

LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
LAND DEVELOPMENT REGULATION COMMISSION (LDRC)
JUNE 25, 2014 MEETING

AMENDMENTS TO THE AGENDA
(Updated 6/24/14)

#1 Agenda, Item B.1, Exhibit B, Inland Logistics Center

Re-order Agenda: Upon completion of LDRAB review of item B.1, Exhibit B, Inland Logistics Center, convene as the LDRC to make the Consistency Determination, and then reconvene as the LDRAB.

#2 Exhibit C – Article 3.B.17.A, Purpose and Intent, Part 5, Page 14 of 31 (line 16)

A. Purpose and Intent

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

#3 Exhibit C – Art. 3.B.17.B.1, Tier Requirements, Part 5, page 14 of 31 (lines 22 – 24)

~~BC~~. Applicability

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

~~1~~ Tier Requirements

~~The Urban/Suburban Tier Requirements of the ULDC shall apply within the Urban and Suburban Transects, unless stated otherwise.~~

#4 Exhibit C – Article 3.B.17.E.1.a, Urban and Suburban Transects, Part 5, Page 15 of 31 (lines 5 - 9)

~~E~~. Use Regulations and Standards

~~1~~. AGE FLUA Conceptual Plan Transects

~~a~~. Developable Urban and Suburban Transects

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

#5 Exhibit C – Article 3.B.17.F, Traditional Town Development Exceptions, Part 5, Page 19 of 31 (line 34)

~~F~~. Traditional Town Development (TTD) Exceptions

~~Exceptions from the requirements of Art. 3.F, Traditional Development Districts (TDDs) may be permitted or required for an AGE TTD, in accordance with the following:~~

~~....~~

~~6~~. TTD Land Use Allocation

~~The minimum and maximum land use mix for an AGE TTD shall comply with Table 3.F.5.D, Traditional Town Development Land Use Allocations, unless stated otherwise in the FLUA Conceptual Plan.~~

U:\Zoning\CODEREV\2014\LDRAB\Meetings\6-25-14 Special Meeting\4 Final Packet\0 - FINAL Amendments to the Agenda 6-25-14.docx

Notes:

Double underlined indicates new text or previously stricken text to remain.

~~Double Stricken~~ indicates text to be ~~deleted~~.

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.



June 18, 2014

**Department of Planning,
Zoning & Building**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb



**Palm Beach County
Board of County
Commissioners**

Priscilla A. Taylor, Mayor
Paulette Burdick, Vice Mayor

Hal R. Valeche

Shelley Vana

Steven L. Abrams

Mary Lou Berger

Jess R. Santamaria

County Administrator

Robert Weisman

Mr. Wesley Blackman, AICP, Chairman, and
Members of the Land Development Regulation Advisory Board (LDRAB)
241 Columbia Drive
Lake Worth, FL 33460

RE: June 25, 2014 LDRAB/LDRC Special Meeting

Dear Mr. Blackman & Board Members:

Attached please find the agenda and supporting materials to assist you in preparing for the LDRAB/LDRC hearing on Wednesday, June 25, 2014.

The meeting will commence at **2:00 p.m.** in the Vista Center 1st Floor Kenneth S. Rogers Hearing Room (VC-1W-47), located at 2300 North Jog Road, West Palm Beach, Florida.

If you should have any questions or require additional information, please contact me at (561) 233-5206 or via email at WCross@pbcgov.org, or Monica Cantor, Senior Site Planner at (561) 233-5205, or via email at MCantor@pbcgov.org.

Sincerely,

William Cross, AICP
Principal Site Planner, Zoning Division

Attachments: June 25, 2014 LDRAB/LDRC Agenda

- c: Verdenia C. Baker, Deputy County Administrator
- Rebecca D. Caldwell, Executive Director, PZB
- Lorenzo Aghemo, Planning Director
- Robert P. Banks, Chief Land Use County Attorney
- Leonard W. Berger, Chief Assistant County Attorney
- Jon MacGillis, ASLA, Zoning Director
- Maryann Kwok, Chief Planner, Zoning
- Monica Cantor, Senior Site Planner, Zoning

"An Equal Opportunity
Affirmative Action Employer"

U:\Zoning\CODEREV\2014\LDRABMeetings\6-25-14\4 Final Packet\1 - Transmittal Letter.docx

PALM BEACH COUNTY

**LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
LAND DEVELOPMENT REGULATION COMMISSION (LDRC)**

JUNE 25, 2014

BOARD MEMBERS

Wesley Blackman, AICP, Chair (PBC Planning Congress)

David Carpenter, RLA, Vice Chair (District 2)

Barbara Katz (District 3)

Jim Knight (District 4)

Lori Vinikoor (District 5)

Mike Zimmerman (District 6)

Henry D. Studstill, (District 7)

James M. Brake (Member at Large/Alternate)

Leo Plevy (Member at Large/Alternate)

Vacant (District 1)

Raymond Puzitiello (Florida Atlantic Builders Assoc.)

Joni Brinkman (Palm Beach League of Cities)

Terrence N. Bailey (Florida Engineering Society)

Jerome I. Baumoehl (American Institute of Architects)

Edward E. Tedtmann (Environmental Organization)

Frank Gulisano (Realtor's Assoc. of the Palm Beaches)

Gary Rayman (Fl. Surveying and Mapping Society)

Vacant (Condominium Association)

Vacant (Association Gen. Cont. of America)

Board of County Commissioners

Priscilla A. Taylor, Mayor, District 7

Paulette Burdick, Vice Mayor, District 2

**Hal R. Valeche
Commissioner, District 1**

**Shelley Vana
Commissioner, District 3**

**Steven L. Abrams,
Commissioner, District 4**

**Mary Lou Berger
Commissioner, District 5**

**Jess R. Santamaria
Commissioner, District 6**

**Robert Weisman
County Administrator**



"An Equal Opportunity – Affirmative Action Employer"
2300 North Jog Road, West Palm Beach, Florida 33411 (561) 233-5200



**LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
LAND DEVELOPMENT REGULATION COMMISSION (LDRC)**

**WEDNESDAY, JUNE 25, 2014 AGENDA
2300 NORTH JOG ROAD
KEN ROGERS HEARING ROOM - 1ST FLOOR (VC-1W-47)
2:00 P.M.**

A. CALL TO ORDER/CONVENE AS LDRAB

1. Roll Call
2. Additions, Substitutions and Deletions
3. Motion to Adopt Agenda
4. Adoption of May 28, 2014 Minutes (Exhibit A)

B. ULDC AMENDMENTS

1. Exhibit B Inland Logistics Center
2. Exhibit C Agricultural Enclave Overlay

C. CONVENE AS LDRC

1. Proof of Publication
2. Consistency Determinations
See Exhibits listed above B.1 thru B.2.

D. ADJOURN AS LDRC AND RECONVENE AS LDRAB

E. PUBLIC COMMENTS

F. STAFF COMMENTS

1. Use Regulations Project Status
2. Round of Amendments 2014-02

G. ADJOURN

EXHIBIT A

**PALM BEACH COUNTY
LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
LAND DEVELOPMENT REGULATIONS COMMISSION (LDRC)**
(Updated 6-19-14)

Minutes of May 28, 2014 Meeting

On Wednesday, May 28, 2014 the Palm Beach County Land Development Regulation Advisory Board (LDRAB), met in the Ken Rogers Hearing Room, (VC-1W-47), at 2300 North Jog Road, West Palm Beach, Florida.

