



**TITLE: FIRST READING AND REQUEST TO ADVERTISE FOR ADOPTION HEARING
UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENT ROUND 2014-01**

SUMMARY: The proposed ordinance will account for consistency with the Comprehensive Plan, correction of glitches and clarifications to the Unified Land Development Code (ULDC), as well as several specific amendments.

- Ordinance Title
- Exhibit A Privately Initiated Amendment (PIA) 2014-376 Bay Door Orientation
- Exhibit B Article 7, Landscaping
- Exhibit C Article 11, Subdivision, Platting, and Required Improvements
- Exhibit D Article 12, Traffic Performance Standards
- Exhibit E Article 13, Impact Fees
- Exhibit F Accessory Radio Towers
- Exhibit G Inland Logistics Center
- Exhibit H Northlake Boulevard Overlay Zone (NBOZ)
- Exhibit I URAO and IRO Alternative Parking Lot Design Options
- Exhibit J Residential Setback Exceptions and Zero Lot Line Encroachments
- Exhibit K RVPD Real Estate Sales Office
- Exhibit L Economic Development Center (EDC)
- Exhibit M Shooting Range, Outdoor
- Exhibit N Modifications to BCC and ZC Approvals
- Exhibit O Digital Fuel Price Signage

LDRAB/LDRC: The proposed code amendments were submitted for review to the Land Development Regulation Advisory Board (LDRAB) on March 26, 2014, April 23, 2014, May 28, 2014, and June 25, 2014, and the Land Development Regulation Commission (LDRC) on May 28, 2014 and June 25, 2014. All proposed ULDC amendments were found to be consistent with the Plan.

BCC Public Hearings: June 26, 2014, Request for Permission to Advertise for First Reading on July 24, 2014: Approved, 7 – 0.

MOTION: To approve on First Reading and advertise for Adoption Hearing on August 28, 2014: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCES 2003-067 AND 2003-070 AS AMENDED, AS FOLLOWS: **ARTICLE 1 - GENERAL PROVISIONS;** CHAPTER F, NONCONFORMITIES; CHAPTER I, DEFINITIONS AND ACRONYMS; **ARTICLE 2 - DEVELOPMENT REVIEW PROCEDURES;** CHAPTER A, GENERAL; CHAPTER D, ADMINISTRATIVE PROCESS; CHAPTER E, MONITORING; CHAPTER G, DECISION MAKING BODIES; **ARTICLE 3 - OVERLAYS AND ZONING DISTRICTS;** CHAPTER A, GENERAL; CHAPTER B, OVERLAYS; CHAPTER D, PROPERTY DEVELOPMENT REGULATIONS (PDRs); CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDs); CHAPTER F, TRADITIONAL DEVELOPMENT DISTRICTS (TDDs); **ARTICLE 4 - USE REGULATIONS;** CHAPTER A, USE CLASSIFICATION; CHAPTER B, SUPPLEMENTARY USE STANDARDS; **ARTICLE 5 - SUPPLEMENTARY STANDARDS;** CHAPTER B, ACCESSORY AND TEMPORARY USES; **ARTICLE 6 - PARKING;** CHAPTER A, PARKING; **ARTICLE 7 - LANDSCAPING;** CHAPTER C, MGTS TIER COMPLIANCE; CHAPTER D, GENERAL STANDARDS; CHAPTER E, REVIEW, INSTALLATION AND MAINTENANCE; CHAPTER F, PERIMETER BUFFER LANDSCAPE REQUIREMENTS; **ARTICLE 8 - SIGNAGE;** CHAPTER A, GENERAL; CHAPTER F, GENERAL PROVISIONS FOR ALL SIGN TYPES; CHAPTER G, STANDARDS FOR SPECIFIC SIGN TYPES; **ARTICLE 11 - SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS;** CHAPTER A, GENERAL REQUIREMENTS; CHAPTER B, SUBDIVISION REQUIREMENTS; CHAPTER D, PLATTING; CHAPTER E, REQUIRED IMPROVEMENTS; **ARTICLE 12 - TRAFFIC PERFORMANCE STANDARDS;** CHAPTER B, STANDARD; CHAPTER C, TRAFFIC IMPACT STUDIES; **ARTICLE 13 - IMPACT FEES;** CHAPTER A, GENERAL; **PROVIDING FOR:** INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND AN EFFECTIVE DATE.

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AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 2003-067 AND 2003-070 AS AMENDED, AS FOLLOWS: **ARTICLE 1 - GENERAL PROVISIONS**; CHAPTER F, NONCONFORMITIES; CHAPTER I, DEFINITIONS AND ACRONYMS; **ARTICLE 2 - DEVELOPMENT REVIEW PROCEDURES**; CHAPTER A, GENERAL; CHAPTER D, ADMINISTRATIVE PROCESS; CHAPTER E, MONITORING; CHAPTER G, DECISION MAKING BODIES; **ARTICLE 3 - OVERLAYS AND ZONING DISTRICTS**; CHAPTER A, GENERAL; CHAPTER B, OVERLAYS; CHAPTER D, PROPERTY DEVELOPMENT REGULATIONS (PDRs); CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDs); CHAPTER F, TRADITIONAL DEVELOPMENT DISTRICTS (TDDs); **ARTICLE 4 - USE REGULATIONS**; CHAPTER A, USE CLASSIFICATION; CHAPTER B, SUPPLEMENTARY USE STANDARDS; **ARTICLE 5 - SUPPLEMENTARY STANDARDS**; CHAPTER B, ACCESSORY AND TEMPORARY USES; **ARTICLE 6 - PARKING**; CHAPTER A, PARKING; **ARTICLE 7 - LANDSCAPING**; CHAPTER C, MGTS TIER COMPLIANCE; CHAPTER D, GENERAL STANDARDS; CHAPTER E, REVIEW, INSTALLATION AND MAINTENANCE; CHAPTER F, PERIMETER BUFFER LANDSCAPE REQUIREMENTS; **ARTICLE 8 - SIGNAGE**; CHAPTER A, GENERAL; CHAPTER F, GENERAL PROVISIONS FOR ALL SIGN TYPES; CHAPTER G, STANDARDS FOR SPECIFIC SIGN TYPES; **ARTICLE 11 - SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS**; CHAPTER A, GENERAL REQUIREMENTS; CHAPTER B, SUBDIVISION REQUIREMENTS; CHAPTER D, PLATTING; CHAPTER E, REQUIRED IMPROVEMENTS; **ARTICLE 12 - TRAFFIC PERFORMANCE STANDARDS**; CHAPTER B, STANDARD; CHAPTER C, TRAFFIC IMPACT STUDIES; **ARTICLE 13 - IMPACT FEES**; CHAPTER A, GENERAL; **PROVIDING FOR**: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND AN EFFECTIVE DATE.

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

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

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

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

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

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

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

1 **Section 1. Adoption**

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

- 4 ▪ Exhibit A Privately Initiated Amendment (PIA) 2014-376 Bay Door Orientation
- 5 ▪ Exhibit B Article 7, Landscaping
- 6 ▪ Exhibit C Article 11, Subdivision, Platting, and Required Improvements
- 7 ▪ Exhibit D Article 12, Traffic Performance Standards
- 8 ▪ Exhibit E Article 13, Impact Fees
- 9 ▪ Exhibit F Accessory Radio Towers
- 10 ▪ Exhibit G Inland Logistic Center
- 11 ▪ Exhibit H Northlake Boulevard Overlay Zone (NBOZ)
- 12 ▪ Exhibit I URAO/IRO Alternative Parking Lot Design Options
- 13 ▪ Exhibit J Residential Setback Exceptions and ZLL Encroachments
- 14 ▪ Exhibit K RVPD Real Estate Sales Office
- 15 ▪ Exhibit L Economic Development Center (EDC)
- 16 ▪ Exhibit M Outdoor Shooting Range
- 17 ▪ Exhibit N Modifications to BCC and ZC Approvals
- 18 ▪ Exhibit O Digital Fuel Price Signage

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20 **Section 2. Interpretation of Captions**

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

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24 **Section 3. Repeal of Laws in Conflict**

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

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28 **Section 4. Severability**

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

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34 **Section 5. Savings Clause**

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

1 **Section 6. Inclusion in the Unified Land Development Code**

2 The provisions of this Ordinance shall be codified in the Unified Land Development Code
3 and may be reorganized, renumbered or re-lettered to effectuate the codification of this
4 Ordinance.

5

6 **Section 7. Providing for an Effective Date**

7 The provisions of this Ordinance shall become effective upon filing with the Department
8 of State.

9

10 **APPROVED and ADOPTED** by the Board of County Commissioners of Palm Beach
11 County, Florida, on this the _____ day of _____, 20____.

12

SHARON R. BOCK, CLERK &
COMPTROLLER

PALM BEACH COUNTY, FLORIDA, BY
ITS BOARD OF COUNTY
COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Priscilla A. Taylor, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: _____
County Attorney

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15 **EFFECTIVE DATE:** Filed with the Department of State on the _____ day of
16 _____, 20____.

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EXHIBIT A

PRIVATELY INITIATED AMENDMENT
(PIA) 2014-376 BAY DOOR ORIENTATION
SUMMARY OF AMENDMENTS
(Updated 05/22/2014)

1
2 Part 1. ULDC Art.4.B.1.A.107.f, Bay Door Orientation [Related to Repair and Maintenance,
3 General] (page 87 of 171), is hereby amended as follows:

4 CHAPTER B SUPPLEMENTARY USE STANDARDS

5 Section 1 Uses

6 A. Definitions and Supplementary Standards for Specific Uses

7 107.Repair and Maintenance, General

8 f. Bay Door Orientation

9 **1) Residential**

10 Service bay doors shall not face any residential district, FLU designation, or use,
11 ~~except as follows: unless separated by an arterial or collector street.~~ [Ord. 2005 –
12 002]

13 ~~1) Buffer Requirements~~

14 a) Bay doors ~~adjacent facing~~ to an arterial or collector street a minimum of 80 feet in
15 width shall require provide a R-O-W buffer upgraded to include a minimum six
16 foot high landscape barrier. Type 2 incompatibility buffer.

17 ~~2) Bay Doors Facing a Residential District or Use~~

18 b) Bay doors facing a residential zoning district, FLU, or use may be allowed subject
19 to one of the following standards: separated by an arterial or collector street shall
20 require a Type 3 incompatibility buffer.

21 (1) If separated by a local commercial street, the R-O-W buffer shall be
22 upgraded to include a minimum six foot high landscape barrier and a wall.

23 (2) If separated by a parcel with a nonresidential use such as utilities, canal R-O-
24 W, easements, FDOT or County drainage a minimum of 80 feet in width shall
25 provide a Type 3 Incompatibility Buffer with double the number of trees and a
26 two and one half foot high berm.

27 **23) Infill Redevelopment Overlay (IRO) and Priority Redevelopment Areas (PRAs)**

28 Bay doors shall not be oriented towards perimeter streets. [Ord. 2010-005] [Ord.
29 2010-022]

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Notes:

Underlined indicates new text.

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If being relocated destination is noted in bolded brackets **[Relocated to:]**.

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

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

EXHIBIT B

ARTICLE 7 - LANDSCAPING
SUMMARY OF AMENDMENTS
(Updated 05/28/14)

1
2 Part 1. ULDC Art. 7.C.1, U/S Tier (page 14 of 50), is hereby amended as follows:

3 CHAPTER C MGTS TIER COMPLIANCE

4 Section 1 U/S Tier

5 Landscaping in the U/S Tier should have a higher level of detail and more structure, such as pedestrian
6 accents, formal or meandering arrangements in perimeter landscape ~~and~~ buffers, street tree plantings,
7 and inter-connections between pedestrian and vehicular areas. ...
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10 Part 2. ULDC Table 7.C.3, Minimum Tier Requirements (page 16 of 50), is hereby amended as
11 follows:

12 CHAPTER C MGTS TIER COMPLIANCE

13 Section 3 Exurban and Rural Tiers

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EXHIBIT B

ARTICLE 7 - LANDSCAPING
SUMMARY OF AMENDMENTS
(Updated 05/28/14)

1

Table 7.C.3 – Minimum Tier Requirements

Code Requirements	U/S Tier ⁸	AGR and Glades Tiers	Exurban and Rural Tiers
Landscape Buffers⁷			
<u>Preferred</u> Design	Linear design, formal or meandering arrangement of elements, traversing sidewalks	Meandering, more naturalistic with shrub cluster and varying heights	Increased depth, buffers often adjacent to interior open space, unimproved pathway surfaces
Berms	Optional	Optional	No ¹
Fences/Walls	Optional ²	Optional ²	Optional ^{2,3}
Layers of Shrubs and Ground Cover ⁴	3	4	3
Interior Landscaping^{7,9}			
Minimum Tree Quantities – Zero Lot Line, Single Family Residential, and Townhouse Lots	1 per 1,250 sq. ft. (max. 15)	1 per 1,000 sq. ft. (max. 30)	1 per 800 sq. ft. (max. 30)
<u>Minimum Tree Quantities – Multi-family Residential Lots</u>	<u>1 per 1,250 sq. ft.</u>	<u>1 per 1,000 sq. ft.</u>	<u>1 per 800 sq. ft.</u>
Minimum Tree Quantities – Non-Residential Lot	1 per 2,000 sq. ft.	1 per 1,500 sq. ft.	1 per 1,200 sq. ft.
Minimum Shrub Quantities – Zero Lot Line, Single Family Residential, and Townhouse Lots ⁵	3 per 1,250 sq. ft. (max. 45)	3 per 1,000 sq. ft. (max. 90)	3 per 800 sq. ft. (max. 90)
<u>Minimum Tree Quantities – Multi-family Residential Lots</u>	<u>3 per 1,250 sq. ft.</u>	<u>3 per 1,000 sq. ft.</u>	<u>3 per 800 sq. ft.</u>
Minimum Shrub Quantities – Non-Residential Lot ⁵	3 per 2,000 sq. ft.	3 per 1,500 sq. ft.	3 per 1,200 sq. ft.
<u>Interior Islands</u>	<u>1 per 10 spaces</u>	<u>1 per 8 spaces</u>	<u>1 per 6 spaces</u>
<u>Interior Islands Landscape Width</u>	<u>8 ft.</u>	<u>10 ft.</u>	<u>12 ft.</u>
<u>Protective Curbing</u>	<u>Yes</u>	<u>Yes</u>	<u>Optional</u>
Plant Standards⁷			
Minimum Tree Height (Perimeter)	12 ft.	12 ft.	12 ft.
Minimum Tree Height (Interior)	12 ft.	12 ft. (average)	12 ft. (average)
Palms Substitute (3 palms for 1 tree)	Yes	Yes – Native clusters only	Yes – Native clusters only
Foundation Planting^{6,7}			
<u>Foundation</u> Planting Width	5 ft. along front façades 8 ft. along side façades	10 ft. all sides	12 ft. all sides
Facades to be Planted	Front & Sides	Front, Sides & Rear	Front, Sides & Rear
Percentage of Façade	40 percent	50 percent	60 percent
[Ord. 2005-002] [Ord. 2006-004] [Ord. 2009-040] [Ord. 2010-022] [Ord. 2011-001]			
Notes:			
<ol style="list-style-type: none"> May be allowed with an approved ALP. Landscape requirements (including walls and fences) for Incompatibility buffers, refer to Table 7.F.9.A, Incompatibility Buffer Standards. [Ord. 2009-040] Walls and fences shall be built from natural materials, including but not limited to: wood, stone, etc. [Ord. 2009-040] This requirement is only for Perimeter R-O-W Buffers. Applicants shall also reference Table 7.F.7.B, Shrub Planting Requirements for installation size, quantity, spacing and maturity height for perimeter and interior shrub planting. [Ord. 2009-040] Interior quantities for <u>trees and shrubs</u> planting shall be calculated based on gross lot area, excluding preservation areas and lake tracts. [Ord. 2009-040] TDDs, LCC, IRO and PRA Development Orders are exempt from foundation planting requirements for primary and secondary, or other similar types of building frontages, buildings along an alleyway or accessway to a parking area, or where buildings front on a plaza or square. [Ord. 2005-002] [Ord. 2006-004] [Ord. 2010-022] Deviations shall be permitted for publicly owned and operated public parks in accordance with Art. 5.D.2.G, Public Park Landscape Standards [Ord. 2006-004] [Ord. 2011-001] U/S Tier standards may be applied to a PUD or TDD with a village center, civic site, or suburban center, general or edge subarea. [Ord. 2010-022] <u>Tree and shrub planting requirement calculations for Zero Lot Line and Single Family Residential Lots shall be based upon gross lot area minus the building coverage for the principal residential structure. The building coverage percentage shall be based upon the zoning district and the applicable property development regulations</u> 			

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EXHIBIT B

ARTICLE 7 - LANDSCAPING
SUMMARY OF AMENDMENTS
(Updated 05/28/14)

1
2 Part 3. ULDC Art. 7.D.2, Trees (page 18 - 20 of 50), is hereby amended as follows:

3 CHAPTER D GENERAL STANDARDS

4 Section 2 Trees

5 A. Canopy Trees

6 Canopy trees ~~are shall be~~ subject to the following standards. ~~All canopy trees shall be container~~
7 ~~grown or root pruned in accordance with acceptable horticultural practices.~~

8 1. Minimum Height

9 Canopy trees shall meet the ~~height~~ standards in Table 7.C.3. Minimum Tier Requirements
10 and Figure 7.D.2.A-2, Canopy Tree Measurement Standards, at installation. ~~Up to~~

11 a. Height Reduction

12 A maximum of 25 percent of the total number of required ~~interior~~ trees may be reduced in
13 height by 25 percent, ~~provided that an One~~ additional tree, at least a minimum of eight
14 feet in height, ~~is shall be~~ planted for each tree with reduced height.

15 2. Minimum Canopy Spread and Caliper

16 The minimum canopy spread and caliper shall be consistent with the most current edition of
17 the Florida Grades and Standards Six feet.

18 3. ~~Minimum Caliper~~

19 ~~Two and a half inches~~

20
21 ~~....~~
22 C. Pines

23 Pines, planted in groups of three may be substituted for one required canopy tree. Pines may not
24 be used in excess of 25 percent of the total number of required canopy trees. When using pines
25 in a perimeter buffer, refer to Article 7.F.2.A,3 Pines.

26 D. Tree Credit

27 3. Tree Credit Formula

28 Existing trees shall be credited according to the formula in Table 7.D.2.D, Canopy Tree Credit
29 and Replacement.

30
31 Table 7.D.2.D –Tree Credit and Replacement

Crown Spread of Tree	Or	Diameter at 4.5 Feet Above Grade	=	Credits or Replacements
Less than 5 Ft.	or	Less than 2 in.	=	0
5-9 Ft.	or	2-6 in.	=	1
10-19 Ft.	or	7-11 in.	=	2
20-29 Ft.	or	12-16 in.	=	3
30-39 Ft.	or	17-21 in.	=	4
40-49 Ft.	or	22-26 in.	=	5
50-59 Ft.	or	27-31 in.	=	6
60-89 Ft.	or	32-36 in.	=	7
90 Ft. or Greater	or	37 in. or more	=	8

Notes:

1. Preserved ~~or~~ relocated, ~~or new slash~~ pines a minimum of 14 feet in height may count as one required canopy tree.
2. Fractional measurements shall be rounded down.
3. One palm may count as one required palm canopy tree.

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34 Part 4. ULDC Art. 7.D.3, Shrubs and Hedges (page 20 of 50), is hereby amended as follows:

35 CHAPTER D GENERAL STANDARDS

36 Section 3 Shrubs and Hedges

37 A. Shrubs

38 Required shrubs are subject to the standards in Table 7.C.3, Minimum Tier Requirements, and
39 the dimension standards in Table 7.F.7.B, Shrub Planting Requirements.

