all land uses creating an impact on law enforcement services in accordance with Sec. 10.1D. and this section.

B. **Fee schedule.** The fee schedules for law enforcement services are established in Tables 10.5-1 and 10.5-2. Land uses in the fee schedule shall be as defined in Sec. 195.073, Fla. Stat. and Rule 12D-8, F.A.C. To ensure that the impact fee does not exceed the cost to provide capital facilities to accommodate new development, the impact fees in the fee schedule are established at no more than ninety-five (95) percent of the cost to accommodate the impact.

(This space intentionally left blank.)

**TABLE 10.5-1**  
**LAW ENFORCEMENT FEE SCHEDULE FOR COUNTYWIDE SERVICES**  
**ZONE 1**  
**Effective 12/01/1997**

<b>Land Use Type (Unit)</b>	<b>Service</b>	<b>Cost</b>		<b>Law</b>		<b>Net Law</b>
<b><u>Residential units by sq. ft.</u></b>	<b><u>Calls</u></b>	<b><u>Per Unit</u></b>	<b><u>Credits</u></b>	<b><u>Enforcement</u></b>	<b><u>Discount</u></b>	<b><u>Enforcement</u></b>
				<b><u>Impact Fee</u></b>		<b><u>Impact Fee</u></b>
Dwelling units, 800 sq. ft. and Under	0.9580	\$ 2.09	\$ 5.12	\$ 0.00	\$ 0.00	\$ 0.00
Dwelling unit, 801 - 1,399 sq. ft.	1.1260	2.46	6.02	0.00	0.00	0.00
Dwelling unit, 1,400 - 1,999 sq. ft.	1.3240	2.89	7.08	0.00	0.00	0.00
Dwelling unit, 2,000 - 3,599 sq. ft.	1.5390	3.36	8.23	0.00	0.00	0.00
Dwelling unit, 3,600 sq. ft. and Over	1.7050	3.73	9.12	0.00	0.00	0.00
Hotel/Motel	0.3500	0.76	1.87	0.00	0.00	0.00
<b><u>Non-Residential per 1,000 sq. ft.</u></b>						
Office:						
100,000 sq. ft. & Under	1.1690	\$ 2.55	\$ 6.25	\$ 0.00	\$ 0.00	\$ 0.00
100,001 - 125,000	1.1020	2.41	5.90	0.00	0.00	0.00
125,001 - 150,000	0.9230	2.02	4.94	0.00	0.00	0.00
150,001 - 175,000	0.9040	1.98	4.84	0.00	0.00	0.00
175,001 - 199,999	0.9040	1.98	4.84	0.00	0.00	0.00
200,000 & Over	0.8770	1.92	4.69	0.00	0.00	0.00
Medical Office	1.6520	3.61	8.84	0.00	0.00	0.00
Warehouse Per 1,000 Ft	0.2610	0.57	1.40	0.00	0.00	0.00
Gen. Industrial Per 1,000 Ft.	0.5020	1.10	2.69	0.00	0.00	0.00
<b><u>Retail Per 1,000 sq. ft.</u></b>						
80,000 sq. ft. & Under	1.9750	\$ 4.31	\$ 10.57	\$ 0.00	\$ 0.00	\$ 0.00
80,001 - 99,999	2.1070	4.60	11.27	0.00	0.00	0.00
100,000 - 199,999	2.1900	4.78	11.72	0.00	0.00	0.00
200,000 - 499,999	2.1890	4.78	11.71	0.00	0.00	0.00
500,000 - 999,999	2.2460	4.91	12.01	0.00	0.00	0.00
1,000,000 & Over	2.3000	5.07	12.30	0.00	0.00	0.00

(This space intentionally left blank.)



**TABLE 10.5-2**  
**LAW ENFORCEMENT PATROL FEE SCHEDULE**  
**FOR UNINCORPORATED PALM BEACH COUNTY**  
**ZONE 2**  
**Effective 12/01/1997**

<b>Land Use Type (Unit)</b> <b>Residential units by sq. ft.</b>	<b>Service</b> <b>Calls</b>	<b>Cost</b> <b>Per Unit</b>	<b>Credits</b>	<b>Law</b> <b>Enforcement</b> <b>Impact Fee</b>	<b>Discount</b>	<b>Net Law</b> <b>Enforcement</b> <b>Impact Fee</b>
Single Family, Detached	0.920	\$ 120.95	\$ 0.00	\$ 120.95	\$ 6.05	\$ 114.90
Single Family, Attached	0.920	120.95	0.00	120.95	6.05	114.90
Multi-Family	0.120	15.78	0.00	15.78	.79	14.99
Mobile Home	0.120	15.78	0.00	15.78	.79	14.99
Hotel/Motel	0.920	120.95	0.00	120.95	6.05	114.90
<b><u>Non-Residential per 1,000 sq. ft.</u></b>						
Office:						
100,000 & Under	1.810	\$ 237.96	\$ 0.00	\$ 237.96	\$ 11.90	\$ 226.06
100,001 - 125,000	1.810	237.96	0.00	237.96	11.90	226.06
125,001 - 150,000	1.810	237.96	0.00	237.96	11.90	226.06
150,001 - 175,000	1.810	237.96	0.00	237.96	11.90	226.06
175,001 - 199,999	1.810	237.96	0.00	237.96	11.90	226.06
200,000 & Over	1.810	237.96	0.00	237.96	11.90	226.06
Medical Office	1.810	237.96	0.00	237.96	11.90	226.06
Warehouse Per 1,000 Ft.	0.300	39.44	0.00	39.44	1.97	37.47
Gen. Industrial Per 1,000 Ft.	0.300	39.44	0.00	39.44	1.97	37.47
<b><u>Retail Per 1,000 Ft.</u></b>						
80,000 & Under	1.810	\$ 237.96	\$ 0.00	\$ 237.96	\$ 11.90	\$ 226.06
80,001 - 99,999	1.810	237.96	0.00	237.96	11.90	226.06
100,000 - 199,999	1.810	237.96	0.00	237.96	11.90	226.06
200,000 - 499,999	1.810	237.96	0.00	237.96	11.90	226.06
500,000 - 999,999	1.810	237.96	0.00	237.96	11.90	226.06
1,000,000 & Over	1.810	237.96	0.00	237.96	11.90	226.06

\*Includes Cloud Lake, Golfview, Haverhill, Glen Ridge, and Village of Golf.  
[Ord. No. 97-38]

(This space intentionally left blank)

1. **Establishment of benefit zones.** There are hereby established two (2) law enforcement impact fee benefit zones. They are identified in Figure 10.7-1.

a. **Area and services in benefit zone 1.** Benefit zone one (1) shall consist of the entire Palm Beach County, including both the unincorporated area and all municipalities. Countywide functions for which impact fees are charged in this zone include the crime laboratory, warrants divisions, marine enforcement, K-9 unit, and organized crime bureau. No credits for municipal law enforcement activities are applied for these services.

b. **Area and services in benefit zone 2.** Benefit zone two (2) shall include the unincorporated portions of Palm Beach County and those municipalities which do not provide road patrol services, including Cloud Lake, Golfview, Haverhill, Glen Ridge, and Village of Golf. Impact fees paid in these areas support law enforcement functions otherwise met by municipal law enforcement services, though all law enforcement functions of the Sheriff are Countywide. The use of this district allows credit for municipal law enforcement services.

D. **Establishment of trust funds.** There are hereby established separate impact fee trust funds for each impact fee benefit zone described in Sec. 10.5C.1.

E. **Use of law enforcement impact fees.** The Sheriff shall identify in the Sheriff's budget those new capital facilities for which law enforcement impact fees shall be spent. The funds shall remain restricted to their respective trust funds and the requirements of this article, and the Sheriff shall ensure that the funds are expended and accounted for in accordance with this article. The Sheriff shall maintain such records and documentation necessary to allow the effective audit of the use of the law enforcement impact fees. The County's internal auditor shall have authority to require accounting controls and documentation, and shall have the authority to audit the use of law enforcement impact fees. Palm Beach County may require special impact fee reports by the auditor performing an audit of the Sheriff's accounts.  
[Ord. No. 96-28] [Ord. No. 97-38]

#### SEC. 10.6 PUBLIC BUILDINGS IMPACT FEE.

A. **Imposition of fee.** Impact fees are imposed upon all land uses creating an impact on public buildings in accordance with Sec. 10.1D and this section.

B. **Fee schedule.** The fee schedule for public buildings is established in Table 10.6. Land uses in the fee schedule shall be as defined in Sec. 195.073, Fla. Stat. and Rule 12D-8, F.A.C. To ensure that the impact fee does not exceed the cost to provide capital facilities to accommodate new development, the impact fees in the fee schedule are established at no more than ninety-five (95) percent of the cost to accommodate the impact.  
[Ord. No. 01-31]

(This space intentionally left blank.)

**TABLE 10.6  
PUBLIC BUILDINGS FEE SCHEDULE  
EFFECTIVE 10/01/2001**

<b>Land Use Type (Unit)</b> <b><u>Residential units by Sq. Ft.</u></b>	<b><u>Functional</u></b> <b><u>Population</u></b>	<b><u>Cost</u></b> <b><u>Per Unit</u></b>	<b><u>Credits</u></b>	<b><u>Public</u></b> <b><u>Buildings</u></b> <b><u>Impact Fee</u></b>	<b><u>5%</u></b> <b><u>Discount</u></b>	<b><u>Net Public</u></b> <b><u>Buildings</u></b> <b><u>Impact Fee</u></b>
Dwelling unit, 800 sq. ft. and Under	0.9580	\$ 440.57	\$ 31.50	\$ 109.07	\$ 5.45	\$ 103.62
Dwelling unit, 801 - 1,399 sq. ft.	1.1260	517.83	389.63	128.20	6.41	121.79
Dwelling unit, 1,400 - 1,999 sq. ft.	1.3240	608.89	458.15	150.74	7.54	143.20
Dwelling unit, 2,000 - 3,599 sq. ft.	1.5390	707.76	532.54	175.22	8.76	166.45
Dwelling unit, 3,600 sq. ft. & Over	1.7050	784.10	589.98	194.12	9.71	184.41
Hotel/Motel Per Room	0.3500	160.96	121.11	39.85	1.99	37.86
<b><u>Non-Residential per 1,000 Sq. Ft.</u></b>						
Office						
50,000 & Under	0.801	\$ 368.37	\$ 277.17	\$ 91.20	\$ 4.56	\$ 86.64
50,001 - 99,999	0.878	403.78	303.82	99.96	5.00	94.96
100,000 - 149,999	1.095	503.57	378.91	124.66	6.23	118.43
150,000 - 199,999	1.067	490.70	369.22	121.48	6.07	115.41
200,000 - 399,999	1.053	484.26	364.37	119.89	5.99	113.90
400,000 - 499,999	1.044	480.12	361.26	118.86	5.94	112.92
Medical Office	1.702	782.72	588.95	193.77	9.69	184.08
Warehouse Per 1,000 sq. ft.	0.218	100.25	75.43	24.82	1.24	23.58
Gen. Industrial Per 1,000 sq. ft.	0.450	206.96	155.71	51.24	2.56	48.68
<b><u>Retail Per 1,000 Sq. Ft.</u></b>						
50,000 Ft. & Under	2.055	\$ 945.06	\$ 711.10	\$ 233.96	\$ 11.70	\$ 222.26
50,001 - 99,999	2.003	921.15	693.10	228.05	11.40	216.65
100,000 - 199,999	1.983	911.95	686.18	225.77	11.29	214.48
200,000 - 299,999	2.177	1,001.17	753.31	247.86	12.39	235.47
300,000 - 399,999	2.196	1,009.91	759.89	250.02	12.50	237.52
400,000 - 499,999	2.218	1,020.02	767.50	252.52	12.63	239.89
<b>[Ord. No. 95-8] [Ord. No. 97-38] [Ord. No. 01-31]</b>						

(This space intentionally left blank.)

**C. Benefit zone.**

1. **Establishment of benefit zone.** There is hereby established one (1) public building impact fee benefit zone, consisting of the entire Palm Beach County, including both the incorporated and unincorporated areas of the County.
- D. **Establishment of trust funds.** There is hereby established a separate impact fee trust fund for the impact fee benefit zone described in Sec. 10.6C.1.
- E. **Use of public buildings impact fees.** Fees paid pursuant to this section shall be encumbered and spent only in conformance with Sec. 10.1I. [Ord. No. 95-8 [Ord. No. 97-38]

**SEC. 10.7 SCHOOL IMPACT FEE.**

- A. **Imposition of fee.** Impact fees are imposed upon all development creating an impact on school site requirements in accordance with Sec. 10.1D and this section.
- B. **Fee schedule.** The fee schedules for school impact fees are established in Table 10.7. To ensure that the impact fee does not exceed the cost to provide capital facilities to accommodate new development, the impact fees in the fee schedule are established at no more than ninety-five (95) percent of the cost to accommodate the impact.

**TABLE 10.7**  
**SCHOOL FEE SCHEDULE**  
**EFFECTIVE 10/01/2001**

<b>Residential units By Square Footage</b>	<b>Average Total Occ.</b>	<b>Occupancy Ages 5-17</b>	<b>School Impact</b>	<b>School Impact Fee</b>	<b>Discount</b>	<b>Net School Impact Fee</b>
Dwelling unit, 800 sq. ft and under	1.916	0.141	0.119	\$ 286.37	\$ 14.32	\$ 272.05
Dwelling unit, 801 - 1,399 sq. ft.	2.252	0.289	0.243	586.97	29.35	557.62
Dwelling unit, 1,400 - 1,999 sq. ft.	2.647	0.463	0.390	940.37	47.02	893.35
Dwelling unit, 2,000 - 3,599 sq. ft.	3.077	0.653	0.550	1,326.26	66.31	1,259.95
Dwelling unit, 3,600 sq. ft. and over	3.410	0.800	0.674	1,624.83	81.24	1,543.59

[Ord. No. 95-8] [Ord. No. 97-38] [Ord. No. 01-31]

**C. Benefit zones.**

1. **Establishment of benefit zones.** There are hereby established five (5) school impact fee benefit zones set forth as follows.
  - a. **Benefit zone 1.** The boundaries of benefit zone 1 shall be Palm Beach County's northern boundary on the north, the Beeline Highway/Port Road/8th Street East to Lake Worth, North along the Intracoastal Waterway to the Lake Worth Inlet and East to Atlantic Ocean on the West and South; and the Atlantic Ocean on the East.
  - b. **Benefit zone 2.** The boundaries of benefit zone 2 shall be ~~Beeline Highway/Port Road/8th Street East~~ to Lake Worth, North along the Intracoastal Waterway to the Lake Worth Inlet and East to the Atlantic Ocean on the North; State Road 7 and its extension on the West; SR-804 (Boynton Beach Boulevard) and its extension on the South; and the Atlantic Ocean on the East.

- c. **Benefit zone 3.** The boundaries of benefit zone 3 shall be SR-804 (Boynton Beach Boulevard) and its extension on the North; South Florida Water Management District Levee 40 on the West; Palm Beach County's southern boundary on the South; and the Atlantic Ocean on the East.
  - d. **Benefit zone 4.** The boundaries of benefit zone 4 shall be Palm Beach County's northern border and Beeline Highway on the North; the western border of range 40 E on the West; South Florida Water Management District Levee 40 and Northwest 2nd Avenue (Boynton Beach) and its extension on the South; and State Road 7 and its extension on the East.
  - e. **Benefit zone 5.** The boundaries of benefit zone 5 shall be Palm Beach County's northern, western and southern borders on the North, West, and South, respectively; and the western border of Range 40 E and the South Florida Water Management District Levee 40 on the East.
2. **Identification of benefit zones.** The school impact fee benefit zones are identified in Figure 10.7-1. No school impact fees shall be collected at this time in Benefit zone 5 because there is no identified need for additional schools due to new development during the planning horizon on which this impact fee is based.
- D. **Establishment of trust funds.** There are hereby established separate impact fee trust funds for each impact fee benefit zone.
- E. **Use of school impact fees.** School impact fees shall be appropriated by the Board of County Commissioners and remitted to the School Board following the Clerk's pre-audit of such funds. The funds shall remain restricted to their respective School Board trust funds and the requirements of this article, and the School Board shall ensure that the funds are expended and accounted for in accordance with the provisions of this article. The County's internal auditor shall have the authority to require certain internal accounting controls and documentation, and shall have the authority to audit the expenditure of the funds. An intergovernmental agreement between Palm Beach County and the School Board shall be entered into to ensure compliance with, and to administer the provisions of, this article. The agreement shall provide that the School Board shall participate in defending litigation relating to this section.

(This space intentionally left blank.)

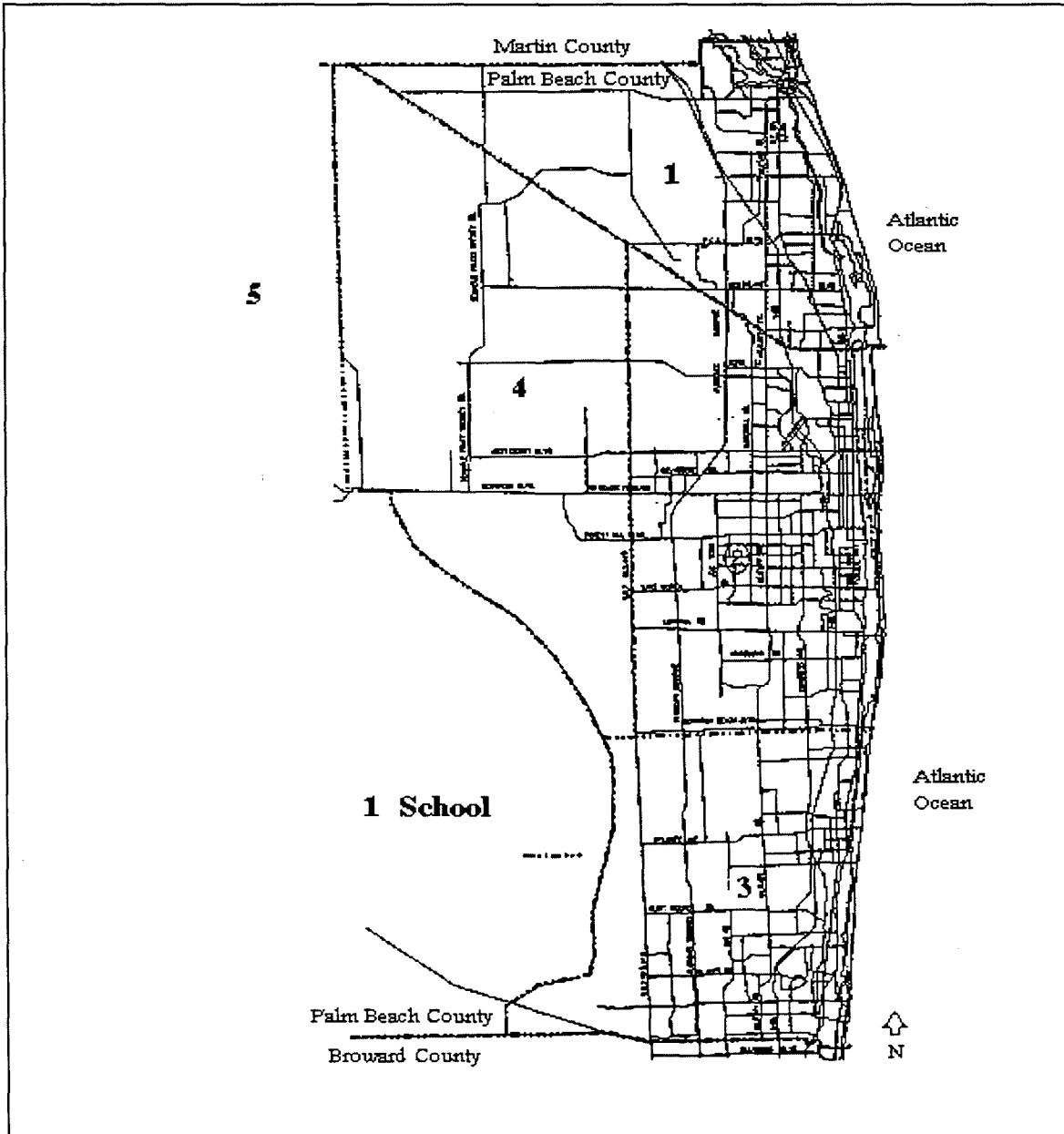


Figure 10.7-1  
School Site Benefit Zones

[Ord. No. 95-8] [Ord. No. 97-38]

**SEC. 10.8 FAIR SHARE ROAD IMPACT FEES.**

- A. **Imposition of fee.** Impact fees are imposed upon all land uses creating an impact on road facilities in accordance with Sec. 10.1D and this section.
- B. **Fee schedule.** At the option of the feepayer, the amount of the impact fee may be determined by the fee schedule, established in Table 10.8 or by the independent calculation provided by the feepayer and approved by the Impact Fee Coordinator and the County Engineer. The impact fees in the schedule have been calculated using accepted trip generation, trip length, capture/diversion, and capital road facility costs standards, and applying the appropriate credits. Land uses not listed in the fee schedule shall be as defined in the most current edition of the Institute of Transportation Engineers Trip Generation Manual. To ensure that the impact fee does not exceed the cost to provide capital facilities to accommodate new development, the impact fees in the fee schedule are established at no more than ninety-five (95) percent of the cost to accommodate the impact.  
[Ord. No. 97-38] [Ord. No. 01-31]
- C. **Land uses not specified in fee schedule.** If the type of land use for which a building permit is applied is not specified on the impact fee schedule, the Impact Fee Coordinator shall select the most comparable type of land use from the most current edition of *Trip Generation*, a publication of The Institute of Transportation Engineers (ITE). If the Impact Fee Coordinator determines that there is no comparable type of land use in the most current edition of *Trip Generation*, then the Impact Fee Coordinator shall request a determination of the impact fee from the County Engineer, who shall use the best available traffic generation data, other trip characteristics data, costs per lane mile data, and credit data. The feepayer may challenge the County Engineer's determination through the completion of an independent fee calculation study pursuant to Sec. 10.1F.
- D. **Use of road impact fee funds.** Fees paid pursuant to this section shall be encumbered and spent only in conformance with Sec. 10.1.I. Road impact fees collected in accordance with this article shall be used solely for the purpose of construction or improving roads, streets, highways and bridges on the major road network system, including but not limited to:
- a. design and construction plan preparation;
  - b. right-of-way acquisition;
  - c. construction of new through lanes;
  - d. construction of new turn lanes;
  - e. construction of new bridges;
  - f. construction of new drainage facilities in conjunction with new roadway construction;
  - g. purchase and installation of traffic signalization;
  - h. construction of new curbs, medians and shoulders;
  - i. relocating utilities to accommodate new roadway construction

**TABLE 10.8  
FAIR SHARE ROAD  
IMPACT FEE SCHEDULE  
EFFECTIVE 10/01/2001**

<b>Type of Land Development Activity</b>	<b>Official Daily Trip Generation Per Rate Dwelling Unit or Area</b>	<b>Pass-By Trip Rate (Percentage)</b>	<b>Gross Impact Fee</b>	<b>Discount</b>	<b>Net Road Impact Fee Per Unit</b>
<b><u>Residential:</u></b>					
Single family detached (per unit)	10	0%	\$ 3,793.40	\$ 189.67	\$ 3,603.73
Single family Attached (per unit)	7	0%	2,655.38	132.77	2,522.61
Congregate Living Facility (per unit)	2.15	0%	815.58	40.78	774.80
Mobile Home (in mobile home park)	5	0%	1,896.70	94.83	1,801.87
Over 55 Restricted SFD-Detached	8	0%	3,034.72	151.73	2,882.99
Over 55 Restricted Attached Home	6	0%	2,276.04	113.80	2,162.24
<b><u>Nonresidential per 1000 sq. ft.</u></b>					
Drive-in Bank	\$ 265.21	46%	\$ 18,108.88	\$ 905.44	\$ 17,203.44
Mini-Warehouse	2.50	5%	300.31	15.01	285.30
Hotel per room	8.92	5%	1,071.51	53.58	1,017.93
Movie Theater per seat	1.76	0%	222.55	11.13	211.42
Racquet Club per court	40.50	0%	5,121.10	256.06	4,865.04
Church/Synagogue	9.11	0%	1,151.93	57.60	1,094.33
Day Care Center	79.26	30%	7,015.52	350.77	6,664.75
Quality Restaurant	89.95	15%	9,667.81	483.39	9,184.42
High Turnover Sit-Down Restaurant	130.34	15%	14,008.92	700.45	13,308.47
New Car Sales	37.50	5%	4,504.67	225.24	4,279.43
Office Building-Medical	36.13	5%	4,340.10	217.01	4,123.09
Hospital	16.78	5%	2,015.69	100.79	1,914.90
Nursing Home	3.72	5%	446.86	22.34	424.52
Warehouse (per 1,000 sq. ft.)	4.96	5%	595.82	29.79	566.03
General Industrial (Light)	6.97	5%	837.27	41.87	795.40
<b><u>General Office</u></b>					
10,000 sq. ft.	\$ 22.60	5%	\$ 2,714.81	\$ 135.74	\$ 2,579.07
50,000 sq. ft.	15.59	5%	1,872.74	93.64	1,779.10
100,000 sq. ft.	13.27	5%	1,594.05	79.70	1,514.35
150,000 sq. ft.	12.08	5%	1,451.10	72.55	1,378.55
200,000 sq. ft.	11.30	5%	1,357.41	67.87	1,289.54
400,000 sq. ft.	9.62	5%	1,155.60	57.78	1,097.82
500,000 sq. ft.	9.14	5%	1,097.94	54.90	1,043.04
600,000 sq. ft.	8.76	5%	1,015.29	52.61	999.68
700,000 sq. ft.	8.45	5%	1,015.05	50.75	964.30
800,000 sq. ft.	8.19	5%	983.82	49.19	934.63



**TABLE 10.8  
FAIR SHARE ROAD  
IMPACT FEE SCHEDULE - CONT'D  
EFFECTIVE 10/01/2001**

Type of Land Development Activity	Official Daily Trip Generation Per Rate Dwelling Unit or Area	Pass-By Trip Rate (Percentage)	Gross Impact Fee	Discount	Net Road Impact Fee Per Unit
<b>General Commercial Retail</b>					
10,000 sq. ft. & Under	\$ 155.09	45%	\$10,805.46	\$ 540.27	\$ 10,265.19
50,000 sq. ft.	87.31	44%	6,182.44	309.12	5,873.32
75,000 sq. ft.	75.54	43%	5,406.31	270.31	5,136.00
100,000 sq. ft.	68.17	43%	4,921.95	246.10	4,675.85
200,000 sq. ft.	53.22	41%	3,997.32	199.86	3,797.46
300,000 sq. ft.	46.05	38%	3,586.89	179.34	3,407.55
400,000 sq. ft.	41.56	36%	3,358.03	167.90	3,190.13
500,000 sq. ft.	38.37	34%	3,207.02	160.35	3,046.67
600,000 sq. ft.	35.96	32%	3,110.17	155.51	2,954.66
800,000 sq. ft.	32.45	27%	2,991.23	149.56	2,841.67
1,000,000 sq. ft.	29.96	23%	2,932.18	146.61	2,785.57
1,200,000 sq. ft.	28.07	18%	2,906.93	145.35	2,761.58
<b>Non-Residential Short Trips</b>					
Fast Food Restaurant	\$ 496.12	45%	\$ 17,251.52	\$ 862.58	\$ 16,388.94
Service Station per fueling position	168.56	60%	4,262.78	213.14	4,049.64
Convenience Store	737.99	60%	18,663.30	933.17	17,730.13
Pharmacy with Drive Thru	92.70	40%	3,516.49	175.83	3,340.66
<b>The cost per vehicular trip is:</b>					
Residential:	6 mile trip length	Gross	Net		
		\$ 379.34	\$ 360.37		
Non-Residential:	2 mile trip length	126.45	120.12		
Non-Residential, short trip:	1 mile trip length	63.22	60.06		

\*\*Interpolation between impact fee amounts presented in the examples is acceptable in lieu of the calculation for that development whose square footage is in the range between example square footages. The formulae are as follows:

- a. Office  
Total Daily Trips =  $\text{Ln}(T) = 0.768 \text{ Ln}(X) + 3.654$   
T = Total Daily Trips, X = Area in 1,000 sq.Ft., Ln = Natural Logarithm
- b. General Commercial  
Total Daily Trips =  $\text{Ln}(T) = 0.643 \text{ Ln}(X) + 5.866$   
T = Total Daily Trips, X = Area in 1,000 sq.ft., Ln = Natural Logarithm
- c. Pass-by Percent Formula (for general commercial).  
Pass-by % =  $45.1 - .0225(A)$   
A = Area in 1,000 sq. ft. of leasable area  
[Ord. No. 01-31]

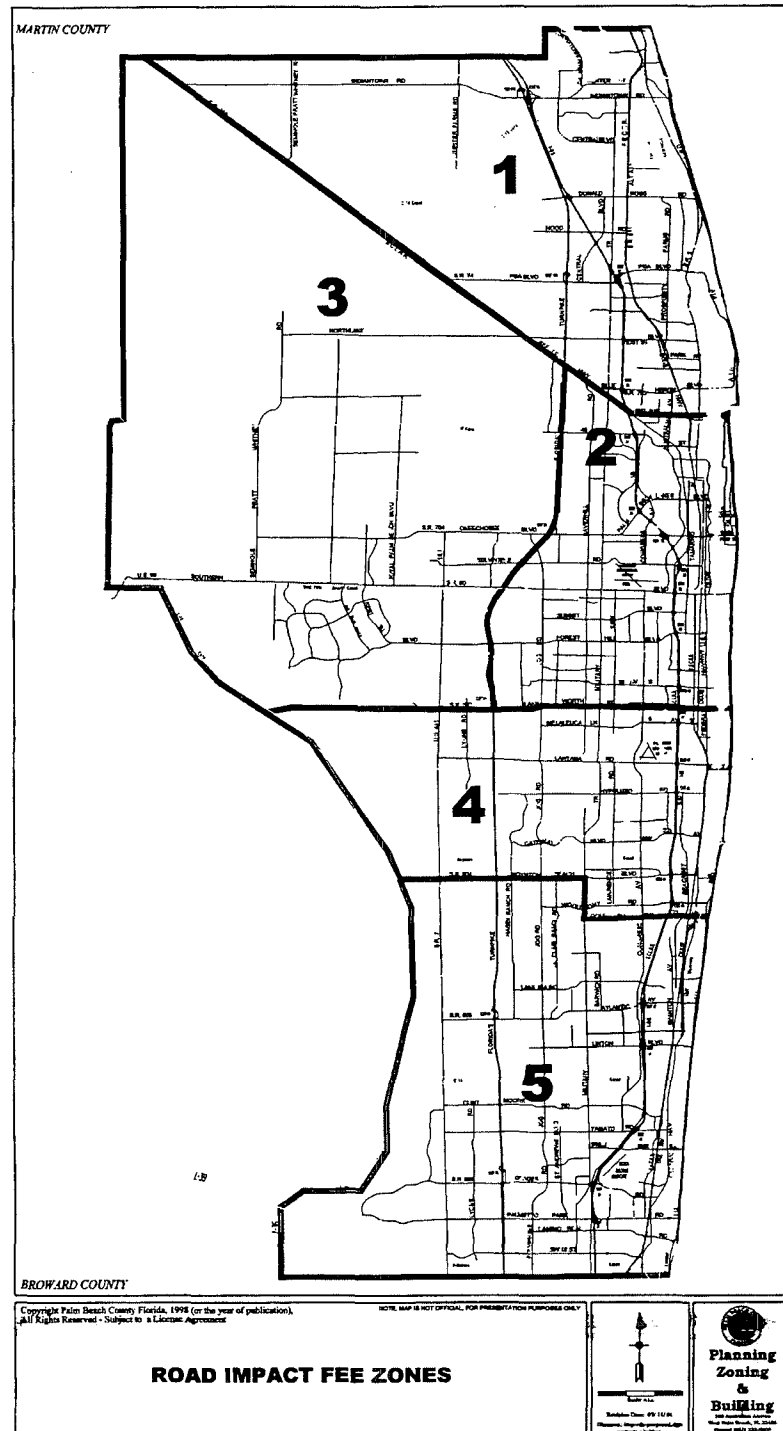
- E. Benefit zones.** Road impact fee benefit zones are hereby established as shown in Figure 10.8-1 and incorporated herein by reference. It has been determined that land development in road impact fee benefit zones O, P, and Q are so isolated from the portions of the major road network system that demand additional capital road facilities that no impact fee shall be imposed within those road impact fee benefit zones.
- F. Establishment of trust funds.** There are hereby established separate road impact fee trust funds, one for each road impact fee benefit zone as shown in Figure 10.8-1.

**Amendment History:**

[Ord. No. 93-4; February 16, 1993] [Ord. No. 95-8; April 3, 1995] [Ord. No. 96-28; September 25, 1996]  
[Ord. No. 97-38; October 16, 1997] [Ord. No. 99-17; August 5, 1999] [Ord. No. 01-31; August 3, 2001]

(This space intentionally left blank.)

**Figure 10.8-1**  
**Road Impact Fee Benefit Zones**



[Ord. No. 01-31]

**ARTICLE 11**

**ADEQUATE PUBLIC FACILITY STANDARDS**

## TABLE OF CONTENTS

### ARTICLE 11 ADEQUATE PUBLIC FACILITY STANDARDS

	Page
<b>SEC. 11.1 GENERAL.....</b>	<b>1</b>
A. Purpose and intent.....	1
B. Authority .....	1
C. Applicability.....	1
1. General.....	1
D. Exemptions.....	1
E. Unified Planning Area.....	2
<b>SEC. 11.2 LEVEL OF SERVICE (LOS) STANDARDS.....</b>	<b>2</b>
<b>SEC. 11.3 REVIEW FOR ADEQUATE PUBLIC FACILITIES.....</b>	<b>2</b>
A. General .....	2
B. Procedure for review of application for Adequate Public Facilities Determination (APF) and a Concurrency Reservation.....	2
1. Submission of application.....	2
2. Determination of sufficiency.....	2
3. Determination of review.....	3
4. Review and recommendation.....	3
C. Standards for review of application for Adequate Public Facilities Determination and Concurrency Reservation.....	3
1. Potable water, sanitary sewer, solid waste and park and recreation and linked open space and fire rescue facilities.....	3
2. Stormwater management facilities.....	4
3. Traffic facilities.....	4
4. Mass transit facilities.....	4
D. Rules of General Applicability for an Adequate Public Facilities Determination and Reservation.....	4
1. Expiration.....	4
2. Effect.....	4
3. Assignability and transferability.....	5
4. Conversion of an Adequate Public Facilities Determination to a Concurrency Reservation.....	5
5. Extension of a Reservation.....	5
6. Phasing of a Reservation.....	5
7. Receipt of a Certificate of Concurrency Reservation with conditions.....	5
8. Amendment of Certificate of Concurrency Reservation.....	6
E. Procedure for Equivalency Determination.....	6
1. Submission of application.....	6
2. Review and recommendation.....	7

B.	Submission of application .....	7
C.	Determination of sufficiency .....	7
D.	Decision by Zoning Director .....	7
E.	Standards for entitlement density .....	7
SEC. 11.5	CONCURRENCY EXEMPTION EXTENSION .....	8
A.	Short title .....	8
B.	Authority .....	8
C.	Submittal .....	8
1.	Owner .....	8
2.	Agent's authorization .....	8
3.	Director of the Palm Beach County Zoning Division .....	8
D.	Procedure.....	9
1.	Submit to Zoning .....	9
2.	Application .....	9
3.	Review.....	9
4.	Written determination .....	9
E.	Applicability .....	9
1.	Limitations .....	9
2.	Exemptions.....	10
F.	Criteria to determine whether development is continuing in good faith .....	10
1.	Definitions .....	10
2.	Considerations .....	11
3.	Section 5.8 Compliance with Time Limitations .....	12
G.	Approved residential projects holding Concurrency Exemption Certificates.....	12
H.	Approved non-residential projects holding Concurrency Exemption Certificates.....	12
I.	Vested rights.....	12
1.	After expiration .....	12
2.	Appeal to circuit court .....	12
SEC. 11.6.	ADMINISTRATIVE APPEAL PROCESS (DRAB) .....	13
A.	General. ....	13
B.	Development Review Appeals Board Membership.....	13
C.	Procedure.....	13
D.	Standard .....	13
E.	Written Order. ....	13
F.	Appeal to Circuit Court. ....	13
SEC. 11.7	MONITORING PROGRAM.....	13
A.	General .....	13
B.	Annual Public Facilities Update Report (AUR) .....	14
C.	Amendments.....	14

## ARTICLE 11

### ADEQUATE PUBLIC FACILITY STANDARDS

#### SEC. 11.1 GENERAL.

**A. Purpose and intent.** The purpose and intent of this article is to ensure that adequate potable water, sanitary sewer, solid waste, stormwater management, park, road and mass transit public facilities and fire-rescue are available to accommodate development concurrent with the impact of development on such public facilities, consistent with the LOS standards for those public facilities adopted in the Comprehensive Plan. This objective is accomplished by (1) establishing a management and monitoring system to evaluate and coordinate the timing and provision of the necessary public facilities to service development, and (2) by establishing a regulatory program that ensures that each public facility is available to serve development concurrent with the impacts of development on public facilities.

**B. Authority.** The Board of County Commissioners has the authority to adopt this article pursuant to Art. VIII, Sec. 1, Fla. Const., the Palm Beach County Charter, Sec. 125.01, et. seq., Fla. Stat., Sec. 163.3161(8), Fla. Stat., and Secs. 163.3177(10)(h) and 163.3202(2)(g), Fla. Stat..

**C. Applicability.**

**1. General.** Concurrency shall be obtained for all development orders and subsequent development orders unless the project is exempt from the requirements of this article.

**a. Preliminary development orders.** An Adequate Public Facilities Determination, a Concurrency Reservation, or an Exemption Extension shall be obtained prior to obtaining all preliminary development orders.

**b. Final development orders.** A Concurrency Reservation or Exemption Extension shall be obtained prior to all final development orders. [Ord. No. 97-64]

**D. Exemptions.** The following shall be exempt from the requirements of this article:

1. all development that has received a Concurrency Exemption Certificate or Concurrency Exemption Extension Certificate, pursuant to the "Concurrency Exemption Ordinance of Palm Beach County" and the "Concurrency Exemption Extension Ordinance,"
2. a lot of record which (a) meets the density requirements of the 1989 Comprehensive Plan, as amended, or (b) qualifies for an administrative order exempting it from the density requirement of the Plan,
3. an alteration or expansion of a development that does not create additional impact on public facilities,
4. the construction of accessory buildings and structures that does not create additional impact on public facilities,
5. the replacement of a dwelling unit within one (1) year of its removal, and

6. the official list of additional specific permit types as established by the Zoning Director which are deemed to have no impact on public facilities.

[Ord. No. 95-8] [Ord. No. 96-28] [Ord. No. 97-14] [Ord. No. 97-64]

**E. Unified Planning Area.**

1. If a Unified Planning Area is adopted and implemented by the Board of County Commissioners, through resolution, such Unified Planning Area shall be considered concurrent through the date specified in the resolution, provided:
  - a. the terms of the resolution adopting and implementing the Unified Planning Area are being met in good faith; and
  - b. the impacts of the Unified Planning Area on the public facilities have been addressed.
2. Adequate public facility standards for the Unified Planning Area shall be maintained providing Secs. 11.1E.1.a and 11.1E.1.b have been met, regardless of the impact of subsequently approved or background traffic which may generate traffic in the Unified Planning Area, on affected roadways or other public facilities. [Ord. No. 95-8] [Ord. No. 97-64]

**SEC. 11.2 LEVEL OF SERVICE (LOS) STANDARDS.** The LOS standards for public facilities are referred to in the Comprehensive Plan and shall apply in the review of development pursuant to the procedures and standards of this article.

**SEC. 11.3 REVIEW FOR ADEQUATE PUBLIC FACILITIES.**

- A. General.** To ensure that adequate potable water, sanitary sewer, solid waste, drainage, parks and recreation, road, mass transit, and fire-rescue public facilities are available concurrent with the impacts of development on each public facility, Palm Beach County shall establish the following development review procedures. [Ord. No. 97-64]

**B. Procedure for review of application for Adequate Public Facilities Determination (APF) and a Concurrency Reservation.**

1. **Submission of application.** An application for an Adequate Public Facilities Determination or Concurrency Reservation shall be submitted at any time during the year, to the Zoning Director in a form established by the Zoning Director and made available to the public. The application shall be accompanied by a fee established by the Board of County Commissioners from time to time for the filing and processing of each application. The fee shall be non-refundable.
2. **Determination of sufficiency.** Upon receipt of the application, the Zoning Director shall initiate a review and within ten (10) working days determine whether the application is sufficient. If it is determined that the application is not sufficient, written notice shall be sent to the applicant specifying the deficiencies.

The Zoning Director shall take no further action on the application unless the deficiencies are remedied. If the deficiencies are not remedied within twenty (20) working days of written notification, the application ~~shall be~~ considered withdrawn.



3. **Determination of review.** The Zoning Director shall also determine whether all Service Providers are required to review the application. If the Zoning Director determines that two (2) or less public facilities are impacted by the proposed development, the application may be eligible for a reduced concurrency review fee. The Zoning Director, where appropriate, shall consult with the Service Providers in making such determination.
4. **Review and recommendation.** Within ten (10) working days of submittal or re-submittal, the application shall be forwarded to the County Departments and Service Providers for review. Within fifteen (15) working days of its receipt, the County Departments and Service Providers shall file a statement with the Zoning Director as to whether or not adequate public facilities are available, pursuant to the standards of Sec. 11.3.C.

[Ord. No. 01-01]

- a. **Issuance of a Certificate.** If it is determined by the service providers that adequate public facilities are available, the Zoning Director shall review the statements and the application for compliance with all the public facility component standards of Sec. 11.3.C and the density requirements of the Comprehensive Plan, and shall issue a Concurrency Reservation or an Adequate Public Facilities Determination (APF).

[Ord. No. 01-01]

- b. **90 Day Negotiation.** If the Zoning Director determines that an application fails to meet any one (1) of the public facility component standards of Sec. 11.3.C, the applicant shall be notified of such deficiency(s) in writing and offered the opportunity to enter into a ninety (90) day negotiation period with the service provider(s). If the applicant does not notify the Zoning Director in writing that he/she wishes to enter into the 90 day negotiation period within ten (10) working days of the date of the 90 day letter, the application shall be considered withdrawn. [Ord. No. 01-01]
- (1) If during the ninety (90) calendar day negotiation period, the applicant resolves the deficiencies, the application shall be reconsidered by the Zoning Director and approved or denied consistent with the standards of this section.
- (2) If the deficiencies are not resolved within ninety (90) calendar days, the application shall be denied. [Ord. No. 97-64]

- c. **Extension of 90 day negotiation period.** Prior to the expiration of the 90 day negotiation period, one extension of up to thirty (30) calendar days may be provided by the Zoning Director, or the DRAB, if it is determined that a government delay caused the failure of the review to be completed within the 90 day period. In no other case may an extension of time be provided. [Ord. No. 00-015]

**C. Standards for review of application for Adequate Public Facilities Determination and Concurrency Reservation.** The following standards for each facility shall be used in deciding whether to issue or deny an Adequate Public Facilities Determination or Concurrency Reservation.

1. **Potable water, sanitary sewer, solid waste and park and recreation and linked open space and fire rescue facilities.** The standards for the above facilities are as follows.
- a. Facilities to provide the proposed development sufficient services based on the LOS for facilities are in place, or under construction and bonded; or the subject of a binding and executed contract; or are included in the County's Capital Improvement Annual Budget or the Service Provider's annual budget; ~~or the Palm Beach County Health Department has verified and approved that capacity is available~~

2. **Stormwater management facilities.** The stormwater management component shall be approved if the proposed development has a legal right to convey stormwater to a point of legal positive outfall or meets the exemption provisions of Sec. 7.8.D. [Ord. No. 99-37] [Ord. No. 01-01]
3. **Traffic facilities.** The road component shall be approved if the proposed development complies with Sec. 15.1, Traffic Performance Standards. In determining whether the road component meets the requirements of this subsection, the Six (6) Year Capital Improvement Schedule in the Capital Improvements Element may be considered only if the development proposed in the application is phased so that the impacts of the proposed development and the capacity provided by the road projects in the Six (6) Year Road Improvement Schedule will occur concurrently. The phasing of development and transportation improvements to ensure the LOS for road facilities is met may be addressed through a Development or Road Agreement.
4. **Mass transit facilities.** The mass transit component shall be approved if the travel demand of the proposed development does not deteriorate the LOS for mass transit facilities below the adopted LOS for mass transit facilities.

**D. Rules of General Applicability for an Adequate Public Facilities Determination and Reservation.**

**1. Expiration.**

- a. **Adequate Public Facilities Determination.** An Adequate Public Facilities Determination shall expire after six (6) months from date of issuance. If an APF expires or becomes invalid, an applicant may either apply for another APF or apply for a Reservation.
- b. **Reservation.** A Reservation is valid for the life of a specific development order pursuant to Sec. 5.8 or shall expire one (1) year from the date of issuance of the Reservation, whichever is applicable. If the required development order is a building permit, then the application for the building permit must be made prior to the expiration date of the Reservation. In such cases, the building permit must be issued within six (6) months, or the Reservation shall expire. If a Reservation either expires or becomes invalid, the public facility capacity reserved by the Reservation expires, and becomes additional available public facility capacity. An applicant cannot apply for a new Reservation until the previous Reservation has expired. The expiration or revocation of a development order shall result in the automatic expiration or revocation of the Reservation. A Reservation shall not expire if an application for a specific development order is pending. All Concurrency Reservations shall be issued for the number of units or square footage shown on the approved Site Plan or Master Plan most recently certified by the Development Review Committee. For any Master Plan or Site Plan which was approved for acreage only, the capacity for the approved use shall be calculated by the applicant and affirmed by the Zoning Division and each service provider. Any Concurrency Reservation shall be adjusted accordingly. Any increase in units or square footage above that shown on the current Site Plan/Master Plan shall be subject to concurrency review. [Ord. No. 00-015]

**2. Effect.**

- a. **Adequate Public Facilities Determination.** An APF determination will remain valid until it expires and may be obtained only for preliminary development orders. [Ord. No. 00-015]

- b. **Reservation.** A Reservation will remain valid provided: a) the development order for which the Certificate was approved has not expired or been revoked or abandoned; b) all annual fees necessary to maintain the Reservation are paid each year; and, c) the development is not altered to increase the impact of the development on public facilities.
3. **Assignability and transferability.** Neither an Adequate Public Facilities Determination nor a Reservation may be assignable or transferable, except within the same approved development or to successors in interest for the same property.
4. **Conversion of an Adequate Public Facilities Determination to a Concurrency Reservation.** Within the six (6) month validity of the Adequate Public Facilities Determination, the applicant may request that the determination be converted to a Concurrency Reservation. The request shall require submittal of an amendment to the application and payment of the applicable fee. Once all service providers have approved the amendment, a Concurrency Reservation will be issued. [Ord. No. 95-8] [Ord. No. 99-37]
5. **Extension of a Reservation.** Prior to the expiration of a Reservation, one extension of the Reservation of up to two (2) months may be provided by the Zoning Director if it is determined that a government delay caused the failure of the development order to be issued. In no other case may an extension of time be provided.
6. **Phasing of a Reservation.** In determining whether an application for a Reservation complies with the requirements of Sec. 11.3.C, the Zoning Director may consider the phasing of development and its coordination with public facility capital improvements for a period of up to five (5) years, or some other period consistent with the terms of an Agreement.
7. **Receipt of a Certificate of Concurrency Reservation with conditions.** If the appropriate Service Provider can ensure there will be adequate public facilities with condition(s) or an agreement approved by the Zoning Director on the Certificate of Concurrency Reservation, the Certificate of Concurrency Reservation shall be approved. The issuance of a building permit shall be based upon compliance with the conditions contained in the Certificate of Concurrency Reservation.
- a. **Consideration in conjunction with an Agreement.**
- (1) If an Agreement is to be part of an application for a development order, then prior to the proposed development order application being considered for consistency, the agreement shall be: 1) found to be in sufficient form and contain sufficient information by the County Attorney and the Zoning Director; and, 2) accompanied by applicable fee, as set forth in the adopted fee schedule.
  - (2) If the Zoning Director determines that the standards of Sec. 11.4.B.6 are met if the Agreement is approved, a Certificate of Concurrency Reservation shall be issued, conditioned on the approval of the Agreement with the express terms related to the provision of the public facilities for the proposed development.
  - (3) Upon approval of the Agreement by the Board of County Commissioners, the Certificate of Concurrency Reservation shall become final. If the Agreement is denied, then the Certificate of Concurrency Reservation shall expire.
- b. **Performance security required.**
- (1) In accordance with Sec. 15.(I).E.5, Traffic Impact Studies, a Certificate of Concurrency Reservation with conditions may be granted to ~~ensure compliance with the Traffic Performance Standards~~. Performance security to install improvements resulting from the impact of the project may be required to be posted within six months from the date the development order is approved.

The performance security shall be in a form acceptable to the Department of Engineering and Public Works.

- (2) A one time six month administrative time extension in accordance with Sec. 5.8.C.2 or a six month Board of County Commissioners time extension in accordance with Sec. 5.8.C.4.g.(1) of this Code, may be permitted, provided the following standards are met:

- (a) the project is located on a roadway which did not meet the Traffic Performance Standards prior to a Concurrency Reservation being issued for the project.
  - (b) the traffic approval was based solely on the posting of security for roadway improvements.
  - (c) the project approval does not delay any other property owner from development since no capacity was available for the project, therefore, no trips had been reserved for the project.
- (3) If an administrative time extension is not requested and granted, or a previously approved time extension expires without security being posted, the development order shall be subject to the review requirements of subsection 5.8.C.4. and 5.8.C.5. If the Board of County Commissioners revokes the development order, the Certificate of Concurrency Reservation shall immediately expire. The development order shall be revoked if security is not posted within twelve months of approval of the development order.

**c. Extension of date certain conditions prior to issuance of development order.**

- (1) Prior to the expiration of a date certain condition, one extension of the condition up to nine (9) months may be provided by the Service Provider imposing the condition, if it is determined that a valid public governmental purpose will be achieved by granting the extension. In no other case may an extension be granted. [Ord. No. 98-49] [Ord. No. 00-015]

- 8. Amendment of Certificate of Concurrency Reservation.** An amendment to a Certificate of Concurrency Reservation shall be required prior to the approval of any amendment to a development order. The amendment of a Certificate of Concurrency Reservation shall only require reservation of the additional public facility capacity demanded by the proposed development or modification of the reservation of the public facility capacity if the demand is decreased.

