

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 2003-067, AS AMENDED, AS FOLLOWS: **ARTICLE 1 - GENERAL PROVISIONS**; CHAPTER I, DEFINITIONS AND ACRONYMS; **ARTICLE 2 - DEVELOPMENT REVIEW PROCEDURES**; CHAPTER A, GENERAL; **ARTICLE 3 - OVERLAYS AND ZONING DISTRICTS**; CHAPTER A, GENERAL; CHAPTER B, OVERLAYS; CHAPTER C, STANDARD DISTRICTS; CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDs); CHAPTER F, TRADITIONAL DEVELOPMENT DISTRICTS (TDDs); **ARTICLE 5 - SUPPLEMENTARY STANDARDS**; CHAPTER A, GENERAL; CHAPTER B, ACCESSORY AND TEMPORARY USES; CHAPTER F, LEGAL DOCUMENTS; **ARTICLE 7 - LANDSCAPING**; CHAPTER C, MGTS TIER COMPLIANCE; **ARTICLE 8 - SIGNAGE**; - CHAPTER G, STANDARDS FOR SPECIFIC SIGN TYPES; **PROVIDING FOR**: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND AN EFFECTIVE DATE; A SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND, AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Land Development Regulation Commission (LDRC) 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:

Section 1. Adoption

The amendments set forth in Exhibit A, Agricultural Enclave Overlay, attached hereto and made a part hereof, are hereby adopted.

Section 2. Interpretation of Captions

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

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Section 3. Repeal of Laws in Conflict

All local laws and ordinances in conflict with any provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 4. Severability

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

Section 5. Savings Clause

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

Section 6. Inclusion in the Unified Land Development Code

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

Section 7. Providing for an Effective Date

The provisions of this Ordinance shall become effective upon the effective date of the amendments to the Palm Beach County Comprehensive Plan adopted in amendment Round 2014 - 03.

APPROVED and ADOPTED by the Board of County Commissioners of Palm Beach County, Florida, on this the 29th day of October, 2014.

SHARON R. BOCK, CLERK & COMPTROLLER

By: 
Deputy Clerk



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

By: 
Priscilla A. Taylor, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: 
County Attorney

Filed with the Department of State on the 3rd day of November, 2014.

EFFECTIVE DATE: JULY 7, 2015
PER STATE OF FLORIDA DEPARTMENT
OF ECONOMIC OPPORTUNITY
FINAL ORDER NO. DEO-15-087

EXHIBIT A

AGRICULTURAL ENCLAVE OVERLAY (AGEO)
SUMMARY OF AMENDMENTS

1
2 Part 1. ULDC Art. 1.I, Definitions and Acronyms (pages 35 and 112 of 119), is hereby amended
3 as follows:

4 CHAPTER I DEFINITIONS & ACRONYMS

5 Section 2 Definitions

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

7
8
9 63. Allocation Plan, AGE—for the purposes of Art. 3, an AGE Allocation Plan means a graphic
10 and informational representation of an AGE FLU amendment Conceptual Plan, used to verify
11 compliance with transect zone acreage, density and intensity requirements. For each
12 development order application for a rezoning, requested or conditional use approval, the AGE
13 Allocation Plan includes the general location or layout of arterials and collector streets,
14 access points, location of proposed uses, Transect Zone requirements for acreage, density
15 and intensity, and any remnant parcels that are located within the boundaries of an AGE, but
16 was not included in the FLU amendment. [Ord. 2010-022]
17 [Renumber accordingly.]

18 V. Terms defined herein or referenced Article shall have the following meanings:
19 17. Village Center, AGE—for the purposes of Art. 3, an AGE Village Center means a TMD or
20 TND Neighborhood Center. [Ord. 2010-022]
21 [Renumber accordingly.]
22
23

24 Part 2. ULDC Art. 1.I.3, Abbreviations and Acronyms (pages 117 and 119 of 119), is hereby
25 amended as follows:

26 CHAPTER I DEFINITIONS & ACRONYMS

27 Section 3 Abbreviations and Acronyms

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30 AGE Agricultural Enclave [Ord. 2010-022]
31 AGEO Agricultural Enclave Overlay [Ord. 2010-022]
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34 VC Village Center [Ord. 2010-022]
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37 Part 3. ULDC Art. 2.A.1.G.3.h.3, Agricultural Enclave Allocation Plan [Related to Other Types
38 of Plans] (page 16 of 88), is hereby amended as follows:

39 CHAPTER A GENERAL

40 Section 1 Applicability

41 G. Application Procedures

42 3. Plan Requirements

43 h. Other Types of Plans

44 3) Agricultural Enclave Allocation Plan

45 The AGE Allocation Plan shall be required for any Development Order application for
46 a rezoning, requested or conditional use within an AGE, including any related
47 Development Order amendments, but excluding any exempted agricultural uses.
48 Approval of an Allocation Plan by the BCC shall be binding upon the landowners
49 subject to the Development Order, their successors and assignees. All other
50 required Plans, excluding exempted agricultural uses, shall be consistent with the
51 AGE Allocation Plan. For each development order application for a rezoning,
requested or conditional use approval, the AGE Allocation Plan includes the general
location or layout of arterials and collector streets, access points, location of
proposed uses, Transect Zone requirements for acreage, density and intensity, and
any remnant parcels that are located within the boundaries of an AGE, but was not
included in the FLU amendment. All subdivisions and plats shall be consistent with
the AGE Allocation Plan. The Allocation Plan shall include all land areas located

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EXHIBIT A

AGRICULTURAL ENCLAVE OVERLAY (AGEO)
SUMMARY OF AMENDMENTS

1 within an AGE and shall be consistent with the Conceptual Plan and New Urbanism
2 Guiding Principles adopted with a Site Specific AGE FLU amendment. ~~[Ord. 2010-
3 022]~~

4 a) ~~AGE Preliminary Allocation Plan~~

5 The BCC shall approve an AGE Preliminary Allocation Plan for any application
6 for a rezoning. ~~[Ord. 2010-022]~~

7 b) ~~AGE Final Allocation Plan~~

8 Any application for FSP or FSBP within the AGE shall require the submittal of an
9 AGE Final Allocation Plan for DRO approval. The AGE Final Allocation Plan
10 shall be consistent with the BCC approved AGE Allocation Plan, and all
11 modifications shall be approved by the BCC unless the proposed changes are
12 required to meet conditions of approval or are in accordance with the ULDC,
13 whichever is more restrictive. ~~[Ord. 2010-022]~~

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15
16 Part 4. ULDC Table 3.A.3.C, FLU Designation and Corresponding Planned Development
17 Districts and Table 3.A.3.D, TDD Corresponding Land Use (page 18 of 229), is hereby
18 amended as follows:

19 CHAPTER A GENERAL

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

21 C. Planned Development Districts (PDDs)

22 Any application for a rezoning to a PDD shall correspond to a FLU designation indicated in the
23 table below. ~~[Ord. 2011-016]~~

24 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
PUD	√	√	√ (4)	√	√	√	√	√	√	√	√	
....												

	AGR (1)	RR	AGE	CL	CH	CLO	CHO	IND	INST	CR	MLU
MUPD			(4)	√	√	√	√	√	√	√	√	√
....												