40 B. Hedges

41 1. Residential Hedge Height

42 Hedges may be planted and maintained along or adjacent to a residential lot line. [Ord. 2005
43 -002]

44 a. Hedges shall not exceed four feet in height when located within the required front
45 setback. ~~Within required front setback: four feet.~~ [Ord. 2005 – 002]

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EXHIBIT B

ARTICLE 7 - LANDSCAPING
SUMMARY OF AMENDMENTS
(Updated 05/28/14)

- 1 b. Hedges shall not exceed eight feet in height when located on or adjacent to the side, side
2 street, or rear property lines. Within required side, side street (to the required front
3 setback) and rear setback: eight feet. [Ord. 2005 – 002]
4 c. The height shall be measured adjacent to the hedge from the lowest grade on either side
5 of the hedge. [Ord. 2005 – 002]
- 6 **2. PDD and Non-residential Perimeter Buffer Hedge Height**
7 a. Hedges shall not exceed 12 feet in height. Maximum height: 12 feet. [Ord. 2005 – 002]
8 b. The hedge height in a landscape barrier shall be measured in accordance with Art.
9 7.D.14, Grade Changes. [Ord. 2005 – 002]
- 10 **3. Shrub Replacement**
11 Required shrubs may be planted in the form of a hedge provided the minimum quantities are
12 installed pursuant to Table 7.C.3, Minimum Tier Requirements, and shall be subject to the
13 following: Hedges may be used in place of required shrubs, subject to the following
14 standards and the hedge height provisions above. [Ord. 2005 – 002]
15 **a. Minimum Height at Installation**
16 Hedge material shall be a minimum of 24 inches at the time of installation.
17 **b. Minimum Height Within Two Years of Planting**
18 Three feet.
19 **cb. Minimum Spacing at Installation**
20 Hedge material shall be planted a maximum of 24 inches on center, or as may be
21 adjusted in the field based upon the type of plants utilized with a maximum spacing of 36
22 inches on center. [Ord. 2005 – 002]
23
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25 **Part 5. ULDC Art. 7.D.11, Foundation Plantings (page 24 of 50), is hereby amended as follows:**

26 **CHAPTER D GENERAL STANDARDS**

27 **Section 11 Foundation Plantings**

28 Foundation plantings shall be provided along façades as required by Table 7.C.3, Minimum Tier
29 Requirements, for non-residential structures unless specifically exempted by this Section. Required plant
30 material may be located within 30 feet of the foundation, along the front and side facades of with
31 drive-through establishments, including Freestanding ATMs, plantings may be located within 30 feet of
32 the foundation or the required plantings may be relocated to an adjacent façade. All required foundation
33 plantings shall ~~be planted with~~ include a minimum of one tree or palm for each 20 linear feet of building
34 facade and one shrub appropriate shrubs or ground cover for every 10 square feet of planting area. The
35 relocation Relocation of required foundation plantings may be approved by the DRO Zoning Division
36 provided the minimum required square footage of the planting area is maintained if adjacent to a
37 landscape buffer. [Ord. 2013-021]
38
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40 **Part 6. ULDC Art. 7.E.6., Pruning After Installation (page 33 of 50), is hereby amended as**
41 **follows:**

42 **CHAPTER E REVIEW, INSTALLATION AND MAINTENANCE**

43 **Section 6 Pruning After Installation**

44 **A. General Pruning Requirements**

- 45 1. A maximum of one-fourth of the tree canopy may be removed from a tree within a one year
46 period, provided that the removal conforms to the standards of crown reduction, crown
47 cleaning, crown thinning, crown raising, vista pruning, and crown restoration pruning
48 techniques. All pruning shall comply with the most recent published version of the American
49 National Standards Institute, ANSI ~~300-2004~~ provisions related to (T)tree, Sshrub and other
50 Wwoody Pplant Mmaintenance), as amended. The crown of a tree required by this Code or
51 condition of approval shall not be reduced below the minimum spread or height requirements
52 of Article 7.D.2.A, Canopy Trees, or specific conditions of approval. A tree which is pruned in
53 excess of these requirements shall be replaced with a tree that meets the minimum
54 requirements of Article 7.D.2.A, Canopy Trees, and Table 7.D.2.D, Tree Credit and
55 Replacement.
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EXHIBIT B

ARTICLE 7 - LANDSCAPING
SUMMARY OF AMENDMENTS
(Updated 05/28/14)

1 Part 7. ULDC Art. 7.F.1, Buffer Types (page 35 of 50), is hereby amended as follows:

2 CHAPTER F PERIMETER BUFFER LANDSCAPE REQUIREMENTS

3 Landscape buffers shall be installed and maintained in accordance with the following standards.

4 Section 1 Buffer Types

5 A. R-O-W

6 R-O-W buffers shall be provided along all street R-O-W, except for alleys.

7 1. ~~Exceptions~~ Exemptions

8 R-O-W buffers are not required for individual single-family residential, ZLL, or townhouse lots.

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12 Part 8. ULDC Art. 7.F.6 Buffer Width Reduction (page 37 of 50), is hereby amended as follows:

13 CHAPTER F PERIMETER BUFFER LANDSCAPE REQUIREMENTS

14 Section 6 Buffer Width Reduction

15 The required buffer width may be reduced by 50 percent where a project is separated from a R-O-W by a
16 canal, lake, open space, or combination thereof, with a minimum width of 80 feet subject to DRO
17 approval. The DRO may reduce the required incompatibility buffer width by 50 percent for pods adjacent
18 to a canal, lake, or open space area 100 feet in width or if the same type of buffer exists on the adjacent
19 property. The width of compatibility buffers shall not be reduced. The ~~quantity required number of canopy~~
20 ~~trees or palms shall not be reduced.~~ The required quantity of shrubs plant material shall not may be
21 reduced in proportion to the reduction in the buffer width, a maximum of 50 percent, to ensure the viability
22 of the material. A minimum of five clear feet for planting, or ten feet if a wall with a continuous footer is
23 used, shall be maintained.

24
25
26 Part 9. ULDC Art. 7.F.9.E, Special Standards (page 41 of 50), is hereby amended as follows:

27 CHAPTER F PERIMETER BUFFER LANDSCAPE REQUIREMENTS

28 Section 9 Incompatibility Buffer

29 E. Special Standards

30 The DRO ~~may require~~ shall require the installation of incompatibility buffers for uses such as
31 recreation and civic pods, areas, or tracts within a residential subdivision or PUD pod. The
32 applicant may apply for a Type I Waiver, pursuant to Article 2.D.7, to waive be relieved of the
33 requirement to install the incompatibility buffer for pods adjacent to open space that is 100 feet or
34 greater in width.

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Notes:

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EXHIBIT C

ARTICLE 11 – SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS
SUMMARY OF AMENDMENTS
(Updated 03/31/2014)

1 Part 1. ULDC Art. 1.F.2.A.2, Legal Lot of Record (page 18 of 119), is hereby amended as
2 follows:

3 CHAPTER F NONCONFORMITIES

4 Section 2 Nonconforming Lot

5 A. Applicability

6 2. Legal Lot of Record

7 The lot complies with one of the following: [Ord. 2008-037] [Ord. 2010-005]

8 a. Is depicted on either a plat of record, affidavit of exemption, ~~or~~ affidavit of waiver; ~~or~~ plat
9 waiver, or lot combination; or [Ord. 2008-037] [Ord. 2010-005]

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13 Part 2. ULDC Art. 1.I.2., Definitions (page 55, 75 of 119), is hereby amended as follows:

14 CHAPTER I DEFINITIONS & ACRONYMS

15 Section 2 Definitions

16

17 D. Terms defined herein or referenced Article shall have the following meanings:

18

19 48. Ditch – For the purposes of Art. 11, a swale that is three feet or greater in depth from the top
20 of bank to the invert and with the capacity of temporarily containing or conveying stormwater
21 runoff.

22 [Renumber Accordingly]

23

24 M. Terms defined herein or referenced Article shall have the following meanings:

25 21. Master Plan or Site Plan

26

27 b. For the purposes of Art. 11 and 12, a Master Plan or Site Plan shows how parcels and
28 uses in a mixed-use development will integrate with one another. The Master or Site
29 Plan dictates access, mitigation strategies, the build-out timeframe and shall be the
30 controlling document for a mixed-use development. Approval of a Master Plan or Site
31 Plan shall be binding upon the landowners subject to the Development Order, their
32 successors and assigns, and shall constitute development regulations for the land.
33 Development of the land shall be limited to the uses, intensities, access, configuration,
34 mitigation strategies, and all other elements and conditions set forth in the Master Plan or
35 Site Plan. Requirements for the submittal of a preliminary master or site plan and a final
36 master or site plan to the Zoning Division are indicated in Art. 2 pursuant to the type of
37 zoning application being submitted. [Ord. 2006-036] [Ord. 2009-040]

38

39 S. Terms defined herein or referenced Article shall have the following meanings:

40 136. Swale – for the purpose of Art. 11 and 15, a stabilized and graded depression designed to
41 convey stormwater runoff and retain water for only a brief period following a rainfall event.

42

43

44

45 Part 3. ULDC Art. 11.A.1.B, Purpose and Intent [Related to Article 11 General Provisions]
46 (page 7 of 47), is hereby amended as follows:

47 CHAPTER A GENERAL REQUIREMENTS

48 Section 1 General Provisions

49 B. Purpose and Intent

50 The specific provisions of this article shall be applied and interpreted in a manner consistent with
51 PBC's purpose and intent to:

52

53 8. ~~Ensure provision of public and private parks and recreation areas to accommodate the~~
54 ~~additional population of new subdivisions in accordance with the objectives of the Recreation~~
55 ~~Open Space Element of the Plan;~~

56 [Renumber Accordingly]

57

58

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EXHIBIT C

ARTICLE 11 – SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS
SUMMARY OF AMENDMENTS
(Updated 03/31/2014)

1 Part 4. ULDC Art. 11.A.3.B, Required Improvements Installation Requirement (page 8 of 47), is
2 hereby amended as follows:

3 CHAPTER A GENERAL REQUIREMENTS

4 Section 3 General Requirements

5 B. Required Improvements Installation Requirement

6 The adequacy of necessary public or private facilities and services for traffic and pedestrian
7 access and circulation, ~~public schools~~, solid waste, wastewater disposal, potable water supply,
8 stormwater management, ~~fire-rescue, parks and recreation~~ and similar facilities and services, and
9 potential adverse impacts on adjacent land uses and facilities shall be considered in the review of
10 all development proposals.

11
12
13 Part 5. ULDC Art. 11.A.4, Application of Ordinance (page 9 of 47), is hereby amended as
14 follows:

15 CHAPTER A GENERAL REQUIREMENTS

16 Section 4 Application of Ordinance

17 A. General Application

18 No person shall create a subdivision or develop any lot within a subdivision in unincorporated
19 PBC except in conformity with this Article. No Final Plat or certified boundary survey of any
20 subdivision shall be recorded unless such subdivision meets all applicable provisions of this
21 Article, the provisions of other applicable PBC ordinances, and the applicable laws of the State of
22 Florida. ~~Provided, however, that~~ the subdivision of contiguous lands *shall not be subject to*
23 *compliance with the provisions of this Article where the lands are* under single ownership *with*
24 *where* none of the resulting lots ~~being are~~ less than 40 acres *or where the remaining land is part*
25 *of a development being platted in phases in accordance with a Master Plan approved by the DRO*
26 *shall not be subject to compliance with the provisions of this Article*, unless such compliance is
27 required as a specific condition of a development order for a conditional use or special use
28 approved pursuant to Article 2.C, FLU PLAN AMENDMENTS. [Ord. 2011-016]

29 B. Building Permits and Other Approvals

- 30 1. Except as provided in this Section *or elsewhere in the Code*, no building permit shall be
31 issued for any structure on any lot created by subdivision of land in violation of this Article
32 unless and until such lot is shown on a plat ~~of record~~ or certified boundary survey, as
33 applicable, recorded in the manner prescribed in this Article. [Ord. 2011-016]
- 34 2. Temporary structures, permanent structures having a temporary use, *model homes* and
35 ancillary structures such as fences, buffer walls, and guardhouses may receive a building
36 permit prior to recordation of the Final Plat for the property only when the use and location
37 have been approved by the DRO and shown on the approved Final Subdivision Plan. Such
38 approval, however, shall not in any way relieve the developer from the obligation to correct
39 any and all nonconforming setbacks, separations, or encroachments due to inconsistencies
40 between the location of said structures and lot, street, or easement boundaries as
41 established by the applicable recorded plat.

42
43
44 Part 6. ULDC Art. 11.A.5.A, Active Subdivision Development (page 9 of 47), is hereby amended
45 as follows:

46 CHAPTER A GENERAL REQUIREMENTS

47 Section 5 Previously Approved or Platted Subdivisions

48 A. Active Subdivision Development

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

52

53 ~~3. Abandonment of Active Subdivision Plan or Preliminary Plat~~

54 ~~When the developer fails to seek subsequent approvals and permits within the time frames~~
55 ~~required by this Article, such failure shall be evidence that the active subdivision plan or~~
56 ~~preliminary plat has been abandoned and all approvals granted for the subdivision plan,~~
57 ~~construction plans, or preliminary plat, as applicable, shall be deemed void.~~

58 ~~4. Authority of the Development Review Officer (DRO)~~

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EXHIBIT C

ARTICLE 11 – SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS
SUMMARY OF AMENDMENTS
(Updated 03/31/2014)

~~The DRO 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 preliminary and final subdivision plan, preliminary or final site plan (and accompanying construction plans), site plan, as applicable, to be an active approval when the DRO 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 DRO.~~

[Renumber Accordingly]

Part 7. ULDC Art. 11.A.6.B., Subdivision of Commercial and Industrial Building Sites (page 11 of 47), is hereby amended as follows:

CHAPTER A GENERAL REQUIREMENTS

Section 6 Planned Developments

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 ~~within 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 DRO of a final site plan, may be exempted by the County Engineer from the subdivision recordation requirement of Article 11.A.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:

....

Part 8. ULDC Art. 11.A.7., Phased Developments (page 11 of 47), is hereby amended as follows:

CHAPTER A GENERAL REQUIREMENTS

Section 7 Phased Developments

A. Phasing Plan

The property encompassed by a Master Plan or Final Subdivision Plan may be developed in two or more phases increments pursuant to the terms of this Section and applicable phasing provisions of Article 2.E.3, Supplementary Regulations for Classes of Development Orders. ~~A Final Subdivision Plan showing the proposed phasing plan must be approved by the DRO 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 or Master Plan. ~~Construction plans of 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 guaranty 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 a guaranty guarantee to ensure 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. 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.~~

~~D. Time Limitation~~

~~When the Preliminary Subdivision Plan is approved for development in phases requiring more than one final plat, the duration of said approval shall be as specified by and subject to those provisions of Article 2.E, MONITORING, applicable to the development or phase thereof.~~

[Renumbered Accordingly]

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EXHIBIT C

ARTICLE 11 – SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS
SUMMARY OF AMENDMENTS
(Updated 03/31/2014)

1
2 Part 9. ULDC Art. 11.A.8, Exceptions to General Requirement (page 12-14 of 47), is hereby
3 amended as follows:

4 CHAPTER A GENERAL REQUIREMENTS

5 Section 8 Exceptions to General Requirements

6 A. Authority

7 The County Engineer is hereby empowered to make certain exceptions to the platting
8 requirement of Article 11.A.3.A, Platting Requirement, and required improvements installation
9 requirement of Article 11.A.3.B, Required Improvements Installation Requirement, in accordance
10 with the standards and procedures set forth in this Section.

11 B. Certified Abstracted Boundary Survey

12 When approved by the County Engineer, a certified abstracted boundary survey may constitute
13 the Subdivision Plan and when the subdivision is not encompassed by a Final Subdivision Plan
14 approved pursuant to Article 2.D.1, Development Review Officer.

15 ~~BC.~~ Plat Waiver with Certified Boundary Survey

16 If, after review of the preliminary subdivision plan, the County Engineer determines that the
17 proposed subdivision meets one of the conditions specified in Article 11.A.8.B C.1, Application for
18 Plat Waiver, the requirement to file a plat may be waived and an abstracted boundary survey
19 shall be recorded in lieu of a plat along with an affidavit documenting approval of said waiver and
20 restrictive covenants applicable to the subdivision, as prescribed by this Article. [Ord. 2011-016]

21 1. Application for Plat Waiver

22 In order to determine whether platting may be waived, the developer shall submit a certified
23 abstracted boundary survey or preliminary subdivision plan ~~in accordance with the~~
24 ~~requirements of Article 11.B.1, Preliminary Subdivision Plan~~, together with a statement
25 demonstrating that the subdivision meets at least one of the following conditions:

- 26 a. The division is for the purpose of constructing not more than one townhouse building in
27 compliance with applicable use regulations and standards pursuant to Article 3.C,
28 STANDARD DISTRICTS;
- 29 b. The division is to create no more than three contiguous lots and all of the following
30 circumstances apply:
31 ~~1) The land concerned is isolated or removed in its relationship to platted lands;~~
32 2) Dedications or reservations are not required for the installation or maintenance of the
33 required improvements; and
34 3) The improvements and dedications existing on the land are substantially in
35 accordance with the requirements of this Article.

36

37 3. Effect of Approval

38 ~~The approved abstracted boundary survey shall constitute the approved Final Subdivision~~
39 ~~Plan for the subdivision when such subdivision is not encompassed by a Final Subdivision~~
40 ~~Plan approved pursuant to Article 2.D.1, Development Review Officer.~~ The granting of a plat
41 waiver in no manner reduces or waives the requirements of Article 11.B.13, Technical
42 Compliance through Article 11.B.57, Construction of Required Improvements, governing
43 construction plan approval, land development permit issuance, and installation of the required
44 improvements. Failure by the applicant to submit all documents required for the recordation
45 of the affidavit of waiver within six months of approval by the County Engineer shall void said
46 approval. [Ord. 2011-016]

47 ~~CD.~~ Lot Combination with Abandoned Right of Way and Combination of Lots

48 Right of way abandoned by Resolution of the BCC may be combined into an adjoining lot of
49 record. A lot may also be combined with an adjoining lot or lots resulting in an overall decrease in
50 the number of lots provided that there are no interior easements along the common lot line(s) that
51 prevent the combination of the lots and that the new lot configuration decreases any existing non-
52 conformities. The revised single lot of record may be created by one of the following: [Ord.
53 2010-022]

54

55 ~~DE.~~ Exceptions to Installation of Improvements Requirement

56 If, after review of the preliminary subdivision plan, the County Engineer determines that certain
57 improvements already existing on the proposed subdivision site are adequate to meet the intent
58 of the required improvements requirement of this Article, the installation of those required
59 improvements may be waived.

60 1. Application for Required Improvement Installation Waiver

61 The developer shall submit a Preliminary Subdivision Plan, or when approved a certified
62 abstracted boundary survey, in accordance with the requirements of Article 11.B.1,
63 Preliminary Subdivision Plan, together with a statement demonstrating that the applicable

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EXHIBIT C

ARTICLE 11 – SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS
SUMMARY OF AMENDMENTS
(Updated 03/31/2014)

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 Article 11.B.13, Technical Compliance, through Article 11.B.57, Construction of Required Improvements, with regard to all required improvements not specifically waived.

EF. 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 Article 11.B.1, Preliminary Subdivision Plan.~~

FG. Administration of Exceptions to General Requirements

The County Engineer shall review and act on applications for exceptions to this Article pursuant to Article 11.A.8, Exceptions to General Requirements. Such authority shall include the power to:

- 1. Waive compliance with the procedures of Article 11.B.13, Technical Compliance, through Article 11.B.57, Construction of Required Improvements, when the County Engineer finds that compliance with such procedures is unnecessary because:

....

- 4. Upon determining the facts of each application, determine whether: *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.* **[Relocated from Art. 11.A.8.F.4.b below]**

~~a.—The proposal would be in harmony and compatible with present and future development of the area as contemplated under the 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.~~ **[Relocated to Art. 11.A.8.G.4. above]**

Part 10. **ULDC Art. 11.B., Subdivision Requirements (page 15 – 26 of 47), is hereby amended as follows:**

CHAPTER B SUBDIVISION REQUIREMENTS

Section 1 — 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 Article 11.A.8, Exceptions to General Requirements, 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 and mapper 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. **[Ord. 2010-022]**~~

~~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.~~

Section 2 — 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 Article 11.A.8.B, Plat Waiver with Certified Boundary Survey, the developer of every proposed subdivision shall be required to obtain approval of a Final Subdivision Plan from the DRO, pursuant to Article 2.D.1, Development Review Officer prior to submittal of a preliminary plat and construction plans for Technical Compliance approval pursuant to Article 11.B.3, Technical Compliance. **[Ord. 2011-016]**~~

~~C.—Procedure~~

~~1.—Application~~

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EXHIBIT C

ARTICLE 11 – SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS
SUMMARY OF AMENDMENTS
(Updated 03/31/2014)

1 Except for those required improvements have been specifically waived pursuant to Art.
2 11.A.8.C, Exceptions to Installation of Improvements Requirement, construction plans and
3 supporting design information for all the required improvements shall be submitted for each
4 subdivision. Construction plans and required engineering reports shall comply with the
5 requirements of Art. 11.B.46, Construction Plans and Supplemental Engineering Information.
6 [Ord. 2005 – 002]
7

8 **C. Review of the Technical Compliance Submittal**

9 **1. Agency Comments**

10 ~~Within five days of receipt of a complete application, the~~ The County Engineer shall forward
11 copies of appropriate submittal documents to the following agencies for written comments
12 regarding conformance with requirements of their respective regulations and program
13 responsibilities:

- 14 a. Director, Land Development Division of DEPW: construction plans and preliminary plat;
- 15 b. Director, Traffic Division of DEPW: construction plans and preliminary plat;
- 16 c. Director, Survey Section of DEPW: preliminary plat;
- 17 d. Director, Zoning Division of PZB: preliminary plat;
- 18 e. Addressing Section, Administration Division of PZB: preliminary plat;
- 19 f. Director, Parks and Recreation Department: preliminary plat;
- 20 g. Director, Roadway Production Division of DEPW: construction plans and preliminary plat
21 for Thoroughfare Plan streets;
- 22 h. Director, Environmental Resources Management: preliminary plat;
- 23 i. Florida Department of Transportation: preliminary plat for lands abutting State roads;
- 24 j. Local water control district: preliminary plat for lands abutting water control district
25 facilities, easements, or R-O-W;
- 26 k. County Attorney: preliminary plat; and
- 27 l. Director of Property and Real Estate Management: preliminary plat.

28 The County Engineer shall have up to 5 calendar days to forward the submittal to the review
29 agencies. Said agencies shall be given up to 20 calendar days to forward comments to the
30 County Engineer. Within five days of the end of this 20 day period, the County Engineer shall
31 forward all comments to the developer in writing, with a copy to the developer's engineer, or
32 other authorized agent.
33

34 **D. Technical Compliance Approval**

35 The statement of Technical Compliance shall be in writing and furnished to the developer and the
36 developer's engineer. The statement shall contain the following conditions and information:

- 37 1. The name of the documents reviewed;
- 38 2. The amount of ~~guaranty~~ guarantee for the construction of required improvements,
39 established in accordance with Article 11.B.2 4.A.6, Guarantees;
- 40 3. The amount of recording fees due for recording of the final plat or certified boundary
41 survey, which fees are payable to the Clerk of the Circuit Court of PBC; [Ord. 2011-016]
- 42 4. A requirement to submit with the Land Development Permit application a copy of all
43 applicable property owners' association documents; and
- 44 5. Requirements for submittal of supplementary documentation deemed necessary by the
45 County Engineer, such as deeds, easements, covenants and other recorded instruments
46 creating rights or obligations for access, drainage, or utility services, which rights or
47 obligations could not be established through dedications or reservations on the plat.

48 **E. Expiration of Technical Compliance**

49 The statement of Technical Compliance shall expire six months after its date of issuance. Failure
50 to make a Land Development Permit application submittal prior to the expiration of the statement
51 of Technical Compliance shall void the Technical Compliance approval and any subsequent
52 submittal shall require a new Technical Compliance application unless the County Engineer has
53 granted an extension to the Technical Compliance expiration.