- 9. Effect of agreement in conjunction with a Certificate of Concurrency Reservation.** A developer may enter into an Agreement with Palm Beach County and relevant service providers, for those public facilities specifying that an Agreement is acceptable, in conjunction with the approval of a development order and a Certificate of Concurrency Reservation, to ensure adequate public facilities are available concurrent with the impacts of development on the public facility. The effect of the Agreement shall be to bind Palm Beach County and the developer pursuant to the terms and duration of the Agreement to its determination pursuant to Sec. 11.4.B.8. that adequate public facilities are available to serve the proposed development concurrent with the impacts of the development on the public facilities. Any public facility Capital Improvement in the Six (6) Year Capital Improvement Schedule in the CIE on which such a Certificate of Concurrency Reservation is made in conjunction with the approval of a development order and an Agreement, shall not be delayed, deferred, or removed from the Six (6) Year Capital Improvement Schedule in the CIE, except that any Capital Improvement may be deferred by one (1) year if the deferral is identified pursuant to the terms of an Agreement. [Ord. No. 97-64]

**E. Procedure for Equivalency Determination.**

- 1. Submission of application.** An application for an Equivalency Determination may be submitted at any time during the year. The applicant shall complete the Equivalency Matrix in the Concurrency Supplemental Application itemizing the following in the appropriate column:
- a. all approved and existing uses for the development shall be listed,

- b. all proposed uses including those uses that are not changing, and
  - c. the amount of change for those uses that did change.
2. **Review and recommendation.** Within 10 working days of submittal, the application shall be forward to the County Service Providers for review.
- a. **Approval of equivalency.** If it is determined by the providers that the approved / existing uses are equivalent to the proposed uses, the Concurrency Section will either:
    - (1) amend and re-issue the existing Reservation or Exemption to include the new uses, or
    - (2) issue an Administrative Exemption if the development is existing and there is no valid Reservation or Exemption. [Ord. No. 00-015]
  - b. **Denial of equivalency.** If it is determined by the providers that the approved /existing uses are NOT equivalent to the proposed uses, the applicant shall apply for a Reservation for those proposed uses which will create additional capacity. [Ord. No. 97-64]

#### SEC. 11.4 ENTITLEMENT DENSITY.

- A. **General.** If after an appeal pursuant to Sec. 11.6. on an application for a Certificate of Concurrency Reservation is denied by the Zoning Director and that decision is affirmed by the Development Review Appeals Board, the applicant may submit an application for Entitlement Density pursuant to the procedural and substantive requirements of this section. [Ord. No. 97-14]
- B. **Submission of application.** An application for Entitlement Density shall be submitted to the Zoning Director on a form established by the Zoning Director and made available to the public. The application shall be accompanied by a fee established by the Board of County Commissioners from time to time for the filing and processing of each application. The fee shall be non-refundable.
- C. **Determination of sufficiency.** The Zoning Director shall initiate review of an application for Entitlement Density upon receipt of the application, and within fifteen (15) working days, determine whether the application is sufficient and includes data necessary to evaluate the application.
- 1. If it is determined that the application is not sufficient, written notice shall be sent to the applicant specifying the deficiencies. The Zoning Director shall take no further action on the application unless the deficiencies are remedied.
  - 2. If the application is determined sufficient, the Zoning Director shall notify the applicant in writing of the application's sufficiency, and that the application is ready for review pursuant to the procedures and standards of this section.
- D. **Decision by Zoning Director.** Within thirty (30) working days after the Zoning Director determines the application is sufficient, the Zoning Director shall review the application and shall approve, approve with conditions, or deny the application based upon whether it complies with the standards in Sec. 11.5.E.
- E. **Standards for entitlement density.** An entitlement density for the proposed development shall be granted consistent with the entitlement densities permitted in the Land Use Element of the Comprehensive Plan or a minimum of one (1) dwelling unit, provided that the maximum density (dwelling unit per gross acre) as depicted on Figure 2 of the Land Use Element of the Comprehensive Plan is not exceeded, if:

1. a Certificate of Concurrency Reservation has been denied for the proposed development pursuant to the requirements of Sec. 11.3.C., and an appeal to the Development Review Appeals Board has affirmed that decision;
2. the LOS for stormwater management facilities for the development proposed in the application is met pursuant to the requirements of Sec. 11.3.C.; [Ord. No. 99-37]
3. a plan demonstrates how the proposed development will be designed (a) at its entitlement density and (b) at its allowable density under the Comprehensive Plan and this Code at the time the necessary public facilities are available to adequately serve the development. Any development order issued for an application for development permit for which entitlement density has been approved shall be consistent with the plans for development in this subsection. The review of a plan for development at the allowable density under this section shall in no way reserve capacity for public facilities;
4. approval of the entitlement density is conditioned on the initiation of development of the proposed project at its allowable density subject to receipt of a Certificate of Concurrency Reservation within two (2) years of the time the necessary public facilities are available to serve the proposed development at its allowable density; and
5. in the Urban Service Area, development orders for development proceeding at entitlement densities may be permitted at rural LOS for potable water and sanitary sewage while the development is at its entitlement density. [Ord. No. 97-14] [Ord. No. 97-64]

#### SEC. 11.5 CONCURRENCY EXEMPTION EXTENSION.

**A. Short title.** This Section shall be known as, and may be cited as the "Concurrency Exemption Extension Ordinance of Palm Beach County, Florida."

**B. Authority.** This Section is adopted pursuant to Fla. Stat. Chapters 125 and 163; F.A.C. Rule 9J-5; the Florida and U.S. Constitutions; the Palm Beach County Charter; Palm Beach County Ordinance 89-35; and the 1989 Palm Beach County Comprehensive Plan, specifically: (1) Land Use, Implementation of the Land Use Element, Zoning in Compliance/Activities to be in Conformance with Plan Element Provisions, Section A4: Status of Existing Development Approvals/Non-Conforming Uses, Structures; and (2) Capital Improvement, Policy 1.2-i(1), 1.2-j, and 1.2-l. [Ord. No. 99-37]

**C. Submittal.**

1. **Owner.** An Owner or group of Owners, or the authorized agent of such including the mortgager when property is proven to be in foreclosure and a court order is obtained, may submit an application for a Concurrency Exemption Extension as to particular Parcel or Parcels previously granted a concurrency exemption certificate pursuant to Ordinance 89-35. A Master Property Owner's Association may submit an application as to an area subject to it, provided specific authorization is given to such application in accordance with the declaration, articles, and by-laws.
2. **Agent's authorization.** An application for an Owner made by an agent shall contain a written authorization signed by the Owner and notarized specifically authorizing the agent to represent the Owner as to the Owner's Lot or Parcel for a review and determination under this Ordinance.
3. **Director of the Palm Beach County Zoning Division** ~~may initiate an application~~ for a concurrency exemption extension for a parcel or parcels previously granted a concurrency exemption pursuant to Ordinance No. 89-35. [Ord. No. 97-14]

**D. Procedure.**

1. **Submit to Zoning.** Applications for Concurrency Exemption Extension shall be submitted to the Zoning Division of the Planning, Zoning and Building Department of Palm Beach County no sooner than five (5) months, prior to expiration of a Concurrency Exemption Certificate or Certificate of Extension. Applications will not be accepted after the expiration date of the Concurrency Exemption or Concurrency Exemption Extension Certificate.
2. **Application.**
  - a. **Form.** The application shall be made on a form established by the Department of Planning, Zoning and Building and available at the Zoning Division.
  - b. **Information.** The application shall contain such information as the Division requires and as reasonably necessary to provide complete information for a determination under this Ordinance, as determined by the Zoning Director including any information adverse to the Applicant.
  - c. **Sworn statement.** The Application shall contain a Sworn Statement by the applicant attesting to the truth and accuracy of the information contained therein.
3. **Review.** The Zoning Division shall review all applications timely submitted pursuant to this Ordinance. The Zoning Division shall review the application to determine whether it is technically complete. Within ten (10) working days of receipt of an application, the Zoning Director shall send a letter to the Applicant verifying the completeness, and sufficiency of the information, or requesting additional information. If Additional or revised information is required by the Zoning Director, the applicant shall have fifteen (15) working days from the date the letter is sent to submit additional or revised information. If no additional information is submitted in a timely manner, the Director shall determine that the development is not continuing in good faith. The Zoning Director shall have ten (10) working days from the date additional or revised information is submitted to determine if the application is complete and a minimum of fifteen (15) working days from the date the application is found complete to make a determination of whether or not Development is continuing in good faith based on the criteria set forth in Section Seven (7) of this Ordinance.
4. **Written determination.** The Zoning Director shall issue either a certificate of extension or letter denying the extension. The determination of the Zoning Director shall include a legal description and Property Control Number of the property to which it applies. The Certificate of Extension shall be valid for two years from the date the Zoning Director enters the written order granting the extension. A Certificate of Extension is granted for a specific parcel of land and is not transferrable outside of the approved development. A change in ownership of a parcel of land granted concurrency exemption extension shall not extinguish the concurrency exemption extension. [Ord. No. 97-14]

**E. Applicability.**

1. **Limitations.** This Section is limited to determining whether or not a Project or Lot found exempt from the concurrency provisions of the 1989 Comprehensive Plan pursuant to Ordinance 89-35, the Concurrency Exemption Ordinance, is continuing in good faith and is eligible to remain exempt from the concurrency requirements of the 1989 Comprehensive Plan.

- 2. Exemptions.** All Concurrency Exemptions and Certificates of Extension shall be issued for the number of units or square footage shown on the approved Site Plan, Master Plan or PDP most recently certified by the DRC. For any Site Plan, Master Plan or PDP which was approved for acreage only, the capacity for the approved use shall be calculated by the applicant and affirmed by the Zoning Division and each service provider. Any Concurrency Exemption Certificate or Certificate of Extension shall be adjusted accordingly. Any increase in units above that shown on the current Site Plan, Master Plan or PDP shall require a concurrency reservation. [Ord. No. 01-01]
- a. If a Certificate of Exemption was granted based on 1) a Development Order issued on or after January 1, 1984 or 2) a Development Order which is subject to the requirements of Sec. 5.8 of this Code, the Exemption shall remain valid so long as the applicable Development Order remains valid in accordance with Sec. 5.8 of this Code.
- b. If a Certificate of Exemption is granted based on 1) a Development Order issued prior to January 1, 1984 which is not subject to the requirements of Sec. 5.8 of this Code or 2) a Development Order issued on or after January 1, 1984 which was not subject to the requirements of Sec. 5.8 of this Code, the Exemption shall expire on the date specified on the most recent Exemption Extension or December 3, 2000, whichever shall first occur. Once an Exemption Extension expires, the remaining unbuilt portion of that project will be subject to Concurrency review. [Ord. No. 01-01]
- (1) Projects that are determined to be eighty (80) percent or greater built-out shall receive a permanent exemption for the remaining unbuilt portion and further extensions will not be required.
- (2) Projects less than eighty (80) percent built where the applicant can demonstrate the project is continuing in good faith in accordance with Sec. 11.5.F. may be granted another extension commencing from the last expiration date and expiring on December 3, 2000.
- (3) Projects less than eighty (80) percent built where the applicant can not demonstrate good faith in accordance with Sec. 11.5.F. by March 31, 1999, will be subject to adequate public facilities (concurrency) review in accordance with Sec. 11.3. [Ord. No. 99-37]

**F. Criteria to determine whether development is continuing in good faith.**

- 1. Definitions.** Continuing in good faith shall mean, and consideration shall be made of, diligent efforts directed toward achieving the ultimate development, marketing, and use of the land, in accordance with the development order(s). Diligent efforts shall require reasonable and timely pursuit of all necessary approvals, certifications and permits; financing; and marketing, together or in a sequence customary to the industry. Factors militating against a finding of diligent efforts shall be delays occasioned by any person holding a legal or equitable interest in the property, its agents, contractors, or employees acting on behalf of the owner; marketing of the entire project as a whole, unless the project is of such a nature or size that it can only feasibly be marketed as a single unit; the discontinuation of attempts at obtaining required approvals, certifications, and permits; the discontinuation of a construction activity (including clearing, grubbing, filling, excavating, placement of infrastructure, and building construction) prior to the completion of the particular construction activity; delay of proceeding toward the next customary phase of construction activity; the discontinuation of design work; the discontinuation of sales or leasing efforts; the removal of construction personnel, facilities, and equipment from the project; the delay of proceeding with the next phase of development.
- a. The following shall not be considered as factors militating against a finding of proceeding in good faith: a) delays caused solely by government action or inaction; b) delays caused by administrative, quasi-judicial or judicial proceedings, which prevent development from occurring; or c) delays caused by natural disaster or acts of God.



- b. The economic state of the development industry economy shall be considered only as related to the Palm Beach County region and the development industry as a whole and not a particular market segment. Economic conditions shall only be considered for purposes of determining customary practices of local developers as a measure of the diligence and good faith of the Applicant.
  - c. Notwithstanding anything contained to the contrary within this Article VII, Development shall be deemed to be continuing in good faith as to a Lot which has been granted a Concurrency Exemption pursuant to Palm Beach County Ordinance 89-35 within a validly divided area which has a Local Government Development Order. Good faith may be presumed provided that all Site Improvements required by the Local Government Development Order, or as required by the Palm Beach County Subdivision Code, as a condition to obtaining a building permit upon the Lot have been installed, and that Development activity in the nature of the construction of new single family residences has taken place since the granting of the exemption or the extension thereof upon other Lots within the area.
2. **Considerations.** In determining whether development is proceeding in good faith, the County shall recognize that land development is a complex task involving a series of governmental approvals. Recognizing this, the following factors shall be considered where relevant.
- a. The number and type of development orders applied for or received since the exemption certificate was issued.
  - b. The relationship of the development orders to other development orders in the sequence of development orders required.
  - c. Was each development order received within the required time-frame or were time extensions necessary.
  - d. Were time extensions granted and how many?
  - e. What, if any, development activity was commenced during each respective time extension?
  - f. Whether needed permits/approvals (county and others) were actively and continuously pursued.
  - g. The type of development orders remaining which are needed to complete the land development.
  - h. The time customarily associated with obtaining various development orders.
  - i. The percentage of development permitted and completed during the concurrency exemption or extension period compared to the size of the project and the historic average percent of development completed each year.
  - j. The overall extent and type of development commenced and completed as related to the project's size and use.
  - k. If the project is phased, were the dates of each phase met.
  - l. Conditions placed by the County in issuing the development order.
  - m. Whether any special exception conditions of approval limited or phased the amount of construction due to conditions beyond the property owner's control.

- n. Fulfillment of special exception time certain conditions of approval, if any.
- o. The marketing practices associated with the project; e.g. whether the entire Project is being marketed as a whole for sale.
- p. The reasonable development time-line of that type and size of development.
- q. The number and type of contractors, engineers, consultants, tradesman, and professionals working on the project, and their respective activities.
- r. Whether any delay was caused by government changing an approved time plan for commencement of construction of infrastructure.

3. **Section 5.8 Compliance with Time Limitations.** Rezoning, revocation of a special exception, Class A or B conditional use, or limiting development intensity or density to entitlement by the Board of County Commissioners pursuant to Sec. 5.8 of this Code shall be prima facie evidence that the development is not continuing in good faith and any exemption or extension thereto shall be automatically revoked.

[Ord. No. 97-14]

**G. Approved residential projects holding Concurrency Exemption Certificates.** For the following types of residential developments, the Zoning Director may initiate an application for a concurrency extension certificate provided the project received a concurrency exemption certificate properly issued pursuant to Ordinance 89-35, as amended and the following criteria are met.

- 1. A platted subdivision, if all required improvements have been installed or guaranteed.
- 2. Planned unit development, if platting schedule is maintained.
- 3. Phased subdivision, if plats are recorded in accordance with an approved phasing schedule.

**H. Approved non-residential projects holding Concurrency Exemption Certificates.** For the following types of non-residential developments, the Zoning Director may initiate an application for a concurrency extension certificate provided the project received a concurrency exemption certificate issued pursuant to Ordinance 89-35, as amended and the following criteria are met:

A platted non-residential parcel, if all required improvements associated with the plat have been installed or guaranteed.

**I. Vested rights.**

- 1. **After expiration.** Any application filed after the expiration of the Certificate must demonstrate to the Development Review Appeals Board, by substantial competent evidence, that common law vesting has occurred. A petition may be filed with the Development Review Appeals Board who shall make a determination upon recommendation of the Zoning Director.
- 2. **Appeal to circuit court.** An applicant may appeal a final decision of the Development Review Appeals Board within thirty (30) calendar days of the rendition of the decision by filing a petition for Writ of Certiorari in Circuit Court of the Fifteenth Judicial Circuit in and for Palm Beach County, Florida.

**SEC. 11.6. ADMINISTRATIVE APPEAL PROCESS (DRAB)**

- A. **General.** An applicant may appeal a decision of the Zoning Director denying an application for a Concurrency Reservation, Entitlement Density, or a Concurrency Exemption Extension by filing a petition with the Zoning Director appealing the decision to the Development Review Appeals Board (DRAB) within ten (10) working days of the rendition of the decision by the Zoning Director. [Ord. No. 99-37]
- B. **Development Review Appeals Board Membership.** The Development Review Appeals Board shall consist of the Executive Director of the Department of Planning, Zoning and Building, the County Attorney and the County Engineer.
- C. **Procedure.** The Development Review Appeals Board shall consider the appeal petition within sixty (60) calendar days of filing. In considering the appeal, the Development Review Appeals Board shall consider only the record before the Zoning Director at the time of the decision, testimony of the petitioner and the petitioners' agents and testimony of County staff.
- D. **Standard.** The Development Review Appeals Board shall reverse the decision of the Zoning Director only if there is competent substantial evidence in the record that the application complies with the standards of Sec. 11.3.C.
- E. **Written Order.** The decision of the Development Review Appeals Board shall be in writing and a copy of the decision shall be forwarded to the appealing party.
- F. **Appeal to Circuit Court.** An applicant may appeal a final decision of the Development Review Appeals Board within thirty (30) calendar days of the rendition of the decision by filing a petition for Writ of Certiorari in Circuit Court of the Fifteenth Judicial Circuit in and for Palm Beach County, Florida. [Ord. No. 97-64]

**SEC. 11.7 MONITORING PROGRAM**

- A. **General.** To ensure that adequate potable water, sanitary sewer, solid waste, storm water management, park and recreation and linked open space, traffic, mass transit, and fire-rescue public facilities are available concurrent with the impacts of development on public facilities, the County shall establish the following management and monitoring practices. Their purpose is to evaluate and coordinate the timing, provision, and funding of the public facilities so that (1) they are being adequately planned for and funded to maintain the LOS for public facilities and (2) to evaluate the capacity of the public facilities for use in the regulatory program to ensure (a) there are no development orders issued unless there are adequate public facilities available to serve the development concurrent with the impacts of development on the public facilities, or (b) no development orders are issued unless they are conditioned on the availability of public facilities to serve the development concurrent with the impacts of development on public facilities.

(This space intentionally left blank.)

**B. Annual Public Facilities Update Report (AUR).** By March 1 of each year, the Executive Director of PZB shall submit to the Office of Management and Budget (OFMB) an Annual Public Facilities Update Report (hereinafter "AUR"). The AUR shall (a) determine the existing conditions of all potable water, sanitary sewer, solid waste, drainage, park, road, mass transit, and fire-rescue public facilities, (b) determine and summarize the available capacity of these public facilities based on their LOS, and (c) forecast the capacity of existing and planned capital improvements identified in the five (5) year capital improvement schedule for each of the five (5) succeeding years. The forecasts shall be based on the most recently updated schedule of capital improvements for each public facility. The AUR shall also revise relevant population projections. Specifically, the AUR shall include:

1. A summary of development exempted pursuant to Sec. 11.1.D.
2. A summary of development activity.
3. An evaluation of public facilities (potable water, sanitary sewer, solid waste, drainage, park and recreation, road, mass transit, and fire-rescue facilities) indicating:
  - a. the capacity available for each at the beginning of the reporting period and the end of the reporting period;
  - b. an evaluation of the LOS for each public facility; and
  - c. a forecast of the capacity for each public facility based upon the most recent updated schedule of capital improvements in the CIE.

**C. Amendments.** Based upon analysis of the AUR, OFMB shall propose to the Board of County Commissioners each year, any necessary amendments to the CIE, and any proposed amendments to the County's annual budget for public facilities. [Ord. No. 97-64]

**Amendment History:**

[Ord. No. 93-4; February 16, 1993] [Ord. No. 95-8; April 3, 1995] [Ord. No. 95-24; July 24, 1995]  
[Ord. No. 96-28; September 25, 1996] [Ord. No. 97-14; May 23, 1997] [Ord. No. 97-64; December 24, 1997]  
[Ord. No. 98-49; October 28, 1998] [Ord. No. 99-37; October 7, 1999] [Ord. No. 00-015; April 12, 2000]  
[Ord. No. 01-01; January 9, 2001]

**ARTICLE 12**  
**DEVELOPMENT AGREEMENTS**

# TABLE OF CONTENTS

## ARTICLE 12

### DEVELOPMENT AGREEMENTS

		Page
SEC. 12.1	PURPOSE AND INTENT.....	1
SEC. 12.2	AUTHORITY .....	1
SEC. 12.3	APPLICATION.....	1
SEC. 12.4	PROCEDURE FOR REVIEW OF DEVELOPMENT AGREEMENT.....	1
A.	Submission of application.....	1
B.	Determination of sufficiency .....	1
C.	County Department review and recommendation.....	2
1.	Concurrent with application for development permit and application for Certificate of Concurrence Reservation .....	2
2.	Independent of application for development permit .....	2
D.	Review and Report by Zoning Director .....	2
E.	Decision by Board of County Commissioners.....	2
1.	Two (2) public hearings .....	2
2.	Notice .....	3
3.	Decision .....	3
SEC. 12.5	STANDARDS OF A DEVELOPMENT AGREEMENT.....	3
A.	Legal description and owner .....	3
B.	Duration.....	3
C.	Uses, densities, intensities and height.....	3
D.	Future land use designation .....	3
E.	Zoning district designation.....	3
F.	Conceptual site plan .....	4
G.	Public facility adequacy .....	4
H.	Reservation or dedication of land.....	4
I.	Local development permits .....	4
J.	Local development permits obtained by applicant/property owner .....	4
K.	Consistency with the Comprehensive Plan .....	4
L.	Consistency with this Code.....	4
M.	Compliance with laws not identified in Development Agreement .....	4
N.	Breach .....	4
O.	Conditions necessary to ensure compliance with this Code and Comprehensive Plan .....	4
SEC. 12.6	EXECUTION OF DEVELOPMENT AGREEMENT.....	5

SEC. 12.7	RECORDATION .....	5
SEC. 12.8	AMENDMENT OR CANCELLATION OF DEVELOPMENT AGREEMENT BY MUTUAL CONSENT .....	5
SEC. 12.9	LEGISLATIVE ACT.....	5
SEC. 12.10	EFFECT OF EXISTING LAWS ON LANDS SUBJECT TO DEVELOPMENT AGREEMENT.....	5
A.	Local laws at time of approval govern .....	5
B.	Exceptions to local law requirements.....	5
1.	Not in conflict with laws governing Development Agreement.....	5
2.	Essential to public health, welfare and safety .....	5
3.	Anticipated and provided for in Development Agreement .....	6
4.	Substantial changes in conditions.....	6
5.	Substantially inaccurate information.....	6
SEC. 12.11	EFFECT OF CONTRARY STATE OR FEDERAL LAWS.....	6
SEC. 12.12	PERIODIC REVIEW .....	6
A.	Annual review .....	6
B.	Initiation .....	6
C.	Compliance.....	6
D.	Failure to comply .....	6
E.	Advertisement .....	6
SEC. 12.13	ENFORCEMENT .....	7

## ARTICLE 12

### DEVELOPMENT AGREEMENTS

**SEC. 12.1 PURPOSE AND INTENT.** The purpose and intent of this article is accomplished by authorizing Development Agreements to be entered into between a developer and Palm Beach County and other service providers pursuant to the terms of this article to ensure the adequacy of public facilities and sound capital improvement planning, while providing certainty in the development review process and reducing the economic costs of development.

**SEC. 12.2 AUTHORITY.** The Board of County Commissioners of Palm Beach County has the authority to enter into Development Agreements consistent with the procedures and standards of this article pursuant to Art. VIII, Sec. 1, Fla. Const., the Palm Beach County Charter, Sec. 125.01, et. seq., Fla. Stat., Sec. 163.3161, et. seq., Fla. Stat., and Sec. 163.3220, et. seq., Fla. Stat. This article is supplemental and additional to the powers conferred on Palm Beach County by law and ordinances other than Sec. 163.3220, et. seq., Fla. Stat., the Florida Local Government Development Agreement Act, and shall not be regarded as being in derogation of any powers now existing.

**SEC. 12.3 APPLICATION.** This article shall apply to all development in the total unincorporated area of Palm Beach County, except that Development Agreements may be entered into between Palm Beach County and a developer regarding land within a municipality in Palm Beach County to comply with any land use regulation of Countywide affect, as authorized by Palm Beach County Charter, Sec. 1.3, as is amended from time to time. A municipality may, but is not required to be a party to a Development Agreement between Palm Beach County and a developer within a municipality.

**SEC. 12.4 PROCEDURE FOR REVIEW OF DEVELOPMENT AGREEMENT.**

**A. Submission of application.** An application for a Development Agreement shall be submitted to the Zoning Director in conjunction with or separate from any application for development permit, on a form provided by the Zoning Director and made available to the public. The application shall be accompanied by a fee established by the Board of County Commissioners from time to time for the filing and processing of each application. The fee shall be non-refundable.

**B. Determination of sufficiency.** Within fifteen (15) working days of the submission of the application for a Development Agreement, the Zoning Director shall determine whether the application is sufficient and includes the information necessary to evaluate the application based on recommendations from applicable service providers.

1. If it is determined that the application is not sufficient, written notice shall be served on the applicant specifying the deficiencies. The Zoning Director shall take no further action on the application unless the deficiencies are remedied. If the deficiencies are not remedied within twenty (20) working days, the application shall be deemed withdrawn.
2. If the application is determined sufficient, the Zoning Director shall notify the applicant in writing, of the application's sufficiency, and that the application is sufficient and ready for review pursuant to the procedures and standards of this section.



**C. County Department review and recommendation.**

1. **Concurrent with application for development permit and application for Certificate of Concurrency Reservation.** If an application for a Development Agreement is submitted concurrent with an application for a development permit, the application shall be processed consistent with the time frames for review of the application for a development permit when possible.
2. **Independent of application for development permit.** If an application for a Development Agreement is submitted independent of an application for a development permit, the relevant County Departments or service providers shall prepare and file with the Zoning Director within twenty (20) working days of the date the application is determined sufficient, a recommendation on the proposed Development Agreement.

**D. Review and Report by Zoning Director.** Within ten (10) working days after receiving all comments, or prior to the completion of a staff report on an application for development permit, if the proposed Development Agreement is being considered in conjunction with an application for development permit, the Zoning Director shall review the application and the proposed Development Agreement, and prepare a report and recommendation as to whether the application and proposed Development Agreement complies with the standards of Sec. 12.5. Upon its completion, the report and recommendation shall be mailed to the applicant by the Zoning Director.

**E. Decision by Board of County Commissioners.**

1. **Two (2) public hearings.** After the Zoning Director has made a recommendation on the proposed Development Agreement, the proposed Development Agreement shall be considered at two (2) public hearings.
  - a. The first public hearing shall be held before the Local Zoning Agency who shall review the application, the proposed Development Agreement, the recommendation of the Zoning Director, and public testimony, and recommend its approval or denial. The day, time and place at which the second public hearing will be held shall be announced at the first public hearing.
  - b. The second public hearing shall be before the Board of County Commissioners, who, after review and consideration of the proposed Development Agreement, the recommendations of the Zoning Director and the Local Zoning Agency, and public testimony, shall approve, approve with conditions, or disapprove the Development Agreement. The second public hearing shall be a minimum of seven (7) calendar days after the first public hearing. The day, time, and place of the second public hearing shall be announced at the first public hearing.

(This space intentionally left blank.)

**2. Notice.**

- a. **General requirement.** Notice of intent to consider the proposed Development Agreement shall be advertised by the County publishing an advertisement approximately seven (7) calendar days before each public hearing on the proposed Development Agreement in a newspaper of general circulation and readership in Palm Beach County. Courtesy notice of intent to consider the proposed Development Agreement shall also be mailed by the County using envelopes and postage provided and prepared by the applicant at least fifteen (15) calendar days prior to the first public hearing on the proposed Development Agreement by certified mail, return receipt requested, to all owners of property, as reflected on the current year's tax roll, lying within three hundred (300) feet of the property directly affected by the proposed Development Agreement. Such mailed notice shall be coordinated with and combined with a notice required for an application for development permit, if relevant and appropriate.
- b. **Form.** The form of the notices of intention to consider adoption of a Development Agreement shall specify:
  - (1) **Time and place.** The time and place of each hearing on the proposed Development Agreement;
  - (2) **Location.** The location of the land subject to the proposed Development Agreement;
  - (3) **Uses and intensities.** The development uses proposed on the property, including the proposed population densities and proposed building intensities and height; and
  - (4) **Where copy can be obtained.** Instructions for obtaining further information regarding the proposed Development Agreement.
3. **Decision.** At the conclusion of the second public hearing, and based upon consideration of the proposed Development Agreement, the recommendation of the Zoning Director and the Local Zoning Agency, and public testimony received during the public hearing, the Board of County Commissioners shall approve, approve with conditions, or deny the proposed Development Agreement based upon whether it complies with the standards in Sec 12.5.

**SEC. 12.5 STANDARDS OF A DEVELOPMENT AGREEMENT.** A Development Agreement shall, at a minimum, include the following provisions:

- A. **Legal description and owner.** A legal description of the land subject to the Development Agreement and the names of the legal and equitable owners;
- B. **Duration.** The duration of the Development Agreement, which shall not exceed ten (10) years. It may be extended by mutual consent of the Board of County Commissioners of Palm Beach County and the developer, subject to a public hearing; [Ord. No. 93-4]
- C. **Uses, densities, intensities and height.** The development uses permitted on the land including population densities, building intensities and height;
- D. **Future land use designation.** The land use designation of the land under the Future Land Use Element of the Comprehensive Plan;
- E. **Zoning district designation.** The current zoning district designation of the land subject to the Development Agreement;

- F. Conceptual site plan.** A conceptual site plan indicating phases if the development is subject to phasing;
- G. Public facility adequacy.** A description of public facilities that will service the development, including who shall provide such facilities, the date any new public facilities, if needed, will be constructed, and a schedule to assure public facilities are available concurrent with the impact of the development. Any public facilities to be designed and/or constructed by the developer shall be in compliance with all applicable Federal, State, and County standards to ensure the quality of the public facilities. The standards shall include, but not be limited to, guarantees of performance and quality, and project controls (including scheduling, quality controls, and quality assurances);
- H. Reservation or dedication of land.** A description of any reservations or dedications of land for public purposes;
- I. Local development permits.** A description of all local development orders approved or development permits needed to be approved for development of the land;
- J. Local development permits obtained by applicant/property owner.** A provision that all local development permits identified in Sec. 12.5.I. shall be obtained at the sole cost of the developer/applicant and, that in the event that any such local development permits are not received, no further development of the land shall be allowed until such time as the Board of County Commissioners has reviewed the matter and determined whether or not to terminate the Development Agreement, or to modify it in a manner consistent with the public interest and the Comprehensive Plan;
- K. Consistency with the Comprehensive Plan.** A finding that the development permitted or proposed in the Development Agreement is consistent with the Comprehensive Plan;
- L. Consistency with this Code.** A finding that the development permitted or proposed in the Development Agreement is consistent with this Code;
- M. Compliance with laws not identified in Development Agreement.** A statement indicating that failure of the Development Agreement to address a particular permit, condition, term or restriction shall not relieve the applicant of the necessity of complying with the law governing said permitting requirements, conditions, terms or restrictions, and that any matter or thing required to be done under the existing laws of Palm Beach County shall not be otherwise amended, modified or waived unless such modification, amendment or waiver is expressly provided for in the Development Agreement with specific reference to the provisions so waived, modified or amended;
- N. Breach.** The terms and conditions that govern a breach of the Development Agreement; and
- O. Conditions necessary to ensure compliance with this Code and Comprehensive Plan.** Such conditions, terms, restrictions or other requirements determined to be necessary by the Board of County Commissioners to ensure compliance with this Code and consistency with the Comprehensive Plan.

**SEC. 12.6 EXECUTION OF DEVELOPMENT AGREEMENT.** A Development Agreement shall be executed between Palm Beach County, service providers and all persons having legal or equitable title in the land subject to the Development Agreement, including the fee simple owner and any mortgagees.

**SEC. 12.7 RECORDATION.** Within fourteen (14) calendar days after Palm Beach County enters into a Development Agreement pursuant to this article, the Clerk to the Board of County Commissioners shall record the executed Development Agreement in the public records of Palm Beach County. A copy of the recorded and executed Development Agreement shall be submitted to the Department of Community Affairs within fourteen (14) calendar days after the Development Agreement is recorded. If the Development Agreement is amended, canceled, modified, extended, or revoked, the Clerk shall have notice of such action recorded in the public records and such recorded notice shall be submitted to DCA.

**SEC. 12.8 AMENDMENT OR CANCELLATION OF DEVELOPMENT AGREEMENT BY MUTUAL CONSENT.** A Development Agreement may be amended or canceled by mutual consent of the parties (the Board of County Commissioners and the developer) subject to the Development Agreement, or by their successors in interest. Prior to amending a Development Agreement, the Board of County Commissioners shall hold two (2) public hearings on the proposed amendment, consistent with the requirements of Sec. 12.4.E. An amendment to a Development Agreement does not necessarily require an amendment to a development order for which the Development Agreement has been approved by the Board of County Commissioners.

**SEC. 12.9 LEGISLATIVE ACT.** A Development Agreement is determined to be a legislative act of Palm Beach County in the furtherance of its powers to plan and regulate development, and as such, shall be superior to the rights of existing mortgagees, lien holders or other persons with a legal or equitable interest in the land subject to the Development Agreement, and the obligations and responsibilities arising thereunder on the property owner shall be superior to the rights of said mortgagees or lien holders and shall not be subject to foreclosure under the terms of mortgages or liens entered into or recorded prior to the execution and recordation of the Development Agreement.

**SEC. 12.10 EFFECT OF EXISTING LAWS ON LANDS SUBJECT TO DEVELOPMENT AGREEMENT.**

**A. Local laws at time of approval govern.** Upon the approval of a Development Agreement, the laws, codes, and policies of Palm Beach County in effect at the time of execution of the Development Agreement shall govern the development of the land, subject to the terms of the Development Agreement, and for the duration of the Development Agreement.

**B. Exceptions to local law requirements.** Palm Beach County may apply subsequently adopted laws to the lands that are subject to a Development Agreement only if the Board of County Commissioners holds one (1) public hearing noticed pursuant to the requirements of Sec. 12.4.E.2 and determines any one (1) of the following:

- 1. Not in conflict with laws governing Development Agreement.** The subsequently adopted laws are not in conflict with the laws governing the Development Agreement, and do not prevent development of the land uses, intensities, or densities in the Development Agreement;
- 2. Essential to public health, welfare and safety.** The subsequently adopted laws are essential to the public health, safety, or welfare, and expressly state that they shall apply to a development that is subject to a Development Agreement;

3. **Anticipated and provided for in Development Agreement.** The subsequently adopted laws are specifically anticipated and provided for in the Development Agreement;
4. **Substantial changes in conditions.** Palm Beach County demonstrates that substantial changes have occurred in pertinent conditions existing at the time of approval of the Development Agreement; or
5. **Substantially inaccurate information.** The Development Agreement is based on substantially inaccurate information supplied by the developer.

**SEC. 12.11 EFFECT OF CONTRARY STATE OR FEDERAL LAWS.**

In the event that state and federal laws are enacted after the execution of a Development Agreement which are applicable to and preclude the parties compliance with the terms of the Development Agreement, such Development Agreement shall be modified or revoked as is necessary to comply with the relevant state or federal laws. Such modification or revocation shall occur only after notice and public hearing pursuant to Sec. 12.4.E.

**SEC. 12.12 PERIODIC REVIEW.**

- A. **Annual review.** The Board of County Commissioners may review the development subject to the Development Agreement every twelve (12) months, commencing twelve (12) months after the effective date of the Development Agreement.
- B. **Initiation.** The annual review shall be initiated by the developer subject to the Development Agreement submitting an annual report to the Zoning Director. The initial annual report shall be submitted by the developer eleven (11) months after the effective date of the Development Agreement, and every twelve (12) months thereafter.
- C. **Compliance.** If the Zoning Director finds and determines that the developer has complied in good faith with the terms and conditions of the Development Agreement during the period under review, the review for that period is concluded.
- D. **Failure to comply.** If the Zoning Director makes a preliminary finding that there has been a failure to comply with the terms of the Development Agreement, the Development Agreement shall be referred to the Board of County Commissioners, who shall conduct two (2) public hearings pursuant to the requirements of Sec. 12.4.E., at which the developer may demonstrate good faith compliance with the terms of the Development Agreement. Except that, at the option of the governing body, one of the public hearings may be held by the Local Zoning Agency. If the Board of County Commissioners finds and determines during the public hearings, on the basis of substantial competent evidence, that the developer has not complied in good faith with the terms and conditions of the Development Agreement during the period under review, the Board of County Commissioners may modify or revoke the Development Agreement.
- E. **Advertisement.** The advertisement cost for the Board of County Commissioners Annual Review of the Development Agreement shall be the responsibility of the applicant.  
[Ord. No. 93-4]

**SEC. 12.13 ENFORCEMENT.** Any party or any aggrieved or adversely affected person may file an action for injunctive relief in the Circuit Court for Palm Beach County to enforce the terms of a Development Agreement or to challenge compliance of the Development Agreement with the provisions of this article and Sec. 163.3220, Fla. Stat.

**Amendment History:**

[Ord. No. 93-4; February 16, 1993]

**ARTICLE 13**

**RESERVED FOR FUTURE USE**

**ARTICLE 14**

**ENFORCEMENT PROCEEDINGS AND PENALTIES**



## TABLE OF CONTENTS

ARTICLE 14  
ENFORCEMENT PROCEEDINGS AND PENALTIES

	Page
SEC. 14.1 GENERAL .....	1
SEC. 14.2 ENFORCEMENT BY CODE ENFORCEMENT SPECIAL MASTERS.....	1
A. Procedure. ....	1
B. Conduct of Hearing.....	2
C. Powers.....	3
D. Administrative fines; costs; liens. ....	4
E. Other legal remedies .....	5
F. Other administrative remedies .....	5
1. Cease and Desist Orders.....	5
2. Building Permits and Certificates of Occupancy and Use .....	5
G. Appeal.....	6
H. Notices.....	6
SEC. 14.3 GROUNDWATER AND NATURAL RESOURCES PROTECTION BOARD.....	6
A. Warning of violation .....	6
B. Issuance of violation citation .....	6
C. Notice of hearing.....	6
D. Correction of violation .....	6
E. Counsel .....	7
F. Procedure at hearings .....	7
G. Powers.....	8
H. Administrative fines; costs; liens. ....	8
I. Appeal .....	9
SEC. 14.4 ENVIRONMENTAL CONTROL HEARING BOARD.....	10
A. Warning violation.....	10
B. Show cause .....	10
C. Notice of hearing.....	10
D. Procedure at hearings .....	10
E. Action by Environmental Control Hearing Board.....	10
F. Notification of action .....	10
G. Stop work on existing approval .....	10
H. Fine.....	10
I. Fine constitutes lien .....	11
J. Judicial review .....	11
SEC. 14.5 ENVIRONMENT BY ENVIRONMENTAL CONTROL HEARING BOARD .....	11
SEC. 14.6 ADMINISTRATIVE REMEDIES FOR ARTICLE 9, AND SECTION 7.6 (EXCAVATION)11	
A. Conditions .....	11
B. Agreements.....	11
C. Validity.....	12

SEC. 14.7	CIVIL REMEDIES .....	12
SEC. 14.8	CRIMINAL REMEDIES .....	12

## ARTICLE 14

### ENFORCEMENT PROCEEDINGS AND PENALTIES

**SEC. 14.1 GENERAL.** The provisions of this Code shall be enforced by (1) the Palm Beach County Code Enforcement Board and/or Special Master pursuant to the authority granted by Sec. 162.01 et. seq., Fla. Stat., as may be amended, (2) the Palm Beach County Environmental Control Hearing Board pursuant to the Palm Beach County Environmental Control Act, Chapter 77-616, Special Acts, Laws of Florida, as may be amended, (3) the Palm Beach County Groundwater and Natural Resources Protection Board, an alternate code enforcement board created pursuant to the authority granted by Sec. 162.03(2) et. seq., Fla. Stat., as may be amended, (4) the Board of County Commissioners through its authority to enjoin and restrain any person violating the Code, or (5) Palm Beach County through the prosecution of violations in the name of the State of Florida pursuant to the authority granted by Sec. 125.69, Fla. Stat., as may be amended. [Ord. No. 95-24]

**SEC. 14.2 ENFORCEMENT BY CODE ENFORCEMENT SPECIAL MASTERS.** Special Masters shall have the jurisdiction and authority to hear and decide alleged violations of the codes and ordinances enacted by Palm Beach County including, but not limited to the following codes: building, electrical, fire, gas, landscape, plumbing, sign, zoning and any other similar type codes which may be passed by Palm Beach County in the future which regulate aesthetics, construction, safety, or location or any structure on real property in Palm Beach County. Further, any violation(s) of Articles 1 through 8 and Articles 10 through 12, except Sec. 7.6, of this Code may be prosecuted pursuant to the following standards and procedures. For the purposes of this Section 14.2, the term "repeat violation" shall mean a violation of a provision of a code or ordinance by a person who has been found through a Code Enforcement Board or Special Master or any other quasi-judicial or judicial process within the prior five (5) years to have violated or who has admitted violating the same provision notwithstanding the violations occur at different locations.

**A. Procedure.** Alleged violation of any of those codes or ordinances of Palm Beach County as described herein may be filed with the Code Enforcement Division by citizens or those administrative officials who have the responsibility of enforcing the various codes or ordinances in force in Palm Beach County.

1. Except as set forth in paragraphs 2. and 3. below, if violation(s) of a code or ordinance is believed to exist, the Code Enforcement Division shall specify a reasonable time to correct the violation(s). Should the violation(s) continue beyond the time specified for correction, the Code Enforcement Division shall give notice to the alleged violator that a Code Enforcement hearing will be conducted concerning the alleged violation(s) as noticed. The notice shall state the time and place of the hearing, as well as the violation(s) which are alleged to exist. If the violation is corrected and then repeated or if the violation is not corrected by the time specified for correction by the code inspector, the case may be brought for hearing even if the violation has been corrected prior to hearing, and the notice of violation shall so state. If the code enforcement officer has reason to believe a violation or the condition causing the violation presents a serious threat to the public health, safety and welfare or if the violation is irreparable or irreversible in nature, the code officer shall make a reasonable effort to notify the violator and may immediately notify the Special Master and request a hearing.

2. If a repeat violation is found, the code inspector shall notify the violator but is not required to give the violator reasonable time to correct the violation. The code inspector, upon notifying the violator of a repeat violation, may request a hearing. The Code Enforcement Division shall give notice to the alleged violator as set forth in paragraph 1. above. The case may be brought for hearing even if the repeat violation has been corrected prior to hearing, and the notice shall so state.
3. If the code inspector has reason to believe a violation or the condition causing the violation presents a serious threat to the public health, safety, and welfare or if the violation is irreparable or irreversible in nature, the code inspector shall make reasonable effort to notify the violator and may immediately request a code enforcement hearing. [Ord. No. 94-23] [Ord. No. 95-24] [Ord. No. 96-28]
4. If the owner of the property which is subject to a code enforcement proceeding transfers ownership of such property between the time the notice of violation was served and the time of the hearing, such owner shall:
  - a. Disclose, in writing, the existence and the nature of the proceeding to the prospective transferee.
  - b. Deliver to the prospective transferee a copy of the notices and other materials relating to the code enforcement proceeding received by the transferor.
  - c. Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceeding.
  - d. File a notice with the Code Enforcement Division of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner, within five (5) days after the date of the transfer.

A failure to make the disclosures describes in paragraphs a., b., and c. before the transfer creates a rebuttable presumption of fraud. If the property is transferred before the hearing, the hearing shall not be dismissed, but the new owner shall be provided a reasonable period of time to correct the violation before the hearing is held.

#### **B. Conduct of Hearing.**

1. Upon request of the code inspector, or at such other times as may be necessary, a hearing before the Special Master may be convened. Minutes shall be kept of all Code Enforcement hearings, and all hearings shall be open to the public.
2. At the hearing, the burden of proof shall be upon the Code Enforcement Division to show by a preponderance of the evidence that a violation(s) does exist. Where proper notice of the hearing has been provided to the alleged violator as provided for herein, a hearing may proceed even in the absence of the alleged violator.
3. Proper notice may be assumed where a notice of violation has been mailed to the alleged violator by certified mail and the alleged violator, his or her agent, or other person in the household or business has accepted the notice of violation, or where a Code Enforcement Officer, under oath testifies that he/she did hand deliver the notice to the alleged violator. ~~All testimony shall be under oath and shall be recorded.~~ The formal rules of evidence shall not apply but fundamental due process shall be observed and shall govern the proceedings. Upon determination of the Special Master, irrelevant, immaterial or unduly repetitious evidence may be

excluded, but all other evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their affairs shall be admissible, whether or not such evidence would be admissible in a trial in the courts of Florida. Any part of the evidence may be received in written form.

4. The Special Master may inquire of or question any witness present at the hearing. The alleged violator (hereinafter also referred to as respondent), his/her attorney, Code Enforcement Officers or attorney representing the Division shall be permitted to inquire of or question any witness present at the hearing. The Special Master may consider testimony presented by Code Enforcement Officers, the respondent or any other witnesses.
5. At the conclusion of the hearing, the Special Master shall orally render his or her decision (order) based on evidence entered into the record. The decision shall then be transmitted to the respondent in the form of a written order including findings of fact, and conclusions of law consistent with the record. The order shall be transmitted by mail to the respondent within ten (10) days after the hearing. The order may include a notice that it must be complied with by a specified date and that a fine and costs may be imposed and, under the circumstances set forth in Section 14.2.A.3., the cost of repairs or other corrective action may be included along with the fine if the order is not complied with by said date. A certified copy of such order may be recorded in the public records of Palm Beach County and shall constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property, and the findings therein shall be binding upon the violator and, if the violation concerns real property, any subsequent purchasers, successors in interest, or assigns. If an order is recorded in the public records pursuant to this paragraph and the order is complied with by the date specified in the order, the Special Master shall issue an order acknowledging compliance that shall be recorded in the public records. A hearing is not required to issue such an order acknowledging compliance.
6. If Palm Beach County prevails in prosecuting a case before the Special Master, it shall be entitled to recover all costs incurred. Whether and to what extent such costs are imposed shall be within the discretion of the Special Master but shall not exceed the costs incurred. [Ord. No. 95-24]

**C. Powers.** Special Masters shall have the power to:

1. Subpoena alleged violators and witnesses to its hearings. Subpoenas may be served by a Sheriff or other authorized persons consistent with Rule 1.410(d), Florida Rules of Civil Procedure upon request by the Special Master.
2. Subpoena records, surveys, plats and other documentary materials.
3. Take testimony under oath.
4. Issue orders having the full force and effect of law to command whatever steps are necessary to bring a violation into compliance.
5. Assess fines pursuant to Sec. 14.2.D. (Administrative fines; costs; liens) of this Article, including costs relating to the prosecution of cases before the Special Master in those cases where the governing body prevails.
6. Lien property pursuant to Sec. 14.2.D. (Administrative fines; costs; liens) of this Article.

7. Assess costs pursuant to Sec. 14.2.B.6. of this Article.
8. Assess costs pursuant to Sec. 14.2.D.1. of this Article.  
[Ord. No. 94-23]

**D. Administrative fines; costs; liens.**

1. The Special Master, upon notification by the code inspector that a Code Enforcement Order has not been complied within the set time or, upon finding that a repeat violation has been committed, may order the violator to pay a fine in an amount specified in this section for each day the violation continues past the date for compliance set forth in the order, or in the case of a repeat violation, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code inspector. In addition, if the violation is a violation described in Section 14.2.A.3., the Special Master shall notify the Board of County Commissioners, which may make all reasonable repairs or other corrective actions which are required to bring the property into compliance and charge the violator with the reasonable costs of the repairs or other corrective actions along with the fine imposed pursuant to this section. Making such repairs does not create a continuing obligation on the part of the local governing body to make further repairs or to maintain the property and does not create any liability against the local government body for damages to the property if such repairs were completed in good faith. If a finding of a violation or a repeat violation has been made as provided in this part, a hearing shall not be necessary for issuance of the order imposing the fine.

Persons charged with such violation(s) may include:

- a. The owner, agent, lessee, tenant, contractor, or any other person using the land, building, or premises where such violation has been committed or shall exist.
  - b. Any person who knowingly commits, takes part or assists in such violation.
  - c. Any person who maintains any land, building, or premises in which such violation shall exist.
2. A fine imposed pursuant to this Section shall not exceed \$1,000 per day for a first violation and shall not exceed \$5,000 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to paragraph 1. of this Section. If, after due notice and hearing, the Special Master finds a violation to be irreparable or irreversible in nature, he or she may impose a fine not to exceed \$15,000 per violation or as otherwise authorizes by Florida State Statute. In determining the amount of fine, if any, the Special Master shall consider the following factors: 1) the gravity of the violation; 2) any actions taken by the violator to correct the violation; and 3) any previous violations committed by the violator.
  3. The Special Master may reduce fine imposed pursuant to this Section in accordance with the procedures and conditions set forth in a resolution adopted by the BCC. The Special Master may authorize the Code Enforcement Division to propose a Consent Order which sets forth agreed terms for payment of any fine. The Special Master may in its discretion adopt such Consent Order in lieu of execution or foreclosure as set forth in paragraph 4. below.
  4. A ~~certified~~ copy of an order imposing a fine, or a fine plus repair costs, ~~may be recorded in the public records~~ in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida. Once recorded the certified copy of an order shall constitute a lien against the land on which the violation(s) exists and upon any

other real or personal property owned by the violator; and it shall be enforceable in the same manner as a court judgment by the Sheriffs of this State, including execution and levy against the personal property of the violator, but such order shall not be deemed to be a court judgement except for enforcement purposes. A fine imposed pursuant to this Section shall continue to accrue until the violator comes into compliance or until judgement is rendered in a suit to foreclose on a lien, filed pursuant to this Section, whichever comes first. Once recorded the lien shall be superior to any mortgages, liens, or other instruments recorded subsequent to the filing of the code enforcement lien.

5. After three (3) months from the filing of any such lien which remains unpaid, the County may foreclose the lien in the same manner as mortgage liens are foreclosed. Such lien shall bear interest at the rate allowable by law from the date of compliance set forth in the recorded order acknowledging compliance. The local government body shall be entitled to collect all costs incurred in recording and satisfying a valid lien. No lien created pursuant to the provisions of this ordinance may be foreclosed on real property which is a homestead under Article X, Section 4, of the Florida Constitution.

[Ord. No. 92-34] [Ord. No. 93-4] [Ord. No. 93-17] [Ord. No. 94-23] [Ord. No. 95-24] [Ord. No. 96-28]

**E. Other legal remedies.** In addition to the criminal penalties and enforcement procedures provided in subsection C above, the Board of County Commissioners may institute any lawful civil action or proceeding to prevent, restrain or abate:

1. The unlawful construction, erection, reconstruction, alteration, rehabilitation, expansion, maintenance or use of any building or structure; or
2. the occupancy of such building, structure, land or water; or
3. the illegal act, conduct, business, or use of, in or about such premises.

**F. Other administrative remedies.**

1. **Cease and Desist Orders.** The department shall have the authority to issue cease and desist orders in the form of written official notices given to the owner of the subject building, property, or premises, or to his agent, lessee, tenant, contractor, or to any person using the land, building or premises where such violation has been committed or shall exist.
2. **Building Permits and Certificates of Occupancy and Use.**
  - a. **Issuance.** No building permit or certificate of occupancy and use shall be issued by the department for any purpose except in compliance with the provisions of this Code and other applicable ordinances and laws, a decision of the Board of Adjustment, or court decision.
  - b. **Revocation.** The department may revoke a building permit or certificate of occupancy and use in those cases where an administrative determination has been duly made that false statements or misrepresentations existed as to material fact(s) in the application or plans upon which the permit or approval was based.