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

Notes:

....
4) ~~A PUD or MUPD Pod may be permitted within a TTD with an AGE FLU designation in accordance with Table 3.F.5.D, Traditional Town Development Land Use Allocation.~~

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

	AGE	AGR	RR	LR1	LR2	LR3	MR5	HR8	HR12	HR18	MLU	EDC
TND	√ (1)			√	√	√	√	√	√	√	√
TTD	√ (4)			√	√	√	√	√	√	√	√	
	AGE	AGR	RR	CL	CH	CLO	CHO	IND	INST	CRE	MLU	EDC
TMD	√ (1)			√	√	√	√			√	√

[Ord. 2010-...]

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:

1) ~~A TND or TMD Pod may be permitted within a TTD with an AGE FLU designation in accordance with Table 3.F.5.D, Traditional Town Development Land Use Allocation. A TMD or TND Neighborhood Center shall only be permitted where a Village Center is generally located on an AGE Site Specific FLUA Conceptual Plan.~~

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AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS

1
2 Part 5. ULDC Art. 3.B, Overlays & Zoning Districts (pages 111 – 115 of 229), is hereby
3 amended as follows:

4 CHAPTER B OVERLAYS

5 Section 17 Agricultural Enclave Overlay (AGEO)

6 A. Purpose and Intent

7 These regulations are intended to provide supplemental standards for ~~AGE specific PUD, TDD~~
8 ~~and PO districts applications development~~ within an Agricultural Enclave (AGE), ~~as necessary to~~
9 ensure compliance with related goals, policies and objectives of the Plan, ~~and F.S. 163.3162, and~~
10 ~~a Site Specific AGE FLU amendment~~. The AGE must include appropriate new urbanism
11 concepts to achieve clustering, mixed use development, the creation of rural village and city
12 centers, and the transfer of development rights within the boundaries of an AGE. ~~The Plan allows~~
13 ~~for an AGE to be rezoned as a TTD as contained in This is accomplished by use of Art. 3.F.5,~~
14 ~~Traditional Town Development (TTD), and an AGE Future Land Use Atlas (FLUA) amendment~~
15 Conceptual Plan, which establishes the Transects within an AGE or developed as a single, or
16 series of, Development Orders.

17 ~~BC.~~ Applicability

18 The provisions of the AGEO shall apply to ~~any application for a rezoning for~~ property located
19 ~~within an AGE. Properties~~ with an AGE FLU designation, ~~may only be rezoned to a TDD, PUD or~~
20 ~~PO district.~~

21 ~~CB.~~ Boundaries

22 The boundaries of ~~the an~~ AGEO shall be consistent with a an AGE Site Specific FLUA
23 amendment. [Ord. 2010-022]

24 ~~D.~~ Development Review Procedures

25 *Any application for a Development Order for a rezoning, conditional or requested use approval, or*
26 *Development Order Amendment, within an AGEO shall be consistent with a AGE FLUA*
27 *amendment Conceptual Plan;*

28 ~~1.~~ Master Plan and Regulating Plan

29 The Master Plan and Regulating Plan, or Design Standards Alternative, shall include the
30 following information from the AGE FLUA Conceptual Plan:

- 31 a. The location and boundaries of the transect zones;
- 32 b. Allocation and range of density and intensity;
- 33 c. General location of all civic sites and a summary chart for required or additional civic
34 acreages;
- 35 d. General location of existing or proposed arterials, thoroughfares and collector streets,
36 and access points for each Pod; and,
- 37 e. Any applicable Implementing Principles.

38 ~~2.~~ Final Site or Subdivision Plan

39 A FSP or FSBP for a TND, PUD, TMD, MUPD or Requested Use, shall include graphic and
40 tabular details as required above for Master Plans and Regulating Plans.

41 ~~E.~~ Use Regulations and Standards

42 ~~1.~~ AGE FLUA Conceptual Plan Transects

43 ~~a.~~ Developable Transects

44 All uses within the Developable Transects, shall be located within and in accordance with
45 the standards applicable to a TMD, TND, MUPD or PUD Pod, as designated on the
46 Master Plan, unless stated otherwise herein or in the AGE FLUA Conceptual Plan.

47 ~~b.~~ Natural Transect Uses and Standards

48 Any uses permitted within the Natural Transect shall be developed in accordance with the
49 FLUA Conceptual Plan.

50 ~~2.~~ Economic Development Center (EDC)

51 An MUPD Pod developed as a TTD Economic Development Center may include a College or
52 University subject to approval as a Requested Use. Additional commercial uses that support
53 employees and students may be permitted in accordance with a FLUA Conceptual Plan.

54 ~~3.~~ Agricultural Uses

55 Existing agricultural areas having an agricultural classification by the Property Appraiser at
56 time of rezoning to a TTD shall be permitted to continue or expand, in accordance with the
57 standards for the AR district, unless inconsistent with the FLUA Conceptual Plan.

58 ~~4.~~ Government and Civic Uses

59 All government and civic uses owned and operated by a government entity may be permitted
60 to utilize the standards established for the Public Ownership district in Table 3.D.1.B.3,
61 Property Development Regulations, and Table 4.A.3.A, Use Matrix, unless inconsistent with
62 the FLUA Conceptual Plan or a Master Plan.

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AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS

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2 **D. Allocation Plan Requirements**

3 Any application for a Development Order for a rezoning, conditional or requested use approval, or
4 Development Order Amendment, within an AGEO shall be consistent with an AGE Site Specific
5 FLU amendment Conceptual Plan. The Conceptual Plan shall govern future development. Any
6 interpretation of the Conceptual Plan shall be made by the Planning Director. The first applicant
7 for a Development Order subject to the AGEO shall prepare the Allocation Plan in a form
8 established by the Zoning Director. Subsequent submittals shall include all previous approvals
9 and any concurrent applications. The AGE Allocation Plan shall include the following to ensure
10 compliance with an AGE Site Specific FLU Amendment. **[Ord. 2010-022]**

- 11 1. The location and boundaries of the Natural, Rural and Suburban Transects;
12 2. An allocation chart delineating the percentages of Transect Zone acreages, range of density
13 and intensity for the overall AGE and each Development Order for: a rezoning, conditional or
14 requested use, or DOA; **[Ord. 2010-022]**
15 3. General location of all civic sites and a summary chart for required or additional civic
16 acreages; **[Ord. 2010-022]**
17 4. General location of existing or proposed arterials, thoroughfares and collector streets; **[Ord.**
18 **2010-022]**
19 5. Location and description of any remnant parcels located within the overall boundaries of the
20 AGE not included in the Site Specific FLU amendment; **[Ord. 2010-022]**
21 6. The following information shall be required for individual Development Orders for rezoning,
22 conditional or requested uses, or DOAs, as applicable: **[Ord. 2010-022]**
23 a. Density or intensity; **[Ord. 2010-022]**
24 b. Location of all internal and external access points; **[Ord. 2010-022]**
25 c. Identification of Suburban Transect Sub-zones. **[Ord. 2010-022]**
26 d. Identification of Natural Transect areas approved as part of an Interconnected System.
27 **[Ord. 2010-022]**