54 **F. Effect of Changes to Final Subdivision Plan**

55 Any change to a Final Subdivision Plan, however approved, which would either increase or
56 decrease the number of units in, or would, in the opinion of the County Engineer, cause a
57 substantial change or revision to any preliminary plat or associated construction plans under
58 review or approved for Technical Compliance, shall void any approvals issued for same pursuant
59 to this article and shall require a new submittal and fee for such plat and construction plans,
60 unless a modification to such plat and construction plans is approved by the County Engineer.
61 ~~Such determination shall be in writing and forwarded within ten days to the Developer's Engineer,~~
62 ~~with a copy to the Zoning Director.~~
63

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EXHIBIT C

ARTICLE 11 – SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS
SUMMARY OF AMENDMENTS
(Updated 03/31/2014)

Section ~~2~~ 4 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 21 months from the effective date, unless extended pursuant to Article 11.B.57.B, Time of Completion of Required Improvements. Except when the installation of all required improvements has been waived pursuant to Article 11.A.8.C, Exceptions to Installation of Improvements Requirement, the Final Plat or certified boundary survey, as applicable, shall not be recorded until the developer has either installed the improvements or has ~~guaranteed~~ guaranteed the installation of the improvements pursuant to the requirements of Article 11.B.2 4.A.6, Guarantees, 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: [Ord. 2011-016]

....
2. Certified ~~Abstracted~~ Boundary 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 PBC for the recordation of the certified boundary survey. When construction plans are not required, the certified ~~abstracted~~ boundary survey may be recorded without further review, provided, however, that the County Engineer shall review any documents submitted in compliance with Article 11.B. 2 4.A.3, Maintenance and Use Documents. [Ord. 2011-016]

....
4. Construction Plans and Supplemental Engineering Information

Construction plans shall conform to 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 Article 11.B.46, Construction Plans and Supplemental Engineering Information, 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 certified boundary 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 ~~guaranty~~ guarantee for completion of required improvements, pursuant to Article 11.E.1.A, Minimum Required Improvements for All Subdivisions. Said ~~guaranty~~ guarantee shall meet the applicable requirements of Article 11.B.2 4.A.6, Guarantees. [Ord. 2011-016]

6. Guarantees

All guarantees required pursuant to ~~to~~ Article 11.E.1.A, Minimum Required Improvements for All Subdivisions, 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 ~~guaranty~~ guarantee shall be in an amount equal to 110 percent of the construction cost of the required improvements. The ~~guaranty~~ guarantee shall be in one of the following types:

Section ~~3~~ 5 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 PBC 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 PBC 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 PBC. The application for transfer shall include the executed acknowledgment of responsibility for completion of required

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EXHIBIT C

ARTICLE 11 – SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS
SUMMARY OF AMENDMENTS
(Updated 03/31/2014)

1 improvements pursuant to Article 11.B.2 4.A.5, Developer's Acknowledgment of Responsibility for
2 Construction of Required Improvements.

3 **B. Involuntary Substitution of Developers**

4 When a developer becomes the succeeding developer through foreclosure or some similar action
5 and it is not possible to obtain the original developer's signature on a joint application for transfer
6 of the Land Development Permit, the succeeding developer must comply with all provisions of
7 Article 11.B.35.A, Voluntary Substitution of Developers, except that, in lieu of said original
8 developer's signature, the succeeding developer shall submit a current certification of title,
9 foreclosure judgment, or other proof of ownership of the lands encompassed by the plat referred
10 to in the Land Development Permit.

11 **Section 46 Construction Plans and Supplemental Engineering Information**

12
13 **B. Submittal Requirements**

14 Construction plans and supplemental engineering information shall be submitted under separate
15 cover for each of the categories of improvements listed in this Section. Plan sets shall be
16 submitted in the number required ~~by the County Engineer, as prescribed~~ in the Land
17 Development Forms Manual.

18
19 **2. Submittals for Other Improvements**

20 Construction plans shall be submitted for the following additional improvements which the
21 developer may be required to install or otherwise elect to provide:

- 22 a. Landscaping within streets;
- 23 b. Guardhouse, gates, or other structures within streets;
- 24 c. Landscaping or structures in lake maintenance easements: See Article 11.B.68.A,
25 Construction and Landscaping in Lake Maintenance Easements and Water Management
26 Tracts.

27
28 **F. Soils Report**

29 The Technical Compliance application shall include a soils report describing soil profiles of the
30 work site to such depth and extent necessary to determine special design or construction needs.
31 In lieu of Article 11.B.46.F.4 and Article 11.B.46.F.5, the Developer may submit as part of the
32 report a certified statement from an engineer that he has investigated the subsurface conditions
33 of the site and has determined that such conditions are suitable for the work as shown on the
34 construction plans. The soils report shall include:

- 35 1. A map, drawn to stated scale, showing boring, penetrometer, and/or test pit locations;
- 36 2. Results of each boring or other soil test, keyed to the map;
- 37 3. Soil profiles with horizons described according to the USDA, ASTM, or Unified standard soils
38 classified system;
- 39 4. Location and extent of muck, hardpan, marl, or other deleterious materials which may require
40 special consideration in design or construction; and
- 41 5. A description of groundwater conditions which may require special consideration in design or
42 construction.

43 **Section 57 Construction of Required Improvements**

44
45 **B. Time of Completion of Required Improvements**

46 1. The time of completion of all required improvements shall not exceed 21 months from the
47 date of issuance of the Land Development Permit unless an extension is granted pursuant to
48 this Section. For government facilities within the Public Ownership (PO) Zoning District, the
49 completion of required improvements shall be permitted to: **[Ord. 2007-013]**

- 50 a. coincide with a Certification of Occupancy (CO) for the first building on a parcel of land
51 that adjoins a required street improvement; or, **[Ord. 2007-013]**
- 52 b. be phased to coincide with a ~~Certification of Occupancy (CO)~~ for the first building within
53 each phase of development that is accessed by a required street improvement. **[Ord.**
54 **2007-013]**

55 2. A one year time extension may be granted by the County Engineer after review of the written
56 application for extension of the developer. The developer should submit the application for
57 extension, including but not limited to a statement of justification and proof that an acceptable
58 ~~guaranty guarantee~~ will remain in place for the duration of the extension, not less than two
59 months prior to expiration of the Land Development Permit. ~~Applications submitted after~~
60 ~~expiration of the Land Development Permit shall not be accepted.~~ The County Engineer shall
61 review and advise the developer in writing of his decision within ~~one month~~ 30 calendar days
62 of receipt of the application.

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1 C. Completion Prior to Plat Recordation

2 When the developer elects to complete required improvements prior to recording of the final plat
3 or certified boundary survey, the following procedures shall apply, as applicable. [Ord. 2011-016]
4 1. Upon approval of the final plat and acknowledgment of completion of the required
5 improvements pursuant to Article 11.B.57.G, Acknowledgment of Completion and
6 Maintenance of Required Improvements, the plat shall be submitted to the Office of the Clerk
7 of the Circuit Court for recordation.

8
9 D. Completion After Plat Recordation

10
11 2. Amount of Reductions in **Guaranty Guarantee**

12 The County Engineer shall not reduce the amount of any **guaranty guarantee** below 20
13 percent of the original cost estimate amount. In addition to this limitation, no reduction in the
14 dollar amount of the **guaranty guarantee** shall be made unless sufficient funds will remain to
15 complete the remaining required improvements and the cost of required improvements
16 installed equals or exceeds the amount of the request. To ensure that sufficient funds remain
17 for completion of the remaining required improvements, the County Engineer shall release
18 not more than 90 percent of the dollar amount of required improvements certified as
19 completed during the period for which a reduction is requested, provided the amount is not
20 reduced to less than 20 percent of the original cost estimate amount.

21 3. Release of **Guaranty Guarantee**

22 The **guaranty guarantee** shall only be released upon acknowledgment of completion of the
23 required improvements pursuant to Article 11.B.57.G, Acknowledgment of Completion and
24 Maintenance of Required Improvements. Two weeks prior to the release of the **guaranty**
25 **guarantee**, the County Engineer shall notify the appropriate District Commissioner of intent to
26 release.

27 E. PBC Use of Funds; Failure of Developer to Complete

28 The County Engineer, as the authorized agent of the Board, shall have the right to any funds
29 available under the **guaranty guarantee** to secure satisfactory completion of the required
30 improvements in the event of default by the developer or failure of the developer to complete
31 such improvements within the time required by Article 11.B.57.B, Time of Completion of Required
32 Improvements. The County Engineer shall send the developer a courtesy written notice of PBC's
33 intent to expend any drawn funds or demand performance, as applicable. Such notice shall be
34 sent at least 30 calendar days prior to said expenditure or demand, and shall be mailed to the last
35 known address of the developer or his authorized agent according to the Land Development
36 Permit records on file with the County Engineer.

37 F. Administration of Construction

38
39 2. Inspections, Reports, and Stop Work Orders

40 The County Engineer shall be notified in advance of the date of commencement of
41 construction pursuant to the Land Development Permit, and of such points during the
42 progress of construction for which joint review by the County Engineer and developer's
43 engineer are required.

- 44 a. Construction shall be performed under the surveillance of, and shall at all times be
45 subject to, review by the County Engineer; however, this in no way shall relieve the
46 developer of the responsibility for ensuring close field coordination and final compliance
47 with the approved plans, specifications and the requirements of this Code.
- 48 b. The developer's **engineer** shall ~~provide~~**require** progress reports of the construction of the
49 required improvements ~~to from~~ the developer's ~~engineer~~. The developer's engineer may
50 also be required to submit construction progress reports directly to and at points of
51 progress prescribed by the County Engineer. The developer's engineer shall coordinate
52 joint reviews of the construction with the County Engineer at points specified by the
53 County Engineer.
- 54 c. The County Engineer **and his or her designees** shall have the right to enter upon the
55 property for the purpose of reviewing the construction of required improvement during the
56 progress of such construction. The County Engineer shall have the authority to stop the
57 work upon failure of the developer or his engineer to coordinate the construction of the
58 required improvements as required by this subsection.

59
60 G. Acknowledgment of Completion and Maintenance of Required Improvements

61
62 2. Acknowledgment of Completion by County Engineer; Release of **Guaranty Guarantee**

63 Upon submittal of the documents and records required by Article 11.B.57.F.4, Engineer's
64 Certificate of Completion, and Article 11.B.57.G.1, Developer's Warranty on Workmanship
65 and Material, and recorded copies of the approved Maintenance and Use Covenants, the
66 County Engineer shall determine the completeness of the required improvements in
67 accordance with the provisions of this Article and the Land Development Permit. When the

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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 guaranty guarantee has been posted, release the guaranty guarantee in accordance with the following:

....

c. Effect of Release

Issuance of the statement acknowledging completion and, when applicable, releasing the guaranty 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 Article 11.B.57.G.1, Developer's Warranty on Workmanship and Material.

....
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 Article 11.B.57.B, Time of Completion of Required Improvements, all previous approvals applicable to the proposed subdivision shall be deemed void.

Section 68 Supplemental Procedures

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

....
4. Application Requirements for Structures or Plantings in LME

Persons desiring to place trees or shrubs or construct or place structures within a LME 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 Article 11.B.57.G, Acknowledgment of Completion and Maintenance of Required Improvements, or when the County Engineer determines that there is a continuing PBC 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.

....

Section 79 Requirements for Certified Abstracted Boundary Survey

....

Part 11. ULDC Art. 11.D.1.B., Final Plat (page 30 of 47), is hereby amended as follows:

CHAPTER D PLATTING

Section 1 Requirements for the Preliminary and Final Plat

B. Final Plat

15. Certification and Approvals

The plat shall contain on ~~the any of the title face or first~~ page(s) the following certifications and approvals, acknowledged as required by law, all being in the form set forth below. However, the County Engineer's approval certification and seal shall be contained on the face or first page.

....

Part 12. ULDC Art. 11.E, Required Improvements (pages 33-39, 41, 43, and 45-46 of 47), is hereby amended as follows:

CHAPTER E REQUIRED IMPROVEMENTS

Section 1 Required Improvements

A. Minimum Required Improvements for All Subdivisions

Except when waived pursuant to Article 11.A.8.DG, Exceptions to Installation of Improvements Requirement, 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

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1 performance standards, objectives and policies of the Capital Improvements Element and other
2 elements of the Plan. These required improvements shall be installed prior to recordation of the
3 corresponding plat or certified boundary survey unless the developer furnishes a guaranty
4 guarantee assuring their installation in accordance with the provisions of this Article. Except as
5 provided in this Section, the cost of all required improvements shall be guaranteed. [Ord. 2011-
6 016]

7
8 ~~C. Parks and Recreation~~

9 ~~The developer shall satisfy all applicable requirements for provision of parks, recreation areas,~~
10 ~~and recreational facilities to serve residents of a proposed subdivision in accordance with Art.~~
11 ~~5.D, Parks and Recreation – Rules and Recreation Standards. The means of complying with said~~
12 ~~requirements shall be fully addressed on the Final Subdivision Plan. [Ord. 2005 – 002]~~

13 Section 2 Access and Circulation Systems

14 A. Vehicular Circulation Systems

15
16 2. Minimum Legal Access Requirement

17 There is hereby established a hierarchy of legal access as shown on Table 11.E.2.A-1, Chart
18 of Access Hierarchy. Except as provided below, each lot shall abut a street of suitable
19 classification to provide said lot with legal access consistent with the standards set forth in
20 Table 11.E.2.A-2, Chart of Minor Streets.

21 ~~a. When legal access to a lot is permitted by this Code to be by a common parking area~~
22 ~~which serves more than one lot, it shall be dimensioned and depicted on the construction~~
23 ~~plans and reserved on the plat as a "parking tract". Said tract shall be reserved for~~
24 ~~parking and access purposes to the property owners association having jurisdiction over~~
25 ~~the parking area and the abutting lots.~~

26 ~~ab. A 32-foot Residential Access Street, common driveway may, with prior approval by the~~
27 ~~County Engineer, be utilized for legal access to a group of not more than four abutting~~
28 ~~lots situated adjacent to a curve on a residential access street where said lots would~~
29 ~~otherwise have no reasonable means of obtaining direct access to or required frontage~~
30 ~~on the an adjacent residential access street. Said residential access street driveway~~
31 ~~shall be delineated and reserved on the applicable plat for purposes of perpetual access~~
32 ~~to the lots served.~~

33 [ReNUMBER Accordingly]

34
35 4. Double Frontage Lots

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

37 a. Residential Lots

38 Where a lot abuts both a street of non-plan collector or higher classification and a local
39 street, access to said lot shall be by the local street. ~~The lot line(s) abutting any street of~~
40 ~~higher classification than a local street shall be buffered in accordance with the provisions~~
41 ~~of Article 11.E.9.B, Buffering.~~

42
43 6. Street Intersections and Street Jogs

44 The centerline intersections of local or residential access streets with non-plan or plan
45 collector streets shall be spaced a minimum distance of 200 feet, as measured along the
46 centerline of the collector street, or as otherwise required by the County Engineer.
47 ~~Intersections which warrant traffic signalization shall be spaced a minimum distance of 1320~~
48 ~~feet, centerline to centerline.~~ Connection of local streets to arterial streets may be permitted
49 by the County Engineer only where other access is unavailable. Local street jogs connections
50 with centerline offsets of less than 125 feet are prohibited, unless the offset is to allow
51 through lanes to align and is approved by the County Engineer.

52
53 10. Bridges and Culverts

54 Bridges or culverts shall be provided as necessary to facilitate the proposed vehicle and
55 pedestrian system. The bridge or culvert requirement is subject to approval by the agency
56 having jurisdiction over the facility being crossed. Bridges shall be designed in general accord
57 with the current Department of Transportation practices and shall include planning for utility
58 installation. They shall be reinforced concrete, unless, other low maintenance materials are
59 approved by the County Engineer. Bridges shall have a clear roadway width between curbs
60 two feet in excess of the pavement width in each direction, and shall have sidewalks four six
61 feet wide on each side. All bridge structures shall be designed for H-20-S16-44 loading-HL-93
62 and all Florida Legal loads, incorporating adequate corrosion protection for all metal work and
63 erosion protection for associated shorelines and embankments.

64
65 19. Limited Access Easements

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Limited access easements five foot in width may be required along non-plan collector streets and major streets in order to control access to such streets from abutting property, when necessary. Easements for controlling access to local and residential access streets may also 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 PBC. [Ord. 2013-001]

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 PZB 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~~ Intersections involving the junction of more than two streets shall be prohibited. The point of curvature of any local street or residential access street shall not be closer than 100 feet to any intersection, measured along the centerline from the extension of the intersecting street lines unless the Engineer of Record provides documentation assuring adequate safe sight distance is provided as prescribed in the most recent FDOT or the Florida "Green Book". Reverse curves shall be prohibited. Reversals in alignment shall be connected by straight tangent segment at least 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 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 30 feet.~~

....
23. Median Strips

Median strips which are part of a public street may not be utilized for any purpose other than by PBC or public utility. However, a developer or property owner may install landscaping in a median strip or within shoulders in accordance with requirements as established by the County Engineer pursuant to the PBC Streetscape Standard Manual. ~~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 signs, 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 PBC 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 150 feet, measured from the extension of the intersecting street lines, unless waived by the County Engineer. Two lanes shall be required on each side of the median in the area of the guardhouse.

Table 11.E.2.A-1 - Chart of Access Hierarchy

....
MARGINAL ACCESS FRONTAGE ROAD
LOCAL
RESIDENTIAL ACCESS (private streets only):
- 40 FOOT
- 32 FOOT
ALLEY (secondary access only)

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1

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

CLASSIFICATION	MINIMUM WIDTH (FT.)		MAXIMUM ALLOWABLE ADT (d)	ALLOWED AS LEGAL ACCESS FOR (a)	
	STREET (b)	PAVEMENT (c)		COMMERCIAL	RESIDENTIAL
....					
Residential Access (ef)					
....					
No Sidewalk (f)	32	20	150 40		X
Notes:					
....					
(d) Dead end streets of all classifications shall not exceed 1,320 feet in length unless otherwise approved by the County Engineer.					
(de) Streets within a rural subdivision shall be at least 60 feet wide when they are to be constructed without a wearing surface.					
(ef) Use is restricted to private streets providing access to townhouse and zero lot line units within a Planned Development district.					
(f) Use is restricted to private streets providing access to up to four lots.					

2
3

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

CLASSIFICATION	MINIMUM WIDTH (FT): (e)		MAXIMUM ALLOWABLE ADT (d)	ALLOWED AS LEGAL ACCESS FOR: (a)	
	STREET	PAVEMENT (c)		COMMERCIAL	RESIDENTIAL
....					
Notes:					
....					
(d) Dead end streets of all classifications shall not exceed 1,320 feet in length unless otherwise approved by the County Engineer.					
(de) Streets within a rural subdivision shall be at least 60 feet wide when they are to be constructed without a wearing surface.					
(ef) Required for all TDD's.					

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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~~ frontage roads and streets with a width of less than 50 feet and greater than 32 feet, a sidewalk on one side at a minimum dimension of six feet is required. No sidewalk is required in streets with a width of 32 feet or less. Required sidewalks shall be constructed by the Developer except as provided in Article 11.E.1.A.1, Access and Circulation Systems.

~~**2. Master Pedestrian Circulation Plan; Waiver of Requirement**~~

~~The DRO 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 Article 2.D.1.D, Application Requirements, for placement on the agenda of the DRO. 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**~~

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1 ~~Upon approval of a MPCP, a copy of the approved plan shall be forwarded to the County~~
2 ~~Engineer, Zoning Director, Building Director, and Metropolitan Planning Organization.~~

3 **[Renumber Accordingly]**

4 **C. Reduction of Street Width**

5 When pedestrian circulation is to be accomplished solely by paths constructed outside the
6 streets, the County Engineer through the DRO may approve a concurrent request by the
7 developer to reduce local street widths from those required pursuant to Article 11.E.2.A.2,
8 Minimum Legal Access Requirement, by no more than eight feet if such reduction would neither
9 reduce the vehicular carrying capacity and safety of the streets nor compromise the safety of
10 pedestrians.

11

12 **Section 4 Stormwater Management**

13
14 **E. Tertiary Stormwater System Design and Performance**

15 The tertiary system shall consist of all drainage features and facilities such as storm sewerage,
16 swales, gutters, culverts, ditches, erosion protection, and site grading necessary for the
17 immediate drainage and rapid removal of stormwater from building sites, streets, and areas of
18 other land uses subject to damage or disruption by inundation in accordance with acceptable
19 levels of service as established by the Plan.

20 **1. Lot and Building Site Drainage**

21 In order to provide for such levels of service, tertiary drainage for lots and buildings shall
22 meet the following minimum requirements:

23

- 24 e. Each residential lot with a gross area greater than one-quarter acre shall have a finished
25 grade as specified in Article 11.E.4.E.1.d within 20 feet of any principal building site,
26 unless alternate construction methods such as stemwalls are approved by the County
27 Engineer. The remainder of the lot shall be graded at sufficient elevation to ensure that
28 inundation does not persist for more than eight hours following cessation of the three-
29 year, 24-hour rainfall event, unless such area is designated for stormwater management
30 purposes and included in an expressed easement for drainage, floodplain, or the like.

31
32 **F. Secondary Stormwater System Design and Performance**

33 The secondary system, including all facilities and appurtenant structures for detention, retention,
34 discharge, and conveyance to legal positive outfall, shall be designed and constructed to provide
35 the degree of treatment and control of all stormwater runoff discharged from a development site
36 necessary to meet the requirements of the agency having jurisdiction over receiving waters at
37 each point of legal positive outfall.

38

- 39 2. No discharge of stormwater runoff resulting from rainfall up to and including the 25-year, 72-
40 hour event shall take place from a development site except by means of one or more
41 approved discharge control structures, other than those existing inflows from off-site for which
42 separate, approved means of conveyance through the site have been provided. Further, the
43 overflow weir within the approved discharge structures shall be set with an invert at the 25-
44 year, 72-hour event unless otherwise permitted by the authority having jurisdiction over the
45 property's point of legal positive outfall.

46

- 47 4. Except where bulk heading is approved in accordance with Article 4.D, EXCAVATION, each
48 wet detention/retention facility designed for storage of stormwater runoff in an open
49 impoundment shall have:

- 50 a. Side slopes no steeper than four(H): one(V) extending to a depth of at least two feet
51 below the design control elevation;
52 b. Side slopes no steeper than two(H): one(V) from two feet below control elevation to the
53 bottom of the facility; and
54 c. For properties requiring a Land Development Permit in accordance with Article 11.B.4,
55 LAND DEVELOPMENT PERMIT, a A continuous berm, at least 20 feet wide with a
56 cross-slope no steeper than eight (H): one (V), graded adjacent to the shoreline. Where
57 said berm abuts any residential lot, it shall be graded at an elevation not lower than the
58 maximum design water surface elevation resulting from the three-year, 24-hour rainfall
59 event. Along portions of the impoundment where the design water surface is less than 40
60 feet wide at control elevation a berm shall be required on only one side, provided that
61 adequate legal and physical access is established from a minor street to each separate
62 segment of the remaining berm.