- c. **Suspension.** The department may suspend a building permit or certificate of occupancy and use where an administrative determination has been duly made that an error or omission on either the part of the permit applicant or government agency existed in the issuance of the permit or certificate approval.

A valid permit or certificate shall be issued in place of the incorrect permit or certificate after correction of the error or omission.

[Ord. No. 93-4]

- G. **Appeal.** Any aggrieved party may appeal an order of the Special Master, including Palm Beach County, to the Circuit Court of Palm Beach County, Florida. Such appeal shall not be a hearing de novo, but shall be limited to appellate review of the record created before the Special Master. Any appeal filed pursuant to this Article shall be considered timely if it was filed within thirty (30) days of the execution of the order to be appealed. The County may assess a reasonable charge for the preparation of the record to be paid by the petitioner in accordance with Section 119.07, Fla. Stat. [Ord. No. 99-37]

- H. **Notices.** All notices required by this ordinance shall be by certified mail, return receipt requested, or by hand delivery by a Code Enforcement Officer. Notice may also be provided by publication, posting, or any other method consistent with the provisions of Chapter 162, Fla. Stat., as may be amended from time to time. Notice placed shall contain at a minimum, the date, and time of the scheduled meeting of the Special Master during which time the alleged violator is required to appear; the name and address of the alleged violator; the address or legal description of the property wherein the alleged violation(s) has occurred; and those codes or provisions of a code for which the alleged violator has been cited.

**SEC. 14.3 GROUNDWATER AND NATURAL RESOURCES PROTECTION BOARD.** Any violation of Art. 9 (except Sec. 9.4), or Sec. 7.6, of this Code may be referred by ERM and prosecuted by the Groundwater and Natural Resources Protection Board pursuant to the following standards and procedures.

- A. **Warning of violation.** If an alleged violation of Art. 9 (except Sec. 9.4), or Sec. 7.6 of this Code is found, the Director of ERM shall notify the alleged property owner and/or violator and give the alleged property owner and/or violator reasonable time to correct the violation. [Ord. No. 96-28]
- B. **Issuance of violation citation.** Should the violation continue beyond the time specified for correction, or irreparable or irreversible harm has occurred, or the violation presents a serious threat to the public health, safety, and welfare, the Director of ERM shall make a reasonable effort to notify the violator and may immediately notice the Groundwater and Natural Resources Protection Board and request a hearing. [Ord. No. 96-28]
- C. **Notice of hearing.** A Notice of Hearing shall be provided to the alleged violator by hand delivery, certified mail (return receipt requested) or left at the alleged property owners and/or violators usual place of residence with any person residing therein who is above fifteen (15) years of age and informed of the contents of the notice. The Notice of Hearing shall contain a statement of the time, place and nature of the hearing before the Groundwater and Natural Resources Protection Board.
- D. **Correction of violation.** If the alleged violation is corrected and then recurs, or if the violation is not correct by the time specified for correction, the Director of ERM may issue a Violation Citation and a Notice of Hearing to the alleged property owner and/or violator and schedule a hearing. The Groundwater and Natural Resources Protection Board may hear the alleged violation in this instance, even if it has been corrected prior to the Board hearing and every notice shall so state.



**E. Counsel.** The County Attorney shall be counsel to the Groundwater and Natural Resources Protection Board.

**F. Procedure at hearings.** Alleged violations of any of those sections described herein may be filed with the Groundwater and Natural Resources Protection Board by citizens or those officials who have the responsibility of enforcing such sections.

1. The Groundwater and Natural Resources Protection Board shall proceed to hear the cases on the agenda for that day. All testimony shall be under oath and shall be recorded. Each case before the Groundwater and Natural Resources Protection Board shall be presented by the Director of ERM. The Groundwater and Natural Resources Protection Board shall take testimony from County staff, if relevant, the alleged property owner and/or violator, and other relevant testimony. Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern the proceedings. Upon determination of the chairperson, irrelevant, immaterial or unduly repetitious evidence may be excluded, but all other evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their affairs shall be admissible, whether or not such evidence would be admissible in a trial in the courts of Florida. The burden of proof shall be upon the Director of ERM to show by a preponderance of the evidence that a violation does exist.
2. Any member of the Groundwater and Natural Resources Protection Board, or the attorney representing the Groundwater and Natural Resources Protection Board, may inquire of or question any witness before the Groundwater and Natural Resources Protection Board. Any member of the Groundwater and Natural Resources Protection Board, an alleged violator (hereinafter also referred to as respondent) his/her attorney, or Code Officers shall be permitted to inquire of any witness before the Groundwater and Natural Resources Protection Board. The Groundwater and Natural Resources Protection Board may consider testimony presented by ERM, the respondent or any other witnesses.
3. At the conclusion of the hearing, the Groundwater and Natural Resources Protection Board shall orally render its decision (order) based on evidence entered into the record. The decision shall be by motion approved by the affirmative vote of those members present and voting, except that at least four (4) members of the Groundwater and Natural Resources Protection Board must vote for the action to be official. The Groundwater and Natural Resources Protection Board's decision shall then be transmitted to the respondent in the form of a written order including finding of facts, and conclusions of law consistent with the record. The order shall be transmitted by certified mail to the respondent within ten (10) days after the hearing. The order may include a notice that it must be complied with by a specified date and that a fine and costs may be imposed and under the circumstances set forth in Section 14.3.H. The cost of repairs or other corrective action may be included along with the fine if the order is not complied with by said date. A certified copy of such order may be recorded in the public records of Palm Beach County and shall constitute a notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property, and the findings therein shall be binding upon the violator, and if the violation concerns real property, any subsequent purchasers, successors in interest, or assigns. If an order is recorded in the public records pursuant to this paragraph and the order is complied with by the date specified in the order, the Groundwater and Natural Resources Protection Board shall issue an order acknowledging compliance that shall be recorded in the public records. A hearing is not required to issue such an order acknowledging compliance.

If Palm Beach County prevails in prosecuting a case before the Groundwater and Natural Resources Protection Board, it shall be entitled to recover all costs incurred. Whether and to what extent such costs are imposed shall be within the discretion of the Groundwater and Natural Resources Protection Board but shall not exceed the costs incurred. [Ord. No. 96-28]

**G. Powers.** The Groundwater and Natural Resources Protection Board shall have the power to:

1. Adopt rules for the conduct of its hearings.
2. Subpoena alleged violators and witnesses to its hearings. Subpoenas may be served by a Sheriff or other authorized persons consistent with Rule 1.410(c), Florida Rules of Civil Procedure upon request by the Chairperson.
3. Subpoena records, surveys, plats and other documentary materials.
4. Take testimony under oath.
5. Issue orders having the full force and effect of law to command whatever steps are necessary to bring a violation into compliance.
6. Assess fines pursuant to Sec. 14.3.H (Administrative fines; costs; liens) of this Article.
7. Lien property pursuant to Sec. 14.3.H (Administrative fines; costs; liens) of this Article.
8. Assess costs pursuant to Sec. 14.3.H.  
[Ord. No. 96-28]

**H. Administrative fines; costs; liens.**

1. Whenever one of the Groundwater and Natural Resources Protection Board's orders has not been complied with by the time set for compliance, or upon finding that a repeat violation has been committed, the Groundwater and Natural Resources Protection Board may order the violator to pay a fine in an amount specified in this section for each day the violation continues past the date for compliance set forth in the order, or in the case of a repeat violation, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code inspector. In addition, if the violation is a violation described in Section 14.3.B., the Groundwater and Natural Resources Protection Board shall notify the Board of County Commissioners, which may make all reasonable repairs or other corrective actions which are required to bring the property into compliance and charge the violator with the reasonable costs of the repairs or other corrective actions along with the fine imposed pursuant to this section. If a finding of a violation or a repeat violation has been made as provided in this part, a hearing shall not be necessary for issuance of the order imposing the fine.

Persons charged with such violation(s) may include:

- a. The owner, agent, lessee, tenant, contractor, or any other person using the land, building, or premises where such violation has been committed or shall exist.

- b. Any person who knowingly commits, takes part or assists in such violation.
  - c. Any person who maintains any land, building, or premises in which such violation shall exist.
2. A fine imposed pursuant to this Section shall not exceed \$250 per day for a first violation and shall not exceed \$500 per day for a repeat violation, and in addition, may include all costs of repairs pursuant to paragraph 1. of this Section. For violations deemed irreparable or irreversible by the Groundwater and Natural Resources Protection Board, the Board may impose a fine not to exceed five thousand (\$5,000) dollars per violation, pursuant to Section 162.09, Fla. Stat. as may be amended. In determining the amount of a fine, the Groundwater and Natural Resources Protection Board shall consider the following factors: (a) the gravity of the violation(s); (b) any actions taken by the violator to correct the violation(s); and (c) any previous violations committed by the violator.
3. The Director of ERM may record a certified copy of an order imposing a fine in the public records in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida. Once recorded the certified copy of an order shall constitute a lien against the land on which the violation(s) exists, and upon any other real or personal property owned by the violator; and it may be enforced in the same manner as a court judgment, by the Sheriff, including levy against the personal property. Once recorded the lien shall be superior to any mortgages, liens, or other instruments recorded subsequent to the filing of the Groundwater and Natural Resources Protection Board lien.
4. After six (6) months from the filing of any such lien which remains unpaid, the County may foreclose the lien in the same manner as mortgage liens are foreclosed. Such lien shall be superior to all other liens except liens for taxes, and shall bear interest at the rate of ten percent (10%) per annum from the date recorded. No lien created pursuant to the provisions of this ordinance may be foreclosed on real property which is a homestead under Article X, Section 4, of the Florida Constitution. [Ord. No. 96-28]
- I. **Appeal.** Any aggrieved party may appeal an order of the Groundwater and Natural Resources Protection Board, including Palm Beach County, to the Circuit Court of Palm Beach County, Florida. Such appeal shall not be a hearing de novo, but shall be a petition for Writ of Certiorari and the Court shall be limited to appellate review of the record created before the Groundwater and Natural Resources Protection Board. Any appeal filed pursuant to this Article shall be considered timely if it was filed within thirty (30) days after the hearing at which the order was announced. The County may assess a reasonable charge for the preparation of the record to be paid by the petition in accordance with Sec. 119.07, Fla. Stat.

(This space intentionally left blank.)

**SEC. 14.4 ENVIRONMENTAL CONTROL HEARING BOARD.** Any violation of Secs. 7.4, 16.1 or 16.2 may be prosecuted by the Environmental Control Hearing Board (ECHB).

- A. Warning violation.** If an alleged violation of Secs. 7.4, 16.1 or 16.2 is determined by the Palm Beach County Health Department (PBCHD), the County Health Director shall issue a formal notice of violation to the property owner and/or violator. The notice shall specify the corrective actions and a reasonable period of time to correct the violation.
- B. Show cause.** Should the violation continue beyond the specified time for correction or if an activity was conducted without a required permit/approval or if the violation created a health threat, the County Health Director shall refer the matter to the Environmental Control Office for enforcement. The Environmental Control Officer shall request the Environmental Control Hearing Board to issue a show cause order to the property owner and/or violator.
- C. Notice of hearing.** If the Environmental Control Hearing Board issues a show cause order, the subject order shall be sent by certified mail to the property owner and/or violator and shall include notification of the time, place and nature of the hearing.
- D. Procedure at hearings.** The Environmental Control Hearing Board shall proceed to hear the cases scheduled for the day. All testimony shall be under oath and shall be recorded. Each case will be presented by the Environmental Control Officer with testimony and evidence from PBCHD staff. The property owner or violator may be represented by an attorney and shall be given the Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern the proceedings.
- E. Action by Environmental Control Hearing Board.** At the conclusion of the Hearing, the Environmental Control Hearing Board shall issue findings of fact, based on evidence in the record, and conclusions of law and shall issue an order consistent with powers granted in Chapter 77-616, Special Act, Laws of Florida. The order may include a notice of corrective action that must be completed by a specified date and the amount of fine to be paid by a specified date. The order shall have the force of law to command whatever steps are necessary to bring a violation into compliance. The findings shall be by motion approved by a majority of those present and voting, except that a quorum of at least three (3) members shall be present for the action to be official.
- F. Notification of action.** Notification of the Environmental Control Hearing Board action including findings of fact and conclusions of law consistent with the record shall be delivered to the property owner and/or violator by certified mail within fifteen (15) working days of board action.
- G. Stop work on existing approval.** The County may withhold issuance of any subsequent development orders for the development of the subject property or inform the property owner and/or violator that no further work under an existing development order may proceed until the violation has been corrected.
- H. Fine.** The Environmental Control Hearing Board may order the property owner and/or violator to pay a fine of up to \$500/day for each violation.

- I. **Fine constitutes lien.** If the fine imposed by the Environmental Control Hearing Board is not paid within the time specified in the Board Order, a certified copy of the order may be recorded in the public records of the office of the Clerk of the Circuit Court for Palm Beach County, Florida and thereafter shall constitute a lien against the land on which the violation exists.
- J. **Judicial review.** Any person aggrieved by any action of the Environmental Control Hearing Board may seek judicial review as provided by Section 120.68, Florida Statutes. No action shall be taken to collect fines imposed for violation of this act until judgment becomes final.

**SEC. 14.5 ENFORCEMENT BY ENVIRONMENTAL CONTROL HEARING BOARD.** Any violation of Sec. 9.4, the Wetlands Protection Ordinance, of Article 9, Environmental Standards, may be referred by ERM and prosecuted by the Environmental Control Hearing Board. ERM shall have available to it all enforcement remedies made available pursuant to the provisions of Chapter 77-616, Special Acts, Laws of Florida, and any amendments.

**SEC. 14.6 ADMINISTRATIVE REMEDIES FOR ARTICLE 9, AND SECTION 7.6 (EXCAVATION).** In order to provide an expeditious settlement that would be beneficial to the enforcement of the provisions of Article 9, and Sec. 7.6 and be in the best interest of the citizens of Palm Beach County, the Director of ERM is authorized to enter into voluntary consent (settlement) agreements with alleged violators. Any such agreement shall be a formal written agreement between the Department of Environmental Resources Management on behalf of Palm Beach County, by and through its Director, and any such alleged violators, and shall be approved as to form and legal sufficiency by the County Attorney's Office.

A. **Conditions.** Such consent agreements may be conditioned upon a promise by the alleged violator to:

1. Restore, mitigate, and/or maintain sites; or
  2. Remit payment of a monetary settlement not to exceed the maximum amount allowed per violation, as set forth in the applicable act, delegated authority or Code, such monies to be deposited in the Palm Beach County Pollution Recovery Trust Fund; or
  3. Remit payment for compensatory damages and nonperformance penalties and costs and expenses of the County in tracing the source of the discharge, in controlling and abating the source of the pollutants and the pollutants themselves, and in restoring the waters and property, including animal, plant and aquatic life, of the County to their former conditions; and costs of the County for investigation, enforcement, testing, monitoring, and litigation; such monies to be deposited in the Palm Beach County Pollution Recovery Trust Fund; or
  4. Any other remedies and/or corrective action provided for in the applicable act, delegated authority or Code, deemed necessary and appropriate by the Director of ERM to ensure compliance with such act or Code.
- [Ord. No. 96-28]

B. **Agreements.** Such consent agreements shall not serve as evidence of a violation of any applicable act or Code, and shall expressly state that the alleged violator neither admits nor denies culpability for the alleged violations by entering into such agreement. In addition, prior to entering into any such consent agreement, each alleged violator shall be apprised of the right to have the matter heard in accordance with the provisions of the applicable act or Code, and that execution of the agreement is not required.

C. **Validity.** Such consent agreements shall be valid and enforceable in a court of competent jurisdiction in Palm Beach County and shall abate any enforcement proceedings available to the Director of ERM for so long as the terms and conditions of such agreement are complied with. In the event an alleged violator fails to comply with the terms and conditions set forth in the executed agreement, the Director of ERM may either:

1. Consider the consent agreement void and pursue any remedies available for enforcement of the applicable provisions of the Code; or
2. Initiate appropriate legal proceedings for specific performance of the consent agreement.

**SEC. 14.7 CIVIL REMEDIES.** The Palm Beach County Board of County Commissioners or any aggrieved or interested person shall have the right to apply to the Circuit Court of Palm Beach County, Florida, to enjoin and restrain any person violating the provisions of this Code, and the Court shall, upon proof of the violation of same, have the duty to forthwith issue such temporary and permanent injunctions as are necessary to prevent the violation of same.

**SEC. 14.8 CRIMINAL REMEDIES.** Pursuant to Sec. 125.69(1), Fla. Stat., any person violating any of the provisions of this Code or who shall fail to abide by and obey all orders and resolutions promulgated as herein provided, shall, upon conviction, be guilty of a misdemeanor, and shall be subject to all criminal penalties authorized by the State of Florida for such violation, including a fine not to exceed five hundred dollars (\$500) or imprisonment for not more than sixty (60) days, or both for each violation, and payment of all costs and expenses involved in prosecuting the offense. Each day that a violation continues shall constitute a separate violation.

**Amendment History:**

[Ord. No. 92-34; December 4, 1992] [Ord. No. 93-4; February 16, 1993] [Ord. No. 93-17; July 27, 1993]  
[Ord. No. 94-23; October 18, 1994] [Ord. No. 95-24; July 24, 1995] [Ord. No. 96-28; September 25, 1996]  
[Ord. No. 99-37; October 7, 1999] [Ord. No. 99-43; October 28, 1999]

**ARTICLE 15**

**TRAFFIC PERFORMANCE STANDARDS**

## TABLE OF CONTENTS

### ARTICLE 15 TRAFFIC PERFORMANCE STANDARDS

	Page
<b>SECTION 15(I) A - INTENT AND AUTHORITY .....</b>	<b>1</b>
<b>INTENT .....</b>	<b>1</b>
<b>AUTHORITY .....</b>	<b>1</b>
<b>SECTION 15(I) B - DEFINITIONS.....</b>	<b>1</b>
<b>Subsection 1. Other Definitions .....</b>	<b>1</b>
<b>Subsection 2. Terms Herein .....</b>	<b>1</b>
<b>SECTION 15.(I) C - APPLICABILITY .....</b>	<b>12</b>
<b>Subsection 1. Generally .....</b>	<b>12</b>
<b>Subsection 2. Previously-approved Development Orders .....</b>	<b>12</b>
(A) Amendments to Site Specific Development Order .....	12
(B) Existing Use .....	12
(C) Amendments to Development Orders .....	13
(D) Amendments to Entitlement.....	13
(E) Amendments Requiring Performance Security .....	13
(F) Redistribution of Traffic .....	13
<b>Subsection 3. Non-applicability .....</b>	<b>13</b>
(A) Local Government Applications .....	13
(B) Development Order Time Limit Criteria .....	13
(C) Entitlement .....	13
(D) Special Events.....	13
(E) Estoppel .....	14
(F) Subsequent or amending Development Orders.....	14
(G) Vested Rights.....	15
(H) Exceptions.....	15
(I) Requirements.....	15
<b>Subsection 4. Municipal Determination of Previous Approval .....</b>	<b>15</b>
(A) Validity .....	15
(B) Procedures .....	15
(C) Timing .....	15
(D) Additional information .....	15
(E) Period to file.....	15
(F) Delivery.....	15
(G) Appeals.....	15
(H) Limitation on County's Review/Appeal.....	15
(I) Completion of previous approvals .....	16
<b>Subsection 5. Municipal Concurrency Management System .....</b>	<b>16</b>



<b>SECTION 15.(I) D - STANDARD</b> .....	17
Subsection 1. Generally .....	17
Subsection 2. Buildout/Model Standard.....	17
(A) LINK/Buildout test - Test 1 .....	17
(B) Model test/Test 2 .....	18
TABLE 1A.....	19
(D) Intersection Review .....	22
(E) Maximum Radius of Development Influence .....	22
TABLE 2B.....	24
(F) Phasing .....	24
(G) Reliance on Assured Road Construction .....	25
(H) DRI 26 .....	
<b>SECTION 15.(I) E - TRAFFIC IMPACT STUDIES</b> .....	26
Subsection 1. Generally .....	26
Subsection 2. Traffic Impact Study.....	26
(A) Scope.....	26
(B) Methodology .....	26
Subsection 3. Detailed Analysis of Alternate Test One.....	30
(A) Analysis .....	30
(B) Effect of Detailed Analysis .....	31
(C) Off-Peak to Peak Season factors .....	31
Subsection 4. Site Related Improvements .....	31
Subsection 5. Conditions.....	31
<b>SECTION 15.(I) F - MODELING OF TRIPS</b> .....	32
Subsection 1. Generally .....	32
Subsection 2. Relationship to Traffic Impact Studies .....	32
(A) Intent .....	32
(B) Utilization.....	32
Subsection 3. Iterative Model.....	32
(A) Information in Plan's Table 2.....	32
(B) Municipal Responsibility.....	32
Subsection 4. Adjustments .....	33
(A) ADT .....	33
(B) Phasing/Assured Construction .....	33
<b>SECTION 15.(I) G - PROCEDURE</b> .....	34
Subsection 1. Required Submission of Impact Study .....	34
(A) When submitted .....	34
(B) Review by County Engineer .....	34
(C) No Study Needed.....	34
Subsection 2. Review of Traffic Impact Study.....	35
(A) County Engineer Review .....	35
(B) Municipal Review .....	35
(C) Prohibitions .....	35
(D) Appeals.....	35
<b>SECTION 15.(I) H - ENTITLEMENT</b> .....	36
Subsection 1. Generally .....	36

Subsection 2. Unincorporated Area .....	36
Subsection 3. Incorporated Area .....	36
Subsection 4. Discretion of Board .....	36
SECTION 15.(I) I - APPEALS .....	37
Subsection 1. Board .....	37
Subsection 2. Request/Notice .....	37
Subsection 3. Hearing .....	37
(A) Burden of Proof .....	37
(B) Reimbursement .....	37
(C) Quorum .....	37
(D) Decision .....	37
Subsection 4. Appeal from Appeals Board .....	37
Subsection 5. No Impairments of Judicial Rights or Remedies .....	38
SECTION 15.(I) J - AFFORDABLE HOUSING .....	39
Subsection 1. Applicability .....	39
(A) Applicability .....	39
(B) Definition .....	39
Subsection 2. Eligibility .....	39
Subsection 3. Application Review of Special Methodologies Projects .....	39
(A) Submittal .....	39
(B) Review .....	40
Subsection 4. Approval .....	41
Subsection 5. Municipal and Department Coordination .....	41
SECTION 15.(I) K - CONSTRAINED FACILITIES .....	42
Subsection 1. Purpose/Intent .....	42
Subsection 2. Procedure .....	42
(A) General .....	42
(B) Applications .....	42
(C) Preapplication conference .....	43
(D) Sufficiency Review/Recommendation .....	43
Subsection 3. Determination Criteria .....	43
Subsection 4. Determination .....	44
Subsection 5. Application to Modify or Eliminate Adopted Link or Intersection .....	44
(A) Who may apply .....	44
(B) Contents .....	45
(C) Criteria .....	45
(D) Procedure/extraordinary vote .....	46
SECTION 15.(I) L - COASTAL RESIDENTIAL EXCEPTION .....	46
Subsection 1. Intent .....	46
Subsection 2. Creation .....	47
Subsection 3. Traffic Impact Study Information .....	47
Subsection 4. Municipal Levels of Service .....	47
SECTION 15.(I) M - TRANSPORTATION CONCURRENCY MANAGEMENT AREAS (TCMA) .....	48
Subsection 1. Intent .....	48
Subsection 2. Area Wide Level of Service .....	48

Subsection 3.Procedure.....	49
SECTION 15.(I) N - TRANSPORTATION CONCURRENCY EXCEPTION AREAS (TCEA).....	49
Subsection 1. Intent .....	49
Subsection 2. Area types .....	49
Subsection 3. Criteria.....	50
Subsection 4. Procedure.....	51
SECTION 15.(II) FIVE YEAR ROAD PROGRAM.....	53
SECTION 15.(II) A - INTENT .....	53
SECTION 15.(II) B - DESCRIPTION OF FIVE-YEAR ROAD PROGRAM .....	54
SECTION 15.(II) C - MONITORING OF COUNTY'S ADHERENCE TO AND IMPLEMENTATION OF THE ADOPTED FIVE-YEAR ROAD PROGRAM .....	55
Subsection 1. Generally .....	55
Subsection 2. Independent Five-Year Road Program Oversight and Advisory Council .....	55
(A) Council .....	55
(B) Purpose and Functions .....	55
(C) Activities.....	55
(D) Administration .....	56
(E) Reports .....	56
Subsection 3. Review of the Independent Five-Year Road Program Oversight and Advisory Council .	56
SECTION .....	57
Subsection 1. Semi-annual Modification of Five-Year Road Program .....	57
Subsection 2. Findings Required Prior to Deletion in the Adopted Five-Year Road Program.....	57
SECTION 15.(II) E - STANDARDS REQUIRING FINDING THAT COUNTY IS ADHERING TO AND IMPLEMENTING ITS ADOPTED FIVE-YEAR ROAD PROGRAM.....	57
(A) Funding .....	57
(B) New Fifth Year .....	57
(C) Projects on Schedule.....	58
SECTION 15.(II) F - EFFECT OF FAILURE OF COUNTY TO ADHERE TO AND IMPLEMENT ITS ADOPTED FIVE-YEAR ROAD PROGRAM.....	58
SECTION 15.(II) G - METHOD OF PRIORITIZING THOROUGHFARE IMPROVEMENTS .....	58

## ARTICLE 15

### TRAFFIC PERFORMANCE STANDARDS

#### SECTION 15(I) A - INTENT AND AUTHORITY

**INTENT.** The Board of County Commissioners finds that safe, convenient, and orderly flow of vehicular traffic is necessary for the health, safety, welfare, and convenience of the public. It is the intent of this Section to ensure that roadways are in place and adequate to provide a LEVEL OF SERVICE that will provide safe, convenient, and orderly traffic flow.

It is the intent of this Section to implement the goals, objectives, policies, and standards of the 1989 Palm Beach County Comprehensive Plan by amending and readopting the Countywide Traffic Performance Standards Ordinance No. 90-40.

The Board of County Commissioners finds that the safe, convenient, and orderly flow of traffic will be achieved by the standards set forth herein.

Nothing in this Section shall preclude the Board of County Commissioners or other authority with the responsibility of issuing DEVELOPMENT ORDERS from considering traffic, roadway, or PROJECT conditions not specifically required by this Section or which are peculiar to the location, size, configuration, use, or relationship to the area of the PROPOSED PROJECT or the PROPOSED PROJECT itself; and to impose conditions necessary to serve the public interest.

**AUTHORITY.** The Board of County Commissioners has the authority to adopt this Section pursuant to Article VII, Section 1(g) and to Article VIII, Sec. 1, Fla. Const., the Palm Beach County Charter, Sec. 125.01 et. seq., Fla. Stat., and Sections 16.161 and 16.202 et. seq., Fla. Stat., and Florida Administrative Code Rule 9-J5.

#### SECTION 15(I) B - DEFINITIONS.

##### Subsection 1. Other Definitions.

(1) For purposes of this Section, except as specifically provided herein or unless the context clearly indicates otherwise, the terms defined in the Unified Land Development Code of Palm Beach County, Florida, and the Plan shall have the meaning therein. In the event of a conflict between the Unified Land Development Code and the Plan, the Plan shall prevail. The capitalization of defined terms herein is for the reader's convenience only. Failure to capitalize shall not be construed as an intent not to use the term in its defined meaning.

##### Subsection 2. Terms Herein.

(2) The following terms shall have the meanings set forth below, unless the context clearly indicates otherwise.

**1985 MANUAL** - the Highway Capacity Manual, 1985, as published by the Transportation Research Board.

**ADOPTED LEVEL OF SERVICE** - Generally Level of Service D; however, it may be another Level of Service set by the Plan or pursuant to Policies of the Transportation Element. For Test 2 it is Level of Service E. It need not be a whole letter range it may be a portion of a letter range. (See: e.g., Level of Service D, Level of Service E)

**ADOPTED PEAK HOUR, PEAK SEASON, PEAK DIRECTION LEVEL OF SERVICE** - (Alternate Test 1) - Except as otherwise specifically provided Level of Service D using the FDOT MANUAL on a directional Peak Hour, Peak Season basis. In specific circumstances, such as Transportation, Concurrency, Management Areas other plan amendments, or Constrained Facilities, it may be a lower level of service as set by an Ordinance amending the Plan.

**ADOPTED PEAK HOUR LEVEL OF SERVICE** - generally Level of Service D; however, it may be another Level of Service set by the Plan or pursuant to Policies of the Transportation Element. It need not be a whole letter range, it may be a portion of a letter range. (e.g., Level of Service D, Level of Service E).

**AGREEMENT** - a Development Agreement, public facilities agreement, or other binding agreement entered into between the applicant and Palm Beach County or other service provider for the purpose of assuring compliance with the adopted level of service standards. The form of the Agreement may include, but not be limited to a Development Agreement pursuant to Section 16.220, Florida Statutes.

**APPLICANT** - Person seeking a SITE SPECIFIC DEVELOPMENT ORDER. In the unincorporated area, it consists of those Development Orders for which a Concurrency Certificate or Concurrency Exemption Determination is required.

**ASSURED CONSTRUCTION** - Road Construction Improvements scheduled to be made to the Major Thoroughfare system by one or more of the following means:

(A) Inclusion in the adopted Five-Year County Road Program for commencement of construction; provided any anticipated non-public funds are secured by Performance Security;

(B) Inclusion in the adopted Five-Year State Department of Transportation Work Program for commencement of construction;

(C) Major Intersection or LINK improvement for which a contract for construction which is secured by PERFORMANCE SECURITY has been executed and which, by its terms, requires that construction be completed within six (6) years;

(D) Major Intersection or LINK improvement which will be constructed pursuant to an AGREEMENT; and which, by its terms, requires that construction be completed within six (6) years;

(E) Major Intersection or LINK improvements which is required to be constructed pursuant to a condition of a DEVELOPMENT ORDER which by its terms requires that it be completed within six (6) years and which has been secured by PERFORMANCE SECURITY;

(F) Specific inclusion in the capital improvements element of a municipal comprehensive plan for commencement of construction within five (5) years provided: (1) the improvements are financially feasible, based on currently available public revenue sources adequate to complete the improvement; and (2) a comprehensive plan amendment would be required to eliminate, defer, or delay construction; or

(G) For purposes of a Concurrency Certificate for a SITE SPECIFIC DEVELOPMENT ORDER only, a Major Intersection or LINK that the APPLICANT agrees to construct and guarantee through a condition of approval, or AGREEMENT, said construction to be completed prior to issuance of the certificate(s) of occupancy which are

phased to the improvement(s) and to be secured by PERFORMANCE SECURITY within six (6) months of issuance of the SITE SPECIFIC DEVELOPMENT ORDER. No further DEVELOPMENT ORDERS for the PROJECT shall be issued if PERFORMANCE SECURITY is not timely posted.

**AVERAGE DAILY TRAFFIC** - The average of two twenty-four (24) hour weekday traffic counts taken at one location, with one count being taken in the PEAK SEASON and the other in the OFF-PEAK SEASON. The Traffic Volume Map of the Metropolitan Planning Organization (MPO) shall normally be used to determine existing ADT for the West Palm Beach Urban Study Area. However, in all cases, where newer data are available from the Florida Department of Transportation or Palm Beach County, such newer data shall be used. Any person may provide a traffic count or counts which may be used, subject to the prior approval of the COUNTY ENGINEER for count location and adjustment factors based upon accepted traffic engineering principles, instead of the counts used in creating the Traffic Volume Map(s) or where such counts are not available. The AVERAGE DAILY TRAFFIC established by the counts of Palm Beach County shall not include Friday counts after eight o'clock AM. (See Section 15.(I)E, §2(B)(5); "Traffic Impact Studies, Traffic Impact Study, Methodology, Existing Traffic." [Ord. No. 99-37]

**BACKGROUND PEAK HOUR PEAK SEASON TRAFFIC** - The projected traffic generation from previously approved but incomplete PROJECTS, and other sources of traffic growth, as described in Section 15.(I) E, Subsection 2(B)(8); "Traffic Impact Studies, Traffic Impact Study, Methodology, Background Traffic" which occurs during the Peak Season, Peak Hours to be studied.

**BACKGROUND TRAFFIC** - The projected traffic generation from previously approved but incomplete PROJECTS, and other sources of traffic growth, as described in Section 15.(I) E, Subsection 2(B)(8); "Traffic Impact Studies, Traffic Impact Study, Methodology, Background Traffic".

**BUILDING PERMIT** - A DEVELOPMENT ORDER under §16.164, Florida Statutes issued under the Standard Building Code by the Building Division of Planning, Zoning and Building in the unincorporated area or similar department in a municipality authorizing the construction of a structure.

**BUILDOUT PERIOD** - The anticipated time between the issuance of the SPECIFIED DEVELOPMENT ORDER and completion of a PROPOSED PROJECT as approved by the COUNTY ENGINEER in accordance with the standards set forth in Section 15.(I) E, §2(B)(4); "Traffic Impact Studies, Traffic Impact Study, Methodology, Projected Buildout Period"; of this Section. Completion of a PROJECT shall mean the issuance of the final certificates of occupancy for buildings in a PROJECT. In the case of a commercial PROJECT, final certification of occupancy for interior tenant improvements for eighty percent (80%) of the gross leasable area shall be the completion of the PROPOSED PROJECT for purposes of this Section.

**COMPLETE APPLICATION** - An application filed with the Local Government which satisfied all application requirements of state law; and the relevant land development regulations, the general rules and policies adopted, and the customary general practices of the Local Government.

**CONCURRENCY CERTIFICATE** - in the unincorporated area, a Certificate of Concurrency Reservation, or Adequate Public Facilities Determination, as defined in Section 15.(I) A; or similar confirmation in a Municipality. [Ord. No. 99-37]

**CONCURRENCY EXEMPTION DETERMINATION** - a determination that the property in the Unincorporated Area is exempt from the concurrency requirements of the Plan pursuant to the Concurrency Exemption Ordinance, Ordinance No. 89-5, as amended.

**CONSTRAINED FACILITY** - a Link which is widened (or assumed to be widened under Test 2) to its adopted width as determined by the Board of County Commissioners (BCC) as part of the Thoroughfare Right of Way Identification Map. [Ord. No. 99-37]

**COUNTY ADMINISTRATOR** - The Palm Beach County Administrator.

**COUNTY ENGINEER** - The Palm Beach County Engineer.

**CRALLS** - Constrained roadway at a lower Level of Service - a Major Thoroughfare on which a lower Level of Service is set pursuant to Section 15.(I) L, herein.

**CRITICAL VOLUMES** - The sum of all movements in an intersection which conflict with one or more other movements as established pursuant to the Transportation Research Board, Special Report 209, Highway Capacity Manual (1985), "Planning Analysis", pages 9-21 and 9-22, as amended by the Palm Beach County Intersection Analysis by Critical Sum Method. (See Level of Service D and E definitions) [Ord. No. 00-015]

**DETAILED ANALYSIS** - An analysis of the signalized Major Intersections at each end of all Links on which Peak Hour Total Traffic does not exceed the Adopted Peak Hour Level of Service during the Buildout Period of the Proposed Project using the Critical Volumes methodology. If the Major Intersection(s) on the end of the Link is(are) not signalized, the County Engineer may require the Detailed Analysis include an alternate signalized intersection within the Link based upon generally accepted traffic engineering principles.

**DEVELOPMENT** - as defined in §380.04, Florida Statutes, except that it shall not include the following items listed therein the: (1) demolition of a structure except as an adjunct of construction; (2) clearing of land except as an adjunct of construction; and (3) deposit of refuse, solid or liquid waste, or fill on a Lot unless the Site Specific Development Order is specifically for such as the end use and not as an adjunct to the end use.

**DEVELOPMENT ORDER** - As defined in Sec. 163.3164, Fla. Stat.

**DIRECTLY ACCESSED** - The paved LINK(s) that serve as the PROJECT'S immediate and direct access or means of ingress and egress. Each access point of a PROJECT shall be considered to have access to at least one LINK provided that the access points of a PROJECT may be considered to share a common LINK. If a given access point is not immediately connected to a DIRECTLY ASSESSED LINK, the first LINK or LINKS connected shall be LINKS(S) for purposes of this Section. If a PROJECT access point is connected to more than one LINK, PROJECT TRIPS shall be assigned to the LINKS, and LINKS shall be determined to be directly accessed, in accordance with accepted traffic engineering principles.

**DOWNTOWN REVITALIZATION** - The physical and economic renewal of a central business district of a community as designated by the local government in its Comprehensive Plan, and including both downtown development and redevelopment.

**EXECUTIVE DIRECTOR** - The Executive Director of the Palm Beach County Planning, Zoning and Building Department. [Ord. No. 99-37]

**EXISTING TRAFFIC** - Average daily traffic counted. [Ord. No. 99-37]

**EXISTING PEAK HOUR PEAK SEASON, PEAK DIRECTION TRAFFIC** - Directional traffic counted during the Peak Hours, Peak Season.

**FIRST DEVELOPMENT ORDER** - SITE SPECIFIC DEVELOPMENT ORDER.

**GOPs** - The goals, objectives, and policies of a local government's comprehensive plan.

**GROSS TRIPS** - Project Trips plus internal trips.

**HISTORICAL TRAFFIC GROWTH TABLE** - A table prepared by the COUNTY ENGINEER showing the preceding three (3) year's increase or decrease in AVERAGE DAILY TRAFFIC on various LINKS, based upon traffic counts and which provide the information to be used in projecting the BACKGROUND TRAFFIC during the BUILDOUT PERIOD of the PROPOSED PROJECT.

**INCORPORATED AREA** - those areas of Palm Beach County that are incorporated in a Municipality pursuant to Florida law.

**INTERNAL TRIPS** - Trips from a Proposed Project that do not exit the Project or enter the Major Thoroughfare system.

**LEVEL OF SERVICE** - The measure of the functional and operational characteristics of a roadway based upon traffic volume in relation to road capacity.

**LEVEL OF SERVICE D** - As to Average Daily Traffic, Peak Hour Traffic and Peak Hour, Peak Season, Peak Direction Traffic on a Link, the numbers set forth in Table 1A; as to Peak Hour Traffic at an intersection, a CRITICAL VOLUME of one thousand four hundred (1,400). [Ord. No. 99-37] [Ord. No. 00-015]

**LEVEL OF SERVICE E** - As to Average Daily Traffic, Peak Hour Traffic and Peak Hour, Peak Season, Peak Direction Traffic on a Link, the numbers set forth in Table 1B as to Peak Hour Traffic at an intersection, a CRITICAL VOLUME of one thousand five hundred (1,500). [Ord. No. 99-37] [Ord. No. 00-015]

**LINK** - The portion of a Major Thoroughfare between two Major Intersections.

**LOCAL GOVERNMENT** - Palm Beach County, Florida, and the Municipalities located therein.

**LOCAL GOVERNMENT PLAN** - the comprehensive plan of the Local Government adopted pursuant to Part II of Chapter 163, Fla. Stat.

**MAJOR INTERSECTION** - The juncture of two or more MAJOR THOROUGHFARES.

**MAJOR PROJECT** - Any PROJECT, including those within municipalities, which is:

(A) A Development of Regional Impact; or

(B) A PROJECT which generates more than seven thousand (7,000) Net Trips; or

(C) Any PROJECT of any type or size which is contractually or by condition of approval bound to financing or constructing any portion of a Major Thoroughfare which is not site related.



**MAJOR PROJECT TABLE** - A table or tables (or map) prepared by the County Engineer indicating the location of all MAJOR PROJECTS in Palm Beach County.

**MAJOR THOROUGHFARES** - MAJOR THOROUGHFARES are:

(A) All streets as defined in the Thoroughfare R-O-W Identification Map, Map TE 14.1 of the Plan as it may be amended from time to time; [Ord. No. 99-37]

(B) All roadways that function as major thoroughfares as determined by the COUNTY ENGINEER in accordance with accepted Traffic Engineering principles;

(C) All proposed and approved roads that would, if built, function as arterials and major collectors during the BUILDOUT PERIOD of the PROPOSED PROJECT as determined by the COUNTY ENGINEER in accordance with accepted Traffic Engineering principles.

(D) As to Municipal SITE SPECIFIC DEVELOPMENT ORDERS, it shall not include roads which are the responsibility of any Municipality pursuant to functional classification under Chapter 335, Fla. Stat.

**MODEL** - The Florida Standard Urban Transportation Modeling Structure, using socioeconomic data to assign trips between traffic analysis zones on the Major Thoroughfare system on a daily basis as adjusted/validated in accordance with generally accepted traffic engineering principles to more closely match Palm Beach County conditions. The daily number established by the Model process shall be treated as the Average Daily Traffic for purposes of Test 2.[Ord. No. 99-37]

**MODEL PLAN** - the current Transportation System Plan of the Traffic Circulation Element of the Plan.  
[Ord. No. 99-37] [Ord. No. 00-015]

**MODEL RADIUS OF DEVELOPMENT INFLUENCE** - the radius of development influence used in the model test as set forth in Table 2B. The distance shall be measured in road miles from the point at which the Proposed Project's traffic enters the first Link, not as a geometric radius.

**MODEL TABLE** - the table or map of the Major Thoroughfares maintained by the office of the Metropolitan Planning Organization showing Model Traffic.

**MODEL TRAFFIC** - the anticipated traffic assigned by the Model on the future Major Thoroughfare system resulting from all approved (both built and unbuilt) Projects, expressed in terms of Average Daily Traffic, as adjusted in accordance with generally accepted traffic engineering principles to more closely match Palm Beach County conditions. [Ord. No. 99-37]

**MUNICIPAL ENGINEER** - A Professional Engineer practicing traffic engineering employed or retained by the Municipality.

**MUNICIPAL OFFICIAL** - The public official responsible for coordinating the application of this Section in the Municipality, it may be the Municipal Engineer.

**NET PEAK HOUR TRIPS** - Net trips generated during the Peak Hours.

**NET TRIPS** - Project trips minus Pass-by Trips and the Previous-Approval Traffic or traffic from the Existing Use established in accordance with Section 15.(In) C (2).

**OFF-PEAK SEASON** - The time from June 1 through August 1, inclusive.

**PASS-BY TRIPS** - Trips generated by a PROPOSED PROJECT which are passing trips already on the road LINK on which the PROPOSED PROJECT is located.

**PEAK HOURS** - as established pursuant to Section 15.(In) E (3),

**PEAK HOUR TRAFFIC** - PEAK HOUR TRAFFIC shall be determined by factoring the AVERAGE DAILY TRAFFIC by a "K" factor of 9.3%.

[Ord. No. 97-64]

**PEAK HOUR, PEAK SEASON, PEAK DIRECTION TRAFFIC** - The PEAK SEASON PEAK HOUR directional Link volumes.

**PEAK SEASON** - The time from January 1 through March 31, inclusive.

**PERFORMANCE SECURITY** - Sufficient funds over which the County has control irrevocably committed by written instrument to secure complete performance of a contract or condition of a DEVELOPMENT ORDER, a ROAD AGREEMENT or other AGREEMENT in the form set forth by County policy or (as approved by the County Attorney) of a:

- (A) Letter of Credit;
- (B) Escrow Agreement;
- (C) Surety Bond;
- (D) Cash Bond; or
- (E) Any other method of comparable security as (A)-(D) approved by the County Attorney.

**PLAN** - the 1989 Comprehensive Plan of Palm Beach County, Florida, as amended.

**PREVIOUS APPROVAL, PREVIOUSLY ISSUED DEVELOPMENT ORDER, PREVIOUSLY APPROVED DEVELOPMENT ORDER** - a Site Specific DEVELOPMENT ORDER which:

(A) in the unincorporated area, received a Concurrency Exemption Determination based on a Development Order for which completed application was made prior to or on May 21, 1987. It does not include an amendment or amendments to a Previous Approval applied for after May 21, 1987; and

(B) in the incorporated area is a Valid SITE SPECIFIC DEVELOPMENT ORDER formally approved by a municipality: (1) for which a complete application was made to, and accepted by, a Municipality, prior to February 1, 1990; or (2) in the case of a Development of Regional Impact, a Development of Regional Impact which received a report and recommendation by the Treasure Coast Regional Planning Council prior to February 1, 1990, all pursuant to formally established procedures pursuant to the Municipality's land development regulations. It does not include ~~applications for Site Specific Development Orders on a lot subject to an Interlocal Agreement entered by the~~ municipality and the County, after May 21, 1987, as a result of an annexation where the agreement requires compliance with traffic performance standards. A determination of a Previous Approval in Incorporated Areas shall be in

accordance with Section 15.(In) C Subsection 5. It does not include an amendment or amendments to a Previous Approval applied for on or after February 1, 1990.

In both the Unincorporated Area and Incorporated Area for Projects approved after the dates above, it shall include a Project which has been completely built for more than five (5) years. Completely built shall mean certificates of occupancy have been issued for all residential units set forth on the master plan or site plan and the total non-residential square footage is constructed as set forth on the master plan or site plan.

**PREVIOUS-APPROVAL TRAFFIC** - Project Traffic resulting from units or square footage of a Previous Approval established pursuant to Section 15.(In) C Subsection 2 of this Section.

**PRO FORMA TRAFFIC**-The anticipated traffic generation of the particular land use which shall be calculated as defined in PROJECT TRAFFIC/PROJECT TRIPS. Where the published rates are not appropriate for the proposed project generating traffic, it may be established by actual counts of three (3) land uses substantially similar in all material respects to the land use under consideration as approved by the County Engineer. It is not based on the actual count of the traffic from the Project under consideration, except the County Engineer shall allow such counts to be used as one of the three (3) counts unless the land use under consideration is not representative of that land use generally by reason of low or high occupancy rate, unusually unsuccessful or successful businesses, an unusual tenant as to trip generation, or the like. Project Traffic, Peak Hour Project Traffic, Net Trips, Net Peak Hour Trips, existing use traffic, Pass-by Trips, and distribution of traffic on the Major Thoroughfare system shall be on a PRO FORMA BASIS.

**PROJECT** - A land use or group of land uses, or land development activity or activities, or amendment thereto, which require the issuance of a DEVELOPMENT ORDER(s).

(A) For purposes of this Section, the following criteria shall be used to establish whether a particular land use or group of land uses, or land development activity or activities constitutes a single PROJECT subject to the standards of this Section:

(1) Whether the subject property is contiguous to another parcel or parcels owned by the same person. Parcels separated by a R-O-W for an expressway, or a public canal easement or canal R-O-W more than one hundred forty feet (140') wide, shall not be considered contiguous unless a single application for a SITE SPECIFIC DEVELOPMENT ORDER covering such parcels is submitted by an APPLICANT.

(2) Whether the contiguous parcels are subject to a unified plan of development in one or more of the following ways:

(a) A unified plan of development shall be deemed to exist where the property proposed for development is or will be subject to a permit which also applies to contiguous parcels; such as, but not exclusive to, a surface water management permit from the South Florida Water Management District. If the permit covers some but not all contiguous parcels, those contiguous parcels covered by the permit shall be considered a single PROJECT; or

(b) Shared facilities, such as, but not exclusive to, driveways, parking lots, drainage, recreational facilities, open space, or cable television shall indicate a single PROJECT to the extent those properties share facilities; or

(c) Condominium documents or other property owner's association documents covering the contiguous parcels or portion thereof, shall indicate a single PROJECT; or

(d) A common architectural theme for various buildings shall indicate a unified plan of development.

(B) Affiliated corporations, partnerships, or other business entities shall be deemed to be the same person. Affiliation shall exist where the same principals own a majority of the interest in the subject business entities.

(C) Applicants shall submit documentation evidencing ownership of other property within five hundred feet (500'). This documentation shall be in a form approved by the County.

(D) Nothing herein shall prevent the development of a portion of a parcel owned by one person where no unified plan of development for the remainder of the parcel, or portion thereof, is evidenced.

(E) If the School District proposes to construct a school on property located within a PROJECT that has previously received a SITE SPECIFIC DEVELOPMENT ORDER, the school shall be considered a separate PROJECT for the purposes of reviewing the traffic impacts of the school under this Article. The overall traffic intensities of the PROJECT, however, will be reduced proportionate to the acreage of the PROJECT and the acreage of the school site. [Ord. No. 01- 24]

**PROJECT TO PROVIDE AFFORDABLE HOUSING** - a Project eligible for the special applicability in Section 15.(In) J, Affordable Housing, pursuant to either:

(A) Board of County Commissioner's determination, upon the recommendation of the Commission on Affordable Housing, both based upon the criteria developed by the Commission on Affordable Housing and adopted by ordinance of the Board of County Commissioners; or (B) Section 15.(In) J, Affordable Housing, Subsection 2, Applicability, of this Section.

**PROJECT TRAFFIC/PROJECT TRIPS** - The number of trips generated by the PROPOSED PROJECT (this includes reductions for internal trips). In the event no specific use, size, or density is proposed, the maximum Trips possible under the SITE SPECIFIC DEVELOPMENT ORDER shall be Project Traffic. Project traffic shall be generated using the "Official Daily Trip Generation Rate" Table 10.8-1 of Article 10 Impact Fees. If the appropriate rate is not provided in this table, then latest edition of Trip Generation published by the Institute of Transportation Engineers shall be used to determine the trip generation rate.

**PROPOSED PROJECT** - A PROJECT for which an APPLICANT seeks the issuance of a DEVELOPMENT ORDER(s).

**QUASI-PUBLIC** - A land use or group of land uses open for general public use, such as stadiums, amphitheaters, civic centers, and colleges. It does not include shopping centers or other retail uses, and hotels.

**RADIUS OF DEVELOPMENT INFLUENCE** - The area surrounding a PROPOSED PROJECT as set forth in Table 2A herein. The distance shall be measured in road miles from the point at which the PROPOSED PROJECT's traffic enters the first LINK, or LINKS connected, not as a geometric radius.

**ROAD AGREEMENT** - An agreement of which the Board of County Commissioners is a party that assures construction of a major intersection(s) or LINK(s). It may, among other things, be necessary to ensure compliance with this Section and may involve commitments of, and restrictions on, the subject property. All requirements of the agreement not the responsibility of a governmental entity must be secured by PERFORMANCE SECURITY and any requirement of a non-governmental entity not so secured shall not be considered part of the agreement for purposes of determining whether the work qualifies as ASSURED CONSTRUCTION. It includes, but is not limited to, Development Agreements as defined in Article 12 of the Unified Land Development Code.

**SITE SPECIFIC DEVELOPMENT ORDER** - a Development Order issued by a Local Government which establishes the density or intensity, or maximum density or intensity, or use, group of uses, or permitted uses and which approves a specific plan of Development on a lot or lots pursuant to an application by or on behalf of an Owner or ~~contract purchaser, including applications initiated by a Local Government. It may apply to a lot or lots under single ownership or a group of lots under separate ownership. It shall not include general rezoning/district boundary changes initiated by the Local Government which do not involve a particular development concept, except "downzonings"~~

under Section 15.(In) D of the Unified Land Development Code. It includes those Development Orders referenced in policies 2-g and 2-h of the Plan in the Capital Improvements Element, including amendments thereto. It shall apply to all parcels or lots in their entirety taken together of any SUBDIVISION. It includes site specific rezonings, special exceptions, conditional uses, special permits, master plan approvals, site plan approvals, plat approvals, and building permits. It may or may not authorize the actual commencement of development. Two (2) or more Development Orders which individually do not constitute a SITE SPECIFIC DEVELOPMENT ORDER shall be considered a SITE SPECIFIC DEVELOPMENT ORDER if when taken together they meet the definition of SITE SPECIFIC DEVELOPMENT ORDER.

**SPECIAL PART TIME DEMAND** - A development that does not have more than 200 scheduled events during any calendar year and does not affect the 100 highest traffic volume hours. An event that is scheduled on multiple days shall be considered multiple events.