28 **E. AGE Transects**

29 The AGE requires the use of a series of Transect Zones that serve to cluster density, promote a
30 variety of neighborhoods and housing types, and to act as transition areas between development
31 within the AGE and adjacent existing neighborhoods and existing or proposed arterials and
32 collector streets. **[Ord. 2010-022]**

33 **1. Density and Intensity**

34 An AGE allows for the transfer of density between Transect Zones, and only allows for the
35 use of density within the Rural and Suburban Transects. The limits for non-residential
36 intensity shall not apply to civic or institutional uses where permitted by the applicable Zoning
37 district. Minimum and maximum acreage, density and intensity shall be within the ranges
38 permitted in the AGE Transect Zone Allocation Requirements table below, or in accordance
39 with the AGE Site Specific FLUA where more restrictive. **[Ord. 2010-022]**
40

Table 3.B.17.E – AGE Transect Zone Allocation Requirements

Transect	Total AGE Acreage		Density		Intensity (1)	
	Min	Max	Min	Max	Min	Max
Natural	40%	-	Prohibited		Prohibited	
Rural	20%	25%	1 unit/20 acres	1-unit/2 acres	(2)	
Suburban	-	40%	1-unit/2 acres	6-units/acre	(2)	
Neighborhood Edge Zone	-	20%	1-unit/2 acres	1-unit/acre		
Neighborhood General Zone	-	30%	1-unit/acre	3-unit/acre		
Neighborhood Center Zone	-	40%	4 units/acre (4)	-	(3)	
[Ord. 2010-022]						
Notes:						
1. Minimum and maximum intensity shall apply to any square footage located within a Village Center, but shall not apply to public or civic uses, or equestrian related uses where permitted by this Overlay and located in areas outside of a Village Center.						
2. Commercial uses shall be limited to Village Centers approved as part of a Site Specific FLU Amendment, or equestrian centers and accessory commercial recreation facilities associated with equestrian facilities.						
3. Shall be in the form of a TMD or TND neighborhood center where permitted by a Site Specific FLU amendment.						
4. Shall include a minimum of 20 percent of the total units permitted within an AGE.						

41
42 **2. Natural Transect**

43 The Natural Transect shall be comprised of active and passive recreation uses, pastures and
44 uses including agriculture, preservation, conservation, wetlands, greenways, landscaping,
45 landscape buffers, water management tracts and well fields. **[Ord. 2010-022]**

46 **a. Interconnected System**

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All areas classified as Natural Transect shall be physically linked and used to define and connect different neighborhoods and zones. Where applicable, Natural Transects shall be interconnected by the use of pedestrian pathways, bike lanes or equestrian trails, ~~[Ord. 2010-022]~~

b. Location

The Natural Transect is required along the outermost perimeter of an AGEO and the Rural Parkway. The Natural Transect may also be located within neighborhoods where developed as part of the Interconnected System. In order to be classified as Natural Transect, the width shall be pursuant to Table AGE Transect Zone, Natural Transect Width Requirements. Variances shall be prohibited from this Table. ~~[Ord. 2010-022]~~

Table 3.B.17.E AGE Transect Zone, Natural Transect Width Requirements

Natural Transect	Minimum Width
AGEO Perimeter Boundary	100 feet (1)
Landscape Buffer adjacent to arterial street or Rural Parkway, or a street shown on the County's Thoroughfare Identification Map	50 feet measured from the edge of the ultimate R-O-W which shall include a pedestrian pathway, bike lane or equestrian trail (2)(3)(4)
Landscaping, Landscape Buffer adjacent to streets other than identified above	30 feet which shall include pedestrian pathway, bike lane or equestrian trail (3)(4)
Recreation	75 feet by 100 feet in length
Agriculture, Conservation, Greenways, Pastures, Preservation, Wetlands, Water Management Tracts Well fields	100 feet
[Ord. 2010-022]	
Notes:	
1. Except where indicated pursuant to the Site Specific FLU Amendment Conceptual Plan	
2. Rural Parkways are identified by the Transportation Element of the Plan	
3. A minimum of eight feet in width for a single pedestrian pathway, bike lane or equestrian trail, or a minimum of 15 feet in width where a pedestrian pathway or bike lane is combined.	
4. Streets shall not be included in the Natural Transect, except for any unimproved portions dedicated as a parkway easement for non-vehicular pathways.	

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c. Overlap of Landscape Buffers

A required perimeter landscape buffer tract may be located within the Natural Transect, subject to all of the following: ~~[Ord. 2010-022]~~

- 1) The Natural Transect is included within the Development Order and shall be dedicated to either a special district, other government agency or the Master Property Owners' Association pursuant to Art.5.F.1.B.2, AG Enclave (AGE) for the affected area; ~~[Ord. 2010-022]~~
- 2) No reductions to required plant material is requested unless approved as part of an ALP; and, ~~[Ord. 2010-022]~~
- 3) Required landscape materials shall be located between development areas and any pedestrian pathways, bike paths, equestrian trails, or other similar use areas. ~~[Ord. 2010-022]~~

3. Rural Transect

The Rural Transect shall consist of sparsely settled lands including agricultural uses and equestrian estates. Equestrian centers and accessory commercial recreation facilities for use by residents of the AGE shall be permitted. ~~[Ord. 2010-022]~~

a. Development Pattern

The following development pattern is encouraged in the Rural Transect: Provision of large lot configurations at the edge/perimeter of the Rural Transect where adjacent to the Natural Transect, with a transition to progressively smaller lot sizes concentrated around an identifiable centralized open space, Village Center, or other equestrian/agricultural use. ~~[Ord. 2010-022]~~

b. Civic

Civic and institutional uses shall be limited to public civic and institutional, and equestrian use only. ~~[Ord. 2010-022]~~

c. Recreation

Active recreation uses may include equestrian centers or related equestrian facilities. Equestrian uses shall be permitted in a TND or PUD in accordance with the Civic and AGR/P pod uses permitted in Table 3.E.1.B, PDD Use Matrix. ~~[Ord. 2010-022]~~

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1 **d. Village Centers**

2 Any commercial uses shall be located in a Village Center, unless specified otherwise
3 herein. Village Centers may be permitted in accordance with an AGE FLUA Conceptual
4 Plan where developed as a TMD or TND Neighborhood Center. **[Ord. 2010-022]**

5 **4. Sub-urban Transect**

6 The Suburban Transect consists of low to medium density residential areas with some
7 potential for the mixing of uses. **[Ord. 2010-022]**

8 **a. Development Pattern**

9 Clustering shall be established through the use of Sub-zones to achieve consistency with
10 an AGE Site Specific FLUA Conceptual Plan. **[Ord. 2010-022]**

11 **b. Sub-Zones**

12 **1) Neighborhood Edge Zone**

13 The Neighborhood Edge Zone allows for lower density large lot residential uses and
14 shall be located along the outer perimeter of the Suburban Transect in accordance
15 with the development pattern requirements above. The Neighborhood Edge Zone
16 may abut the Natural Transect, Rural Transect, Neighborhood General Zone or
17 Neighborhood Center Zone. **[Ord. 2010-022]**

18 **2) Neighborhood General Zone**

19 The Neighborhood General Zone allows for single-family residential uses, but may
20 also include small scale public and civic uses where appropriate. The Neighborhood
21 General Zone may abut the Natural Transect, Rural Transect, Neighborhood Edge
22 Zone or Neighborhood Center Zone. **[Ord. 2010-022]**

23 **3) Neighborhood Center Zone**

24 The Neighborhood Center Zone allows for the clustering of all residential uses, mixed
25 use and public and civic uses, and shall be pedestrian friendly, incorporating
26 residential uses integrated in mixed use buildings which front usable open space
27 areas accessible to the public. The Neighborhood Center Zone may abut the
28 Neighborhood General Zone, Natural Transect where it consists of a Rural Parkway,
29 or arterial streets.