63

- 64 9. In order to protect against overdrainage of surrounding lands, no control elevation shall be
65 lower than the pre-development average annual mean water table elevation of the detention

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1 facility site. In areas with variable water table elevations, the County Engineer may require
2 soil testing or additional information to determine onsite water table elevations.

3 10. A perimeter berm with a top elevation equal to or greater than the stage for the onsite 25-
4 year, 72-hour event shall be provided onsite within a minimum of 3 feet from the property line
5 such that all required grading occurs onsite unless written approval is obtained from abutting
6 property owners. Perimeter berms established onsite greater than 3 feet from the property
7 line shall include drainage provisions to prevent offsite stormwater discharge.

8 11. If exfiltration trench is utilized for onsite water storage, the County Engineer may require
9 stormwater stage calculations for the relationship between the exfiltration trench and rising
10 water table.

11

12 **Section 7 Utilities**

13 **A. Required Improvement**

14 All utilities, including power and light, telephone and telegraph, cable television, wiring to street
15 lights, and gas shall be installed underground, unless such requirement is waived by the County
16 Engineer, as provided in this Section. Utilities shall be constructed in easements as prescribed by
17 this Section. The developer shall make arrangements for utilities installation with each entity
18 person furnishing utility service involved.

19

20 **Section 9 Subdivision Design and Survey Requirements**

21 ~~**A. Required Improvement**~~

22 ~~The Developer shall install the required buffering and, when recording a plat, shall comply with~~
23 ~~Article 11.E.9.F, Survey Requirements, for setting of "P.R.M.s" and "P.C.P.s."~~

24 ~~**B. Buffering**~~

25 ~~Residential developments shall be buffered and protected from adjacent expressways, arterials~~
26 ~~and railroad rights of way with a five foot limited access easement, which shall be shown and~~
27 ~~dedicated on the plat, except where access is provided by means of a marginal access road or~~
28 ~~where such expressway, arterial or railroad R-O-W abuts a golf course.~~

29 ~~**AC. Maximum Length of Blocks**~~

30 ~~**1. General Considerations**~~

31 ~~The length, width and shape of blocks shall be determined with due regard to:~~

- 32 ~~a. Provision of adequate building sites suitable to the special needs of the type of use~~
- 33 ~~contemplated;~~
- 34 ~~b. Zoning requirements as to lot size and dimensions;~~
- 35 ~~c. Need for convenient access, circulation, control and safety of vehicular and pedestrian~~
- 36 ~~traffic; and~~
- 37 ~~d. Limitations and opportunities of topography.~~

38 ~~**2. Maximum Length**~~

39 Block lengths shall not exceed 1320 feet between intersecting streets. Provided, however,
40 that greater lengths may be approved by the County Engineer on an individual basis after
41 considering such factors such as but not limited to, lot size, the ADT, number of through
42 streets, street layout and other engineering considerations, in accordance with acceptable
43 engineering practices.

44 **[Renumber Accordingly]**

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62 Improvements.docx

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EXHIBIT D

ARTICLE 12 - TRAFFIC PERFORMANCE STANDARDS
SUMMARY OF AMENDMENTS
(Updated 03/18/2014)

- 1
2 Part 1. ULDC Art. 12.B.2.A.1.a.2), [Related to Part One, Intersections under Buildout Test –
3 Test 1 – Part One and Two], (page 13 of 59), is hereby amended as follows
- 4 Chapter B STANDARD
- 5 Section 2 Project Buildout/Five Year Standard
- 6 A. Buildout Test – Test 1 – Part One and Two
- 7 1. Part One - Intersections
- 8 a. The following major intersections shall be analyzed: [Ord. 2007-013]
- 9 2) For ~~a the~~ Projects on Southern Boulevard, the ~~Single Point~~ Urban Interchange(s) ~~on~~
10 ~~Southern Blvd. where when~~ it is the nearest Major Intersection to the point at which
11 the Project's Traffic enters the Project Accessed Link and ~~where when~~ the Project
12 Traffic entering and exiting the intersection is significant. For purposes of
13 determining significance of the traffic entering and exiting the ~~intersection~~
14 ~~interchange~~, the traffic entering and exiting the ramps shall be considered against ~~a~~
15 ~~directional ramp the combined~~ LOS D ~~capacity Service Volume~~ of ~~2,100 vehicles per~~
16 ~~hour per lane the ramps, which shall be 4,200 vehicles per hour.~~ [Ord. 2007-013]
17 [Ord. 2009-040]
- 18
- 19
- 20
- 21 Part 2. ULDC Art. 12.C.1.C.2, Traffic Generation, (page 24 of 59), is hereby amended as
22 follows:
- 23 Chapter C TRAFFIC IMPACT STUDIES
- 24 Section 1 Traffic Impact Study
- 25 C. Traffic Volume Components
- 26 2. Traffic Generation
- 27 a. Rates
- 28 ~~Trip generation rates presented in Table 13.H.4-20, Fair Share Road Impact Fee~~
29 ~~Schedule, shall be used to calculate Average Daily Project trips. For peak hour Project~~
30 ~~trip generation and where no appropriate daily rates are listed in Table 13.H.4-20, Fair~~
31 ~~Share Road Impact Fee Schedule, the rate equation or tables published in the latest~~
32 ~~edition of the ITE Trip Generation and Informational Report shall be used unless the~~
33 ~~County Engineer accepts that other standards provide a more accurate means to~~
34 ~~evaluate the rates of generation or if documentation is supplied by the Applicant which~~
35 ~~affirmatively demonstrates more accurate generation rates based on accepted~~
36 ~~engineering principles. To estimate daily and peak hour trips generated from the Project,~~
37 ~~trip rates published on the PBC Traffic Engineering web site shall be used. If the use in~~
38 ~~the proposed Project is not listed in the PBC Traffic Engineering web site Trip Generation~~
39 ~~tables, then the latest available Trip Generation Manual published by the Institute of~~
40 ~~Transportation Engineers (ITE) shall be used. A prior consultation with the County Traffic~~
41 ~~Engineer is required before using trip rates, other than that published on the PBC Traffic~~
42 ~~Engineering web site. If the applicant feels that any other method to estimate trips would~~
43 ~~provide more realistic trip estimate for the proposed Project, prior consultation and~~
44 ~~approval from the County Engineer is required.~~
- 45
- 46 e. Pass by Trips
- 47 It is acknowledged that some trips generated by a proposed non-residential Project are
48 from existing traffic passing the proposed Project and are not newly generated trips.
49 Credit against the trip generation of the proposed Project may be taken for these trips ~~up~~
50 ~~to the percentage shown in Article 13, IMPACT FEES, or the ITE manual when approved~~
51 ~~by the County Engineer as published on the PBC Traffic Engineering web site Trip~~
52 ~~Generation tables or in the latest Trip Generation Handbook, published by the Institute of~~
53 ~~Transportation Engineers (ITE), or as approved by the County Engineer. The study must~~
54 detail: (1) all traffic generated from the Project, and (2) the number of Pass-By Trips
55 subtracted from the traffic generated by the Project during the Buildout Period of the
56 Project. ~~Pass by rates~~ for ~~Uses~~ other than those listed in ~~Article 13, IMPACT FEES the~~
57 ~~PBC Traffic Engineering web site or the ITE Trip Generation Handbook~~, and any
58 percentage credit proposed to be taken in excess of that ~~shown in Article 13, IMPACT~~
59 ~~FEES mentioned in this Article~~, must be justified based on accepted traffic engineering
60 principles to the satisfaction of the County Engineer as part of the required traffic study,
61 based upon the peculiar characteristics and location of the proposed Project. Factors

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EXHIBIT D

ARTICLE 12 - TRAFFIC PERFORMANCE STANDARDS
SUMMARY OF AMENDMENTS
(Updated 03/18/2014)

1 which should be considered in determining a different Pass-by rate include type and size
2 of land use, location with respect to service population, location with respect to competing
3 uses, location with respect to the surrounding Major Thoroughfare system, and existing
4 and projected traffic volumes. In no case shall the number of Pass-By Trips exceed 25
5 percent of Existing traffic plus Background Traffic on the Link, unless demonstrated
6 otherwise to the satisfaction of the County Engineer based on generally accepted traffic
7 engineering principles.

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EXHIBIT E

ARTICLE 13 – IMPACT FEES
SUMMARY OF AMENDMENTS
(Updated 12/03/2013)

1
2 Part 1. ULDC Art. 2.G.3.I, Impact Fee Appeals Board (page 79-80 of 88), is hereby deleted:

3 CHAPTER G DECISION MAKING BODIES

4 Section 3 APPOINTED BODIES

5 ~~I. Impact Fee Appeals Board~~

6 ~~1. Establishment~~

7 ~~There is hereby established an Impact Fee Appeals Board (IFAB).~~

8 ~~2. Powers and Duties~~

9 ~~The IFAB shall have the following powers and duties:~~

10 ~~a. to hear and decide appeals from decisions of the Impact Fee Coordinator on independent~~
11 ~~calculation studies pursuant to Article 13, IMPACT FEES; and~~

12 ~~b. to hear and decide appeals from an interpretation of the Impact Fee Coordinator on~~
13 ~~Article 13, IMPACT FEES.~~

14 ~~3. Board Membership~~

15 ~~a. Qualifications~~

16 ~~The IFAB shall be composed of five members. There shall be one traffic engineer, one~~
17 ~~accountant, one attorney, one representative of the general public, and one~~
18 ~~developer/builder on the IFAB. No member of the Impact Fee Review Committee may~~
19 ~~serve on the IFAB.~~

20 ~~b. Appointment~~

21 ~~The members of the IFAB shall be approved at large by a majority vote of the BCC.~~

22 ~~c. Terms of Office~~

23 ~~All IFAB members shall serve a term of three years.~~

24 ~~4. Secretary and Staff~~

25 ~~The Impact Fee Coordinator shall serve as Secretary of the IFAB. The staff of PZB shall be~~
26 ~~the professional staff of the IFAB. County Attorney shall attend meetings to serve as counsel~~
27 ~~to the IFAB. The Impact Fee Coordinator shall represent PBC by presenting PBC's position to~~
28 ~~the IFAB.~~

29 ~~5. Meetings~~

30 ~~a. General~~

31 ~~General meetings of the IFAB will be called as necessary to carry out business, but no~~
32 ~~more frequently than once a month. Special meetings may be called by the Chair of the~~
33 ~~IFAB, or in writing by a majority of appointed members of the Board. Staff shall provide~~
34 ~~24-hour written notice to each IFAB member for a special meeting.~~

35 [Renumber Accordingly]

36
37
38 Part 2. ULDC Art. 13.A.1, Intent, Authority and Findings [Related to Impact Fees General]
39 (page 5 of 48), is hereby amended as follows:

40 CHAPTER A GENERAL

41 Section 1 Intent, Authority and Findings

42

43 **B. Authority**

44 The provisions of this Article are authorized by Art. VIII, Sec. 1(g), Fla. Const., F.S. § 125.01 et
45 seq., F.S. §163.3161 et seq., F.S. § 163.3801, F.S. §1011.19, and F.S. §380.06, Sec. 1.3(2), the
46 PBC Charter, and the Capital Improvements Element of the Plan. In addition, the provisions of
47 this Article are necessary for the implementation of the Plan. The inclusion of certain capital
48 facilities in these impact fees shall not be construed as a limitation on the authority of PBC to
49 impose impact fees for additional capital facilities consistent with Florida law. [Ord. 2005-047]

50 **C. Findings**

51 PBC finds that the provisions of this Article are land development regulations which are:
52 necessary for the implementation of the Plan; needed to ensure that developments of regional
53 impact are assessed impact fees under F.S. §380.06; innovative land development regulations
54 authorized by F.S. §163.3202(3); necessary to ensure the coordination of new development and
55 the provision of capital facilities, especially sites for new schools; a mandatory responsibility of
56 PBC under the Local Government Comprehensive Planning and LDR Act, §163.3161 et seq.;
57 consistent with the requirements in F.S. § 163.3801; and necessarily and reasonably related to
58 the public health, safety and welfare.

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EXHIBIT E

ARTICLE 13 – IMPACT FEES
SUMMARY OF AMENDMENTS
(Updated 12/03/2013)

1 Part 3. ULDC Art. 13.A.6.G, Appeal (page 8 and 9 of 48), is hereby amended as follows:

2 CHAPTER A GENERAL

3 Section 6 Independent Fee Calculation Study

4 G. Appeal

- 5 1. Hearing Officers, as established in Article 2.G.3.G., are hereby authorized to hear and decide
6 appeals of decisions by the Impact Fee Coordinator concerning independent fee calculations
7 and interpretations of Article 13, Impact Fees.
8 ~~42.~~ Any An applicant may shall file an appeal with the decision of the Impact Fee Coordinator by
9 filing an appeal with the Impact Fee Appeals Board (IFAB) a letter of appeal within 15
10 working days of a decision by the Impact Fee Coordinator. The letter of appeal must state
11 with specificity the reasons for the appeal and shall contain such data and documentation
12 upon which the applicant seeks to rely. The Impact Fee Coordinator may establish a
13 reasonable fee to be paid by the applicant upon filing an appeal. This fee shall not exceed
14 the cost to the County in processing the appeal. **[Ord. 2005-047]**
15 ~~23.~~ The Impact Fee Coordinator shall schedule an appeal a hearing before the Impact Fee
16 Appeals Board Hearing Officer no later than 90 working days after an appeal has been filed.
17 The Impact Fee Coordinator Appeals Board shall notify the applicant within of the hearing
18 date at least 15 working days in advance of the hearing and invite the applicant or the
19 applicant's representative to attend the hearing. Any of the time limitations set forth in this
20 paragraph may be waived upon mutual agreement of the Impact Fee Coordinator and the
21 party filing the appeal.
22 ~~34.~~ At the hearing, the IFAB Hearing Officer shall provide the applicant and the Impact Fee
23 Coordinator an opportunity to present testimony and evidence, provided such information
24 was part of the review before the Impact Fee Coordinator. The IFAB Hearing Officer shall
25 reverse the decision of the Impact Fee Coordinator only if there is substantial competent
26 evidence in the record that the Impact Fee Coordinator erred from the standards in this
27 Chapter. **[Ord. 2011-016]**
28 ~~45.~~ Any aggrieved party, including PBC, may appeal an order of the Impact Fee Appeals Board
29 Hearing Officer to the Fifteenth Judicial Circuit Court of PBC. Such appeal shall not be a
30 hearing de novo, but shall be a petition for Writ of Certiorari and the Court shall be limited to
31 appellate review of the record created before the Board Hearing Officer. PBC may assess a
32 reasonable fee for the preparation of the record to be paid by the Petitioner in accordance
33 with F.S. §119.07, as amended from time to time. **[Ord. 2011-016]**
34
35

36 Part 4. ULDC Art. 13.A.10., Refunds (page 11 of 48), is hereby amended as follows:

37 CHAPTER A GENERAL

38 Section 10 Refunds

39 A. General

40 1. Non-Commencement of Construction

41 If a building permit or other permit requiring payment of an impact fee expires or is canceled
42 or revoked, the structure has not been completed, and no certificate of occupancy has been
43 issued, or if the permit is modified prior to completion of construction so as to change the land
44 use or structure to one of lower impact than that on which the permit was originally issued,
45 ~~and the impact fee paid for approval of the permit has not been encumbered or spent by~~
46 ~~PBC, then the fee payer, or if the property has been conveyed after payment of the fee, or a~~
47 ~~the~~ successor in interest to the real property, shall be entitled to a refund if provided: an
48 application for refund is submitted within three years of the payment of the impact fee; within
49 one year of the permit's expiration, cancellation, revocation or modification, or of the event
50 giving rise to the refund; ~~and within three years of the payment of the impact fee, except that~~
51 ~~and the impact fee paid for approval of the permit has not been encumbered or spent by PBC~~
52 ~~or the School District as applicable.~~ PBC shall retain an additional 3.4 percent of the impact
53 fee to offset the costs of administering the refund. **[Ord. 2010-018]**

54 2. Untimely Encumbrance

55 a. Untimely Encumbrance

56 Notwithstanding Article 13.A.10.A.1, Non-Commencement of Construction, above, if PBC
57 fails to encumber the impact fees paid by the fee payer by the end of the calendar quarter
58 immediately following six years from the date the impact fees are paid, and fails to spend
59 the impact fee within nine years of the end of the calendar quarter in which the impact
60 fees are paid, the fee payer, or if the property has been conveyed after payment of the
61 fee, or a the successor in interest to the real property, shall be entitled to a refund except

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EXHIBIT E

ARTICLE 13 – IMPACT FEES
SUMMARY OF AMENDMENTS
(Updated 12/03/2013)

1 that PBC shall retain an additional 3.4 percent of the impact fee to offset the costs of
2 refund. The feepayer, or if the property has been conveyed after payment of the fee, the
3 successor in interest shall submit an application for refund to the Impact Fee Coordinator,
4 within one year following the end of the calendar quarter in which the right to a refund
5 occurs. In determining whether the impact fee paid by the feepayer has been
6 encumbered or spent, monies in the trust funds shall be considered to be expended on a
7 first in, first out basis; that is, the first impact fees paid shall be considered the first
8 monies withdrawn. [Ord. 2010-018]

9
10 **B. Procedure to Obtain Refund**

11
12 **2. Contents of Application**

13
14 **d. Documents**

15 If the refund is requested ~~due to the County's failure to encumber or spend funds~~, a
16 notarized sworn statement that the applicant is the current owner of the land for which the
17 impact fee was paid, a certified copy of the current deed, and a copy of the most recent
18 ad valorem tax bill; If refund is requested due to computational or clerical error, evidence
19 sufficient to demonstrate overpayment including but not limited to receipt indicating
20 payment, building permit application, impact fee tables in effect at the time of payment
21 and such other evidence deemed appropriate by the Impact Fee Coordinator. [Ord.
22 2005-047]

23
24
25
26 **Part 5. ULDC Art. 13.A.11., Credits (page 12 – 13, 17 of 48), is hereby amended as follows:**

27 **CHAPTER A GENERAL**

28 **Section 11 Credits**

29 **A. General**

30 Credit against impact fees shall be given to the feepayer, or if the property has been conveyed
31 after payment of the fee, the ~~or a~~ successor in interest to the property for the following, as limited
32 or permitted by specific provisions of this Section.

33
34 **4. In-Kind Contributions**

35
36 ~~**b. In-Kind Contributions Made Prior to October 1, 1989, for Facilities Other Than**~~
37 ~~**Roads**~~

38 ~~In the case of in-kind contributions other than road facilities made to PBC prior to October~~
39 ~~1, 1989, and except as specifically provided in the development order or Development~~
40 ~~Agreement, the value of the in-kind contribution at the time of its conveyance, dedication,~~
41 ~~construction, placement, delivery or remittance shall be apportioned between building~~
42 ~~permits for which a complete application was made prior to October 1, 1989 and building~~
43 ~~permits in the development which remain to be issued and for which no complete~~
44 ~~application was made as of October 1, 1989. The portion of the value allocated to~~
45 ~~building permits made on or after October 1, 1989, shall be adjusted to its present value~~
46 ~~as of October 1, 1989, using a compound interest rate of six percent per year,~~
47 ~~compounded quarterly. Only that portion of the contribution allocated to building permits~~
48 ~~for which a complete application was filed on or after October 1, 1989, shall be credited~~
49 ~~against impact fees. For the purpose of apportioning the contribution between uses and~~
50 ~~square footage or dwelling units, the number of permits shall be determined using the~~
51 ~~most recently approved master plan or site plan, the size and use of the buildings~~
52 ~~proposed for the remainder of the development, the effect of other land development~~
53 ~~regulations on the feepayer's ability to complete the development as proposed, and other~~
54 ~~information deemed relevant by the Impact Fee Coordinator. If the conveyance,~~
55 ~~dedication, construction, placement, delivery or remittance was required to be made prior~~
56 ~~to October 1, 1989, pursuant to a condition in a development order, a Development~~
57 ~~Agreement, or otherwise required by a local government, the value of the conveyance~~
58 ~~shall be established as of the required date of contribution. The present value of the~~
59 ~~contribution as of October 1, 1989 shall be established at six percent per year from the~~
60 ~~required date of the contribution. The apportionment of the value of the contribution to~~
61 ~~building permits shall be based on the date on which the contribution was to have been~~
62 ~~made. At the option of the feepayer, any remaining credit may be adjusted by the~~
63 ~~percentage change in the cost of the capital facility when PBC reviews capital facilities~~
64 ~~costs in the review and update process.~~

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EXHIBIT E

ARTICLE 13 – IMPACT FEES
SUMMARY OF AMENDMENTS
(Updated 12/03/2013)

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[Renumber Accordingly]

9. 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. No credit may be assigned, delegated, or otherwise conveyed to any development outside the boundaries of the development that originally received the credit.

10. 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 ~~benefited~~ development that originally received the credit.

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EXHIBIT F

ACCESSORY RADIO TOWERS
SUMMARY OF AMENDMENTS
(Updated 05/28/14)

1 Part 1. ULDC Art. 1.1.3, Abbreviations and Acronyms (pages 116 and 119 of 119), is hereby
2 amended as follows:

3 CHAPTER I DEFINITIONS & ACRONYMS

4 Section 3 Abbreviations and Acronyms

....
EAA Everglades Agricultural Area

....
EPA United States Environmental Protection Agency
EvPA Everglades Protection Area

....
TIITF Board of Trustees of the Internal Improvement Trust Fund of the State of Florida
....

5
6
7 Part 2. ULDC Art. 3.A.3.B.1, Standard District Exceptions and Limitations (pages 16 and 17 of
8 229), is hereby amended as follows:

9 CHAPTER A GENERAL

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

11 B. Standard Districts

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

14
15 1. Standard District Exceptions and Limitations

16 The following list of exceptions shall be permitted:

17
18 l. A rezoning shall not be required for the installation or replacement of a SFWMD telemetry
19 tower in accordance with Art. 5.B.1.A.12.c, Exceptions for SFWMD Telemetry Towers.