**STANDARDS OF THIS SECTION** - The requirements that Site Specific Development Orders satisfy the Levels of Service provisions of this Section.

**SUBDIVISION** - As defined in Article 8 of the Unified Land Development Code of Palm Beach County, Florida as to the unincorporated area, and as defined in the Municipal Land Development Regulations in the Municipality.

**THOROUGHFARE RIGHT OF WAY IDENTIFICATION MAP or PLAN** -as described in the Transportation Element of the Plan, Support Document, II, Existing Transportation System.  
[Ord. No. 99-37]

**THROUGH-INTERSECTION CONTINUITY** - At least one (1) left turn lane at the intersection and the same number of through lanes as on the Link for at least 3120' beyond the Major Intersection, including transition in accordance with Florida Department of Transportation Standards.

**TOTAL PEAK HOUR, PEAK SEASON, PEAK DIRECTION TRAFFIC** - the sum of:

- (1) Existing Peak Hour, Peak Season, Peak Direction Traffic,
- (2) NET PEAK HOUR TRIPS,
- (3) BACKGROUND PEAK HOUR, PEAK SEASON, PEAK DIRECTION TRAFFIC.

**TOTAL MODEL TRAFFIC** - Model Traffic, as established by the most recent run of the Model including the most recent data and calibration, as adjusted/validated in accordance with generally accepted traffic engineering principles to more closely match Palm Beach County conditions.

**TOTAL TRAFFIC** - the sum of:

- (1) EXISTING TRAFFIC
- (2) NET TRIPS
- (3) BACKGROUND TRAFFIC

**TRAFFIC IMPACT STUDY** - A traffic study of LINKS and intersections within the RADIUS OF DEVELOPMENT INFLUENCE and Model Radius of Development Influence of a proposed PROJECT; and including the information, and prepared in accordance with the requirements, set forth in Section 15.(I) E. For the Transportation Element of the Plan, it is the "Level of Service Impact Statement" referred to in the Capital Improvement Element of the Plan. [Ord. No. 99-37]

**TRAFFIC PERFORMANCE STANDARDS APPEALS BOARD** - The administrative appeals board with the authority and responsibility to hear appeals from the decision of the County Engineer or Municipal Engineer as to traffic engineering issues.

**TRAFFIC VOLUME MAP** - The map of the Major Thoroughfares produced and maintained jointly by the office of the Metropolitan Planning Organization and County Engineer showing Annual Daily Traffic.

**TRIP GENERATION** - means the attraction or production of trips caused by a given type of land development. The generation rates shall be as presented in Table 10.8-1. If the appropriate rate is not provided in this table, then the latest edition of Trip Generation published by the Institute of Transportation Engineers shall be used to determine the trip generation rate.

**URBAN SERVICE AREA, EXISTING** - An area defined and mapped in a local government comprehensive plan that is a built-up area where public facilities and services such as sewage treatment systems, roads, schools, and recreation areas are already in place.

**URBAN INFILL** - The development of vacant parcels in otherwise built-up areas where public facilities such as sewer systems, roads, schools, and recreation areas are already in place and the average residential density is at least five (5) dwelling units per acre, the average non-residential intensity is at least a floor area ratio of 1.0 and vacant developable land does not constitute more than 10 percent of the area.

**URBAN REDEVELOPMENT** - Means demolition and reconstruction or substantial improvement of existing buildings or infrastructure within urban infill areas or existing urban service areas.  
[Ord. No. 00-015]

**VALID** - A SITE SPECIFIC DEVELOPMENT ORDER which was issued by a Local Government: (1) in accordance with proper procedure and in compliance with state law, and the land development regulations and codes, administrative rules and procedures, and general policies of Local Governments, and the requirements of all other agencies; (2) not by mistake; and (3) which has not expired, lapsed, or been abandoned, revoked, or canceled by operation of law, or by the Local Government or pursuant to the Local Government land development regulations or codes, rules, or policies.

**VOLUME-TO-CAPACITY (V/C) RATIO** - the ratio of the volume of traffic on a Major Thoroughfare Link to the capacity of that Link as set forth in Table One.

[Ord. No. 93-4] [Ord. No. 94-23] [Ord. No. 96-28] [Ord. No. 99-37] [Ord. No. 00-015]

**SECTION 15.(I) C - APPLICABILITY.****Subsection 1. Generally**

(A) Unless otherwise provided herein, this Section shall apply to all SITE-SPECIFIC DEVELOPMENT ORDERS or any other official action of a Local Government having the effect of permitting the Development of land.

(B) Applicability to Incorporated Areas. The Palm Beach County Charter provides authorization to the County Commission to adopt this Section for roads which are "not the responsibility of any municipality." The responsibility of roads between various jurisdictions results from functional classification under Chapter 5, Florida Statutes. This system of functional classification does not match the major thoroughfare system identified in the Plan as to every Link. The major thoroughfare system identified in the Plan includes some roads which are the responsibility of a Municipality. Therefore, the Charter precludes the applicability of this Section to roads that, while being on the Major Thoroughfare system, are the responsibility of a Municipality. Accordingly, in the case of setting the level of service this Section shall not apply so as to restrict the issuance by Municipalities of Development Orders adding traffic to roads which are the responsibility of a Municipality.

**Subsection 2. Previously-approved Development Orders**

(A) **Amendments to Site Specific Development Order** - Any application for a SITE SPECIFIC DEVELOPMENT ORDER amending a Site Specific Development Order shall be subject to this Section. The proposed Project Traffic which exceeds Previous-Approval Traffic on the Major Thoroughfare system (including increases resulting from a redistribution of Project Traffic) shall meet standards of this Section. Previous-Approval Traffic shall be established as follows:

(1) Only Project Traffic from units or square footage which received a SITE SPECIFIC DEVELOPMENT ORDER for which complete application was made on or before May 21, 1987 in the unincorporated area shall be Previous-Approval Traffic. Project Traffic from units or square footage for which complete application was made after May 21, 1987 shall not be Previous-Approval Traffic. Traffic associated with units or square footage removed through master or site plan amendment shall be deducted from the originally approved project traffic in establishing Previous Approval Traffic.

(2) Only Project Traffic from units or square footage which received a SITE SPECIFIC DEVELOPMENT ORDER in the incorporated area for which Complete Application was made prior to February 1, 1990 and which has been determined by the Municipality to be a Previous Approval in accordance with Subsection 5 of this Section 15.(I) C shall be Previous-Approval Traffic. Units or square footage lost by applicability of the Municipal Land Development Regulations, general rules and policies adopted, and the customary general practices of the Municipality shall be deducted from the originally approved project traffic in establishing Previous-Approval Traffic.

(3) For purposes of this determination, the generation rates and capture rates of the Previous Approval shall be updated to current traffic generation and Pass-by rates, if applicable, and shall be used to calculate Previous-Approval Traffic. PROJECT TRIPS shall be studied for Test 1 and Test 2.

(4) Previous-Approval Traffic shall not include any Project Traffic from a Site Specific Development Order for which complete application was made after May 21, 1987 in the Unincorporated Area, or February 1, 1990 in the Incorporated Area, unless the Project has been completely built (See definition of Previous Approval) for more than five (5) years, in which case all Project Traffic shall be Previous Approval Traffic.

(B) **Existing Use** - Any application for a SITE SPECIFIC DEVELOPMENT ORDER on property on which there is an existing use shall be subject to this Section's standards to the extent the traffic generation projected for the SITE SPECIFIC DEVELOPMENT ORDER exceeds the traffic generation of the existing use, or increases traffic through a

redistribution of traffic from the existing use (as determined using generation and Pass-by rates in accordance with generally accepted traffic engineering principles) on the Major Thoroughfare system. For purposes of this paragraph B, the use of a structure or land that has been discontinued or abandoned for more than five (5) years shall not be considered an existing use. An urban redevelopment project located within a defined and mapped existing urban service area, shall not be subject to the standards of this section, for up to 110 percent of the traffic generation of the previously existing development. The previously existing use shall be the last actual previous use that was active on a specific site within the preceding five (5) years.

**(C) Amendments to Development Orders** - The proposed Project Traffic shall be compared to Previous-Approval Traffic on both an average daily basis and a Peak Hour basis. Increases in Net Peak Hour Trips must meet average peak hour part of Test 1. Increased Net Trips must meet Test 2.

[Ord. No. 97-64]

**(D) Amendments to Entitlement** - Any amendment to the Entitlement phase of the Project shall include all Project Traffic, provided there shall be no double counting of Project Traffic. [See Section 15.(I) H]

**(E) Amendments Requiring Performance Security** - Any SITE SPECIFIC DEVELOPMENT ORDER amending a Previously-Approved DEVELOPMENT ORDER which required road construction, R-O-W acquisition, design, contribution of money, or other improvements to a LINK or MAJOR INTERSECTION shall require PERFORMANCE SECURITY to secure the contribution or improvements, if the road construction, R-O-W acquisition, design, contribution of money, or other improvements are still required after the amendment. Performance Security shall be submitted no later than six (6) months following issuance of the amending Site Specific Development Order. No further DEVELOPMENT ORDERS for the PROJECT shall be issued if PERFORMANCE SECURITY is not timely posted.

**(F) Redistribution of Traffic** - Any amendment to a Development Order which results in traffic being redistributed on the Major Thoroughfares shall be subject to the standards of this Section to the extent of any increase of Project Traffic over Previous Approval Traffic on the affected LINKS or Major intersections.

### **Subsection 3. Non-applicability**

**(A) Local Government Applications** - The standards of this Section shall not apply to Local Government-initiated district boundary changes as part of an area-wide review and district boundary-change program, or any district boundary changes to conform with the Local Government Plan which does not authorize Development.

**(B) Development Order Time Limit Criteria** - This Section shall not apply to Palm-Beach-County initiated petitions to lower density/intensity under Development Order Time Limit Criteria in Sec. 5.8 of the Unified Land Development Code of Palm Beach County, Florida. Nothing herein shall preclude the review of approvals under Development Order Time Limit Criteria, for consistency with this Section.

**(C) Entitlement** - The standards of this Section shall not apply to SITE SPECIFIC DEVELOPMENT ORDERS not exceeding entitlement densities/intensities established in the Plan or Section 15.(I) H, Entitlement.

**(D) Special Events** - The standards of this Section shall not apply to SITE SPECIFIC DEVELOPMENT ORDERS issued for special events or SPECIAL PART TIME DEMAND.



- (1) For purposes of this Section, a special event is an activity or use which does not exceed three weeks a year, occurs no more frequently than once a year, and is public or quasi-public in nature. It includes auto races; Fourth of July activities; parades; and festivals. It does not include recurring events such as baseball games, football games, concerts, races, and the like held in stadiums, amphitheaters, or other permanent facilities even if such facilities are used for special events. Each special event shall constitute a separate special event for purposes of calculating the number of weeks of the event. If the Plan is amended to provide more stringent provisions as to this exception, the Plan shall control.
- (2) For the purposes of this Section, a SPECIAL PART TIME DEMAND event is a development that does not have more than 200 scheduled events during any calendar year and does not put traffic on the roadway system during the 100 highest traffic hours.

(a) The 100 highest traffic hours for the area of the SPECIAL PART TIME DEMAND shall be determined by the COUNTY ENGINEER based on information from permanent count stations.

(b) The development shall not be permitted if the daily traffic generated during a scheduled event has an impact that exceeds 5% of the LOS D Standard Volume on a roadway on the Florida Intrastate Roadway System.

(c) The development shall be restricted to areas identified as urban infill, urban redevelopment, existing urban service, or downtown revitalization areas in the Local Government's Comprehensive Plan.

(d) A traffic report shall be prepared that identifies the trip generation of the development, the modal split (if any), the location of the development, and the month and time of day of scheduled events. The DEVELOPMENT ORDER for the development shall include monitoring and enforcement provisions restricting the development to the number and timing of the events.

(E) **Estoppel** - Nothing herein shall preclude the Board of County Commissioners from determining upon the advice of the County Attorney that an estoppel exists under Florida law, being a substantial good-faith reasonable reliance on a governmental act or omission such that it will be highly inequitable to apply this Section.

**(F) Subsequent or amending Development Orders.**

(1) **Subsequent Implementing Development Orders.** The standards of this Section shall not apply to Site Specific Development Orders which are subsequent implementing Development Orders to Previously-Approved Site Specific Development Orders which were captured by this Section or Ordinance 90-6 (Traffic Performance Standards Municipal Implementation Ordinance), but which are required by Local Government as part of the Development approved under the captured or Previously-Approved Site Specific Development Order. Examples of these subsequent implementing Site Specific Development Orders are subdivision approvals and building permits issued in a planned unit development where the planned unit development is a Previous Approval or met the requirements of this Section (either directly or through the Traffic Performance Standards Municipal Implementation Ordinance).

(2) **Amendments to Previously-Captured-Approvals.** Amendments to Site Specific Development Orders which were captured by this Section or Ordinance 90-6 (Traffic Performance Standards Municipal Implementation Ordinance) which do not increase the captured Site Specific Development Order's Net Trips or Net Peak Hour Trips on any Link or Major Intersection (including increases resulting from redistribution) shall not be subject to the standards of this Section. For purposes of this determination, the generation rates and capture rates of the captured Site Specific Development Order shall be updated to current generation and capture rates, if applicable, and shall be used to calculate whether there is any increase. If there is an increase, Net Trips shall be subject to the Standards of this Section.

**(G) Vested Rights.** Notwithstanding the provisions of this Section to the contrary, the requirements of this Section shall not apply in any manner to impair vested rights established pursuant to Florida law, to the extent that any PROJECT, or portion thereof, is vested as against the requirements of this Section.

**(H) Exceptions.** The standards of this Section shall not apply to Site Specific Development Orders for the Coastal Residential use as set forth in Section 15.(In) L; the small one hundred percent (100%) very low and low income housing project as set forth in Section 15.(In) J, Subsection 2, Paragraph (C); and the special events, as set forth in Section 15.(In) C, Subsection D.

**(I) Requirements.** The exceptions to the standards of this Section (Level of Service standards) do not obviate the requirement to report the Site Specific Development Order, or provide the Traffic Impact Study (where required), to the County Engineer.

**Subsection 4. Municipal Determination of Previous Approval.**

**(A) Validity.** Only Valid First Development Orders which meet the definition of Previous Approval shall be considered Valid Previous Approvals.

**(B) Procedures.** The Municipality shall establish procedures for determining what Previous Approvals have been granted. The procedures shall be at the sole discretion of the Municipality. The Municipality shall send its determination as to each Previous Approval to the Traffic Division of the County Engineer within fifteen (15) days of its determination.

**(C) Timing.** The County Engineer shall have ten (10) working days, exclusive of tolled days, from the receipt of the determination of the Municipality to review and determine if additional information is required.

**(D) Additional information.** If the County Engineer requests additional information, he shall have thirty (30) days, exclusive of tolled days, from the receipt of the additional information to notify the property owner and Municipality as to, and file, an action for judicial review.

**(E) Period to file.** The Municipality's determination shall not be effective, and the period to file an action shall not commence, until either: (1) the County Engineer has not requested additional information within the ten (10) day period or, (2) if additional information is requested, the County Engineer has received all additional information requested.

**(F) Delivery.** The documents sent pursuant to paragraphs B and D shall be sent certified mail, return receipt requested, or hand delivered.

**(G) Appeals.** The appeal or review shall be to a Court of competent jurisdiction and may be filed by any substantially affected person, including any Local Government.

**(H) Limitation on County's Review/Appeal.**

**(1)** The time frames set forth in Paragraphs C and D above as to the County are jurisdictional. Any failure on the part of the County to timely send the notification shall result in the municipality's determination being conclusive and binding.

(2) Clerical errors in long-standing otherwise Valid Site Specific Development Orders on which development commenced prior to February 1, 1990 shall not be grounds for appeal or review.

(3) Any Municipal determination that there is a Previous Approval on a Lot upon which building construction or infrastructure improvements have been made within the last three (3) years which are consistent with the Development Order considered to be the Previous Approval shall not be appealed by the County.

(4) Any Municipal determination that a Valid Site Specific Development Order (as determined by Palm Beach County) issued prior to February 1, 1990, and within three (3) years prior to February 1, 1990, is a Previous Approval and shall not be appealed by the County.

(I) **Completion of previous approvals.** The Municipality shall complete its review and determination of all properties within its jurisdiction as to Previous Approvals by July 1, 1991.

**Subsection 5. Municipal Concurrency Management System.**

A Municipality may, with the consent of the County, enter into an intergovernmental agreement with the County whereby the Municipality, by a concurrency management ordinance, implements the standards and requirements of this Section at different points in the land development approval process than those set forth in this Section. The agreement and ordinance shall ensure that all Development is subject to the standards and requirements of this Section, and that data is forwarded to the County for capacity management and review consistent with this Section.

[Ord. No. 93-4] [Ord. No. 96-28]

(This space intentionally left blank.)

**SECTION 15.(I) D - STANDARD.****Subsection 1. Generally**

There is hereby established a Traffic Performance Standard for all MAJOR THOROUGHFARES within Palm Beach County. Except as specifically provided in this Section, no Site Specific DEVELOPMENT ORDER shall be issued for a PROPOSED PROJECT which would violate this standard. This standard consists of two tests. The first test relates to the Buildout Period of the Project and requires that the Project not add Traffic in the Radius of Development Influence which would have Total Traffic exceeding the Adopted Level of Service. The second test relates to the modeling of traffic based upon Model Traffic. It requires that the Project address Traffic on any Link within the Model Radius of Development Influence. It requires that Total Model Traffic not exceed the Adopted Level of Service on any Link.

**Subsection 2. Buildout/Model Standard****(A) LINK/Buildout test - Test 1.**

(1) **Criteria.** Except as specifically provided in this Section, no Site Specific Development Order shall be issued which would, during the Buildout Period of the Project, add NET TRIPS at any point on any Major Thoroughfare Link within the Project's Radius of Development Influence if the Total Traffic on that Link would result in an Annual Daily traffic volume or Peak Hour traffic volume that exceeds the Adopted Level of Service during the Buildout Period of the Project. For purposes of this analysis, Assured Construction shall be considered.

(2) **Eligibility.** Notwithstanding subparagraph (1) of this paragraph (A), the LEVEL OF SERVICE D for the LINKS listed in Table TE-S1 of the Transportation Element Support Documents, "Projected Network Deficiencies - 1988 Roadway Links Below Level of Service" may be exceeded by up to a total of five percent (5%) of Level of Service D as computed on an ADT basis. These roadway links eligible for the excess five percent (5%) will be presumed to pass the average peak hour test. This five percent (5%) shall be the cumulative Traffic from all Projects or Project amendments approved increasing or redistributing Traffic for which application was made on or after February 1, 1990 based upon the Traffic Impact Studies of such. This excess five percent (5%) shall be allocated on a first-come-first-served application-filed basis; provided no Project may use more than one-fifth (1/5th) of the five percent (5%) available on any LINK. The County Engineer shall maintain a table on which the excess five percent (5%) shall be depicted and the amount of such used. [Ord. No. 00-015]

(3) **Alternate Test One.** Links which do not meet the ADT or Peak Hour standards of Test One may be evaluated based on the Link's Peak Hour, Peak Season, Peak Direction traffic volumes and the Critical Volumes of the signalized major intersections at each end of the Links. If the number of lanes is different in each direction of a Link both directions shall be evaluated against the applicable standard. If the Peak Season, Peak Hour, Peak Direction Traffic exceeds the Adopted Peak Season, Peak Hour, Peak Direction Level of Service during the Buildout Period of the Project, no Site Specific Development Order shall be issued unless Link improvements are made, including Through-Intersection Continuity such that Test One, or Alternate Test One, is satisfied. In addition to the studied Peak Season, Peak Hour, Peak Direction Traffic, the Applicant shall complete a Detailed Analysis of the signalized major intersections at each end of the Link. Test One shall be satisfied if the Detailed Analysis demonstrates that the Critical Volume for the analyzed signalized intersections, during the Peak Hour in the Peak Season, is less than or equal to the Adopted Level of Service for intersections. The Applicant may make intersection improvements in accordance with Palm Beach County or Florida Department of Transportation Design Standards to achieve the Adopted Level of Service Critical Volume.

**(B) Model test/Test 2.**

(1) (a) Except as specifically provided in this Section, no Site Specific Development Order shall be issued which would add NET TRIPS to any Link within the Project's Model Radius Development Influence if the Total Model Traffic on that Link would result in an Average Traffic volume, as determined by the Model, that exceeds the Adopted Level of Service. For purposes of this analysis, the construction contemplated in the Model Plan shall be the basis.

(b) For proposed Projects generating more than seven thousand (7,000) Net Trips, except as specifically provided in this Section, no Site Specific Development Orders shall be issued which would add Net Trips to any Link within the Project's Model Radius of Development Influence if the Total Model Traffic (by utilization of the Model to assign Net Trips) on that Link would result in an Average Traffic volume, as determined by the Model, that exceeds the Adopted Level of Service. For purposes of this analysis, the construction contemplated in the Model Plan shall be the basis.

(2) If Test 2 could be technically satisfied by improving the deficient Link(s), the County Engineer may determine that such improvements will not satisfy Test 2 where such improvements do not result in additional capacity sufficient to solve the deficiency on the Major Thoroughfare Network or do not provide continuity based upon generally accepted traffic engineering principles.

**[Ord. No. 00-015]**

**(C) Level of Service Standard.**

(1) The LEVEL OF SERVICE D and E Standard Volumes as to Average Daily Traffic, Peak Hour Traffic and Peak Hour, Peak Season, Peak Direction (Alternate Test 1) for Links are set forth in Table 1A, and 1B, respectively.

(2) (a) For roads on the Florida Intrastate Highway System (FIHS), the level of service standard shall be Level of Service D in Urban Areas and Level of Service C in Transitioning Urban Areas, Urban Areas or Communities; and, Level of Service B in Rural Areas as adopted by the Florida Department of Transportation. This standard must be met for roadways on a peak hour / peak direction basis. Numeric values for this standard, for planning purposes, are shown in Table 5-1 in FDOT's "Level of Service Manual." For more specific capacity determinations, numeric calculations of this standard shall be in accordance with the methodologies for roadway capacity, (chapter 11) contained within the Highway Capacity Manual, Special Report 209, Third Edition, as published by the Transportation Research Board or the FDOT's "Level of Service Manual" (1995 or as amended), using "ART-Plan". For projects with impacts on the FIHS roadways the level of service standard shall be established and met for each project phase, and at project completion. **[Ord. No. 98-49]**

(b) A Project with traffic impacts on roads on the FIHS, that received a development order prior to the implementation of the methodology described in Subsection (C)(2)(a) above, may readress its traffic impacts on the FIHS based on the methodology described in Subsection (C)(2)(a) above using updated traffic information. **[Ord. No. 01-34]**

(3) A required roadway improvement that is the subject of a development order condition may not be necessary due to the adoption of a CRALLS. An applicant with a PROJECT that has a development order condition for a roadway improvement or is phased to the unnecessary roadway improvement may request the appropriate governing body to remove the applicable roadway phasing condition. The application may be approved provided that the concurrency reservation (for unincorporated projects) or determination of the County Engineer (for municipal projects) has been amended to delete the applicable roadway phasing condition. **[Ord. No. 01-34]**

**TABLE 1A  
TEST ONE LEVEL OF SERVICE D**

FACILITY TYPE		ADT	PK HOUR Two Way	ALTERNATE TEST ONE Peak direction (Signals per Mile)	
				0.00 TO 1.99 880	2.00 TO 4.50 790
2 lanes undivided	2L	14,900	1,390		
2 lanes one-way	2LO	19,500	1,810	2,220	2,050
3 lanes two-way	3L	15,600	1,460	920	830
3 lanes one-way	3LO	29,300	2,730	3,340	3,100
4 lanes undivided	4L	24,400	2,270	1,390	1,280
4 lanes divided	4LD	32,500	3,020	1,850	1,710
5 lanes two-way	5L	32,500	3,020	1,850	1,710
6 lanes divided	6LD	48,900	4,550	2,780	2,580
8 lanes divided	8LD	60,100	5,590	3,400	3,180
4 lanes expressway	4LX	66,200	5,800	3,310	
6 lanes expressway	6LX	101,600	8,900	5,080	
8 lanes expressway	8LX	138,600	12,200	6,930	
10 lanes expressway	10LX	173,200	15,200	8,660	

Based on the FDOT Level of Service Manual, 1998 edition.

[Ord. No. 00-015] [Ord. No. 01- 24]

(This space intentionally left blank.)

(This page intentionally left blank.)

**TABLE 1B  
TEST ONE LEVEL OF SERVICE E**

FACILITY TYPE		ADT	PK HOUR Two Way	ALTERNATE TEST ONE Peak direction (Signals per Mile)	
				0.00 TO 1.99	2.00 TO 4.50
2 lanes undivided	2L	16,200	1,500	880	850
2 lanes one-way	2LO	20,600	1,910	2,220	2,170
3 lanes two-way	3L	17,000	1,580	920	890
3 lanes one-way	3LO	31,000	2,890	3,340	3,280
4 lanes undivided	4L	25,700	2,390	1,390	1,360
4 lanes divided	4LD	34,300	3,190	1,850	1,810
5 lanes two-way	5L	34,300	3,190	1,850	1,810
6 lanes divided	6LD	51,700	4,810	2,780	2,730
8 lanes divided	8LD	63,400	5,900	3,400	3,350
4 lanes expressway	4LX	81,700	7,200	4,090	
6 lanes expressway	6LX	125,400	11,000	6,270	
8 lanes expressway	8LX	171,100	15,100	8,550	
10 lanes expressway	10LX	213,800	18,800	10,690	

Based on the FDOT Level of Service Manual, 1998 edition.

**NOTE:** Table 1B-2 will become obsolete and Table 1B will become effective upon the compliance finding for Comprehensive Plan Amendment 99-2.

[Ord. No. 00-015]

(This space intentionally left blank.)



**(D) Intersection Review.** A SITE SPECIFIC DEVELOPMENT ORDER which would, during the BUILDOUT PERIOD of the PROJECT, result in NET TRIPS equal to or more than ten percent (10%) of TOTAL TRAFFIC on an ADT basis on any LINK connecting a MAJOR INTERSECTION within the PROJECT'S RADIUS OF DEVELOPMENT INFLUENCE, shall provide a Detailed Analysis of the Critical Volume in the intersection and may be required as a condition of the Site Specific Development Order, or Road Agreement, to provide intersection improvements.

If Peak season counts are not readily available, the Peak Season count may be established using factors established by the County Engineer based upon the best available data and generally accepted traffic engineering principles.

**(E) Maximum Radius of Development Influence.** Tables 2A and 2B represent the maximum Radius of Development Influence (Test 1) and Model Maximum Radius of Development Influence (Test 2) for the specific volume of the PROPOSED PROJECT'S Net Trips. The actual radius of development influence may vary, depending upon the distribution of the Project's Net Trips on the Major Thoroughfare system based upon the configuration of such and location of the project on the Major Thoroughfare system, based upon generally accepted traffic engineering principles, in which case the County Engineer may require a larger Radius of Development Influence.

(This space intentionally left blank.)

**TABLE 2A  
TEST ONE MAXIMUM RADIUS OF DEVELOPMENT INFLUENCE**

Net External Trip Generation			Distance
1	Thru	200	Directly Accessed Link(s) of first accessed Major Thoroughfare(s)
201	Thru	500	0.5 miles
501	Thru	1,000	1 mile
1,001	Thru	5,000	2 miles
5,001	Thru	10,000	3 miles
10,001	Thru	20,000	4 miles
20,001	Thru	Up	5 miles

**TABLE 2A-1  
TEST ONE  
LEVELS OF SIGNIFICANCE**

Distance/Facility	<= 0.5 miles*	> 0.5 miles	I-95
Significance Level	0.5% LOS D	1% LOS D	5% LOS D

\* Links within one-half (0.5) miles of a Project must be evaluated, regardless of significance, where:

- 1) the Project is located outside of the Urban Service Area, or
- 2) the ADT at Buildout will exceed 110% LOS D, or
- 3) the subject link is a designated hurricane evacuation route.

(This space intentionally left blank.)

**TABLE 2B**  
**TEST 2 - MODEL TEST**  
**MAXIMUM RADIUS DEVELOPMENT INFLUENCE**

Net Trip Generation	Distance
1 - 50	Need not address any link under Test 2
51 - 1,000	Only address directly-accessed link on first accessed major thoroughfare.
1,001 - 4,000	1 Mi.
4,001 - 8,000	2 Mi.
8,001 - 12,000	3 Mi.
12,001 - 20,000	4 Mi.
20,001 - up	5 Mi.

A project must address only those links on which its Net Trips are greater than three percent (3%) of the Level of Service E of the Link affected on an ADT basis up to the limits set forth in Table 2B. Provided, in all cases, I-95 shall be addressed only if Net Trips on I-95 are greater than five percent (5%) of the Level of Service E of the Link affected on an ADT basis up to the limits set forth in Table 2B. [Ord. No. 99-37] [Ord. No. 00-015]

**(F) Phasing** - Phasing may be utilized by the APPLICANT to establish compliance with this standard if all of the following conditions are met:

- (1) The Proposed Project is able to comply with all the other Concurrency Requirements of the Plan in the unincorporated area.
- (2) The proposed phasing results in the PROPOSED PROJECT complying with the standards set forth in paragraphs (A) and (B) of this Subsection 2.
- (3) The proposed phasing comports with the extent and timing of the ASSURED CONSTRUCTION.
- (4) The COUNTY ENGINEER confirms that construction is in fact ASSURED CONSTRUCTION.

(5) For any ASSURED CONSTRUCTION which is to be completed by the APPLICANT as to the Unincorporated Area, the Applicant must agree in writing prior to the application being accepted that a condition of approval must be imposed or an AGREEMENT executed and sufficient PERFORMANCE SECURITY must be required; and as to the Incorporated Area either an Agreement must be executed by all parties prior to or concurrent with the issuance of the Site Specific Development Order, or the Site Specific Development Order must have as a condition the completion of the Assured Construction and timely posting of Performance Security.

(6) BUILDING PERMITS for that portion of a PROJECT approved with phasing which if standing alone would be the Entitlement phase of the PROJECT may be issued notwithstanding the standards in paragraph (A) and (B) of this Subsection 2.

(7) Conditions of the Development Order are imposed or an Agreement is entered which ensure permits are restricted in accordance with the phasing.

(8) Phasing shall be controlled by the non-issuance of building permits. Phasing may not occur by issuing building permits for any of the phased units or square feet and withholding the certificate of occupancy, inspections, or other items subsequent to the issuance of building permits. A Local Government may control phasing by a means prior to the issuance of building permits.

**(G) Reliance on Assured Road Construction.** If a PROJECT is approved or phased based on ASSURED CONSTRUCTION, BUILDING PERMITS shall be granted for the phase or portion of the PROJECT approved based on the ASSURED CONSTRUCTION no sooner than the award of a contract by a governmental agency for the construction of the improvement, or commencement of construction, subject to the following:

(1) If intersection improvements are required to meet Alternate Test 1 and there is a scheduled road construction project which would incorporate all or a portion of such intersection improvements, then the County Engineer, in his/her sole and exclusive discretion, may require payment for the cost of such intersection improvement provided all other requirements of the Traffic Performance Standards have been satisfied. In that event, upon receipt of the payment, BUILDING PERMITS shall be granted for a portion of the PROJECT which is phased to such intersection improvements. The payment shall be based on a certified engineering estimate accepted by the County Engineer.

(2) If the ASSURED CONSTRUCTION is in the first three (3) years of the County's Five Year Road Program Ordinance as construction, or the first three (3) years of the Florida Department of Transportation's Adopted Work Program for construction, and was relied upon for the issuance of the SITE SPECIFIC DEVELOPMENT ORDER and the construction is subsequently deleted from the Palm Beach County Five Year Road Program Ordinance, or the Florida Department of Transportation's Adopted Work Program, BUILDING PERMITS for development that was phased to that Assured construction shall be issued, but not sooner than the end of the fiscal year construction was to commence. For purposes of this paragraph, "deleted" shall mean the elimination of the construction project, the material reduction in the scope of construction work or funding thereof (as it affects the construction project), the postponement of the construction project for more than two years (one (1) year for PROJECTS approved prior to June 16, 1992) beyond the year the construction was originally programmed in the first three (3) years of the County's Five Year Road Program or the first three (3) years of the Florida Department of Transportation's Adopted Work Program. [Ord. No. 98-49]

(3) **Three year grace period.** Notwithstanding the requirements in this Subsection, a PROJECT may receive a building permit if the required roadway improvements are in the first 3 years of the County 5 Year Road Program, and the PROJECT is one of the following: [Ord. No. 01-24]

a. located in the residential exception Area per Transportation Element Policy 1.2-a;

- b. located in the Glades communities, delineated as the areas in the Urban/Suburban Tier immediately east of Lake Okeechobee, and the areas with urban densities in the rural towns of Lake Harbor and Canal Point;
- c. located in the Redevelopment and Revitalization Overlay; or
- d. the PROJECT is a facility that is wholly owned and operated by State or local government, or a public or private school as defined in the Introduction and Administration Element of the Comprehensive Plan.

[Ord. No. 01-24]

**(H) DRI. DEVELOPMENT ORDERS** for a Development of Regional Impact (DRI) with a project buildout of more than five (5) years may meet Test One and Alternate Test One based on Development Order conditions that phase building permits to the commencement of ASSURED CONSTRUCTION for the first five years of the project and the construction of identified roadway links in the 2020 Plan Network beyond the first five years of the project. Any roadway improvement required beyond the first five years must be ASSURED CONSTRUCTION not less than three (3) years before the date that the roadway improvement is required. No building permits within the DRI that are phased to a roadway improvement may be issued until the roadway improvement that the building permits are phased to is under construction.

Notwithstanding the provisions above, any project which is a DRI, located east of I-95, which is phased to any single roadway project costing in excess of \$15 million, may consider that roadway project to be under construction for the purpose of issuing building permits if the roadway project is in the first three years of an adopted work program. The DRI development order must include a condition that the roadway project must be under construction no more than three years after the certificate of occupancy (or functional equivalent) for the portion of the development that precipitated the need for the roadway project.

[Ord. No. 93-17] [Ord. No. 94-23] [Ord. No. 95-8] [Ord. No. 96-28] [Ord. No. 97-64] [Ord. No. 99-37] [Ord. No. 00-015] [Ord. No. 01- 24]

## SECTION 15.(I) E - TRAFFIC IMPACT STUDIES.

### Subsection 1. Generally

In order to demonstrate that an application for a SITE SPECIFIC DEVELOPMENT ORDER complies with this Section, the APPLICANT shall submit a TRAFFIC IMPACT STUDY, except as set forth in Section 15.(I) G, Subsection 1(C).

### Subsection 2. Traffic Impact Study

**(A) Scope** - A TRAFFIC IMPACT STUDY shall be required for any Proposed PROJECT, except as set forth in Section 15.(I) G. Subsection 1(C). It shall address the requirements and standards of this Section; shall be presented concisely using maps whenever practicable; and shall state all assumptions and sources of information. The form and level of detail required shall be established by the County Engineer in accordance with accepted traffic engineering principles. A study which addresses only the Standards of this code may be submitted initially for a Certificate of Concurrency, in which case the Applicant shall submit any additional study necessary concurrent with the application for the Site Specific Development Order.

**(B) Methodology** - The following methods of evaluation and information shall be addressed.

(1) **Level of Service** - The Adopted LEVEL OF SERVICE for Test One, or Alternate Test 1, and Test 2, as applicable, for all MAJOR THOROUGHFARES within the applicable RADIUS OF DEVELOPMENT INFLUENCE shall be used.

(2) **Traffic Assignment** - The TOTAL TRAFFIC shall be computed, and traffic assignments of the NET TRIPS made, for each LINK and MAJOR INTERSECTION within the PROJECT'S RADIUS OF DEVELOPMENT INFLUENCE and Model Radius of Development Influence in conformity with accepted traffic engineering principles for both Test 1, Alternate Test 1, and Test 2. The assignments shall address phasing and cover the BUILDOUT PERIOD of the PROJECT for Test 1.

(3) **Radii of Development Influence** - The traffic study shall use the RADII OF DEVELOPMENT INFLUENCE for Test 1 and Test 2.

(4) **Projected BUILDOUT PERIOD** - The projected BUILDOUT PERIOD of the PROJECT shall be set forth in the study and shall be subject to the review and approval of the COUNTY ENGINEER, or Municipal Engineer on Project Traffic of fewer than 1,001 Gross Trips, based on the following criteria.

(a) The size, type and location of the PROPOSED PROJECT.

(b) Customary BUILDOUT PERIODS for PROJECTS of similar size, type, and location.

(c) Any other factors or conditions relevant to the specific PROJECT, including special market conditions and schedules of ASSURED CONSTRUCTION.

(5) **Existing Traffic - (ADT) - AVERAGE DAILY TRAFFIC** shall be used as defined in this Section. Where current data are not available to establish existing ADT, the APPLICANT shall elect one of the following methods to establish AVERAGE DAILY TRAFFIC:

(a) **Counts** - The APPLICANT may provide traffic counts if approved by the COUNTY ENGINEER, or Municipal Engineer on Project Traffic fewer than 1,001 Gross Trips, prior to the counts being taken in accordance with accepted traffic engineering principles. Counts shall be made during any continuous twenty-four (24) hour period from six (6) o'clock AM, Monday to eight (8) AM Friday, except legal holidays, unless otherwise authorized or required by the COUNTY ENGINEER, or Municipal Engineer on Project Traffic fewer than 1,001 Gross Trips, in accordance with accepted traffic engineering principles. All data are subject to review and acceptance by the County Engineer or Municipal Engineer on Project Traffic of fewer than 1,001 Gross Trips, based upon accepted traffic engineering principles. [Ord. No. 97-64]

(b) **Factors** - Where a PEAK SEASON or OFF-PEAK SEASON traffic count is not readily available, the count which is unavailable may be established using factors established by the County Engineer for various areas of the County based on the best available data and generally accepted traffic engineering principles.

(c) **Model test.** For the Model Test, the Project shall be evaluated based upon Total Model Traffic and Model Radius of Development Influence.

(6) **Existing traffic - Peak Hour** - PEAK HOUR TRAFFIC shall be determined by factoring the AVERAGE DAILY TRAFFIC by a "K" factor of 9.3%.  
[Ord. No. 97-64]

(7) **Traffic Generation** - Traffic generated by the PROJECT shall be computed in the following manner:

(a) **Rates.** Trip generation rates presented in Table 10.8-1 shall be used to calculate project trips. If no appropriate rates are listed in Table 10.8-1, the rate equation or tables published in the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation and Informational Report shall be used unless the COUNTY

ENGINEER accepts that other standards provide a more accurate means to evaluate the rates of generation or if documentation is supplied by the APPLICANT which affirmatively demonstrates more accurate generation rates based on accepted engineering principles.

**(b) Local Conditions** - The Palm Beach COUNTY ENGINEER shall publish, and update from time to time, trip generation rates for local conditions and, if applicable, these rates shall be used instead of the ITE rates.

**(c) Similar Developments** - Actual traffic counts which establish the generation rate at three (3) similar developments located in similar areas as the one proposed may be used if approved by the COUNTY ENGINEER in accordance with accepted traffic engineering principles. These counts shall be made for the weekdays (excluding legal holidays) as set forth in paragraph (5) for each site and averaged.

**(d) Internal Traffic** - It is acknowledged that some trips generated by mixed use Projects do not exit the Project or enter the Major Thoroughfare system. Unless approved by the County Engineer, credit against the trip generation of a PROPOSED PROJECT shall not exceed ten percent (10%) of the gross trip generation of the project, not including internalization between Service Station and Convenience Store uses. Additionally, credit for any individual land use within the PROPOSED PROJECT shall not exceed ten percent (10%) of the gross trip generation for the land use, except as provided herein. Internalization between Service Station and Convenience Store uses is established at thirty-two percent (32%) of the gross trip generation of the Convenience Store use.

[Ord. No. 00-015]

**(8) Pass by Trips** - It is acknowledged that some trips generated by a proposed non-residential PROJECT are from Existing Traffic passing the PROPOSED PROJECT and are not newly generated trips. Credit against the trip generation of the PROPOSED PROJECT may be taken for these trips up to the percentage shown in Article 10, or the ITE manual when approved by the County Engineer. The study must detail: (1) all traffic generated from the PROJECT, and (2) the number of PASS-BY TRIPS subtracted from the traffic generated by the PROJECT during the BUILDOUT PERIOD of the PROJECT. Uses other than those listed in Article 10, and any percentage credit proposed to be taken in excess of that shown in Article 10, must be justified based on accepted traffic engineering principles to the satisfaction of the COUNTY ENGINEER as part of the required traffic study, based upon the peculiar characteristics and location of the PROPOSED PROJECT. Factors which should be considered in determining a different Pass-by rate include type and size of land use, location with respect to service population, location with respect to competing uses, location with respect to the surrounding Major Thoroughfare system, and existing and projected traffic volumes. In no case shall the number of PASS-BY TRIPS exceed twenty-five percent (25%) of Existing Traffic plus Background Traffic on the Link, unless demonstrated otherwise to the satisfaction of the County Engineer based on generally accepted traffic engineering principles.

[Ord. No. 97-64]

(This space intentionally left blank.)

**(9) Background Traffic**

**(a) Generally.** Existing traffic volumes will likely change during the BUILDOUT PERIOD of the PROPOSED PROJECT. The traffic study must account for this change in traffic based on BACKGROUND TRAFFIC during the BUILDOUT PERIOD of the PROPOSED PROJECT. The projection of BACKGROUND TRAFFIC shall be based upon the information set forth on the HISTORICAL TRAFFIC GROWTH RATE TABLE and the map of MAJOR PROJECTS, and shall be established in accordance with the requirements set forth in this Section and accepted engineering principles. This change in traffic shall be shown as it relates to the proposed phasing.

**(b) Historical Growth Tables.** Using the HISTORICAL TRAFFIC GROWTH TABLES of the COUNTY ENGINEER, the study shall forecast the change in traffic volumes based on BACKGROUND TRAFFIC within the PROPOSED PROJECT'S RADIUS OF DEVELOPMENT INFLUENCE during the BUILDOUT PERIOD of the PROPOSED PROJECT. This change shall be on an ADT and average peak hour basis for Test 1 and a Peak Season, Peak-Hours-to-be-studied basis for Alternate Test 1. The effect of MAJOR PROJECTS shall be considered in projecting the increase or decrease in traffic volumes so as to ensure that there is no double counting or omission in BACKGROUND TRAFFIC. In using the historical growth tables, engineering judgement shall be used to take into account special circumstances such as the opening of a parallel road or a high traffic generation that may distort the growth trend. For projects with a lengthy buildout time (five (5) years or more) an areawide growth rate using a number of locations in the tables may be appropriate. No growth rate less than zero (0%) percent may be used without approval of the COUNTY ENGINEER when the growth rate is a negative. Zero (0%) percent shall be used unless approved by the COUNTY ENGINEER.

**(c) Major Project Maps.** Using the MAJOR PROJECT Maps, all traffic from the unbuilt portion of MAJOR PROJECTS which have received a concurrency reservation prior to the County Engineer's approval of the PROPOSED PROJECT'S traffic study which will add more trips than ten percent (10%) of the LEVEL OF SERVICE D (Table 1A) to any Link within the PROPOSED PROJECT'S RADIUS OF DEVELOPMENT INFLUENCE during the BUILDOUT PERIOD OF PROPOSED PROJECT shall be specifically accounted for in projecting TRAFFIC. No double counting of trips shall occur, and the historically derived projections shall be adjusted based upon the impact of MAJOR PROJECTS. Only the traffic generated from the unbuilt portions of the MAJOR PROJECTS as set forth above which are projected to be built during the BUILDOUT PERIOD of the PROPOSED PROJECT shall be considered.

**(d) Background Traffic.** The projection of BACKGROUND TRAFFIC during the BUILDOUT PERIOD of the PROPOSED PROJECT shall be based upon, and subject to the review and approval of the COUNTY ENGINEER, or Municipal Engineer on Project Traffic of fewer than 1,001 Gross Trips, using the following criteria:

- (i) Historical growth shown on tables of COUNTY ENGINEER
- (ii) Characteristics of growth in the RADIUS OF DEVELOPMENT INFLUENCE
- (iii) Extent of existing, approved, and anticipated development in the Radius of Development Influence
- (iv) Types and sizes of development in the area
- (v) Traffic circulation in the area
- (vi) MAJOR PROJECTS' impact
- (vii) New and assured road construction



**(10) Assured Construction.** ASSURED CONSTRUCTION shall be considered completed as scheduled for the purpose of preparation of the study. Whether it is in fact ASSURED CONSTRUCTION and the timing of the ASSURED CONSTRUCTION shall be subject to the confirmation of the COUNTY ENGINEER. The Traffic Impact Study shall specifically identify the need for phasing based on Assured Construction.

**(11) Project Phasing.** The traffic study may reflect a proposed phasing schedule for the development of the PROPOSED PROJECT. This schedule shall address the time at which each phase will place traffic impacts on the MAJOR THOROUGHFARES within the RADIUS OF DEVELOPMENT INFLUENCE and shall include the following:

**(a) Generation.** Project traffic figures and assignments for each proposed phase; and

**(b) Assured Construction.** Where the evaluation of phased traffic impact includes the effect of ASSURED CONSTRUCTION, sufficient information regarding the proposed construction to ensure that the roadways realistically will be constructed at the times stated.

**(12) Peak Hours.** Generally, for the detailed analysis, and the site related analysis, the study shall address the AM and PM Peak Hours Total Peak Hour Traffic, unless traffic characteristics dictate that only one of the Peak Hours be analyzed. In some cases, the COUNTY ENGINEER, or Municipal Engineer on Project Traffic of fewer than 1,001 Gross Trips, may still require analysis of other Peak Hours where indicated by accepted traffic engineering principles. The total peak hours analyzed shall not exceed two (2) in number.

**(13) Net trips.** For proposed Projects generating more than seven thousand (7,000) Net Trips, information sufficient for the County Engineer to utilize the Model to assign Net Trips to the Model Plan.

**(14) Compliance.** The analysis must demonstrate compliance with the standard contained in Section 15.(I) D, Subsection 2(A) and (B); "Standard, Build-out/Model Standard Buildout Test, Model Test."

**(15) Professional Services.** The traffic study shall be prepared, sealed and signed by a qualified professional engineer, licensed to practice in the State of Florida and practicing traffic engineering.

**(16) List.** A list of Municipalities within the proposed Project's Radius of Development Influence.

### **Subsection 3. Detailed Analysis of Alternate Test One.**

**(A) Analysis.** The Detailed Analysis for Alternate Test One shall meet the following requirements in addition to all other requirements of this Section 15.(I) E:

**(1)** Transportation Research Board, Special Report 209, Highway Capacity Manual (1985), as amended by the Palm Beach County Intersection Analysis by Critical Sum Method shall be used as the methodology for analysis.

**[Ord. No. 00-015]**

**(2)** The afternoon Peak Hour between four (4) and six (6) PM during the Peak Season shall be studied in all cases. Generally, the morning Peak Hour between seven (7) and nine (9) AM during the Peak Season shall be also studied, unless higher volumes occur outside of the seven (7) to nine (9) A.M. period at the intersection are observed. ~~In that case other Peak Hours outside of the seven (7) to nine (9) A.M. period during the Peak Season shall be used.~~

(3) Each AM and PM Peak Hour shall be the highest sum of the volume on the approaches to the intersection. It shall be the highest sum of four (4) continuous fifteen (15) minute periods.

(4) Once the AM and PM Peak Hours are established, the PEAK HOUR NET TRIPS shall be assigned to the Major Intersection and Link for the Peak Hours studied.

(5) The Major Intersections at each end of an over-capacity Link shall be studied, unless the Major Intersection is not signalized, in which case the County Engineer or Municipal Engineer may require study of an alternate signalized or unsignalized intersection within the Link, based on generally accepted traffic engineering principles.

(6) The critical volume for the Major Intersection shall be projected over the Buildout Period of the Project by proportionally increasing the approaches and movements based upon the Historical Traffic Growth Table or other generally accepted traffic engineering principles using the best available information.

(B) **Effect of Detailed Analysis.** The approach or Link data for the subject approaches or Link shall be used for a period of six (6) months following the date of the earliest-gathered data, unless the County Engineer provides a shorter time because of a Major Project's impact or other substantial changes in the area affecting the intersection such that volumes or travel patterns would likely change. The County Engineer shall maintain a list of the dates when the approach and Link data were gathered, and the expiration date of such. If newer data are available, they shall be used.

(C) **Off-Peak to Peak Season factors.** Off-peak to peak season factors shall be established by the County Engineer for various areas of Palm Beach County based upon the best available data and generally accepted traffic engineering principles. Other factors based on generally accepted traffic engineering principles shall be used to update data where newer data can not be obtained.

#### **Subsection 4. Site Related Improvements.**

In addition to the LINK and intersection standards and studies, all peak hour(s) turning movements (including Pass-by trips) shall be shown and analyzed for all points where the PROJECT's traffic meets the DIRECTLY ACCESSED LINKS and other roads where traffic control or geometric changes may be needed, as determined by the County Engineer. Recommendations shall be made concerning signalization, turn lanes or other improvements. The County may require such improvements to ensure the safe and orderly flow of traffic.

[Ord. No. 00-015]

#### **Subsection 5. Conditions.**

The Concurrency Reservation or Site Specific DEVELOPMENT ORDER shall contain such conditions as are necessary to ensure compliance with this Section. The Local Governments, including the legislative and administrative boards, the Palm Beach County Development Review Committee (DRC), and officials, issuing Concurrency Reservations or Site Specific DEVELOPMENT ORDERS are authorized to, and shall, impose such conditions. The Local Governments including the legislative and administrative boards, the DRC, and officials shall require where necessary to ensure compliance with this Section that a ROAD AGREEMENT or other AGREEMENT be executed prior to the issuance of the Site Specific DEVELOPMENT ORDER. PERFORMANCE SECURITY shall be required to ensure compliance with the conditions or performance under the AGREEMENT or condition of approval. The ~~AGREEMENT or conditions of approval shall be binding on the owner, its successors, assigns, and heirs; and it, or~~ notice thereof, shall be recorded in the Official Records of the Clerk of the Circuit Court in and for Palm Beach County, Florida. [Ord. No. 93-4] [Ord. No. 97-64] [Ord. No. 00-015]

**SECTION 15.(I) F - MODELING OF TRIPS.****Subsection 1. Generally.**

The Department of Community Affairs in conjunction with the Florida Department of Transportation requires that all Traffic from both approved-built and approved-un built Projects be "loaded" on the Major Thoroughfare system. This loading is done by the Model using the Modified 2020 Plan.

[Ord. No. 01- 24]

**Subsection 2. Relationship to Traffic Impact Studies.**

**(A) Intent.** The Model is intended to be used as a planning tool to estimate the remaining available capacity on the Major Thoroughfare system. It is a general planning tool which does not lend itself to analyzing specific Traffic Impact Studies. Therefore, Applicants should not assign Project Traffic using the Model. However, Applicants may provide input to the County Engineer or the Metropolitan Planning Organization in updating the data and recalibrating the Model.

**(B) Utilization.** Notwithstanding paragraph (A) above, the Model shall be utilized by the County Engineer to assign Net Trips for Test Two purposes on proposed Projects generating more than seven thousand (7,000) Net Trips.

The Model Plan is a long-term plan. Because of its distance in time, many things may change which will result in a different Major Thoroughfare system. Therefore, it is not accurate for purposes of ensuring that road capacity not be "given away" twice.