30 **a) Village Center**

31 All commercial uses shall be located in a Village Center, unless specified
32 otherwise herein. A portion of the Neighborhood Center Zone may be designed
33 as a Village Center. The Village Center shall be approved as a TMD or TND
34 Neighborhood Center that incorporates some residential uses in mixed use
35 buildings. **[Ord. 2010-022]**

36 **5. Design Standards**

37 An AGE Development Order for a rezoning shall comply with the following: **[Ord. 2010-022]**

38 **a. Neighborhood Design**

39 Neighborhoods within the Suburban Transect shall be based on a street design that
40 fosters alternative modes of transportation such as pedestrian pathways, bike lanes or
41 equestrian trails. A minimum of 51 percent of residential units within the General Zone
42 shall be located within a ½ mile radius of centrally located usable open space areas.
43 Residential units within the Neighborhood Center Zone shall be located within a ¼ mile
44 radius of commercial, mixed use, public spaces or schools. **[Ord. 2010-022]**

45 **b. Internal Street Network**

46 **1) General**

47 The Suburban Transect shall be developed with enhanced connectivity between
48 neighborhoods, schools, civic uses, and commercial uses where appropriate. Streets
49 shall be configured to provide efficient circulation systems for pedestrians, non-
50 motorized vehicles and motorists, and serve to functionally integrate uses in each
51 Sub-Zone. **[Ord. 2010-022]**

52 **2) Dead-End Streets or Cul-de-Sacs**

53 The use of dead-end streets or cul-de-sacs within a PUD in the Suburban General
54 Zone shall be limited to a maximum of 50 percent of all local streets, of which 40
55 percent shall be permitted by right and an additional ten percent shall only be
56 permitted when in compliance with the standards of Art. 3.E.1.C.2.a.5)b) (1) and (2).
57 **[Ord. 2010-022]**

58 **c. Recreation**

59 Recreational amenities shall be required in accordance with the applicable Zoning
60 standards for the district. A range of parks should be distributed within or near each
61 neighborhood. **[Ord. 2010-022]**

62 **d. Storm-water Management**

63 The storm-water management system shall be designed to provide connectivity with the
64 linked open space network and buffers where appropriate. **[Ord. 2010-022]**

Notes:

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EXHIBIT A

AGRICULTURAL ENCLAVE OVERLAY (AGEO)
SUMMARY OF AMENDMENTS

- 1 ~~e. **Compatibility Buffers**~~
- 2 ~~Compatibility buffers shall not be required between PUDs or TDDs within the AGEO.~~
- 3 ~~[Ord. 2010-022]~~
- 4 ~~f. **Required Civic Location**~~
- 5 ~~Minimum civic area required for PUDs or TDDs may be relocated outside of the~~
- 6 ~~boundaries of a specific Development Order to central areas within the AGE where~~
- 7 ~~designated on the AGE Conceptual Plan and approved by the BCC. [Ord. 2010-022]~~
- 8 **F. Traditional Town Development (TTD) Exceptions**
- 9 Exceptions from the requirements of Art. 3.F, Traditional Development Districts (TDDs) may be
- 10 permitted or required for an AGE TTD, in accordance with the following:
- 11 **1. Required Civic Locations**
- 12 *Minimum civic area required for PUDs or TDDs may be relocated outside of the boundaries*
- 13 *of a specific Pod to central areas within the AGE where designated on the AGE Conceptual*
- 14 *Plan. [Ord. 2010-022]*
- 15 **2. Traditional Neighborhood Center (TND) Land Use Mix**
- 16 An AGE TND shall comply with Table 3.F.3.C, TND Land Use Mix, except that the maximum
- 17 percentage permitted for single family homes may be increased to 100 percent, and the
- 18 minimum multi-family or townhouse requirement may be reduced to zero, if consistent with
- 19 the AGE FLUA Conceptual Plan.
- 20 **3. Rural Collector Street Standards**
- 21 Collector streets providing connectivity between TNDs, PUDs and Arterials or other streets
- 22 outside of the AGE TTD, shall apply the Plan and Non-Plan Roadway Collector Standards for
- 23 the Rural Tier as indicated in Table 3.F.2.A, TDD Street Design Standards by Tier (and
- 24 related Figures), subject to the following:
- 25 a. Rural Collectors shall only be permitted along the perimeter of TMD or TND Pods;
- 26 b. Maximum number of travel lanes may be increased from two to four if required by PBC
- 27 Engineering;
- 28 c. Medians of up to 30 feet in width may be permitted;
- 29 d. An additional six foot wide bicycle lane may be permitted; and,
- 30 e. Overall R-O-W width may be increased to accommodate the above.
- 31 **4. TMD Maximum Single Tenant Frontage**
- 32 The maximum frontage per single tenant permitted within a TMD Pod may be increased in
- 33 accordance with the exception permitted for the AGR Tier in Art. 3.F.4.D.1.c.4), Maximum
- 34 Frontage Per Single Tenant.
- 35 **5. TTD Landscape Buffer**
- 36 A minimum 50 foot wide Type 3 Incompatibility Buffer shall not be required around the
- 37 perimeter of an AGE TTD if an alternative buffer is approved as part of a FLUA Conceptual
- 38 Plan.
- 39 **6. TTD Land Use Allocation**
- 40 The minimum and maximum land use mix for an AGE TTD shall comply with Table 3.F.5.D,
- 41 Traditional Town Development Land Use Allocations, unless stated otherwise in the FLUA
- 42 Conceptual Plan.

Part 6. **ULDC Art. 3.C.1.C.1.d, Agricultural Enclave (AGE) [Related to AR, Agriculture Residential District] (pages 120 of 229), is hereby amended as follows:**

Section 1 **General**

C. **Residential Districts**

1. **AR, Agriculture Residential District**

....

d. Agricultural Enclave (AGE)

~~The AR district shall be consistent with the AGE FLU designation for purposes of allowing existing bona-fide agricultural uses to continue or expand, or for new bona-fide agricultural uses.~~

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EXHIBIT A

AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS

1
2 Part 7. ULDC Table. 3.E.1.B, PUD Density (pages 139 of 229), are hereby amended as follows:
3

Table 3.E.1.B - PUD Density

	AGR	RR	AGE	LR1	LR2	LR3	MR5	HR8	HR12	HR18
MIN	0.5 du/ac	(1)	(3)	0.5 du/ac	1 du/ac	2 du/ac	3 du/ac	5 du/ac	5 du/ac	5 du/ac
MAX	1 du/ac	(2)		1 du/ac	2 du/ac	3 du/ac	5 du/ac	8 du/ac	12 du/ac	18 du/ac

[Ord. 2006-004] [Ord. 2010-022]

Notes:

1. The minimum density in the RR FLU designation for a PUD are as follows: RR20 - 0.5 unit/20 acres; RR10 - 0.5 unit/10 acres; RR5 - 0.5 unit/5 acres; RR2.5 - 0.5 unit/2.5acres.
2. The maximum density in the RR FLU designations for a PUD are as follows: RR20 - 1 unit/20 acres; RR10 - 1 unit/10 acres; RR5 - 1 unit/5 acres; RR2.5 - 1 unit/2.5acres.
3. Minimum and maximum density shall be in accordance with the ~~specified Transect Zone and Sub-area of the AGE Site-Specific~~ FLUA Conceptual Plan.