A. Call to Order/Convene as LDRAB

1. Roll Call

Chair Wes Blackman called the meeting to order at 2:03 p.m. Zona Case, Code Revision Zoning Technician, called the roll.

Members Present: 13

Wesley Blackman (PBC Planning Congress)
Jim Knight (District 4)
Lori Vinikoor (District 5)
Michael Zimmerman (District 6)
Henry Studstill (District 7)
Raymond Puzzitiello (Gold Coast Build. Assoc.)
Joni Brinkman (League of Cities)
Terrence Bailey (Florida Eng. Society)
Edward Tedtmann (Environmental Organization)
Frank Gulisano (PBC Board of Realtors)
Gary Rayman (Fl. Surveying & Mapping Society)
James Brake (Member at Large, Alt.)
Leo Plevy (Member at Large, Alt.)

Members Absent: 3

David Carpenter (District 2)
Barbara Katz (District 3)
Jerome Baumoehl (AIA)

County Staff Present:

Leonard W. Berger, Chief Assistant County Atty
Jon MacGillis, ASLA Zoning Director, Zoning
Mary Ann Kwok, AICP Chief Planner, Zoning
Barbara Pinkston, Principal Site Planner, Zoning
Rodney Swonger, Senior Planner, Zoning
William Cross, AICP, Principal Site Planner, Zoning
Monica Cantor, Senior Site Planner, Zoning
Lauren Dennis, Site Planner II, Zoning
Scott Rodriguez, Site Planner II, Zoning
Zona Case, Zoning Technician, Zoning
Erin Fitzhugh-Sita, AICP, Senior Planner, Planning

Vacancies: 3

(District 1)
(Assoc. General Contractors of America)
(Condominium/HOA Association)

2. Additions, Substitutions, and Deletions

Mr. Blackman noted that staff distributed an addendum to the agenda.

3. Motion to Adopt Agenda

Motion to adopt agenda, as amended, by Mr. Puzzitiello, seconded by Ms. Vinikoor. Motion passed (13-0).

4. Adoption of April 23, 2014 Minutes (Exhibit A)

Motion to adopt by Ms. Vinikoor, seconded by Mr. Puzzitiello. Motion passed, (13-0).

B. ULDC AMENDMENTS

1. Exhibit B – Northlake Boulevard Overlay Zone (NBOZ)

Mr. Cross explained the amendment provides additional time for property owners in Palm Beach County to comply with Design Guidelines for both landscape and signage, for consistency with other jurisdictions within the Northlake Boulevard Overlay Zone (NBOZ).

Motion to adopt by Mr. Puzzitiello, seconded by Mr. Brake. Motion passed (13-0).

2. Exhibit C – Residential Setback Exceptions and ZLL Encroachments

Mr. Cross explained the amendment will allow for minor encroachments of hurricane impact shutters and decorative architectural treatment in setbacks.

Motion by Ms. Vinikoor, seconded by Mr. Gulisano to approve with the possibility that lines 33 - 35 addressing impact shutters overhead clearance may be withdrawn. Motion passed (13-0).

3. Exhibit D – URAO/IRO Alternative Parking Lot Design Options

Mr. Cross explained optional standards that exist in the URAO related to parking lot design. The amendment will clarify options, retain flexibility and address scrivener's errors.

Motion by Mr. Brake, seconded by Studstill. Motion passed (13-0).

4. Exhibit E - Digital Fuel Price Signage

Mr. Cross thanked subcommittee participants and indicated that the draft incorporates recommendations from the subcommittee. He referenced revisions on the add/delete sheet

EXHIBIT A

PALM BEACH COUNTY
LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
LAND DEVELOPMENT REGULATIONS COMMISSION (LDRC)
(Updated 6-19-14)

Minutes of May 28, 2014 Meeting

to be incorporated in the amendment and explained that the primary purpose of the amendment is to respond to BCC direction as related to the County Fuel Price Signs Ordinance.

Several Board members inquired about the proposed amendments which include setback exemptions, electronic message signs location, the County Fuel Price Ordinance, and light intensity. Mr. Cross responded by indicating that existing time and temperature signs would not be in violation as they were previously exempted. Regarding fuel signage, this amendment recognizes that existing signs do not have to comply with Table 8.G.3.B, Setbacks, since only new sign technology will be used in the existing sign area. Mr. Cross also clarified that the add delete exempts fuel price, time and temperature signs from location requirement, except for residential, which requires a minimum setback of 100 feet. He also indicated that per County ordinance, cash and credit pricing shall be indicated. Regarding light intensity, he clarified that 30 watts is equivalent to 300 lumens which has been documented in numerous studies to be sufficiently bright in the daytime.

Mr. Bailey requested staff to correct the terminology "cuts" used in the draft from the manufactures catalog to "cut sheets". Additionally, he requested clarification on the size of Lake Worth Drainage District (LWDD) canal right-of-way (ROW), specifically the E-1 canal, as the current language requires 100-foot canal ROW to qualify for an increase in the letter height for fuel price signs. Mr. MacGillis suggested 80-foot canal ROW and that staff would check the typical canal ROW width in the LWDD.

Motion by Ms. Vinikoor to approve, as amended, including the revision of the ROW canal width, seconded by Mr. Bailey. Motion passed (13-0).

5. Exhibit F - SFWMD Accessory Radio Towers

Mr. Cross explained that County staff and South Florida Water Management District (SFWMD) staff coordinated to address telemetry tower facilities in the Glades area. Mr. Cross noted that one site south of Belle Glade that is located on State owned land has an existing 200 foot tower that will be replaced with a new self support tower.