**Subsection 3. Iterative Model.**

**(A) Information in Plan's Table 2.** Socio-economic data from all municipally-approved but unbuilt Projects were not included in the model because the data was not available. All approved but unbuilt Projects in the unincorporated area were included. It is anticipated that some of these unincorporated Projects will not receive Concurrency Exemption Determinations under the Concurrency Exemption Ordinance. It is presently believed that this overestimation of County approvals and absence of municipal approvals roughly balances, resulting in an acceptable estimation for the determination of Model Traffic for the application of this Section for a relatively short time.

However, it is necessary as a planning tool and a concurrency management tool that the County establish an estimation that warrants confidence. The County shall complete its socio-economic data update from its Concurrency Exemption process no later than July 1, 1991. Any units or square footage lost through the application of the County's Unified Land Development Code shall be removed from the Model socio-economic data as approved, unbuilt land uses.

**(B) Municipal Responsibility.**

- (1) List.** Therefore, by July 1, 1991, the Planning Division, with the cooperation of the municipalities, shall establish a final list of approved but unbuilt Projects and built Development in the municipalities. The list shall include the estimated buildout date for each residential project containing more than fifty (50) units. The traffic from these approvals shall be "loaded" in the Model no less frequently than every six (6) months as data is gathered and refined.

- (2) **Information.** In order to update the socio-economic data used in the Model, the Municipality shall identify and provide the County with preliminary but complete information as to specific uses approved, their locations, the density or intensity of each use, and the extent of the development already built and yet to be built. This shall be sent to the County as soon as practical following receipt of the data forms and maps from the Palm Beach County Planning Division. These forms and maps shall be used by the municipality.
- (3) **Update.** The municipality shall update this information no less frequently than every six (6) months as a result of all new information, including SITE SPECIFIC DEVELOPMENT ORDERS issued after preliminary submittal referenced in paragraph (2) and units or square footage lost through the application of the Municipal land development regulations. Updates to the socio-economic data base which are the result of municipal determinations as to Previous Approvals shall be sent to the County Engineer within fifteen (15) days of each determination but in no case no later than July 1, 1991. This updated information shall be used for informational purposes to update the socio-economic data base, by TAZ, for the Model.
- (4) **Appeals.** Subsequent to the six (6) month update of the Model, appeals by interested persons who provided written input in accordance with Subsection (2) may be filed with the Appeals Board established in Section 15.(I) I; Appeals. Appeals shall be filed within thirty (0) days of the County Engineer's publishing of the updated Model information, care of the County Engineer, Traffic Division. The appeals shall state the grounds therefor.
- (5) Nothing herein shall restrict input on the Model outside of the process of this paragraph B.

#### **Subsection 4. Adjustments**

(A) **ADT** - The Model reflects Peak Season weekday average daily traffic. All updates of the Model shall include an adjustment to reflect Average Daily Traffic.

#### **(B) Phasing/Assured Construction**

(1) That traffic from the portion of a project phased to improvements on a LINK which are not included in the Model Plan shall not be included in the Model until the LINK, as improved, is included in the Model Plan.

(3) Assured construction shall be included in the Model Plan system.

(This space intentionally left blank.)

**SECTION 15.(I) G - PROCEDURE.****Subsection 1. Required Submission of Impact Study.**

**(A) When submitted** - Prior to acceptance of any application for a Site Specific DEVELOPMENT ORDER in the unincorporated area, or issuance of a Site Specific Development Order in the incorporated area, a non-refundable application fee established by the Board of County Commissioners from time to time to defray the actual cost for processing the application, shall be submitted along with one of the following:

- (1) Documentation sufficient to establish that the application is not subject to this Section pursuant to Section 15.(I) C, Subsections 2 or 5; "Applicability, Previously-approved Development Orders" "Municipal Determination of Previous Approval"; or
- (2) Documentation sufficient to establish that this section does not apply to the application pursuant to Section 15.(I) C, Subsection C; "Applicability, Non-applicability"; or
- (3) Traffic Impact Study.

**(B) Review by County Engineer** - the COUNTY ENGINEER or Municipal Engineer, as applicable, shall review the information submitted pursuant to paragraph (A) and determine whether the PROPOSED PROJECT complies with this Section. In the unincorporated area the County Engineer shall coordinate with the Planning Division whether the Site specific Development Order meets the other Concurrency Requirements of the Plan. The procedures set forth in the Adequate Public Facilities Section, shall control; except as to any appeals from this section, in which case Section 15.(I) I, "Appeals," of this Section shall control. Nothing herein or in the Adequate Public Facilities Section shall preclude direct informal communication between the County Engineer and the Applicant or his agents. In the Unincorporated Area, a statement that an application for a Site Specific Development Order is being considered shall be sent to any Municipality within the proposed Project's Radius of Development Influence thirty (30) days prior to the issuance of the Site Specific Development Order for all proposed Projects generating more than one thousand (1,000) Gross Trips. The statement shall be sent by U.S. Mail, or hand delivered.

**(C) No Study Needed.**

**(1) Residential** - New Residential Projects generating fewer than two hundred (200) Gross Trips based on Palm Beach County's adopted daily trip generation rates of seven (7) trips per multi-family unit and ten (10) trips per single family unit shall not be required to submit a Traffic Impact Study. The NET TRIPS shall be distributed over the Major Thoroughfare system by the County Engineer or Municipal Engineer, as the case may be, in accordance with generally accepted traffic engineering principles.

**(2) Non-residential** - Non-residential Projects generating fewer than two hundred (200) Gross Trips based on Palm Beach County's adopted daily trip generations rates shall not be required to submit a Traffic Impact Study. The NET TRIPS shall be distributed over the Major Thoroughfare system by the County Engineer or Municipal Engineer, as the case may be, in accordance with generally accepted traffic engineering principles.

**(3) Amendments** - Projects generating fewer than two hundred (200) Gross Trips based on Palm Beach County's adopted daily trip generations rates shall not be required to submit a Traffic Impact Study for an amendment, provided the total Project, including the amendment, does not exceed two hundred (200) Gross Trips. The NET TRIPS shall be distributed over the Major Thoroughfare system by the County Engineer or Municipal Engineer, as the case may be, in accordance with generally accepted traffic engineering principles.

(4) **Exceptions** - If Alternate Test One or ART-Plan is utilized a TRAFFIC IMPACT STUDY shall be submitted. If the APPLICANT desires to appeal the distribution or decision of the County or Municipal Engineer, a Traffic Impact Study shall be submitted. In all cases, the standards of this Section shall be met. [Ord. No. 00-015]

**Subsection 2. Review of Traffic Impact Study**

(A) **County Engineer Review** - On all proposed Projects having more than one thousand (1,000) daily Gross Trips, the County Engineer shall have sole authority for reviewing Traffic Impact Studies for purposes of determining compliance with this Section.

(B) **Municipal Review** - On all other proposed Projects the Municipality shall perform such review unless the Municipality provides in writing, delivered to the County, that the Municipality elects to require review by the County Engineer. If the Municipality elects to perform the review, it shall be done by a Municipal Engineer. The review shall be in accordance with the requirements of this Section. In the case of Municipal review, thirty (30) days prior to approval of the application for the Site Specific Development Order, the Traffic Impact Study, along with the determination of the reviewing traffic engineer, shall be sent to the County Engineer, c/o Traffic Division, 160 Australian Avenue, West Palm Beach, Florida, 33402. A statement that the Municipality is considering an application for a Site Specific Development Order shall also be sent to any Municipality within the Project's Radius of Development Influence involved thirty (30) days prior to issuance of the Site Specific Development Order for all proposed Projects generating more than one thousand (1,000) Gross Trips. All documents under this section shall be sent by U.S. Mail, or hand delivered.

**(C) Prohibitions.**

(1) In the case of all Site Specific DEVELOPMENT ORDERS issued by the DRC, no application shall be certified for inclusion on the DRC agenda if issuance of the Site Specific DEVELOPMENT ORDER would be prohibited by this Section.

(2) In the case of all other Site Specific Development Orders in the unincorporated area, no application shall be accepted if issuance of the Site Specific Development Order would be prohibited by this Section.

(3) In all cases in the unincorporated area if the Site Specific Development order does not meet the other Concurrency Requirements of the Plan, no application shall be certified for inclusion on an agenda of a reviewing body or accepted, as the case may be, except as otherwise provided by Article 11 of the Unified Land Development Code.

(4) In the case of all Site Specific Development Orders in the Incorporated Area, no Site Specific Development Order shall be issued if such issuance would be prohibited by this Section. In no case shall the Site Specific Development Order be issued prior to thirty (30) days following delivery of the notice in accordance with paragraph B of this Subsection 2.

(D) **Appeals** - Determinations of the COUNTY ENGINEER or Municipal Engineer must be in writing and any denial shall state the reasons thereof. Determinations of denial may be appealed pursuant to Section 15.(I) I; "Appeals;" of this Section. [Ord. No. 00-015]

**SECTION 15.(I) H - ENTITLEMENT.****Subsection 1. Generally.**

(A) The Board of County Commissioners recognizes that a reasonable and beneficial economic use of property should be afforded a property owner. This Section is intended to implement the provisions in the Plan that allow a reasonable and beneficial economic use of property while minimizing trip generation.

**Subsection 2. Unincorporated Area.**

As to the Unincorporated Area, a Site specific DEVELOPMENT ORDER may be issued for a PROJECT not exceeding entitlement density or intensity set forth in the Plan, provided the order is otherwise consistent with the requirements of the Plan and land development regulations of Palm Beach County.

**Subsection 3. Incorporated Area.**

As to the Incorporated Area, a Site Specific Development Order may be issued for a Project not exceeding entitlement density or intensity as set forth in the Plan. As to residential land uses it shall be based on the densities set forth in Figure 2 of the Land Use Element of the Plan, that correspond to the Municipal density in its Comprehensive Plan, with any density exceeding eighteen (18) dwelling units per acre receiving the entitlement level set forth in the 5-to-18-du-per-acre range. As to commercial and industrial, entitlement shall be two and one-half percent (2½%) of the maximum square footage of floor area allowed under the land use category or zoning district of the Municipality.

**Subsection 4. Discretion of Board.**

The Board of County Commissioners may exceed the limitations set forth in the Plan upon a determination by the Board that the limitations permitted by the Article would likely constitute a taking of land for public use for which compensation would have to be paid pursuant to law. This Subsection 4 may only be exercised upon the special petition of the property owner to the Board of County Commissioners which affirmatively demonstrates by substantial competent evidence that no other economically feasible land use which would generate less traffic for the subject property is available because of: (1) this Section; (2) the nature of the land uses in the area; (3) the size and configuration of the property; and (4) other relevant factors. The Board of County Commissioners shall receive the advice of the County Attorney and the County Administrator, and any other person it deems appropriate in exercising its discretion under this Subsection 4. If the subject Lot is in the Incorporated Area, the Board of County Commissioners shall consider the advice, if any, of the Municipality in which the Lot is located.

**SECTION 15.(I) I - APPEALS.****Subsection 1. Board.**

Except as specifically provided in this Section, appeals from the decisions of the COUNTY ENGINEER or Municipal Engineer, and from all traffic engineering decisions, shall be taken to the Traffic Performance Standards Appeals Board. Appeals may be brought by the Applicant, any Municipality within the Project's Radius of Development Influence, and the County. The Board shall consist of the Director of the Metropolitan Planning Organization, a professional traffic engineer employed by a municipality as a traffic engineer, a professional traffic engineer employed by another Florida County, a professional traffic engineer employed by the Florida Department of Transportation, District IV, and a professional traffic engineer who generally represents developers. Any individual serving on the appeals board shall not be a person who participated in the decision being appealed, or who works for or is retained by a party to the appeal or a person who would be directly affected by the matter being appealed or the Proposed Project to which the appeal relates.

**Subsection 2. Request/Notice.**

The appeal shall be requested in writing within thirty (30) days of the decision of the COUNTY ENGINEER or Municipal Engineer, as applicable. The written request for the appeal shall state the grounds for objection. The appellant shall be given written notice of the date, time and place of the appeal board's consideration of the appeal. The appeal shall be limited to the issues raised in the objection.

**Subsection 3. Hearing.**

(A) **Burden of Proof** - The appellant shall present all relevant information to the appeals board. The appellant shall have the burden of affirmatively demonstrating that the decision of the COUNTY ENGINEER or Municipal Engineer was in error. The COUNTY ENGINEER or Municipal Engineer shall be entitled to present information.

(B) **Reimbursement** - Members shall serve without compensation but shall be reimbursed in accordance with County rules and regulations.

(C) **Quorum** - A quorum shall consist of three (3) members and a decision shall be made by affirmative vote of a majority of the members.

(D) **Decision** - The appeals board shall base its decision on the requirements of this section and accepted traffic engineering principles. It shall state the reasons for the decision. A decision shall be rendered within sixty (60) days of receipt of the written request for appeal.

**Subsection 4. Appeal from Appeals Board.**

The decision of the appeals board may be appealed by petition for writ of certiorari to the Fifteenth Judicial Circuit Court by either the Applicant or a Local Government within thirty (30) days of the decision. Consideration shall be limited to the record established before the appeals board.



**Subsection 5. No Impairments of Judicial Rights or Remedies.**

Nothing in this Section shall be construed as a limitation on the rights or remedies of any person. Appeals from decision of persons other than the County Engineer or Municipal Engineer, and traffic engineering decisions, shall be by appropriate action to a court of competent jurisdiction, except as provided otherwise by law, including this Section.

(This space intentionally left blank)

**SECTION 15.(I) J - AFFORDABLE HOUSING.****Subsection 1. Applicability.**

(A) **Applicability.** This Section 15.(I).J. applies to "Projects to Provide Affordable Housing." Income limits for purposes of this shall be as set forth in the Comprehensive Plan, Housing Element, using the median income as established by the U.S. Department of Housing and Urban Development, Subsection 8 Income Guidelines, West Palm Beach - Boca Raton - Delray Beach, Florida.

(B) **Definition.** Affordable housing shall be that housing where mortgage payments, taxes, insurance, and utilities on owner-occupied housing; and contract-rent and utilities on renter-occupied; is less than or equal to thirty percent (30%) of the applicable Adjusted Gross Income as described in the preceding paragraph.

**Subsection 2. Eligibility.** In order to be eligible for Traffic Concurrency Relief under this Section, a project must provide one of the following:

(A) 100 percent Very Low and Low Income Housing; or

(B) Mixed housing which enhances or balances the proportions of very low and low income and market-rate housing within the surrounding area as designated by a sector. A sector is defined in the Supporting Document of Transportation Element of the comprehensive plan and is provided here for convenience. A sector is "...a geographic area that shall include and be relative to the size and location of the proposed development. It shall consist of one or more neighborhoods that contain a school, an integrated network of residential and collector streets bounded by arterial roads, civic uses, and localized shopping and employment opportunities. The sector will include a minimum of one census tract but shall not extend beyond important physical boundaries which may include a major arterial roadway or wildlife refuge." [Ord. No. 99-37]

(1) A mixed housing Project shall not exacerbate an existing imbalance of very low/low income housing opportunities within the sector of the proposed development, but shall achieve an economic balance of households, as measured by household income, within a designated sector and shall promote the following ranges of housing opportunities:

Very low (up to 50% of the median)	10 - 40%
Low (from 50% to 80% of the median)	10 - 40%
Moderate (from 80% to 120% of the median)	20 - 70%
Middle (from 120% to 150% of the median)	10 - 20%
High (over 150% of the median)	-5 - 30%

**Subsection 3. Application Review of Special Methodologies Projects.**

(A) **Submittal.** An application shall be submitted, in duplicate, to the Planning Division to be considered for traffic concurrency under this Special Methodologies Section. the form of this application shall be prepared by the Planning Division, in coordination with the Commission on Affordable Housing.

(1) The application shall be reviewed for sufficiency by the Planning Division, and the applicant shall be notified of any deficiencies within five (5) working days of receipt of the application. Further processing of the application shall be suspended until the required items and information are provided.

**(B) Review.** The complete application shall be reviewed by both the Planning Division and the Commission on Affordable Housing staff who shall determine if a project qualifies as either a 100% very low and low Housing Project or a Mixed Housing Project.

(1) When determining whether a Project qualifies as a Mixed Housing Project, the staff shall consider the following factors:

(a) Whether or not the project complies with, at least, the minimum standards for a development of its size as identified in the traffic performance standards exemption criteria in the Transportation Element Policy 1.2-b of the Comprehensive Plan. This involves scoring a minimum number of points awarded relative to the Project's size and development characteristics meeting certain performance standards, these standards include affordability, accessibility, quality of design, resource protection, environmental quality, neighborhood compatibility, safety, pedestrian and vehicular circulation, parking, open space, parks and landscaping.

**[Ord. No. 00-015]**

(b) Whether the Project furthers the balance of housing opportunities within a sector by providing units which meet the minimum required housing in the very low, low and moderate categories determined by the existing percentage of very low, low and moderate income housing in that sector. The following table shows the proportions of households as described by income:

Income Category	Percent of Affordable Housing Existing Within a Sector and Minimum Very Low and Low Housing Required *, **				
	Existing	Under 20%	20-40%	40-50%	Over 50%
Very Low and Low	Required	40%	30%	20%	10%
Percent of Moderate Income Housing Existing Within a Sector and Minimum Moderate Housing Required					
Moderate and Above	Existing	Under 20%	20-60%	Above 60 %	
	Required	20%	10%	0%	

\*The distribution of very low and/or low required in a project is 50% of each type of housing with the exception of projects with only owner-occupied units which shall be required only to provide low income units. These projects may fulfill the minimum requirement of very low and low income units with the provision of all low income units.

\*\*Minimum percentages as applied to a number of units to be constructed will be rounded down to the nearest whole unit number or one unit, whichever is greater.

Note: The Commission of Affordable Housing, in conjunction with the Planning Division, shall identify and periodically update the criteria to be used for evaluating the appropriate mix of very low, low and other housing in a Project that is to be reviewed for compliance with the Special Methodologies provisions. Upon request, this information shall be made available to an applicant.

**Subsection 4. Approval.**

(A) If the Project is found to qualify as a 100% very low and low income housing development, the Planning Director shall notify the County traffic engineer that this Project does not need to meet the Level of Service Standards so long as the traffic impact from the project is less than or equal to 1% of the Average Daily Traffic Level of Service D Standard on any Link; provided however, that the cumulative traffic from 100% very low income housing does not cumulatively exceed 1% of Adopted Level at Service D Standard on any Link in any one year.

(B) In the event the Project is found to qualify as a Mixed Housing Project, the Planning Director shall notify the County Traffic Engineer that this Project need not meet the Level of Service Standards if the Project Traffic is less than or equal to 3% of the Average Daily Traffic Level of Service D Standard on any Link; provided however, that the cumulative traffic from Mixed Housing Projects on any Link does not exceed 3% of Adopted Level at Service D Standard.

(C) The relief provided under this special Methodology section shall be considered in determining whether or not there are adequate road facilities for this Project in accordance with Section 22 of this Code. In the event that is a determination of sufficiency, any Concurrency reservation issued by the Zoning Director for the Project must include a condition prohibiting the issuance of a Development Order until a covenant is recorded in the Public Records of Palm Beach County as outlined in the paragraph below. [Ord. No. 99-37]

(D) The applicant shall prepare a covenant approved by the Commission on Affordable Housing, determined to be legally sufficient by the County Attorney. The covenant, to be recorded in the public records of Palm Beach County, shall guarantee, for a period of at least ten (10) years for single family housing and fifteen (15) years for multi-family housing rental units, how the affordability shall be maintained for units required to be very low and/or low income (pursuant to income categories and definitions of the comprehensive plan, Housing Element). The period of time these units will remain affordable shall commence from the date of the issuance of the final certificate of occupancy for the first required affordable unit built in the Project. The covenant shall be recorded in the Public Records of the Clerk of the Court for Palm Beach County prior to the submittal of an application for development approval.

**Subsection 5. Municipal and Department Coordination.**

(A) In the event that a Project being proposed is in part or wholly within a municipality, the Planning Director shall provide the appropriate officials of the city with the conditions upon which the Project is to receive traffic concurrency. The Planning Division shall coordinate with the municipal staff to insure that the issuance of certificates of occupancy for the required housing complies with the covenanted requirements and conditions.

(B) The Traffic Division shall be responsible for monitoring the exempted traffic under the Special Methodologies for the LOS standard for links impacted by the specific type, i.e. for 100 percent or mixed developments. The respective limits are 1 percent and 3 percent for any impacted link on the County's thoroughfare network. The Traffic Engineer shall determine whether the Project traffic, when added to all other existing approved Projects' traffic exempted under the Special Methodologies procedures, exceeds the limits for exempted volume for the 100 percent or the mixed housing development, whichever is appropriate.

(C) The Traffic Engineer shall inform the Planning Director, prior to the certification of the project at the Development Review Committee, when a Special Methodologies application has been approved for the traffic

exemption from the applicable LOS standard. The Planning Director shall include this information in the review of an application for development certification at the Development Review Committee for a Project to be built in the unincorporated county.

(D) The Commission of Affordable Housing shall monitor the Project for compliance with the required covenant. [Ord. No. 94-23] [Ord. No. 96-28] [Ord. No. 9-37] [Ord. No. 00-015]

## SECTION 15.(I) K - CONSTRAINED FACILITIES.

### Subsection 1. Purpose/Intent.

It is recognized by the Board of County Commissioners that some Links and Major Intersections are not planned to be widened to width, laneage, or geometrics that can accommodate Traffic from the density/intensity and location of land uses at the Generally-Adopted Level of Service. Links and Major Intersections which are improved (or presumed to be improved under Test 2) to their ultimate width, laneage, and geometrics as contemplated by the Thoroughfare Right of Way Protection Map are, by definition, Constrained Facilities. Which of those Constrained Facilities cannot accommodate future Development at the Generally Adopted Level of Service, and what should be done to remedy the situation, requires thorough study, comprehensive data, and close scrutiny of the various policies involved. This Section is intended to ensure thorough review of application for a constrained road at a lower Level of Service (CRALLS). It is declared to be the minimum review and procedure necessary to ensure an appropriate level of review.

### Subsection 2. Procedure.

#### (A) General.

Constrained Facilities shall not automatically receive a reduced level of service. Determinations of whether a reduced level of service shall be set on a Constrained Facility, and what that Level of Service should be, shall be made by the Board of County Commissioners.

#### (B) Applications.

Applications for a reduced level of service on a Constrained Facility shall be made to the Board of County Commissioners through the Planning Director for initial review by the Land Use Advisory Board (LUAB), containing such information relating to the criteria of this section as the LUAB requires. The application shall be forwarded to all affected Local Governments, the County Engineer, the Florida Department of Transportation, District IV, in the case of State Highways, and the Metropolitan Planning Organization. The Metropolitan Planning Organization shall review the proposal for technical traffic engineering purposes and consistency with its adopted plan. The advice of the Metropolitan Planning Organization shall be considered by the LUAB and the Board of County Commissioners when considering an application for a reduced level of service. The application shall propose the reduced level of service sought for Test One and Test Two. It need not be an entire range.

The level of data and study needed for existing and future land use to review an application for a CRALLS designation shall be determined in the preapplication conference. The decision shall be made by the County Engineer based upon the Major Thoroughfare Links and Major Intersections involved, (whether they are or will be collectors, minor arterials, or principal arterials), the extent of the proposed lowering of the level of service, the size

of the area affected, the extent to which the affected area is built out to its ultimate future land use, and the amount and quality of existing data and planning.

**(C) Preapplication conference.**

The applying Local Government shall contact the Planning Director prior to making application, notifying the Director of the Local Government's intent to make application under this Section 15.(I) K. The Director shall set a preapplication conference prior to accepting an application. The conference shall include representatives of the: (1) Local Government making application; (2) County including the Planning Division and County Engineering; (3) Florida Department of Transportation, District IV; (4) Treasure Coast Regional Planning Council; and (5) Metropolitan Planning Organization. The purpose of the preapplication conference shall be to identify the issues for consideration, the likely impact of the proposal, the assumptions and changes made in socio-economic data (including justification for such), the application requirements (including which should be waived, if any), and to coordinate review. The level of data and study needed for existing and future land use, and the proposed CRALLS, to review the proposed application shall be determined in the preapplication conference. The decision shall be made by the County Engineer based upon the magnitude of the proposed CRALLS, the difference from existing and future land use, the extent of the proposed lowering of the level of service, the amount and quality of existing data and planning, the size of the area affected, the extent to which the affected area is built out, and the Major Thoroughfare Links and Major Intersections involved (whether they are or will be collectors, minor arterials, or principal arterials).

**(D) Sufficiency Review/Recommendation.**

The review agencies shall have sixty (60) days within which to review the application for sufficiency and the Director shall notify the Local Government as to the specific deficiencies. The Local Government shall have sixty (60) days to provide the additional information or notify the Director that it is electing to withdraw its application. The application shall be reviewed by all agencies within sixty (60) days of the determination that the application is sufficient. The LUAB shall make its recommendation within six (6) weeks of receiving all agencies' reviews. The Board of County Commissioners shall take action on the application in accordance with Florida Statutes, Chapter 163 and Florida Administrative Rule 9J-5.

**Subsection 3. Determination Criteria.**

In determining whether a Constrained Facility shall have a reduced Level of Service and, if so, what that level of service should be, and any conditions that shall be imposed, the applicant, the Metropolitan Planning Organization, LUAB, and the Board of County Commissioners shall consider the following public policy criteria:

(A) Cause of the constraint; e.g., whether the laneage or geometrics are insufficient to accommodate projected traffic as a result of concerns relating to physical limitations, fiscal limitations, environmental areas, aesthetics, historically significant development, or the character-of-area or neighborhood and the impact of adding lanes or changing the geometrics on such concerns.

(B) When more than one cause is identified, the extent to which each contributes to the constraint shall be considered.

(C) ~~Existence of, or proposed, "reliever" facilities and the proximity and continuity of such, and the extent to which they presently, or are projected to, relieve the Constrained Link.~~

(D) The existing and projected volume-to-capacity ratio given the adopted Future Land Use Elements of Local Governments' Comprehensive Plans. [Ord. No. 99-37]

(E) The extent of vested Development Orders, and non-vested land use, zoning district designations, or Development Orders.

(F) The impact on the ability of Local Governments to allow Development consistent with their comprehensive plans; and the interjurisdictional compatibility of the various Local Government comprehensive plans as related to the Constrained Facility.

(G) The practicability of adjusting land uses, zoning districts, and uses therein.

(H) The impact on the ability of the overall Major Thoroughfare system in the area affected to function at the Generally Adopted Level of Service.

(I) The length of the Constrained Link(s).

(J) The option of modifying the Plan, including the Thoroughfare R-O-W Identification Map, or other regulations to add lanes, improve geometrics or reliever facilities. [Ord. No. 99-37]

(K) Whether modifications can be made that would add capacity, and how much capacity would be added.

#### **Subsection 4. Determination.**

The Board of County Commissioners may adopt a reduced level of service and shall specifically establish the level of service on the Constrained Link, if reduced. When the Board of County Commissioners makes a determination that a reduced level of service is appropriate on a Constrained Facility, it shall be designated a Constrained Road at a Lower Level of Service (CRALLS). The Comprehensive Plan shall be modified to set this level of service. A reduced level of service need not necessarily be a whole range; it may be a portion of a range. Any proposed reduction in the level of service on a State Constrained Facility shall be coordinated with and approved by the State in accordance with Florida law.

It is recognized that detailed and comprehensive transportation planning has not yet been completed for all of Palm Beach County. This transportation planning will involve balancing the transportation system to the land use as to density/intensity and location. This balancing will involve, in part, adjusting the levels of service on the Major Thoroughfare system. It will be achieved through the work of the Metropolitan Planning Organization's work in updating the Model, and improving the data. Theoretically, once this balancing is completed, the need for CRALLS would not be necessary, unless amendments to land uses are made, or R-O-W widths or lanes are reduced. Accordingly, once the system is balanced through the work on the Model and data, the criteria shall be revisited to ensure that the criteria take into account this balancing.

#### **Subsection 5. Application to Modify or Eliminate Adopted Link or Intersection.**

(A) **Who may apply.** Only a Local Government may apply to the Board of County Commissioners to amend the adopted width, proposed geometrics, or number of lanes of, or to eliminate a Link or Major Intersection improvements.

**(B) Contents.** The application shall contain a detailed and comprehensive traffic evaluation of all affected Links and Major Intersections, taking into account existing, committed, and future land use development.

**(C) Criteria.** The following criteria shall be considered by the Board of County Commissioners in considering whether a Link's lanes, proposed geometrics, a Major Intersection's proposed geometrics or the R-O-W width adopted in The Plan should be amended or a Link should be eliminated:

1. Whether improvements are proposed to the Link or Major Intersection under consideration.
2. Whether improvements are proposed to reliever Links or Major Intersections and the extent that such a reliever would impact traffic on the Link under consideration.
3. The physical characteristics of the property adjacent to the Link or Major Intersection under consideration.
4. The character of the area businesses or neighborhood adjacent to the Link or Major Intersection under consideration, and the extent of impact on such.
5. The projected cost of adding additional capacity to the Link or Major Intersection, or reliever facilities and the amount of capacity that would be added.
6. The existing and projected volume-to-capacity of the Link and the surrounding Major Thoroughfares before and after the proposed modification.
7. The projected revenue for improving the Major Thoroughfare system and the likely priority of various improvements to the Major Thoroughfare system.
8. Environmental character and the extent of impact on such.
9. Historical significance and the extent of impact on such.
10. Aesthetics and the extent of impact on such.
11. Amount of existing right of way, and cost to obtain additional right of way.
12. Impact on the provision of other public facilities.

(This space intentionally left blank.)



**(D) Procedure/extraordinary vote.**

(1) When an application is made to eliminate a Link, narrow the adopted width of a Link, modify the proposed geometrics of a Link, or Major Intersection, in a manner that would reduce capacity, or reduce the number of lanes in the Plan, and that elimination, narrowing, modification, or reduction would materially impede: (1) the ability to achieve the Adopted Level of Service on the particular Link or Major Intersection, or the Major Thoroughfare system; or (2) the ability of Local Governments to allow Development consistent with their Future Land Use Elements of their Comprehensive Plans; the Board of County Commissioners shall require a review and determination of whether a reduced level of service (CRALLS designation) should be set on the Link or other Links before the Board of County Commissioner's eliminating the Link, narrowing the R-O-W width, modifying the proposed geometrics, or reducing the number of lanes. In such a case, eliminating the Link, narrowing the width or reducing the number of lanes shall require a majority-plus-one vote of the members of the Board of County Commissioners. No elimination of the Link, narrowing of the width, or modifying of the proposed geometrics in a manner that would reduce capacity, or reducing the number of lanes on a Link shall be effected until any necessary adjustments are made to: (1) the Major Thoroughfare system (including capacity improvements or lower the levels of service, as appropriate); (2) or the land uses have been made to accommodate the elimination, narrowing, modification, or reduction. [Ord. No. 99-37]

(2) If it is clear that no impediment to: (1) achieving the adopted level of service; or (2) Local Governments' allowing Development consistent with the Future Land Use Element of their Comprehensive Plans would result, the Board of County Commissioners may, by a majority vote of its members narrow the adopted width, modify the proposed geometrics of a Link, or Major Intersection, or reduce the number of lanes in the Plan without LUAB review. Nothing herein shall require CRALLS review, application to the LUAB, or notice to any Local Government for minor modifications to the proposed Major Thoroughfare system which do not reduce capacity of the Link, Major Intersection, or Major Thoroughfare System. Nothing herein shall require LUAB review for waivers of expanded intersection requirements or right of way protection pursuant to Policy 2-d of the Transportation Element of the Plan.

[Ord. No. 94-23] [Ord. No. 99-37]

**SECTION 15.(I) L - COASTAL RESIDENTIAL EXCEPTION.****Subsection 1. Intent.**

The Coastal Residential exception to the level of service requirements of this Section promotes urban infill and deters urban sprawl. It also promotes redevelopment. It provides closer proximity of residential uses to commercial uses and employment bases, thereby reducing the impact on the overall Major Thoroughfare system, pollution, the use of fossil fuels and other resources, and the travel time and needs of the public. Because it applies only to the incorporated area, it also promotes annexation of unincorporated areas. Therefore, the public benefits of an uncrowded and efficient road system promoted by this Section are also promoted generally (but not necessarily on a specific Link or Major Intersection) by the creation of a Coastal Residential exception to the level of service requirements of this Section. The Coastal Residential exception may also result in more integration in the Palm Beach County School system.

**Subsection 2. Creation.**

Because of these public benefits there is hereby established pursuant to Policy 1.2-a of the Transportation Element of the Plan a Coastal Residential exception which shall be within the Incorporated Area east of I-95, north of the Broward County line, west of the Atlantic Ocean (excluding the barrier island), and south and east of a boundary from I-95 along PGA Boulevard to Prosperity Farms Road, then north to the western prolongation of the northern boundary of Juno Isles, then east to a point six hundred feet (600') west of U.S. 1, then north to the northern boundary of Juno Beach, then east to the Atlantic Ocean. It shall also be the incorporated area bounded on the south by the north boundary of the Jupiter Hospital, and its eastern and western prolongation between the Atlantic Ocean and Military Trail; bounded on the west by Military Trail and its northern prolongation to the North Fork of the Loxahatchee River, then meandering northwest along the northeast shore of the North Fork of the Loxahatchee River to the Martin County Line; bounded on the north by the Martin County Line; and bounded on the east by the Atlantic Ocean, excluding the barrier island. It shall allow such residential projects, and the residential portion of mixed use projects that otherwise meet the standards of this Section, in incorporated areas to receive a Site Specific Development Order notwithstanding the standards of this Section.

[Ord. No. 97-64]

**Subsection 3. Traffic Impact Study Information.**

The Applicant shall submit a traffic study providing Traffic Generation, Assignment throughout the Test One Radius of Development Influence and projections of future traffic at the site access. Traffic Impact Studies for mixed use projects must provide separate distributions and assignments for the residential and non-residential components.

[Ord. No. 00-015]

**Subsection 4. Municipal Levels of Service.**

Nothing in this Section shall be construed as derogating the requirement under Chapter 163, Florida Statutes or Rule 9J-5, Florida Administrative Code that Municipalities set the Level of Service on County and State roads consistent with the County and State Level of Service to the maximum extent feasible.

[Ord. No. 93-4] [Ord. No. 94-23] [Ord. No. 97-64] [Ord. No. 00-015]

(This space intentionally left blank.)

**SECTION 15.(I) M - TRANSPORTATION CONCURRENCY MANAGEMENT AREAS (TCMA).****Subsection 1. Intent.**

The purpose and intent of this optional alternative transportation concurrency approach is to promote infill development within selection portions of urban areas in a manner that supports the provision of more efficient mobility alternatives, including public transit. As a coordinated approach to land use and transportation development, the use of an area wide level of service standard and an accommodation and management of traffic congestion may be employed. A Transportation Concurrency Management Area is a compact geographic area within existing or proposed multiple, viable alternative travel paths or modes for common trips.

**Subsection 2. Area Wide Level of Service.**

An area wide level of service standard may be established for specific facilities in common corridors within a Transportation Concurrency Management Area (TCMA). The area wide level of service standard must be maintained, as a basis for the issuance of development orders and permits within the TCMA. The area wide level of service standard may only be established for facilities on common corridors with similar functions, serving common origins and destinations.

(A) The designation of a Transportation Concurrency Management Area and the establishment of an area wide level of service standard must be supported by data and analysis which:

(1) Demonstrate that the TCMA is compatible with and furthers the various portions and elements of the County Comprehensive Plan. When in a municipality, the data and analysis shall also demonstrate that the TCMA is compatible with and furthers the various portions and elements of the local government's Comprehensive Plan.

(2) Provide justification for the size and boundary of the TCMA for consistency with the purpose of promoting the stated purpose of a TCMA.

(3) Demonstrate that the TCMA contains an integrated and connected network of roads and provides multiple, viable alternative travel paths or modes for common trips.

(4) Demonstrate the basis for establishing the area wide level of service standard and determine the existing and projected transportation facilities and services requirements that will support the requested area wide level of service standards.

(5) Demonstrate that the area wide level of service standard and other transportation services and programs will support infill development and redevelopment.

(6) Demonstrate that the planned roadway improvements and other transportation services and programs will accomplish mobility within and through the TCMA. The programs may include, but not be limited to Transportation System Management (TSM), Transportation Demand Management (TDM), and incentives to promote public transit such as parking policies and provisions for intermodal transfer.

(7) Identify the impacts on other local governments, if any.

(B) The local government shall establish and maintain an internally consistent transportation, land use, and capital improvement planning program. These programs shall be sufficient to meet and maintain the established area wide level of service standard.

**Subsection 3. Procedure.**

(A) At least 30 days prior to a local government submitting a Comprehensive Plan Amendment for a TCMA, a preapplication conference shall be held. This preapplication meeting will be coordinated with the Planning Director. It will include representatives from the local government initiating the Comprehensive Plan amendment, the County Traffic Division and Planning Division, the Metropolitan Planning Organization, the Florida Department of Transportation, District IV, and the Treasure Coast Regional Planning Council.

(B) Another conference shall be held with the representatives identified above within 30 days of receipt by the initiating local government of the state planning agency's Objection, Recommendation and Comments Report.

(C) The TCMA shall not become effective until the following actions are taken:

(1) The Board of County Commissioners finds the designation of the TCMA to be consistent with the Palm Beach County Comprehensive Plan.

(2) The Board of County Commissioners finds the area wide level of service standard to be appropriate, and can be maintained.

(3) The Board of County Commissioners adopts an amendment to the Palm Beach County Comprehensive Plan establishing the TCMA.

(4) A final order is issued by the Department of Community Affairs finding the amendment or amendments in compliance.

[Ord. No. 96-28]

**SECTION 15.(I) N - TRANSPORTATION CONCURRENCY EXCEPTION AREAS (TCEA).**

**Subsection 1. Intent.** The purpose and intent of this flexible transportation concurrency option approach is to reduce the adverse impact transportation concurrency may have on urban infill development and redevelopment and the achievement of other goals and policies of the state comprehensive plan, such as promoting the development of public transportation. Under limited circumstances, it allows exceptions to the standards of this Section 15 in defined urban areas. The exceptions provide flexibility for concurrency management in order to encourage the application of a wide range of planning strategies that correspond with the local circumstances of a specific geographic area. The exceptions apply to all land uses and development and types of facilities within the expressly excepted area.

**Subsection 2. Area types.** A local government must designate a Transportation Concurrency Exception Area (TCEA) in its comprehensive plan. A TCEA will be allowed only in one of the following areas:

(A) A specific geographic area delineated in the local government comprehensive plan for urban infill development. Such an area shall meet the following requirements:

(1) The area shall contain no more than 10 percent developable vacant land. Developable vacant land shall not include water bodies and land designated for conservation use, natural reservations, public road R-O-W, public recreation sites, or other areas or uses designated in the local government's comprehensive plan as unavailable for development.

(2) For areas where residential uses are the dominant types of uses, comprising greater than 60 percent of the developed land, the average residential density shall be at least five (5) dwelling units per gross residentially developed acre of land.

(3) For areas where nonresidential uses are the dominant types of uses, comprising greater than 60 percent of the developed land, the average nonresidential intensity shall be at least a floor area ratio 1.0 per gross nonresidentially developed acre of land.

(4) If neither residential nor nonresidential uses comprise more than 60 percent of the developed land, then both the existing residential uses and nonresidential uses shall meet the appropriate density and intensity criteria prescribed in subsection (2) and (3) above. The term "gross developed acre" shall include all uses associated with the predominant land use including roads, parking, drainage, open space, landscaping, and other support facilities.

(B) A specific geographic area delineated in the local government comprehensive plan for urban redevelopment. The urban redevelopment area must be within an urban infill area or within an existing urban service area that does not contain more than 40 percent developable land.

(C) A specific geographic area delineated in the local government comprehensive plan for downtown revitalization within the designated central business district.

### **Subsection 3. Criteria.**

(A) The designation of a Transportation Concurrency Exception Area must be supported by data and analysis which:

(1) Demonstrate that the TCEA is compatible with and furthers the various portions and elements of the County Comprehensive Plan. When in a municipality, it shall also demonstrate that the TCEA is compatible with and furthers the various portions and elements of the local government's Comprehensive Plan.

**[Ord. No. 00-015]**

(2) Provide justification for the size and boundary of the TCEA for consistency with the purpose of promoting the stated purpose of a TCEA.

(3) Identify the impacts on other local governments, if any.

(B) To implement the TCEA, the local government's comprehensive plan must contain guidelines and policies which specify programs to meet the transportation needs of the TCEA. The guidelines may contain a wide range of strategies that include: timing and staging plans, parking control and pricing policies, Transportation System Management (TSM), Transportation Demand Management (TDM), incentives to promote public transit, and the utilization of creative financing tools for the provision of transportation services and facilities.

(C) The guidelines and policies and programs to implement the TCEA must demonstrate by supporting data and analysis, including short and long range traffic analysis, that consideration has been given to the impacts of the proposed development within the TCEA on the Florida Intrastate Highway System.

**Subsection 4. Procedure.**

(A) At least 30 days prior to a local government submitting a Comprehensive Plan Amendment for a TCEA, a preapplication conference shall be held. This preapplication meeting will be coordinated with the Planning Director. It will include representatives from the local government initiating the Comprehensive Plan amendment, the County Traffic Division and Planning Division, the Metropolitan Planning Organization, the Florida Department of Transportation, District IV, and the Treasure Coast Regional Planning Council.

(B) Another conference shall be held with the representatives identified above within 30 days of receipt by the initiating local government of the state planning agency's Objection, Recommendation and Comments Report.

(C) The TCEA shall not become effective until the following actions are taken:

(1) The Board of County Commissioners finds the designation of the TCEA to be consistent with the Palm Beach County Comprehensive Plan.

(2) The Board of County Commissioners adopts an amendment to the Palm Beach County Comprehensive Plan establishing the TCEA.

(3) A final order is issued by the Department of Community Affairs finding the amendment or amendments in compliance.

[Ord. No. 96-28]

**Subsection 5. Traffic Impact Study Information** - A traffic study providing Traffic Generation, Assignment throughout the Test One Radius of Development Influence and projections of future traffic at the site access must be submitted to the County for PROPOSED PROJECTS within the limits of a TCEA.

[Ord. No. 00-015]

**SECTION 15(I) O – TRANSPORTATION CONCURRENCY EXEMPTION FOR PROJECTS THAT PROMOTE PUBLIC TRANSPORTATION.**

**Subsection 1. Intent.** The purpose and intent of this Section is to allow a local government to grant an exception from the concurrency requirements for transportation facilities for projects which promote public transportation. Section 163.3164(28), Florida Statutes defines projects that promote public transportation as those that "directly affect the provisions of public transit, including transit terminals, transit lines and routes, separate lanes for the exclusive use of public transit services, transit stops (shelters and stations), office buildings or projects that include fixed-rail or transit terminals as part of the building, and projects which are transit-oriented and designed to complement reasonably proximate planned or existing public facilities". Under limited circumstances, it allows exceptions to the standards of this Section 15 in defined urban areas. The exception requires that projects establish meaningful facilities and programs that promote public transportation.

**Subsection 2. Project types.** This exception is limited to project that meet the criteria (A) or (B) below.

(A) The project must be determined to be a project which promote economic development through job creation. At a minimum, the project shall be 200 acres in size, and create, at project build-out, not less than 5,000 jobs at the project site.

(1) For a project located in the unincorporated area, the Board of County Commissioners shall make a determination that the jobs created shall be of a type and within a salary range that promote economic development.

(2) For a project located in the incorporated area, the Board of County Commissioners and the municipal Commission shall make determinations that the jobs created shall be of a type and within a salary range that promote economic development.

(B) The project must be developed, owned, and operated by a not-for-profit agency. The project and agency shall provide essential public services. At a minimum, the project shall be 20 acres in size, and create, at build-out, not less than 2,000 jobs at the project site.

(1) For a project located in the unincorporated area, the Board of County Commissioners shall make a determination that the project and agency provide essential public services.

(2) For a project located in the incorporated area, the Board of County Commissioners and the municipal Commission shall make determinations that the project and agency provide essential public services.

(C) A project that meets the requirements of (A) or (B) above may be a mixed use project, incorporating residential and/or commercial components. However, in no event shall residential and/or commercial retail uses combine to comprise more than 45% of the square footage of the gross floor area.

**Subsection 3. Project location.** This exception is limited to project that meet the following location criteria:

(A) The project shall not be located within the Coastal High Hazard Area.

(B) All projects must be located within the County's Urban/Suburban Tier and be adjacent to (i.e., abutting or separated only by other public or governmental rights-of-way) the Tri-County Commuter Rail Authority line, or be adjacent to a street which is served by Palm Tran.

**Subsection 4. Required provisions to promote public transportation.** All projects shall, at a minimum, provide all of the following transportation amenities:

(A) The project shall provide a site to Tri-Rail at the project site, adjacent to the Tri-Rail tracks, for a station platform, ticket booth, and parking for at least 400 automobiles. When a project is not adjacent to Tri-Rail, it shall provide a bus stop facility capable of handling two or more Palm Tran buses at a time with a covered waiting area of sufficient size to accommodate at least 2% of its employees.

(B) The project shall provide a financial incentive in the form of a subsidy of at least 50% of the annual ticket cost to at least 5% of the persons employed at the project site for riding Tri-Rail and/or Palm Tran to and from the project site for a minimum of 200 working days per year. As an alternative, the development may provide equivalent funds directly to Palm Tran to subsidize this service.

- (C) The project shall provide a ride-sharing information service to persons employed at the project site.
- (D) The project shall provide emergency transportation to those employees using mass transit, ride sharing, or other alternative modes of transportation (i.e. bicycles or pedestrian).
- (E) The project shall apply access management techniques along all roadways fronting the project.
- (F) The project shall provide external pedestrian access to the project, as well as an internal pedestrian system, accommodating persons with disabilities, as well as persons using alternative modes of transportation to the automobile.
- (G) The project shall enter into an agreement with Palm Beach County to provide the provisions to promote public transportation detailed in sections (A) through (D) above, in perpetuity. The project will submit an annual monitoring report to the Palm Beach County Director of Planning that demonstrates that the requirements in sections (A) through (D) above are being met. Each annual report shall be due on the anniversary of the first Certificate of Occupancy.

**Subsection 5. Required Traffic Study** Projects utilizing this exemption will submit a traffic study that is consistent with all of the provisions of this Section 15. They shall also provide a transportation analysis that illustrates their impact on the Florida Intrastate Highway System to ensure that those impacts are considered in the approval process.

**Subsection 6. Required roadway improvements** Projects utilizing this exemption may be required to provide roadway, intersection, and/or signalization improvements to minimize their impact on the road network. These improvement will be determined by the County Engineer.

**Subsection 7. Parking.** Projects meeting the above requirements may apply for parking reductions pursuant to applicable codes.

[Ord. No. 01-34]

## SECTION 15.(II) FIVE YEAR ROAD PROGRAM.

### SECTION 15.(II) A - INTENT.

The Board of County Commissioners of Palm Beach County, Florida, finds that the 1990 Traffic Performance Code adopted by Section 15.(I) of this Ordinance is premised on the County's commitment to adhere to and implement the adopted Palm Beach County Five-Year Program Ordinance [referred to as "Five-Year Road Program" in this Section 15.(II)] and the 1989 Palm Beach County Comprehensive Plan, as amended, [referred to as "Plan in this Section 15.(II)]. The County's failure to maintain its commitment to adhere to and implement its adopted Five-Year Road program as set forth in this Section 15 (II) shall result in a review and reconsideration of the adopted level of service contained in Section 15 (I) and in the Plan.



**SECTION 15.(II) B - DESCRIPTION OF FIVE-YEAR ROAD PROGRAM.**

The Five-Year Road Program was adopted by the Board of County Commissioners of Palm Beach County by Ordinance No. 85-40. In that ordinance, as amended, and in the Plan, the County adopted a reasonably attainable program of roadway construction for a five year period and matched the construction of projects with projected funding. Ordinance No. 85-40, as amended, further provides that prior to December of each year, the Commission shall consider the Ordinance to modify the list of projects to create a viable list of funded projects for the succeeding five years.

The modification to the Five-Year Road Program shall continue to include, at a minimum, a description of the Road project, the type of road construction required, and the amount of money to be spent each fiscal year for plan preparation, R-O-W acquisition, and actual construction.

**(This space intentionally left blank.)**

**SECTION 15.(II) C - MONITORING OF COUNTY'S ADHERENCE TO AND IMPLEMENTATION OF THE ADOPTED FIVE-YEAR ROAD PROGRAM.****Subsection 1. Generally.**

The County's adherence to and the effectiveness of its implementation of the adopted Five-Year Road Program shall be monitored by the Independent Five-Year Road Program Oversight and Advisory Council. (Referred to as "Oversight and Advisory Council").

**Subsection 2. Independent Five-Year Road Program Oversight and Advisory Council.**

(A) **Council** - An Independent Five-Year Road Program Oversight and Advisory Council is hereby created and established, consisting of nine (9) members. One member shall be selected from each of the six (6) disciplines listed below so that all the disciplines are represented, and appointed by the Board of County Commissioners of Palm Beach County:

- (1) construction management
- (2) civil engineering
- (3) operations research/systems analysis
- (4) finance/certified public accounting
- (5) economist
- (6) legal or general business

Three members shall be selected from the general public; one from each of the following geographic areas:

(1) **North Palm Beach County** - bounded on the west by State Road 7 and a line being the projection north of the centerline of State Road 7; bounded on the south by Southern Boulevard.

(2) **South Palm Beach County** - bounded on the west by State Road 7 and on the north by Southern Boulevard.

(3) **West Palm Beach County** - bounded on the east by State Road 7.

The members shall be appointed at large by a majority vote of the County Commissioners, and shall be County residents. They shall serve (2) year terms; provided that the initial term only of the members from construction management, civil engineering, operations research/systems analysis, finance/certified public accounting, and North Palm Beach County shall be one (1) year. Any member missing three (3) consecutive meetings may be replaced by the Board of County Commissioners, with the new appointment filling the unexpired term of the member replaced.

(B) **Purpose and Functions.** The purpose of the Oversight and Advisory Council is to function both as a resource for both the County Engineer and the County Commission in matters of the Five-Year Road Program implementation; to detect potential problems with County road building programs; to recommend to the County Commission suggested corrective actions relating to any such problems so identified; to strengthen the confidence of the public and industry of Palm Beach County in the road transportation improvement program; to generally monitor whether there is adherence to the adopted level of service standards and the Five-Year Road Program schedule.

(C) **Activities.** To implement the functions stated in paragraph (B) above, the members of the Oversight and Advisory Council are directed:

- (1) To aid in the review of the policies, procedures, and programs for use by the County Engineer for implementation of the Five-Year Road Program.
- (2) To monitor whether the preparation of plans for road and bridge construction is on schedule.
- (3) To monitor whether the preparation of plans for R-O-W acquisitions and abandonments is on schedule.
- (4) To monitor the progress of road construction.
- (5) To monitor the collection and expenditure of all road reviews, including impact fees.
- (6) To monitor whether there is adherence to the adopted levels of service for the major thoroughfare system and the Five Year Road Program Schedule.
- (7) To monitor the impact of this Ordinance on the level of development activity by comparison to other communities.
- (8) To review and recommend funding sources, mechanisms, and mixes of funding to improve the major thoroughfare system.
- (9) To perform such other duties as the County Commission shall direct; provided that the Oversight and Advisory Council shall not be involved in recommending changes to, or the adoption of, the annual Five Year Road Program or the management of the Engineering Department.

**(D) Administration.**

(1) The Office of the County Administrator shall provide such administrative staff and assistance as is required for the Council to perform its duties and functions.

