

EXHIBIT K

PIPD/OUTDOOR ENTERTAINMENT [AKA SURF RANCH FLORIDA] SUMMARY OF AMENDMENTS (Updated 5/8/17)

1 **Reason for amendments:** To allow for Entertainment, Outdoor use to be permitted in PIPD - SEE JUSTIFICATION STATEMENT

2
3 **Part 1. ULDC Art. 3.E.5, Planned Industrial Park Development, (page 166 and 168 of 218, is**
4 **hereby amended as follows:**
5

6 **Reason for amendments:** To add cross reference consistent with changes to the Entertainment
7 Outdoor Use approval process in Article 4 and make clear the use would be permitted in industrial pods.

ARTICLE 3 OVERLAYS & ZONING DISTRICTS

CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)

Section 5 Planned Industrial Park Development (PIPD)

A. General

1. Purpose and Intent

12 The purpose of the PIPD district is to create an industrial development alternative, which
13 provides employment opportunities for industries, manufacturing, research and development
14 and encourages internal trip capture by offering support uses. The intent of a PIPD is to
15 promote creative design approaches to community planning and site design for planned
16 industrial developments. Support uses, such as hotels, offices, commercial, institutional, and
17 residential are intended to serve the PIPD workforce and residential **populations, unless**
18 **approved via the exception approval outlined in 4.B.3.C.4.. [Ord. 2004-040] [Ord. 2014-025]**
19

E. Pods

1. Industrial Pods

22 An industrial pod is intended to provide areas for light and general industrial uses, and
23 accessory uses **unless approved via the exception approval outlined in 4.B.3.C.4. [Ord. 2004-**
24 **040]**
25

26 **Part 2. ULDC Art. 4.B.3.C.4, Outdoor Entertainment (page 67 of 204), is hereby amended as**
27 **follows:**
28

29 **Reason for amendments:** See Applicant's Justification Statement.

ARTICLE 4 USE REGULATIONS

CHAPTER B USE CLASSIFICATION

Section 3 Recreation Uses

C. Definitions and Supplementary Use Standards for Specific Uses

4. Entertainment, Outdoor

a. Definition

36 An establishment offering recreational opportunities or games of skill to the general public
37 where any portion of the activity takes place in the open for a fee, excluding golf courses
38 and public parks.

b. Typical Uses

40 Typical uses include athletic fields, batting cages, golf driving ranges, water skiing facilities,
41 tennis courts, go-cart tracks, miniature golf courses, paintball fields, jet skiing, and wind
42 surfing.

c. **Approval Process – PIPD Exception**

44 **An Entertainment Outdoor use that serves to promote economic benefits, such as**
45 **enhanced tourism, job creation, and an amenity for business recruitment, and which**
46 **provides for national recognition as a unique recreational facility, not otherwise allowed in**
47 **a PIPD subject to Class A Conditional Use approval, and the following:**

1) Economic Development Consideration

49 **Notice is required to be provided to the Business Development Board of the Class A**
50 **Conditional Use application for the Board to provide input for consideration during the**
51 **approval process.**

2) Maximum Percentage

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:]**.
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The land area associated with the use shall not exceed four percent (4%) of the total land area of the PIPD

3) Additional Residential Setbacks

The setback from Residential District or Use in Table 4.B.3.C. shall be increased to 1,000 feet for uses greater than five acres in size.

4) Access Applicability

The Access requirement to a Collector or Arterial Street may be met via access to the Use Zone where the use is located.

5) PIPD Workers/Residents Exception

Entertainment Outdoor uses approved under this exemption shall not be limited to serving only the needs of the PIPD workforce or residential population.

de. Location

Access to an Outdoor Entertainment use shall be from a Collector or Arterial Street.

ed. Setbacks

No building, structure, trailer, vehicle, mechanical device, or outdoor area shall be located closer to the property line than as follows:

Table 4.B.3.C – Outdoor Entertainment Setbacks

Adjacent Use	Minimum Setback
Non-residential and streets	50 feet
Residential District or Use	100 feet

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Outdoor Entertainment [aka Surf Ranch Florida].docx

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