Ms. Dadrian, representing the SFWMD, explained that the new self supported 300 foot structure is needed for operations around Lake Okeechobee and the Glades area, particularly to accommodate equipment and to manage various drainage and flood control systems. She clarified that the tower is strictly for SFWMD use only and would not be utilized for commercial purposes. Mr. MacGillis clarified that if the District utilizes the tower for commercial purposes that would be considered a change of use, making it subject to standards for Commercial Communication Towers based on the tower type.

The amendment will include correction to the use of "EPA" acronym to distinguish between the Everglades Protection Area and the Environmental Protection Area brought to staff's attention by Ms. Vinikoor. The acronym for the Everglades Protection Area will be "EvPA".

Motion by Ms. Brinkman, as amended, seconded by Mr. Puzzitiello. Motion passed (13-0).

6. Exhibit G - Outdoor Shooting Range

Mr. Rodriguez explained the use was previously reviewed as part of the Use Regulations Project and was presented to the LDRAB with Recreation in 2013. Proposed revisions to the use were made at that time. At the request of Palm Beach County Facilities Development and Operations (FDO) and the Florida Wildlife Commission (FWC), amendments have been rescheduled to the 2014-01 Round in anticipation of a proposed shooting range.

Ms. Vinikoor asked if staff could clarify or insert separation distance requirements for outdoor archery ranges. Staff agreed to research the topic further and consider an additional standard to clarify the separation distance.

Motion by Mr. Puzzitiello, seconded by Mr. Gulisano. Motion passed (13-0).

EXHIBIT A

**PALM BEACH COUNTY
LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
LAND DEVELOPMENT REGULATIONS COMMISSION (LDRC)**
(Updated 6-19-14)

Minutes of May 28, 2014 Meeting

7. Exhibit H - Art. 7, Landscaping

Ms. Pinkston explained that the amendment will allow for the use of a greater variety of plant material, and improve viability of the planted material, especially on residential lots.

Ms. Brinkman, questioned if the interior island landscape width in the Minimum Tier Requirements Table 7.C.3, was being relocated as the amendment showed that section to be deleted. Ms. Pinkston explained that the measurements were already located in the Code and having it in the Minimum Tier Requirements table was redundant.

Ms. Colleen Walter, representing Urban Kilday Design Studio, asked if staff could add "trees" to note number 5 related to planting. Ms. Pinkston agreed to add "trees" to the note.

Motion by Mr. Gulisano, as amended, seconded by Ms. Vinikoor. Motion passed (13-0).

8. Exhibit I - Privately Initiated Amendment (PIA) 2014-376 Bay Door Orientation

Ms. Dennis explained the amendment would allow bay doors to face residential properties meeting specific criteria. Ms. Dennis briefly described the exemptions that would apply and additional mitigation that would be required.

Motion by Mr. Brake, seconded by Mr. Knight. Motion passed (13-0).

9. Exhibit J - Inland Logistic Center

Mr. Blackman advised that Ms. Brinkman would be recusing herself from any discussions or vote on the Inland Logistics Center Exhibit, having provided a completed Voting Conflict Form 8B.

Mr. Cross described the general boundaries of the Glades Area Overlay (GAO), which generally encompasses the unincorporated areas located within the Urban Service Area of the Glades Tier and bordering Belle Glade, Pahokee, South Bay and Canal Point. A map of the Inland Logistics Center was also shown delineating the general location in-between South Bay and Belle Glade.

Mr. Cross explained that the parcel has an Industrial Land Use designation, and that the Planning Division recently presented related Comprehensive Plan amendments to the BCC. He clarified that the proposed amendments will apply to any project within the GAO, not just the ILC.

Mr. Tedtmann asked if the project would interfere with the flow-way from Lake Okeechobee to the Everglades. Ms. Colleen Walter, with Urban Design Kilday Studios, representing Florida Crystals, responded that a settlement agreement took place with several local and state environmental stakeholders, including Department of Environmental Protection (DEP), to address environmental concerns and to agree upon the location of the ILC.

Mr. Knight asked about the project moving forward in the event of a recession occurring. Ms. Walter explained that the project has a long development horizon and is potentially planned as a Planned Industrial Park (PIPD). Once the development is platted, development will commence.

Mr. MacGillis briefly explained the Type I waiver process that is beneficial to the project and said the Development Review Office (DRO) would approve a final subdivision plan after the master plan is approved by the Board of County Commissioners (BCC).

Motion by Mr. Puzzitiello, seconded by Mr. Brake. Motion passed (12-0).

C. CONVENE AS LDRC

1. Proof of Publication

Motion to approve by Mr. Puzzitiello, seconded by Ms. Vinikoor. Motion passed (13 - 0).

2. Consistency Determination

EXHIBIT A

**PALM BEACH COUNTY
LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
LAND DEVELOPMENT REGULATIONS COMMISSION (LDRC)**
(Updated 6-19-14)

Minutes of May 28, 2014 Meeting

Ms. Erin Fitzhugh-Sita stated that the proposed amendments, Agenda items B.1 through B.9 and the previously presented amendments, Exhibits K through Q are consistent with the Comprehensive Plan.

Ms. Brinkman clarified to the Board that she had also recused herself from item "P" (RVPD Real Estate Sales Office). Mr. Blackman noted

Motion to approve consistency determination by Ms. Vinikoor, seconded by Mr. Brake. The motion passed (12 - 0) for Exhibit P, and (13 - 0) for all other Exhibits.

D. ADJOURN AS LDRC AND RECONVENE AS LDRAB

E. PUBLIC COMMENTS

There were no public comments.

F. STAFF COMMENTS

1. Use Regulations Project Status

Ms. Cantor provided an update on the status of the Use Regulations Project and informed the Board the next Subcommittee meeting will be on June 18, 2014 to address Residential Uses.

Mr. Rodriguez provided a brief update on the recent meeting with Animal Care and Control (ACC), interested parties, commercial kennel business owners and Zoning staff regarding Commercial Kennels operating in residential zoning districts. The item will be part of the Commercial use classification. He noted that additional meetings will take place and they are open to the public.

2. June 25, 2014, Special LDRAB Meeting

Mr. Cross reiterated that the next LDRAB meeting in June will include amendments applicable to Minto West Development.

3. Architectural Elevation Subcommittee for Fall 2014

Ms. Cantor noted that per BCC direction, staff will establish an Architectural subcommittee to convene in September to review requirements for architectural elevations at the Zoning Commission. Mr. Knight, Mr. Bailey and Mr. Blackman volunteered to participate. Mr. Brake will be alternate.

Motion to approve participation of LDRAB members in subcommittee by Ms. Vinikoor, seconded by Mr. Brake. The motion passed (13 - 0).

Mr. Cross also advised that Mr. Richard Kozell had submitted his resignation from the Land Development Review Advisory Board.