(2) All County departmental directors shall cooperate with the Council to the fullest extent.

**(E) Reports.**

(1) The County Engineer shall submit a report by April 30 and October 30 each year to the Oversight and Advisory Council detailing the status of the County's implementation of its adopted Five-Year Road Program. This report shall contain a detailed report on the status of each project in the Five-Year Road Program, including the proposed commencement and completion dates of all programmed activities within each quarter of each fiscal year and the likelihood of meeting those dates.

(2) The Oversight and Advisory Council shall meet at least quarterly and shall submit an annual report by January 31 of each year to the County Commission detailing its findings on the County's implementation of the adopted Five-Year Road Program, the general effectiveness of the County's road building efforts, and the other tasks contained in Subsection 2(C). The Oversight and Advisory Council may submit other reports to the County Commission regarding actual as opposed to planned performance and shall respond to other requests from the County Commission.

[Ord. No. 97-64]

**Subsection 3. Review of the Independent Five-Year Road Program Oversight and Advisory Council.**

The need for, and tasks of, the Oversight and Advisory Council shall be reviewed approximately June 1, 1992 and every two (2) years thereafter.

**SECTION 15.(II) D - MODIFICATION OF FIVE-YEAR ROAD PROGRAM.****Subsection 1. Semi-annual Modification of Five-Year Road Program.**

The deletion of construction projects from the Five-Year Road Program may be done no more frequently than twice a year. For purposes of this Section 15 (II), "deletion of a construction project" shall mean the elimination of the construction project, the failure to let a road construction contract, the removal of or failure to establish funding of the construction project, the material reduction in the scope of work or funding (as it affects the construction project), or the postponement of the construction project in the Five-Year Road Program for more than two years beyond the year the construction was originally programmed in the 1988-92 Five-Year Road Program or in the Five-Year Road Program in which the construction was first added after 1987. It does not include delays associated with R-O-W acquisition as a result of judicial decision, redesign after the contract has been let, construction, or other delays not under the control of the County.

**Subsection 2. Findings Required Prior to Deletion in the Adopted Five-Year Road Program.**

Prior to approving the deletion of any construction project from the County's Five-Year Road Program, the County Commission must find; 1) that the deletion of the construction project will not result in any link or intersection on the road network operating at greater than the Adopted Level of Service as defined in this Ordinance if such link would not have operated at greater than the Adopted Level of Service as defined in this Ordinance had the project been constructed as originally programmed in the adopted Five-Year Road Program; and 2) that no project which was approved and phased based upon such ASSURED CONSTRUCTION would be denied BUILDING PERMITS because of the deletion of the construction. If both findings can be made, then the construction project may be eliminated by a majority vote except, if the project is in the current fiscal year, in which case a majority plus one vote is required. If only the second (2nd) finding can be made, then a project not in the current fiscal year could be deleted by a majority plus one vote. However, in no case may a project be deleted when the second (2nd) finding cannot be made.

Notwithstanding the above, a project may be deleted if an equivalent substitute project replaces the original project, in the same fiscal year. An equivalent substitute project is a roadway project in the same area that will serve substantially the same trips as the original project. This substitution may be made by a majority plus one vote.

[Ord. No. 96-28]

**SECTION 15.(II) E - STANDARDS REQUIRING FINDING THAT COUNTY IS ADHERING TO AND IMPLEMENTING ITS ADOPTED FIVE-YEAR ROAD PROGRAM.**

Concurrent with the adoption of the annual Five-Year Road Program, the Board of County Commissioners shall determine whether the County has adhered to and implemented its Five-Year Road Program. In order to make the determination that the County had adhered to and implemented its adopted Five-Year Road Program, the County Commission must find the following based upon substantial competent evidence:

(A) **Funding** - The amount of funding of the current fiscal year of the Five-Year Road Program is, at a minimum, as contemplated in the Plan and the Five-Year Road Program.

(B) **New Fifth Year** - The new fifth year being added to the Five-Year Road Program with projects added to the Five-Year Road Program at a rate contemplated in the Plan.

(C) **Projects on Schedule** - Fewer than twenty percent (20%) of the programmed road construction projects (on a line item basis) from the preceding fiscal year over which the County has control are more than twelve (12) months behind schedule.

**SECTION 15.(II) F - EFFECT OF FAILURE OF COUNTY TO ADHERE TO AND IMPLEMENT ITS ADOPTED FIVE-YEAR ROAD PROGRAM.**

If the County Commission does not continue to fund the Five-Year Road Program in accordance with the Plan, or does not continue to add projects to the Five-Year Road Program at a rate contemplated in the Plan, as corrected, updated, or modified as permissible in F.S. §163.3177(3)(b); or construction projects consisting of twenty (20) percent or more of the programmed construction projects (on a line item basis) from the preceding fiscal year over which the County has control are more than twelve (12) months behind schedule as determined after the effective date of this Section, above, the Board of County Commissioners shall review the adopted level of service to determine whether it is realistic, adequate, and financially feasible.

**SECTION 15.(II) G - METHOD OF PRIORITIZING THOROUGHFARE IMPROVEMENTS.**

County shall undertake data collection and review of such regarding Major Intersection capacity and Peak Hour Link capacity, along with ADT capacity. It shall use this information in programming Major Thoroughfare system improvements in the Five-Year Road Program.

The objective shall be to effectively spend available funds so as to maximize capacity, balancing the amount of capacity added, the cost of improvements, the time the improvements will be utilized, and the "expandability" of those improvements to the ultimate section of road. Volume to ADT capacity ratios shall be the preliminary criterion for prioritizing funding of improvements. Due consideration shall be given to the amount of area opened up for development as a result of the various improvements. Deferral or elimination of Link improvements made unnecessary as a result of: (1) other Major Thoroughfare system improvements, such as intersection improvements; or (2) refined capacity analysis, shall not be considered the deletion of a road improvement, unless the deletion is of a project scheduled for construction of the first year of the Five-Year Road Program or was scheduled for construction in the first year of a previous Five-Year Road Program. When evaluating whether a particular improvement should be deleted from the Five-Year Road Improvement Program, due consideration shall be given to previous reliance of improvements scheduled in the Five-Year Road Program.

In addition, the analysis shall identify improvements to relieve traffic demands on all deficient facilities which are not included in the Five-Year Road Program. The County shall estimate traffic volumes to be on the roadway network at the end of the last year in the Five-Year Road Program and determine what additional improvements will be needed to meet those future traffic demands. These plans will be developed initially in 1991 and presented to the Board of County Commissioners annually in conjunction with the review and approval of the Five-Year Road Program, beginning in 1992. Consideration will be given to staging improvements by constructing intersection improvements or other spot roadway improvements such that maximum roadway system and funding efficiency are achieved. These improvements shall be included in the analysis but will not be required to be identified for construction in a certain year.

**Amendment History:**

[Ord. No. 93-4; February 16, 1993] [Ord. No. 93-17; July 27, 1993] [Ord. No. 94-23; October 18, 1994]  
[Ord. No. 95-8; April 3, 1995] [Ord. No. 96-28; September 25, 1996] [Ord. No. 97-64; December 24, 1997]  
[Ord. No. 98-49; October 28, 1998] [Ord. No. 99-37; October 7, 1999] [Ord. No. 00-015; April 12, 2000]  
[Ord. No. 01-24; May 31, 2001] [Ord. No. 01-34; August 27, 2001]

**ARTICLE 16**

**HEALTH DEPARTMENT REGULATIONS**

## TABLE OF CONTENTS

ARTICLE 16  
HEALTH DEPARTMENT REGULATIONS

	Page
<b>SEC. 16.1 ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS – (ENVIRONMENTAL CONTROL RULE I)</b> .....	1
SECTION 1. PURPOSE .....	1
SECTION 2. DEFINITIONS .....	1
SECTION 3. GENERAL PROVISIONS FOR CONSTRUCTION, USE AND ABANDONMENT OF ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS .....	3
SECTION 4. PERMIT, PERMIT CONDITIONS AND APPROVALS .....	5
SECTION 5. METHOD OF APPLICATION AND DATA REQUIRED ON APPLICATION FOR AN ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM FOR A SINGLE LOT OR PARCEL. ....	5
SECTION 6. METHOD OF APPLICATION AND DATA REQUIRED ON APPLICATION FOR ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS FOR A SUBDIVISION. ....	6
SECTION 7. STANDARDS FOR APPROVAL OF AN ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM.....	7
SECTION 8. CONDITIONS UNDER WHICH ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS SHALL NOT BE APPROVED.....	8
SECTION 9. HANDLING OF SEPTAGE .....	9
SECTION 10. PROHIBITIONS .....	9
SECTION 11. INCORPORATION BY REFERENCE OF RULE 10D-6, FLORIDA ADMINISTRATIVE CODE.....	9
SECTION 12. ENVIRONMENTAL APPEAL BOARD.....	9
SECTION 13. APPEALS.....	10
SECTION 14. VIOLATIONS, ENFORCEMENT PENALTIES, INSPECTIONS.....	12
SECTION 15. JUDICIAL REVIEW.....	12
SECTION 16. APPLICATION.....	13
ECR I .....	14
<b>SEC. 16.2 DRINKING WATER SUPPLY SYSTEMS – (ENVIRONMENTAL CONTROL RULE II)</b> .....	15
SECTION 1. TITLE .....	15
SECTION 2. PURPOSE .....	15
SECTION 3. DEFINITIONS .....	15
SECTION 4. GENERAL PROVISIONS.....	17
SECTION 5. WATER QUALITY REQUIREMENTS .....	17
SECTION 6. WATER MONITORING REQUIREMENTS.....	17
SECTION 7. REPORTING REQUIREMENTS .....	18
SECTION 8. NOTIFICATION REQUIREMENTS.....	18
SECTION 9. CONSTRUCTION AND DESIGN REQUIREMENTS.....	19
SECTION 10. CONNECTION REQUIRED .....	22
<b>SECTION 11. BACKFLOW PREVENTION.....</b>	<b>22</b>
SECTION 12. PERMITS/APPROVALS.....	22
SECTION 13. SAMPLING/ANALYTICAL METHODS.....	24



SECTION 14. OPERATION AND MAINTENANCE .....	24
SECTION 15. EMERGENCY OPERATION REQUIREMENTS .....	25
SECTION 16. ADOPTION OF CHAPTERS of FLORIDA ADMINISTRATIVE CODE .....	26
SECTION 17. ENVIRONMENTAL APPEAL BOARD .....	26
SECTION 18. APPEALS .....	26
SECTION 19. VIOLATIONS, ENFORCEMENT, PENALTIES AND INSPECTIONS .....	28
SECTION 20. JUDICIAL REVIEW .....	28
SECTION 21. APPLICATION .....	28
ECR II .....	29
 SEC. 16.3 PROHIBITION OF DUMPING, REGULATION OF WASTE DISPOSAL AND CLEAN FILL .....	30
 SEC. 16.3 PROHIBITION OF DUMPING, REGULATION OF WASTE WATER DISPOSAL AND CLEAN FILL 30	
A. Purpose and Intent .....	30
B. Applicability .....	30
C. Exemptions .....	30
D. Prohibition for Dumping and Placing Waste .....	30
E. Regulation of Clean Fill Activities .....	30
1. Prohibitions of Clean Fill Activities .....	30
2. Notification of Clean Fill Activities .....	30
F. Enforcement, Penalties, Circuit Court Proceedings .....	31
1. Enforcement .....	31
2. Penalties .....	31
3. Circuit Court Proceedings .....	31
 Sec. 16.4 OPEN BURNING .....	32
A. Purpose and Intent .....	32
B. Applicability .....	32
C. Exemptions .....	32
D. Definitions .....	32
1. Open burning .....	32
2. Land clearing debris .....	32
3. Land clearing operation .....	32
4. Residential land clearing .....	32
E. Open burning prohibitions and limitations .....	32
F. Minimum setback requirements .....	32
1. Air curtain incinerators .....	33
2. Open burning of land clearing debris .....	33
3. Residential land clearing .....	33
4. Commercial or planned developments .....	33
G. Approval process .....	33
1. Permits and inspections .....	33
2. Commercial or planned developments 50 acres or more .....	33
H. Additional Standards .....	33
1. Monitoring .....	33
2. Particulate Emissions .....	33
3. Compliance .....	34

**SEC. 16.1 ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS – (ENVIRONMENTAL CONTROL RULE I)**

This rule shall be designated as "Palm Beach County Environmental Control Rule I - Onsite Sewage Treatment and Disposal Systems."

**SECTION 1. PURPOSE**

The provisions of this Rule prescribe the minimum standards for onsite sewage treatment and disposal systems used for treatment and disposal of domestic sewage flows of 5,000 gallons per day and less.

**SECTION 2. DEFINITIONS**

Terms contained herein shall have the meaning prescribed by Rule 10D-6, FAC as may be amended or shall have the following meaning:

1. "Aerobic Treatment Unit," means a treatment receptacle in which air is introduced into the sewage so as to provide aerobic biochemical stabilization during a detention period.
2. "Department," means the Palm Beach County Health Department as defined in Fla. Stat., Ch. 96-403.
3. Commercial sewage waste - Non-toxic, non-hazardous wastewater from commercial facilities. Examples of establishments included in this definition are commercial and institutional food operations, commercial laundry facilities with no more than 4 machines and animal holding facilities.
4. "Domestic sewage waste" - human body waste and wastewater, including bath and toilet waste, residential laundry waste, residential kitchen waste and other similar wastes from appurtenances at a residence or establishment. Domestic sewage is further categorized as:
  - a. Blackwater - waste from toilets, urinals and kitchen drains.
  - b. Graywater - that part of domestic sewage that is not blackwater, including waste from the bath, lavatory, laundry and sink, except kitchen sink waste.
  - c. Domestic sewage characteristics:
    - 1) CBOD<sub>5</sub>, maximum 300 mg/l
    - 2) TSS, maximum 200 mg/l
    - 3) pH, 6 - 8; or within 1 pH unit of the water supply pH
    - 4) Nitrogen (TKN) maximum 100 mg/l
5. "Drainfield" - a system of open-jointed or perforated piping, approved alternative distribution units, or other treatment facilities designed to distribute effluent for filtration, oxidation and absorption by the soil within the zone of aeration.
6. "Drainfield Invert," means the inside bottom of the distribution pipe at the lowest point in a drainfield.
7. "Environmental Appeal Board," is the 5 member Board appointed by the Environmental Control Board to hear appeals under this Rule.
8. "Environmental Control Board," is the Board consisting of the 7 members of the Board of County Commissioners, which adopts, reviews and amends ordinances and rules under Chapter 77-616, Special Acts, Laws of Florida, as amended.
9. "Environmental Control Hearing Board," is the 5 member Board appointed by the Environmental Control Board, pursuant to Chapter 77-616, Special Acts, Laws of Florida, as amended, to conduct hearings on **alleged violations of this Rule.**
10. "Environmental Control Officer," is the person appointed by the Environmental Control Board under Chapter 77-616, Special Acts, Laws of Florida, as amended.

11. "Establishment," means a single structure or a group of structures other than a single family residence on one or more parcels of land with common access, parking, drainage facilities and/or water supply.
12. "Flooding," means a covering of soil surface or pavement by water from any source, such as streams overflowing their banks, runoff from adjacent or surrounding slopes, elevation of the ground water table exceeding that of the soil surface, inflow from high tides, or a combination of these. Terms also associated with flooding and used elsewhere in this Rule are:
  - a. "Frequent," which means flooding which occurs more than once every 2 years on the average;
  - b. "10 year flood elevation," which means that flood elevation which has a 10 in 100 probability of being equaled or exceeded in any calendar year.
13. "Grease Trap," means a watertight receptacle or reservoir receiving wastewater—from a kitchen or other source containing grease.
14. Industrial, hazardous or toxic waste - wastewater not otherwise defined as domestic sewage waste or commercial sewage waste. Wastewater from floor drains, utility sinks and equipment drains located in buildings in industrial or manufacturing areas, wastewater from commercial laundry facilities with more than 4 self-service machines and wastewater from car and truck washes are included in this definition.
15. "Lot," means the area included within lot lines and intended for lease, transfer of ownership, use or improvements or a combination thereof. The term "lot" includes the term "plot," "parcel" or "tract."
16. "Net Usable Land," means the total area of a parcel less all street, wet areas, canals, R-O-Ws, drainage easements and other impairments to the owner's unrestricted use thereof as a building site.
17. "Non-Potable Well," means a well intended exclusively for irrigation purposes, or for supplying water to a heat pump system or a well for receiving discharge water from a heat pump system.
18. "Onsite Sewage Treatment and Disposal System," means a system of piping, tanks, or treatment devices and a drainfield for treatment and disposal of domestic sewage.
19. Potable water well - a source of water used for drinking, culinary or domestic purposes. The following classifications of potable wells are used in this Rule. A single rental residence is included in this category so that a maximum of three non-rental residences and one rental residence can be supplied by a single private potable well.
  - a. Private potable well - a well used only by four or fewer non-rental residences.
  - b. Public drinking water well - a well serving any drinking water system other than private water system. Public systems are classified in the following manner.
    - (1) Community public water system - as defined in subsection 403.852(3), F.S. such water system serves a year-round residential population of at least 25 people per day or has a minimum of 15 year-round residential service connections.
    - (2) Non-community public water system - as defined in subsection 403.852(4), F.S. such water system serves a transient population of at least 25 people per day at least 60 days per year or has a minimum of 15 non-residential service connections.
    - (3) Non-transient non-community public water system - as defined in subsection 403.852(17), F.S., such water system is not a community water system, but is a system that regularly serves at least 25 of the same people for over 6 months of the year.
    - (4) Limited Use public water system - a public water system not regulated by the Florida Safe Drinking Water Act or Rule 62-550, 62-555, or 62-560 of the Florida Administrative Code and further specified as limited use commercial public water system which provides piped potable water to one or more non-residential establishments and limited use community public water system which provides piped potable water to five or more private residences or two or more rental residences.
20. "Repair," means modification or addition to a failing onsite sewage treatment and disposal system which is necessary to allow the system to function or which is necessary to eliminate a public health or pollution hazard. Pumping of septage from a system and making minor structural corrections to a tank or building sewer do not constitute repair.

21. "Septage," means a mixture of sludge, fatty material and wastewater removed during the pumping of onsite sewage treatment and disposal system, grease traps, laundry interceptors and portable toilets.
22. "Septic tank," means a watertight receptacle constructed to promote separation of solid and liquid components of sewage, to provide limited digestion of organic matter, to store solids and to allow clarified liquid to discharge for further treatment and disposal in a drainfield.
23. "Septic Tank System," means septic tank, distribution box and drainfield. When pump equipment is utilized, it is also considered part of the septic tank system.
24. "Service Truck," means a vehicle used to pump out the contents of onsite sewage treatment and disposal systems, grease traps, laundry interceptors and/or portable toilets.
25. "Soil Classification," means the soil mantle as classified in accordance with the U. S. Department of Agriculture Soil Classification Methodology.
26. "Soil Limitation Ratings," includes the three rating categories, which are:
  - a. "Slightly Limited," means soils with favorable properties for the use of drainfield systems.
  - b. "Moderately Limited," means soils that have properties moderately favorable for use of a drainfield system. Limitations in this category may be overcome by site alteration involving removal of impervious or too rapidly percolating soil layers, addition of fill, or lowering of high water table through approved drainage methods, or any combination of the above.
  - c. "Severely Limited," means soils which have one or more properties unsuitable for the use of a drainfield system.
27. "Subdivision," means any tract of land divided into three or more lots or parcels, regardless of the method by which the lots or parcels are described.
28. Surface water - a recognizable body of water, including swamp or marsh areas, bayheads, cypress ponds, sloughs and natural or constructed ponds contained within a recognizable boundary. This does not include storm water retention or detention areas designed to contain standing or flowing water for less than 72 hours after a rainfall.
29. "Temporary," means a single period or an accumulation of periods not exceeding 120 total days in any 365 day period.
30. "Unobstructed Land" means that area on a lot or property which does not contain structures or other hindrances which would affect the installation, operation and/or maintenance of an onsite sewage treatment and disposal system. This includes, but is not limited to, pools, playgrounds, concrete slabs, trees, building, driveways, parking areas and tennis courts.
31. "Water Table Elevation," means the upper surface of the groundwater or that level below which the soil or underlying rock material is saturated with water. Water table elevation is measured from the soil surface down or up to the free water level.
32. "Wettest Season" means that period of time each year in which the groundwater table elevation can normally be expected to be at its highest elevation.
33. "Wellfield" means an area of land which contains more than one potable well that is designed for a pumping rate of at least 100,000 gallons per day. [Ord. No. 97-14]

### SECTION 3. GENERAL PROVISIONS FOR CONSTRUCTION, USE AND ABANDONMENT OF ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS

1. No onsite sewage treatment and disposal system shall be installed, modified, abandoned or repaired without first obtaining a permit, or used without obtaining approval from the Department.
2. No municipality or political subdivision of the State, including Palm Beach County, shall issue a building or **plumbing permit for any building requiring the use of an onsite sewage treatment and disposal system unless** the owner or builder has received a permit for such system from the Department. No municipality or political subdivision of the state should issue an occupational license to an owner or tenant of a building or otherwise

allow an individual or business to relocate into or within an area zoned or used for industrial or manufacturing purposes or its equivalent until the owner or tenant has received written approval from the department. Approval shall state that the onsite sewage treatment and disposal system serving the business has been evaluated, is not expected to receive toxic or hazardous waste and is adequately designed to meet the sewage treatment and disposal needs of the business.

3. Buildings used or intended for human occupancy, employment or service to the public and locations where persons congregate shall provide toilets connected to an approved sewage waste disposal system. Also, property or location where persons congregate and are employed, or where property is used by the public for temporary and short periods of duration, such as construction sites, fairs, carnivals, revivals, field locations of agricultural workers, encampments or other use, shall be provided with portable toilets or other approved toilet facilities. The number of toilet facilities to be provided shall be in accordance with the local plumbing code, other applicable local regulations and the Florida Administrative Codes. Establishments with permanent structures shall not rely upon systems designed for temporary use as the primary means of wastewater treatment and disposal.
4. Sewage wastes and effluents from an onsite sewage treatment and disposal system shall not be allowed to surface onto the ground and shall not be discharged into or permitted to enter streams, surface waters, underground aquifers, ditches or drainage structures.
5. No building or premises shall be occupied, sub-let or leased unless provided with an approved sewage disposal system.
6. Total waste flow from any one establishment, whether a single structure or group of structures, shall be centrally collected for treatment and disposal.
7. Wastewater generated by industrial or commercial establishments shall not be discharged into an onsite sewage treatment and disposal system if the characteristics of the waste are such that it would cause malfunctioning of the onsite sewage treatment and disposal system and/or contamination of the ground water. Wastewater from such establishments shall be treated and disposed of in accordance with the State of Florida Department of Environmental Protection requirements.
8. Treatment and disposal of the wastewater from a building or establishment shall be in compliance with Florida Department of Environmental Protection standards and rules when any one of the following conditions exist:
  - a. Sewage or wastewater contains industrial, toxic or hazardous waste.
  - b. An area is zoned for industrial or manufacturing use, or its equivalent, where there is a likelihood the system may be used for disposing of wastes which are not domestic wastes.
9. Any existing and previously approved system which remains in satisfactory operating condition shall remain valid for use under the terms of the rule and permit under which it was approved. If the use of a building is changed or if additions or alterations to a building are made which will increase sewage flow or change sewage characteristic, any onsite sewage treatment and disposal system serving such building shall be upgraded to comply with the provisions and requirements of Rule 10D-6, F.A.C.
10. Any onsite sewage treatment and disposal system used for disposal of domestic sewage, which is designed, constructed, installed, or modified after the effective date of this Rule shall conform to the minimum requirements and provisions of this Rule. Should an emergency or epidemic occur, the Department may approve temporary systems for waste disposal which may differ from standards set forth in this Rule, as long as the Department supervises the operation of the temporary system.
11. Any existing onsite sewage treatment and disposal system installed under previous rules and regulations which becomes non-conforming with this Rule for conditions or purpose as approved and which has not been placed in use for a period of one year or more, shall be deemed unapproved and its use for such purpose prohibited.

12. Whenever an approved sanitary sewer is made available under the conditions set forth in Section 8 (1) of this Rule, any onsite sewage treatment and disposal system shall be abandoned and the sewage wastes from the residences or building discharged to the sanitary sewer within 90 days thereafter.
13. When the use of an onsite sewage treatment and disposal system is discontinued, it shall be abandoned and its further use for any purpose prohibited. An abandoned septic tank shall be (a) pumped out, (b), the bottom suitably opened or ruptured so as to prevent the tank from retaining water, and (c) filled with clean sand or other suitable material, the actions being taken in the order listed.
14. It shall be the duty of the Department to conduct such technical inspections as are reasonable and necessary to determine compliance with the provisions of this Rule.

#### SECTION 4. PERMIT, PERMIT CONDITIONS AND APPROVALS

1. An onsite sewage treatment and disposal system shall not be installed, modified, abandoned or repaired until a valid permit has been obtained from the Department. Permits issued for new construction shall expire after eighteen months from the date of issuance if the system has not been installed. However, if building construction has commenced, the system construction permit shall be extended 90 days beyond the eighteen month date. Permits for system repairs shall be issued in accordance with Rule 10D-6, F.A.C.
2. If the Department determines that the disposal of certain wastes into the onsite sewage treatment and disposal system may interfere with the proper functioning of the system, the Department may specify on the permit those conditions that are appropriate for the proper functioning of the system. Upon request of the Department, the permit and conditions shall be recorded in the public records of Palm Beach County at the permittee's expense.
3. The onsite sewage treatment and disposal system shall not be used or covered with earth before it has passed an inspection by the Department and a notice of approval has been issued. Should the installer or general contractor fail to notify the Department prior to covering the system, the Department shall require that the system be uncovered for inspection. If the system is approved, the Department shall issue a notice of approval to the owner and, when appropriate, to the Building Department. A building or structure shall not be occupied until a notice of approval has been issued by the Department. System inspection requirements as specified in Rule 10D-6, F.A.C. shall be adhered to.

#### SECTION 5. METHOD OF APPLICATION AND DATA REQUIRED ON APPLICATION FOR AN ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM FOR A SINGLE LOT OR PARCEL.

1. The application and supporting data required for approval of an onsite sewage treatment and disposal system for a single lot or parcel of property shall be submitted to the Department by the owner or his authorized representative, or a contractor licensed under Chapter 489., Florida Statutes. The completed application form shall be submitted together with the following:
  - a. A site plan of the property drawn to scale, showing the following:
    - 1) Property boundaries with dimensions.
    - 2) Easements.
    - 3) Location of all existing and proposed buildings.
    - 4) Location of all wells.
    - 5) Location and layout of treatment receptacle and drainfield.
    - 6) Unobstructed area available for the installation of the onsite sewage treatment and disposal system.
    - 7) Potable and non-potable water lines.
    - 8) Driveways.
    - 9) Parking areas.
    - 10) Walkways.

- 11) Swimming pools.
  - 12) Storm water drainage system.
  - 13) Surface water such as ponds, (existing or proposed), lakes, streams, ditches, canals or wet areas.
  - 14) Location and elevation of soil profiles.
  - 15) Benchmark on or adjacent to the property.
  - 16) Location of wells, onsite sewage treatment and disposal facilities or other pertinent features on adjacent properties if the features are within 200 feet of the proposed onsite sewage treatment system or well.
  - 17) The site plan shall also indicate the presence of any marsh area, mangroves, cypress and wetland vegetation on the property or on adjacent properties.
- b. For residences, a floor plan showing the number of bedrooms and the building area of each dwelling unit.
  - c. In cases where there is a drastic variation in the elevation of the lot, a topographical map of the property must be submitted.
  - d. At least two soil profiles delineating the textural classification and Munsell color of the native soil at the beginning and end of the soil absorption area to a minimum depth of 6 feet or refusal in accordance with USDA Soil Classification Methodology.
  - e. The existing water table elevation and the estimated wettest season water table elevation.
2. The owner shall be held responsible for all information supplied to the Department. The application and supporting data serve as the basis for the issuance of a construction permit. In the event of a change in any material fact given in the application which served as a basis for issuing a construction permit, the owner shall immediately file an amended application detailing such changed conditions. If the new conditions are in compliance with the standards in this Rule, the construction permit shall be amended. If the new conditions are not in compliance with the standards of this Rule, the permit shall be revoked.
  3. The supporting data must be prepared by an engineer and land surveyor registered in the State of Florida, as specified in Rule 10D-6, F.A.C. The site plan must be prepared by a professional land surveyor registered in the state of Florida. The soil classification and system design shall be performed by a professional engineer registered in the state of Florida with training in soils. When fill soils are used, the Department may require that soils be classified by a certified soils engineering testing laboratory registered in the State of Florida.
  4. If the application is for a lot that is exempt under Section 7(5) documentation shall be submitted to substantiate the existence of the lot prior to January 1, 1972. Documentation shall be:
    - a. A survey, map, plat or drawing prepared by a professional land surveyor licensed in the State of Florida, or
    - b. A survey, map, plat or drawing registered with the Department of Business and Professional Regulation, Division of Land Sales, or
    - c. A property tax receipt, or
    - d. A deed, or
    - e. An agreement for deed.

**SECTION 6. METHOD OF APPLICATION AND DATA REQUIRED ON APPLICATION FOR ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS FOR A SUBDIVISION.**

1. The application and supporting data required for approval of the use of onsite sewage treatment and disposal systems for a subdivision shall be submitted to the Department by the owner or his authorized representative. The supporting data must be prepared by a licensed surveyor or engineer, as appropriate, and shall include:

- a. A plan of the subdivision clearly drawn to scale, showing lot and block arrangements, lot dimensions with all lots numbered and net area of each lot.
- b. A topographical map with contour interval to indicate surface configurations, including slopes, streams, or water courses, bodies of water, low, wet, or marshy land and lots on which any fill is to be made.
- c. A general site location map for reference identification of the area.
- d. The proposed drainage plans certified by the preparer as being in compliance with existing district drainage plans as approved by the local drainage authority, Palm Beach County Engineering Department and the South Florida Water Management District, as applicable.
- e. South Florida Water Management District staff report and permit for the proposed drainage system, if applicable.
- f. The natural soil profile delineating soil classification to a depth of 6 feet or refusal for a representative number of test sites for at least 10% of the number of lots, for which the minimum information provided is the upper and lower horizon boundaries. Munsell color of the horizon and its components and USDS soil texture; using USDA Soil Classification methodology as described in chapter 3 of the Soil Survey Manual, United States Department of Agriculture, Handbook No. 18, October 1993, herein incorporated by reference. Where the replacement of severely limited soil is proposed, soil profiles shall be performed to a minimum depth of 6 feet or to the depth of the slightly or moderately limited soil layer lying below the replaced layer, whichever is greater.
- g. Water table elevations as existing and for the wettest season, based on M.S.L. datum.
- h. All dedicated R-O-W or recorded easements proposed for use in the installation of onsite sewage treatment and disposal or water system.
- i. Proposed sewer utility easements and rights-of-way shall be included on the subdivision.
- j. If private wells are to be used, submit evidence to the Department that the groundwater is of satisfactory quality and is not threatened by a source of contamination.

## SECTION 7. STANDARDS FOR APPROVAL OF AN ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM.

In considering applications for permitting construction of an onsite sewage treatment and disposal system, the Department shall be governed by the following standards except for special provisions set forth in Sections 7(5), and 7(7):

1. The lot, unless exempt under Section 7(5) shall have a minimum net usable land area of:
  - a. ½ acre if the water supply is by means of a community well.
  - b. 1 acre if the water supply is by means of an onsite well.
2. The drainfield invert shall be a minimum of 30 inches above the wettest season water table elevation.
3. Systems shall be placed no closer than the minimum distances required under Rule 10D-6, F.A.C. except for lots addressed under Section 7(7):
4. Suitable, unobstructed land shall be available for the installation and proper functioning of drainfields as required under Rule 10D-6, F.A.C.
5. Parcels or tracts of land for which documentation has been submitted in accordance with Section 5(4) to substantiate existence prior to January 1, 1972 shall be exempt from the lot size requirements of Section (1) as long as a zoning special exception has not been granted or a change in zoning has not been made; provided, however, that neither a zoning change which does not increase the permitted residential density of units on the parcels or tracts nor a zoning change initiated by action of Palm Beach County shall be deemed **to divest the parcels or tracts of the exemption provided hereby.**



6. The following additional restrictions apply to onsite sewage treatment and disposal systems that are proposed within the 210 day travel time contour of an existing or proposed wellfield. These restrictions apply to requests for permits on individual lots, existing subdivisions and new subdivisions. (The zones of influence are indicated on the Palm Beach County Wellfield protection maps).

TRAVEL TIME (Days)	MAXIMUM SEWAGE LOADING (Gallons/acre/day)
Less than or equal to 30. <b>(Zone one)</b>	350
Greater than 30, but less than or equal to 210. <b>(Zone two)</b>	600

7. The following standards shall apply when the soil profile, as required under Section 5 (1) (d) of this Rule, shows the presence of hardpan or bedrock or of soils classified as sandy clay loam, clay loam, silty clay loam, sandy clay, silty clay, clay and organic soils. The Palm Beach County Soil Survey prepared by the United States Department of Agriculture Soil Conservation Service or other available data may be used by the Department to determine the presence of the above noted soils.
- The maximum sewage loading shall not exceed 450 gallons per acre per day.
  - The onsite sewage disposal system shall be placed no closer than the minimum distances indicated for the following:
    - 100 feet from private and limited use wells.
    - 200 feet from a non-community well.
    - 500 feet from a community well.
    - 75 feet from a non-potable water well.
    - 100 feet from the high water line of lakes, streams, canals or other surface waters of overflow.
8. When an automatic dosing system is required in accordance with Rule 10D-6, F.A.C., two pumps shall be required for commercial use when the estimated establishment sewage flow exceeds 500 gallons per day and for multiple family residential use where three or more units are proposed. A placard on the dosing pump panel must be provided indicating the following:
- Name and phone number of person to contact in case of emergency.
  - Name and phone number of septic tank company to call for pumpout in case of overflow.

#### **SECTION 8. CONDITIONS UNDER WHICH ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS SHALL NOT BE APPROVED.**

An onsite sewage treatment and disposal system shall not be approved:

- Where an existing sanitary sewer is available. A municipal or investor-owned sewerage system shall be deemed available for connection if the following conditions exist:  
The system is not under a Department of Environmental Protection moratorium, and the sewerage system has adequate hydraulic capacity to accept the quantity of sewage to be generated by the proposed establishment; and the existing sewer line is within the following distance from the property:
  - For estimated sewage flows of 600 or fewer gallons per day, if a sewer line exists in a public easement or R-O-W which abuts the property or is within 100 feet of the property and if gravity flow can be maintained from the building drain to the sewer line.
  - For estimated sewage flows exceeding 600 gallons per day to 1,200 gallons per day, if a sewer line, gravity or force main exists in a public easement or R-O-W ~~which is within 100 feet of the property.~~
  - For estimated sewage flows greater than 1,200 gallons per day to 2,500 gallons per day, if a sewer line, gravity or force main exists in a public easement or R-O-W which is within 500 feet of the property.

- d. For estimated sewage flows greater than 2,500 gallons per day to 5,000 gallons per day, if a sewer line (gravity or force main) exists in a public easement or R-O-W which is within 1,000 feet of the property.
2. Where the property is located in an area that is subject to frequent flooding.
3. For lots in a subdivision where the approved drainage has not been constructed in accordance with the requirements of the South Florida Management District and/or the Palm Beach County Engineering Department.
4. For treatment and disposal of industrial hazardous or toxic wastes.
5. For commercial establishments where food is processed, handled, prepared or served. This restriction does not apply to retail or prepackaged food stores and to convenience stores where food service is limited to coffee, soft drinks and hot dogs.

## SECTION 9. HANDLING OF SEPTAGE

Collection, treatment and disposal of septage shall be in accordance with Rule 10D-6, Florida Administrative Code. No person(s) or corporation shall engage in the business of servicing septic tanks, grease traps, portable toilets or other treatment receptacles without first obtaining an annual license from the Department. The issuance of the license would be based upon compliance with the provisions of Rule 10D-6, Florida Administrative Code.

## SECTION 10. PROHIBITIONS

1. It is prohibited for any person to construct, keep, use or maintain a privy from which human waste is deposited on the surface of the ground or over waters of the State.
2. No person shall manufacture, sell or install an onsite sewage treatment and disposal system unless in compliance with the requirements of this Rule.
3. It is prohibited to drain sewage wastes or septic tank effluent into cesspools or drywells as means of disposal.
4. Organic chemical solvents shall not be advertised, sold or used in the county for the purpose of degreasing or declogging onsite sewage disposal systems.

## SECTION 11. INCORPORATION BY REFERENCE OF RULE 10D-6, FLORIDA ADMINISTRATIVE CODE

Rule 10D-6, Florida Administrative Code as may be amended from time to time and all amendments hereto, is hereby incorporated by reference including, but not limited to, application and permitting procedures, systems design and construction standards, system sizing, system setback requirements, septage disposal, system maintenance and fee schedule unless higher in county fee ordinance. In the event of a conflict between the provision of Rule 10D-6 and this Rule, the more restrictive provision shall apply.

## SECTION 12. ENVIRONMENTAL APPEAL BOARD

1. The Environmental Appeal Board, which was established by the Environmental Control Board on May 26, 1987, to hear appeals from certain requirements, interpretations or determinations of this Rule made by the Palm Beach County Health Department or the Environmental Control Officer shall continue to hear appeals. The members of the Environmental Appeal Board shall have the following qualifications and terms of office:
  - a. Members shall be residents of Palm Beach County and shall serve three year terms. However, the first term of the water resource professional and the drinking water engineer shall be for two years, but said ~~terms shall be for three years thereafter.~~
  - b. The membership shall be as follows:

- 1) A professional engineer, nominated by the American Society of Civil Engineers, Palm Beach Branch.
  - 2) A water resource professional employed by the South Florida Management District.
  - 3) A drinking water engineer employed by the Department of Environmental Protection.
  - 4) A person nominated by the Home Builders and Contractors Association.
  - 5) A citizen not holding elective office. However, after the citizen has served one term, the citizen shall be replaced by an attorney nominated by the Palm Beach County Bar Association.
- c. The members of the Environmental Appeal Board shall elect a chairman. The presence of three or more members shall constitute a quorum of the Environmental Appeal Board. A majority vote of the membership shall be necessary to take any action. Members shall serve without compensation.
- d. Conduct of hearing:
- 1) Hearings may be called by the chairman or by written notice signed by at least three members of the Environmental Appeal Board. At any hearing, the Environmental Appeal Board may set a future hearing date.
  - 2) Minutes shall be kept of all hearings. The Environmental Appeal Board shall keep accurate records of its public hearings, which shall be filed, together with its minutes, in the Environmental Control Office.
- e. The Environmental Control Board shall provide adequate and competent clerical and administrative personnel as may be required by the Environmental Appeal Board for the proper performance of its duties.

## SECTION 13. APPEALS

1. Persons aggrieved by a requirement, interpretation or determination of this Rule made by the Palm Beach County Health Department or the Environmental Control officer may appeal to the Environmental Appeal Board by filing a written notice of appeal, with the Environmental Control Officer within 30 days from the determination to be appealed. The notice shall be accompanied by a certified check or money order, made payable to the Palm Beach County Health Department to defray the cost of processing and administering the appeal. The fee for filing the appeal shall be non-refundable and in the following amounts:
  - a. \$100.00 for a single family residence
  - b. \$125.00 for all others, including, but not limited to, multiple family, commercial or subdivisions.However, no appeal shall be filed which requests relief from the construction standards required under Rule 10-D-6, F.A.C.
2. Each notice of appeal shall state the factual basis for the appeal and the relief requested. There shall be attached to each notice supportive materials and documents, including the information listed in Exhibits I or II, if applicable to the appeal. The Environmental Appeal Board may require such additional information as it deems necessary. A separate notice of appeal must be filed for each site or system considered for an appeal. Required supporting documentation for the appeal must be filed with the Department of Environmental Control Office with the notice of appeal. The burden of presenting supportive facts in the notice of appeal shall be the responsibility of the person filing the appeal. The person filing the appeal shall have the burden of proving that he/she is entitled to relief. The Department and/or the Environmental Control Officer shall defend all appeals before the Environmental Appeal Board.
3. The person filing the appeal shall also submit to the Environmental Control Officer a list of the names and addresses of every property owner who may be affected by the granting of the appeal in the following cases:
  - a. The proposed onsite sewage treatment and disposal system fails to meet the minimum distance required between the system and a well, as provided by this Rule; or
  - b. The proposed onsite sewage treatment and disposal system is within 5 feet of a neighboring lot; or

- c. The proposed onsite sewage treatment and disposal system is within 50 feet of a water body on a neighboring lot.
4. A hearing on the appeal shall be set within sixty (60) days of receipt of the notice of appeal by the Environmental Control Officer. This provision does not mean that the applicant is entitled to a hearing on the first available agenda following receipt of the notice of appeal.
5. Formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings. All testimony shall be under oath. Irrelevant, immaterial or unduly repetitious evidence shall be excluded; but all other evidence of a type commonly relied upon by reasonably prudent persons shall be admissible, whether or not such evidence would be admissible in the trial courts of Florida. Hearsay evidence may be used for the purpose of supplementing or explaining other evidence, but it shall not be sufficient in itself to support a finding unless it would be admissible over objection in civil actions.
6. The parties shall have the following rights: to be represented by counsel; to call and examine witnesses; to introduce exhibits; to cross-examine witnesses on any relevant matter, even though the matter was not covered in direct examination; and to rebut evidence.
7. The Environmental Appeal Board shall hear and consider all facts material to the appeal and shall issue findings of fact based upon the greater weight of the evidence and shall issue an order affording the proper relief consistent with the powers granted herein. The findings and order shall be by motion approved by a majority of those members present and voting.
8. In order to grant an appeal authorizing a sewage treatment and disposal system on a single lot, the Environmental Appeal Board must find that:
  - a. because of special factors, which may include economic factors, the applicant is unable to comply with this Rule and
  - b. the onsite sewage treatment and disposal system complies with current construction standards; and
  - c. The granting of the appeal is the minimum alternative that will make possible the reasonable use of the land, structure or building; and
  - d. The granting of the appeal is consistent with the general intent, purpose and requirements of Palm Beach County laws and ordinances; and
  - e. The grant of the appeal will not be injurious to the area involved or to the public health and general welfare.
9. In order to grant an appeal authorizing onsite sewage treatment and disposal systems in subdivisions containing lots smaller than those required under this Rule, the Environmental Appeal Board must additionally find:
  - a. That for a proposed subdivision to be served by individual private wells, each lot has at least ½ acre, with a minimum dimension of 100 feet and that said subdivision contains no more than 50 lots; or that for the proposed subdivision to be served by a public water system, each lot has at least 1/3 acre with a minimum dimension of 75 feet and that said subdivision contains no more than 100 lots; and
  - b. That satisfactory ground water can be obtained if an individual private well is to be used; and
  - c. That all distance and setbacks, soil conditions, water table elevations and other related requirements of this Rule and Rule 10D-6, Florida Administrative Code, are met; and
  - d. That the proposed subdivision does not represent sequential development of contiguous subdivisions, the purpose of which is to avoid the requirements of Section 13 (9) (a) of this Rule; and
  - e. That a municipal, county or investor-owned public sewerage system is not available contiguous to the proposed subdivision or within ½ mile thereof with public R-O-W accessibility; and
  - f. That the proposed plat contains notification that the lots must be connected to a municipal, county or investor-owned water supply and/or sewerage system within ninety (90) days from the date such system becomes available; and
  - g. That the proposed density of the subdivision is consistent with the density recommended in the Land Use Plan of Palm Beach County or in the Land Use Plan of the appropriate municipality; and

- h. That the developer has made every reasonable effort to obtain public water and sewer; and
  - i. That dry water and/or sewer lines are to be installed by the developer and that the developer will establish an escrow account to pay for the cost of connection when water and/or sewer becomes available, or that the installation of the same is not feasible from a technical or economic standpoint; and
  - j. That onsite, water and/or sewage treatment facilities are not feasible from a technical or economic standpoint; and
  - k. That the proposed development will consist of no more than one single family residence per lot; and
  - l. That land uses surrounding and adjacent to the proposed subdivision and soil qualities of the area do not indicate that the area's health is endangered by an inordinate proliferation of septic tanks.
10. Provided that the factual findings specified in subsection (8) or (9) are made, the Environmental Appeal Board may reverse, modify or affirm, wholly or partly, the requirement, interpretation or determination made by the Palm Beach County Health Department or the Environmental Control Officer. In granting an appeal, the Environmental Appeal Board may prescribe appropriate conditions and safeguards consistent with this Rule. Violation of such conditions and safeguards, when made a part of the terms under which the appeal is granted, shall be deemed a violation of this Rule. The Environmental Appeal Board may also prescribe a reasonable time within which the action for which the appeal is granted shall be started or completed or both. Any decision of the Environmental Appeal Board shall be in the form of written order.
11. If there is a change in facts or circumstances supporting a request for relief after an order granting relief has been issued, then the applicant shall notify the Department. The Department may request the Environmental Appeal Board to revoke or amend the order.
12. Except where the relief granted is to exempt an applicant from the requirement to connect to a sanitary sewer under Section 8 (1), any relief granted shall automatically terminate upon the availability of sewer service to the lot or parcel. Unless otherwise provided in an order issued pursuant to Section 13 (10), relief granted under this Rule shall automatically lapse if action for which the appeal was granted has not been initiated within one (1) year from the date of granting such appeal by the Environmental Appeal Board or, if judicial proceedings to review the Environmental Appeal Board's decision shall be instituted, from the date of entry of the final order in such proceedings, including all appeals.
13. The decision of the Environmental Appeal Board shall be final administrative action. Any party or interested person may appeal a decision of the Environmental Appeal Board to the Circuit Court of Palm Beach County. Such appeal shall be filed within 30 days of the execution of the Environmental Appeal Board's order.
- [Ord. No. 97-14]

#### SECTION 14. VIOLATIONS, ENFORCEMENT PENALTIES, INSPECTIONS.

1. **Violations, Enforcement and Penalties.** It is unlawful for any person to violate any provisions of this Rule or any duly constituted order of the Palm Beach County Environmental Control Hearing Board enforcing this Rule. Such violations shall be punished according to the provisions of Chapter 77-616, Special acts, Laws of Florida, as amended from time to time.
2. **Inspections.** It shall be the duty of the County Health Director or his authorized representative to conduct such inspections as are reasonable and necessary to determine compliance with the provisions of this Rule.

#### SECTION 15. JUDICIAL REVIEW.

Any person aggrieved by an action or decision of the Palm Beach County Environmental Appeal Board may seek **judicial review** in the Circuit Court for Palm Beach County.

**SECTION 16. APPLICATION.**

This Rule shall apply to all the incorporated and unincorporated areas of Palm Beach County, Florida.  
[Ord. No. 96-28]

(This space intentionally left blank)

**ECR I**  
**Exhibit I**  
**INFORMATION REQUIRED FOR AN APPEAL FOR AN INDIVIDUAL LOT**

Eight copies of the following information prepared by an engineer or land surveyor registered in the State of Florida must be submitted with the notice of appeal:

- I. Floor Plan
- II. A site plan drawn to scale showing:
  - A) Boundaries with dimensions
  - B) Elevations or slope of land
  - C) Location of building(s)
  - D) Location and layout of septic tank
  - E) Location and layout of drainfield
  - F) Location of potable water supply lines
  - G) Location of well
  - H) Location of public sewers
  - I) Location and elevation of percolation test
  - J) Location of septic tank, drainfield and well on adjacent properties (sides, front and rear)
  - K) Location of driveways, parking and walkways
  - L) Benchmark on or adjacent or property
- III. The site plan must indicate the following (related to the system):
  - A) Distance from private well
  - B) Distance from public well
  - C) Distance of septic tank and drainfield from building
  - D) Distance of septic tank and drainfield from property line
  - E) Distance from water supply lines
  - F) Distance to high water line of lakes, canals, streams, etc.
- IV. Two soil profiles to six feet (in drainfield area) indicating the soil classification and showing the existing water table and the estimated wettest season water table.  
[Ord. NO. 96-28]

(This space intentionally left blank.)

**SEC. 16.2 DRINKING WATER SUPPLY SYSTEMS -- (ENVIRONMENTAL CONTROL RULE II)****SECTION 1. TITLE**

This rule shall be designated as "Palm Beach County Environmental Control Rule II - Drinking Water Supply Systems."

**SECTION 2. PURPOSE**

The provisions of this Rule prescribe the minimum standards for the design, construction, installation and operation of all water supply systems from which water is used for human consumption, culinary, sanitary, domestic, or other purposes.

**SECTION 3. DEFINITIONS**

1. "Adequate Protection by Treatment" means any one or any combination of the controlled processes of coagulation, sedimentation, absorption, filtration, or other processes in addition to disinfection which produces water consistently meeting the requirements of this Rule including processes which are appropriate to the source of supply.
2. "Approved Source," when used in reference to bottled water, means a source, whether it be from a spring, artesian well, drilled well, municipal water supply or any other source, that has been inspected and the water sampled, analyzed, and found to be of a safe and sanitary quality in accordance with provisions of the Rule.
3. "Bottled Water" means water that is sealed in a container or package and is offered for sale for human consumption or other uses.
4. "Bottled Water Plant" means any place or establishment in which bottled water is prepared for sale.
5. "Community Water System" means a water system which serves at least 15 service connections used by year-round residents or which serves at least 25 year round residents.
6. "Confluent Growth" means a continuous bacterial growth covering the entire filtration area of a membrane filter used for coliform detection, or a portion thereof, in which bacterial colonies are not discrete.
7. "Consecutive Water System" means a water supply system which serves at least 15 service connections used by year-round residents or which serves at least 25 year round residents which receives its water from a community water system.
8. "Contaminant" means any physical, chemical biological or radiological substance or matter in water.
9. "Cross-Connection" means any physical arrangement whereby any drinking water supply is connected, directly or indirectly, with any other supply system, sewer, drain, conduit, pool, storage reservoir, plumbing fixture, or other device which contains or may contain contaminated water, sewage or other waste or liquid of unknown or unsafe quality which may be capable of imparting contamination to the drinking water supply as the result of backflow. Bypass arrangements, jumper connections, removable sections, swivel or changeable devices and other temporary or permanent devices through which or because of which backflow could occur are considered to be cross-connections.
10. "Department" means the Palm Beach County Health Department.
11. "Environmental Appeal Board" is the five (5) member Board appointed by the Environmental Control Board to hear appeals under this Rule.
12. "Environmental Control Board" is the Board consisting of the seven (7) members of the Board of County Commissioners, which adopts, reviews and amends ordinances and rules under Chapter 77-616, Special Acts, Laws of Florida, as amended.