20
21
22 Part 3. ULDC Art. 5.B.1.A.12, Accessory Radio Tower (page 25 of 100), is hereby amended as
23 follows:

24 CHAPTER B ACCESSORY AND TEMPORARY USES

25 Section 1 Supplementary Regulations

26 A. Accessory Uses and Structures

27 12. Accessory Radio Tower

28 A radio tower for noncommercial electronic communication purposes may be permitted as an
29 accessory structure to civic, institutional, recreational, and agricultural uses subject to the
30 following standards:

31 a. Height

32 The radio tower shall not exceed 100 feet in height from ground level; and

33 b. Setbacks

34 An accessory radio tower shall be setback a distance equal to the height of the tower.
35 The radio tower shall be located in such a manner that it will not fall on any power line.

36 c. Exceptions for SFWMD Telemetry Towers in the Glades Tier

37 SFWMD Telemetry towers may be considered an accessory use within the Glades Tier,
38 subject to the following:

39 1) DRO approval of a FSP;

40 2) Located on parcels owned by the SFWMD or leased from the Board of Trustees of
41 the Internal Improvement Trust Fund (TIITF) of the State of Florida;

42 3) Height may exceed 80 feet;

43 4) The DRO may approve setback reductions for property lines or lease tracts within
44 parcels owned by the SFWMD or TIITF, when it is demonstrated to DRO that the
45 tower will collapse within the property or the adjoining parcels owned by the SFWMD
46 or TIITF.

47 5) If located within the USA of the Glades Tier, rezoning for consistency with the
48 parcel's FLU designation shall not be required.

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EXHIBIT G

INLAND LOGISTICS CENTER
SUMMARY OF AMENDMENTS
(Updated 6/25/14)

1
2 Part 1. ULDC Art. 2.D.6, Type I Waiver (page 45 of 229), is hereby amended as follows:

3 CHAPTER D ADMINISTRATIVE PROCESS

4 Section 6 Type I Waiver

5 A. Purpose

6 The purpose of Type I Waivers is to allow flexibility for mixed use or infill redevelopment projects,
7 or site design or layout, where alternative solutions can be permitted, subject to performance
8 criteria or limitations. Waivers are not intended to relieve specific financial hardship nor
9 circumvent the intent of this Code. A Waiver may not be granted if it conflicts with other sections
10 of this Code, or the Florida Building Code. [Ord. 2011-016]

11 B. Applicability

12 Requests for Type I Waivers shall only be permitted where expressly stated within the ULDC:
13 [Ord. 2011-016] [Ord. 2012-027]
14

Table 2.D.6.B - Summary of Type I Waivers

Type I Waiver Summary List
<u>Glades Area Overlay (GAO)</u>
Infill Redevelopment Overlay (IRO)
Urban Redevelopment Overlay (URAO)
Lifestyle Commercial Center (LCC)
Required Parking for Location Criteria Exception in Type I Restaurant with Drive Through
Commercial Greenhouse Loading Zones
Solid Waste Transfer Station Landscape Buffer Planting
Screening for Room Mounted Mechanical Equipment
Green Architecture
Eliminate or Reduce Loading Standards
Requirements for Walls or Fences Where Adjacent to Existing Walls
Billboard Replacement – Billboard Location Criteria
[Ord. 2012-027]

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EXHIBIT G

INLAND LOGISTICS CENTER
SUMMARY OF AMENDMENTS
(Updated 6/25/14)

1
2 Part 2. ULDC Table 2.E.3.B, Time Limitation for Development Order for Each Phase (Page 58
3 of 88), is hereby amended as follows:
4

Table 2.E.3.B - Time Limitation 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 ⁴	ACTION UPON FAILURE TO COMPLY WITH TIME REQUIREMENT WITHOUT AN APPROVED TIME EXTENSION
....
PDD: GAO PIPD (including any associated waivers)	No Maximum	Record Plat	Three Years (2)(7)	Twenty-four Months	BCC review pursuant to subsections Article 2.E.2.A, Suspension of Development Orders and Article 2.E.2.D, Failure to Comply with Conditions herein
....
Ord. 2005 – 002] [Ord. 2006-004] [Ord. 2007-01] [Ord. 2008-003] [Ord. 2008-037] [Ord. 2009-040]					
Notes:					
<p>....</p> <p>2. 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.</p> <p>....</p> <p>7. An additional 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 90 days of the deadline. If the required action does not occur within the 90 days, the requirements of Art. 2.E.2, Procedures, 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 Art. 12.C.2, Conditions. [Ord. 2005-002]</p> <p>....</p>					

5
6
7 Part 3. ULDC Art. 3.B.4, Glades Area Overlay (GAO) (page 24 of 229), is hereby amended as
8 follows:

9 CHAPTER B OVERLAYS

10 Section 4 Glades Area Overlay (GAO)

11 A. Purpose and Intent

12 The GAO is established to promote sustainable economic diversification in the Glades Area. The
13 A GAO district is to provide flexibility in the range of uses and PDRs allowed in the underlying
14 districts in the Glades Tier and to accommodate uses which, if deemed appropriate, will increase
15 job opportunities and improve the economic vitality of the area. In addition, the GAO may include
16 district will provide a set of regulations that recognize the character of the area.

17 B. Applicability

18 The GAO shall apply to all land within the Urban Service Area (USA) of the Glades Tier. All
19 development orders within the GAO district shall also comply with all applicable Joint Planning
20 Area Agreements, pursuant to Florida Statutes.

21 C. Boundaries

22 The boundaries of the GAO coincides with shall apply to all land within the USA in the Glades
23 Tier, which is delineated on Comprehensive Plan Map LU 2.1, Service Areas, and is generally
24 comprised of those lands lying near or around the Cities of Belle Glade, Pahokee and South Bay,
25 and the unincorporated community of Canal Point.

26 1. Tier requirements

27 The Urban/Suburban Tier Requirements of the ULDC shall apply. [Ord. 2005 – 002]

28 D. Use Regulations-Exceptions

29 Uses allowed in the GAO district, use shall be permitted, as follows: [Ord. 2005-002]

30 1. Permitted Uses

31 Uses shown in a Use Matrix as Permitted by Right (P), Special Permit (S), or Development
32 Review Officer (DRO) shall remain subject to the same approval process shown in the Use
33 Matrix permitted as of right in the underlying district are permitted as of right in the GAO.

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EXHIBIT G

INLAND LOGISTICS CENTER
SUMMARY OF AMENDMENTS
(Updated 6/25/14)

2. ~~Special Uses~~

~~Uses allowed as special uses in the underlying district shall be permitted in the GAO district after compliance with the special use standards. In addition: [Relocated and consolidated above.]~~

a. ~~Nonconforming Use~~

~~Any nonconforming use may be expanded subject to a Special Permit. [Ord. 2006-036] [Relocated below to new 3, Nonconforming Uses.]~~

23. ~~Conditional/Requested Uses~~

Uses allowed as ~~e~~ Conditional or Requested uses in ~~a the~~ non-residential Zoning district shall be permitted by the DRO in the GAO ~~district~~ after compliance with Art. 2.B.2.B, Standards for Conditional Uses, Requested Uses and Development Order Amendments the conditional use regulations. Uses not otherwise permitted in ~~a the~~ non-residential Zoning district may be permitted as Class A ~~e~~ Conditional or Requested uses in the GAO ~~district after compliance with the conditional use regulations and~~ after the BCC determines that the proposed use meets the following criteria:

- a. increases the number of jobs or provides needed housing;
- b. does not adversely affect adjacent land uses;
- c. is consistent with the goals, objectives and policies of the Plan; and
- d. helps to support existing or encourage additional Glades Area economic development.

3. ~~Nonconforming Use~~

~~A nonconforming use permitted to expand subject to DRO approval may be expanded subject to approval of a Special Permit. [Ord. 2006-036]~~

E-4. ~~Property Development Regulations (PDRs) Exceptions~~

a. ~~General~~

~~All development within the GAO district shall be subject to the (PDRs) of the underlying district, except as otherwise provided below.~~

1b. ~~Type II Waiver - Minimum Density~~

The BCC may consider the waiver of the minimum density requirement as a Type II Waiver for proposed development in the Glades area when: **[Ord. 2012-027]**

~~a.1)~~ The proposed development is consistent with the provisions of any applicable Joint Planning Area Agreement, and;

~~b.2)~~ An analysis is completed that addresses:

- ~~1a)~~ the impact of a reduced density development on the overall infrastructure system;
- ~~2b)~~ the compatibility of the proposed development with adjacent land uses; and
- ~~3e)~~ the effect of the reduced density development on the ability of PBC 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.

2e. ~~Maximum Density and Intensity – Conditional/Requested Use Approval~~

~~The BCC may consider an increase in the maximum ~~Maximum~~ density and intensity allowed by the Plan of uses within the GAO district may be allowed to exceed those imposed by the underlying district and shall be determined by the BCC during the conditional use review process subject to approval of a Conditional or Requested Use.~~

3d. ~~Location of Structures~~

Building permits in the GAO ~~district~~ may be permitted between the 120 foot and 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.

F. ~~Planned Industrial Park Development (PIPD)~~

1. ~~Development Standard Exceptions~~

~~Planned Industrial Park Developments (PIPD) located in the GAO shall be subject to the following exception provisions:~~

a. ~~Public Street~~

~~For the purposes of this Section, a public street within a PIPD shall not include private streets that comply with the following:~~

- ~~1) Located within or adjacent to an Industrial Pod; and,~~
- ~~2) Services industrial uses only.~~

b. ~~Minimum Frontage~~

~~The PIPD is not required to have minimum frontage on an arterial or collector street but at a minimum must connect to an arterial or collector street through a non-plan collector roadway, subject to approval of the Zoning Director and County Engineer.~~

c. ~~Maximum Commercial Acreage - Requested Use Approval~~

~~The BCC may consider an increase in the maximum Commercial acreage allowed pursuant to Table 3.E.5.D, PIPD Land Use Mix, subject to approval of a Requested Use; and, upon finding that the increase will serve the projected workforce and residential population of the PIPD, and encourage internal automobile trip capture.~~

d. ~~Architectural Review~~

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EXHIBIT G

INLAND LOGISTICS CENTER
SUMMARY OF AMENDMENTS
(Updated 6/25/14)

1 Industrial buildings visible from a public street or residential zoning district may be
2 exempt from the Roofline, Facade and Additional Design Elements of Article 5.C.1.H
3 Architectural Guidelines, if the adjacent perimeter ROW or incompatibility buffer is
4 doubled in width and planting requirements, and upon demonstration by line of sight that
5 the majority of the affected area of the building will be screened by the increased
6 buffering. For those parcels that use this exemption, only that portion of the building
7 façade with the main public and employee entrances, and extending along the façade a
8 minimum of 100 feet in each direction from each entrance, including around corners,
9 unless interfering with a loading area/space/dock/bay, are subject to the provisions of
10 Article 5.C.1.H, Architectural Guidelines. If the distance between entry treatments is less
11 than 10 percent of the overall length of the building façade, the treatment shall be
12 extended.

13 **e. Parking and Loading in Industrial Pods**

14 **1) Loading Area Screening**

- 15 a) Loading spaces, docks and associated maneuvering areas not visible from a
16 public street are exempt from screening requirements of Art. 6.B.1.F.2, Loading
17 Areas; and
18 b) Loading areas are not subject of the provisions of Art. 6.B.1.F.3, Single Tenant.

19 **f. Landscaping in Industrial Pods**

20 **1) Foundation Planting**

21 Industrial buildings visible from a public street or residential zoning district may be
22 exempt from the foundation planting requirements of Art. 7.D.11, Foundation Planting
23 if the adjacent perimeter ROW or incompatibility buffer is increased in width by eight
24 feet and the foundation planting requirements are relocated to the buffer. For those
25 parcels that use this exemption, only that portion of the building façade with the main
26 public and employee entrances, and extending along the façade a minimum of 100
27 feet in each direction from each entrance, including around corners unless interfering
28 with a loading area/space/dock/bay, are subject to the provisions. If the distance
29 between foundation planting treatments is less than 10 percent of the overall length
30 of the building façade, the treatment shall be extended. If the Architectural Review
31 exemption in Art. 3.B.4.F.1.d, Architectural Review is utilized, the additional buffer
32 width and planting is not required to utilize the Foundation Planting exemption.

33 **2) Interior Landscaping Exceptions**

- 34 a) Interior Tree and Shrub Requirements
35 (1) One Tree per 4,000 sq. ft.; and,
36 (2) Three Shrubs per 4,000 sq. ft.
37 b) Interior Vehicular Use Areas not used for parking of passenger vehicles are not
38 required to provide terminal or interior landscape islands.
39 c) Perimeter compatibility buffers are not required between parcels supporting
40 compatible industrial uses. Where fences or walls are installed along the
41 perimeter, they shall be protected from vehicles by a curb or similar barrier, and
42 shall not encroach into the drive aisle (excluding gates) or impede vehicular
43 circulation.

44 **g. Hours of Operation**

45 Any non-residential use located within 250 feet of a residential FLU designation or zoning
46 district as measured by drawing a straight line from the closest point on the perimeter of
47 the exterior wall, structure or bay or the limits of any outdoor storage to the residential
48 property line, shall be subject to the following hours of operation:

- 49 1) Industrial Uses – 7:00 a.m. to 7:00 p.m.;
50 2) Industrial Uses without Outdoor Activities – 6:00 a.m. to 11:00 p.m.; and,
51 3) Commercial Uses and all Loading Activities – 6:00am to 11:00 p.m.

52 **2. Type I Waivers for Industrial Pods**

53 An applicant may apply for waivers for development standards within an Industrial Pod in
54 accordance with Art. 2.D.6, Type I Waivers. Applications for Type I Waivers shall be
55 expressly limited to the requirements listed below:

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EXHIBIT G

INLAND LOGISTICS CENTER
SUMMARY OF AMENDMENTS
(Updated 6/25/14)

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Table 3.B.4.F. - Type I Waivers for Industrial Pods

Article/Table Reference and Title	Maximum Waiver	Criteria
<u>Art. 3.E.1.C.2.h.2), Non Residential Uses [Related to PDD Performance Standards for Parking]; or, Table 6.A.1.B, Minimum Off-Street Parking and Loading Requirements</u>	<u>The minimum or maximum number of parking spaces may be reduced or increased by up to 25 percent, subject to DRO approval of a parking demand study.</u>	<ul style="list-style-type: none"> ▪ <u>The parking demand study, justification and any supporting documentation shall be submitted in a form established by the Zoning Director;</u> ▪ <u>Alternative calculations shall be based on evidence of actual parking demand for similar uses or reliable traffic engineering and planning information; and,</u> ▪ <u>A reduction in required parking shall require designation of reserved space or a limitation of uses consistent with the parking demand study.</u>
<u>Art. 3.E.1.C.2.h.5), Location Non Residential PDDs [Related to PDD Performance Standards for Parking]; or, Art. 6.A.1.D.2.c, Location of Required Front, Side and Rear Parking</u>	<u>Parking required to be located on the side or rear of a building may be relocated for industrial uses.</u>	<ul style="list-style-type: none"> ▪ <u>Demonstration that proposed use(s) require limited public or employee access due to special security requirements, or where side or rear facades are primarily utilized for bay door or other transportation logistics parking or access; and,</u> ▪ <u>Demonstration that proposed Site Plans and building floor plans provide building entrances within reasonable proximity to any public or employee parking areas.</u>
<u>Art. 7.D.12 – Landscape in Easements</u>	<u>Landscape buffers may overlap easements by up to 10 feet.</u>	<p>For one of the following scenario's:</p> <ul style="list-style-type: none"> ▪ <u>Any R-O-W buffer 30 feet in width or greater resulting from use of Art. 3.B.4.F.1.d, Architectural Review; or</u> ▪ <u>Landscape buffers 20 feet in width or greater, upon demonstration that new technology developed after the original utility easement was platted necessitate increased easement width.</u> ▪ <u>Documentation from a licensed landscape architect demonstrating that careful consideration in the selection of planting materials to be used will ensure that all required landscaping is sustainable and will not adversely impact utilities.</u>

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EXHIBIT G

INLAND LOGISTICS CENTER
SUMMARY OF AMENDMENTS
(Updated 6/25/14)

Table 3.B.4.F. - Type I Waivers for Industrial Pods (continued)		
Article/Table Reference and Title	Maximum Waiver	Criteria
<u>Art. 5.B.1.A.2.c Fences, Walls and Hedges – Dangerous Materials</u>	<u>Barbed wire on the top of fences or walls may be allowed.</u>	<ul style="list-style-type: none"> When the applicant demonstrates that an increased level of security is necessary. The applicant shall provide written justification and support documentation to support the need for barbed wire.
<u>Art. 5.B.1.A.3.b Outdoor Storage - Location</u>	<u>Outdoor storage may be allowed within required building setbacks.</u>	<ul style="list-style-type: none"> When all parcels adjacent to the outdoor storage are within an Industrial pod of the PIPD.
<u>Art. 5.B.1.A.18 Permanent Generators</u>	<u>Permanent generators may be allowed within required side or rear building setbacks.</u>	<ul style="list-style-type: none"> When all parcels adjacent to the generator location are within an Industrial pod of the PIPD.
<u>Art. 5.B.1.A.19.a.2) Ground Mounted Mechanical Equipment Screening Requirements</u>	<u>Screening for ground mounted mechanical equipment is not required.</u>	<ul style="list-style-type: none"> If the equipment cannot be viewed from a ROW or any Commercial, Civic, Recreation or Residential parcels.
<u>Art. 5.B.1.A.19.a.2)b)(1)(b). Roof Mounted Mechanical Equipment Screening</u>	<u>Screening for roof mounted mechanical equipment is not required.</u>	<ul style="list-style-type: none"> If all adjacent parcels having a view of the equipment are within the Industrial pods of the PIPD.
<u>Table 5.E.4.D, Illumination Levels</u>	<u>Increased illumination levels in outdoor work areas of up to 25 percent may be allowed when all adjacent parcels are within an Industrial pod, as follows:</u>	<ul style="list-style-type: none"> Demonstration in writing and with supporting documentation that increased illumination levels will not adversely impact other uses within or abutting the PIPD; Demonstration that the need for additional lighting is for employee safety or site security; provided the illumination level complies with the Table at the perimeter property line adjacent to a public ROW or to residentially zoned property.
<u>Table 5.E.4.D, Maximum Permitted Luminaire Height</u>	<u>Luminaire heights may be increased by 25 percent.</u>	<ul style="list-style-type: none"> When all adjacent parcels are within an Industrial pod.
<u>Art. 6.A.1.D.14.b.2), Pedestrian Circulation</u>	<u>Canopy trees, benches and accented walkways are not required.</u>	<ul style="list-style-type: none"> Demonstration that these amenities conflict with site security; Demonstration in writing and supporting documentation that either manned or electronic security access is provided for employees; and, That a minimum of 25 percent of the required amenities or equivalent improvements are utilized at the public or employee entrances to the facility or in outdoor break areas, if applicable.
<u>Table 8.G.2.B, Freestanding Sign Standards</u>	<u>Maximum sign area for freestanding signs may be increased by 25 percent to accommodate additional address information for multiple tenant buildings.</u>	<ul style="list-style-type: none"> With uses that generate heavy truck traffic, as documented within the traffic study for the project.
<u>Table 8.G.2.B, – Freestanding Outparcel Identification Signs</u>	<u>Maximum sign area for freestanding outparcel identifications signs may be increased by up to 50 percent to accommodate additional address information for multiple tenant buildings.</u>	<ul style="list-style-type: none"> With uses that generate heavy truck traffic, as documented within the traffic study for the project.

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3 **Part 5. ULDC Art. 4.A.4.A, Development Thresholds (page 19 of 171), is hereby amended as**
4 **follows:**
5

Reason for amendments: [PZ&B] The purpose of this threshold is to ensure that the impacts of larger development are approved at a Public Hearing. In examples where projects have been approved with several hundred thousand square feet of non-residential uses, there has been confusion where the DRO has the authority to approve individual buildings that exceed these thresholds, but are consistent with the intensity or density approved by the BCC.

6 **CHAPTER A USE CLASSIFICATIONS**

7 **Section 4 Development Thresholds**

8 **A. General**

9 Any amendment to an existing development, or new construction of residential, commercial or
10 industrial projects that meets or exceeds either the maximum square footage or units, or
11 maximum acreage of Table 4.A.4.A, Thresholds for Projects Requiring Board of County
12 Commission Approval, shall be reviewed and approved as a PDD or TDD in accordance with Art.
13 2.B.1, Official Zoning Map Amendment (Rezoning). Projects that meet or exceed the thresholds
14 of this table that do not meet the access and dimension requirements of a PDD or TDD; are not

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EXHIBIT G

INLAND LOGISTICS CENTER
SUMMARY OF AMENDMENTS
(Updated 6/25/14)

1 allowed to be a PDD or TDD by the Plan; or for non-residential projects, consist of only one use,
2 shall be approved as a Class A Conditional Use. [Ord. 2006-004] [Ord. 2007-013] [Ord. 2010-
3 005]
4

Table 4.A.4.A - Thresholds for Projects Requiring Board of County Commission Approval (1)

FLU Designation (2) (3)	Number of Square Footage or Units (4)(5)	Acreage
Residential (Excluding RR FLU)	200 du	50 acres
AGR (Residential Only)	-	250 acres
CLO	30,000	-
CHO	50,000	-
CL	30,000	-
CH	50,000	-
IND	100,000	-
INST	50,000	-
CR	100,000	-
MLU	50,000	-
EDC	100,000	-

- Notes:**
1. 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, excluding AGR or Sector Plan preserve areas, shall not be counted toward the maximum acreage threshold. [Ord. 2006-004]
 2. PDDs or TDDs in the AGR Tier are limited to the 80/20 PUD, 60/40 PUD or AGR TMD (FLUE Policy 1.5.1-a).
 3. There are no thresholds for the UC or UI FLU designations. [Ord. 2011-016]
 4. Dwelling units shall include any density awarded as part of a density bonus program. [Ord. 2006-004 [Ord. 2011-016]
 5. **A BCC approved PDD or TDD shall not be subject to these thresholds for any subsequent Development Order approval.**

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EXHIBIT H

NORTHLAKE BOULEVARD OVERLAY ZONE (NBOZ)
SUMMARY OF AMENDMENTS
(Updated 05/19/14)

1
2 Part 1. ULDC Art. 3.B.8, NBOZ, and Northlake Boulevard Overlay Zone (page 28 of 229), is
3 hereby amended as follows:

4 CHAPTER B OVERLAYS

5 Section 8 NBOZ, Northlake Boulevard Overlay Zone

6 A. Purpose and Intent

7 The purpose and intent of the NBOZ is to encourage improvement, enhancement, renovation,
8 and/or redevelopment of the Northlake Boulevard Corridor and to provide criteria by which to
9 review development/redevelopment within the Overlay Zoning District. The criteria outlined in
10 "Design Guidelines: Northlake Boulevard Overlay Zoning District (NBOZ)" will serve to unify
11 commercial development along the corridor and provide a positive collective identity for the
12 corridor. These regulations were prepared under the guidance of the Northlake Boulevard
13 Corridor Task Force (NBCTF) – an intergovernmental task force created by Interlocal agreement
14 composed of two representatives each from PBC, the Town of Lake Park, the Village of North
15 Palm Beach and the City of Palm Beach Gardens.