G. ADJOURN

The Land Development Regulation Advisory Board meeting adjourned at 3:13 p.m.

Recorded tapes of all LDRAB meeting are kept on file in the Palm Beach County Zoning/Code Revision office and can be requested by contacting the Code Revision Section at (561) 233-5213.

Minutes drafted by: Scott Rodriguez

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Joni Brinkman, hereby disclose that on May 28, 20 14 :

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of Urban Design Kilday Studios, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Exhibit J - Inland Logistic Center Revisions

Exhibit P - RVPD Real Estate Sales Office

Our company recently processed a RVPD application and

although the item is County initiated, our firm has been coordinating with

staff in regard to the item. Our company is also assisting the property owner in regard to the Inland Logistic Center revisions.

5-28-18

Date Filed

Joni Brinkman
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

EXHIBIT B

INLAND LOGISTICS CENTER
SUMMARY OF AMENDMENTS
(Updated 06/20/14)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18

Part 1. ULDC Art. 3.B.4, Glades Area Overlay (GAO) (page 24 of 229), is hereby amended as follows:

<p>Reason for amendments: [PZ&B] The following revisions to allow additional Type I Waivers are in addition to those previously presented to the LDRAB on May 28, 2014:</p> <ol style="list-style-type: none"> 1. The ULDC establishes minimum and maximum range of parking for Planned Development Districts, also allowing industrial uses to utilize the minimum parking requirements for individual uses. Proposed Waivers would allow additional flexibility (25 percent) for minimum or maximum required industrial parking as needed to accommodate desirable job generating tenants having smaller or larger workforce needs not currently anticipated in County parking standards. 2. Allow reductions or elimination of minimum 10 percent side or rear parking spaces for industrial uses. The intent of this Code provision is typically used to address pedestrian walking distances from vehicle parking areas for larger commercial centers that have large numbers of parking spaces. The Waiver accommodates industrial uses that either have limited public or employee access points, special security requirements, or where side and rear facades are primarily utilized for bay door or other transportation related logistics parking or access. 3. Allow for larger encroachment of utility easements into landscape buffers (e.g. overlap) where unknown future technology requirements may exceed previously anticipated utility needs.

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>

U:\Zoning\CODEREV\2014\LDRAB\Meetings\6-25-14 Special Meeting\4 Final Packet\Exh. B - Inland Logistics Center.docx

Notes:

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

EXHIBIT C

AGRICULTURAL ENCLAVE OVERLAY (AGEO)
SUMMARY OF AMENDMENTS
(Updated 6-20-14)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40

ARTICLE 1 - GENERAL PROVISIONS

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

Reason for amendments: [Planning, Zoning & Building]
1. Requirements related to the Allocation Plan, including Transects, Implementing Principles and Density or Intensity, and Village Center, are being removed from the ULDC.
2. These provisions will be retained within the Comprehensive Plan and implemented by Planning staff through the required Agricultural Enclave (AGE) Future Land Use Atlas (FLUA) Conceptual Plan.
3. The Allocation Plan was originally developed as an alternative to a singular Traditional Town Development (TTD) Rezoning. Combining Overlay standards, existing TTD Master Plan requirements, and the FLUA Conceptual Plan simplifies the development review process.

CHAPTER I DEFINITIONS & ACRONYMS

Section 2 Definitions

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

....
63. Allocation Plan, AGE for the purposes of Art. 3, an AGE Allocation Plan means a graphic and informational representation of an AGE FLU amendment Conceptual Plan, used to verify compliance with transect zone acreage, density and intensity requirements. 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. [Ord. 2010-022]

[Renumber accordingly.]

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

17. Village Center, AGE for the purposes of Art. 3, an AGE Village Center means a TMD or TND Neighborhood Center. [Ord. 2010-022]

[Renumber accordingly.]

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

Reason for amendments: [Planning, Zoning & Building] See Reason 1.

CHAPTER I DEFINITIONS & ACRONYMS

Section 3 Abbreviations and Acronyms

....
AGE Agricultural Enclave [Ord. 2010-022]
AGEO Agricultural Enclave Overlay [Ord. 2010-022]
....
VC Village Center [Ord. 2010-022]
....

(This space intentionally left blank)

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

EXHIBIT C

AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS (Updated 6-20-14)

ARTICLE 2 – DEVELOPMENT REVIEW PROCEDURES

Part 3. ULDC Art. 2.A.1.G.3.h.3, Agricultural Enclave Allocation Plan [Related to Other Types of Plans] (page 16 of 88), is hereby amended as follows:

Reason for amendments: [Planning, Zoning & Building] See Reason 1.

CHAPTER A GENERAL

Section 1 Applicability

G. Application Procedures

3. Plan Requirements

h. Other Types of Plans

3) Agricultural Enclave Allocation Plan

~~The AGE Allocation Plan shall be required for any Development Order application for a rezoning, requested or conditional use within an AGE, including any related Development Order amendments, but excluding any exempted agricultural uses. Approval of an Allocation Plan by the BCC shall be binding upon the landowners subject to the Development Order, their successors and assignees. All other required Plans, excluding exempted agricultural uses, shall be consistent with the 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 within an AGE and shall be consistent with the Conceptual Plan and New Urbanism Guiding Principles adopted with a Site Specific AGE FLU amendment. [Ord. 2010-022]~~

a) AGE Preliminary Allocation Plan

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

b) AGE Final Allocation Plan

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

(This space intentionally left blank.)

Notes:

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

EXHIBIT C

AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS (Updated 6-20-14)

ARTICLE 3 – OVERLAYS AND ZONING DISTRICTS

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

Reason for amendments: [Planning, Zoning & Building]

1. Revisions required recognizing deletion of Allocation Plan. The Traditional Town Development (TTD) is shown as consistent with the Agricultural Enclave (AGE) future land use (FLU) designation A TTD allows for the deleted districts to be developed as Pods, rather than separate Zoning districts.
2. Reference to Village Center is no longer applicable, as the AGE Future Land Use Atlas (FLUA) Conceptual Plan will delineate where TMD and MUPD Pods are permitted.
3. Additional note added to reference Traditional Town Development (TTD) Table 3.F.5.D which creates vehicle to allow for TND, TMD, MUPD and PUD “Pods” within a larger TTD approval, to help improve understanding of how a TTD functions.

CHAPTER A GENERAL

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

C. Planned Development Districts (PDDs)

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

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.

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

	AGE	AGR	RR	LR1	LR2	LR3	MR5	HR8	HR12	HR18	MLU	EDC
TND	√ (1)			√	√	√	√	√	√	√	√
TTD	√ (+)			√	√	√	√	√	√	√	√	
	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.