13. "Environmental Control Hearing Board "is the five (5) member Board appointed by the Environmental Control Board, pursuant to Chapter 77-616, Special Acts, Laws of Florida, as amended, to conduct hearings on alleged violations of this Rule.
14. "Environmental Control Officer" is the attorney(s) appointed by the Environmental Control Board under Chapter 77-616, Special Acts, Laws of Florida, as amended.
15. "Ground Water" is a source of water existing below the surface of the ground and not exposed to the atmosphere.
16. "Health Threat" means any condition, device or practice in a water supply system or its operation which creates or may create an imminent or substantial danger to the health and well-being of the water consumer.
17. "Limited Use Public Water Systems" means a public water supply system not covered or included in the Florida Safe Drinking Water Act, which is further defined as either:
  - a. "Limited Use Commercial Public Water Supply System" serves one or more non-residential establishments and provides piped potable water or,
  - b. "Limited Use Community Public Water Supply System" serves five or more private residents or two or more rental residences and provides piped potable water.
18. "Maximum Contaminant Level" means the maximum permissible level of a contaminant in water which is delivered to any user of a water supply system.
19. "Maximum Day" means the highest day of water consumption within any 24 hour period from midnight to midnight excluding fire flow.
20. "Non-Community Water System" means a water system for provision of piped water under pressure for human consumption, culinary, sanitary or domestic purposes that serves at least 25 individuals daily at least 60 days out of the year but is not a community water system.
21. "Non-transient non-community water system" means a water supply system for provision of piped water under pressure for human consumption, culinary, sanitary or domestic purposes that regularly serves at least 25 of the same persons over six (6) months per year but is not a community water system.
22. "Onsite sewage treatment and disposal system" means a septic tank system or other treatment system as defined in Chapter 10D-6, F.A.C.
23. "Person" means any individual, corporation, company, association, partnership, state, subdivision of the state, municipality or federal agency.
24. "Private Water System" means a well, spring, cistern or other similar source of water and appurtenances of piped potable water for human consumption and other domestic purposes serving four or fewer non-rental residences.
25. "Sanitary Survey" means onsite review of the water source, facilities, equipment, operation and maintenance of a public water system to evaluate the adequacy of such source, facilities, equipment, operation and maintenance for producing and distributing safe drinking water.
26. "Supplier of water" means any person who owns or operates a water supply system.
27. "Surface Water" means a source of water existing above the surface of the ground and exposed to the atmosphere.
28. "Too Numerous to Count (TNTC)" means equal to or greater than 200 non-coliform bacteria per 100 ml of sample.
29. "Water Supply System" or "Water Supply Facility" or "Water System" or "Water Facility," means any or all works and auxiliaries for collection, treatment, storage and distribution of water from the source or sources of supply to the consumer or processing plants including ice-making vending machines, water vending machines and bottled water plants.
30. "Water Well," means any excavation that is drilled, cored, bored, washed, driven, dug, jetted or otherwise constructed when the intended use of such excavation is to ~~conduct groundwater from a source bed to the~~ surface by pumping or natural flow. [Ord. No. 97-14]

**SECTION 4. GENERAL PROVISIONS**

1. A single water supply system shall be constructed for any new structure, lot or facility containing more than one building with common access parking.
2. All fees charged for the administration of this Rule shall be in accordance with the fee schedule pursuant to Ordinance No. 92-23 and the amendments thereto.
3. All buildings used or intended for human occupancy, employment or service to the public shall be provided with piped water under pressure from a water system which complies with the provisions of this Rule. Bottled water shall not be considered an acceptable substitute for such a water system.
4. Request for Department approval on zoning, site plan and subdivision matters for building permits shall be reviewed in light of this Rule.
5. This rule applies to both new and existing water systems unless the section states otherwise.

**SECTION 5. WATER QUALITY REQUIREMENTS**

The ultimate concern of a public drinking water program is the quality of piped water for human consumption when the water reaches the consumers. The following rules establish the maximum contaminant levels for the water within public water systems. Public water systems shall not exceed the maximum contaminant levels established.

1. "Primary Drinking Water Standards Maximum Contaminant Levels." These standards are as specified in Chapter 62-550 F.A.C. and 10D-4 F.A.C. as applicable.
2. Maximum contaminant levels for secondary inorganic contaminant. The maximum contaminant levels for secondary inorganic contaminants are applicable to community water systems only and are as specified in Chapter 62-550 F.A.C.

**SECTION 6. WATER MONITORING REQUIREMENTS**

1. Microbiologicals and chlorine residual monitoring of water systems shall be provided by the supplier of water as specified in Chapter 62-550, F.A.C. or Chapter 10D-4 F.A.C., as applicable.
2. Primary inorganic chemicals monitoring on water systems shall be provided by the supplier of water as specified in Chapter 62-550 F.A.C.
3. Primary organic chemicals monitoring on water systems shall be provided by the supplier of water for community water systems as specified in Chapter 62-550 F.A.C.
4. Monitoring for physical contaminants shall be provided by the supplier of water for community and non-transient non-community water systems as specified in Chapter 62-550 F.A.C.
5. Monitoring for radionuclides shall be provided by the supplier of water for community water systems and non-transient non-community water supply systems as specified in Chapter 62-550 F.A.C.
6. Monitoring for secondary inorganic contaminants in community water systems shall be provided by the supplier of water as specified in Chapter 62-550 F.A.C.
7. Monitoring for trihalomethanes, volatile organics and synthetic organics shall be provided by the supplier of water for water systems as specified in Chapter 62-550 F.A.C.
8. Consecutive, community and non-transient non-community water systems shall provide microbiological and chlorine residual monitoring as specified in Chapter 62-550 F.A.C.
9. Community water systems shall monitor for volatile and synthetic organics including pesticides and herbicides as specified in Chapter 62-550 F.A.C.

10. Community and non-transient non-community water systems shall monitor for the following from each raw water source or well semi-annually:
  - Calcium, Ca
  - Chloride, Cl
  - Color
  - Iron, Fe
  - Nitrate, NO<sub>3</sub>
  - pH (Field)
  - Total dissolved solids
  - Conductivity
  - Total hardness, as CaCO<sub>3</sub>

#### SECTION 7. REPORTING REQUIREMENTS

The Supplier of water of any community, non-community or non-transient non-community water supply system shall comply with the reporting requirements as specified in Chapter 62-550 F.A.C.

#### SECTION 8. NOTIFICATION REQUIREMENTS

1. The supplier of water of any community, non-community or non-transient non-community water system shall comply with the notification requirements as defined in Chapter 62-560, F.A.C.
2. If a limited use public water system fails to comply with an applicable maximum contaminant level or fails to comply with an applicable testing procedure, established in Section 6, the supplier of water shall give notice of such failure to the persons served by the system by fixed signs located at all potable water outlets or connections.
3. In case of breakdown in purification or protective equipment, breaks in main transmission lines, loss of water pressure below 20 p.s.i., abnormal taste or odor, change in treatment, or any interruption of water service to users, or any circumstances which could affect the quality of the drinking water, it shall be the duty of the water supplier to notify the Department within one (1) hour of the occurrence. Notification shall include the following information:
  - a. Description of the problem
  - b. Area affected
  - c. Number of connections or users affected
  - d. Estimated duration of problem
  - e. Method of notification to users.Such information shall also be provided in writing on the monthly operation report.
4. If the water is shut off to the users and/or the water pressure falls below 20 p.s.i., notification shall be given immediately to the users either by written notice or through the media of newspaper, radio or television of the interruption of water service and/or the necessity to boil water. The notice to boil water shall remain in effect until two (2) consecutive days of satisfactory bacteriological sample results have been obtained from the area affected. Samples shall be taken twenty-four (24) hours apart. The department shall notify the water supplier when the boil water notice may be rescinded.
5. Where public fire protection is provided by the mains affected by the interruption, the utility water supplier shall notify the Fire Marshall or the appropriate Fire Department official that an interruption has occurred or will occur.

**SECTION 9. CONSTRUCTION AND DESIGN REQUIREMENTS**

Design Criteria - Approval for construction, extension, expansion or use of any community or non-community non-transient non-community and limited use public water supply system shall be based on the criteria cited below, in Chapter 62-555 F.A.C. in addition to the design criteria specified in Chapter 62-22, F.A.C. and Chapter 40D-4, F.A.C. and the standards considered as modern sanitary engineering practices.

Criteria in the references listed below are incorporated into this code. If any differences in design criteria exists, the more stringent standard shall be used.

1. Lead pipes, solder and flux are prohibited for use in the installation or repair of any drinking water system. This does not apply to leaded joints necessary for the repair of cast iron pipes. Solders and fluxes must contain not more than 0.2 percent lead and fittings not more than 8.0 percent lead.
2. A minimum of two (2) drinking water supply wells and pumps shall be provided for each community water system that will serve 350 or more persons upon completion of construction.
3. All water wells shall be constructed by a water well contractor licensed by the South Florida Water Management District in accordance with Chapter 62-21, F.A.C., Chapter 62-22, or Chapter 40E-3, F.A.C., as applicable.
4. All water wells to be used for drinking purposes except for private water system wells shall be constructed in accordance with Chapter 62-21 and Chapter 62-555 or Chapter 10D-4, F.A.C., as applicable.
5. Private water system wells shall be constructed in accordance with Chapter 40E-3, F.A.C., with the following additions:
  - a. Well head shall be at least 6 inches above finished grade level
  - b. Casing shall be surrounded at grade level by a two inch thick concrete pad extending at least six inches in all directions.
6. Water wells for purposes other than for the supply of drinking water shall be constructed in accordance with Chapter 40E-3, F.A.C.
7. Whenever the pump is not set at the vertical casing, the line between the vertical casing and pump shall be considered an extension of the casing and protected from sanitary hazards in a similar manner as the casing.
8. For community, non-community and non-transient non-community water systems having on-site sewage disposal systems wells shall be located as specified in Chapter 62-555 F.A.C.
9. Limited use public wells shall be placed a minimum distance of 100 feet from any onsite sewage treatment and disposal system.
10.
  - a. Private water wells shall be placed a minimum distance of 75 feet from any onsite sewage treatment and disposal system or brine disposal area.
  - b. 50 feet from any non-drinking water well, pond, canal or other body of water.
  - c. 25 feet from poisoned soils, including but not limited to building foundations.
11. Community, non-community, non-transient non-community and limited use public water wells shall be located a minimum distance of:
  - a. 100 feet from other pollution sources, including but not limited to drainage wells, gasoline or other petroleum product under-ground storage tanks water softener brine disposal areas except as otherwise provided in the Palm Beach County Wellfield Protection Ordinance.
  - b. 100 feet from any non-drinking water well, pond, canal or other body of water unless justified in accordance with Chapter 62-555 F.A.C., but not less than 50 feet.
  - c. 25 feet from poisoned soils, including but not limited to building foundations.
  - d. **500 feet from any sanitary landfill or recognized hazardous or toxic waste site.**
12. Distances shown in 8, 9, 10 and 11 above may be increased if required under Palm Beach County Environmental Control Rule I, Section 8 (7).

13. For limited use public and private water system wells, construction shall be in accordance with criteria specified in Chapter 10D-4 and 40E-3, F.A.C., as applicable.
14. Any waste collection or transmission line within the defined locations defined in the Palm Beach County Wellfield Protection Ordinance shall be constructed in accordance with current American Water Works Association, water main standards, including the passing of the appropriate pressure and leakage tests.
15. Within thirty (30) days after the completion of the construction or repair of any drinking water well, the water well contractor shall submit a report to the Department on the approved forms in accordance with the instructions provided thereon.
16. Water supply system wells shall be enclosed within protective fencing when access is open to the general public.
17. The cone of influence of a new well or wells serving a community water supply system shall comply with the requirements of the Palm Beach County Wellfield Protection Ordinance.
18. All wells for which use has been permanently discontinued shall be plugged by filling them from the bottom to the top with neat cement grout, concrete or other method approved by the Department.
19. All existing community systems serving 350 or more persons and all newly proposed community systems shall be equipped with a source of auxiliary power to allow operation of the raw water supply, water treatment units and pumping capacity. In addition, such systems shall be provided with automatic start-up devices except where elevated storage or 24 hour per day, 7 day per week operation is provided. Such emergency power shall be of a sufficient capacity to operate the water supply facility at one-half design capacity. A minimum fuel supply for fourteen (14) days of continuous operation for each item of auxiliary power shall be maintained at the water treatment plant or under the control of the utility and reserved for the water treatment plant. Any fuel pumps required to transfer the fuel to the auxiliary power units shall be equipped with their own auxiliary power or manual pumping system.
20. All community, non-community, and non-transient non-community systems, including limited use public systems where applicable, shall maintain a minimum reserve supply of chlorine for emergency conditions. Such reserve shall be figured for fourteen (14) days consumption for systems using gas chlorine and seven (7) days consumption for systems using hypochlorite solution. The consumption shall be based, as a minimum on 50% of design capacity.
21. Disinfection.
  - a. All water supplies shall be designed to maintain a minimum continuous and effective free chlorine residual within the acceptable range of 3.0 mg/l maximum and 0.2 mg/l minimum or equivalent disinfection if other than free chlorine is used as the disinfection measure throughout the system. When utilizing chlorine in combination with ammonia, a minimum combined residual of 0.6 mg/l shall be maintained.
  - b. Limited use public water systems - The Department shall require disinfection if bacteria is discovered in any sample of water and it is determined that there is an existing or potential health threat.
  - c. A minimum of two (2) chlorination facilities at the water treatment plant shall be provided for each community water system. Each chlorinator shall be of adequate capacity to supply the total demand of the raw water at the rated capacity of the treatment plant. Where more than two (2) chlorinators are available, adequate capacity to supply the total chlorine demand of the raw water shall be provided with the largest unit out of service. Disinfection other than chlorination will be considered on an individual basis by the Department.
  - d. Booster chlorination facilities shall be provided in the distribution systems of community water systems to maintain the disinfection requirements of (A) above to consecutive systems.
  - e. Consecutive systems shall be responsible for maintaining the disinfectant residual requirements of (A) above within the consecutive system.

22. Water Treatment Plant and Storage - The approved design capacity shall be adequate to provide for the maximum day demand plus fire flow requirements and maintain the water quality standards specified in this Rule.
23. Distribution.
- a. The sizing of the distribution lines shall be adequate to provide the following without the development of distribution pressures lower than twenty (20) pounds per square inch (20 psi).
    - 1) maximum day demand plus fire flow.
  - b. Except for repair or replacement of existing lines, the size of new piping for any community system shall be no less than 6 inch diameter unless a departure in sizing is justified by hydraulic analysis or historic analysis and future water use for the area and is approved by Department based on such circumstances.
  - c. In metered distribution systems, the supplier of water shall be responsible for operation maintenance and repair of new water lines up to and including the water meter.
  - d. Any new development or construction connecting to an offsite water main shall provide an extension of that water main along the public right-of-way or utility easements abutting the property.
  - e. Fire hydrants shall be maintained by the owner in accordance with standards established by the "Standards of the American Water Works Association." If a fire hydrant is located downstream of a water meter, the meter shall be designed to provide an adequate flow without excessive pressure drop. Private fire hydrant owners shall be required to request a dedicated private fire line, separate from any drinking water line, where an excessive drop through a metered source exists.
  - f. The required fire flow from fire hydrants approved for installation prior to the effective date of this Rule shall be a minimum of 500 G.P.M. for two (2) hours. Those approved after the effective date of this Rule shall meet the following requirements:
    - 1) Residential Sub-divisions. In one or two family dwellings not exceeding two stories in height, the system shall provide capability for fire flow of at least 500 gallons per minute.
    - 2) Family dwellings of 3 or more units, Commercial, institutional, or industrial sub-divisions, or other high daytime or nighttime population density developments; in new sub-divisions which include these developments, fire hydrants in the areas of such developments shall provide a minimum fire flow of 1,500 gallons per minute. However, a lower or higher flow may be required by the Fire Marshall or by the appropriate fire department official according to the Insurance Services Office recommendations.
    - 3) All systems shall have sufficient storage or other facilities so that the minimum fire flow will be maintained for at least four (4) hours or the current recommendations of the Insurance the Insurance Services Office, whichever is greater.
  - g. Dead end lines shall be minimized by the looping of all mains were possible. Where dead end lines occur, they shall be provided with flush hydrants, fire hydrants or blowoffs for flushing purposes.
  - h. When the distribution demand, as determined in A(i) above, reaches eighty (80) percent of approved design capacity the supplier of water shall initiate the procedures for water treatment plant expansion. In the event expansion procedures are not initiated, the system shall be considered inadequate for additional distribution expansion, and approval for additional distribution expansion shall not be granted unless otherwise justified by an engineering report covering the circumstances and approved by the Department.
  - i. When the distribution demand, as determined in (20)A(i) above, reaches ninety percent (90%) of the approved design capacity, the supplier of water shall have the water treatment plant expansion under construction. In the event construction is not underway, the system shall be considered inadequate for additional distribution expansion and approval for additional distribution expansion shall not be granted unless otherwise justified by an engineering report covering the circumstances and approved by the **Department.**

**SECTION 10. CONNECTION REQUIRED**

1. All existing buildings served by non-community, non-transient non-community and limited use water supply systems or new limited use and private water supply systems shall connect to an approved community water system where such a system has an available water main within 100 feet in a public right-of-way or easement abutting the property on which the building(s) are located. Connection to an approved community water system shall not be required
  - a. If connection requires an extension of the main; or
  - b. If the main is located across four (4) or more lanes of paved roadway; or
  - c. If the utility is unable to provide water.
2. Notwithstanding the provisions of subsection (1) above, if the Health Department determines that there is an existing or potential health threat on the property served by a non-community, non-transient non-community, or limited use public water system, then the connection shall be made as required under subsection (3), below.
3. Establishments or buildings that utilize a non-community, or non transient non-community water system and are being constructed, modified, expanded or changed in operation shall connect to an approved community water supply system when said system is available within 1,000 feet by existing right-of-way or easement to the property. Each foot of water crossing, paved roadway, or sidewalk shall be considered as two (2) feet; the proposed supply shall not be required to cross interstate highway or railroad systems. Property owners connecting to community water supply systems under this subsection shall be required to extend the water main along their public right-of-way utility easements which abut the property.

**SECTION 11. BACKFLOW PREVENTION**

The following buildings, establishments or facilities connected to a drinking water supply shall install and maintain backflow prevention devices complying with current American Water Works Association standards: nursing homes, hospitals, mortuaries, funeral parlors, restaurants, sewage treatment plants, sewage lift stations, public swimming pools and buildings using corrosive, toxic, infectious, radioactive or other substances which would be a health threat if they entered a drinking water supply.

**SECTION 12. PERMITS/APPROVALS**

1. The department shall review and approve or deny any construction or use of any water supply system or facility based on the criteria specified in this Rule. Prior to submission to the Department, plans involving distribution mains shall be reviewed by the Fire Marshall or by the appropriate fire department official.
2. Construction Permits
  - a. No person shall install, extend or alter any water supply system or facility including any well, plant, tank, pump station, distribution system, fire line or other pipe or structures without first obtaining a construction permit from the Department.
  - b. Where required, applicants shall provide evidence of their ability to secure a consumptive use permit from the South Florida Water Management District; in addition evidence of proper zoning is required prior to Department approval.
  - c. The applicant shall provide the necessary information and design specifications requested and required by the Department to conduct an adequate review of any proposed activity or construction in addition to that information provided on the Department of Environmental Protection (DEP) or Department (HRS) (PBCHD) application forms. The plans, applications and specifications for community, non-community, or non-transient non-community water wells and water systems except limited use public, private and non-drinking use water wells shall be prepared by a professional engineer, licensed in the State of Florida.

- d. Any submittal for community water systems, for which the supplier of water is not the applicant but will require ownership, operation or maintenance by the supplier of water, shall require the acceptance stamp of the supplier of water on the plans.
  - e. A permit shall not be required for distribution extensions or services connections of less than 400 feet of 1 inch pipe, 200 feet of 2 inch pipe 100 feet of 4 inch or larger pipe, or road crossing with less than 4 inch pipe when system capacity is adequate as specified in Section 9.
  - f. Any extension of a distribution system within Palm Beach County for which the water supply facility is not located within Palm Beach County, or distribution extension outside Palm Beach County when the water supply facility is located within Palm Beach County, shall require a permit from the Department and written acceptance of the project from the responsible agency outside the County. During construction partial releases may be given by the Department. However, the pressure and leakage test and the disinfection and bacteriological procedures shall be followed in all cases.
3. Approval for use.
- a. No person shall put into service or use any drinking water system or facility, including any well, plant, tank, pump station, distribution system, fire line or other pipes or structure without first having received written approval from the Department.
  - b. Upon completion of construction of the water well or water system, the following information shall be submitted to the Department in order to obtain an approval for use:
    - 1) For water wells, a well completion report prepared by a licensed water well contractor,
    - 2) For water systems a certification of completion and record drawings (sampling points shall be highlighted) prepared by the Engineer of Record.
    - 3) Chemical and bacteriological sample results as required by this rule.
  - c. The certification of Completion for the water system or facility shall include certification of any accompanying sewerage system and evidence of the acceptance of the system or facility by the supplier of water.
  - d. Uses of construction meters for construction water may be approved by the Department in cases when accompanying sewer has not been certified if the Department determines the water system or facility has been satisfactorily tested and certified by the engineer of record.
  - e. The Water Well Completion Report shall be submitted to the Department within 30 days of the completion of construction or repair of the water well.
  - f. The connection of new water mains to existing mains shall not be completed until after the new mains have passed their pressure and leakage tests and completed the disinfection and bacteriological clearance procedures. During construction partial releases may be given by the Department. However, the pressure and leakage tests and the disinfection and bacteriological procedures shall be followed in all cases. No water supply system or facility, including any well, plant, tank, pump station, distribution system, or other pipes, equipment or structure through which water is delivered to the consumer for drinking or household purposes, except certain community water supply service connections not requiring a permit, shall be put into service or used until such facility has been effectively disinfected and bacteriologically cleared. Sample results shall be submitted to the Department as follows:
    - 1) For all water systems, except wells, two (2) acceptable consecutive daily samples shall be required.
    - 2) For a community, non-community, or non-transient non-community well clearance, a minimum of twenty (20) consecutive workday acceptable samples are required with no more than two (2) samples taken daily. Samples shall be taken at least 6 hours apart.
    - 3) For a limited use public water well clearance, a minimum of ten (10) acceptable samples are required. The collection and analysis of two samples per day for five (5) days is permitted if the samples are taken a minimum of six (6) hours apart and the well is purged for fifteen (15) minutes before each sample is taken.
    - 4) For a private water well clearance, one acceptable sample shall be taken.



- 5) Any sample analysis with confluent and/or too numerous to count (TNTC) non-coliform counts shall not be accepted.
- 6) Sample results from any water supply facility or well shall not be accepted if more than 30 days has elapsed since the taking of the last sample.

### SECTION 13. SAMPLING/ANALYTICAL METHODS

1. All water samples required under this Rule for community, non-community, and non-transient non-community, water systems, including community water well and water main clearance shall be taken by an employee of a laboratory certified to perform drinking water analysis by the Department of Health and Rehabilitative Services in accordance with Section 403.863 Florida Statutes, and Chapter 10D-41, Florida Administrative Code, or an operator certified under Chapter 61E.12 F.A.C., or an employee of the Department. Water samples for other public and private water well clearance shall be taken by the licensed well contractor that installed the well.
2. All water samples shall be analyzed by a laboratory certified to perform drinking water analyses by the Department of Health and Rehabilitative Services in accordance with Section 403.863, Florida Statutes, and Chapter 10D-41, Florida Administrative Code.
3. Analyses conducted to determine compliance with this Rule shall be made in accordance first with the methods specified in Chapter 62-550, F.A.C., and if not specified then in accordance with "Standard Methods of Examination of Water and Wastewater," latest Edition, or methods approved by the United States Environmental Protection Agency.

### SECTION 14. OPERATION AND MAINTENANCE

The following operation and maintenance requirements shall apply to community, non-community and non-transient non-community water systems except for only paragraphs (1), (4), (5), (6), (7) and (9) shall also apply when applicable to limited use public water systems:

1. The supplier of water shall maintain all items of the water supply facility in the approved operational condition.
2. The supplier of water shall provide a certified operator as specified in Chapter 62-699, 602, F.A.C. as it may be amended or transferred.
3. The certified operator servicing water systems shall maintain an on-site log of maintenance performed, date performed and problems encountered with the system.
4. The supplier of water shall operate the water supply facility to maintain continuously the free available chlorine residual or equivalent disinfection between 3.0 mg/l and 0.2 mg/l throughout the distribution system, and the total chlorine residual no greater than 5.0 mg/l. When utilizing chlorine in combination with ammonia, a minimum combined residual 0.6 mg/l shall be maintained.
5. The supplier of water shall operate the water supply facility to produce continuously water meeting the pressure quality requirements of this Rule.
6. The supplier of water shall not make any change in treatment or alter, discontinue or by-pass an purification process or protective provisions without securing prior approval from the Department.
7. Cross-connection to any water supply system is prohibited. Upon detection of a cross-connection, the supplier of water shall either eliminate the cross-connection by installation of an approved backflow prevention device or discontinue service by providing a physical separation.
8. The supplier of water shall establish a routine cross-connection control program and keep a maintenance log on each backflow prevention device connected to its system. Inspection, testing and maintenance on each backflow prevention device shall be performed by a certified backflow prevention device tester, certified

under a State of Florida approved program. The frequency of testing shall be minimum of once per year or other schedule recommended by the manufacturer and approved by the Department.

9. The supplier of water shall establish a routine testing and maintenance program on each fire hydrant connected to its system. The frequency of testing shall be a minimum of once per year or other schedule recommended by the manufacturer and approved by the Department.
10. Any planned water outages shall be scheduled by the water supplier during periods of low water usage.
11. The supplier of water shall operate for at least fifteen (15) minutes all emergency power units at least once per week to ensure starting capabilities and continuously for four (4) hours under load once each calendar quarter to ensure dependability.
12. The supplier of water shall conduct the necessary flushing program to remove lime, sand or other objectionable sediments, matter or material from its water system.
13. Each community, non-transient and non-community water system shall maintain a distribution map showing the general locations of the water lines and sizes, valves, fire hydrants, flush hydrants and any inter-connections. The scale of the distribution map shall be between 200 and 1,000 feet per inch or other scale acceptable to the Department. A microfilm quality copy of the current edition of this map shall be submitted to the Department by February 28, of each even numbered year. The Department may waive the submittal requirements for any water supply in which no significant change has taken place within the distribution system.

#### SECTION 15. EMERGENCY OPERATION REQUIREMENTS

1. Where two (2) community water supply systems have distribution or transmission lines within 1,000 feet of each other, they shall provide an emergency interconnection between the two systems when the Department determines that such a connection would be of benefit to the citizens of Palm Beach County. Such determination shall be based on the possibility of destruction of the water source or treatment system in the event of a disaster and the possible benefits in moving water between the systems. Such inter-connecting lines shall be no smaller than the smallest of the two (2) lines being inter-connected and shall be provided with at least one valve and any necessary flush points. If the two water suppliers are unable to reach an agreement on the payment for installation of such an interconnection, each supplier shall pay the cost of construction from the supplier's line to the point of connection and shall pay 50% of the cost of a meter and meter box if either party desires a meter and meter box. The point of connection shall be at the following:
  - a. Municipal limits or franchise boundaries if the supplier's limits or boundaries are adjacent and contiguous.
  - b. The midpoint of the municipal limits or franchise boundaries if the limits or boundaries are not adjacent and contiguous.

The interconnection shall be completed within one (1) year after the Department notifies the systems involved.

2. Any consecutive or community water system may be required to provide a flush or fire hydrant, water tap or other provision for securing an emergency water service from an existing main at a location that the Department determines would be of benefit to the citizens of the area. Such determination shall be based in part on the possibility of a prolonged power outage or other disaster which would render individual wells in the area unusable. Other considerations will include the density of individual wells in the area and the distance of the nearest possible potable water supply during an emergency. Such water taps shall be constructed within 120 days of notification by the Department. It shall be the responsibility of Palm Beach County to secure an agreement with the community water system for use of that emergency water service.

**SECTION 16. ADOPTION OF CHAPTERS of FLORIDA ADMINISTRATIVE CODE**

Chapters 62, 550, 551, 555, 560, 602, 699, 40E-3 10D-6 and 10D-4, Florida Administrative Code, and all amendments thereto, are hereby incorporated into this Rule. In the event of a conflict between the provisions of these Chapters and this Rule, the more restrictive provision shall apply.

**SECTION 17. ENVIRONMENTAL APPEAL BOARD**

1. The Environmental Appeal Board, which was established by the Environmental Control Board on May 26, 1987, to hear appeals from certain requirements, interpretations or determinations of this Rule made by the Department or the Environmental Control Officer, shall continue to hear appeals. The members of the Environmental Appeal Board shall have the following qualifications and terms of office:
  - a. Members shall be residents of Palm Beach County and shall serve three year term. However, the first term of the water resource professional and the drinking water engineer shall be for two years, but said terms shall be for three years thereafter.
  - b. The membership shall be as follows:
    - 1) A professional engineer nominated by the American Society of Civil Engineers, Palm Beach Branch.
    - 2) A water resource professional employed by the South Florida Water Management District.
    - 3) A drinking water engineer employed by the Department of Environmental Protection.
    - 4) A person nominated by the Home Builders and Contractors Association.
    - 5) An attorney nominated by the Palm Beach County Bar Association.
  - c. The members of the Environmental Appeal Board shall elect a chairman. The presence of three or more members shall constitute a quorum of the Environmental Appeal Board. A majority vote of the membership shall be necessary to take any action. Members shall serve without compensation.
  - d. Conduct of hearing:
    - 1) Hearing may be called by the chairman or by written notice signed by at least three members of the Environmental Appeal Board. At any hearing the environmental Appeal Board may set a future hearing date.
    - 2) Minutes shall be kept of all hearings. The Environmental Appeal Board shall keep accurate records of its public hearings, which shall be filed, together with its minutes, in the Environmental Control Office
  - e. The Environmental Control Board shall provide adequate and competent clerical and administrative personnel as may be required by the Environmental Appeal Board for the proper performance of its duties.

**SECTION 18. APPEALS**

1. Persons aggrieved by requirement, interpretation or determination of Sections 9 and 10 of this Rule made by the Palm Beach County Health Department or the Environmental Control Officer may appeal to the Environmental Appeal Board by filing a written notice of appeal with the Environmental Control Officer. The notice of appeal must be filed with the Environmental Control Officer within 30 days of the determination to be appealed. The notice shall be accompanied by a certified check or money order in the amount of \$100 made payable to the Palm Beach County Health Department which shall be non-refundable, to defray the cost of processing and administering the appeal. Only those appeals requesting relief from setbacks under Section 9 or requesting an exception from connection to a public or investor-owned community water supply under Section 10 shall be filed.

2. Each notice of appeal shall state the factual basis for the appeal and the relief requested. There shall be attached to each notice supportive materials and documents, including a site plan indicating proposed and existing individual sewage disposal systems and water wells on the property that is the subject of the appeal and all other systems and conditions on neighboring properties which could affect the requirements of Section 9 or 10 of this Rule if the appeal were granted. The Environmental Appeal Board may require such additional information as it deems necessary. A separate notice of appeal must be filed for each site or system considered for an appeal. Required supporting documentation for appeal must be filed with the Palm Beach County Health Department or the Environmental Control Officer with the notice of appeal. The burden of presenting supporting facts in the notice of appeal shall be the responsibility of the person filing the appeal. The person filing the appeal shall have the burden of proving that he/she is entitled to relief. The Department and/or the Environmental Control Officer shall defend all appeals before the Environmental Appeal Board.
3. The person filing the appeal shall also submit to the Environmental Control Officer a list of the names and addresses of every property owner who may be affected by the granting of the appeal.
4. A hearing on the appeal shall be set within sixty (60) days of receipt of the notice of appeal by the Environmental Control Officer. This provision does not mean that the applicant is entitled to a hearing on the first available agenda following receipt of the notice of appeal.
5. Formal rules of evidence shall not apply to the hearing but fundamental due process shall be observed and shall govern the proceedings. All testimony shall be under oath. Irrelevant, immaterial or unduly repetitious evidence shall be excluded, but all other evidence of a type commonly relied upon by reasonably prudent persons shall be admissible, whether or not such evidence would be admissible in the trial courts of Florida. Hearsay evidence may be used for the purpose of supplementary or explaining other evidence, but it shall not be sufficient in itself to support a finding unless it would be admissible over objection in civil actions.
6. The parties shall have the following rights: to be represented by counsel; to call and examine witnesses; to introduce exhibits; to cross-examine witnesses on any relevant matter, even though the matter was not covered in direct examination; and to rebut evidence.
7. The Environmental Appeal Board shall hear and consider all facts material to the appeal and shall issue findings of fact based upon the greater weight of the evidence and shall issue an order affording the proper relief consistent with the powers granted herein. The findings and order shall be by motion approved by a majority of those members present and voting.
8. In order to grant an appeal authorizing a new or existing well for use in lieu of connecting to a public or investor-owned community water supply, the Environmental Appeal Board must find that:
  - a. Satisfactory ground water is available or can be obtained; and
  - b. The well complies with all setbacks, construction standards and other requirements of this Rule and Chapters 62, 550, 555, 10D-6, 10D-4 and 40E-3, F.A.C., and
  - c. Every reasonable effort has been made to obtain a water supply from a public or investor-owned community water supplier.
9. In order to grant relief from Section 9 and or 10 of this Rule the Environmental Appeal Board must find that:
  - a. Satisfactory ground water can be obtained; and
  - b. Every reasonable effort has been made to comply with the requirements of this Rule in the location of the water well; and
  - c. The proposed water well complies with all construction standards and other requirements of this Rule; and
  - d. Advance notice shall be given to future purchasers of the water system that the system shall be connected to a community water supply when such a supply becomes available. The purchaser has certain operational requirements until such connection is completed.
10. ~~Provided that the factual findings specified in subsections (8) or (9) are made, the Environmental Appeal Board may reverse, modify or affirm, wholly or partly, the requirement, interpretation or determination made by the Department or the Environmental Control Officer. In granting an appeal, the Environmental Appeal~~

Board may prescribe appropriate conditions and safeguards, consistent with this Rule. Violation of such conditions and safeguards, when made a part of the terms under which the appeal is granted, shall be deemed a violation of this Rule. The Environmental Appeal Board may also prescribe a reasonable time within which the action for which the appeal is granted shall be started or completed or both. Any decision of the Environmental Appeal Board shall be in the form of a written order.

11. If there is a change in the facts or circumstances supporting a request for relief after an order granting relief has been issued, then the applicant shall notify the Department. The Department may request the Environmental Appeal Board to revoke or amend the order.
12. Except where the relief granted is to exempt an applicant from the requirement to connect to a community water supply under Section 10, any relief granted shall automatically terminate upon the availability of a community water supply to the lot or parcel. Upon the request of the Department or the Environmental Control Officer, the Environmental Appeal Board may modify or rescind an order granting relief from the requirements to connect to a public or investor-owned community water supply under Section 10 in the conditions under which the appeal was granted no longer exist. Unless otherwise provided in an order issued pursuant to Section 18(8), relief granted under this Rule shall automatically lapse if action for which the appeal was granted has not been initiated within one (1) year from the date of granting such appeal by the Environmental Appeal Board or, of judicial proceedings to review the Environmental Appeal Board's decision shall be instituted, from the date of entry of the final order in such proceedings, including all appeals.
13. The decision of the Environmental Appeal Board shall be final administrative action. Any party or interested person may appeal a decision of the Environmental Appeal Board to the Circuit Court of Palm Beach County. Such appeal shall be filed within 30 days of the execution of the Environmental Appeal Board's Order. [Ord. No. 97-14]

#### SECTION 19. VIOLATIONS, ENFORCEMENT, PENALTIES AND INSPECTIONS

1. Violations and Penalties: It is unlawful for any person to violate any provision of this Rule or any duly constituted order of the Palm Beach County Environmental Control Hearing Board enforcing this Rule. Such violations shall be subject to the enforcement and penalty provisions of Chapter 77-616, Special Acts, Laws of Florida, as may be amended from time to time and Palm Beach County Environmental Control Ordinance No. 94-26, 32 as amended.
2. Inspections: It shall be the duty of the Palm Beach County Health Director or his authorized representative to conduct such inspections as are reasonable and necessary to determine compliance with the provisions of this Rule.

#### SECTION 20. JUDICIAL REVIEW

Any person aggrieved by an action or decision of the Palm Beach County Environmental Control Hearing Board including Palm Beach County, may seek judicial review in the Circuit Court of Palm Beach County.

#### SECTION 21. APPLICATION

This Rule shall apply to all the incorporated and unincorporated areas of Palm Beach County, Florida.  
[Ord. No. 96-28]

**ECR II  
EXHIBIT II  
INFORMATION REQUIRED FOR AN APPEAL FOR A SUBDIVISION**

Ten copies of the following information prepared by an engineer registered in the State of Florida must be submitted with the notice of appeal:

**I. General Information**

- A) Name of subdivision \_\_\_\_\_
- B) Owner \_\_\_\_\_
- C) Address \_\_\_\_\_
- D) Location of subdivision \_\_\_\_\_
- E) Total area of subdivision \_\_\_\_\_ acre:  
Number of lots \_\_\_\_\_
- F) Minimum lot size \_\_\_\_\_
- G) Adjacent subdivisions Location Size Distance  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- H) Approximate adjacent acreage available for expansion: \_\_\_\_\_
- I) Typical home to be constructed:  
No. of bedrooms \_\_\_\_\_  
Sq. footage of heated or cooled area \_\_\_\_\_

**II. Required exhibits**

1. Location map - A location map showing the location of the subdivision in related to the surrounding areas and nearby built-up area.
2. Topographical map - A contour map indicating all streams or watercourses, bodies of water, low, wet or marshy land, rock outcrops and filled areas.
3. Proposed plat - A plat of the subdivision showing the individual lots, if available, or a proposed sub-division layout.
4. Drainage plans - A plan of the subdivision indicating all drainage structures and features, designed in accordance with the requirements of the South Florida Water Management District and the local drainage district.
5. Plans for water and sewer lines - A plan of the sub-division indicating proposed water and sewer lines.

**III. Water supply and sewage disposal.**

1. Source of proposed water supply.

- A) Community \_\_\_\_\_
- B) Non-community \_\_\_\_\_
- C) Private well \_\_\_\_\_
- D) If a utility is expected to supply water, submit evidence of availability of the water supply.
- E) If an onsite well is utilized, submit evidence that ground water is of adequate quality.
- [Ord. No. 96-28] [Ord. No. 97-14]

**SEC. 16.3 PROHIBITION OF DUMPING, REGULATION OF WASTE DISPOSAL AND CLEAN FILL**

- A. **Purpose and Intent.** The purpose and intent of this section is to dumping, regulation of waste disposal and clean fill activity. The specific objectives of this section are to establish prohibition for dumping or placing of waste upon any land or water on private or public property and regulate the disposition of clean fill.
- B. **Applicability.** The standards of this section shall apply to all activities involving disposal of waste and clean fill activities within the unincorporated or incorporated areas of Palm Beach County.
- C. **Exemptions.** The following shall be exempted from the standards of this section:
1. All waste management activities which are approved by Department of Environmental Protection, Solid Waste Authority, or the Palm Beach County Health Department (PBCHD).
  2. Agricultural waste disposal, provided the agricultural wastes are generated and disposed of on site and the property is agriculturally zoned.
  3. Soil and mulch brought on to a property and used for the purpose of improving soil/plant relations through improving retention of nutrients and water for plants in ground or above ground on that site.
  4. Clean fill disposed on land located in Palm Beach County if the person obtains the property owner's consent and the property has provided the Palm Beach County Health Department (PBCHD) with required notification as set forth herein. [Ord. No. 97-14]
- D. **Prohibition for Dumping and Placing Waste.** It is unlawful and shall constitute willful causing of pollution for any person to dump, or cause or allow to be dumped; or place, or cause or allow to be placed; or bury, or cause or allow to be buried; any waste upon any land, or any water located in Palm Beach County.
- E. **Regulation of Clean Fill Activities.**
1. **Prohibitions of Clean Fill Activities.** It is unlawful for any person to engage in the following activities:
    - a. Create or maintain a sanitary nuisance due to clean fill activities;
    - b. Adversely affect drainage resulting from clean fill activities; or
    - c. Store waste which results from clean fill activities for more than seven (7) days.
  2. **Notification of Clean Fill Activities.**
    - a. **Initial notification.** Forty-five (45) working days prior to the commencement of clean fill activities, the property owner shall provide the PBCHD written initial notification. Initial notification shall include; property owner(s) name, mailing address, phone number, clean fill material to be utilized, amount of clean fill activity, a survey prepared by a Registered Land Surveyor, and a sketch indicating location of fill on property.
    - b. **Exception.** Initial notification shall not be required for the following activities:

- (1) Clean fill activities at parcels that have received a Palm Beach County Engineering Department subdivision approval and have a Land Development Permit;
- (2) Clean fill activities necessitated by the Building Department permit standards for individual lot improvements which previously have not received a Land Development Permit. The intent is to allow the clean filling of individual unplatted or by-passed platted lots to meet current standards without deleteriously impacting the surrounding parcels;
- (3) Clean fill activities at sites that have received a dredge and fill permit; or
- (4) Clean fill activities conducted by any governmental agency.

c. **Other permits required.** Notification to the PBCHD does not relieve the property owner from the need to obtain any local, state, or federal permit nor does it relieve the property owner from abiding by all local, state or federal laws, as applicable.

F. **Enforcement, Penalties, Circuit Court Proceedings.** Failure to comply with the requirements of this Section shall constitute a violation of this Code.

1. **Enforcement.** The PBCHD shall have available to it all enforcement remedies made available pursuant to Chapter 77-616, Laws of Florida, as amended, and County ordinances adopted pursuant thereto. Violations will be heard by the Environmental Control Hearing Board.
2. **Penalties.** Penalties that may be imposed include the following:
  - a. A civil penalty of up to \$500.00 per day for each violations; and
  - b. Affirmative action such as a requirement that the violator perform roadside waste clean-up services or bear the cost of waste removal in lieu of such services.
3. **Circuit Court Proceedings.** Circuit Court proceedings may be instituted to abate and prosecute violations, or enforce orders. Such relief may include both temporary and permanent injunctions.  
[Ord. No. 95-24]

(This space intentionally left blank)



**Sec. 16.4 OPEN BURNING**

- A. **Purpose and Intent.** The purpose and intent of this section is to ensure that open burning does not have a negative impact on human health and welfare and the surrounding environment. The specific objectives of this section are to encourage the use of air curtain incinerators (ACIs) and to establish guidelines for open burning.
- B. **Applicability.** The standards of this section shall apply to all activities involving open burning within the unincorporated areas of Palm Beach County.
- C. **Exemptions.** This section shall not apply to agricultural burning which is regulated by Florida Administrative Code (F.A.C.) Chapter 5I-2.
- D. **Definitions.** The following definitions shall apply to this section only.
1. **Open burning** means the burning of land clearing debris.
  2. **Land clearing debris** means uprooted or cleared vegetation. This includes vegetative material, trees, and brush.
  3. **Land clearing operation** means the uprooting or clearing of vegetation in connection with building construction or the initial clearing of vegetation to enhance property values.
  3. **Residential land clearing** means the initial land clearing of vegetation on a parcel consisting of not more than two dwelling units.
- E. **Open burning prohibitions and limitations.** The following activities shall be prohibited:
1. Open burning of trash, pesticide containers, plastic and other materials except as provided for in Florida Administrative Code (FAC) Chapter 62-256.
  2. Burning of wet and/or green vegetation.
  3. Burning on weekends, except for residential clearing purposes.  
**Note:** Open burning for commercial or planned development on weekends may be allowed by the Palm Beach County Health Department (PBCHD), on a case-by-case basis, depending on such factors as meteorological conditions, proximity to occupied buildings, and the compatibility of the surrounding area.
  4. An air curtain incinerator shall be required for commercial or planned developments less than 50 acres.
  5. No person shall conduct or allow open burning without first obtaining a permit from the Palm Beach County Fire Department. [Ord. No. 97-14]
- F. **Minimum setback requirements.**

1. **Air curtain incinerators.** Air curtain incinerators shall be setback a minimum of 500 feet from any property line abutting a residential district or use.
  - a. The required setback for an ACI may be reduced to a minimum of 200 feet if authorized by the PBCHD director, and if it is determined that the burning will not adversely affect the area.
2. **Open burning of land clearing debris.** Open burning without an air curtain incinerator shall be located a minimum of 1,500 feet from occupied buildings (excludes residential land clearing).
3. **Residential land clearing.** Open burning without an air curtain incinerator shall be located a minimum of 300 feet from an occupied building.
4. **Commercial or planned developments.** Open burning shall be setback a minimum of one-hundred fifty (150) feet from any public highway or road. [Ord. No. 97-14]

#### **G. Approval process.**

1. **Permits and inspections.** Prior to approving an open burning permit, the cleared site shall be inspected by the PBCHD.
  - a. The inspector shall verify the following:
    - (1) the type and condition of materials to be burned;
    - (2) compliance with minimum setbacks;
    - (3) compatibility with adjoining properties;
    - (4) hours of operation;
    - (5) the ACI pit shall be constructed in accordance with FAC 62-256; and,
    - (6) compliance with conditions of the threshold review (if required).
  - b. The inspector may impose further restrictions to compensate for meteorological (stagnant atmospheric conditions, wind directions, etc.) or other conditions to protect the surrounding area, when deemed appropriate.
  - c. The applicant shall obtain a permit from the appropriate Palm Beach County fire department following approval from the PBCHD. In addition the fire department shall be contacted on a daily basis to obtain authorization for burning.
2. **Commercial or planned developments 50 acres or more.** All commercial land clearing or planned developments greater than 50 acres shall be subject to an administrative threshold review by PBCHD prior to final site plan approval. The developer or agent shall submit a written detailed summary outlining the health and safety precautionary measures to be taken. [Ord. No. 97-14]

#### **H. Additional Standards.**

1. **Monitoring.** The appropriate Palm Beach County fire department shall monitor all open burning and report the status of open burning projects with potential air pollution problems to the PBCHD.
2. **Particulate Emissions.** Developers or their agents shall take all reasonable precautions to prevent fugitive

particulate emissions from becoming a nuisance to surrounding properties.

3. **Compliance.** Failure to comply with the conditions of this section may result in enforcement and/or suspension of open burning.

**Amendment History:**

[Ord. No. 95-24; July 11, 1995] [Ord. No. 96-28; September 25, 1996] [Ord. No. 97-14; May 23, 1997]  
[Ord. No. 97-24; May 23, 1997] [Ord. No. 99-37; October 7, 1999]

**ARTICLE 17**

**PARK AND RECREATION STANDARDS**

## TABLE OF CONTENTS

ARTICLE 17  
PARK AND RECREATION STANDARDS

	Page
A. Purpose and Intent .....	1
B. Applicability.....	1
C. Countywide parks and Preservation/Conservation areas.....	1
1. Countywide parks. ....	1
2. Countywide park impact fees. ....	1
3. Reservations. ....	1
D. Community and neighborhood park recreation standards. ....	2
1. Required recreational areas. ....	2
2. Calculation of required recreation. ....	2
3. Approval.....	2
4. Reduction in recreation area land requirement. ....	2
5. Cash-out option.....	2
6. Park and recreation trust fund. ....	2
7. Other. ....	3
8. Open space credit. ....	3
9. Other credits. ....	3
E. Minimum recreation area parcel dimensions. ....	3
1. Minimum parcel size.....	3
2. Minimum parcel width. ....	3
3. Minimum parcel depth .....	3
4. Waiver of minimum parcel dimensions.....	3
F. Phasing.....	3
1. Single phasing .....	3
2. Multiple phasing.....	4
G. Park, Infill Neighborhood .....	4
1. Size.....	4
2. Recreational amenities. ....	4
3. Landscaping. ....	4
4. Setbacks from residential uses. ....	4
5. Setbacks from R-O-Ws and non-residential tracts. ....	4
6. Hours of operation. ....	5
7. Restrictions.....	5

## ARTICLE 17

### PARK AND RECREATION STANDARDS

**A. Purpose and Intent.** The purpose and intent of this section is to ensure the provision of parks, on-site recreation areas and facilities in proportion to the demand created by development. By requiring such facilities, it is the intent of this section to ensure the provision of functionally-adequate, aesthetically pleasing and safe park and recreation areas. The specific objectives of this section are as follows.

1. Establish recreational standards for the development of land within unincorporated Palm Beach County;
2. Aid in the coordination of land development in Palm Beach County in accordance with orderly physical patterns;
3. Provide public and private park and recreation areas in accordance with the objectives of the Recreation Open Space Element of the Comprehensive Plan; and
4. Ensure that necessary recreational improvements will be provided for residents concurrent with residential development. [Ord. No. 97-64]

**B. Applicability.** The standards of this section shall apply to all development in unincorporated Palm Beach County, or existing development that is modified to the extent that it includes residential uses or site design changes or features that were not specifically shown on the previously approved plans. All recreation areas established by this section shall be continuously maintained according to the standards of this section. [Ord. No. 97-64]

**C. Countywide parks and Preservation/Conservation areas.**

1. **Countywide parks.** The Palm Beach County Park and Recreation Department supplies a countywide system of public park and recreational facilities for which Level of Service (LOS) standards are established in the County's Comprehensive Plan Recreation and Open Space Element. For purposes of park concurrency, Regional, Beach and District park LOS are established and Park Impact Fees assessed on new residential development to maintain the countywide park systems LOS concurrent with growth.
2. **Countywide park impact fees.** Park impact fees shall be assessed according to the provisions of Sec. 10.2., as amended, to meet Countywide LOS needs for public regional, beach, and district parks.
3. **Reservations.** Where a planned countywide Beach, Regional, District park, or Preservation/Conservation area is shown in the Comprehensive Plan, and a proposed development application is located in whole or part within the planned beach, regional, district park, or preservation/conservation area, such area shall be reserved for a period not to exceed two (2) years during which time Palm Beach County shall either acquire the land or release the reservation. The time period initiating the reservation shall commence with the filing of an application for development order. [Ord. No. 97-64]

**D. Community and neighborhood park recreation standards.**

1. **Required recreational areas.** All proposed residential development shall make adequate provisions for recreation areas to accommodate the neighborhood and community park level recreational needs of the residents of the development. The recreation areas shall consist of a developed parcel of land that includes recreational facilities of a type consistent with the needs of the residents. The recreation parcel shall be located so as to provide convenient and safe pedestrian access for the residents of the development. The recreation area shall be reserved by the developer for the perpetual use of the residents of the development. The owner of the land or a property owner's association, and their successors in interest shall be responsible for the perpetual maintenance of the recreation area.
2. **Calculation of required recreation.** The required recreation area shall be the equivalent of 2.5 acres of developed land per 1,000 people population, based on 2.32 people per unit. Development of recreational facilities shall be of a type suitable for general neighborhood or community park use. The dollar amount to be spent on recreational improvements per acre shall be no less than seventy-five (75) percent of the County's average cost per acre for developing community and neighborhood park type facilities as calculated by the Park and Recreation Department based on the current County cost per acre to develop Community or Neighborhood park facilities. The minimum dollar amount to be spent on recreation facilities shall be determined by the Park and Recreation Department at the time of final site plan submission.
3. **Approval.** Prior to DRC certification, projects proceeding to the public hearing process shall indicate the character and location of the proposed recreation in the application for review and approval by the Park and Recreation Department. For projects requiring final site plan approval, the proposed location and configuration of the recreation area(s) and the recreational improvements shall be indicated on the plan for review and approval by the Park and Recreation Department.
4. **Reduction in recreation area land requirement.** The Park and Recreation Department may allow reduction of the recreation land area requirement by up to twenty five (25) percent when the combined value of the recreation facilities to be constructed and the resulting reduced land area exceeds the total value of the recreation land area and facilities requirement of Sec. D.2. by a minimum of twenty five (25) percent.
5. **Cash-out option.** At the option of the Park and Recreation Department the developer may, in lieu of or in combination with Sec. D.2., contribute the dollar value of the total recreational area requirement of this including land and improvements of this section for the entire development at the time the first plat is submitted for recording. Land value shall be based on the County's cost to acquire land for community or neighborhood parks at the time the first plat is submitted for recording, or on a County approved certified MSA appraisal of the average value of the land in the development at the time of first plat. All such funds collected shall be held in a non-lapsing Park and Recreation Trust Fund for the acquisition and improvement of community or neighborhood parks according to the provisions of Sec. D.6.
6. **Park and recreation trust fund.** Monies deposited by a developer pursuant to this section shall be expended within a reasonable period of time for the purpose of acquiring and/or developing land necessary to meet the need for neighborhood or community type recreational facilities created by the development in order to provide a system of parks which will be available to and sufficiently benefit the residents of the development. Monies deposited by a developer pursuant to this section shall be expended to acquire and/or develop land for park purposes not farther than five (5) miles from the perimeter of the development.