4
5
6 Part 8. ULDC Art. 3.E.2.H, Agricultural Enclave (AGE) PUD, [related to Planned Development
7 Districts] (pages 170 - 171 of 229), is hereby amended as follows:

8 CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDs)

9 Section 2 Planned Unit Development (PUD)

10 H. Agricultural Enclave (AGE) PUD

11 An AGE PUD shall comply with the additional development standards of Art. 3.B.17, Agricultural
12 Enclave Overlay (AGEO). [Ord. 2010-022]

13 1. Notice to Property Owners

14 At the time of submitting the Zoning application for a Development Order, the applicant shall
15 notify all landowners of the undeveloped property within the AGEO that is not subject to the
16 Development Order, and all Property Owners' Association(s) of the developed parcels within
17 the AGEO, subject to the following requirements: [Ord. 2010-022]

18 a. The Notice shall describe the applicant's request for a Development Order; [Ord. 2010-
19 022]

20 b. The list of landowners and Property Owners' Association(s) shall be pursuant to the latest
21 PBC Property Appraisal list; [Ord. 2010-022]

22 c. The Notice shall be sent to the landowners and Property Owners' Association(s) by
23 certified mail within ten days of filing its applications; and, [Ord. 2010-022]

24 d. The applicant shall provide to the Zoning Division a copy of the Notice and written
25 confirmation the Notice requirements have been satisfied. [Ord. 2010-022]

26
27
28 Part 9. ULDC Art. 3.F.1.C, Review and Approval Process [Related to Traditional Development
29 Districts] (page 192 of 229), is hereby amended as follows:

30 CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

31 Section 1 General Provisions for TDDs

32 C. Review and Approval Process

33 All development within TDDs are subject to the review and approval procedures that apply to
34 planned developments; see Article 3.E, PLANNED DEVELOPMENT DISTRICTS (PDDs).

35 1. Traditional Town Development (TTD) Required Plan Options

36 The BCC may approve a Preliminary Master Plan for a TTD, including TMD, MUPD, TND
37 and PUD Pods, and Requested Uses, without concurrent submittal of Preliminary Site Plans
38 or Subdivision Plans. The BCC shall approve a Preliminary Site Plan for a TMD, MUPD and
39 any Requested Uses prior to Final Site Plan approval. Preliminary Site Plan or Subdivision
40 Plan approval shall not be required for a TND or PUD Pod, unless the applicant is requested
41 Waivers or other standard requiring BCC approval.

42
43
44
45 (This space intentionally left blank)

Notes:

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EXHIBIT A

AGRICULTURAL ENCLAVE OVERLAY (AGEO)
SUMMARY OF AMENDMENTS

1
2 Part 10. ULDC Art. 3.F.1.F, Use Regulations [Related to Traditional Development Districts]
3 (pages 192 – 193 of 229), is hereby amended as follows:

4 CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

5 Section 1 General Provisions for TDDs

6
7 **F. Use Regulations**
8 Uses permitted in a TDD shall be according to the ~~land-use-zone~~ Zoning district, or Pod
9 designation on the Master Plan ~~master plan approved by the DRO~~, or the land use designation of
10 the TDD, whichever is applicable. Uses may be further limited by the development order,
11 concurrency reservation, or other applicable requirement. [Ord. 2005 – 002]
12

Table 3.F.1.F - Traditional Development Permitted Use Schedule (Continued)

District Tier	TND						TMD			NOTES	
	Urban/Suburban (U/S)			Exurban/Rural			U/S	Ex/ Rural	AGR		
Land Use <u>Pod Zone</u>	Res	Neighborhood Center (NC)	Open Space/ Rec	Res	N/C	Open Space/ Rec			Dev	Preserve	
Commercial Uses											
..... <u>Hotel</u>							R				72
[Ord. 2005-002] [Ord. 2005-041] [Ord. 2006-036] [Ord. 2007-001] [Ord. 2008-037][Ord. 2009-040] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2011-016] [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 Requested Use.											

13
14
15 Part 11. ULDC Art. 3.F.2.A.b, Block Structure [Related to Traditional Development Districts]
16 (pages 196-197 of 229), is hereby amended as follows:

17 CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

18 Section 2 General Standards

19 **A. Applicability**
20 **1. Streets, Sidewalks, and Alleys**
21 **b. Block Structure**
22 To ensure compact, contiguous development and to facilitate connectivity and pedestrian
23 accessibility, the layout of streets and alleys shall conform to the following standards.
24 **1) ~~Minimum Length of a Block~~**
25 ~~460 feet~~
26 **2) ~~Maximum Length of a Block~~**
27 ~~660 feet. Up to 750 feet with pedestrian pass thru. [Ord. 2005 – 002]~~
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- Notes:**
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EXHIBIT A

AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS

1

Table 3.F.2.A - Block Dimension Requirements

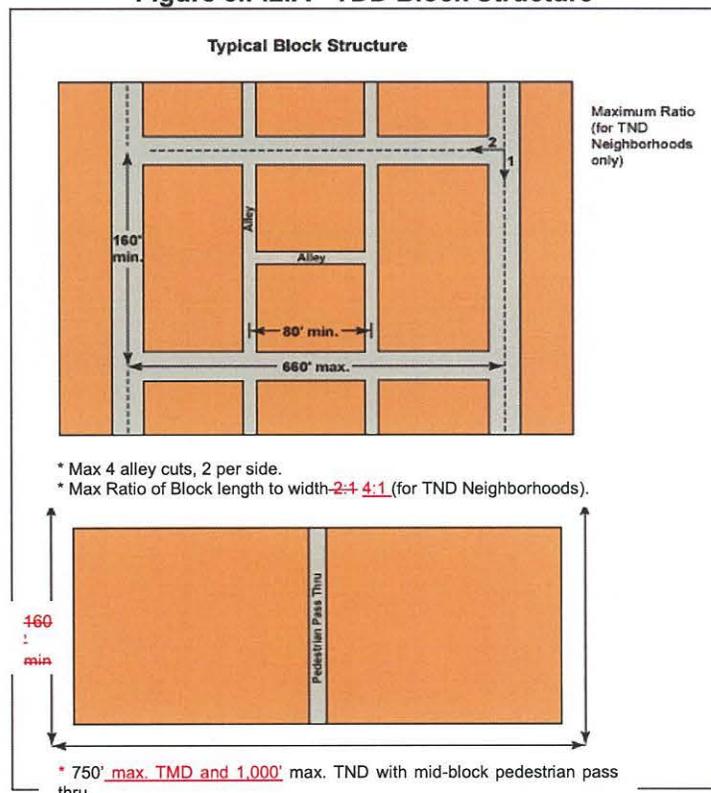
	Maximum Length of Block		
	<u>No Pedestrian Pass Through</u>	660 ft.	
<u>With Pedestrian Pass Through</u>	750 ft. (1)		
	Maximum Block Perimeter (2)		
	Minimum	Average	Maximum
<u>Traditional Marketplace Development (TMD)</u>	500 ft.	1,200 – 1,500	2,500 ft.
<u>Traditional Neighborhood Development (TND)</u>		1,500 – 1,800 ft.	