This space intentionally left blank.

Notes:

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

EXHIBIT C

AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS

(Updated 6-20-14)

1
2 Part 5. ULDC Art. 3.B, Overlays & Zoning Districts (pages 111 – 115 of 229), is hereby
3 amended as follows:
4

Reason for amendments: [Planning, Zoning, & Building]

1. As outlined in Reason 1, references to an Allocation Plan and related details are being deleted from the ULDC and will be addressed by County Planning Division staff through the Agricultural Enclave (AGE) Future Land Use Atlas (FLUA) Conceptual Plan. In summary, Future Land Use Element (FLUE) Policies 2.2.5-d. through i, establishes the requirements that an AGE FLUA amendment include a Conceptual Plan and Implementing Principles that demonstrate compliance with F.S. 163.3162(4), by establishing the mix of land uses, range of densities and intensities, location and minimum/maximum acreages for Transects and other binding standards.
2. Consolidate references to Urban/Suburban (U/S) Tier previously established in Ord. 2010-022 under "Applicability" to improve ease of use and better reflect F.S. and Plan requirements for an agricultural enclave.

5 **CHAPTER B OVERLAYS**

6 **Section 17 Agricultural Enclave Overlay (AGEO)**

7 **A. Purpose and Intent**

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

18 **BC. Applicability**

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

22 **1. Tier Requirements**

23 The Urban/Suburban Tier Requirements of the ULDC shall apply within the Urban and
24 Suburban Transects, unless stated otherwise.

25 **CB. Boundaries**

26 The boundaries of ~~the an~~ AGEO shall be consistent with a an AGE ~~Site Specific~~ FLUA
27 amendment. [Ord. 2010-022]
28

29 **Reason for amendments:** [Planning, Zoning, & Building] Clarify requirements to incorporate AGE FLUA
30 Conceptual Plan into all applicable Zoning Plans.

31 **D. Development Review Procedures**

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

35 **1. Master Plan and Regulating Plan**

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

- 38 a. The location and boundaries of the transect zones;
- 39 b. Allocation and range of density and intensity;
- 40 c. General location of all civic sites and a summary chart for required or additional civic
41 acreages;
- 42 d. General location of existing or proposed arterials, thoroughfares and collector streets,
43 and access points for each Pod; and,
- 44 e. Any applicable Implementing Principles.

45 **2. Final Site or Subdivision Plan**

46 A FSP or FSBP for a TND, PUD, TMD, MUPD or Requested Use, shall include graphic and
47 tabular details as required above for Master Plans and Regulating Plans.
48
49

Notes:

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

EXHIBIT C

AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS

(Updated 6-20-14)

1 **Reason for amendments:** [Planning, Zoning, & Building]

1. Revised for consistency with proposed amendments Comprehensive Plan Policies allowing for additional uses within an Employment Center of an Agricultural Enclave.
2. Relocate and consolidate previously established AGEO provisions allowing for continuation of agricultural activities and development of governmental uses.
3. Recognize FLUE requirements for an AGE Natural Transect, and that any permitted uses and related development will be established within the AGE FLUA Conceptual Plan.

2
3 **E. Use Regulations and Standards**

4 **1. AGE FLUA Conceptual Plan Transects**

5 **a. Urban and Suburban Transects**

6 All uses within the Urban or Suburban Transects shall be located within and in
7 accordance with the standards applicable to a TMD, TND, MUPD or PUD Pod, as
8 designed on the Master Plan, unless stated otherwise herein or in the AGE FLUA
9 Conceptual Plan.

10 **b. Natural Transect Uses and Standards**

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

13 **2. Economic Development Center (EDC)**

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

17 **3. Agricultural Uses**

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

21 **4. Government and Civic Uses**

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

26
27 **D. Allocation Plan Requirements**

28 ~~Any application for a Development Order for a rezoning, conditional or requested use approval, or~~
29 ~~Development Order Amendment, within an AGEO shall be consistent with an AGE Site Specific~~
30 ~~FLU amendment Conceptual Plan. The Conceptual Plan shall govern future development. Any~~
31 ~~interpretation of the Conceptual Plan shall be made by the Planning Director. The first applicant~~
32 ~~for a Development Order subject to the AGEO shall prepare the Allocation Plan in a form~~
33 ~~established by the Zoning Director. Subsequent submittals shall include all previous approvals~~
34 ~~and any concurrent applications. The AGE Allocation Plan shall include the following to ensure~~
35 ~~compliance with an AGE Site Specific FLU Amendment. [Ord. 2010-022]~~

- 36 ~~1. The location and boundaries of the Natural, Rural and Suburban Transects;~~
- 37 ~~2. An allocation chart delineating the percentages of Transect Zone acreages, range of density~~
38 ~~and intensity for the overall AGE and each Development Order for: a rezoning, conditional or~~
39 ~~requested use, or DOA; [Ord. 2010-022]~~
- 40 ~~3. General location of all civic sites and a summary chart for required or additional civic~~
41 ~~acreages; [Ord. 2010-022]~~
- 42 ~~4. General location of existing or proposed arterials, thoroughfares and collector streets; [Ord.~~
43 ~~2010-022]~~
- 44 ~~5. Location and description of any remnant parcels located within the overall boundaries of the~~
45 ~~AGE not included in the Site Specific FLU amendment; [Ord. 2010-022]~~
- 46 ~~6. The following information shall be required for individual Development Orders for rezoning,~~
47 ~~conditional or requested uses, or DOAs, as applicable: [Ord. 2010-022]~~
 - 48 ~~a. Density or intensity; [Ord. 2010-022]~~
 - 49 ~~b. Location of all internal and external access points; [Ord. 2010-022]~~
 - 50 ~~c. Identification of Suburban Transect Sub-zones. [Ord. 2010-022]~~
 - 51 ~~d. Identification of Natural Transect areas approved as part of an Interconnected System.~~
52 ~~[Ord. 2010-022]~~

53 **E. AGE Transects**

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

Notes:

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

EXHIBIT C

AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS (Updated 6-20-14)

1
2
3
4
5
6
7
8

1. Density and Intensity

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

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			4 units/acre (4)	-	(3)	
Village Center	-	40%				

~~[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.~~

9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36

2. Natural Transect

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

a. Interconnected System

~~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]~~

This space intentionally left blank.

Notes:

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

EXHIBIT C

AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS (Updated 6-20-14)

1

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)
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.	