7. **Other.** The Board of County Commissioners shall establish an effective program for the acquisition of lands for the development of public parks in order to meet, within a reasonable period of time, the existing need for public parks. The annual budget and capital improvement program of Palm Beach County shall provide for appropriation of funds as may be necessary to carry out Palm Beach County's program for the acquisition and/or development of land for public parks. The funds necessary to acquire lands to meet the existing need for County parks must be provided from a source of revenue other than from the amount deposited in the Trust Fund.
  8. **Open space credit.** Where developed recreational facilities are provided within lands required or credited for other open space purposes pursuant to this Code, (i.e., buffer areas, natural preserves, utility easements, rights of way, drainage or water management tracts), only credit for the cost of approved facilities may be applied towards the recreation area requirement of Sec. D.2., and only if the facilities are reserved for the use of the residents of the development.
  9. **Other credits.** Where private or equity membership clubs, golf courses, and other recreational related facilities exclusive of a property owners association are provided in conjunction with the development, credit of fifty (50) percent of the requirement of Sec. D.2. for recreation areas on a plat by plat basis for the entire development may be applied for those facilities which are available in perpetuity for the use of the residents of the development. [Ord. No. 97-64]
- E. **Minimum recreation area parcel dimensions.** Any parcel used to satisfy Park and Recreation Standards shall meet the following requirements.
1. **Minimum parcel size.** Minimum parcel size shall be seven thousand five hundred (7,500) square feet exclusive of easements.
  2. **Minimum parcel width.** Minimum parcel width shall average seventy five (75) feet with no dimension less than fifty (50) feet.
  3. **Minimum parcel depth.** Minimum parcel depth shall average one hundred (100) feet with no dimension less than seventy five (75) feet.
  4. **Waiver of minimum parcel dimensions.** The Park and Recreation Department may waive the minimum recreation parcel dimensions when considering location, abutting land uses, accessibility, recreation facilities to be offered and the parcels function in the overall recreation and open space network of the development. [Ord. No. 97-64]
- F. **Phasing.** Any development required to provide recreation shall follow one of the following phasing plans
1. **Single phasing.** When the development is to be constructed in a single phase, or where each phase will provide recreational facilities specifically for the residents of that phase, then the recreational site(s) for that phase shall be site planned, or platted, concurrent with that phase of construction. No more than forty (40) percent of the building permits for residential units shall be issued for the phase until the recreational improvements have been completed in their entirety.



**2. Multiple phasing.** When the development is to be constructed in multiple phases or plats and one or more required recreational site(s) is/are intended to serve the residents of two (2) or more phases of the development, then the following sequence shall be adhered to.

- a. The recreation site(s) shall be site planned concurrent with the site plan for the first phase of residential development for which the recreational site will serve.
- b. The recreation site(s) shall be platted concurrent with the plat for the residential development phase they will serve.
- c. No more than forty (40) percent of the building permits for residential units shall be issued for any phase until the recreational improvements have been completed in their entirety.

[Ord. No. 97-64]

**G. Park, Infill Neighborhood** means a park established as part of a residential neighborhood that has been designated as a Revitalization and Redevelopment Overlay by the BCC. The park provides active or passive recreation and usable open green space within walking distance of the neighborhood it is intended to serve. An infill neighborhood park shall be subject to the following supplementary use standards.

1. **Size.** The infill neighborhood park shall consist of an open space area of two and a half (2 1/2) acres or less.
2. **Recreational amenities.** Active recreational amenities may include, but are not limited to, playground equipment and non-regulation basketball courts.
3. **Landscaping.** This type of park shall be subject to Parks and Recreation Department landscape standards.
4. **Setbacks from residential uses.**
  - a. **Structures.** All structures shall be setback a minimum of fifteen (15) feet from all abutting residential uses.
  - b. **Active recreation facilities.** All active recreation facilities such as, but not limited to, basketball courts shall be setback a minimum of twenty-five (25) feet from property lines abutting residential uses.
  - c. **Park furniture and playground equipment.** Park furniture, such as benches, picnic tables and grills, and playground equipment shall be setback a minimum of fifteen (15) feet from property lines abutting residential uses.
  - d. **Playground surface areas.** Playground surface areas shall be setback a minimum of ten (10) feet from property lines abutting residential uses.
5. **Setbacks from R-O-Ws and non-residential tracts.**
  - a. **Structures.** All structures shall be setback a minimum of fifteen (15) feet from R-O-Ws and non-residential tracts.
  - b. **Active recreation facilities.** All active recreation facilities such as, but not limited to, basketball courts shall be setback a minimum of fifteen (15) feet from R-O-Ws and non-residential tracts.
  - c. **Park furniture and playground equipment.** Park furniture and playground equipment shall be setback a minimum of fifteen (15) feet from R-O-Ws and non-residential tracts.
  - d. **Playground surface areas.** Playground surface areas shall be setback a minimum of ten (10) feet from R-O-Ws and non-residential tracts.

**6. Hours of operation.** The hours of operation shall be pursuant to the PBC Parks and Recreation ordinance 96-44.

**7. Restrictions.** Sports lighting, parking spaces and permanent sanitary facilities shall be prohibited.  
[Ord. No. 00-015]

**Amendment History:**

[Ord. No. 95-24; July 24, 1995] [Ord. No. 97-64; December 24, 1997] [Ord. No. 00-015; April 12, 2000]

**ARTICLE 18**

**AIRPORT ZONING REGULATIONS**

## TABLE OF CONTENTS

ARTICLE 18  
AIRPORT ZONING REGULATIONS

	Page
Section I. Purpose and Intent.....	1
Section II. Short Title and Authority.....	1
Section III. Applicability.....	1
Section IV. Definitions.....	2
Section V. Acronyms.....	5
Section VI. Airspace Height Regulations.....	6
A. General.....	6
B. Regulated Construction.....	6
C. Regulated Areas.....	6
D. Airport Zones Established.....	7
E. Airport Runway Categories Defined.....	8
Table 1.Runway Category and Runway Protection Zone (RPZ) Defined, by Airport.....	8
F. Airport Height Limitations.....	9
G. Airport Height Zone Definitions and Limitations.....	9
Table 2. Specific Zone Definition, by Airport, by Runway.....	10
Table 3. Specific Approach Zone Height Limitation Calculation, By Airport, By Runway.....	12
H. Airspace Height Review Procedures.....	14
Section VII. Airport Land Use Regulations.....	15
A. General.....	15
B. Regulated Land Use.....	15
C. Regulated Areas.....	16
D. Airport Land Use Noise Zone(s) Established.....	16
E. General Land Use Regulations - Off-Airport Land Use Compatibility Schedule (Appendix 8). ....	17
F. Review Procedure for Airport Land Use Noise Zones.....	19
Section VIII. Variances.....	19
Section IX. Nonconforming Uses.....	19
Section X. Administration.....	19
Section XI. Enforcement.....	19
A. Non-compliance.....	19
Section XII. Appeals.....	20
PART 2. Repeal of Palm Beach County Ordinance 78-2.....	20
AIRPORT ZONING REGULATIONS APPENDIX 1 THROUGH 15.....	21

## ARTICLE 18

### AIRPORT ZONING REGULATIONS

#### Section I. Purpose and Intent.

These provisions are intended to regulate permitted construction to promote the maximum safety of aircraft arriving at and departing from the publicly-owned airports within Palm Beach County; to promote the maximum safety of residents and property in areas surrounding Palm Beach County Airports; to promote the full utility of Palm Beach County Airports and public use airports; to provide structure height standards for use within airport primary, horizontal, conical, approach and transitional surfaces so as to encourage and promote the proper and sound development beneath said areas; and to provide administrative procedures for the efficient and uniform regulation of all development proposals within said zones.

#### Section II. Short Title and Authority.

A. This Ordinance shall be known and cited as the "Airport Zoning Ordinance."

B. This Ordinance is enacted pursuant to the provisions of Article VIII, Section 1(g) of the Florida Constitution; Chapter 125, Florida Statutes (1995) Chapter 333, Florida Statutes (1995).

#### Section III. Applicability.

A. This Ordinance regulates height and land uses around publicly owned airports in Palm Beach County. The height standards for structures provide maximum height limits and a review procedure to determine if structures will have an adverse impact on safe and efficient airspace use. The land use standards provide restrictions and a review procedure within four nautical miles of publicly owned airports to determine if the land use is compatible with normal airport operation and Federal Aviation Administration (FAA) guidelines. The land use standards apply to the highest hazard areas and Noise Zones, and limit uses which include, but are not limited to, hazardous material storage, emissions of light or smoke, or uses which attract concentrations of people or birds.

B. This Ordinance applies to all land in unincorporated Palm Beach County.

C. This Ordinance also applies to all municipalities that may elect to participate through interlocal agreement, pursuant to Chapters 163 and 333.03,(1)(b)1, Florida Statutes, or to all affected municipalities if a Joint Airport Zoning Board is created pursuant to Section 333.03 (1) (b) 2, Florida Statutes (1994).

D. These regulations supplement other land development regulations in this code.

E. Where there exists a conflict between any of the regulations or limitations prescribed in this Article and any other regulations applicable to the same area, the more stringent limitation or requirement shall govern and prevail.

**Section IV. Definitions.**

For the purpose of this Ordinance, the terms shall have the meaning as presented in this section. Additional definitions are found in Article 3 of this Code. In case of conflict, the terms as defined in this section shall apply.

**Aircraft** - any vehicle which is used or designed for navigation of or flight in the air.

**Airport** - Palm Beach International Airport, Palm Beach County Park Airport (Lantana), Palm Beach County Glades Airport (Pahokee), Belle Glade Municipal Airport, Palm Beach North County Airport and Boca Raton Airport and any area owned or operated by Palm Beach County, or other public entity, intended to be used for the taking-off, maneuvering and landing of aircraft, including any seaplane base, heliport or vertiport, validly licensed by the state for public use.

**Airport Elevation** - the highest point of an airport's usable landing area measured in feet above mean sea level (AMSL).

**Airport Hazard** - any man-made structure, object of natural growth or use of land which would exceed the Federal obstruction standards as contained in Federal Aviation Regulation Part 77 (as may be amended from time to time) and which obstructs the airspace or may otherwise be hazardous to aircraft taking-off, maneuvering or landing at an airport.

**Airport Hazard Area** - any area of land or water upon which an airport hazard might be established if not prevented as provided in this article.

**Airport Obstruction** - any man-made structure, object of natural growth or use of land which would exceed the Federal obstruction standards as contained in Federal Aviation Regulation Part 77 (as may be amended from time to time).

**Airspace Height** - the height limits as established and set forth in this Section. Above Mean Sea Level (AMSL) elevation shall be the datum unless otherwise specified.

**ALUNZ** - Airport Land Use Noise Zone.

**Approach Zone** - an area longitudinally centered on the extended runway centerline and extending outward and upward from each end of the primary zone. An approach zone is designated for each runway based upon the type of approach available or planned for that runway end.

**Avigation Easement** - the assignment of a right to an airport proprietor to a portion of the total benefits of the ownership of real property. The selected rights may be granted or may be purchased.

**Climb Gradient** - an aircraft instrument departure procedure requiring adherence to minimum climb stops or grade expressed in feet per nautical mile.

**Conical Zone** - the area extending outward from the periphery of the horizontal zone for a distance of 4,000 feet.

**Day-Night Average Sound Level ( $L_{dn}$ )** - a 24-hour average Noise level in weighted decibels, for a period from midnight to midnight, adding a 10-decibel penalty for each Noise event during the hours between midnight and 7:00 a.m. and 10:00 p.m. and midnight.

**Decision Height** - the height at which a pilot must decide, during an Instrument Landing System (ILS) approach, to either continue the approach or to execute a missed approach.

**Determination** - the term used by FAA to denote the outcome of an aeronautical study under FAR Part 77 (See: Airport Hazard or No Hazard).

**F.A.R. (Part 77)** - Federal Aviation Regulation. The "Part numbers" identify specific subject areas. All FARs are contained in Title 14, CFR. (Part 77 - Title: *Objects Affecting Navigable Airspace*).

**Hazard** - an advisory determination rendered by the FAA at the conclusion of an Aeronautical Study made under FAR Part 77 indicating the proposed structure is not a safe and/or efficient use of airspace.

**Heliport or Vertiport** - an identifiable ground level or elevated area which is validly licensed by the State of Florida for public use and is intended to be used for the take off and landing of helicopters, tilt rotors or any other vertical takeoff and landing rotorcraft.

**Horizontal Zone** - the area around each airport with an outer boundary constructed by swinging arcs of specified radii from the center of each end of the primary zone of each airport's runways and connecting adjacent area by lines tangent to those arcs. The radius of the arc specified for each end of a value will be the highest composite value determined for either end of the runway. When a 5,000-foot arc is encompassed by tangents connecting two adjacent 10,000-foot arcs, the 5,000-foot arc shall be disregarded on the construction of the perimeter of the Horizontal Zone.

**Instrument Approach Procedure** - a specified, published set of operating procedures issued by the FAA and used by a pilot to land an aircraft at an airport without visual reference to the ground.

**Instrument Landing System (ILS)** - a landing approach system that establishes a course and a descent path to align aircraft with a runway for final approach.

**Minimum Descent Altitude (MDA)** - the lowest altitude expressed in feet above mean sea level (AMSL), to which descent is authorized on final approach or during circling-to-land maneuvering in execution of a standard instrument approach procedure (SIAP) where electronic glide slope is not provided.

**Minimum Obstruction Clearance Altitude (MOCA)** - the lowest published altitude in effect between radio fixes on Federal VOR airways, off-airway routes, or route segments that meets obstruction clearance requirements for the entire route segment and assures acceptable navigational signal coverage only within twenty-two (22) miles to a VOR.

**Minimum Vectoring Altitude (MVA)** - the lowest altitude AMSL at which aircraft operating under IFR conditions will be vectored by a radar controller, except when otherwise authorized for radar approaches, departures or missed approaches.

**Nautical Mile** - a unit of length used in air navigation, based on the length of one minute of arc of a great circle, and equivalent to U.S. unit equal to 1,852 meters, or 6,076 feet.

**Noise Level Reduction** - a comparison of outdoor to indoor Noise levels, expressed in dB., i.e., a structure requiring a 30 dB NLR is one to which modifications must be made to achieve a 30 dB reduction in interior noise levels as compared to exterior noise levels.

**No-Hazard** - an advisory determination rendered by the FAA at the conclusion of an Aeronautical Study made under FAR Part 77 indicating the proposed structure may be safely and/or efficiently accommodated in navigable airspace.

**Non-precision Instrument Runway** - a runway having a non-precision instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type of navigation equipment, for which a straight-in non-precision instrument approach procedure has been approved or planned, and for which no precision instrument approach facilities are planned or indicated on an appropriate FAA civil or military service airport planning documents.

**Obstruction to Air Navigation** - any existing or proposed manmade object or object of natural growth or terrain that exceeds the standards contained in this Article, and contained in 14 CFR ss. 77.21, 77.23, 77.25, 77.28, and 77.29

**Other Than Utility Runway** - a runway designed for and intended to be used by all types of aircraft including those having gross weights greater than 12,500 pounds.

**Precision Instrument Runway** - a runway having an instrument approach procedure utilizing horizontal and vertical guidance through an Instrument Landing System (ILS), Microwave Landing System (MLS), or a Precision Approach Radar (PAR) including a runway for which such a system is planned and is so indicated on an approved civil or military airport layout plan, other FAA planning documents, or comparable military service planning documents.

**Primary Zone** - an area longitudinally centered on a runway, extending 200 feet beyond each end of that runway with the width so specified for each runway for the most precise approach existing or planned for either end of the runway.

**Runway** - a defined area on an airport prepared, used or intended to be used for the taking-off and landing of aircraft along its length.

**Runway Protection Zone (RPZ)** - an area off the runway end established to enhance the protection of people and property on the ground. Specifically, the RPZ is an area off the runway end extending outward and upward, parallel to the extended runway centerline, in the dimensions shown in Table 1.

**Structure** - any object, temporarily or permanently constructed or installed by man, including but not limited to: buildings, towers, smoke stacks, utility poles, antennas, construction cranes and overhead transmission lines.

**Terminal Navigational Aid** - any visual or electronic device on the surface which provides point-to-point guidance information or position data to aircraft in flight and is located on a public use airport in Palm Beach County.

**Transitional Zone** - the area extending outward from the sides of the Primary Zones and Approach Zones connecting them to the Horizontal zone.



**Utility Runway** - a runway that is constructed for and intended to be used by propeller driven aircraft of 12,500 pounds maximum gross weight and less.

**Visual Hazard** - any source which emits occasional or permanent smoke, glare, dust, or any other perceptible emission that could be a risk to safe aircraft operations.

**Visual Runway** - a Runway intended solely for the operation of aircraft using visual approach procedures with no straight-in instrument approach procedure and no instrument designation planned or indicated on the FAA-approved civil or military airport layout plan, or by any other planning document submitted to the FAA by competent authority.

**Section V. Acronyms.**

For the purpose of this Ordinance, the abbreviations and acronyms shall have the meaning as presented in this section.

**ALUNZ** - Airport Land Use Noise Zone.

**AMSL** - Above Mean Sea Level.

**ASR** - Airport Surveillance Radar.

**CFR** - Code of Federal Regulations.

**DOA** - Palm Beach County Department of Airports.

**FAA** - Federal Aviation Administration.

**FDOT** - Florida Department of Transportation.

**IFR** - Instrument Flight Rules.

**ILS** - Instrument Landing System.

**Ldn** - Day-Night Average Sound Level.

**MDA** - Minimum Descent Altitude.

**MLS** - Microwave Landing System.

**MOCA** - Minimum Obstruction Clearance Altitude.

**MVA** - Minimum Vectoring Altitude.

**NLR** - Noise Level Reduction.

**PAR** - Precision Approach Radar.

**PZB** - the Palm Beach County Department of Planning Zoning and Building.

**RPZ** - Runway Protection Zone.

**SIAP** - Standard Instrument Approach Procedure.

**VOR** - Very-high frequency Omni-range.

**VFR** - Visual Flight Rules.

**Section VI. Airspace Height Regulations.**

**A. General.** In order to carry out the provisions of this Ordinance, there are hereby created and established certain zones which include all of the applicable land lying beneath the primary, horizontal, conical, approach, and transitional surfaces as they apply to a particular airport. To regulate height, an Airspace Notification Map (attached as Appendix 1) and a procedure to review the permitting of tall structures has been established. Airport height limitations and the notification procedures established in this Section conform to the standards for determining obstructions to air navigation of F.A.R. Part 77, ss. 77.23.

**B. Regulated Construction.** For purposes of this Section, construction includes but is not limited to creating new structures or adding height to any existing structure and shall include the location of derricks, draglines, cranes and other boom-equipped machinery. Construction does not include any development which does not have the effect of adding height to the land or other structure, such as paving, draining or roofing.

**C. Regulated Areas.** The various surfaces displayed as Zone 1 and Zone 2 on the Palm Beach County "Airspace Notification Map" are defined below. Penetration of one of these zones shall require a technical analysis by FAA and a review of the analysis by the Palm Beach County DOA, PZB Department, and other applicable governmental agencies in accordance with this article.

**1. Publicly-Owned, Public Use Palm Beach County Airports:**

- a. Zone 1 - All construction within 3,500 feet from the airport reference point in all directions.
- b. Zone 2 - Any construction of a height exceeding the limitations of any zone established in this Section within a 4 nautical mile radius of the airport reference point.
- c. Any construction or alteration of a height greater than an imaginary surface extending outward and upward for a distance of 20,000 feet from the reference point of any terminal navigational aid facility up to a height of 200 feet above ground level.

**2. All Palm Beach County Heliports:** Any construction or alteration of a height greater than an imaginary surface extending outward and upward from any point of any public or private State licensed Palm Beach County Heliport for a distance of 5,000 feet up to a height of 200 feet above ground level.

**3. Terminal Navigational Aid Notification Areas:** Any construction or alteration within 5,000 feet of any navigational aid facility; and

**4. Other Areas:** any construction or alteration of a height greater than 200 feet above ground level.

**D. Airport Zones Established.** Primary, Horizontal, Conical, Approach and Transitional Airport Zones are shown on maps described below. These maps are on file at the DOA and PZB and are incorporated herein. These maps are included by reference and attached as Appendices 2-7.

- Map A- Palm Beach International Airport (Appendix 2)
- Map B- Palm Beach County Park Airport (Lantana) (Appendix 3)
- Map C- Palm Beach County Glades Airport (Pahokee) (Appendix 4)
- Map D- Belle Glade Municipal Airport (Appendix 5)
- Map E- Palm Beach North County Airport (Appendix 6)
- Map F- Boca Raton Airport (Appendix 7)

(This space intentionally left blank)

**E. Airport Runway Categories Defined.** The size and dimensions of each zone created and established as part of this section is based upon the category of each runway, according to the type of approach available or planned for that runway. The category of each runway for airports included in this Article are listed in Table 1.

<b>Table 1. Runway Category and Runway Protection Zone (RPZ) Defined, by Airport</b>						
<b>AIRPORT/RUNWAY</b>	<b>RUNWAY</b>	<b>PRECISION</b>	<b>LENGTH</b>	<b>INNER WIDTH</b>	<b>OUTER WIDTH</b>	<b>RPZ ACRES</b>
<b>Palm Beach International</b>	<b>Runway 09/29</b>	Precision	1,700	1,000	1,510	48.978
	<b>Runway 13/31</b>	Non-Precision	1,700	500	1,010	29.465
	<b>Runway 09R/27L</b>	Visual	1,000	500	700	13.770
<b>Palm Beach County Park (Lantana)</b>	<b>Runway 09/27</b>	Non-Precision	1,700	500	1,010	29.465
	<b>Runway 15/33</b>	Non-Precision	1,700	500	1,010	29.465
	<b>Runway 03/21</b>	Visual	1,000	500	1,010	13.770
<b>Palm Beach County Glades (Pahokee)</b>	<b>Runway 17/35</b>	Non-Precision	1,700	500	1,010	29.465
<b>Belle Glade Municipal</b>	<b>Runway 09/27</b>	Visual	1,000	500	700	13.770
<b>Palm Beach North County</b>	<b>Runway 08R/26L</b>	Precision	1,700	1,000	1,510	48.978
	<b>Runway 13/31</b>	Non-Precision	1,700	500	1,010	29.465
	<b>Runway 08L/26R</b>	Visual	1,000	500	700	13.770
<b>Boca Raton</b>	<b>Runway 05/23</b>	Non-Precision	1,700	500	1,010	29.465

(This space intentionally left blank)

**F. Airport Height Limitations.**

1. **General.** Where any two limitations in this ordinance are in conflict, the more stringent applies. Except as otherwise provided in this Section, no structure, or object of natural growth shall be erected, altered, or be maintained without prior approval by DOA or PZB, which is or would be an obstruction to air navigation, as defined in this Article, or of a height greater than:
  - a. 500 feet above ground level at the site of the object; or
  - b. 200 feet above ground level or the established airport elevation, whichever is higher. These heights shall be measured within three nautical miles of the established reference point of an airport; and which height increases up to a maximum of 500 feet, at a slope of 1 foot vertically for every 100 feet horizontally, for a distance of 50,000 feet; or
  - c. Any object within the approach segment, departure area, or any missed approach or circling approach area which is determined by the Airports Director to be a hazard to the safe and efficient use of airspace around an airport.

**G. Airport Height Zone Definitions and Limitations.** A property located in more than one of the described zones is considered to be only in the zone with the more restrictive height limitation. The various zones are hereby established and defined below. These zones are depicted in plan view in Appendix 2 through 7 and in isometric view in Appendix 15. The specific definitions of each airport height zone (horizontal distance, width, arc radius, etc.) are listed on Table 2. General definition and height limitations are described in the Subsections to follow.

(This space intentionally left blank.)

TABLE 2. SPECIFIC ZONE DEFINITION, BY AIRPORT, BY RUNWAY

AIRPORT/ RUNWAY	PRIMARY ZONE WIDTH (in feet)	HORIZONTAL ARC RADIUS (in feet)	CONICAL ZONE (in feet)	APPROACH ZONE (in feet)		
				Horizontal Dist.	Inner Width	Outer Width
PALM BEACH INTERNATIONAL AIRPORT						
Rwy 09L/27R	1, 000'	10, 000'	4,000'	50,000'	1,000'	16,000'
Rwy 13/31	500'			10,000'	500'	3,500'/1,500'
Rwy 09R/27L	250'	5,000'		5,000'	250'	1,250'
PALM BEACH COUNTY PARK AIRPORT (LANTANA)						
Rwy 09/27	500'	5,000'	4,000'	5,000'	500'	2,000'/1,250'
Rwy 15/33						2,000'/1,250'
Rwy 03/21						1,250'
PALM BEACH COUNTY GLADES AIRPORT (PAHOKEE)						
Rwy 17/35	500'	5,000'	4,000'	5,000'	500'	2,000'
BELLE GLADE MUNICIPAL						
Rwy 09/27	250'	5,000'	4,000'	5,000'	250'	1,250'
PALM BEACH NORTH COUNTY AIRPORT						
Rwy 08R/26L	1,000'	10,000'	4,000'	50,000'/10,000'	1,000'	16,000'/3,500'
Rwy 13/31	500'			10,000'/5,000'	500'	3,500'/1,500'
Rwy 08L/ 26R	250'	5,000'		5,000'	250'	1,250'
BOCA RATON AIRPORT						
Rwy 05/23	500'	10,000'	4,000'	10,000'	500'	3,500'

(This space intentionally left blank)

1. **Primary Zone Definition** - An area longitudinally centered on a runway, extending 200 feet beyond each end of that runway with the width so specified for each runway for the most precise approach existing or planned for either end of the runway.
  - a. **Primary Zone Height Limitations:** No structure or obstruction will be permitted within the Primary Zone that is not part of the landing, maneuvering and taking-off facilities and is of a greater height than the nearest point of the runway centerline.
  - b. **Primary Zone Width for each Specific Airport:** The specific width of each Primary Zone for each airport is listed in Table 2.
2. **Horizontal Zone Definition** - The area around each airport with an outer boundary the perimeter of which is constructed by swinging arcs of specified radii from the center of each end of the Primary Zone of each airport's runways and connecting adjacent area by lines tangent to those arcs. The radius of the arc specified for each end of a value will be the highest composite value determined for either end of the runway. When a 5,000-foot arc is encompassed by tangents connecting two adjacent 10,000-foot arcs, the 5,000-foot arc shall be disregarded on the construction of the perimeter of the Horizontal Zone.
  - a. **Horizontal Zone Height Limitations:** No structure or obstruction that has a height greater than 150 feet above the airport elevation, will be permitted in the Horizontal Zone.
  - b. **Horizontal Arc Radius for each Specific Airport:** The specific horizontal arc Radius of each airport is listed above in Table 2.
3. **Conical Zone Definition** - The area extending outward from the periphery of the Horizontal Zone for a distance of 4,000 feet. The specific Conical Zone distance for each airport is listed above in Table 2.
  - a. **Conical Zone Height Limitation:** No structure or obstruction will be permitted in the Conical Zone that has a height greater than 150 feet above the airport elevation at the inner boundary (connecting the Horizontal Zone) with permitted height increasing at a slope of 1 foot vertically for every 20 feet of horizontal distance, measured outward from the inner boundary to a height 350 feet above the airport elevation at the outer boundary.
4. **Approach Zone Definition** - An area longitudinally centered on the extended runway centerline and extending outward and upward from each end of the primary zone. An Approach Zone is designated for each runway based upon the type of approach available or planned for that runway end.
  - a. **Approach Zone Height Limitations:** The permitted height limitation within an outer or inner Approach Zone is the same as the runway end height at the inner edge and increases with horizontal distance outward from the inner edge based upon the calculation method listed in Table 3.
  - b. **Approach Zone Horizontal Distance for each Specific Airport:** The specific Approach Zone dimensions for each airport is listed above on Table 2.

**Table 3. Specific Approach Zone Height Limitation Calculation, By Airport, By Runway**

AIRPORT/RUNWAY		APPROACH ZONE HEIGHT LIMIT CALCULATION
<b>Palm Beach International</b>	Runway 09L/27R	1 foot vertically for every 50 feet of horizontal distance for the first 10,000 feet, and then 1 foot vertically for every 40 feet of horizontal distance for an additional 40,000 feet.
	Runway 13/31	1 foot vertically for every 34 feet of horizontal distance.
	Runway 09R/27L	1 foot vertically for every 20 feet of horizontal distance.
<b>Palm Beach County Park (Lantana)</b>	Runway 09/27	1 foot vertically for every 20 feet of horizontal distance.
	Runway 15/33	
	Runway 03/21	
<b>Palm Beach County Glades (Pahokee)</b>	Runway 17/35	1 foot vertically for every 20 feet of horizontal distance
<b>Belle Glade Municipal</b>	Runway 09/27	1 foot vertically for every 20 feet of horizontal distance
<b>Palm Beach North County</b>	Runway 08R/26L	<b>Runway 08R:</b> 1 foot vertically for every 20 feet of horizontal distance for the first 10,000 feet, then one foot vertically for every 40 feet of horizontal distance for an additional 40,000 feet. <b>Runway 26L:</b> 1 foot vertically for every 34 feet of horizontal distance.
	Runway 13/31	1 foot vertically for every 20 feet of horizontal distance
	Runway 08L/26R	
<b>Boca Raton</b>	Runway 05/ 23	1 foot vertically for every 34 feet of horizontal distance



**5. Transitional Zone Definition** - The area extending outward from the sides of the Primary Zones and Approach Zones connecting them to the Horizontal Zone. Height limits within the Transitional Zone are the same as the Primary Zone or Approach Zone at the boundary line where these Zones meet (i.e., level with the nearest point on the runway centerline) and increase at a rate of 1 foot vertically for every 7 feet horizontally, with the horizontal distance measured at right angles to the runway centerline and extended centerline, until the height matches the height of the Horizontal Zone, the Conical Zone or for a horizontal distance of 5,000 feet from the side of the part of the Precision Approach Zone that extends beyond the Conical Zone.

**a. Transitional Zone Height Limitation:** No object or structure will be permitted within the Transitional Zone greater in height than the Primary Zone or Approach Zone at their adjoining boundary lines increasing at a rate of 1 foot vertically for every 7 feet horizontally, with the horizontal distance measured at right angles to the runway centerline and extended centerline, until the height of the slope matches the height of the Horizontal Zone or the height of the Conical Zone and for a horizontal distance of 5,000 feet from each side of that part of the Approach Zone for a Precision Instrument Runway extending beyond the Conical Zone.

**6. Terminal Navigational Aid Obstruction Zone Definition** - Operation of a Navigational Aid Facility is electromagnetic in nature therefore, objects constructed off of airport property may have an adverse affect on the safe and efficient operation of navigational facilities. An Airport Surveillance Radar (ASR) facility Navigational Aid Obstruction Zone has been established extending in all directions to a radius of 3,500 feet from the navigation aid. This zone is shown on the Airspace Notification Map, Appendix 1.

**a. Terminal Navigational Aid Obstruction Zone Limitation:** No construction or alteration or installation of any electromagnetic device shall be permitted within this Navigation Aid Obstruction Zone without prior technical review by the FAA. If deemed necessary by the results of the FAA review, approval must be obtained from DOA and PZB.

**7. Heliport/Vertiports.**

**a. Primary Zone Definition:** The Primary Zone coincides in size and shape with the designated take-off and landing area of a Heliport/Vertiport.

**(1) Primary Zone Limitation:** This primary zone height limitation is described by a horizontal plane at the elevation of the established elevation.

**b. Approach Zone Definition:** The Approach Zone begins at each end of the Heliport/Vertiport Primary Zone with the same width as the Primary Zone and extends outward and upward for a horizontal distance of 4,000 feet where its width is 500 feet.

**(1) Approach Zone Height Limitation:** The Approach Zone height limitation is a slope of 1 foot vertically for every 8 feet horizontally.

**c. Transitional Zone Definition:** The Transitional Zone extends outward and upward from the lateral boundaries of the Primary Zone and from the Approach Zone for a distance of 250 feet measured horizontally from the centerline of the Primary and Approach Zones.

**(1) Transitional Zone Height Limitation:** The Transitional Zone has a height limitation at a slope of 1 foot vertically for every 2 feet horizontally.

**H. Airspace Height Review Procedures.** All new construction or reconstruction which adds height to any land or building within areas shown on the on "Airspace Notification Map" (incorporated by reference and attached as Appendix 1) shall be reviewed for compliance with the standards of this section.

1. **General:** No Tall Structure Permit will be issued if all FAA and DOA comments are not addressed to the satisfaction of DOA, PZB and County Attorney. No development permit application shall be issued if the proposed construction or alteration is found to violate the provisions of this Article, or exceed an obstruction standard of F.A.R. Part 77 or any other applicable Federal or State rules or regulations.
2. **Tall Structure Review Required** - DOA shall make a determination if FAA notification is required, prior to certification of an application by DRC or issuance of a building permit for a permanent or temporary structure located within Regulated Areas.
  - a. **FAA Review.** The DOA shall inform the applicant that prior review by the FAA is required if DOA determines that the proposed construction or alteration represented in the application may exceed:
    - (1) The standards of Federal Aviation Regulations (F.A.R.) Part 77;
    - (2) The provisions of Section VI. F or G of this Article;
    - (3) Any other Federal or State rules and regulations; or
    - (4) Adversely affects the airspace surrounding any Airport defined herein.

The FAA must review and issue a determination of the proposal's effect on navigable airspace where such prior notification under Title 14, CFR, Part 77 is required. PZB shall suspend any review of any development permit application process until FAA findings of aeronautical affect are approved.

- b. **Responsibility of the Applicant.** The Applicant shall:
  - (1) **Obtain** FAA Form 7460-1 from the DOA and mail the completed form to Federal Aviation Administration Southern Regional Office, Attn: ASO-532, Systems Management Branch, P. O. Box 20636, Atlanta, GA 30320.
  - (2) **Bring** in person or forward by Certified Mail (Return Receipt Requested) to the DOA, the FAA's findings of aeronautical affect, along with a copy of the completed original FAA Form 7460-1.
  - (3) **Structure(s) Not Exceeding Obstruction Standards or Other Provisions:** DOA shall review the FAA's determination issued in response to the applicant's FAA Form 7460-1. If DOA determines that the proposed construction or alteration does not exceed the height limitations in this section, the DOA shall notify the applicant in writing that the proposed structure may be erected in accordance with permitting requirements of PZ&B. PZB may certify the development application or issue a building permit, as applicable.
  - (4) **Structure(s) Exceeding Obstruction Standards or Other Provisions.** DOA shall review the FAA's determination issued in response to the applicant's FAA Form 7460-1. If DOA determines the proposed construction exceeds the height limitations outlined in this section, then the DOA shall notice the applicant. The notice shall state the reasons for denial and inform the applicant that they may apply for a variance pursuant to Section VIII of this Article and Section 5.7 of this Code, to allow deviations from the standards of this Section.

If an application for a variance is submitted, DOA shall review the application and provide a recommendation with or without conditions to the Board of Adjustment, pursuant to Sec. 5.7.

If a variance is granted, DOA shall issue a Tall Structure Permit prior to issuance of a subsequent development order.

- (5) **Zoning and Building Permit Requirement.** If the Tall Structure permit is approved, the applicant shall present a copy of the Tall Structure Permit with all development order conditions to PZ&B with an application for the next applicable development order.
- (6) **Obstruction Marking and Lighting.** The owner shall mark and light the structure in accordance with the provisions of Chapter 333, Florida Statute; Rules of Florida Department of Transportation, Chapter 14-60 and the FAA Advisory Circular 70/7460H.,

*Obstruction Marking or Lighting*, as may be amended from time to time. The permit may be conditioned to require the applicant to mark and light the structure, at applicant's own expense, or to allow DOA to install, operate and maintain at its own expense, such markers and lights as may be necessary to indicate to pilots the presence of an airspace obstruction if warranted.

- (7) **Building Permit Requirement.** The applicant shall present a copy of the Tall Structure Permit Application, along with all Development Order comments and conditions, to the Building Director in order that any conditions are adequately addressed prior to the issuance of a building permit, including obstruction lighting and marking conditions.

#### **Section VII. Airport Land Use Regulations.**

**A. General.** In order to carry out the provisions of this Ordinance, there are hereby created and established certain zones which include all the land lying beneath the Runway Protection Zone (RPZ) and within Airport Land Use Noise Zone(s)(ALUNZ), as they apply to a particular airport. All areas defined as the RPZ and areas displayed as ALUNZ are subject to review and technical analysis by DOA, PZ&B, and other applicable governmental agencies in accordance with this article.

To regulate land uses within these zones, an Off-Airport Land Use Compatibility Schedule (Appendix 8), maps and review procedures have been established. The RPZ dimensions are defined in Table 1, Sec. VI.E. The noise zones are depicted on the Airport Land Use Noise Maps (Appendices 9 through 14).

**B. Regulated Land Use.** Notwithstanding any other provisions of this Article, no use may be made of land or water within the RPZ in such manner as to interfere with the operation of an airborne aircraft. The Off-Airport Land Use Compatibility Schedule (Appendix 8) shall be used to determine additional land development requirements for uses identified in Article 6.4. Those activities and land uses not specifically listed in the Airport Land Use Compatibility Schedule are permitted or restricted based on their similarity to noise tolerance and compatibility with normal airport operations as exhibited by the activities and land uses which are listed in the Schedule.

- 1. Construction, defined.** For purposes of this section, construction includes but is not limited to creating new structures, making alterations or repairs and additions to any existing building or structure, or moving or relocating a building(s) or structure(s) within a Regulated Area. Construction does not include paving, drainage or similar types of construction.

**C. Regulated Areas.** To regulate land uses within the RPZ and ALUNZ, and Off-Airport Land Use Compatibility Schedule, maps and review procedures have been established. Only the portion of the lot falling within the RPZ or ALUNZ shall be subject to the provisions of this Article. The Off-Airport Land Use Compatibility Schedule shall be used to determine compatibility of land use with airport operations within these zones.

- 1. Runway Protection Zone (RPZ):** The RPZ includes all land lying beneath the defined RPZ, as shown on the applicable Airport Zoning Maps, in Appendices 2 through 7, for all airports in Palm Beach County.
- 2. Airport Land Use Noise Zones (ALUNZ).** The ALUNZ include all land area lying within the defined ALUNZ as shown on the applicable Airport Land Use Zone Maps, in Appendices 9 through 14, for all airports in Palm Beach County

**D. Airport Land Use Noise Zone(s) Established.** All land uses shall be permitted within ALUNZ as provided in the Off-Airport Land Use Compatibility Schedule, Appendix 8.

- 1. Airport Land Use Noise Zones for Airports which have Completed FAR Part 150 Noise and Land Use Compatibility Studies.** Several Palm Beach County airports have completed a noise study in accordance with 14 CFR Part 150. Land uses within the area contiguous to these airports, within an area defined as the outer noise contour, or equivalent thereof shall be consistent with the type of use listed in Airport Land Use Compatibility Schedule.
  - a. Palm Beach International Airport (PBIA).** The Palm Beach International ALUNZ has been established and is incorporated herein as Appendix 9. This Zone is created based on yearly averaged, 24-hour day/night average noise level projections arising from aircraft flight operations at PBIA.
    - (1) Palm Beach International Airport Land Use Noise Zone (ALUNZ) Defined.** That area commencing at the outermost boundary of the airport and extending outward therefrom to a boundary indicated on the Palm Beach International Airport Land Use Noise Zone Map. The boundary of the zone extends approximately  $\frac{1}{2}$  nautical mile beyond the projected yearly averaged, 24-hour day/night average noise level contour of 65  $L_{dn}$ .
  - b. Boca Raton Airport -** The Boca Raton ALUNZ has been established and is incorporated herein as Appendix 10. This Zone is created based on projections of aircraft flight operations at Boca Raton Airport.
    - (1) Boca Raton Airport Land Use Noise Zone (ALUNZ) Defined.** That area commencing at the outermost boundary of the airport and extending outward there from to a boundary indicated on the Boca Raton Airport Land Use Noise Zone Map. The outer boundary of the zone approximates a projected yearly averaged, 24-hour day/night average noise level contour of 60  $L_{dn}$  or greater.
- 2. ALUNZs for Airports which have not Completed an FAR Part 150 Noise and Land Use Compatibility Study -** An overlay Land Use Noise Zone has been established for the civil airports which have not completed an FAR Part 150 Noise and Land Use Compatibility Study. This Zone is created as an area beneath the standard VFR traffic pattern and buffer airspace established in FAA Order 7400.2D, "Procedures for Handling Airspace Matters", which underlies the majority of recurring aircraft flight paths. Land Uses within this zone may be subject to aircraft noise that may be considered objectionable.

- a. **Land Use Noise Zone(s) Defined for Palm Beach County Park Airport (Lantana), Palm Beach County Glades Airport (Pahokee), Belle Glade Municipal Airport, and Palm Beach North County Airport.** Land Use Noise Zones for these airports are established as the land lying within parallel lines nine thousand (9,108) feet in both directions from the approach and departure end of each runway, the runway centerline, and all airspace in between. These zones are established and attached as Appendices 11 through 14.

**E. General Land Use Regulations - Off-Airport Land Use Compatibility Schedule (Appendix 8).**

**1. The Off-Airport Land Use Compatibility Schedule, Appendix 8: lists land uses as defined below:**

- a. **Land Uses Compatible Without Restriction:** Uses noted with a "P" may develop pursuant to the development review procedures in the Use Regulation Schedule in Section 6.4. and Article 5 and are not required to comply with the conditional requirements set forth in Appendix 8.
- b. **Land Uses Qualified As Compatible Only If In Compliance With Conditional Requirements:** Uses noted with a "Q" may develop pursuant to the development review procedures in the Use Regulation Schedule in Section 6.4 and Article 5, if regulated and constructed in accordance with the conditional notes in Appendix 8. Application for a variance from the conditional requirements may be made to the Board of Adjustment in accordance with the requirements in Sec. 5.7.
- c. **Incompatible Land Uses:** Uses notes as an "N" are considered to be incompatible in the Airport Zone. These uses shall not be allowed in the Runway Protect Zone (RPZ). Uses within the Airport Noise Land Use Zone shall require variance approval pursuant Section VIII herein and Section 5.7 and shall be subject to the development review procedures in the Use Regulation Schedule in Section 6.4 and Article 5 prior to establishment of the use.

**2. Prohibited Land Uses.**

- a. In no case shall a new educational facility or a public or private school be permitted at either end of a runway within an area that extends 5 statute miles in a direct line along the centerline of the runway and which has a width of the length of  $\frac{1}{2}$  the runway.
  - (1) Nothing in subsection a. above shall be construed to require the removal, alteration, sound conditioning, or other change, or to interfere with the continued use or expansion to contiguous properties of any public or private educational structure in existence, or real property in use, on November 1, 1996. Construction of new education structures shall meet the provisions of Section VI.H., Airspace Height Review Procedure, and the provision of sound insulation materials in accordance with established architectural and acoustical principles as contained in document DOT/FAA/PP-92-5 (or later version), Guidelines for the Sound Insulation of Residences Exposed to Aircraft Operations, is encouraged. [Ord. No. 97-14]
- b. In no case shall new residential construction be permitted within an area contiguous to the airport measuring  $\frac{1}{2}$  the length of the longest runway on either side of and at the end of each runway centerline unless it meets the conditional notes in the Airport Land Use Compatibility Schedule - Appendix 8. This area is shown as the "New Residential Construction Limit" on Appendices 10-14.

- (1) **Exemption.** Land uses within regulated areas defined in Section VII, D.1.a.&b., (Airports which have completed FAR Part 150 Noise and Land Use Compatibility Studies), "Palm Beach International Airport and Boca Raton Airport Land Use Noise Zone Defined" and which meet the standards set forth herein.

[Ord. No. 97-14]

**3. Additional Regulations** - In addition to the requirements contained in the Schedule (Appendix 8), all uses within regulated areas shall comply with the following provisions.

- a. **Lights and Illuminations:** All lights or illumination used in conjunction with streets, parking, signs or use of land and structures shall be arranged and operated in such manner that is not misleading or dangerous to aircraft operating from or to a public airport or in vicinity thereof.
- b. **Electronic Devices:** No application, use, or operations of any type shall produce electronic interference with navigation signals or radio communication between aircraft; the airport tower, or other air traffic control facility.
- c. **Obscuration:** No operations of any type shall produce smoke, glare or other obscuration within three (3) statute miles of any usable runway of a public airport.
- d. **Bird Concentrations:** No use of any type shall be permitted that attract or sustain hazardous bird movements, feeding, water, or roosting areas into or across an airport's runways' approach and departure pattern.
- e. **Noise Level Reduction (NLR) Requirements:** If a proposed land use within an Airport Land Use Noise Zone is designated generally compatible (Q), or incompatible (N), then measures to achieve 30 dB NLR shall be incorporated into the regulated use.
  - (1) **Exemptions.** Land Uses within regulated areas defined in Section VII, D.2.(a), "Airport Land Use Noise Zones for Airports Which Have Not Completed an FAR Part 150 Noise and Land Use Compatibility Study".
  - (2) **Use and Occupancy.** Buildings or structures supporting a legal use(s) which existed prior to (the effective date of this Article), may continue to support the existing use or occupancy provided such continued use does not jeopardize life or health.
  - (3) **Relocated Buildings** - Buildings or structures moved into a RPZ or ALUNZ shall comply with the height and noise level reduction provisions of this Article, as applicable.
  - (4) **Proposed or Newly Constructed Buildings** - Valid permits to construct a building, submitted to the Building Division of PZ&B prior to (the effective date of this Article), shall not be required to comply with the provisions of Article 18, as long as the building permit has not been amended or expired.
  - (5) **Design Requirements** - The NLR requirements of the Off-Airport Land Use Compatibility Schedule at Appendix 8, may be achieved by any suitable combination of building design, choice of building materials and construction techniques in accordance with established architectural and acoustical principles as contained in DOT document DOT/FAA/PP-92-5, *Guidelines for the Sound Insulation of Residences Exposed to Aircraft Operations*. This document is on file at the offices of the DOA and PZB. The reduction requirements shall apply to all occupied rooms having one or more exterior walls or ceilings, ~~when furnished in accordance with the intended~~ final usage of the room.

- f. **Disclosure.** The owner of any new building or structure or any existing building or structure which is substantially repaired, reconstructed or altered, as provided in Sec. 1.12.D. proposed to be located within regulated areas shall provide disclosure to all prospective purchasers or tenants of such building or structure that the building or structure is located within the Land Use Compatibility Noise Zone and that aircraft noise may be objectionable.

**F. Review Procedure for Airport Land Use Noise Zones.** All new construction or reconstruction for temporary or permanent structures within ALUNZ shall be reviewed for compliance with the standards of this Section. Prior to acceptance of a development order or issuance of a building permit, the DOA and PZ&B shall review the application for compliance with this Article.

### **Section VIII. Variances.**

Application for a variance may be submitted to erect or increase the height of any structures, or to use property which does not comply with the regulations prescribed in this Article, to the Palm Beach County Board of Adjustment pursuant to the procedures and standards set forth in Section 5.7.

### **Section IX. Nonconforming Uses.**

Uses nonconforming to the Airport Zoning Regulations shall be administered in accordance with Section 1.12.

### **Section X. Administration.**

- A. PZB, in consultation with the DOA, shall administer the review of development applications for compliance with this Article within the territorial limits over which Palm Beach County has jurisdiction. DOA by Interlocal Agreement with any jurisdiction which has permitting authority shall administer the review of development applications for compliance with this Article within the territorial limits of the municipality. If a Tall Structure Permit is required, then the DOA shall administer review with the FAA. Fees shall be established by the DOA and PZB to administer this Ordinance.
- B. In the event that any violation of the requirements of Article 18 are found, the Director Code Enforcement shall give written notice to the property owner. Such notice shall indicate the nature of the violation and the necessary action to correct or abate the violation. A copy of said notice shall be sent to the Code Enforcement Board and Palm Beach County DOA. PZB shall require work to stop and may take any or all other action necessary to correct violations and obtain compliance with all the provisions of this Section.
- C. The DOA shall notify the Executive Director of PZB of all amendments to the airport master plan(s), or other regulations that effect the definitions or height limitations of the zones established herein.

**Section XI. Enforcement.**

**A. Non-compliance.** Failure to comply with the requirements of this Section or any permit or Approval granted or authorized hereunder shall constitute a violation of this code. PZB or DOA may issue a Cease and Desist Order or withhold a Certificate of Occupancy until the provisions of this Section have been met. Palm Beach County may subject the owner of the premises to the violation and enforcement provisions in Chapter 333.07, Fla. Stat., 1995, as amended, seek injunctive relief, pursuant to Chapter 333.13, (2) Florida Statutes, as may be amended from time to time, in order to fully effectuate the purposes of this Ordinance. Each violation of this Ordinance or of any regulation, order or ruling promulgated herein shall be considered a separate offense and enforced in accordance with the provisions of Article 14 of this code.

**Section XII. Appeals.**

Any person aggrieved by the decision of PZB or the DOA made in the administration of this Article may appeal the decision to the Board of Adjustment in accordance with the provisions of Article 5.7 of this Code.

**PART 2. Repeal of Palm Beach County Ordinance 78-2.**

Palm Beach County Ordinance 78-2 of this Code is hereby repealed.

(This space intentionally left blank.)



**AIRPORT ZONING REGULATIONS**

**APPENDIX 1 THROUGH 15**

**NOTE: MAPS IN THESE APPENDICES ARE REPRESENTATIONAL ONLY. LOCATIONAL REQUIREMENTS CAN BE VERIFIED BY THE DEPARTMENT OF AIRPORTS. HARD COPY, SCALED MAPS ARE AVAILABLE UPON REQUEST FROM THE ZONING DIVISION.**

Appendix 1 AIRSPACE NOTIFICATION MAP

Appendix 2 MAP A - PALM BEACH INTERNATIONAL AIRPORT

Appendix 3 MAP B - PALM BEACH COUNTY PARK AIRPORT

Appendix 4 MAP C - PALM BEACH COUNTY GLADES AIRPORT

Appendix 5 MAP D - BELLE GLADE MUNICIPAL AIRPORT

Appendix 6 MAP E - PALM BEACH NORTH COUNTY AIRPORT

Appendix 7 MAP F - BOCA RATON AIRPORT

Appendix 8 THE OFF-AIRPORT LAND USE COMPATIBILITY SCHEDULE

Appendix 9 AIRPORT LAND USE NOISE ZONE - PALM BEACH INTERNATIONAL AIRPORT

Appendix 10 AIRPORT LAND USE NOISE ZONE - BOCA RATON AIRPORT

Appendix 11 AIRPORT LAND USE NOISE ZONE - PALM BEACH COUNTY PARK

Appendix 12 AIRPORT LAND USE NOISE ZONE - PALM BEACH COUNTY GLADES AIRPORT

Appendix 13 AIRPORT LAND USE NOISE ZONE - BELLE GLADE MUNICIPAL AIRPORT

Appendix 14 AIRPORT LAND USE NOISE ZONE - PALM BEACH NORTH COUNTY AIRPORT

Appendix 15 ISOMETRIC VIEW OF AIRPORT HEIGHT ZONES AND IMAGINARY SURFACES

**Amendment History:**

[Ord. No. 96-28; September 25, 1996] [Ord. No. 97-14; May 23, 1997]