Notes:

1. The maximum block face within a TND district or Pod may be increased to up to 1,000 ft. subject to the following:
 - Pedestrian pass through shall be a minimum of 50 feet in width, and comply with the TND requirements for Neighborhood Parks;
 - Pedestrian pass through shall interconnect with other pedestrian pass through or streets to provide enhanced interconnectivity between the outer edges of each TND and a required Neighborhood Center; and.
2. Parcels located along the perimeter of a TDD may be exempt from the block perimeter requirements where a TMD or TND district or Pod abuts open space, roads external to the development or Pod, or where DEPW requirements preclude vehicular access points necessary to complete the block structure.

2
3

Figure 3.F.2.A - TDD Block Structure



[Ord. 2005-002]

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Part 12. ULDC Art. 3.F.2.A.1.b, Block Structure [Related to Traditional Development Districts] (pages 196-197 of 229), is hereby amended as follows:

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

Section 2 General Standards

A. Applicability

1. Streets, Sidewalks, and Alleys

c. Streets

1) Street Design

Public streets shall conform to the standards in Table 3.F.2.A, TDD Street Design Standards by Tier.

Notes:

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EXHIBIT A

**AGRICULTURAL ENCLAVE OVERLAY (AGEO)
SUMMARY OF AMENDMENTS**

1

Table 3.F.2.A - ~~TTD~~ TDD Street Design Standards by Tier (1)

Type of Street	Street R-O-W Width	Travel Lanes		Curb & Gutter	Parking Lane (2)	Bicycle Lane	Utility Corridor	Sidewalk Pathway	Private Utility Easement (3)
		Number	Width						
All Tiers									
Commercial Street	42 - 72 ft. (4)	2	11 ft.	2 ft.	8 ft. (both sides)	No	27 ft.	15 ft. (4)	No
U/S Tier									
.....									
[Ord. 2005-002] [Ord. 2008-003]									
Notes:									
1. Unless otherwise stated herein, exceptions to dimensions shall only be permitted to accommodate turn lanes at the perimeter of a TMD, TND or TTD for turn lanes required by the PBC Engineering Department, or for roundabouts or other traffic calming measures typically associated with a TDD. This exception shall not be permitted for divider medians. [Ord. 2008-003] 2. Parking lane dimensions include the curb and gutter dimensions. [Ord. 2008-003] 3. Easements may be collocated with alleys. [Ord. 2008-003] 4. Includes a minimum ten-foot wide pedestrian sidewalk that may be reduced for arcades, and a minimum five foot wide strip for street trees and street lights. This dimension may be increased by up to ten feet in width (for a total of 20 feet) to accommodate outdoor dining areas, or larger street tree and street light areas. [Ord. 2008-003]									

2

3

4

Part 13. ULDC Art. 3.F.2.A.1.f.2)a), Street Lighting [Related to Traditional Development Districts] (pages 204-205 of 229), is hereby amended as follows:

5

6

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

7

Section 2 General Standards

8

A. Applicability

9

1. Streets, Sidewalks, and Alleys

10

f. Utilities and Lighting

11

2) Lighting

12

a) Street Lighting

13

Street lighting shall be provided along all streets and alleys, subject to Art. 5.E.4.E, Outdoor Lighting, and the standards in Table 3.F.2.A, TDD Street Lighting Standards. A minimum of one light fixture shall be located at every crosswalk.

14

(1) Exurban-Rural Tiers

15

(a) Lights are optional for residential streets.

16

(b) All lights must be fully shielded utilizing full cut off luminaries per the Illuminating Engineer Society of North America (IESNA) definition for full cutoff which allows for zero percent of lumens above 90 degrees from nadir.

17

(2) AGEO

18

All lights must be fully shielded in accordance with the standards for the Exurban and Rural Tiers.

19

20

21

22

23

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28

Part 14. ULDC Art. 3.F.2.A.4, Landscaping and Buffering [Related to Traditional Development Districts] (pages 206-207 of 229), is hereby amended as follows:

29

30

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

31

Section 2 General Standards

32

A. Applicability

33

4. Landscaping and Buffering

Notes:

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EXHIBIT A

AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS

In addition to the requirements in Art. 7, Landscaping, the following standards apply: [Ord. 2005 – 002]

d. **Street Trees**

Street trees shall be provided along sidewalks, subject to the following standards:

1) **Number**

~~A minimum of one~~ ~~One~~ canopy tree shall be ~~required~~ ~~planted~~ for every ~~40~~ ~~30~~-lineal feet of street frontage. Palm trees may be substituted for a canopy tree on a ~~4:1~~ ~~4:3~~ basis along a frontage with a covered walkway.

2) **Minimum Height**

14 feet.

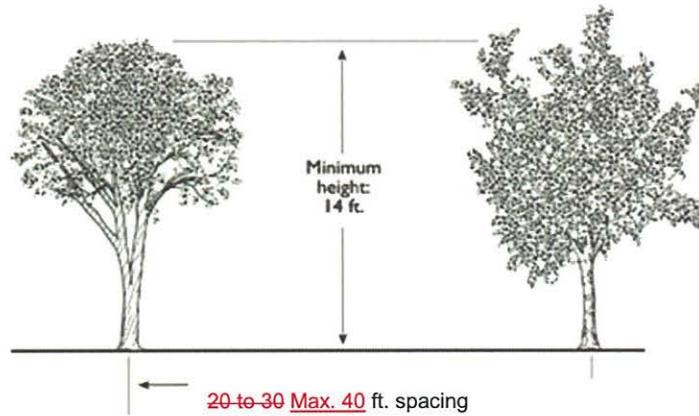
3) **Minimum Diameter**

2.5 inches, measured 4.5 feet above grade.

4) **Spacing**

Trees shall be spaced between ~~20 to 30~~ a maximum of 40 feet on center.

Figure 3.F.2.A - TDD Street Tree Standards



Part 15. ULDC Art. 3.F.3.A, Specific Purposes [Related to Traditional Neighborhood Development] (page 208 of 229), is hereby amended as follows:

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

Section 3 Traditional Neighborhood Development (TND)

A. **Specific Purposes**

The purpose of the TND district is to:

....

3. Encourage a variety of non-vehicular modes of transportation, such as walking and bicycling, segways, equestrian, golf carts where permitted by F.S., and water oriented uses such as kayaks, canoes or stand up paddle boards, to reduce the need for local automobile trips;

....