2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42

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]**

d. Village Centers

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

4. Sub-urban Transect

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

a. Development Pattern

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

b. Sub-Zones

Notes:

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

EXHIBIT C

AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS (Updated 6-20-14)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63

1) Neighborhood Edge Zone

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

2) Neighborhood General Zone

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

3) Neighborhood Center Zone

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

a) Village Center

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

5. Design Standards

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

a. Neighborhood Design

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

b. Internal Street Network

1) General

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

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

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

c. Recreation

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

d. Storm-water Management

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

e. Compatibility Buffers

~~Compatibility buffers shall not be required between PUDs or TDDs within the AGEO. [Ord. 2010-022]~~

f. Required Civic Location

~~Minimum civic area required for PUDs or TDDs may be relocated outside of the boundaries of a specific Development Order to central areas within the AGE where designated on the AGE Conceptual Plan and approved by the BCC. [Ord. 2010-022]~~

This space intentionally left blank.

Notes:

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

EXHIBIT C

AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS

(Updated 6-20-14)

1

Reason for amendments: [Planning, Zoning & Building]

1. Establish additional standards for a Traditional Town Development (TTD) to recognize the special requirements of an Agricultural Enclave.
2. Relocate existing standards that recognize that minimum civic area required for individual development Pods may be consolidated to better address public facilities such as fire stations or parks, that may be required to serve future residents.
3. Establish that Rural standards for Collectors shall be used for any Planned or Non-planned Collector roads within an AGE TTD, while also prohibiting them within individual TMD or TND pods which are required to establish a pedestrian friendly street network.

2

3

F. Traditional Town Development (TTD) Exceptions

Exceptions from the requirements of Art. 3.F, Traditional Development Districts (TDDs) may be permitted or required for an AGE TTD, in accordance with the following:

5

6

1. Required Civic Locations

Minimum civic area required for PUDs or TDDs may be relocated outside of the boundaries of a specific Pod to central areas within the AGE where designated on the AGE Conceptual Plan. [Ord. 2010-022]

8

9

2. Traditional Neighborhood Center (TND) Land Use Mix

An AGE TND shall comply with Table 3.F.3.C, TND Land Use Mix, except that the maximum percentage permitted for single family homes may be increased to 100 percent, and the minimum multi-family or townhouse requirement may be reduced to zero, if consistent with the AGE FLUA Conceptual Plan.

10

11

12

13

14

3. Rural Collector Street Standards

Collector streets providing connectivity between TNDs, PUDs and Arterials or other streets outside of the AGE TTD, shall apply the Plan and Non-Plan Roadway Collector Standards for the Rural Tier as indicated in Table 3.F.2.A, TDD Street Design Standards by Tier (and related Figures), subject to the following:

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

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:

39

40

41

Reason for amendments: [Planning, Zoning & Building] No longer required with deletion of Allocation Plan option. Similar language established within Agricultural Enclave Overlay (AGEO) to address need to recognize existing agricultural uses within an AGE Traditional Town Development.

42

CHAPTER C STANDARD DISTRICTS

43

Section 1 General

44

C. Residential Districts

45

1. AR, Agriculture Residential District

46

....

47

d. Agricultural Enclave (AGE)

48

~~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.~~

49

50

51

52

Notes:

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

EXHIBIT C

AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS

(Updated 6-20-14)

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

3 Reason for amendments: [PZ&B] Simplify reference to Agricultural Enclave (AGE) Future Land Use
Atlatst (FLUA) Conceptual Plan.

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

Reason for amendments: [PZ&B] These standards are no longer necessary with the deletion of the
Allocation Plan option.

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

Reason for amendments: [Planning, Zoning and Building] Traditional Town Development (TTD) Table
3.F.5.D establishes that a TND, TMD, MUPD or PUD is permitted as a Pod within where designated on a
TTD Master Plan. This amendment re-affirms that approval of a Preliminary Site Plan is still required for
a TMD, MUPD or Requested use, for consistency with Art. 2.A.1.G.3.e.1), Preliminary Site Plan.

31 CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

32 Section 1 General Provisions for TDDs

33 C. Review and Approval Process

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

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

37 The BCC may approve a Preliminary Master Plan for a TTD, including TMD, MUPD, TND
38 and PUD Pods, and Requested Uses, without concurrent submittal of Preliminary Site Plans
39 or Subdivision Plans. The BCC shall approve a Preliminary Site Plan for a TMD, MUPD and
40 any Requested Uses prior to Final Site Plan approval. Preliminary Site Plan or Subdivision

Notes:

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

EXHIBIT C

AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS (Updated 6-20-14)

Plan approval shall not be required for a TND or PUD Pod, unless the applicant is requested Waivers or other standard requiring BCC approval.

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

Reason for amendments: [Planning, Zoning and Building]

- Reference term “pod” as to acknowledge Traditional Town Development (TTD) Table 3.F.5.D which establishes “Land Use Allocations” by designating TMD, TND, PUD or MUPD “Pods” within a TTD.
- A hotel is not currently permitted within a Traditional Marketplace Development (TMD); however, this would be an acceptable use within a TMD.

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

Section 1 General Provisions for TDDs

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

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.											

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

Reason for amendments: [Planning, Zoning and Building]

- Since the adoption of the original block standards for Traditional Development Districts (TDDs) the County has added perimeter block standards to other similar form based walkable development standards. This allows for greater design flexibility and provides for simpler method of determining compliance with required block standards.
- Establish average and maximum block perimeters consistent with industry trends and numerous publications on the subject, while retaining a minimum block perimeter to ensure that each block establishes a minimum functionality within the overall block structure.
- Retain and expand existing minimum block face standards to address perimeter lots that may back up to drainage/lake tracts, streets outside of the development or Pod, or other open space amenity. This ensures that pedestrian network requirements are addressed while allowing for increased design flexibility.

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

Section 2 General Standards

A. Applicability
1. Streets, Sidewalks, and Alleys

Notes:

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

EXHIBIT C

AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS (Updated 6-20-14)

b. Block Structure

To ensure compact, contiguous development and to facilitate connectivity and pedestrian accessibility, the layout of streets and alleys shall conform to the following standards.

1) ~~Minimum Length of a Block~~

~~160 feet~~

2) ~~Maximum Length of a Block~~

~~660 feet. Up to 750 feet with pedestrian pass thru. [Ord. 2005-002]~~

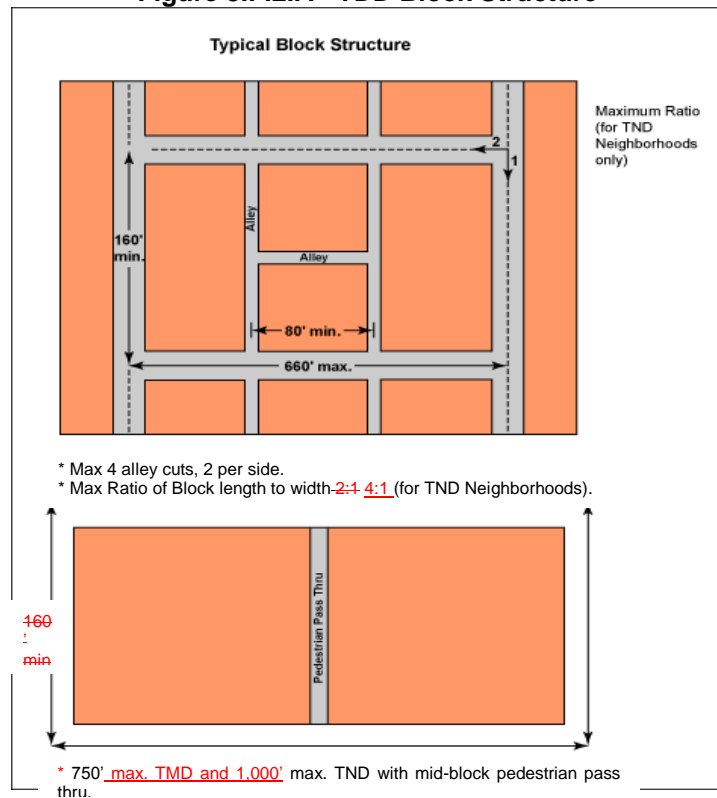
Table 3.F.2.A - Block Dimension Requirements

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

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.

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



[Ord. 2005-002]

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:

- Reason for amendments:** [Planning, Zoning and Building]
1. Correct glitch in Table 3.F.2.A from TTD to TDD, as properly noted immediately above in Art. 3.F.2.A.1.c), Street Design.
 2. Recognize that required 15 foot sidewalk pathways (one per side of street) is considered to be

Notes:

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

EXHIBIT C

AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS

(Updated 6-20-14)

located within the R-O-W.

1 **CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)**

2 **Section 2 General Standards**

3 **A. Applicability**

4 **1. Streets, Sidewalks, and Alleys**

5 **c. Streets**

6 **1) Street Design**

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

Table 3.F.2.A - ~~TTD~~ **IDD** 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]									

10
11
12 **Part 13. ULDC Art. 3.F.2.A.1.f.2)a), Street Lighting [Related to Traditional Development**
13 **Districts] (pages 204-205 of 229), is hereby amended as follows:**

14 **Reason for amendments:** [Planning, Zoning and Building]

1. Apply Rural and Exurban standards for shielded street lighting to an Agricultural Enclave.
2. Clarify standards for "shielded" street lights to be consistent with similar requirements in Art. 5 for Outdoor Lighting.

15 **CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)**

16 **Section 2 General Standards**

17 **A. Applicability**

18 **1. Streets, Sidewalks, and Alleys**

19 **f. Utilities and Lighting**

20 **2) Lighting**

21 **a) Street Lighting**

22 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
23 Lighting Standards. A minimum of one light fixture shall be located at every
24 crosswalk.

25 **(1) Exurban-Rural Tiers**

26 (a) Lights are optional for residential streets.

27 (b) All lights must be fully shielded utilizing full cut off luminaries per the
28 Illuminating Engineer Society of North America (IESNA) definition for full
29

Notes:

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

EXHIBIT C

AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS

(Updated 6-20-14)

cutoff which allows for zero percent of lumens above 90 degrees from nadir.

(2) AGEO

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

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:

Reason for amendments: [Planning, Zoning, & Building] Reduce minimum street trees required to allow for greater flexibility in accommodating sidewalks, utilities, street crossings and other similar features associated with more dense small lot neighborhoods and urban environments anticipated within traditional forms of development. Ratio for palm tree option when adjacent to covered walkways has been retained at the original one per 30 foot ratio, as palms do not provide the same level of shade or streetscape at maturity.

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

Section 2 General Standards

A. Applicability

4. Landscaping and Buffering

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.

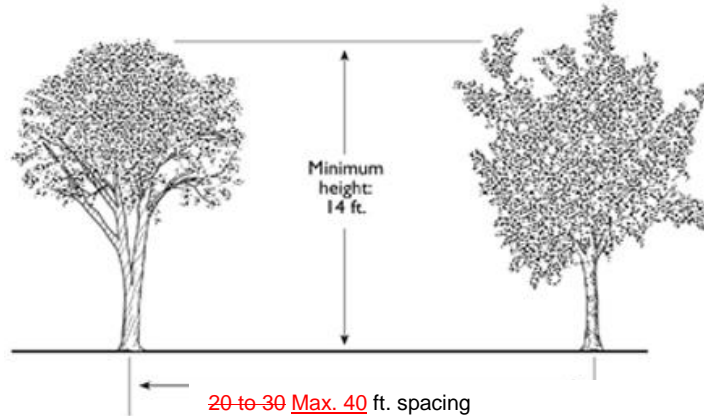
3) Minimum Diameter

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:

Reason for amendments: [Planning, Zoning, & Building] Recognize that there other forms of non-vehicular transportation that are desirable within a Traditional Neighborhood Development;

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

Section 3 Traditional Neighborhood Development (TND)

Notes:

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

EXHIBIT C

AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS

(Updated 6-20-14)

1 **A. Specific Purposes**

2 The purpose of the TND district is to:

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

7

8

9

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

12

Reason for amendments: [Planning, Zoning, & Building] Exception for Agricultural Enclave (AGE) TND is no longer applicable with deletion of the Allocation Plan option.

13 **CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)**

14 **Section 3. Traditional Neighborhood Development (TND)**

15 **C. Thresholds**

16 A TND shall comply with [Table 3.A.3.D, TDD Corresponding Land Use](#), and the following: **[Ord.**
17 **2006-004]**

18

19 **3. Minimum Development Threshold**

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

22

23

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

27

Reason for amendments: [Planning, Zoning, & Building] As noted in similar amendments several years back for Traditional Marketplace Development, originally proposed minimum seating requirements are excessive.

28 **CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)**

29 **Section 3. Traditional Neighborhood Development (TND)**

30 **E. Land Use Zones**

31 **4. Neighborhood Square**

32 **b. Neighborhood Parks**

33 **6) Required Amenities**

34 Neighborhood squares shall include street furniture for outdoor seating and other
35 amenities such as gazebos, fountains, statuary, flag poles, kiosks, and benches. At
36 least one lineal foot of seating area shall be provided for each ~~30~~100 square feet of
37 park area. Seating area may include wooden benches, seating walls, and retaining
38 walls where the seating area is between 16 inches and 30 inches above grade.

39

40

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

43

Reason for amendments: [Planning, Zoning, & Building] Allow for increase in garage size for front load garages subject to desirable architectural embellishment of requiring a porte cochere to screen the garage and improve the front façade appearance, and limitation on width of driveway to mitigate impacts to streetscape.

44 **CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)**

45 **Section 3. Traditional Neighborhood Development (TND)**

46 **E. Land Use Zones**

47 **5. Residential Uses**

Notes:

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

EXHIBIT C

AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS

(Updated 6-20-14)

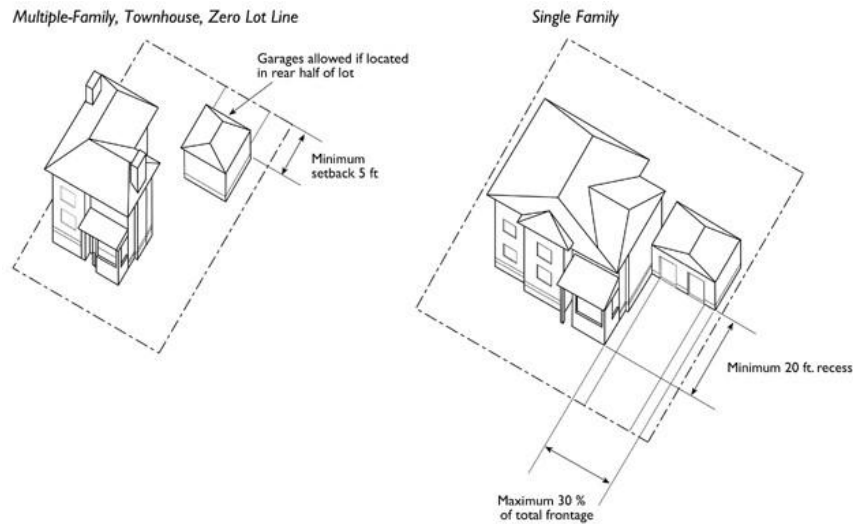
1
2
3
4
5

....

e. Garages

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

Figure 3.F.3.E - TND Garages



6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21

1) Exception for Single family or ZLL

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

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

Reason for amendments: [Planning, Zoning, & Building]

1. Allow for alternative means of achieving requirement for a raised front porch, and by default minimum 1st floor living area, to recognize alternative building forms other than traditional homes with front steps, allow for improved ADA compliance and accessibility, among others.
2. Allow for encroachment of porches and porta cochere's within a front setback space permitting. Minimum build to standards are established to encourage improved natural surveillance of the streetscape, improving overall neighborhood safety, while having equally beneficial results on neighborhood interaction.

22 CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

23 Section 3. Traditional Neighborhood Development (TND)

24 E. Land Use Zones

25 5. Residential Uses

26 g. Porches

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

30 1) Size

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

32 2) Enclosure

Notes:

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

EXHIBIT C

AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS

(Updated 6-20-14)

Porches shall comply with the definition of TND, porch in Art. 1.1, Zoning Definitions and Acronyms.

3) Setback Encroachment

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

h. Balconies and Patios

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

1) Setback Encroachment

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

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

Reason for amendments: [Planning, Zoning, & Building]

1. Delete requirement for minimum or maximum multi-family lot size, similar to standards for the Multi-family residential Zoning district. Maximum lot size will be regulated by maximum block perimeter permitted within a TND.
2. Clarify that rear load garages fronting on an alley shall be setback a minimum of 5 feet.

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>	<u>5 ft. min. for a garage accessible from an alley.</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.

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

Reason for amendments: [Planning, Zoning & Building] Allow for any required mixed uses to be vertically or horizontally integrated to provide greater flexibility in uses within non-residential and recognize that separate multi-family or Townhouse homes can be used to achieve required integration of uses.

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDs)

Section 4. Traditional Marketplace Development (TMD)

Notes:

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

EXHIBIT C

AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS

(Updated 6-20-14)

ARTICLE 5 – SUPPLEMENTARY STANDARDS

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

Reason for amendments: [Current language is no longer applicable and requires deletion to be consistent with changes to Article 3.]

CHAPTER A GENERAL

Section 1 Purpose and Intent

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

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:

Reason for amendments: [Current language is no longer applicable and requires deletion to be consistent with changes to Article 3.]

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:

Reason for amendments: [Language no longer applicable due to TTD rezoning.]

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

Notes:

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

EXHIBIT C

AGRICULTURAL ENCLAVE OVERLAY (AGEO) SUMMARY OF AMENDMENTS (Updated 6-20-14)

1 **B. Applicability**

2 ~~1. General~~

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

6 ~~2. AG Enclave (AGE)~~

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

15

ARTICLE 7 - LANDSCAPING

17 Part 27. ULDC Table 7.C.3, Minimum Tier Requirements (pages 15 - 16 of 50), is hereby
18 amended as follows:

19

Reason for amendments: [The subject language is no longer applicable.]

20 **CHAPTER C MGTS TIER COMPLIANCE**

21 **Section 3 Exurban and Rural Tiers**

22 The Exurban and Rural Tiers primarily consist of larger residential lots and require the use of more
23 informal design patterns that incorporate reduced impervious areas; preservation of native vegetation,
24 lakes and other similar open space areas; and, more naturalistic landscaped areas. Non-residential uses
25 shall also provide for the increased use of landscape materials in perimeter buffers, parking areas and
26 building foundation plantings; dispersed parking with additional screening from adjacent roadways and
27 residential uses; and, compliance with rural architectural design guidelines where applicable. **[Ord. 2009-**
28 **040]**

30 **A. Agricultural Enclaves (AGE) Exemption**

31 ~~The landscaping standards for the U/S Tier may be applied to AGE Suburban Transect Village~~
32 ~~Centers, Neighborhood Center and General Sub-zones. **[Ord. 2010-022]**~~

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:			
...			
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]			

This space intentionally left blank.

Notes:

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

EXHIBIT C

AGRICULTURAL ENCLAVE OVERLAY (AGEO)
SUMMARY OF AMENDMENTS
(Updated 6-20-14)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

ARTICLE 8 - SIGNAGE

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

Reason for amendments: [Existing language no longer applicable.]

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

Table with 4 columns: U/S Tier (3), AGR Tier, Exurban, Rural, and Glades Tiers(3). Includes notes section with text: 3. Development within the Suburban Transect Zone of an AGE may apply the U/S Tier standards. [Ord. 2010-022]

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

Table with 4 columns: U/S Tier (4), AG-R Tier, Exurban, Rural, and Glades Tiers (4). Includes notes section with text: 4. Development within the Suburban Transect Zone of an AGE may apply the U/S Tier standards.

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