16 B. Applicability

17 The provisions of the NBOZ, as outlined in "Design Guidelines: Northlake Boulevard Overlay
18 Zoning District (NBOZ)" prepared by Michael Redd & Associates, and dated March 11, 2002,
19 which are incorporated herein by reference, shall apply to all proposed development order
20 applications within the boundaries of the NBOZ, as described in Article 3.B.9.C, Boundaries.

21 C. Boundaries

22 The NBOZ includes the public R-O-W for Northlake Boulevard and all properties along Northlake
23 Boulevard from Military Trail to U.S. Highway One for one property depth north and south of
24 Northlake Boulevard, including the street intersection properties at U.S. Highway One and at
25 Military Trail. Unincorporated portions of the NBOZ include portions of Section 18, Township 42,
26 Range 43; Section 17, Township 42, Range 43; Section 24, Township 42, Range 42; and Section
27 19, Township 42, Range 43, as indicated in the Official Zoning Map.

28 D. Conflict

29 In the event of a conflict between the NBOZ and other applicable regulations, the more restrictive
30 regulation shall prevail.

31 E. Deadline to Comply with Requirements for Signage and Landscaping

32 The deadlines to comply with signage and landscaping requirements contained in the provisions
33 of the Design Guidelines for the NBOZ are hereby extended to July 5, 2016 ~~May 31, 2014~~.

34 1. Notice to Property Owners

35 Written certified notice shall be provided by PBC Zoning to the property owner at least one
36 year in advance of the July 5, 2016 ~~May 31, 2014~~ deadline.

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EXHIBIT I

URAO AND IRO ALTERNATIVE PARKING LOT DESIGN OPTIONS
SUMMARY OF AMENDMENTS
(Updated 05/19/14)

1
2 Part 1. ULDC Art. 3.B.15.F.11.c, Alternative Parking Lot Design Options [Related to Landscape
3 Standards] (page 2 81-82 of 229), is hereby amended as follows:

4 CHAPTER B OVERLAYS

5 Section 15 INFILL REDEVELOPMENT OVERLAY (IRO)

6 F. Design and Development Standards

7 11. Landscape Standards

8 c. Alternative Parking Lot Design Options

9 This section ~~allows provides landscape or~~ alternatives, ~~parking lot designs through~~
10 ~~modifications to or reductions~~ Art. 7.G, Off Street Parking Requirements ~~for~~
11 ~~interconnectivity that allow for the use of~~ to promote innovative design or ~~use of~~ green
12 building materials ~~necessary for smaller sites or desired for larger projects~~. The following
13 may be used individually or in combination, ~~unless stated otherwise~~: [Ord. 2010-005]

14 1) Option 1

15 Projects that are one-half acres or less in size, with 20 or fewer parking spaces may
16 ~~consolidate relocate~~ all ~~required~~ interior landscape ~~island areas and planting parking~~
17 materials into ~~one or more locations anywhere within the project open space~~
18 ~~preserve~~; [Ord. 2010-005]

19 2) Option 2

20 Projects that are two acres or less in size may reduce required terminal island
21 landscape width to a minimum of five feet in width of landscape area. ~~This option~~
22 ~~may not be used in conjunction with any option relocating these landscape areas~~;
23 [Ord. 2010-005]

24 3) Option 3

25 Landscape ~~area and~~ shrub ~~or groundcover~~ requirements for terminal, interior and
26 divider median islands may be replaced with bio-swales and appropriate landscaping,
27 provided that required canopy trees can be accommodated. Alterations to required
28 curbing may be permitted subject to demonstration that vegetated areas are
29 protected from vehicles ~~and that there will be no adverse impacts to pedestrians~~; ~~or~~,
30 [Ord. 2010-005]

31 4) Option 4

32 Up to a maximum of 25 percent of required terminal, interior and divider median
33 landscape ~~islands areas~~ shall not be required provided ~~that those parking areas~~
34 ~~provide shade by installing~~ covered parking that utilizes ~~materials with~~ appropriate
35 solar reflectance index (SRI) ~~materials are installed where islands are removed~~
36 ~~depending on the pitch of the roof of the structure~~; [Ord. 2010-005]

37 5) Option 5

38 ~~Landscape shrub or groundcover requirements for~~ Required terminal, interior and
39 divider median landscape areas ~~and required shrubs~~ shall not be required, subject to
40 the following: [Ord. 2010-005]

41 a) The number of required terminal, interior and divider median trees are doubled;
42 ~~and~~, [Ord. 2010-005]

43 ~~b) Trees are protected by curbing, wheel stops or other similar methods of~~
44 ~~protection~~; [Ord. 2010-005]

45 ~~be~~) Green building standards for tree wells and related root growth areas are utilized;
46 [Ord. 2010-005]

47 ~~d) All abutting parking spaces utilize pervious pavement that has an SRI of at least~~
48 ~~29 to improve solar reflectance~~; ~~and~~, [Ord. 2010-005]

49 ~~e) Land Development approval~~. [Ord. 2010-005]

50 6) Option 6

51 No interior islands ~~are~~ required if parking spaces are abutting landscape buffers,
52 street walls or tree planting areas. [Ord. 2010-005]

53
54
55 Part 2. ULDC Art. 3.B.16.F.10.c, Alternative Parking Lot Design Options [Related to Landscape
56 Standards] (page 107 of 229), is hereby amended as follows:

57 CHAPTER B OVERLAYS

58 Section 16 Urban Redevelopment Area Overlay (URAO)

59 F. PRA Design and Development Standards

60 10. Landscape Standards

61 c. Alternative Parking Lot Design Options

Notes:

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EXHIBIT I

URAO AND IRO ALTERNATIVE PARKING LOT DESIGN OPTIONS
SUMMARY OF AMENDMENTS
(Updated 05/19/14)

This section ~~allows provides landscape or alternatives, parking lot designs through modifications to or reductions Art. 7.G, Off Street Parking Requirements for interconnectivity that allow for the use of~~ to promote innovative design or use of green building materials ~~necessary for smaller sites or desired for larger projects~~. The following may be used individually or in combination, unless stated otherwise:

1) **Option 1**

Projects that are one-half acres or less in size, with 20 or fewer parking spaces may consolidate relocate all required interior landscape island areas and planting parking materials into one or more locations anywhere within the project open space preserve; [Ord. 2010-022]

2) **Option 2**

Projects that are two acre or less in size may reduce required terminal island landscape width to a minimum of five feet in width of landscape area. This option may not be used in conjunction with any option relocating these landscape areas; [Ord. 2010-022]

3) **Option 3**

Landscape ~~area and~~ shrub or groundcover requirements for terminal, interior and divider median islands may be replaced with bio-swales and appropriate landscaping, provided that required canopy trees can be accommodated. Alterations to required curbing may be permitted subject to demonstration that vegetated areas are protected from vehicles ~~and that there will be no adverse impacts to pedestrians; or~~; [Ord. 2010-022]

4) **Option 4**

Up to a maximum of 25 percent of required terminal, interior and divider median landscape ~~islands areas~~ shall not be required provided that those parking areas provide shade by installing covered parking that utilizes ~~materials with~~ appropriate solar reflectance index (SRI) materials are installed where islands are removed depending on the pitch of the roof of the structure; [Ord. 2010-022]

5) **Option 5**

Landscape shrub or groundcover requirements for ~~Required~~ terminal, interior and divider median landscape areas ~~and required shrubs~~ shall not be required, subject to the following: [Ord. 2010-005]

a) The number of required terminal, interior and divider median trees are doubled; and, [Ord. 2010-005]

~~b) Trees are protected by curbing, wheel stops or other similar methods of protection; [Ord. 2010-005]~~

~~be)~~ Green building standards for tree wells and related root growth areas are utilized; [Ord. 2010-005]

~~d) All abutting parking spaces utilize pervious pavement that has an SRI of at least 29 to improve solar reflectance; and, [Ord. 2010-005]~~

~~e) Land Development approval. [Ord. 2010-005]~~

6) **Option 6**

No interior islands are required if parking spaces are abutting landscape buffers, street walls or tree planting areas. [Ord. 2010-022]

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EXHIBIT J

RESIDENTIAL SETBACK EXCEPTIONS
AND ZERO LOT LINE ENCROACHMENTS
SUMMARY OF AMENDMENTS
(Updated 05/28/14)

1
2 Part 1. ULDC Art. 3.D.1.D.5, Setback Exceptions (page 127 and 128 of 229), is hereby amended
3 as follows:

4 CHAPTER D PROPERTY DEVELOPMENT REGULATIONS (PDRS)

5 Section 1 PDRs for Standard Zoning Districts

6 D. Setbacks

7 5. Setback Exceptions

8 The following structures, projections, and improvements shall be allowed within required
9 setbacks:

10 a. Structures Projections and Improvements Permitted in Setbacks

11

12 3) Permanent/retractable awnings, ~~or~~ canopies or Bahama shutters projecting a
13 maximum of three feet into a setback, and having no support other than provided by
14 the wall or structure to which it is attached; [Ord. 2005-041]

15

16 26) Bus shelters and bus benches; ~~and~~ [Ord. 2005-041]

17 27) Fire hydrants and other government service/utility structures required to be in certain
18 locations by applicable Codes and ordinances; ~~-~~ [Ord. 2005-041]

19 28) Impact shutters projecting a maximum of 18 inches into the setback.

20 29) Decorative architectural treatment such as lintels, stone veneer or stucco banding,
21 projecting a maximum of six inches into a setback.

22
23
24 Part 2. ULDC Art. 3.D.2.B.9.c, Maintenance and Roof Overhang Easement (pages 134 and 135
25 of 229), is hereby amended as follows:

26 CHAPTER D PROPERTY DEVELOPMENT REGULATIONS (PDRS)

27 Section 2 PDRs for Specific Housing Types

28 B. Zero Lot Line (ZLL)

29 9. Permitted Openings and Attachments

30 c. Maintenance and Roof Overhang Easement

31 The subdivision plan and plat shall indicate a maintenance and roof eave encroachment
32 easement along the ZLL for each ZLL lot for the purpose of allowing maintenance of the
33 portion of the home with a zero setback and to accommodate any overhang of the roof
34 eave and gutter. Should a fence or wall traverse or be located within a maintenance and
35 roof easement, written permission from all easement beneficiaries will be required prior to
36 the issuance of a permit by PBC. A gate for access and maintenance purposes will be
37 required. Access for the owner of the lot abutting the easement and the easement
38 beneficiaries shall be provided after advanced notification and during reasonable hours.
39 No construction, landscaping, mechanical equipment, fence or wall shall prevent
40 perpetual access to said easement by the owner of the lot abutting the easement or the
41 easement beneficiaries. [Ord. 2013-001]

42 1) Easement Width

43 This easement shall have a minimum width of two feet.

44 2) Roof Overhang

45 Roof eaves, soffits and gutters may encroach the easement up to a maximum of 24
46 inches. Gutters shall be installed along the entire length of the ZLL side to prevent
47 water runoff onto the adjacent property.

48 3) Drainage

49 This easement shall not overlap a drainage easement.

50 4) Plat

51 The following language shall be on the plat for each ZLL subdivision: Maintenance
52 and roof overhang easements are hereby reserved in perpetuity to the owner of the
53 lot abutting the easement and the HOA for the purpose of access to and
54 maintenance of improvements, the roof overhang, eave, gutters, drainage and utility
55 services, decorative architectural treatment, and impact shutters, within and adjacent
56 to said easement without recourse to PBC. [Ord. 2013-001]

57 5) Easement Encroachments

58 Projections or improvements may be permitted to encroach into the ZLL maintenance
59 and roof overhang easement, upon demonstration that the plat dedication includes
60 the items specified, as follows:

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EXHIBIT J

RESIDENTIAL SETBACK EXCEPTIONS
AND ZERO LOT LINE ENCROACHMENTS
SUMMARY OF AMENDMENTS
(Updated 05/28/14)

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- a) Mounting hardware for impact shutters , accordion shutters, or roll down shutters, projecting a maximum of six inches into the ZLL easement; and,
- b) Decorative architectural treatment such as lintels, stone veneer or stucco banding extending a maximum distance of three feet measured form the front facade, projecting a maximum of two inches into a ZLL easement.

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EXHIBIT K

RVPD REAL ESTATE SALES OFFICE
SUMMARY OF AMENDMENTS
(Updated 04/18/14)

1
2 Part 1. ULDC Art. 3.E.1.G.1, General [Related to PDD Sales Office and Models] (pages 154-155
3 of 229), is hereby amended as follows:

4 CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)

5 Section 1 General

6 G. Sales Office and Models

7 1. General

8

9 b. Permanent

10 A permanent real estate sales office is permitted in a commercial pod only, except where
11 allowed otherwise within a Recreational Vehicle Park Development (RVPD).

12 c. Definitions – see Art. 1.I, Definitions and Acronyms

13 1) Real Estate Sales Office, Planned Development

14 An office for the sale and resale of new and existing residential units, or Recreation
15 Vehicle (RV) sites, in a planned development.

16 a) Temporary, Pod

17 A temporary real estate sales office for the sale of new units only shall be
18 permitted in a residential pod or other temporary location approved by the DRO.
19 Sales shall be limited to only new units in the pod. A temporary sales office in a
20 mobile home shall be subject to Article 5.B.1.B, Temporary Structures. Sanitary
21 facilities shall be available in the office. A temporary real estate sales office shall
22 be removed from the site prior to the issuance of the CO for the last remaining
23 unit in the pod. Temporary access to the sales office may be permitted, subject
24 to approval by the DRO. The temporary access shall be limited to one year,
25 unless extended by the DRO.

26 b) Temporary, Project

27 A temporary real estate sales office for the sale and resale of units in the entire
28 project, or phase of a project, shall be permitted in a residential pod, private civic
29 pod, commercial pod, or recreation pod, subject to approval by the BCC. A
30 temporary sales office in a mobile home shall be subject to Article 5.B.1.B,
31 Temporary Structures. Sanitary facilities shall be available in the office. A
32 temporary real estate sales office serving an entire project shall only be permitted
33 within a planned development and/or phase approved for 300 or more units.
34 Sales and resales shall be limited to only units within the planned development.
35 A temporary real estate sales office shall be removed from the site prior to the
36 issuance of the CO for the last remaining unit in the project or phase, as
37 applicable. Temporary access to the sales office may be permitted, subject to
38 approval by the BCC.

39 c) RVPD

40 A temporary real estate sales office for the sale of RV sites shall be permitted
41 within an RVPD in accordance with the provisions above, and the following:

42 (1) Units shall mean RV sites;

43 (2) May be located within the Recreation Pod;

44 (3) The temporary RVPD real estate sales office shall be removed upon
45 completion of the project, CO of a permanent RV site real estate sales office,
46 or upon expiration of the maximum time to commence development for the
47 last phase, in accordance with Table 2.E.3.B, Time Limitation of
48 Development Order for Each Phase. The BCC may impose a Condition of
49 Approval with a specific date for compliance;

50

51
52
53 Part 2. ULDC Art. 3.E.7, Recreational Vehicle Park Development (RVPD) (pages 183-184 of
54 229), is hereby amended as follows:

55 CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)

56 Section 7 Recreational Vehicle Planned Development District (RVPD)

57
58 C. Pods

59
60 2. Commercial

Notes:

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EXHIBIT K

RVPD REAL ESTATE SALES OFFICE
SUMMARY OF AMENDMENTS
(Updated 04/18/14)

No commercial use, building or structure shall front or have direct legal access on any arterial or collector street bordering or traversing the RVPD. Commercial uses shall be intended for the use of temporary residents in the RVPD only, with exception to a permanent real estate sales office for the sale of RV sites located within the RVPD.

....

G. Supplemental Standards

....

3. Temporary Structures

Temporary structures, such as construction trailers, RV site real estate sales office and security quarters, may be allowed, subject to Article 5.B.1.B, Temporary Structures. A mobile home may be used as a caretakers quarters, security quarters, watchmans trailer, or temporary structure.

....

5. Real Estate RV Site Sales

A permanent real estate sales office for RV sites may be collocated with an accessory management office in a Recreational Pod.

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EXHIBIT L

ECONOMIC DEVELOPMENT CENTER (EDC)
SUMMARY OF AMENDMENTS
(Updated 04/23/14)

1
2 Part 1. ULDC Art. 3.A.3.B, Future Land Use (FLU) Designation and Corresponding Standard
3 Zoning Districts (page 17 of 229), is hereby amended as follows:
4

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

FLU Designation	Zoning District (2)					
....						
Industrial						
IND	IL	IG	CRE			
EDC	IL	IG				
....						
[Ord. 2006-004] [Ord. 2008-003] [Ord. 2008-037] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2011-016]						
Notes:						
....						

5
6
7 Part 2. ULDC Table 3.A.3.C, Future Land Use Designation and Corresponding Planned
8 Development Districts (page 18 of 229), is hereby amended as follows:
9

Table 3.A.3.C - FLU Designation and Corresponding Planned Development Districts (1)

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

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

[Ord. 2008-037] [Ord. 2009-040] [Ord. 2009-040] [2010-005] [Ord. 2010-022]

Notes:

....

10
11
12 Part 3. ULDC Table 3.A.3.D, Corresponding Land Use (page 18 of 229), is hereby amended as
13 follows:
14

Table 3.A.3.D - ~~FLU Designation and TDD~~ Corresponding ~~Traditional Development Districts (TDD) Land~~ Use

	AGE	AGR	RR	LR1	LR2	LR3	MR5	HR8	HR12	HR18	MLU	EDC
TND	√ (1)			√	√	√	√	√	√	√	√	√
TTD	√ (1)			√	√	√	√	√	√	√	√	
	AGE	AGR	RR	CL	CH	CLO	CHO	IND	INST	CRE	MLU	EDC
TMD	√ (1)			√	√	√	√			√	√	√

[Ord. 2010-022]

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

Note:

....

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Notes:

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EXHIBIT L

ECONOMIC DEVELOPMENT CENTER (EDC)
SUMMARY OF AMENDMENTS
(Updated 04/23/14)

1
2 Part 4. ULDC Table 3.E.1.B, PDD Use Matrix (pages 141 - 147 of 229), is hereby amended as
3 follows:
4

Table 3.E.1.B - PDD Use Matrix

Use Type	PUD					MUPD							MXPD		PIPD			LCC								
	Pods					FLU							FLU		Use Zone			FLU								
	R E S	C O M	R E C	C I V	A G / P	C L	C H	C L	C H	C O	C O	I R	<u>E</u> D C	I N T	C H	C H	O	I N D	C O M	I N D	M H P	R V P	C L	C H	N O T E	
Residential Uses																										
Single Family	P																									122
Zero Lot Line Home	P														P	P										142
Townhouse	P														P	P							P	P		132
Multi-Family	P														P	P							P	P		87
Mobile Home Dwelling					S																P					85
Accessory Dwelling	S				S																					1
Congregate Living Facility, Type 1	P																									34
Congregate Living Facility, Type 2	R			S																				D	D	34
Congregate Living Facility, Type 3	R	R		R		R	R	R	R					R	R	R							R	R		34
Estate Kitchen	P																									48
Farm Residence																										50
Farm Worker Quarters					P																					51
Garage Sale	P				P									P	P	P					P					60
Guest Cottage	P																									66
Home Occupation	P				P										P	P					P		P	P		70
Kennel Type I (Private)	P																									73
Nursing Or Convalescent Facility		R		R		R	R							D	R											90
Security Or Caretaker Quarters		S		S	S	S	S	S	S	S	S	<u>S</u>	S	S	S	S	S	S	S	S	S	S				119
[Ord. 2005-002] [Ord. 2006-036] [Ord. 2007-001] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2010-005]																										
Notes:																										
P Permitted by right																										
D Permitted subject to approval by the DRO																										
S Permitted in the district only if approved by Special Permit																										
R Permitted in the district only if approved by the Board of County Commissioners (BCC) as a requested use.																										