Part 16. ULDC Art. 3.F.3.C.3, Minimum Development Threshold [Related to Traditional Neighborhood Development] (page 208 of 229), is hereby amended as follows:

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

Section 3. Traditional Neighborhood Development (TND)

C. **Thresholds**

A TND shall comply with Table 3.A.3.D, TDD Corresponding Land Use, and the following: [Ord. 2006-004]

....

3. **Minimum Development Threshold**

Any TND or single project of TNDs with more than 320 acres shall be developed as a TTD, ~~excluding AGE TNDs.~~ [Ord. 2006-004] [Ord. 2010-022]

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EXHIBIT A

AGRICULTURAL ENCLAVE OVERLAY (AGEO)
SUMMARY OF AMENDMENTS

1 Part 17. ULDC Art. 3.F.3.E.4.b.6), Required Amenities [Related to Neighborhood Square and
2 Traditional Neighborhood Development] (pages 212-13 of 229), is hereby amended as
3 follows:

4 CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

5 Section 3. Traditional Neighborhood Development (TND)

6 E. Land Use Zones

7 4. Neighborhood Square

8 b. Neighborhood Parks

9 6) Required Amenities

10 Neighborhood squares shall include street furniture for outdoor seating and other
11 amenities such as gazebos, fountains, statuary, flag poles, kiosks, and benches. At
12 least one lineal foot of seating area shall be provided for each 30100 square feet of
13 park area. Seating area may include wooden benches, seating walls, and retaining
14 walls where the seating area is between 16 inches and 30 inches above grade.
15
16

17 Part 18. ULDC Art. 3.F.3.E.5.e, Garages [Related to Residential Uses and Traditional
18 Neighborhood Development] (pages 212-13 of 229), is hereby amended as follows:

19 CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

20 Section 3. Traditional Neighborhood Development (TND)

21 E. Land Use Zones

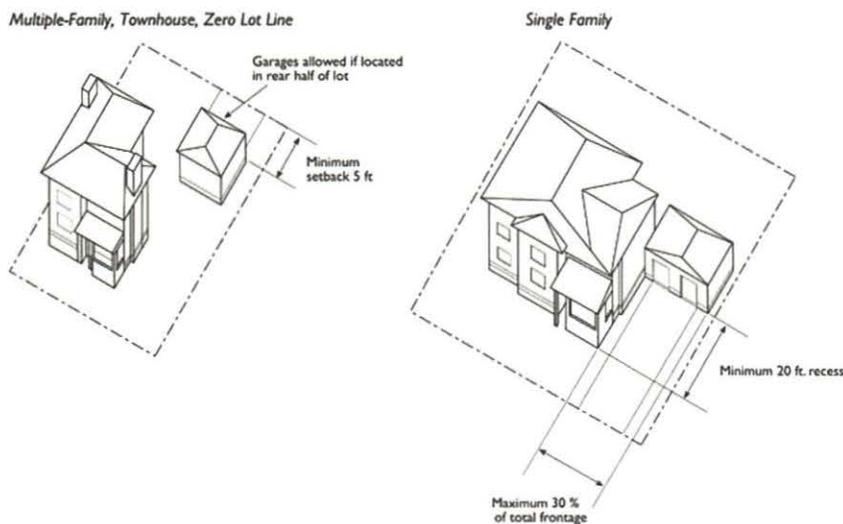
22 5. Residential Uses

23

24 e. Garages

25 Garages are permitted in the rear half of the lot only. Garages accessible from an alley
26 shall be setback a minimum of five feet from the rear property lot line.
27

Figure 3.F.3.E - TND Garages



28
29 1) Exception for Single family or ZLL
30 Garages may be attached to a single family house or ZLL if recessed a minimum of
31 20 feet from the front facade of the house. Attached garages shall occupy a
32 maximum of 30 percent of the total frontage of the house, as determined by the total
33 length between the two main exterior walls nearest to the interior property lines,
34 including the garage but excluding any attached structures, such as a porch, deck or
35 patio. Attached garages may be increased to a maximum of 40 percent of the total
36 frontage of the house, when a porte cochere connected to the dwelling and located in
37 front of the garage, and the driveway is limited to a maximum of 16 feet in width.
38
39

Notes:

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EXHIBIT A

AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS

1 Part 19. ULDC Art. 3.F.3.E.5.g, Porches and h. Balconies and Patios [Related to Residential
2 Uses and Traditional Neighborhood Development] (pages 212-13 of 229), is hereby
3 amended as follows:

4 CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

5 Section 3. Traditional Neighborhood Development (TND)

6 E. Land Use Zones

7 5. Residential Uses

8 g. Porches

9 All single family and ZLL dwellings shall have a front porch, raised a minimum of 18
10 inches from the finished grade, or from the sidewalk located in the front yard within the R-
11 O-W.

12 1) Size

13 Porches shall have a minimum depth of six feet and a minimum width of 12 feet.

14 2) Enclosure

15 Porches shall comply with the definition of TND, porch in Art. 1.I, Zoning Definitions
16 and Acronyms.

17 3) **Setback Encroachment**

18 A porch, and attached porte cochere where applicable, may encroach a maximum of
19 25 percent into a front or side street setback, provided there is no utility easement
20 overlap.

21 h. Balconies and Patios

22 A minimum of 20 percent of the total number of dwelling units on each floor in a multi-
23 family structure shall have individual balconies and/or patios.

24 1) **Setback Encroachment**

25 A single family or ZLL patio may encroach a maximum of 25 percent into a front or
26 side street setback, provided there is no utility easement overlap. A balcony may
27 encroach a maximum of six feet into a front or side street setback, provided there is
28 no utility easement overlap.

29
30
31 Part 20. ULDC Table 3.F.3.E, TND Residential Lot Size and Setback Regulations [Related to
32 Residential Uses and Traditional Neighborhood Development] (page 215 of 229), is
33 hereby amended as follows:
34

Table 3.F.3.E - TND Residential Lot Size and Setback Regulations

Regulation	Single family	ZLL	Townhouse	Multi-Family (1)
Minimum Lot Size	5,000 sq. ft.	3,000 sq. ft.	1,000 sq. ft.	5,000 sq. ft.
Maximum Lot Size	40,000 sq. ft.	15,000 sq. ft.	8,000 sq. ft.	50,000 sq. ft.
Minimum Lot Width	50 ft.	40 ft.	16 ft.	50 ft.
Minimum Lot Depth	75 ft.	75 ft.		75 ft.
Front Setback	10 ft. min.	10 ft. min.	5 ft. min.	no min.
Side Setback	5 ft. min.	0 ft. on zero lot line ZLL side and 10 ft. on other	no minimum	5 ft. min.
			15 ft. separation	15 ft. separation
			10 ft. adjacent to Single family or ZLL Houses	20 ft. adjacent to Single family or ZLL Houses
Side Street Setback	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.
Rear Setback	10 ft.	10 ft. min.	15 ft. min.	15 ft. min.
	5 ft. min. for accessory Structures.	5 ft. min. for accessory Structures or alley	5 ft. min. for accessory Structures or alley	=
	<u>5 ft. min. for a garage accessible from an alley.</u>	5 ft. min. for <u>a garage accessible from an-on alleys</u>	<u>5 ft. min. for a garage accessible from an alley.</u>	
[Ord. 2012-027]				
Notes:				
1. Multi-family units located in a Neighborhood Center shall be subject to the lot sizes of that Use Zone.				