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EXHIBIT L

ECONOMIC DEVELOPMENT CENTER (EDC)
SUMMARY OF AMENDMENTS
(Updated 04/23/14)

Table 3.E.1.B - PDD Use Matrix Continued

Use Type	PUD					MUPD							MXPD		PIPD			LCC			NOTE					
	Pods					FLU							FLU		Use Zone			FLU								
	R E S	C O M	R E C	C I V	A G / P	C L	C H	C L	C H	C O	C O	I R	<u>E</u> N <u>D</u> C	I N S T	C H	C H	O	I N D /	C O M /	I N D /		M H P D	R V P D	C L	C H	
Commercial Uses																										
Adult Entertainment																		S	S							2
Auction, Enclosed		R					P				P	D							P					P	P	16
Auction, Outdoor							R				R	R						P	P	P						16
Auto Paint Or Body Shop		R					R				R							P	P	P						17
Bed And Breakfast	D	D				S	S	S	S	S				S	S		S									20
Broadcast Studio		R				R	P	R	P	P	P	<u>P</u>		R	R		P	P					R	R	21	
Building Supplies		R					R							R			P						R	R	22	
Butcher Shop, Wholesale							R				P			R			P	P	P						23	
Car Wash		R					R				P			R			P	P	P				R	R	25	
Catering Service																	D								26	
Contractor Storage Yard											P	<u>D</u>					P		P						35	
Convenience Store		P				P	P							P	P		P			P	P	P	P	P	36	
Convenience Store With Gas Sales						R	R				R			R			R	P					R		37	
Crematory						R	R				R		R	R			R								59-2	
Day Labor Employment Service		R					R				R							P							41	
Dispatching Office							R							R			P	P	P						42	
Dog Day Care							R							R			P	R					R	R	43	
Financial Institution		R				R	P	R	P					P	P		P						R	R	55	
Flea Market, Enclosed		P					R							R			P						R		57	
Flea Market, Open							R										R								58	
Funeral Home		P				R	R				D		R	R			P								59-1	
Gas and Fuel, Retail		R				R	R							R			P	R	P				R	R	18	
Green Market																							D	D	64	
Hotel, Motel, SRO, Rooming And Boarding							R		R	R				R	R		P						R		72	
Kennel, Type II (Commercial)		R					R							R											74-1	
Kennel, Type III (Commercial-Enclosed)		R				R	R							R									R	R	74-2	
Kiosk						P	P	P	P	P				P	P		P	P	P				P	P	75	
Landscape Service		R					R				P	<u>D</u>		R			P	P	P						77	
Laundry Services		R				P	P		P					P	P		P	P		P	P	P	P	P	78	
[Ord. 2005-002] [Ord. 2004-051] [Ord. 2006-036] [Ord. 2007-001] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2011-016] [Ord. 2012-003] [Ord. 2012-027] [Ord. 2013-001]																										
Notes:																										
P Permitted by right																										
D Permitted subject to approval by the DRO																										
S Permitted in the district only if approved by Special Permit																										
R Permitted in the district only if approved by the Board of County Commissioners (BCC) as a requested use.																										

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EXHIBIT L

ECONOMIC DEVELOPMENT CENTER (EDC)
SUMMARY OF AMENDMENTS
(Updated 04/23/14)

Table 3.E.1.B - PDD Use Matrix Continued

Use Type	PUD					MUPD							MXPDP		PIPD			LCC		NOTE					
	Pods					FLU							FLU		Use Zone			FLU							
	R E S	C O M	R E C	C I V /	A G R /	C L	C H	C L	C H	C O	I R	<u>E</u> D <u>C</u>	I N S T	C H	C H	O	I N D /	C O N D	I M D /		M H P D	R V P D	C L	C H	
Commercial Uses																									
Lounge, Cocktail		R				R	R		R	R					R	R		R					R	R	79
Medical Or Dental Office		P				P	P	P	P						P	P		P					P	P	83
Monument Sales, Retail						P	P								P			P							86
Office, Business Or Professional		P				P	P	P	P						P	P		P					P	P	91
Parking Garage, Commercial		P					R		R	R								P							95
Parking Lot, Commercial		R					R		R	P															96
Pawnshop							R																		97
Personal Services		P				P	P		P						P	P		P		P			P	P	98
Printing And Copying Services		P				P	P	P	P						P	P		P					P	P	100
Repair And Maintenance, General		R					R					P	<u>D</u>				P	P	P						107
Repair Services, Limited		P				P	P		P			P			P	P		P					P	P	108
Restaurant, Type I		R				R	R		R						R	R		R					R	R	109
Restaurant, Type II		R				R	D		R	R					D	R		R					D	D	111
Retail Sales, Auto Accessories and Parts		P				P	P								P	P		P					P	P	113
Retail Sales, General		P				P	P								P	P		P					P	P	114
Retail Sales, Mobile Or Temporary		S													S			S							115
Self-Service Storage						R	R					P	<u>D</u>				P	R	P						120
Theater, Drive-In							R			R								R							128
Theater, Indoor		R					R			P					R									R	129
Towing Service And Storage												P					P								130
Vehicle Sales And Rental		R				R	R								R			R					R	R	135
Veterinary Clinic		R				R	P	R	P						R	R		P					R	R	136
Vocational School		R				R	P		P			P	<u>R</u>	D	R	R		R	P	R			R	P	137
Work/Live Space		P				P	P	P	P						P	P		P					P	P	141-1
Live/Work															D	D							D	D	141-2
[Ord. 2005-002] [Ord. 2006-004] [Ord. 2007-001] [Ord. 2007-013] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2012-027]																									
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EXHIBIT L

ECONOMIC DEVELOPMENT CENTER (EDC)
SUMMARY OF AMENDMENTS
(Updated 04/23/14)

Table 3.E.1.B - PDD Use Matrix Continued

Use Type	PUD					MUPD							MXPD		PIPD			LCC		NOTE							
	Pods					FLU							FLU		Use Zone			FLU									
	R E S	C O M	R E C	C I V I P	A G R I C U L T U R E	C L	C H	C L	C H	C O	C O	I R	<u>E</u> D C	I N S T	C H	C H	O	I N D L	C O M M D G		I N D G	M H P D	R V P D	C L	C H		
Public and Civic Uses																											
Airport, Helipad & Landing Strip														R	R	<u>R</u>				R		R					10
Assembly, Nonprofit Institutional		R		R		R	R				R			R	R	R				R					R	R	14
Assembly, Nonprofit Membership				R		R	R	R	R	R				R	R	R				R					R	R	15
Cemetery				R																							27
Place Of Worship		R		R		R	R	R	R	R				R	R	R				R		R			R	R	29
College Or University				R		R	R	R	R	R	R			R	R					R					R	R	30
Day Camp			P	P			R				P			P	R										R	R	39
Day Care, General		R		R		R	R	R	R	R				R	R	R				R	R	R	R	R	R	R	40
Day Care, Limited		D		D		D	D	D	D	D	D			D	D	D				D	D	D	D	D	D	D	40
Government Services		P		P		P	P	P	P	P	P	<u>P</u>		P	P	P				P	P	P	P	P	P	P	63
Homeless Resource Center							R		R					R						R	R						70-1
Hospital Or Medical Center		R				R	R		R					R	R	R				R					R	R	71
Kennel, Type IV (Animal Shelter)						R	R							R	R												74-3
School, Elementary Or Secondary				R		R	R	R	R					D	R	R				R					R		118
Recreation Uses																											
Arena, Auditorium Or Stadium		R					R				R				R												12
Campground											P												P				24
Entertainment, Indoor		R				R	R				P				R					P					R	R	45
Entertainment, Outdoor		R				R	R				P	D			R					P							46
Fitness Center		R	P	R		R	R		R	P				P	P				R	P					R	P	56
Golf Course			R			R	R	R	R	R	R				R	R				P		P	P	R			62
Marine Facility		R	R				R		R	R					R	R				P							82
Park, Passive		P	P	P	P	R	P	P	P	P				P	P	P				P	P	P	P	P	P	P	93
Park, Public				P	P		R	P			P	P		P	P	P				P		R	R		P	P	94
Special Event			S	S	S		S	S			S	S	<u>S</u>		S	S				S	S				S	S	124
Zoo							R				R																143
[Ord. 2005-002] [Ord. 2006-004] [Ord. 2006-013] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2012-007] [Ord. 2012-027]																											
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EXHIBIT L

ECONOMIC DEVELOPMENT CENTER (EDC)
SUMMARY OF AMENDMENTS
(Updated 04/23/14)

Table 3.E.1.B - PDD Use Matrix Continued

Use Type	PUD					MUPD							MXPD		PIPD			LCC		NOTE				
	Pods					FLU							FLU		Use Zone			FLU						
	R E S	C O M	R E C	C I V	A G R / P	C L	C H	C L	C H	C R	I N D	I N D C	I N S T	C H	C H	O	I N D	C O M	I N D		M H P D	R V P D	C L	C H
Agricultural Uses																								
Agriculture, Bona Fide					P																			3
Agriculture, Light Manufacturing																								4
Agriculture, Packing Plant					R																			5
Agriculture, Research/Development						P	P	P	P	P	P	P	P				P	P						3.1
Agriculture, Sales And Service							P										P							6
Agriculture, Storage																								7
Agriculture, Transshipment											P	P					P	P						8
Aviculture, Hobby Breeder					P																			19
Community Vegetable Garden																								32
Equestrian Arena, Commercial					R					P														47
Farmers Market							P			P					P		P	P	P					52
Farrier																								53
Groom's Quarters	P				P																			65
Nursery, Retail		P			P	P								P			P							88
Nursery, Wholesale					P												P	P						89
Potting Soil Manufacturing																								99
Produce Stand																								101
Shadehouse					P																			121
Stable, Commercial					P					P														125
Stable, Private	P				P																			126
Sugar Mill Or Refinery																		P						127
[Ord. 2005-002] [Ord. 2006-036] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2012-027]																								
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ECONOMIC DEVELOPMENT CENTER (EDC)
SUMMARY OF AMENDMENTS
(Updated 04/23/14)

Table 3.E.1.B - PDD Use Matrix Continued

Use Type	PUD					MUPD							MXPD		PIPD			LCC		NOTE				
	Pods					FLU							FLU		Use Zone			FLU						
	R E S	C O M	R E C	C I V	A G R / P	C L	C H	C L	C H	C O	I R	E C	I N S T	C H	C H	O	I N D /	C O M /	I N D /		M H P D	R V P D	C L	C H
Utilities and Excavation Uses																								
Air Curtain Incinerator																								9
Air Stripper, Remedial																								11
Chipping and Mulching											P						P	P						28
Communication Cell Sites On Wheels (COW) Tower, Mobile	S	S	S	S	S	S	S	S	S	S	S	<u>S</u>	S	S	S	S	S	S	S	S	S	S	S	31
Communication Panels, Or Antennas, Commercial	B	D	D	D		D	D	D	D	D	P	<u>P</u>	D	D	D	P	P	P				D	D	31
Communication Tower, Commercial							R				R	<u>R</u>	R	R		R	R	R					R	31
Composting Facility											P					P	P							33
Electric Power Facility		R					R		R	R	R					R	R	R						44-1
Electric Transmission Facility		R					R		R	R	R	<u>R</u>				R	R	R						44-2
Excavation, Agricultural					P																			49
Excavation, Type I																								49
Excavation, Type II	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	P	49
Excavation, Type III A																		R						49
Excavation, Type III B																		R						49
Recycling Center							A				P	<u>D</u>				P	A	P						103
Recycling Drop-Off Bin		D	D	D		D	D	D	D	D	D	<u>D</u>	D	D	D	D	D	D				D	D	104
Recycling Plant											P					<u>P</u>	<u>R</u>	P						105
Renewable Energy Facility, Solar		D	D	D		D	D	D	D	D	D	<u>D</u>	D	D	D	D	D	D	B	B				106-1
Renewable Energy Facility, Wind						R	R	R	R	R	R	<u>R</u>	R	R	R	R	R	R	R	R				106-2
Sanitary Landfill Or Incinerator																								117
Solid Waste Transfer Station							R		R	R	R		R			<u>P</u>	<u>R</u>	P						123
Utility, Minor	P	P		P		P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	P	134
Water Or Treatment				R			R		R	R	R			R	R	P	P	P	R	R				139
[Ord. 2005-002] [Ord. 2006-004] [Ord. 2007-001] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2013-001]																								
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EXHIBIT L

ECONOMIC DEVELOPMENT CENTER (EDC)
SUMMARY OF AMENDMENTS
(Updated 04/23/14)

Table 3.E.1.B - PDD Use Matrix Continued

Use Type	PUD					MUPD					MXPD	PIPD			LCC		NOTE									
	Pods					FLU					FLU	Use Zone			FLU											
	R E S	C O M	R E C	C I V	A G R / P	C L	C H	C L	C H	C O	I R	E D C	I N S T	C H	C H	O		I N D	C O N	I N D	M H P D	R V P D	C L	C H		
Industrial Uses																										
Asphalt Or Concrete Plant											R								P						13	
Data Information Processing						P	P		P		P	<u>P</u>			P	P	P	P	P					P	P	38
Film Production Studio								P	P	R	P	<u>P</u>						P	P	P					P	54
Gas And Fuel, Wholesale											R								P							61
Heavy Industry											R							R	P							69
Laboratory, Research						R	R	R	R	R	P	<u>P</u>	R	R			P	R	P					R	R	76
Machine Or Welding Shop											P						P	P								80
Manufacturing And Processing						R	R	R	R	R	P	<u>R</u>					P	P								81
Medical Or Dental Laboratory		P				P	P	P	P			<u>P</u>					P									84
Salvage Or Junk Yard											R								R							116
Transportation Facility												<u>P</u>					P	P								133
Truck Stop											R						R	R								131
Warehouse							R				P	<u>P</u>					P	P								138
Wholesaling, General											P	<u>P</u>					P	P								140
[Ord. 2005-002] [Ord. 2004-040] [Ord. 2009-040] [Ord. 2010-005]																										
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Part 5. ULDC Art. 3.E.3, Multiple Use Planned Development (MUPD) (pages 171 - 173 of 229), is hereby amended as follows:

CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)

Section 3 Multiple Use Planned Development (MUPD)

A. General

1. Purpose and Intent

The purpose of an MUPD is to provide for the efficient use of land by the integration of multiple uses, or large single uses, within a unified development. The intent of an MUPD is to provide opportunities for enlightened and imaginative approaches to community planning and site design by:

- a. allowing flexibility from standard PDRs;
- b. applying PDRs to the entire project rather than individual lots, such as: access, parking, lot dimensions, lot frontage, and landscaping; and
- c. encouraging the creation of a unified image between buildings and signage through architecture and linkages between land uses.

....
B. Objectives and Standards

1. Design Objectives

A MUPD shall comply with the following objectives:

-
- e. Allow for landscape design that enhances the appearance of the project; and,
- f. An MUPD with an EDC FLU designation shall be primarily utilized by office and research parks, which may also include manufacturing and processing, research and development, wholesale distribution and storage of products.
-

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EXHIBIT L

ECONOMIC DEVELOPMENT CENTER (EDC)
SUMMARY OF AMENDMENTS
(Updated 04/23/14)

2. Performance Standards

....

Table 3.E.3.B - Freestanding Buildings

FLU Designations	CL	CH	CLO	CHO	IND	EDC	CR	INST
Number of buildings	1	3	1	3	3	3	3	3

4. EDC FLU – Use Limitations

All permitted Commercial, Public and Civic, Agricultural, Utility or Industrial uses shall comply with the following:

- a. Shall be clustered within the overall project so as to minimize any adverse impacts, including heavy truck traffic, on office and research portions of the project; and,
- b. Outdoor storage or activity areas shall be buffered and screened from view of office or research areas, or operate completely in enclosed buildings.

C. Thresholds

....

Table 3.E.3.C - MUPD Thresholds

FLU	CL	CH	CLO	CHO	IND	EDC (1)	CR	INST
Square Feet	30,000	50,000	30,000	50,000	100,000	50,000	100,000	50,000
<u>[Ord. 2013-]</u>								
Notes:								
1. Minimum square footage may be reduced if a lower square footage is approved as part of a FLUA amendment.								

D. Property Development Regulations

....

Table 3.E.3.D - MUPD Property Development Regulations

FLU Designations	Lot Dimensions			FAR (2)	Max. Bldg. Coverage	Setbacks (1)				
	Size	Width & Frontage	Depth			Front	Side	Side Street	Rear	
EDC	5 ac	300	300	-	45 percent	30	C-15 R-40	30	C-20 R-40	
<u>[Ord. 2007-001]</u>										
Notes:										
C Indicates the building setback if the lot abuts a non-residentially zoned or designated lot.										
R Indicates the setback from an adjacent parcel with a residential zoning designation.										
1. Setbacks are measured in linear feet from the boundary of the MUPD.										
2. The maximum FAR shall be in accordance with FLUE Table III.C.2 of the Plan, and other related provisions, unless otherwise noted.										

1. Work/Live Space

....

Table 3.E.3.D - - Work/Live Space PDD

FLU Designation	CL/Commercial Pod in a PUD	CH	CLO	CHO	IND (1)	EDC (1)
Number of Spaces	1/acre	5/acre	3/acre	3/acre	3/acre	3/acre
DRO (2)	8	24	24	24	24	24
<u>[Ord. 2004-040]</u>						
Notes:						
(1) Limited to commercial and light industrial pods in a PIPD only.						
(2) Maximum number of spaces.						

Part 6. ULDC Art. 3.E.5, Planned Industrial Park Development (PIPD) (pages 177 – 179 of 229), is hereby amended as follows:

CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)

Section 5 Planned Industrial Park Development (PIPD)

A. General

1. Purpose and Intent

The purpose of the PIPD district is to create an industrial development alternative, which provides employment opportunities for industries, manufacturing, research and development and encourages internal trip capture by offering support uses. *The intent of a PIPD is to promote creative design approaches to community planning and site design for planned*

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EXHIBIT L

ECONOMIC DEVELOPMENT CENTER (EDC)
SUMMARY OF AMENDMENTS
(Updated 04/23/14)

industrial developments. Support uses, such as hotels, offices, commercial, institutional, and residential are intended to serve the PIPD workforce, and ~~other~~ residential populations. [Ord. 2004-040]

....
B. Objectives and Standards

1. Design Objectives

~~The intent of a PIPD is to promote creative design approaches to community planning and site design for planned industrial developments.~~ A PIPD shall comply with the following objectives:

- b. Be designed as a predominantly industrial development, with exception to:
- 1) the SR-7 EDO, which shall allow for larger percentages of business or professional office uses, or other similar uses that are identified in Art. 3.B.18, SR-7 EDO; and, [Ord. 2010-022]
 - 2) the EDC FLU designation, which shall be primarily utilized by office and research parks, but may also include manufacturing and processing, research and development, wholesale distribution and storage of products.

....
2. Performance Standards

....
C. Thresholds

1. General

....
a. Lot Size

The minimum gross land area required for a PIPD ~~is 40 contiguous acres~~ shall be as follows: [Ord. 2006-004]

- 1) IND FLU designation: 40 contiguous acres; or,
- 2) EDC FLU designation: 20 acres, except for parcels approved with a lower acreage as part of a FLUA amendment.

b. Land Use Mix

Land uses shall be grouped into Pods ~~pegs~~ which limit and define the types of uses within a specific area of a PIPD. Table 3.E.5.D, PIPD Land Use Mix, indicates the range of each pod within required for a PIPD.

Table 3.E.5.D - PIPD Land Use Mix

Pods	Minimum	Maximum
Industrial	60%	100%
Light General (1)	20%	100%
Commercial	-	50%
Commercial	-	20% (max. 15 ac) (2-4)
Residential	-	20%
Recreation	.006 acre (3)	20%
Notes:		
1. <u>A General Industrial Pod shall only be permitted with an IND FLU designation. General Industrial Pods shall be prohibited with an EDC FLU designation.</u>		
2-4. <u>The maximum commercial acreage shall not apply to an Economic Development Center (EDC).</u>		
3. <u>Minimum Recreation Pod requirement only applies to Residential Pods. Other residential uses such as Live/Work located in other than a Residential Pod shall still comply with Art. 5.D, Parks and Recreation – Rules and Recreational Standards.</u>		

....
E. Pods

1. Industrial Pods

An industrial pod is intended to provide areas for light and general industrial uses, and accessory uses. [Ord. 2004-040]

a. Use Regulations

Uses shall be permitted in accordance with Table 3.E.1.B, PDD Use Matrix; and Art. 4, Use Regulations. [Ord. 2004-040] [Ord. 2008-003]

b. EDC Future Land Use Designation

- 1) Industrial Pods
General Industrial Pods are prohibited.
- 2) Use Limitations

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EXHIBIT L

ECONOMIC DEVELOPMENT CENTER (EDC)
SUMMARY OF AMENDMENTS
(Updated 04/23/14)

All Commercial, Public and Civic, Agricultural, Utility or Industrial uses permitted within a Light Industrial Pod shall comply with the following:

- a) Shall be clustered within the overall project so as to minimize any adverse impacts, including heavy truck traffic, on office and research portions of the project; and,
- b) Outdoor storage or activity areas shall be buffered and screened from view of office and research areas, or operate completely in enclosed buildings.

....

Part 7. ULDC 3.F.5, Traditional Town Development (pages 226 - 227 of 229), is hereby amended as follows:

CHAPTER E CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDS)

Section 5 Traditional Town Development (TTD)

....

B. Organization and Applicability

The requirements of this Section, Article 3.F.1, General Provisions for TDDs, and Article 3.F.2, General Standards, shall apply to all TTDs. In addition, the components of a TTD shall be subject to the following requirements:

....

4. Office-Multiple Use Planned Development (MUPD)

A MUPD may be included within a TTD with a minimum of 320 acres, ~~provided it has a CH-O FLU designation~~, subject to the requirements ~~for a of Article 3.E.3~~, Multiple Use Planned Development (MUPD) with an EDC FLU designation.

....

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EXHIBIT M

SHOOTING RANGE, OUTDOOR
SUMMARY OF AMENDMENTS
(Updated 05/28/14)

Part 1. ULDC Art. 1.I.2, Definitions (pages 64 and 95 of 119), is hereby amended as follows:

CHAPTER I DEFINITIONS AND ACRONYMS

Section 2 Definitions

G. Terms defined herein or referenced Article shall have the following meanings:

36. Gun Club, Enclosed - an ~~open or~~ enclosed facility used for the discharge of firearms or projectiles at targets.

S. Terms defined herein or referenced Article shall have the following meanings:

40. Shooting Range, Outdoor – An outdoor establishment used for the discharge of firearms or projectiles at targets for sport or training, excluding private gun ranges where preempted by state law.

[Renumber Accordingly]

Part 2. ULDC Table 3.B.15.F - IRO Permitted Use Schedule (page 75 of 229), is hereby amended as follows:

Table 3.B.15.F - IRO Permitted Use Schedule (continued)

Use Type	Land Use				NOTE	Use Type	Land Use				NOTE
	C L	C H	C L	C H			C L	C H	C L	C H	
Recreation Uses						Industrial Uses					
Gun Club, Enclosed					67-1						
[Ord. 2010-005] [Ord. 2012-007] [Ord. 2013-001]											

Part 3. ULDC Table 3.B.16.E – PRA Use Matrix (page 88 of 229), is hereby amended as follows:

Table 3.B.16.E - PRA Use Matrix Continued

Use Type	Transect Sub-Zones					Note
	UC 1	UC 2	UC 3	UI 1	UI 2	
Recreational Uses						
Gun Club, Enclosed						67-1
[Ord. 2011-016] [Ord. 2012-007]						

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EXHIBIT M

SHOOTING RANGE, OUTDOOR
SUMMARY OF AMENDMENTS
(Updated 05/28/14)

1
2 Part 4. ULDC Table 3.E.1.B PDD Use Matrix (page 144 of 229), is hereby amended as follows:
3

Table 3.E.1.B - PDD Use Matrix Continued

Use Type	PUD				MUPD						MXPD		PIPD			LCC		NOTE						
	Pods				FLU						FLU		Use Zone			FLU								
	R E S	C O M	R E C	C A V / P	A G /	C L	C H	C L	C H	C O	C R	I N D	I N S T	C H	C H	O	I N D /		C O M /	I N D /	M H P D	R V P D	C L	C H
Recreation Uses																								
....																								
Gun Club, Enclosed																					67-1		
Gun Club, Open Shooting Range, Outdoor																								
....																								
[Ord. 2005-002] [Ord. 2006-004] [Ord. 2006-013] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2012-007] [Ord. 2012-027]																								

4
5
6 Part 5. ULDC Table 4.A.3.A, Use Matrix (page 15 of 171), is hereby amended as follows:
7
8

Table 4.A.3.A - Use Matrix Continued

Use Type	Zoning District/Overlay														NOTE				
	Agriculture/Conservation			Residential				Commercial				Industry/Public							
	P C	A G R	A P	AR R S A	AR S A	R E	R T	R S	R M	C N	C L O	C C O	C H O	C G E		I L	I G	P O	I P F
Recreation Uses																			
....																			
Gun Club, Enclosed																	67-1	
Gun Club, Open Shooting Range, Outdoor																			
....																			
[Ord. 2005-002] [Ord. 2006-013] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2012-007]																			

9
10
11 Part 6. ULDC Art. 4.B.1.A.67 Gun Club (page 58 of 171), is hereby amended as follows:

12 CHAPTER B SUPPLEMENTARY USE STANDARDS

13 Section 1 Uses

14 A. Definitions and Supplementary Standards for Specific Uses

15 **67-1.Gun Club, Enclosed**

16 An ~~open-or~~ enclosed facility used for the discharge of firearms or projectiles at targets.

17 a. **Setbacks and Buffers**

18 1) **Enclosed**

19 An enclosed gun club shall have a 100-foot setback and a 50 foot buffer from a
20 residentially occupied or zoned property. These setbacks are in addition to the
21 minimum required setbacks of the district.

22 2) **Open**

23 ~~An open gun club and its accessory shooting areas shall have a 300-foot setback to~~
24 ~~a 100-foot buffer from residentially occupied or zoned property. These setbacks are~~
25 ~~in addition to the minimum required setbacks of the district.~~

26 b. **Lot Size**

Notes:

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EXHIBIT M

SHOOTING RANGE, OUTDOOR
SUMMARY OF AMENDMENTS
(Updated 05/28/14)

1 Except in the IL district, a gun club shall be located on a minimum of five acres or meet
2 the minimum lot and setback requirements of the district in which it is located, whichever
3 is greater.

4 ~~c. AR/RSA~~

5 ~~An open gun club may be permitted in the SA FLU subject to a Class A conditional use~~
6 ~~approval. [Ord. 2005-002]~~

9 Part 7. ULDC Art. 4.B.1.A.67-2 Shooting Range, Outdoor (page 58 of 171), is hereby
10 established:

11 CHAPTER B SUPPLEMENTARY USE STANDARDS

12 Section 1 Uses

13 A. Definitions and Supplementary Standards for Specific Uses

14 67-2. Shooting Range, Outdoor

15 a. Definition

16 An outdoor establishment used for the discharge of firearms or projectiles at targets for
17 sport or training, excluding private gun ranges where preempted by State law.

18 b. Separation Distance

19 An outdoor shooting range shall not be located within 1,320 feet of a property line with a
20 civic or residential use, zoning district, or FLU designation, unless the adjacent properties
21 are owned by a government agency and utilized for other than civic or residential
22 purposes.

23 c. Site Design

24 Except where preempted by State law, during Zoning or Building Permit review,
25 whichever occurs first, the applicant shall provide documentation demonstrating
26 acceptable industry design, configuration and operational standards, based on type of
27 shooting activity, to address potential adverse safety and nuisance concerns. Range
28 design shall include, but not be limited to: backstops, sideberms, sidewalls, sound and
29 visual baffles and target placement.

30 d. Archery Range

31 1. DRO Approval Process

32 An outdoor shooting range allowed as a Conditional Use may be approved by the
33 DRO when limited to non-mechanical archery equipment.

34 2. Separation Distance

35 Shall not be subject to the 1,320 foot separation distance when limited to non-
36 mechanical archery equipment. An alternative separation distance may be required if
37 warranted based on the site design requirements contained above.

38
39
40
41 Part 8. ULDC Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements (page 8
42 of 39), is hereby amended as follows:

43 Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements - Cont'd

Use Type: Recreational	Parking	Loading (1)
....		
Gun club, enclosed and open <u>Shooting Range, Outdoor</u>	1 space per target area	N/A
....		
[Ord. 2005-002] [Ord. 2007-001] [Ord. 2012-007]		
Loading Key:		

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Notes:

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EXHIBIT N

MODIFICATIONS TO BCC/ZC APPROVALS
SUMMARY OF AMENDMENTS
(Updated 04/17/14)

1
2 Part 1. ULDC Art. 2.A.1.L, Actions by Decision Making Bodies or Persons [Related to Art.
3 2.A.1.L.2, Administrative Processes] (page 21 of 90), is hereby amended as follows:

4 CHAPTER A GENERAL

5 Section 1 Applicability

6 L. Actions by Decision Making Bodies or Persons

7 1. General

8 All decision making persons and bodies shall act in accordance with the time limits
9 established in this Code.

10 2. Administrative Processes

11 a. Action by DRO

12 The DRO shall approve, approve with conditions, revoke, deny or administratively
13 withdraw an application based upon the recommendation of the reviewing agencies, in
14 accordance with the procedures, standards and limitations of this Code and Article 2.D,
15 ADMINISTRATIVE PROCESS, including where applicable: the standards of Art. 2.D.1.E,
16 Standards for Administrative Approval, ~~and the standards of Art. 2.D.4.D, Standards,
17 applicable to Administrative Amendments~~; or, the standards of Art. 2.D.7.C, Standards,
18 applicable to Type I Waivers. [Ord. 2012-027]

19
20 Part 2. ULDC Art. 2.D.1.G, Administrative Review [Related to Art. 2.D.1.G.1, Amendments to
21 BCC/ZC Approvals] (page 40 of 89), is hereby amended as follows:

22 CHAPTER D ADMINISTRATIVE PROCESS

23 Section 1 Development Review Officer (DRO)

24 G. Modifications to Prior Development Orders

25 The DRO may approve amendments to Preliminary Plans approved by the BCC/ZC, and approve
26 Final Plans, in accordance with the following procedures. [Ord. 2007-001] [Ord. 2008-003] [Ord.
27 2009-040] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2011-001] [Ord. 2014-001]

28 1. Modifications to BCC/ZC Approvals

29 The DRO shall have the authority to approve modifications to a Development Order approved
30 by the BCC or ZC. An application for an amendment shall be submitted in accordance with
31 Article 2.A.1, Applicability, and reviewed in accordance with the standards in Article 2.D.1.C,
32 Review Procedures. Applications must be submitted on deadlines established on the Zoning
33 Calendar. The authority of the DRO to modify a BCC or ZC approved plan shall be limited to
34 the following: [Ord. 2008-003] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2011-001]

35

36 b. An increase ~~of no more than five percent~~ in the ~~total floor area square footage indicated~~
37 ~~on the most recently ZC or BCC approved Plan(s) of any building or structure, or outdoor~~
38 ~~area considered as square footage, provided that the increase does not exceed 5,000~~
39 ~~square feet whichever is less; shall be subject to the following:~~ [Ord. 2008-003] [Ord.
40 2009-040]

41 1) ~~Maximum of five percent or 5,000 square feet of any building, structure or outdoor~~
42 ~~area considered as square footage, whichever is less; and,~~

43 2) ~~Maximum 5,000 square feet of the total ZC or BCC approved square footage.~~

44 ~~4)c.~~ For a Renewable Energy Facility (Wind) within the AP ~~Zoning d~~District, an increase in no
45 more than ten percent, up to a maximum of ten, of the number of wind turbines approved
46 by the BCC, ~~for a Renewable Energy Facility (Wind) within the AP Zoning district.~~ [Ord.
47 2011-016]

48 [Renumber Accordingly.]

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EXHIBIT O

DIGITAL FUEL PRICE SIGNAGE
SUMMARY OF AMENDMENTS
(Updated 05/28/14)

Part 1. ULDC Art. 1.I.2, [Related to Definitions] (page 45 of 115), is hereby amended as follows:

CHAPTER I DEFINITIONS & ACRONYMS

Section 2 Definitions

C. Terms defined herein or referenced Article shall have the following meanings:
~~28. Change of Message -- each text frame of an electronic message center sign shall hold constant for a minimum of two seconds.~~

S. Terms defined herein or referenced Article shall have the following meanings:

43. Sign - 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.

a. Sign Types -

~~10) Change of Message -- for the purposes of Art. 8, each text frame of an electronic message center sign shall hold constant for a minimum of two seconds.~~

[Renumber accordingly.]

1445) Electronic Message - for the purposes of Art. 8, a sign that uses changing lights, digital or ~~an other~~ electronic medium to form a sign message or messages wherein the sequence of the messages and the rate of change are electronically programmed and can be modified by electronic processes.

2324) Ground Mounted - for the purposes of Art. 8, any sign which is permanently erected or standing on the ground and supported from the ground by one or more poles, columns, uprights, braces, or anchors and includes all freestanding signs, monument signs and electronic message ~~center~~ signs.

Part 2. ULDC Table 8.A.1.C, Organization of Sign Regulations (page 7 of 39), is hereby amended as follows:

Table 8.A.1.C – Organization of Sign Regulations

CHAPTER G, STANDARDS FOR SPECIFIC SIGN TYPES	Lists specific provisions and standards for building-mounted signs (wall signs, awning and canopy signs, projecting signs, and marquee signs); ground-mounted signs (freestanding and monument signs) entrance wall signs; electronic message center signs; directional signs; flags and freestanding flagpoles; and project identification signs.
--	---

Part 3. ULDC Art. 8.F.5.A, General Requirements [Related to Illumination provisions applicable to all sign types], (page 22 of 39), is hereby amended as follows:

CHAPTER F GENERAL PROVISIONS FOR ALL SIGN TYPES

Section 5 Illumination

Signs may be illuminated subject to the following standards:

A. General Requirements

3. Illumination shall be constant and shall not consist of flashing, animated or changing lights, except for permitted change of message for electronic message ~~center~~ signs, pursuant to Art. 8.G.3.B, Electronic Message ~~Center~~ Signs.

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EXHIBIT O

DIGITAL FUEL PRICE SIGNAGE
SUMMARY OF AMENDMENTS
(Updated 05/28/14)

1
2 Part 4. ULDC Art. 8.F.6, Changeable Copy [Related provisions applicable to all sign types],
3 (page 22 of 39), is hereby amended as follows:

4 CHAPTER F GENERAL PROVISIONS FOR ALL SIGN TYPES

5 Section 6 Changeable Copy

6 Changeable copy shall cover no more than 20 percent of the total sign area, except for the following uses
7 which are exempt from this restriction: all public and civic uses, indoor theaters, fuel price signs, and
8 signs that flash the time and temperature subject to Article 8.G.3.B, Electronic Message ~~Center~~ Signs.
9

10
11
12 Part 5. ULDC Art. 8.G.1.D, Marquee Signs [Related to Building] (page 25 of 39), is hereby
13 amended as follows:

14 CHAPTER G STANDARDS FOR SPECIFIC SIGN TYPES

15 Section 1 Building Mounted Signs

16 D. Marquee Signs

17 Marquee signs are allowed for theaters, stadiums, auditoriums, and similar uses subject to BCC
18 approval. Marquee signs are not subject to wall sign area limits, but the maximum sign area shall
19 not exceed one square foot for each foot of building frontage. Marquee signs may be electronic
20 message ~~center~~ signs, subject to Article 8.G.3.B, Electronic Message ~~Center~~ Signs, and have
21 changeable copy. A marquee sign may project a maximum of six feet above the cornice of a
22 building provided that it is architecturally integrated with the building.
23

24
25 Part 6. ULDC Art. 8.G.3.B, Electronic Message Center Signs (page 29 - 30 of 39), is hereby
26 amended as follows:

27 CHAPTER G STANDARDS FOR SPECIFIC SIGN TYPES

28 Section 3 Other Sign Types

29 B. Electronic Message ~~Center~~ Signs

30 Electronic message signs shall only be allowed at regional facilities, facilities with serial
31 performances, and, specialized attractions that, by their operating characteristics, have unique
32 sign requirements: or, for time and temperature, and fuel price signage. These signs shall be
33 subject to Class A Conditional Use or Requested Use approval unless exempt under Article 8.B,
34 EXEMPTIONS, or stated otherwise below. ~~Electronic message signs that only display time or~~
35 ~~temperature with a message unit less than 20 square foot in area shall be permitted in non-~~
36 ~~residential zoning districts, subject to issuance of a building permit. These signs shall not be~~
37 ~~required to comply with the requirements of Sections Sections 8.G.3.B.3, Location and 8.G.3.B.4,~~
38 ~~Required Findings.~~ [Partially relocated under new Art. 8.G.3.B.7, Approval Process
39 Exceptions for Time and Temperature] [Ord. 2010-022]

40 1. Prohibited Elements

- 41 a. Electronic message ~~center~~ signs in windows and externally visible;
- 42 b. Message units that change copy, light, color, intensity, words or graphics more than once
43 per ~~eight two~~ seconds. Any change in message shall be completed instantaneously.
44 There shall be no special effects in-between messages;
- 45 c. Reflectorized lamps; and
- 46 d. ~~Electronic message center signs with lamps~~ Lamps, light-emitting diodes or bulbs in
47 excess of the amount and intensity of light generated by a ~~over~~ 30 watts incandescent
48 lamp or 300 lumens, whichever is less.
- 49 e. The message shall be static. There shall be no animation, flashing, scintillating lighting,
50 movement, or the varying of light intensity during the message. Messages shall not scroll
51 or give the appearance of optional illusion or movement.

52 2. Standards

53 Electronic message ~~center~~ signs are subject to ~~the standards in Table 8.G.3.B, Electronic~~
54 ~~Message Center Sign Standards, and~~ the height standards for freestanding signs in Table
55 8.G.2.A, Freestanding Signs: Maximum Heights, and the following:-

56 a. Each sign shall have a light sensing device that automatically adjusts brightness as
57 ambient light conditions change in order to ensure that the message meets the standard
58 for maximum brightness;

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EXHIBIT O

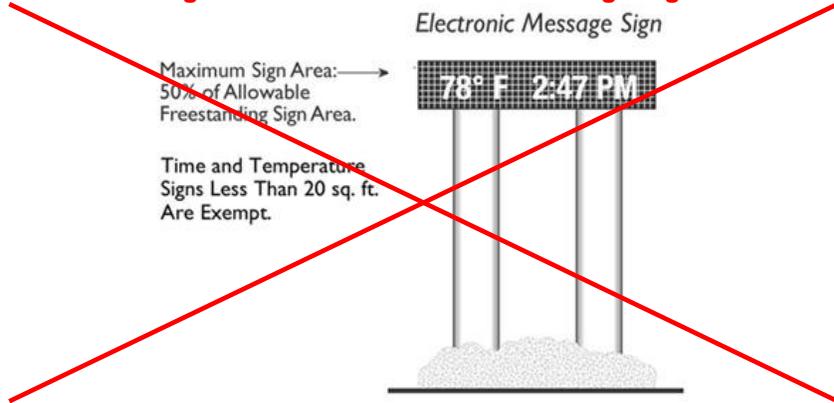
DIGITAL FUEL PRICE SIGNAGE
SUMMARY OF AMENDMENTS
(Updated 05/28/14)

- b. The maximum brightness shall be 0.2 foot candles above ambient light measured 150 feet perpendicular from the sign face area from a height of six feet. No sign shall display light of such intensity to cause glare or otherwise impair the vision of a driver, or interferes with the effectiveness of an official traffic sign, signal or device;
- c. The sign shall be equipped with a default mechanism or setting that will cause the sign to turn off or show a full black or similar image if a visible malfunction or failure occurs;
- d. Each message shall be monochromatic. Separate messages may have different colors;
- e. The maximum sign face area and minimum setbacks for an electronic message sign shall be per Table 8.G.3.B, Electronic Message Sign Face Area and Setbacks.

Table 8.G.3.B - Electronic Message ~~Center~~ Sign Standards Face Area and Setbacks

Maximum Sign Area	50 percent of allowable freestanding sign area (Table 8.G.2.A-7, <u>Freestanding Sign Standards</u>)
Minimum Setback: Front	15 feet
Minimum Setback: Side and Rear	30 feet
Minimum Setback: Side Street	50 feet

~~Figure 8.G.3.B.3 - Electronic Message Sign~~



[Figure 8.G.3.B.3, Electronic Message Sign partially relocated below.]

3. Location

An electronic message ~~center~~ sign may be located in the following areas and subject to the following provision:

- a. In a CG, CRE, PO, or IL zoning district or in a non-residential planned development.
- b. ~~Electronic message center signs may~~ Shall not be located within 100 feet of a residential zoning district, undeveloped property with a residential FLU designation, or residential use.
- c. Adjacent to roadways classified as arterials or expressways, and a minimum of 1,000 feet from any signalized intersection ~~and/or~~ existing electronic message signs; ~~and~~
- d. No more than one electronic message ~~center~~ sign shall be permitted per project; ~~and,~~
- e. Electronic message ~~center~~ signs are prohibited in the WCRAO. [2006-004]

4. Required Findings

The BCC may approve an application for an electronic message ~~center~~ sign upon finding that:

- a. The sign will not create confusion or a significant distraction to passing motorists;
- b. The sign is of the same architectural character as the building's principal use;
- c. The sign will not be a nuisance to occupants of adjacent and surrounding properties; ~~and,~~
- d. The sign is accessory to a use regional in scale and attraction that, by its nature, demonstrates a unique need to communicate more information than is ordinarily needed for a business or attraction.

5. Conditions of Approval

In reviewing an application for an electronic message ~~center~~ sign, the BCC may impose conditions to assure the sign is compatible with and minimizes adverse impacts on the area surrounding the proposed sign.

6. Submittal Requirements

All building permit applications that include electronic message signs shall include the following:

- a. Manufacturer's cut sheets that provide a description of all devices and compliance with the prohibited elements and standards listed above; and,
- b. A Certificate of Compliance signed and sealed by a licensed engineer, architect or landscape architect.

7. Approval Process Exceptions

Notes:

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EXHIBIT O

DIGITAL FUEL PRICE SIGNAGE
SUMMARY OF AMENDMENTS
(Updated 05/28/14)

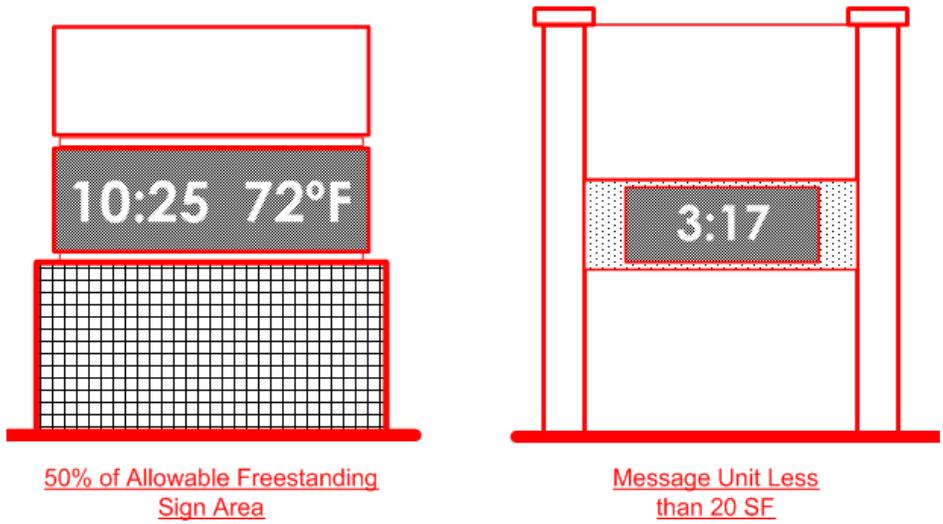
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The following signs shall not be subject to the Required Findings above and may be approved administratively, where located in a freestanding or outparcel identification sign and non-residential Zoning districts, including the Commercial Pod of PUD.

a. Time and Temperature – Building Permit Approval

Signs that only display time or temperature may be approved subject to issuance of a building permit, and where the message unit is less than 20 square feet in sign face area;
[Partially relocated from Art. 8.G.3.B, Electronic Message Center Signs]

Figure 8.G.3.B – Typical Example of Time and Temperature Electronic Sign



[Ord. 2014-]

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b. Fuel Price Signage – DRO Approval

Signs that only display fuel prices may be approved by the DRO, subject to the following:

- 1) Compliance with the County Fuel Price Posting Ordinance (Ord. 2014-005, as may be amended);
- 2) Only displays words for cash or credit, fuel grades and numerals for fuel prices; and,
- 3) Words or numerals shall not be greater than 12 inches in height, but may be increased to 18 inches in height for signs fronting on an Arterial or Collector where separated by a canal R-O-W of 80-feet in width or greater.

c. Exemptions

Time and temperature, and fuel price signage shall be exempt from the following:

- 1) Minimum setbacks of Table 8.G.3.B, Electronic Message Sign Face Area and Setbacks; and,
- 2) Art. 8.G.3.B.3, Location, except for Art. 8.G.3.B.3.b, which requires a minimum setback from residential.

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Notes:

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