Notes:

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EXHIBIT A

AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS

1 Part 21. ULDC Art. 3.F.4.A, Purpose [Related to Traditional Marketplace Development] (page
2 215 of 229), is hereby amended as follows:

3 CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

4 Section 4. Traditional Marketplace Development (TMD)

5 A. Purpose

6 The purpose of the TMD district is to: [Ord. 2005 – 041]

7
8 2. Provide housing opportunities through ~~vertically~~ integrated residential uses; [Ord. 2005 –
9 002]

10

11
12
13 Part 22. ULDC Art. 3.F.4.D.1.b, Permitted Locations [Related to Traditional Marketplace
14 Development] (page 215 of 229), is hereby amended as follows:

15 CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

16 Section 4. Traditional Marketplace Development (TMD)

17 D. Development Standards for all TMDs

18 The following standards apply to TMDs located in all tiers: [Ord. 2005 – 002]

19 1. General Standards

20 b. Permitted Locations

21 1) Within the CL designations in Exurban, Rural and AGR Tiers. [Ord. 2005 – 002]

22 2) Within the CL/CH designations in the U/S Tier. [Ord. 2005 – 002]

23 3) Within an area designated as a ~~Village-Center~~TMD Pod within an AGE TTD. [Ord.
24 2010-022]

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28 Part 23. ULDC Art. 3.F.4.D.9, Exemptions [Related to Building Design and Transparency in a
29 Traditional Marketplace Development] (page 215 of 229), is hereby amended as
30 follows:

31 CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

32 Section 4. Traditional Marketplace Development (TMD)

33 D. Development Standards for all TMDs

34 9. Building Design

35 a. Transparency

36 2) Exemption

37 Indoor movie or any type of theater shall be exempt from the Secondary and
38 Perimeter Frontage transparency requirements. The minimum transparency
39 requirement may be reduced by up to 75 percent for medical offices and other similar
40 uses that require privacy as determined by the Zoning Director, subject to the
41 following:

42 (a) Documentation that there are no interior layout options to maximize use of lobby,
43 reception or other similar areas to attain required transparency; and,

44 (b) Use of architectural embellishment that provide the appearance of glazing
45 commensurate with the reduction in required transparency. [Ord. 2010-022]
46
47

48 Part 24. ULDC Art. 5.A.3.B, Agriculture Enclave (AGE) [Related to Deviations], (page 9 of 100),
49 is hereby amended as follows:

50 CHAPTER A GENERAL

51 Section 1 Purpose and Intent

52 The purpose and intent of this Article is to establish minimum standards for accessory and temporary
53 uses, design standards, parks and recreation, performance standards, legal documents, and density
54 bonus programs.

Notes:

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EXHIBIT A

AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS

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Section 2 Definitions

See Art. 1.I, DEFINITIONS & ACRONYMS

Section 3 Deviations

Deviation(s) from the provisions of this Article may be permitted for the following: **[Ord. 2007-013] [Ord. 2010-022]**

A. PO Zoning District

....

B. Agricultural Enclave (AGE)

~~Development within an AGE village center, civic sites, or Suburban Transect neighborhood center, general or edge may apply the requirements of the U/S Tier, where applicable. [Ord. 2010-022]~~

Part 25. ULDC Art. 5.B.1.A.1.d.2), AR District and Rural Transect (page 10 of 100), is hereby amended as follows:

CHAPTER B ACCESSORY AND TEMPORARY USES

Section 1 Supplementary Regulations

A. Accessory Uses and Structures

1. General

The following standards in this Section shall apply to all development in standard, PDD or TDD zoning districts, unless otherwise stated: **[2007-001]**

d. Setbacks, Accessory Structure

2) AR District ~~and AGE Rural Transect~~

Part 26. ULDC Art. 5.F.1.B.2, AG Enclave (AGE) (page 62 of 100), is hereby amended as follows:

CHAPTER F LEGAL DOCUMENTS

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

Section 1 Maintenance and Use Documents

B. Applicability

~~1. General~~

~~This Chapter shall apply to all developments subject to review by the DRO as delineated elsewhere in this Code. Developments for which waivers of platting are administratively obtained shall also comply with the requirements of this Chapter. [Ord. 2010-022]~~

~~2. AG Enclave (AGE)~~

~~A Master Property Owner's Association shall be established in accordance with the requirements of this section, for all Development Orders for a Rezoning, Requested or Conditional use, or related Development Order Amendment subject to the requirements of the AGE. The Master Property Owner's Association shall be established concurrent with the first AGE Development Order approval, and shall be amended to include all subsequent AGE Development Orders, where applicable. [Ord. 2010-022]~~

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EXHIBIT A

AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS

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2 Part 27. ULDC Art. 7.C, MGTS Tier Compliance (pages 15 - 16 of 50), is hereby amended as
3 follows:

4 CHAPTER C MGTS TIER COMPLIANCE

5 Section 3 Exurban and Rural Tiers

6
7 **A. Agricultural Enclaves (AGE) Exemption**
8 ~~The landscaping standards for the U/S Tier may be applied to AGE Suburban Transect Village~~
9 ~~Centers, Neighborhood Center and General Sub-zones. [Ord. 2010-022]~~
10

Table 7.C.3 - Minimum Tier Requirements

Code Requirements	U/S Tier ⁸	AGR and Glades Tiers	Exurban and Rural Tiers
Landscape Buffers ⁷			
....
Interior Landscaping ⁷			
....
Plant Standards ⁷			
....
Foundation Planting ^{6,7}			
....
[Ord. 2005-002] [Ord. 2006-004] [Ord. 2009-040] [Ord. 2010-022] [Ord. 2011-001]			
Notes:			
<p>....</p> <p>8. 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]</p>			

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12
13 Part 28. ULDC Table 8.G.1.A – Wall Sign Standards, and Table 8.G.2.A, Freestanding Sign
14 Standards (pages 24 and 26 of 40), is hereby amended as follows:
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16

Table 8.G.1.A - Wall Sign Standards

	U/S Tier (3)	AGR Tier	Exurban, Rural, and Glades Tiers (3)
....
[Ord. 2005-002] [Ord. 2009-040] [Ord. 2010-022] [Ord. 2012-027] [Ord. 2013-021]			
Notes:			
<p>....</p> <p>3. Development within the Suburban Transect Zone of an AGE may apply the U/S Tier standards. [Ord. 2010-022]</p> <p>....</p>			

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Table 8.G.2.A - Freestanding Sign Standards

	U/S Tier (4)	AG-R Tier	Exurban, Rural, and Glades Tiers (4)
....
[Ord. 2005-002] [Ord. 2006-036] [Ord. 2010-022]			
Notes:			
<p>....</p> <p>4. Development within the Suburban Transect Zone of an AGE may apply the U/S Tier standards.</p>			

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FLORIDA DEPARTMENT OF STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

November 3, 2014

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

Attention: Gretel Sarmiento, Administrative Specialist II

Dear Ms. Bock:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Palm Beach County Ordinance No. 2014-031, which was filed in this office on November 3, 2014.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb