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3
4 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH
5 COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE
6 03-067, AS AMENDED, AS FOLLOWS: **ARTICLE 1 – GENERAL PROVISIONS**; CHAPTER E,
7 PRIOR APPROVALS; CHAPTER I, DEFINITIONS AND ACRONYMS; **ARTICLE 2 –**
8 **DEVELOPMENT REVIEW PROCEDURES**; CHAPTER A, GENERAL; CHAPTER B, PUBLIC
9 HEARING PROCESS; CHAPTER D, ADMINISTRATIVE PROCESS; **ARTICLE 3 – OVERLAYS**
10 **AND ZONING DISTRICTS**; CHAPTER A, GENERAL; CHAPTER B, OVERLAYS; CHAPTER C,
11 STANDARD DISTRICTS; CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDS);
12 CHAPTER F, TRADITIONAL DEVELOPMENT DISTRICTS (TDDS); **ARTICLE 4 – USE**
13 **REGULATIONS**; CHAPTER A, USE CLASSIFICATION; CHAPTER B, SUPPLEMENTARY USE
14 STANDARDS, WHICH INCLUDES AN EXTENSION TO THE MORATORIUM UPON
15 ACCEPTANCE OF ZONING APPLICATIONS AND REQUESTS FOR ZONING APPROVAL
16 FOR PAIN MANAGEMENT CLINICS; **ARTICLE 5 - SUPPLEMENTARY STANDARDS**;
17 CHAPTER B, ACCESSORY AND TEMPORARY USES; CHAPTER C, DESIGN STANDARDS;
18 CHAPTER D, PARKS & RECREATION – RULES AND RECREATION STANDARDS; CHAPTER
19 G, DENSITY BONUS PROGRAMS; **ARTICLE 6 – PARKING**; CHAPTER A, PARKING;
20 **ARTICLE 7 – LANDSCAPING**; CHAPTER C, MGTS TIER COMPLIANCE; **ARTICLE 11 –**
21 **SUBDIVISION, PLATTING AND REQUIRED IMPROVEMENTS**; CHAPTER A, GENERAL
22 REQUIREMENTS; CHAPTER E, REQUIRED IMPROVEMENTS; CHAPTER F, VARIANCES;
23 **ARTICLE 12 – TRAFFIC PERFORMANCE STANDARDS**; CHAPTER H, CONSTRAINED
24 FACILITIES; **ARTICLE 14 – ENVIRONMENTAL STANDARDS**; CHAPTER A, SEA TURTLE
25 PROTECTION AND SAND PRESERVATION; **ARTICLE 17 – DECISION MAKING BODIES**;
26 CHAPTER C, APPOINTED BODIES; PROVIDING FOR: REPEAL OF LAWS IN CONFLICT;
27 SEVERABILITY; A SAVINGS CLAUSE; INTERPRETATION OF CAPTIONS; INCLUSION IN
28 THE UNIFIED LAND DEVELOPMENT CODE; AND, AN EFFECTIVE DATE.
29

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

33 **WHEREAS**, pursuant to this statute the Palm Beach County Board of County
34 Commissioners (BCC) adopted the Unified Land Development Code (ULDC), Ordinance 2003-
35 067, as amended from time to time; and

36 **WHEREAS**, the BCC desires to further amend the ULDC, based upon public participation
37 and advice from the Palm Beach County Land Development Regulation Advisory Board; and

38 **WHEREAS**, based upon the specific findings set forth in Palm Beach County Ordinance
39 2010-009, the Board of County Commissioners imposed a moratorium upon acceptance of
40 zoning applications and applicable requests for zoning approvals for pain management clinics
41 effective April 2, 2010; and

42 **WHEREAS**, despite the efforts of the Florida Legislature to address the problem, the
43 primary and secondary effects of pain management clinics continue to negatively impact Palm
44 Beach County; and

45 **WHEREAS**, the Board of County Commissioners desire to extend the moratorium to
46 provide the opportunity to work with the Palm Beach County Multi-Jurisdictional Issues Forum to
47 develop local regulations to address the proliferation of Pain Management Clinics; and

48 **WHEREAS**, the moratorium will terminate upon adoption of such regulations, but in no
49 event shall the moratorium extend beyond September 30, 2011; and

1 **WHEREAS**, the Board of County Commissioners find that this moratorium is the
2 narrowest possible in scope and the shortest in duration to address this serious threat to the
3 health, safety and welfare of its citizens; and

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

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

9 **WHEREAS**, the BCC hereby elects to conduct its public hearings on this Ordinance at
10 9:30 a.m.; and

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

14
15 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF**
16 **PALM BEACH COUNTY, FLORIDA, as follows:**

17 **Section 1. Adoption**

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

- | | | | |
|----|--------------------------|-----------|---|
| 20 | <input type="checkbox"/> | Exhibit A | Article 2 – Development Review Procedures |
| 21 | <input type="checkbox"/> | Exhibit B | Article 3 – Overlays & Zoning Districts |
| 22 | <input type="checkbox"/> | Exhibit C | Article 6 – Parking |
| 23 | <input type="checkbox"/> | Exhibit D | Article 12 – Traffic Performance Standards |
| 24 | <input type="checkbox"/> | Exhibit E | Environmental Standards |
| 25 | <input type="checkbox"/> | Exhibit F | Pain Management Clinic Moratorium |
| 26 | <input type="checkbox"/> | Exhibit G | Density Bonus Program |
| 27 | <input type="checkbox"/> | Exhibit H | Yard Waste |
| 28 | <input type="checkbox"/> | Exhibit I | Emergency Structures |
| 29 | <input type="checkbox"/> | Exhibit J | Barbed Wire |
| 30 | <input type="checkbox"/> | Exhibit K | Big Box |
| 31 | <input type="checkbox"/> | Exhibit L | Civic Pods |
| 32 | <input type="checkbox"/> | Exhibit M | Infill Redevelopment Overlay |
| 33 | <input type="checkbox"/> | Exhibit N | Land Development |
| 34 | <input type="checkbox"/> | Exhibit O | Medical Office in INST FLU Designation |
| 35 | <input type="checkbox"/> | Exhibit P | Open Space |
| 36 | <input type="checkbox"/> | Exhibit Q | Public Park Landscape Standards |
| 37 | <input type="checkbox"/> | Exhibit R | Recreational Facility (Clubhouse) |
| 38 | <input type="checkbox"/> | Exhibit S | Westgate Community Redevelopment Area Overlay (WCRAO) |

39
40 **Section 2. Providing for Repeal of Laws in Conflict**

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

43 **Section 3. Severability**

44 If any section, paragraph, sentence, clause, phrase, word, map, diagram, or any other
45 item contained in this Ordinance is for any reason held by the Court to be unconstitutional,

1 inoperative, void, or otherwise invalid, such holding shall not affect the remainder of this
2 Ordinance.

3 **Section 4. Providing for a Savings Clause**

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

10 **Section 5. Interpretation of Captions**

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

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

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

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

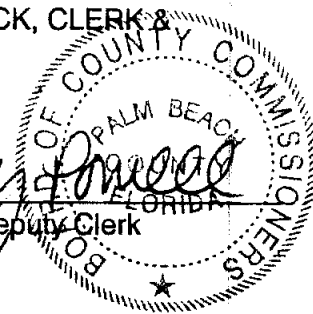
18 The provisions of this Ordinance shall become effective upon filing with the Department of
19 State.

20
21 **APPROVED and ADOPTED** by the Board of County Commissioners of Palm Beach
22 County, Florida, on this the 27th day of January, 2011.

SHARON R. BOCK, CLERK &
COMPTROLLER

By: 

Deputy Clerk



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

By: 

Karen T. Marcus, Chair

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: 

County Attorney

23

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EFFECTIVE DATE: Filed with the Department of State on the 4th day of

27

February, 20 11.

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EXHIBIT A

ARTICLE 2 – DEVELOPMENT REVIEW PROCEDURES
SUMMARY OF AMENDMENTS

1
2 Part 1. ULDC Art. 2.A.1.Q, Development Order Abandonment (page 17-18 of 83), is hereby
3 amended as follows:

4 CHAPTER A GENERAL

5 Section 1 Applicability

6 Q. Development Order Abandonment

7 1. General

8 A Development Order for a conditional use or similar Development Order granted under
9 Ordinance 1957-003, Ordinance 1973-002, Ord. No.1992-002 or Ord. No. 2003-067, as
10 amended, may be abandoned according to the procedures in this Section. [Ord. 2010-022]

11 2. Development Orders Not Implemented

12 All development orders which were never implemented shall be either: [Ord. 2005 – 002]

13 a. Abandoned

14 Abandoned simultaneously with issuance of a subsequent development order;

15 b. Administratively Abandoned

16 Administratively abandoned upon demonstration to the Zoning Director that the
17 development order was not implemented; or

18 c. Reviewed for Revocation

19 Reviewed for revocation pursuant to Article 2.E, MONITORING.

20 3. Implemented Development Orders

21 Certain implemented Development Orders, pursuant to Art. 2.D, ADMINISTRATIVE
22 PROCESSES, qualify for administrative abandonment. Other implemented Development
23 Orders require Public Hearing abandonment by the Board (BCC or ZC) that approved the
24 Development Order. [Ord. 2009-040] [Ord. 2010-022]

25 a. Administrative Abandonment

26 A Development Order, which was used, implemented or benefited from, may be
27 administratively abandoned by filing an application with the Zoning Director
28 demonstrating that the following criteria are met;

- 29 1) All conditions of approval have been met;
30 2) There is no reliance by other parties on additional performance; and
31 3) Consent of all property owners has been received.

32 b. Public Hearing Abandonment

33 A development order, which was used, implemented or benefited from, may be
34 abandoned simultaneously with the issuance of a subsequent development order by the
35 BCC or ZC, as applicable. The property owner also has the option to petition the BCC or
36 the ZC to abandon the development order through expedited application review process,
37 pursuant to Article 2.B.2.G.2, Expedited Application Consideration (EAC). [Ord. 2009-
38 040]

39 c. Unpaid Status Fees

40 A development order shall not be abandoned, either administratively or by approval of a
41 subsequent development order, until all unpaid status report fees imposed by action
42 pursuant to Article 2.E, MONITORING, have been paid.

43 4. Additional Guidelines

44 In determining whether a development was used, implemented or benefited from,
45 consideration shall be given to the following factors:

- 46 a. Whether any construction or additional construction authorized in the development order
47 has commenced.
48 b. Whether a physical or economic use of the development order has occurred, including
49 physical or economic expansion.

50
51 Part 2. ULDC Art. 2.D.1.G., Administrative Review (page 30 to 33 of 56), is hereby amended as
52 follows:

53 CHAPTER D ADMINISTRATIVE PROCESS

54 Section 1 Development Review Officer

55 G. Administrative Review

56 The DRO may approve amendments to ~~master plans, site plans, and subdivision~~ Preliminary
57 ~~pPlans approved by the BCC~~, and approve ~~fFinal pPlans~~, in accordance with the following
58 procedures. [Ord. 2007-001] [Ord. 2008-003] [Ord. 2009-040] [Ord. 2010-005]

59 1. Amendments to BCC/ZC Approvals

60 The DRO shall have the authority to approve modifications to a ~~De~~development ~~Q~~order
61 approved by the BCC or ZC. An application for an amendment shall be submitted in

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EXHIBIT A

ARTICLE 2 – DEVELOPMENT REVIEW PROCEDURES
SUMMARY OF AMENDMENTS

accordance with Article 2.A.1, Applicability, and reviewed in accordance with the standards in Article 2.D.1.C, Review Procedures.

Applications must be submitted on deadlines established on ~~an Annual~~the Zoning Calendar. The authority of the DRO to modify a BCC or ZC approved plan shall be limited to the following: **[Ord. 2008-003] [Ord. 2010-005]**

- a. The relocation of no more than 25 percent of the total approved square footage or other area indicated as being covered by buildings or structures to portions of the site not previously covered.
 - 1) Relocated square footage shall not be used to create additional freestanding buildings or structures; **[Ord. 2009-040]**
- b. An increase of no more than five percent in the total floor area of any building or structure, or outdoor area considered as square footage, provided that the increase does not exceed 5,000 square feet whichever is less; **[Ord. 2008-003] [Ord. 2009-040]**
- c. Additions to or relocations of buildings and structures shall not be constructed closer to perimeter property lines than shown on the plan approved by the BCC or ZC, unless the FLU designation, zoning district, or existing use of the adjacent parcel is compatible, ~~pursuant to Art 1.1.2.C.56~~; **[Ord. 2009-040]**
- d. An overall increase of not more than ten percent of the height of any structure;
- e. Relocation of access points; and addition or deletion of internal access points; **[Ord. 2008-003]**
- f. Relocation of open space or recreation areas, provided that the request does not result in a substantial change in the amount, configuration, or character of open space or recreation approved by the BCC or ZC; **[Ord. 2008-003]**
- g. ~~The redesignation of phasing provided the request meets the intent of the development order; The addition or modification of phase lines shall be consistent with the intent of the Development Order;~~ **[Ord. 2008-003]**
- h. The applicant shall demonstrate compliance with Article 2.F, CONCURRENCY (ADEQUATE PUBLIC FACILITIES) for any increase in density or intensity beyond the original ~~Development Order~~ or addition or modification of phase lines; **[Ord. 2008-003] [Ord. 2009-040]**
- i. The applicant shall demonstrate compliance with ARTICLE 12, TRAFFIC PERFORMANCE STANDARDS, without additional conditions of approval to ensure compliance, as determined by the County Engineer for any increase in traffic impact beyond what was reviewed and approved in the original ~~Development Order~~; **[Ord. 2008-003] [Ord. 2009-040]**
- j. Requested uses shall remain in the location approved by the BCC, unless a condition of approval allows relocation; or; **[Ord. 2008-003] [Ord. 2010-005]**
- k. Modification to an IRO Master Plan, provided that there are no conflicts with prior conditions of approval, any improvement or amenity used to garner support for a project, or testimony from Public Hearing(s). **[Ord. 2010-005]**

2. Agency Review

Agency Review is utilized for applications that may require the submittal of a new site plan, or amendment(s) to an existing approved ~~site or subdivision~~ plan. This type of application requires review, comment, and conditions by five or fewer DRO Agencies as necessary to authorize the amendment. The Zoning Division ~~shall~~will determine which Agencies are required to review the amendment based upon the request and compliance with County Ordinances. Typical amendments ~~are~~may include, but not be limited to the following, provided Section Art. 2.D.1.G.1 requirements are not exceeded: **[Ord. 2008-003]**

- a. Increases in building square footage; **[Ord. 2008-003]**
- b. Relocation of building square footage; **[Ord. 2008-003]**
- c. Transfer of building square footage; **[Ord. 2008-003]**
- d. Alternateive Landscape Plans (ALPs); **[Ord. 2008-003]**
- e. Palm Beach County School Board Projects; and, **[Ord. 2008-003]**
- f. Type IB Exexcavation. **[Ord. 2008-003]**

Applications shall be submitted in accordance with the ~~Annual~~ Zoning Calendar, and pursuant to the provisions in Article 2.A.1, Applicability, and Article 2.D.1.C, Review Procedures. The applicant shall be responsible for obtaining the recommendation of approval and any comments from the affected DRO agencies, in a form and manner establish by the Zoning Director. **[Ord. 2007-001] [Ord. 2008-003]**

3. Zoning Review

Zoning review is utilized for applications that require only Zoning Division approval of: minor corrections to tabular, additions and amendments to an existing approved site or subdivision plan. Typical amendments may include, but not be limited to the following: **[Ord. 2008-003]**

- a. Change in sign location; **[Ord. 2008-003]**
- b. Minor modifications to parking areas (such as relocation of handicapped parking spaces or removal of spaces exceeding ULDC requirements); **[Ord. 2008-003]**
- c. Relocation of terminal islands to accommodate trees or utility lines; **[Ord. 2008-003]**

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EXHIBIT A

ARTICLE 2 – DEVELOPMENT REVIEW PROCEDURES
SUMMARY OF AMENDMENTS

- 1 ~~d. Proposed phase lines~~; [Ord. 2008-003]
 - 2 ~~de.~~ Reduction in building size; [Ord. 2008-003]
 - 3 ~~ef.~~ Proposed canopies; [Ord. 2008-003]
 - 4 ~~fg.~~ Minor revisions to lot lines to be consistent with plat; [Ord. 2008-003]
 - 5 ~~gh.~~ Temporary sales trailers (must first have been issued a Special Permit); and, [Ord.
 - 6 2008-003]
 - 7 ~~hi.~~ Other minor structures. [Ord. 2008-003]
- 8 The Zoning Director shall maintain PPM Z0-0-29, outlining a list of minor amendments,
9 subject to periodical update, indicating which items are exempt from the Zoning
10 Administrative Review process.
11 Applications shall be submitted ~~in accordance with the intake dates on deadlines~~ established
12 on the ~~Annual~~ Zoning Calendar, and consistent with application requirements pursuant to the
13 provisions in Article 2.A.1, Applicability, and Article 2.D.1.C, Review Procedures. [Ord. 2008-
14 003]

~~4. Administrative Amendments~~

15 ~~Minor corrections, additions and amendments to an approved site plan or subdivision plan, which do not~~
16 ~~require recommendation and comment from an agency other than the Zoning Division, may be approved~~
17 ~~administratively by the DRO. Administrative Amendments permitted include, but are not limited to, a~~
18 ~~change in sign location, minor modifications to parking areas (such as the relocation of handicapped~~
19 ~~parking spaces), relocation of terminal islands to accommodate trees or utility lines, addition of phase~~
20 ~~lines reduction in building size, addition of canopies, removal of excess parking, minor revisions to lot~~
21 ~~lines to be consistent with a plat, temporary sales trailers, and other minor structures. An application for~~
22 ~~an Administrative Amendments shall be submitted in accordance with Article 2.A.1, Applicability, and~~
23 ~~reviewed in accordance with the standards in Article 2.D.1.C, Review Procedures.~~
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EXHIBIT B

ARTICLE 3 – OVERLAYS & ZONING DISTRICTS
SUMMARY OF AMENDMENTS

1
2 Part 1. ULDC Art. 3.E.1.C.2, Performance Standards [Related to Planned Development
3 Districts (PDDs)] (page 113 of 195), is hereby amended as follows:

4 CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDs)

5 Section 1 General

6 C. Objectives and Standards

7 2. Performance Standards

8 Planned developments shall comply with the following standards:

9

10 c. Median Landscaping

11 Refer to the most recent ~~Land Development Regulation Manual~~ Engineering and Public
12 Works Operations - Streetscape Standards, available from the PBC Engineering
13 Department.

14 d. Street Trees

15 ~~Street trees shall meet the~~ Canopy trees ~~meeting the~~ requirements of Article 7,
16 LANDSCAPING and planting standards pursuant to Engineering and Public Works
17 Operations - Streetscape Standards, and as follows:

18 1) ~~Street trees~~ shall be spaced an average of 50 feet on center. ~~Palms meeting the~~
19 ~~requirements of Article 7, LANDSCAPING and Engineering and Public Works~~
20 ~~Operations - Streetscape Standards, may be used planted as street trees if spaced~~
21 ~~an average of 40 feet on center. [Relocated from Art.3.E.1.C.2 d.3) below]~~

22 2) ~~Street trees shall be located~~ along both sides of all streets 50 feet in width or greater;
23 ~~street trees and~~ shall be planted between the edge of pavement and sidewalk. ~~using~~
24 ~~appropriate~~ root barrier techniques shall be installed, where applicable.

25 2) ~~Street trees shall be setback a maximum of 25 feet from the edge of pavement if no~~
26 ~~sidewalk is provided.~~

27 3) ~~Palms meeting the requirements of Article 7, LANDSCAPING may be used as street~~
28 ~~trees if spaced an average of 40 feet on center.~~

29 3) Street trees shall be installed in accordance with the phasing of the Planned
30 Development pursuant to Art. 7.E.4.B.1, Planned Developments. For Residential
31 PDDs, planting of street trees shall be completed prior to the issuance of the final
32 certificate of occupancy within that phase or pursuant to conditions of approval.

33 4) This requirement may be waived or modified by the County Engineer if the location of
34 the proposed street trees conflict with requirements of Art.11, SUBDIVISION,
35 PLATTING AND REQUIRED IMPROVEMENTS.

36

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38
39 Part 2. ULDC Art. 3.E.6, Mobile Home Planned Development District (MHPD) (page 142 of 195),
40 is hereby amended as follows:

41 CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDs)

42 Section 6 Mobile Home Planned Development District (MHPD)

43 G. Rezoning of Mobile Home Parks

44 Any rezoning of property having an existing mobile home park shall comply with the requirements
45 of F.S. 723.083, Governmental Action Affecting Removal of Mobile Home Owners.

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EXHIBIT C

ARTICLE 6 – PARKING
SUMMARY OF AMENDMENTS

1
2 Part 1. ULDC Art. 6.A.1.D.2, Location of Required Parking, (pages 12 and 13 of 38), is hereby
3 amended as follows:

4 CHAPTER A PARKING

5 Section 1 General

6 D. Off-Street Parking

7 2. Location of Required Parking

8 All required off-street parking, shall be provided on the same lot as the principal use, except
9 fee simple developments with common parking lots and as provided in Article 6.A.1.D.10,
10 Shared Parking and Article 6.A.1.D.12, Grass Parking. The location of required off-street
11 parking spaces shall not interfere with normal traffic flow or with the operation of queuing and
12 backup areas. Loading areas shall not obstruct pedestrian pathways.

13

14 e. Parking within Drainage District R-O-W or Easements

- 15 1) Any parking spaces required by this Code shall be prohibited within any R-O-W,
16 easement or other encroachment controlled by drainage districts.
17 2) Additional parking in excess of the minimum required may be located in these areas
18 with an agreement with the applicable district and subject to approval by the Zoning
19 Director

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EXHIBIT D

ARTICLE 12 – TRAFFIC PERFORMANCE STANDARDS
SUMMARY OF AMENDMENTS

1
2 Part 1. ULDC Art. 12.H, Constrained Facilities, (page 32 and 34 of 63), is hereby amended as
3 follows:

4 CHAPTER H CONSTRAINED FACILITIES

5 Section 2 Procedure

6
7 **B. Applications**

8 Applications for a reduced LOS on a Constrained Facility shall be made to the BCC through the
9 Planning Director for initial review by the ~~Land Use Advisory Board (LUAB) Planning Commission~~
10 (PLC), containing such information relating to the criteria of this Section as the LUAB PLC
11 requires. The application shall be forwarded to all affected Local Governments, the County
12 Engineer, the FDOT, District IV, in the case of State Highways, and the MPO. The MPO shall
13 review the proposal for technical traffic engineering purposes and consistency with its adopted
14 plan. The advice of the MPO shall be considered by the LUAB PLC and the BCC when
15 considering an application for a reduced LOS. The application shall propose the reduced LOS
16 sought for Test 1 and Test 2. It need not be an entire range. The level of data and study needed
17 for existing and Future Land Use to review an application for a CRALLS designation shall be
18 determined in the pre-application conference. The decision shall be made by the County
19 Engineer based upon the Major Thoroughfare Links and Major Intersections involved, (whether
20 they are or will be collectors, minor arterials, or principal arterials), the extent of the proposed
21 lowering of the LOS, the size of the area affected, the extent to which the affected area is built out
22 to its ultimate FLU, and the amount and quality of existing data and planning.

23

24 Section 3 Determination Criteria

25 In determining whether a Constrained Facility shall have a reduced LOS and, if so, what that LOS should
26 be, and any conditions that shall be imposed, the applicant, the MPO, LUAB PLC, and the BCC shall
27 consider the following public policy criteria:

28

29 Section 5 Application to Modify or Eliminate Adopted Link or Intersection

30 **D. Procedure/Extraordinary Vote**

31

32 2. If it is clear that no impediment to: (1) achieving the adopted LOS; or (2) Local Governments'
33 allowing Development consistent with the FLUE of their plans would result, the BCC may, by
34 a majority vote of its members narrow the adopted width, modify the proposed geometrics of
35 a Link, or Major Intersection, or reduce the number of lanes in the Plan without LUAB PLC
36 review. Nothing herein shall require CRALLS review, application to the LUAB PLC, or notice
37 to any Local Government for minor modifications to the proposed Major Thoroughfare system
38 which do not reduce capacity of the Link, Major Intersection, or Major Thoroughfare System.
39 Nothing herein shall require LUAB PLC review for waivers of expanded intersection
40 requirements or R-O-W protection pursuant to Policy 2-d of the Transportation Element of
41 the Plan.

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EXHIBIT E

ENVIRONMENTAL STANDARDS
SUMMARY OF AMENDMENTS

1
2 Part 1. ULDC Art. 1.1.2.B.10, Beach Compatible Sand, (page 40 of 114), is hereby amended as
3 follows:

4 CHAPTER I DEFINITIONS AND ACRONYMS

5 Section 2 Definitions

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

7 10. Beach Compatible Sand - for the purposes of Art. 14.A, SEA TURTLE PROTECTION AND
8 SAND PRESERVATION, any sand that is similar to the native beach and dune material in
9 terms of grain, size, distribution and color. The fill material shall consist of sand that falls
10 within the same size classification of sand within the Unified Soils Classification System [i.e.,
11 fine sand (0.074 to 0.42 mm), medium sand (0.42 to 2.0 mm) and coarse sand (2.0 to 4.76
12 mm)] as that of the native beach material. The acceptable silt/clay fraction (<0.074 mm) and
13 gravel/cobble fraction (>4.76 mm) shall be ~~determined by ERM~~ based upon existing site
14 conditions. Sand grain size analyses shall be consistent with the grain size methodology ies
15 described in ASTM standard D-422 and D-1140 Folk, Robert L. 1980, Petrology of
16 Sedimentary Rocks. The fill material color shall match the color of the existing beach and
17 dune coloration ~~as closely as possible~~.

18
19
20 Part 2. ULDC Art. 1.1.2.B.12, Beachfront Lighting (page 40 of 114), is hereby amended as
21 follows:

22 CHAPTER I DEFINITIONS AND ACRONYMS

23 Section 2 Definitions

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

25 12. Beachfront Lighting - for the purposes of Art. 14, ENVIRONMENTAL STANDARDS, all
26 lighting within or causing illumination within the jurisdictional boundaries of this Chapter or
27 which is directly or indirectly visible from the beach. For the purpose of this Chapter, Coastal
28 Lighting is synonymous with Beachfront Lighting.

29
30
31 Part 3. ULDC Art. 1.1.2.B.13, Beach Obstruction (page 40 of 114), is hereby amended as
32 follows:

33 CHAPTER I DEFINITIONS AND ACRONYMS

34 Section 2 Definitions

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

36 13. Beach Obstruction - Any natural or artificially constructed structure(s) that: 1) does not
37 constitute fixed structure(s), 2) does not require a building permit, 3) is not required for public
38 safety, 4) upon review by the County Administrator or his/her designee does not present an
39 actual or potential threat to the beach and the dune system and adjacent properties. All
40 temporary manmade structures including but not limited to beach umbrellas, beach furniture,
41 recreational equipment, boats or any other man-made items that interfere with the use of the
42 beach as a nesting habitat. [Ord. 2006-036]

43
44
45 Part 4. ULDC Art. 1.1.2.D.34, Development Order, Preliminary (page 52 of 114), is hereby
46 amended as follows:

47 CHAPTER I DEFINITIONS AND ACRONYMS

48 Section 2 Definitions

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

50 34. Development Order, Preliminary - a development order for an amendment to the official
51 zoning map, a planned development, a conditional use, a special use, a variance, ~~a coastal~~
52 ~~protection permit~~, a flood prevention permit, ~~an environmentally sensitive lands permit, a~~
53 ~~wetlands permit~~, a Wellfield protection permit, or a sea turtle protection permit.

54
55
56

Notes:

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EXHIBIT E

ENVIRONMENTAL STANDARDS
SUMMARY OF AMENDMENTS

1 Part 5. ULDC Art. 1.I.2, Definitions, (page 52 of 114), is hereby amended as follows:

2 CHAPTER I DEFINITIONS AND ACRONYMS

3 Section 2 Definitions

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

5
6 42. Direct Illumination - illuminated as a result of glowing element(s), lamp(s), globe(s), or
7 reflector(s) of an artificial light source which is visible to an observer on the beach.
8 [Renumber accordingly]

10
11 Part 6. ULDC Art. 1.I.2.G.30, Groundwater and Natural Resources Protection Board (GNRPB)
12 (page 60 of 114), is hereby amended as follows:

13 CHAPTER I DEFINITIONS AND ACRONYMS

14 Section 2 Definitions

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

16 30. **Groundwater and Natural Resources Protection Board (GNRPB)** - for the purposes of Art.
17 14B, ENVIRONMENTAL STANDARDS, that board designated by the BCC, to hear alleged
18 violations of this Chapter and other state and local laws protecting the groundwater and
19 natural resources of PBC.

20
21
22 Part 7. ULDC Art. 1.I.2.I.3, Illumination, (page 64 of 114), is hereby amended as follows:

23 CHAPTER I DEFINITIONS AND ACRONYMS

24 Section 2 Definitions

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

26 3. **Illumination** - for the purposes of Art. 14, ENVIRONMENTAL STANDARDS, light produced
27 from any artificial light source. directly or indirectly cast within the jurisdictional boundaries of
28 this Chapter and visible from the beach.

29
30
31 Part 8. ULDC Art. 1.I.2, Definitions, (page 65 of 114), is hereby amended as follows:

32 CHAPTER I DEFINITIONS AND ACRONYMS

33 Section 2 Definitions

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

35
36 15. Indirect Illumination - illuminated as a result of the glowing element(s), lamp(s), globe(s), or
37 reflector(s) of an artificial light source which is not visible to an observer on the beach.
38 [Renumber accordingly]

39
40
41 Part 9. ULDC Art. 1.I.2.P.39, Permitted Agent of the State (page 80 of 114), is hereby amended
42 as follows:

43 CHAPTER I DEFINITIONS AND ACRONYMS

44 Section 2 Definitions

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

46 39. ~~Permitted Agent of the State Permit Holder - Marine Turtle~~ - for the purposes of Art. 14,
47 ENVIRONMENTAL STANDARDS, any qualified individual, group or organization possessing
48 a permit from the Florida Fish and Wildlife Conservation Commission (FWCC) to conduct
49 activities related to sea turtle protection and conservation.

50
51
52 Part 10. ULDC Art. 1.I.2.S.2, Sand (page 88 of 114), is hereby amended as follows:

Notes:

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EXHIBIT E

ENVIRONMENTAL STANDARDS
SUMMARY OF AMENDMENTS

1 CHAPTER I DEFINITIONS AND ACRONYMS

2 Section 2 Definitions

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

- 4 2. **Sand** - for the purposes of Art. 14, ENVIRONMENTAL STANDARDS, sediments having a
5 distribution of particle diameters between 0.074 and 4.76 millimeters, as defined in the
6 Unified Soils Classification System. Sand grain analyses shall follow the methodology
7 described in ASTM standard D-422 and D-1140 ~~Folk, Robert L. 1980, Petrology of~~
8 ~~Sedimentary Rocks~~ to determine grain size distribution.

9
10
11 Part 11. ULDC Art. 1.1.2.S.17, Sea Turtle(s) (page 89 of 114), is hereby amended as follows:

12 CHAPTER I DEFINITIONS AND ACRONYMS

13 Section 2 Definitions

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

- 15 17. **Sea Turtle(s)** - for the purposes of Art. 14, ENVIRONMENTAL STANDARDS, any ~~specimen~~
16 ~~animal~~ belonging to the species Caretta caretta (loggerhead turtle), Chelonia mydas (green
17 turtle), Dermodochelys coriacea (leatherback turtle), Eretmodochelys imbricata (hawksbill), or
18 Lepidochelys kempii (kemp's ridley) ~~or any other marine turtle~~ using PBC beaches as a
19 nesting habitat or natal beach.

20
21
22 Part 12. ULDC, Art. 1.1.3, Abbreviations and Acronyms (page 110 of 114), is hereby amended as
23 follows:

24 CHAPTER I DEFINITIONS & ACRONYMS

25 Section 3 Abbreviations and Acronyms

26
27 **ASTM** American Society for Testing and Materials.
28

29
30
31 Part 13. ULDC Art. 14.A.4.A, [Related to Applicability, Sea Turtle Protection], (page 7 of 52), is
32 hereby amended as follows:

33 CHAPTER A SEA TURTLE PROTECTION AND SAND PRESERVATION

34 Section 4 Applicability

- 35 A. All provisions of this Chapter shall be effective within the unincorporated and incorporated areas
36 of PBC, and shall set restrictions, constraints and requirements to preserve and protect sea
37 turtles, sea turtle habitat and beach/dune sediments. Notwithstanding the foregoing, incorporated
38 areas that have a Sea Turtle Protection Ordinance (STPO) shall not be subject to the provisions
39 of this Chapter that pertain to coastal lighting, and incorporated areas that have established a
40 sand protection zone to preserve beach/dune sediments shall not be subject to the provisions of
41 this Chapter pertaining to sand preservation.

42
43
44 Part 14. ULDC Art. 14.A.6, Jurisdiction, (page 7 of 52), is hereby amended as follows:

45 CHAPTER A SEA TURTLE PROTECTION AND SAND PRESERVATION

46 Section 6 Jurisdiction

- 47
48 B. The STPZ is established for the purpose of minimizing and controlling coastal lighting.
49 ~~Incorporated areas of PBC which have a Sea Turtle Protection Ordinance (STPO) in effect shall~~
50 ~~not be subject to the provisions of this Chapter which pertain to coastal lighting.~~

- 51 C. The SPZ is established for the purposes of maintaining the volume and quality of beach sand
52 presently existing within the beach/dune system. The unique characteristics of the sediments
53 contained in the existing beaches and dunes of PBC require the preservation of these materials
54 within the beach/dune system. ~~Incorporated areas of PBC which have provisions in effect to~~

Notes:

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EXHIBIT E

ENVIRONMENTAL STANDARDS
SUMMARY OF AMENDMENTS

1 ~~preserve beach/dune sediments shall not be subject to the provisions of this Chapter which~~
2 ~~pertain to Sand Preservation.~~
3
4

5 **Part 15. ULDC Art. 14.A.8, Sea Turtle Protection Lighting Plan, [related to Sea Turtle Protection**
6 **and Sand Preservation], (page 8 of 52), is hereby amended as follows:**

7 **CHAPTER A SEA TURTLE PROTECTION AND SAND PRESERVATION**

8 **Section 8 Sea Turtle Protection Lighting Plan**

9 A. STLP approval is required for all new building construction and new artificial lighting proposed
10 within the limits described in Section 6.D. A STLP ~~shall~~ must be approved by ERM prior to the
11 issuance of a building permit by the PZB or the local building department. **[Ord. 2009-040]**

12
13 F. STLP approval shall not be issued ~~or processed~~ until ~~the application fee and~~ any and all
14 information necessary to fully understand the extent, nature, and potential impacts of a proposed
15 lighting plan are received by ERM.

16
17 H. Upon receipt of an application and appropriate application fee, ERM shall have 30 days to
18 request any additional information. Within 30 days of receipt of such additional information, ERM
19 may request only that information needed to clarify such additional information or to answer new
20 questions raised by, or directly related to, such additional information. ~~No time clocks of this~~
21 ~~Section shall begin until the appropriate application fee is received.~~

22
23 L. Any application containing false information may be ~~denied, rejected~~ and any STLP approval
24 granted based upon false information may be revoked.

25
26 O. No application shall be processed until ERM receives the appropriate application fee.
27
28

29 **Part 16. ULDC Art. 14.A.9, Criteria for STLP Approval, [related to Sea Turtle Protection and**
30 **Sand Preservation], (page 9 of 52), is hereby amended as follows:**

31 **CHAPTER A SEA TURTLE PROTECTION AND SAND PRESERVATION**

32 **Section 9 Criteria for STLP Approval**

33 A. STLP approval may be issued pursuant to this Chapter provided that the applicant provides to
34 ERM reasonable assurance that there shall be no adverse impacts to sea turtles, sea turtle
35 nesting, and sea turtle habitat, and that the following criteria will be met:

36 1. Any and all light fixtures shall be designed to be the minimum level necessary for safety and
37 ~~will~~ shall be positioned such that they do not cause direct or indirect illumination that is visible
38 from the beach. **[Ord. 2009-040]**

39
40 C. All lighting installed after September 2, 1987 ~~in unincorporated PBC and in municipalities that do~~
41 ~~not have a STPO in effect~~ shall comply with the following standards:

42 1. Artificial public or private light source shall not cause illumination which is directly or indirectly
43 visible from the beach where it may deter adult female sea turtles from nesting or disorient
44 hatchlings; **[Ord. 2009-040]**

45 2. The installation of coastal lighting shall ~~meet~~ reflect the standards and mitigative measures
46 published in the current state-of-the-art manual pertaining to coastal lighting and sea turtle
47 conservation available at ERM (Witherington, Blair E. & Eric R. Martin, Understanding,
48 Assessing and Resolving Light-pollution Problems on Sea Turtle Nesting Beaches, Florida
49 Marine Research Institute Technical Report, Florida Department of Environmental Protection,
50 2000). **[Ord. 2009-040]** Unified Land Development Code Supplement No. 7 (Printed 12/09)
51 Article 14 – ENVIRONMENTAL STANDARDS 10 of 52.
52
53

54 **Part 17. ULDC Art. 14.A.11, Standard of Existing Beachfront Lighting, (page 10 of 52), is hereby**
55 **amended as follows:**

56 **CHAPTER A SEA TURTLE PROTECTION AND SAND PRESERVATION**

57 **Section 11 Standard of Existing Beachfront Lighting**

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EXHIBIT E

ENVIRONMENTAL STANDARDS
SUMMARY OF AMENDMENTS

1 **A. Existing Beachfront Lighting**

2 Existing beachfront lighting causing direct or indirect illumination within the STPZ shall be
3 adjusted or corrected to ensure that the lighting does not cause illumination that is directly or
4 indirectly visible from the beach.

5 **AB. Adjustment to Essential Lighting**

6 Changing coastal conditions (including but not limited to erosion, renourishment, and vegetation
7 impacts, ~~etc.~~), may necessitate retrofitting light fixtures. Installation of a new fixture shall require
8 an approved Sea Turtle Lighting Plan (STLP) that must comply with Article 14.A. 9, Criteria for
9 STLP Approval. Retrofits to existing fixtures shall be designed and/or positioned to ensure that
10 they do not cause illumination that is directly or indirectly visible from the beach. **[Ord. 2006-036]**

11 **[Ord. 2009-040]**

12 **Renumber accordingly**

13 ...

14 **G... Enforcement and Implementation of Corrective Measures**

15 ~~In areas where compliance with the lighting conditions of this article are not evidenced, non-~~
16 ~~compliant property owners shall be required to implement appropriate corrective measures,~~
17 ~~developed in consultation with ERM to correct negative impacts to sea turtles. Corrective~~
18 ~~measures shall be implemented in addition to applicable penalties and fines. Any corrective~~
19 ~~program implemented as a result of noncompliance with lighting conditions of this article shall~~
20 ~~remain in effect until such time that acceptable beachfront lighting is achieved. **[Ord. 2009-040]**~~

23 **Part 18. ULDC Art. 14.A.15., Fees (page 12 of 52), is hereby amended as follows:**

24 **CHAPTER A SEA TURTLE PROTECTION AND SAND PRESERVATION**

25 **Section 15 Fees**

- 26 **A.** Fees shall be required as established by resolution of the BCC ~~the approved fee schedule.~~ **[Ord.**
27 **2009-040]**

30 **Part 19. ULDC Art. 14.A.16., Violations (page 12 of 52), is hereby amended as follows:**

31 **CHAPTER A SEA TURTLE PROTECTION AND SAND PRESERVATION**

32 **Section 16 Violation**

- 33 **A.** An unapproved lighting source illuminated during the night ~~which~~ that is directly or indirectly
34 visible from the beach.
- 35 **B.** An approved lighting source ~~which~~ that has experienced a change in conditions such that it is no
36 longer in conformance with this Chapter. ~~Conditions~~ Violations may include but are not limited to:
37 increase of intensity or direction of the light source; failure to maintain proper shielding, addition
38 or modification of adjacent structures; modification of background colors of the structure; or
39 modification of height of vegetation, width or height of dune or width of beach.

42 **Part 20. ULDC Art. 14.A.17, Enforcement, (page 12 of 52), is hereby amended as follows:**

43 **CHAPTER A SEA TURTLE PROTECTION AND SAND PRESERVATION**

44 **Section 17 Enforcement and Implementation of Corrective Measures**

- 45 **A.** In order to enforce compliance with the provisions of this Chapter, ERM may ~~issue a cease and~~
46 ~~desist order or require that a building permit or CO be withheld.~~ ~~Violations of the provisions of~~
47 ~~this Chapter shall be punishable by one or more of the following~~ do one or more of the following:

48 **[Partially relocated below]**

- 49 1. provide the violator with verbal or written notice of non-compliance;
50 2. require a noncompliant property owner to take corrective measures;
51 3. issue a notice of noncompliance;
52 4. issue a notice of violation citation;
53 5. issue a notice of hearing;
54 6. issue a cease and desist order, ~~or~~ and **[Relocated from Art. 14.A.17.A above.]**
55 7. require that a building permit or CO be withheld, if the noncompliance involves new
56 construction. **[Relocated from Art. 14.A.17.A. above.]**

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EXHIBIT E

ENVIRONMENTAL STANDARDS
SUMMARY OF AMENDMENTS

1 B. When a violator is required to take corrective measures to cure a violation, such corrective
2 measures shall be implemented in addition to applicable penalties and fines.

3 C. Violations of the provisions of this Chapter shall be punishable by one or more of the following:
4 **[Relocated from Art. 14.A.17.A. above.]**

5
6 2. enforcement procedures as outlined in this Chapter and in Article 10.C, GROUNDWATER
7 AND NATURAL RESOURCES PROTECTION BOARD, ~~or Unified Land Development Code~~
8 ~~Supplement No. 7 (Printed 12/09) Article 14— Environmental Standards 13 of 52~~

9
10 B.D. All monies collected as civil penalties for violations of this Chapter shall be deposited in the
11 Pollution Recovery Trust Fund.

12
13
14 **Part 21. ULDC Art. 17.C.6.C.1, Qualifications, [Related to GNRPB membership], (page 13 of 26),**
15 **is hereby amended as follows:**

16 **CHAPTER C APPOINTED BODIES**

17 **Section 6 Groundwater and Natural Resources Protection Board**

18 **C. Board Membership**

19 **1. Qualifications**

20 The GNRPB shall be composed of seven members appointed by the BCC upon a
21 recommendation by the organization listed in Table 17.C.6.C, GNRPB Membership. The
22 membership of the Board shall consist of a professional engineer registered by the State of
23 Florida, an attorney licensed to practice in Florida, a hydrologist or a hydrogeologist, a citizen
24 possessing expertise and experience in managing a business, a biologist or a chemist,
25 concerned citizen and a member of an environmental organization.

26
27
28 **Table 17.C.6.C - GNRPB Membership**

<u>Affiliation</u>	<u>Organizations</u>
1. <u>Professional Engineer</u>	<u>Palm Beach Chapter Florida Engineering Society</u>
2. <u>Attorney</u>	<u>Palm Beach County Bar Association</u>
3. <u>Hydrologist or Hydrogeologist</u>	<u>Florida Association of Professional Geologists Society</u>
4. <u>Citizen with Business management expertise</u>	<u>At Large</u>
5. <u>Biologist or Chemist</u>	<u>Florida Association of Environmental Professionals</u>
6. <u>Environmental Organization</u>	<u>Native Plant Society</u>
7. <u>Concerned Citizen</u>	<u>At Large</u>

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EXHIBIT F

PAIN MANAGEMENT CLINICS
SUMMARY OF AMENDMENTS

1
2 Part 1. ULDC, Art. 1.I.2.P.1, Pain Management Clinic [Related to definitions] (page 78 of 114),
3 is hereby amended as follows:

4
5 CHAPTER I DEFINITIONS & ACRONYMS

6 Section 2 Definitions

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

8 1. **Pain Management Clinic** – all privately owned pain management clinics, facilities, or offices,
9 which advertise in any medium for any type of pain management services, or employ a
10 physician who is primarily engaged in the treatment of pain by prescribing or dispensing
11 controlled substance medications, and are required to register with the Florida Department of
12 Health pursuant to Sec. 458.3265, Florida Statutes, as may be amended, regardless of
13 whether such registration is pending, denied or revoked 458.309 or Sec. 459.005, FL Stat.
14 (2009). A physician is primarily engaged in the treatment of pain by prescribing or dispensing
15 controlled substance medications when the majority of the patients seen are prescribed or
16 dispensed controlled substance medications for the treatment of chronic nonmalignant pain.
17 Chronic nonmalignant pain is pain unrelated to cancer which persists: 1) beyond the usual
18 course of the disease or the injury that is the cause of the pain; or 2) more than 90 days after
19 surgery. [Ord. 2010-009]

20
21
22 Part 2. ULDC, Art. 4.B.1.A, Definitions and Supplementary Standards for Specific Uses (pages
23 68 of 161), is hereby amended as follows:

24
25 CHAPTER B SUPPLEMENTARY USE STANDARDS

26 Section 1 Uses

27 A. Definitions and Supplementary Standards for Specific Uses

28
29 91.1 Pain Management Clinic

30 All privately owned pain management clinics, facilities, or offices, which advertise in any
31 medium for any type of pain management services, or employ a physician who is primarily
32 engaged in the treatment of pain by prescribing or dispensing controlled substance
33 medications, and are required to register with the Florida Department of Health pursuant to
34 Sec. 458.3265, Florida Statutes, as may be amended, regardless of whether such
35 registration is pending, denied or revoked 458.309 or Sec. 459.005, FL Stat. (2009). A
36 physician is primarily engaged in the treatment of pain by prescribing or dispensing controlled
37 substance medications when the majority of the patients seen are prescribed or dispensed
38 controlled substance medications for the treatment of chronic nonmalignant pain. Chronic
39 nonmalignant pain is pain unrelated to cancer which persists beyond the usual course of the
40 disease or the injury that is the cause of the pain beyond the usual course of the disease or
41 the injury that is the cause of the pain or more than 90 days after surgery.

42 a. **Moratorium**

- 43 1. The ~~BCC Board of County Commissioners of Palm Beach County~~ does hereby
44 impose a moratorium beginning ~~April 2, 2010 on the effective date of this ordinance,~~
45 upon the acceptance of zoning applications and all applicable requests for zoning
46 approval for pain management clinics.
47 2. This Ordinance shall expire upon the earlier of the following: October 3, 2011, one
48 year from the effective date of this ordinance or upon the effective date of ULDC
49 Unified Land Development Code amendments dealing with pain management clinics
50 to be considered by the ~~BCC Board of County Commissioners~~ during the moratorium.

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Notes:

Underlined language indicates proposed new language.
Language ~~crossed-out~~ indicates language proposed to be deleted.
.... (ellipses) indicates language not amended which has been omitted to save space.
Relocated language is shown as *italicized* with reference in parenthesis.

EXHIBIT G

DENSITY BONUS PROGRAMS
SUMMARY OF AMENDMENTS

1
2 Part 1. ULDC Art. 1.1.3, Definitions and Acronyms (page 112 of 114), is hereby amended as
3 follows:

4 CHAPTER I DEFINITIONS & ACRONYMS

5 Section 3 Abbreviations and Acronyms

6
7 FRA Florida Realtors Association
8
9

10
11 Part 2. ULDC Art. 5.G.1.C.2, Limited Incentive [Related to Workforce Housing Program] (page
12 64 of 93), is hereby amended as follows:

13 CHAPTER G DENSITY BONUS PROGRAMS

14 Section 1 Workforce Housing Programs

15 C. Development Options
16 2. Limited Incentives

17 An applicant may receive no more than 50 percent of the potential density bonus as provided
18 in this Chapter. A proposal requesting a density bonus of less than 15 percent for projects
19 with LR-1 thru LR-3 FLU designations or less than 50 percent for projects with MR-5 thru HR-
20 18 FLU designations. [Ord. 2010-005]
21
22
23

24 Part 3. ULDC Art. 5.G.2.F.2, Master Covenant [Related to Affordable Housing Program(AHP)]
25 (page 77 of 93), is hereby amended as follows:

26 CHAPTER G DENSITY BONUS PROGRAM

27 Section 2 Affordable Housing Program

28 F. Affordability Requirements
29 2. Master Covenant

30 a. For Sale Units

31 The Covenant shall include but not be limited to restrictions requiring: that all identified
32 AHP units shall be sold, ~~or resold or rented~~ only to an income qualified purchaser at an
33 attainable housing cost for the targeted AHP income range (60 percent of Area Median
34 Income (AMI) or below). The sale prices will be based on the AMI and the household
35 income limits for PBC (West Palm Beach/Boca Raton metropolitan statistical area) as
36 published annually by HUD low, moderate-1, moderate-2, or middle-income qualified
37 households at an attainable housing cost for each of the targeted income ranges; that
38 these restrictions remain in effect for 15 years recurring from the date of the certificate of
39 occupancy for each unit; and that in the event a unit is resold before the 15 year period
40 concludes, a new 15 year period shall take effect on the date of resale. The Covenant
41 shall further provide monitoring and compliance requirements including but not limited
42 those set forth below to ensure compliance with the AHP. Every deed for each AHP for
43 sale housing unit shall incorporate by reference the controlling Covenant. [Ord. 2009-
44 040]

45 b. Rental Units

46 The Covenant shall include but not be limited to restrictions requiring: that all identified
47 AHP units shall be rented only to an income qualified renter at an attainable housing cost
48 for the targeted AHP income range (60 percent of AMI or below). The rental prices will
49 be based on the AMI and the household income limits for PBC (West Palm Beach/Boca
50 Raton metropolitan statistical area) as published annually by HUD and based on the
51 annual Florida Housing Finance Corporation Multi-Family Rental Figures; low, moderate
52 1, moderate-2, or middle-income qualified households at an attainable housing cost for
53 each of the targeted income ranges; that these restrictions remain in effect for a period of
54 30 years (non-recurring) from the date of occupancy of the first AHP unit; and that in the
55 event a rental complex is resold before the 30 year period concludes, the new owner
56 assumes the requirement for the number of remaining years; and the number of years
57 remaining shall be determined by the Planning Director or his designee; and shall take
58 effect on the date of resale. The Covenant shall further provide monitoring and
59 compliance requirements including but not limited to those set forth below to ensure

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EXHIBIT G

DENSITY BONUS PROGRAMS
SUMMARY OF AMENDMENTS

1 compliance with the AHP. Every deed for a rental development with AHP housing units
2 and every rental agreement for each AHP unit shall incorporate by reference the
3 controlling Covenant. [Ord. 2009-040]
4
5

6 Part 4. ULDC Art. 5.G.3.G.4, The Application, Sale, and Value of Development Rights, a-f
7 [Related to Transfer of Development Rights (TDR Program)] (page 81 of 93), is hereby
8 amended as follows:

9 CHAPTER G DENSITY BONUS PROGRAM

10 Section 3 Transfer of Development Rights (TDRs) – Special Density Program

11 G. Transfer of Development Rights (TDRs) Bank

12 4. The Application, Sale, and Value of Development Rights

13 PBC may sell development rights to property owners who meet the receiving area criteria
14 pursuant to this Chapter.

15 a. A property owner seeking an increase in density must apply to become a receiving area
16 and submit a draft Contract for Sale and Purchase of Development Rights ~~as part of the~~
17 ~~application described in Article 5.G.2.J, TDR: Receiving Area Procedure.~~

18 b. The value and price of a development right shall be set annually by the BCC. No TDR
19 price or price reduction other than those included in this Section shall be permitted. The
20 BCC may County shall utilize the following median sales price data established by the
21 Florida Realtors Association (FRA) for Palm Beach County, using data for the month of
22 March to set the price each year:

23 1) For single-family units (single family, zero-lot-line and townhouse) the price shall be
24 ten percent of the median sales price of FRA single-family, existing homes data; ~~The~~
25 ~~current market value; or~~

26 2) For multi-family units the price shall be ten percent of the median sales price of FRA
27 existing condominiums data; ~~A recommendation from the LUAB and the Planning~~
28 ~~Division. The BCC may discount the price of development right as provided in the~~
29 ~~Plan; or~~

30 3) ~~TDR applications not subject to approval by the BCC requesting TDR units from~~
31 ~~PBC's TDR Bank shall utilize the price set by the BCC.~~

32 c. For proposals including a mix of single family and multi-family units the TDR units shall
33 proportionally reflect the unit mix of the non TDR units.

34 d. Additional prices for TDR units shall be as follows:

35 1) For TDR units located within an area that has a BCC accepted Neighborhood Plan,
36 and the proposed development is consistent with the Neighborhood Plan, the TDR
37 price shall be 75 percent of full TDR price as established in 4.b. 1 and 2 above;

38 2) For TDR units located within a CCRT area the TDR price shall be 25 percent of full
39 TDR price as established in 4.b. 1 and 2 above;

40 3) Workforce Housing TDR units shall be five percent of full TDR price as established in
41 4.b. 1 and 2 above; and,

42 4) Affordable Housing TDR units shall be one percent of full TDR price as established in
43 4.b.1 and 2 above. The dollar difference between the TDR price and the Affordable
44 Housing TDR price can be used as a price waiver to be counted as part of the local
45 government contribution for housing funding application purposes.

46 e. Applicants may request Workforce Housing TDR units at greater than the required
47 percentage (35 percent), however in order to receive the Workforce Housing TDR price,
48 those additional Workforce Housing TDR units (>35 percent) must be priced for WHP low
49 income (60-80 percent of AMI) households only.

50

51
52
53 Part 5. ULDC Art.5.G.3.I.1. TDR 50 Percent Requirement [Related to Transfer of Development
54 Rights (TDR) Program] (page 82 of 93), is hereby amended as follows:

55 CHAPTER G DENSITY BONUS PROGRAM

56 Section 3 Transfer of Development Rights (TDRs) – Special Density Program

57 I. TDR Density Bonus Limitations

58 1. WHP ~~50~~ 35 Percent Requirement

59 In accordance with FLUE Policy 2.6-a.5 of the Plan, ~~50~~ 35 percent of all TDR density bonus
60 units shall be provided as WHP units. These units shall be constructed on site; comply with
61 the affordability range requirements of Table 5.G.1.B, Workforce Housing Program and
62 Article 5.G.1.I, Affordability Requirements; and, Article 5.G.1.C, Development Options. The

Notes:

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EXHIBIT G

DENSITY BONUS PROGRAMS
SUMMARY OF AMENDMENTS

project shall only be eligible to apply for the following WHP incentives: Article 5.G.1.E.2, Traffic Performance Standards Mitigation; Article 5.G.1.E.3, Expedited Review; and, Article 5.G.1.E.4, Density Bonus Development Options. [Ord. 2008-003]

....

Part 6. ULDC Art.5.G.3.K.4. Contents of Application [Related to Transfer of Development Rights (TDR) Program] (page 85 of 93), is hereby amended as follows:

CHAPTER G DENSITY BONUS PROGRAM

Section 3 Transfer of Development Rights (TDRs) – Special Density Program

K. TDR: Receiving Area Procedure

4. Contents of Application

In conjunction with the general application for a ~~residential subdivision, a rezoning to a PDD or TDD, Development Order Amendment, or an amendment to a previously approved PDD, TDD or Development Review Officer approval residential subdivision submitted to the Zoning Division~~ pursuant to Article 2, DEVELOPMENT REVIEW PROCEDURE Process, or Article 2.D.1, Development Review Officer, as applicable, an applicant for receiving area status and a density bonus must submit a supplemental TDR Application. The application shall:

- a. ~~The application shall~~ be submitted in a form established by the Executive Zoning Director of PZB; ~~and made available to the public.~~
- b. ~~submit a A-site Preliminary pPlan pursuant to Article 2.A.1.G, Application Procedures; and which shows the location of roadways, parking areas, buffer areas, recreation and open space areas, and building areas shall be a part of the application. Additionally, the applicant shall include typical building footprints and elevations as a part of the application.~~
- c. ~~submit Preliminary Architectural Elevations for TDR applications that exceed DRO thresholds prior to certification of the application for public hearing pursuant to Additionally Article 5.C.1.B, THRESHOLD, the applicant shall include typical building footprints and elevations as a part of the application. Elevations shall not be required for single family dwellings or multi-family dwellings less than 16 units as they are exempt from the provisions of Article 5.C, DESIGN STANDARDS. However, the applicant shall ensure these units are architecturally compatible with the other units in the development by using consistent colors, materials, layouts, etc.~~

....

Part 7. ULDC Art. 5.G.3.K.6, Contents of Application [Related to Transfer of Development Rights (TDR) Program] (page 86 of 93), is hereby amended as follows:

CHAPTER G DENSITY BONUS PROGRAM

Section 3 Transfer of Development Rights (TDRs) – Special Density Program

K. TDR: Receiving Area Procedure

6. Contract for Sale and Purchase of Development Rights

A contract for sale and purchase of development rights, ~~and an escrow agreement or performance or surety bond in a manner consistent with Article 11.B.4.A.6.c, Performance or Surety Bond are is~~ required. A deed of TDR shall also be required as part of the approval of a TDR transfer. The contract shall be executed prior to Final DRO approval of a TDR receiving area. One hundred percent of T~~he funds from the escrow, or performance or surety bond if used,~~ must be received by PBC prior to subdivision approval or issuance of first building permit, whichever occurs first ~~or evidence of payment to a private party, before PBC releases the deed.~~ The deed must be recorded before issuance of the first building permit for a project ~~or a ped~~ designated as a receiving area. This paragraph shall not apply to building permits for sales models or temporary real estate sales and management offices permitted pursuant to this code. [Ord. 2009-040]

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EXHIBIT H

YARD WASTE
SUMMARY OF AMENDMENTS

1
2 Part 1. ULDC Art. 1.I.2.Y, Terms defined herein or referenced Article shall have the following
3 meanings [Related to Definitions] (page 110 of 114), is hereby amended as follows:

4 CHAPTER I DEFINITIONS & ACRONYMS

5 Section 2 Definitions

6 Y. Terms defined herein or referenced Article shall have the following meanings:
7 2. Yard Waste - Vegetative matter resulting from landscaping maintenance and may include
8 materials such as tree and shrub trimmings, grass clippings, palm fronds, and stumps.
9

10
11 Part 2. ULDC Art. 4.B.1.A.77, Landscape Service (page 63 of 166), is hereby amended as
12 follows:

13 CHAPTER B SUPPLEMENTARY USE STANDARDS

14 Section 1 Uses

15 A. Definitions and Supplementary Standards for Specific Uses

16 77. Landscape Service

17 An establishment engaged in the provision of landscape maintenance or installation services,
18 such as lawn mowing, tree, shrub or hedge trimming, leaf blowing, landscape design, and
19 landscape installation.
20

21 **f.** Yard Waste Storage
22 Landscape service with storage of yard waste shall front on a collector or arterial street,
23 and shall comply with the following requirements:

24 **1) Setbacks**

25 Loading and service areas shall be located a minimum of 50 feet from all property
26 lines and 100 feet from adjacent property with residential use or FLU designation.

27 **2) Standards**

28 a) Only one yard waste storage area shall be permitted on site;

29 b) Shall not exceed 30 by 40 feet;

30 c) Yard waste shall be screened on three sides by a wall with a maximum height of
31 12 feet. The open end of the wall shall not face any property with residential use
32 or FLU designation;

33 d) Yard waste piles shall not exceed the height of the wall;

34 e) Surface of the storage area shall be paved with concrete and have positive
35 drainage; and,

36 f) Yard waste that is not generated by the landscape service shall be prohibited on
37 site.

38 **fg. Home Occupation**

39 A landscape service, not including yard waste or landscape installation services, may be
40 approved as a home occupation subject to the requirements of Article 4.B.1.A.70, Home
41 Occupation and this section, subject to the following exemptions or requirements: **[Ord.**
42 **2007-013]**

43
44
45

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EXHIBIT I

EMERGENCY STRUCTURES
SUMMARY OF AMENDMENTS

1
2 Part 1. ULDC Art.1.I.2.E, Definitions (page 54 of 114), is hereby amended as follows:

3 CHAPTER I DEFINITIONS & ACRONYMS

4 Section 2 Definitions

5
6 E. Terms defined herein or referenced Article shall have the following meanings:

- 7
8 15. **Emergency** - any ~~unusual~~ incident or natural disaster which results in immediate danger to the health, safety, welfare or resources of the residents of PBC, ~~including damages to, or erosion of, any shoreline resulting from a hurricane, storm, or other such violent disturbance.~~
- 9
10 16. **Emergency Hazardous Situation** - ~~for the purposes of Art. 14.B, occurs whenever there is an immediate and substantial danger to human health, safety, or welfare or to the environment.~~
- 11
12 17. **Emergency Work** - ~~work made necessary to restore land to a safe condition following an emergency, or work required to protect persons or land from imminent exposure to danger.~~
- 13
14
15
16
17
18

19 Part 2. ULDC Art.5.B.1.B.1, Emergency Structures (page 26 of 93), is hereby amended as follows:
20

21 CHAPTER B ACCESSORY AND TEMPORARY USES

22 Section 1 Supplementary Regulations

23 B. Temporary Structures

24
25 1. **Emergency or Temporary Government Structures and Uses**

26 This Section is intended to allow the placement or ~~erection~~ construction of temporary
27 government service uses, facilities, or and infrastructure improvements that address an
28 immediate public needs and ensure health, safety and welfare concerns. Typical uses
29 include, but are not limited to, while permanent solutions are being pursued, including
30 temporary fire stations, hurricane shelters, or utility facilities.

31 a. **Determination of Public Emergency Review and Approval Process**

32 1) **Emergency Uses or Structures**

33 The Executive Director of PZB may authorize the issuance of a building permit for a
34 temporary structure upon determination that a public emergency, pending natural
35 disaster, or actual natural disaster exists, exists, or an overwhelming public purpose is
36 served by the temporary permit.

37 2) **Temporary Uses or Structures**

38 (a) **DRO Workshop or BCC Administrative Inquiry (AI)**

39 The Zoning Director may require a workshop with the DRO in order to seek input
40 from the various County Agencies on the temporary use or structure or may seek
41 BCC approval through an Administrative Inquiry. The Zoning Director shall
42 consider documentation from the applicant and any other input from the County
43 Agencies before issuance of a Special Permit.

44 (b) **Special Permit**

45 A Special Permit approval of the temporary use or structure pursuant to Article
46 2.D.2. Special Permit, must be obtained prior to the issuance of a building permit.

47 (c) **Duration**

48 The Special Permit shall be valid for up to a period of six months from date of
49 issuance, with one three month extension by the Zoning Director. The BCC may
50 extend the timeframe through an Administrative Inquiry by the Zoning Director.

51 **[Relocated from Art. 5.B.1.B.1.b below and amended]**

52 ~~b. **Duration**~~

53 ~~The permit shall be approved for a period of up to six months, with one three month~~
54 ~~extension, or until the emergency is determined to have ceased. The BCC may extend~~
55 ~~this timeframe under extenuating circumstances at any time.~~

56
57 3. **Temporary Structures and Uses During Development Activity**

58 Temporary structures and uses may be allowed as follows: [Ord. 2008-003]

59
60 e. **Right of Way (R-O-W) Construction Staging Areas for Right of Ways (R-O-W)**

61 This section shall only apply to staging areas located on or adjacent to residentially
62 zoned parcels. [Ord. 2008-003]
63

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EXHIBIT J

BARBED WIRE
SUMMARY OF AMENDMENTS

1
2 Part 1. ULDC, Art. 4.B.1, Uses (pages 29, 45, 48, 49, 54, 87, 92, 95, 97, 98 and 106 of 168),
3 [related to Supplementary Use Standards], is hereby amended as follows:

4 CHAPTER B SUPPLEMENTARY USE STANDARDS

5 Section 1 Uses

6 A. Definitions and Supplementary Standards for Specific Uses

7
8 3. Agriculture, Bona Fide

9 Any plot of land where the principal use consists of the growing, cultivating and harvesting of
10 crops; the raising of animals, inclusive of aviculture, aquaculture, horses and livestock; the
11 production of animal products such as eggs, honey or dairy products; or the raising of plant
12 material. The determination as to whether or not the use of land is considered bona fide
13 agriculture shall be made pursuant to FS 823.14, Florida Right to Farm Act. [Ord. 2009-040]

14
15 j. Barbed Wire in AGR, AP, and AR Zoning Districts; and AGR-PDD Preserve Parcels

16 1) Barbed wire may be installed pursuant to Art. 5.B.1.A.2.c, Dangerous Materials.
17 [Ord. 2005-002] [Ord. 2010-005] [Partially relocated from Art. 5.B.1.A.2.c.2.a)]

18 2) *In the AR district with any bona fide agricultural use, other than nurseries, provided it*
19 *is setback a minimum of 25 feet from any property line.* [Relocated from
20 Art.5.B.1.A.2.c.2.b]

21
22 35. Contractor Storage Yard

23 A lot used for the storage of construction material, equipment, or three or more commercial
24 vehicles used by building trades and services, other than construction sites. [Ord. 2005-002]

25
26 e. Barbed Wire

27 Barbed wire may be installed pursuant to Art. 5.B.1.A.2.c, Dangerous Materials, except
28 when located adjacent to a parcel having a residential FLU designation or use. Barbed
29 wire shall not be visible from any public street.

30
31 44-1.Electric Power Facility

32 Any electric generating facility that uses any process or fuel and includes any associated
33 facility that directly supports the operation of the electrical power facility. [Ord. 2006-004]
34 [Ord. 2009-040] [Ord. 2010-005]

35
36 e. Barbed Wire

37 Barbed wire may be installed pursuant to Art. 5.B.1.A.2.c, Dangerous Materials.

38
39 44-2.Electric Transmission Facility

40
41 c. Barbed Wire

42 Barbed wire may be installed pursuant to Art. 5.B.1.A.2.c, Dangerous Materials.

43
44 63. Government Services

45 Buildings or facilities owned or operated by a government entity and providing services for
46 the public, excluding utility and recreational services. Typical uses include administrative
47 offices for government agencies, public libraries, police and fire stations, and homeless
48 resource centers. [Ord. 2009-040]

49
50 b. Prisons

51 Jails, correctional facilities and prisons shall be permitted in the PO and IPF districts only
52 subject to Class A conditional use approval. Expansion of existing facilities shall be
53 exempt from this requirement.

54 1) Barbed or Razor Wire

55 Barbed or razor wire may be installed pursuant to Art. 5.B.1.A.2.c, Dangerous
56 Materials.

57
58 116.Salvage or Junk Yard

59 A lot, land or structure, or part thereof, used primarily for the collecting, storage and sale of
60 waste paper, rags, scrap metal or discard material; or for the collecting, dismantling, storage
61 and salvaging of machinery or vehicles not in running condition; or for the sale of parts
62 thereof.

63 a. Barbed Wire

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EXHIBIT J

BARBED WIRE
SUMMARY OF AMENDMENTS

Barbed wire may be installed pursuant to Art. 5.B.1.A.2.c, Dangerous Materials, except when located adjacent to a parcel having a residential FLU designation or use. Barbed wire shall not be visible from any public street.

....
120. Self-Service Storage

A facility consisting of individual, self-contained units that are leased for the storage of business or personal goods.

....
b. General

....
10) Barbed Wire

Barbed wire may be installed pursuant to Art. 5.B.1.A.2.c, Dangerous Materials, except when located adjacent to a parcel having a residential FLU designation or use. Barbed wire shall not be visible from any ~~residential district or~~ public street.

....
123. Solid Waste Transfer Station

A facility where solid waste from smaller vehicles is transferred into larger vehicles before being shipped or transported to a solid waste processing or disposal facility. Solid waste may be sorted but not processed at a transfer station.

....
g. Barbed Wire

Barbed wire may be installed pursuant to Art. 5.B.1.A.2.c, Dangerous Materials.

....
127. Sugar Mill or Refinery

An establishment for the extraction and refining of sugar from agricultural products.

....
b. Barbed Wire

Barbed wire may be installed pursuant to Art. 5.B.1.A.2.c, Dangerous Materials, except when located adjacent to a parcel having a residential FLU designation or use. Barbed wire shall not be visible from any public street.

....
130. Towing Service and Storage

The use of a lot for the temporary storage of operable or inoperable vehicles in conjunction with a commercial towing service, with no sales or repair or salvage activity occurring on the lot and subject to the following standards:

....
c. Barbed Wire

Barbed wire may be installed pursuant to Art. 5.B.1.A.2.c, Dangerous Materials, except when located adjacent to a parcel having a residential FLU designation or use. Barbed wire shall not be visible from any public street.

....
134. Utility, Minor

Mechanical equipment associated with utility distribution, collection, or transmission networks, required by their nature to be relatively dispersed throughout their service area other than electric generation and transmission facilities. Typical uses include gas and water regulators, electrical distribution substations, chlorine injection and potable water booster pump stations; water reclamation treatment, storage and distribution facilities, membrane bioreactor plants, sewage lift stations, telephone exchange buildings, and communication substations. [Ord. 2006-004] [Ord. 2007-013]

....
f. Barbed Wire

Barbed wire may be installed pursuant to Art. 5.B.1.A.2.c, Dangerous Materials.

....
139. Water or Treatment Plant

A facility designed for treatment and disposal of more than 5,000 gallons per day of water or wastewater.

....
g. Barbed Wire

Barbed wire may be installed pursuant to Art. 5.B.1.A.2.c, Dangerous Materials.

....
143. Zoo

Means a place where animals are kept in captivity for the public to view or for educational or animal rehabilitative purposes.

....
d. Barbed Wire

Barbed wire may be installed pursuant to Art. 5.B.1.A.2.c, Dangerous Materials.

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EXHIBIT J

BARBED WIRE
SUMMARY OF AMENDMENTS

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Part 2. ULDC, Art. 5.B.1.A.2.c, Dangerous Materials (pages 9-10 of 93), is hereby amended as follows:

CHAPTER B ACCESSORY AND TEMPORARY USES

Section 1 Supplementary Regulations

A. Accessory Uses and Structures

2. Fences, Walls and Hedges

c. Dangerous Materials

1) Fences or walls in, ~~or adjacent to, a residential~~ any zoning district, shall not be electrified or contain any substance such as broken glass, spikes, nails, barbed wire, ~~or~~ razors, or any other dangerous material designed to inflict discomfort, pain or injury to a person or animal, except as allowed below. [Ord. 2010-005]

2) Barbed Wire Exceptions

The use of barbed wire is prohibited. However, the County recognizes that barbed wire may be necessary to secure certain uses such as public utilities, prisons, bona-fide agriculture, public-owned natural areas, commercial or industrial uses that have outdoor storage areas. Therefore, the County allows the installation of barbed wire as part of the top of the fence or wall for specific uses pursuant to Art. 4.B, SUPPLEMENTARY USE STANDARDS or for situations stated below. The barbed wire shall not exceed 20 percent of the overall permitted height of the fence or wall. Bonafide agricultural uses, prisons, and other uses as authorized by the Zoning Director pursuant to provisions, Art. 5.B.1.A.2.c.2).c) below, shall be permitted to exceed the 20 percent provision. The calculation of the overall height of a fence or wall is inclusive of any barbed wire. The use of barbed wire may be permitted as follows: [Ord. 2005-002] [Ord. 2010-005]

~~a) In the AP or AGR districts with any bona fide agricultural use; [Relocated to Art.4.B.3, Agriculture, Bona Fide]~~

~~b) In the AR district with any bona fide agricultural use, other than nurseries, provided it is setback a minimum of 25 feet from any property line;~~

~~ae) Properties with a Conservation FLU designation, for the purposes of protecting publicly owned natural areas, if limited to the top portion of a fence; and, [Ord. 2005-002] [Ord. 2010-005]~~

~~d) In conjunction with a wastewater or water treatment plant, if limited to the top portion of a fence, and located behind any required perimeter buffer hedges and shrubs.~~

~~be) Properties where the owner can document a valid Development Permit building permit was issued pursuant to Zoning and other applicable agency review and approval; and, [Ord. 2010-005]~~

~~f) In conjunction with jails, prisons and related correctional facilities.~~

c) The Zoning Director shall have the authority to allow the installation of barbed wire for any uses pursuant to Art. 4, SUPPLEMENTARY USE STANDARDS, when the applicant demonstrates a need to comply with Federal, State or Local Government regulations. In support of the barbed wire installation, the Zoning Director may require the applicant to perform mitigation in order to address compatibility with adjacent properties or visibility from adjacent street right-of-way.

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EXHIBIT K

BIG BOX SUMMARY OF AMENDMENTS

1
2 Part 1. ULDC Art. 2.A.1.D.1.b, Zoning Commission (ZC) [Related to Development Review
3 Procedures Authority] (page 7 of 56), is hereby amended as follows:

4 CHAPTER A GENERAL

5 Section 1 Applicability

6 D. Authority

7 1. Processes

8 b. Zoning Commission (ZC)

9 The ZC shall consider the following types of development order applications:

- 10 1) Class B conditional use;
11 2) DOA;
12 3) Abandonment, [Ord. 2006-036]
13 4) Status Reports; [Ord. 2006-036] [Ord. 2008-003]
14 5) ~~The ZC is also granted the authority to consider, take action, and make decisions on~~
15 ~~applications for Type II variances.~~ The ZC is not authorized to grant variances from
16 the following Articles of the ULDC: [Ord. 2006-036]
17 a) Art. 1, GENERAL PROVISIONS (excluding Article 1.F.3.D.1, Applicability); [Ord.
18 2008-003]
19 b) Art. 2, DEVELOPMENT REVIEW PROCEDURES;
20 c) Art. 3.B.3, COZ, Conditional Overlay Zone;
21 d) Art.4, USE REGULATIONS, unless specifically authorized in Article 4.B,
22 SUPPLEMENTARY USE STANDARDS; [Ord. 2007-013] [Ord. 2008-003] [Ord.
23 2010-022]
24 e) Art. 5.C.1.H.1.f Design Elements Subject to ZC or BCC approval;
25 f) Art 5.C.1.H.1.g Rural Design Elements;
26 g) Art 5.C.1.I. Large Scale Commercial Development;
27 ~~he)~~ Art. 5.D, PARK AND RECREATION – Rules and Recreation Standards;
28 ~~i.)~~ Art. 5.F, LEGAL DOCUMENTS (excluding provisions in Art. 5.F.2, Easements);
29 ~~ig)~~ Art. 5.G, DENSITY BONUS PROGRAMS;
30 ~~kh)~~ Art. 13, IMPACT FEES;
31 ~~li)~~ Art. 14, ENVIRONMENTAL STANDARDS;
32 ~~mj)~~ Art. 15, HEALTH REGULATIONS;
33 ~~nk)~~ Art. 17, DECISION MAKING BODIES; and
34 ~~l) Art. 1.I, Definitions and Acronyms, and [Ord. 2005-002] [Ord. 2006-036] [Ord.~~
35 ~~2008-003]~~
36 6) Unique Structures. [Ord. 2008-003]

37
38
39 Part 2. ULDC Art. 2.B.3.A, Purpose [Related to Type II Variance] (page 23 of 56), is hereby
40 amended as follows:

41 CHAPTER B PUBLIC HEARING PROCESS

42 Section 3 Type II Variance

43 A. Purpose General

44 To allow a variances deviation from certain standards in accordance with Art. 2.B.3.E, Standards,
45 unless stated otherwise. of this Code when special circumstances or conditions peculiar to the
46 property exist and the literal enforcement of this Code would result in undue and unnecessary
47 hardship. A Type II variance is required when deviations are requested for: Type II Variances
48 shall be required for the following:

- 49 ~~1. any project that is subject to BCC or ZC approval;~~
50 1. any application requesting variances from the ULDC requirements which are allowed under
51 the authority of Article 2.A.1.D.1.b, Zoning Commission;
52 2. any application project requesting five or more variances; [Ord. 2009-040]
53 ~~3. variances from 5.C. Architecture, with the exception of Design Elements Subject to ZC or~~
54 ~~BCC Approval, Rural Design Elements or Large Scale Commercial Development;~~
55 43. any application variance request greater than 15 percent of a required standard; and [Ord.
56 2009-040]
57 54. any airport zoning variance as described in Art. 2.B.3.D.2, Airport Variance. [Ord. 2006-036]
58 [Ord. 2009-040]
59
60

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EXHIBIT K

BIG BOX
SUMMARY OF AMENDMENTS

1 Part 3. ULDC Art. 5.C.1.E.2.a, Purpose and Intent [Related to Unique Structure] (page 35 of 93),
2 is hereby amended as follows:

3 CHAPTER C DESIGN STANDARDS

4 Section 1 Architectural Guidelines

5 E. Review Process

6 2. Unique Structure

7 a. Purpose and Intent

8 To recognize structures that comply with the definition in Article 1.1.2.A, Unique Structure,
9 that by the nature of their: scale, massing, proportion, rhythm, style, harmony, order,
10 balance, etc, warrant a special designation. PBC has diverse architectural styles in the
11 various Tiers that are reflective of the historical evolution of the community. The
12 architecture guidelines were established to preserve and enhance those communities
13 through common building design elements. The allowance for unique structures will
14 continue to foster preservation of key design elements while recognizing new and
15 creative design and materials. An applicant may apply for Unique Structure designation
16 pursuant to Article 2.B.2.C, Standards for Unique Structure for any of the types of review
17 outlined in Article 5.C.1.E, Review Process. A Unique Structure designation will require
18 the applicant to clearly demonstrate that by complying with the standard architectural
19 guidelines in Section 5.C.1.H, Guidelines, the overall design would be compromised. A
20 structure classified as unique does not have to apply for variances, but shall comply with
21 the standards in Article 2.B.2.C, Standards for Unique Structure. The Unique Structure
22 process ~~should~~ shall not be requested if the applicant can seek variances ~~for minor code~~
23 ~~deviations as provided for~~ in Article 2.B.23, Type II Variance.

26 Part 4. ULDC Art. 5.C.1.I.1, Single Tenant Limit [Related to Unique Structure] (page 42 of 93),
27 is hereby amended as follows:

28 CHAPTER C DESIGN STANDARDS

29 Section 1 Architectural Guidelines

30 I. Large Scale Commercial Development

31 Large Scale Commercial Development shall be defined as any large single tenant retail use, with
32 or without accessory tenants, in a single building, between 65,000 and 200,000 gross square
33 feet. These regulations shall apply to all new developments and developments meeting the
34 requirements of Art. 5.C.1.D, Effect. [Ord. 2005 – 002]

35 1. Single Tenant Limit

36 Variances ~~Deviations~~ from these requirements shall ~~not~~ be ~~permitted~~ prohibited. [Ord. 2005
37 – 002]

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EXHIBIT L

CIVIC PODS
SUMMARY OF AMENDMENTS

Part 1. ULDC Art. 3.E.2.C, Land Use Mix [Related to Planned Unit Development (PUD)] (pages 122 and 123 of 195), is hereby amended as follows:

Table 3.E.2.C - PUD Land Use Mix

	Res.	Civic ¹	Comm.	Rec.	OS ²	Preserve Area	Dev. Area
MIN	60%	2% ¹	-	.006 sf/unit	40%	80/20 AGR – 80% 60/40 AGR – 60%	-
MAX	-	65%	1%	-	-	-	80/20 AGR –25% ³ 60/40 AGR – 40%
[Ord. 2006-004] [Ord. 2008-037]							
Notes							
<p>1. <u>Minimum civic pod requirement may be waived, subject to the following:</u> - <u>Public civic may not be required where two percent of the gross acreage of a PDD is less than 1.5 acres in size, subject to FD&O approval; and,</u> - <u>If located in a CCRT area, shall be labeled as private civic unless waived by the BCC.</u> <u>Civic sites less than 1.5 acres in size shall be designated as private, and shall only be required in CCRT areas unless waived by the BCC. [Ord. 2008-037]</u></p> <p>2. Calculation of open space may include recreation pods, civic pod and open space areas within residential. [Ord. 2006-004]</p> <p>3. See 80/20 option exception.</p>							

Part 2 ULDC Art. 3.E.2.E.4, Civic Pods [related to Planned Unit Development (PUD)] (pages 126 and 127 of 195), is hereby amended as follows:

CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)

Section 2 Planned Unit Development (PUD)

E. Pods

4. Civic Pod

A civic pod is intended to promote a coordinated land planning approach for providing and encouraging publicly and privately owned civic, institutional, educational, and additional recreational uses for the community.

a. Applicability

1) Public Civic

Where two percent of a PUD is less than 1.5 acres, public civic pods may not be required subject to FD&O approval.

2) Private Civic

If a public civic pod is not required in a CCRT area, a private civic pod shall be provided unless waived by the BCC. For any other PUD, private civic pods shall be optional.

~~a. A PUD shall provide for and designate a civic pod on the master plan based on the two percent of the gross acreage of the PUD. PUD's in AGR-FLU areas shall use two percent of the developable portion of the PUD. All civic pods so designated shall be identified as public or private. [First and 3rd sentences have been deleted. 2nd sentence relocated to new AGR PUD Calculation below.]~~

b. AGR PUD Calculation

A PUD in AGR-FLU areas shall use two percent of the developable portion of the PUD.

~~b. Frontage~~

~~A civic pod shall have frontage on a collector or arterial street unless waived by FDO. [Ord. 2005 – 002] [Relocated below to renumbered Art. 3.E.2.E.4.b.1), Public Civic]~~

c. Public and Private Civic

All civic pods so designated shall be identified as public or private. PBC may require all or a portion of a civic pod to be dedicated to PBC for public purposes. Civic Pods of one acre or less may be labeled as "Private" with approval of FDO. [Ord. 2005 – 002]

1) Public Civic

Public civic pods shall be located adjacent to publicly owned, or anticipated to be owned, lands. In the event of co-location with property outside the boundary of the PUD, the required landscape buffer along the common boundary may be waived by the DRO. A minimum 5-foot setback shall be required for all permanent structures, measured from the common interior boundary. The remaining setbacks shall be applied pursuant to Table 3.E.2.D – PUD Property Development Regulations. The

Notes:

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EXHIBIT L

CIVIC PODS
SUMMARY OF AMENDMENTS

location of, and access to, a public civic pod shall be acceptable to FDO prior to certification of the master plan by the DRO. [Ord. 2005 – 002] [Ord. 2008-037]

a) **Conveyance**

Conveyance of a civic pod to PBC shall be in a form and manner acceptable to FDO as outlined in the FDO Property Acquisition Policy and Procedures, and by the County Attorney. Documentation, such as a deed, survey, environmental assessment, and evidence of a clear title shall be required to be provided by the applicant prior to acceptance by PBC. Site shall also be conveyed with: [Ord. 2005 – 002]

- 1) concurrency;
- 2) drainage accommodated within and allowed to discharge into the storm water management system of the PUD;
- 3) filled and stabilized;
- 4) sufficient sized water sewer and other associated utilities stubbed to the site; and
- 5) direct access to a utility easement for phone, electric and cable.

b) **Uses**

Public civic parcels shall consist of civic uses and other typical uses provided by governmental agencies, which are required to provide services to meet concurrency requirements such as, but not limited to, regional parks, water treatment facilities and fire stations, and services required to mitigate other impacts of the development to service providers such as, but not limited to, public schools, libraries or other civic uses. [Ord. 2005 – 002]

~~c) **Frontage**~~

~~A public civic pod shall have frontage on a collector or arterial street unless waived by FDO. [Ord. 2005 – 002]~~

~~d) **Alternative Civic Pod Designation**~~

~~A public civic pod may have an alternative pod designation in addition to the public civic pod designation on the Master Plan approved by the BCC. The alternative pod designation may only be utilized following preliminary approval by FD&O and final approval by the BCC of a cash-out, off-site dedication agreement, or other proposal that satisfies a public civic obligation. A public civic pod may be excluded from the Master Plan approved by the BCC or DRO provided that prior approval of a cash-out, off-site dedication agreement or other proposal that satisfies a public civic obligation has been rendered acceptable by FD&O and granted by the BCC.~~

2) **Private Civic**

Private civic parcels shall be labeled as “Private” on the master plan and may be underscored for a particular use as defined in this section or as outlined in Zoning Code Use Matrix. Such pods may be located anywhere within the PUD but should remain as one singular parcel. [Ord. 2005 – 002]

a) **Use Limitations**

Private civic sites shall consist of civic uses which: provide services to PUD residents or fulfill recreational or educational needs for the residents of PBC; are customarily privately owned and operated; such as but not limited to, private schools or libraries, day care centers, churches, temples, and property owner association meeting areas. Private civic uses may include parking if such use benefits the intended private civic site function. Private civic sites may not be used as PUD overflow parking areas or to fulfill any other non-civic site related requirements. [Ord. 2005 – 002]

~~d. **Underlying FLU**~~

~~A civic pod may have an underlying pod designation on the master plan approved by the BCC. The underlying FLU designation may only be utilized if the civic pod is removed from the master plan by the DRO. [Partially relocated above under new Art. 3.E.2.E.4.b.1)d), Alternative Civic Pod Designation.]~~

~~de. **PDRs**~~

~~The PDRs for a civic pod shall be in accordance with Table 3.E.2.D, PUD Property Development Regulations. Public civic pods may be exempt from Table 3.E.2.D, PUD Property Development Regulations, by the DRO if the PDRs hinder the proper functioning of the intended civic use.~~

~~1) **Exception**~~

~~Public civic pods may be exempt from Table 3.E.2.D, PUD Property Development Regulations, by the DRO if the PDRs hinder the proper functioning of the intended civic use. [Relocated above.]~~

~~2) **Special Provision for Civic Pods**~~

~~The BCC may permit the land area allocated to public civic uses or private civic uses to be deleted from the gross acreage of the PUD when determining the residential~~

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EXHIBIT L

CIVIC PODS
SUMMARY OF AMENDMENTS

1 ~~land use percentage. Such reduction may occur if an explicit public benefit is~~
2 ~~demonstrated meeting the criteria in this Subsection. The applicant may include with~~
3 ~~a submittal of a rezoning application a request to exclude the public civic or private~~
4 ~~civic acreage from the gross acreage of the PUD. The justification statement,~~
5 ~~required in accordance with Article 2.D, ADMINISTRATIVE PROCESS, shall clearly~~
6 ~~demonstrate an explicit public benefit and meet the criteria herein. Prior to~~
7 ~~certification of an application, the Zoning Director may obtain confirmation from the~~
8 ~~BCC that the justification and proposed mix of land uses meets the applicable~~
9 ~~criteria. The BCC shall make a finding of fact supported by substantial competent~~
10 ~~evidence that the criteria has been satisfied.~~

11 **3) Evaluation Criteria**

12 ~~Public civic sites shall meet all criteria outlined in Art. 3.E.2.E.4.e.3).a)-e), below.~~

13 ~~Private civic sites shall meet all criteria outlined in Art. 3.E.2.E.4.e.3)a)-g).~~

14 ~~a) Provide reduced cost to the public for site acquisition, development or operation~~
15 ~~of civic uses.~~

16 ~~b) Provide services to meet recreational, fire rescue or mass transit concurrency~~
17 ~~requirements in accordance with F.S. Chapter 163, or accommodate impacts of~~
18 ~~development on educational facilities such as schools or regional libraries.~~

19 ~~c) Fulfill a direct service and immediate need, as projected in the PBC's capital~~
20 ~~improvement element or, if applicable, further the PBC's goal to provide~~
21 ~~adequate primary and secondary education facilities.~~

22 ~~d) Land uses within the PUD shall be located and designed to be compatible with~~
23 ~~surrounding land uses both internal and external to the PUD.~~

24 ~~e) The resulting mix of land uses further the goals to integrate and share facilities,~~
25 ~~thereby encouraging efficient use of land and reduction in sue of public funding~~
26 ~~sources.~~

27 ~~f) The location and layout of the civic use shall be easily accessible to the residents~~
28 ~~of the PUD. The civic uses shall satisfy the design objective in Article 3.E.2.B,~~
29 ~~Objectives and Standards.~~

30 ~~g) Provide education in accordance with F.S. Chapter 623.~~

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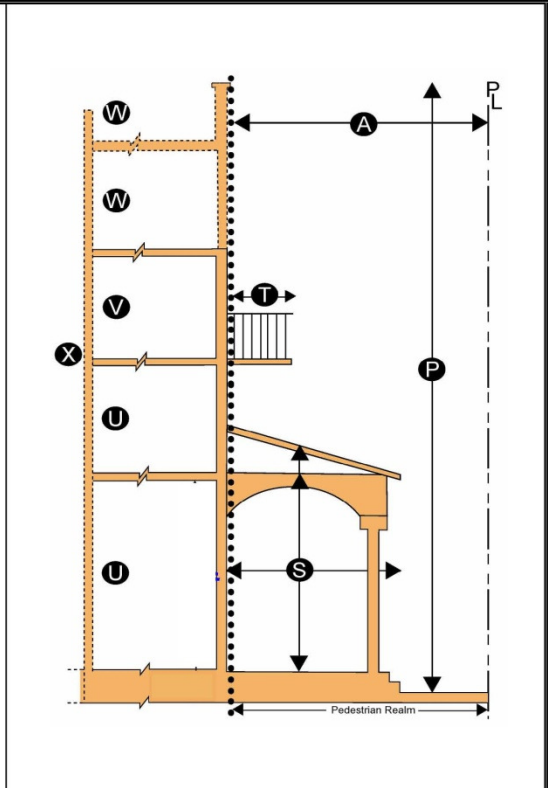
EXHIBIT M

INFILL REDEVELOPMENT OVERLAY
SUMMARY OF AMENDMENTS

1
2 Part 1. ULDC Table 3.B.15.F, Buffered Sidewalk Dimensional Standards [Related to IRO
3 Streetscape Standards] (page 70 of 195), is hereby amended as follows:

TABLE 3.B.15.F – PEDESTAL, LINER, BLOCK, COURTYARD AND CIVIC BUILDING HEIGHT AND USE

BUILDING HEIGHT		MAX.							
P.	Edge TZ or Townhouse Building	35 ft. (3 stories)							
	General TZ	60 ft. (4 stories) (1)(2)							
	Core TZ	75 ft. (5 stories) (1)(2)							
INTERIOR HEIGHT		MIN.	MAX.						
Q.	Finished Floor – Residential (5)	1.5 ft.	N/A						
	Finished Floor – Other	0.5 ft.	N/A						
R.	Residential	9 ft.	N/A						
	Other	12 ft.	N/A						
ENCROACHMENT		MIN.	MAX.						
S.	Stoop (4)	-	6 ft.						
	Gallery (3)(4)	10 ft.	12 ft.						
	Gallery Height	10 ft.	15 ft.						
T.	Balcony	-	6 ft.						
USES BY TRANSECT/FLOOR									
TRANSECT	Uses								
	R	C	O	W	CV	RC	U	I	
U.	Edge	✓			✓				
	General	✓	✓	✓	✓	✓	✓		
	Core	✓	✓	✓	✓	✓	✓		✓
V.	Edge	✓			✓				
	General	✓		✓	✓	✓			
	Core	✓	✓	✓	✓	✓	✓		✓
W.	Edge	✓			✓				
	General	✓		✓	✓	✓			
	Core	✓		✓	✓	✓			✓
X.	Liner building interior, same uses as allowed in TZ.								
USE CLASSIFICATION KEY (REFER TO ART. 5.X.3, USE STANDARDS)									
R = Residential			C = Commercial, Other			O = Commercial, Office			W = Work/Live
CV = Public and Civic			RC = Recreation			U = Utilities and Excavation			I = Industrial
[Ord. 2010-005]									
NOTES									
✓ Means applicable or permitted.									
1. Shall be exempt from Art. 3.D.1.E, <u>Building</u> Height where adjacent to a R-O-W greater than 50 feet in width, or an IRO compliant street (excluding alleys). [Ord. 2010-005]									
2. One additional story and 15 feet in height permitted for Green Building. [Ord. 2010-005]									
3. The required sidewalk zone may be accommodated within a gallery. [Ord. 2010-005]									
4. Encroachment for stoop or gallery (including uses therein such as outdoor dining, benches, or displays) shall not impede required streetscape sidewalk area or be located within five feet of the streetscape street tree planting area. [Ord. 2010-005]									
5. Allowances shall be permitted for single floor units located on the first floor to accommodate ADA requirements. [Ord. 2010-005]									



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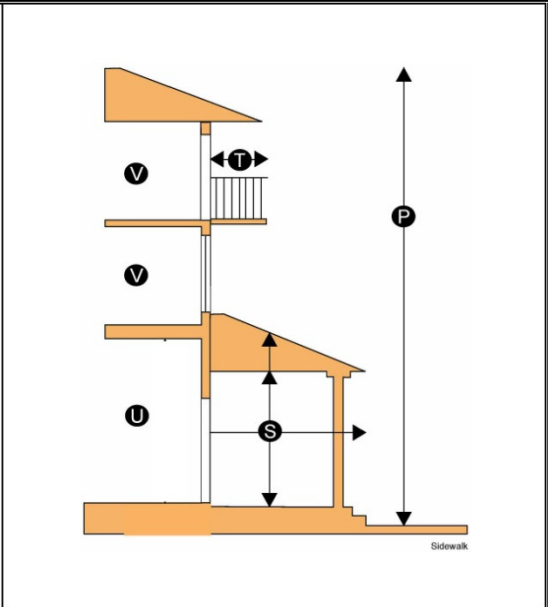
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EXHIBIT M

INFILL REDEVELOPMENT OVERLAY
SUMMARY OF AMENDMENTS

TABLE 3.B.15.F – TOWNHOUSE BUILDING HEIGHT AND USE

BUILDING HEIGHT		MAX.	
P.	Edge	35 ft. (3 stories)	
	General		
INTERIOR HEIGHT		MIN.	MAX.
Q.	Finished Floor – Residential	1.5 ft.	N/A
	Finished Floor – Live/Work Unit	1.5 ft.	N/A
R.	Ceiling – Residential	9 ft.	N/A
	Ceiling – Live/Work Unit	12 ft.	N/A
ENCROACHMENT (1)		MIN.	MAX.
S.	Stoop	N/A	6 ft.
	Front Porch	N/A	8 ft.
	Front Porch Height	N/A	15 ft.
T.	Balcony	-	6 ft.
USES BY TRANSECT/FLOOR			
	TRANSECT	USES	
		RESIDENTIAL	LIVE/WORK UNIT
U.	Edge	✓	✓
	General	✓	✓
V.	Edge	✓	(2)
	General	✓	✓
NOTES			
✓ Means applicable or permitted.			
1. Encroachment for stoop or front porch shall not impede required streetscape sidewalk area or be located within five feet of the streetscape street tree planting area. [Ord. 2010-005]			
2. Shall only be permitted where uses on the 2 nd floor or higher is limited to residential. [Ord. 2010-005]			
3. Allowances shall be permitted for single floor units located on the first floor to accommodate ADA requirements. [Ord. 2010-005]			



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Part 2. ULDC Art. 3.B.15.F.8.b.1)h) [Related to IRO Streetscape Standards (page 74 of 195), is hereby amended as follows:

CHAPTER B OVERLAYS

Section 16 INFILL REDEVELOPMENT OVERLAY (IRO)

F. Design and Development Standards

8. Streetscape Standards

b. Design Standards

1) Enhanced Sidewalk

h) A minimum of 75 percent of buildings fronting on a Type ~~I or II~~ II or III R-O-W, primary or slip street shall have arcaded sidewalks or other architectural element that provides shade to pedestrians, such as permanent canopies and awnings. [Ord. 2010-005]

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EXHIBIT N

LAND DEVELOPMENT
SUMMARY OF AMENDMENTS

1
2 Part 1. ULDC Art. 3.E.1.J.2, [Related to Phasing and Platting for Planned Development
3 Districts (PDDs)] (page 119 of 195), is hereby amended as follows:

4 CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)

5 Section 1 General

6 J. Phasing and Platting

7 2. Platting

8 All land in a PDD shall be platted in accordance with Art. 11, SUBDIVISION, PLATTING AND
9 REQUIRED IMPROVEMENTS, except right of way dedicated to a government agency when
10 approved by the County Engineer. All land within the PDD, including private civic tracts, golf
11 courses and open space areas (including but not limited to recreation and water retention)
12 shall be platted prior to Technical Compliance for the last residential, commercial, or
13 industrial tract. [Ord. 2005 – 002]
14
15

16 Part 2. ULDC Art. 11.A.6.B.4, [Related to Subdivision of Commercial and Industrial Building
17 Sites in Planned Developments] (page 11 of 47), is hereby amended as follows:

18 CHAPTER A GENERAL REQUIREMENTS

19 Section 6 Planned Developments

20 B. Subdivision of Commercial and Industrial Building Sites

21 4. A statement of the developer's intent to subdivide the property pursuant to the platting
22 exemption of this Article 11.A.6.B, Subdivision of Commercial and Industrial Building Sites,
23 and proposed subdivision lines with bearings and distances are ~~is~~ included on the approved
24 final site plan for the building site, in which case said site plan shall constitute the approved
25 final subdivision plan for purposes of compliance with this Article;
26
27
28

29 Part 3. ULDC Art. 11.E.4.E.5.g, [Related to Storm Sewerage and Tertiary Stormwater System
30 Design and Performance] (page 42 of 47), is hereby amended as follows:

31 CHAPTER E REQUIRED IMPROVEMENTS

32 Section 4 Stormwater Management

33 E. Tertiary Stormwater System Design and Performance

34 5. Storm Sewerage

35 g. All pipe used in the storm sewer system shall be either reinforced concrete or metal, or
36 as otherwise approved by the County Engineer, and covered by and conforming to
37 current ASTM, AASHTO, or ANSI standard specifications for materials and fabrication of
38 barrel and joints, and shall meet current FDOT standard specifications and policies
39 applicable to the intended use.
40
41
42

43 Part 4. ULDC Art. 11.F.1, Variances (page 47 of 47), is hereby amended as follows:

44 CHAPTER F VARIANCES

45 Section 1 Variances

46 ~~A variance from the literal or strict enforcement of the provisions of this Article may be granted by the~~
47 ~~Board of Adjustment in accordance with the provisions set forth in Article 2.B.3, Variance. A variance~~
48 ~~from the literal or strict enforcement of the provisions of this Article may be granted in accordance with the~~
49 ~~provisions set forth in Article 2, Development Review Procedures.~~

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EXHIBIT O

MEDICAL OFFICE IN INST FLU DESIGNATION
SUMMARY OF AMENDMENTS

Part 1. ULDC, Table 4.A.3.A, Use Matrix (page 15 of 166), is hereby amended as follows:
Table 4.A.3.A - Use Matrix Continued

Use Type	Zoning District/Overlay																NOTE	
	Agriculture/Conservation			Residential					Commercial					Industry/Public				
	P C	A G R	A P	AR R S A	U S A	R E	R T	R S	R M	C N	C L O	C C O	C H O	C G R E	I L	I G		P O
Commercial Use																		
.....																		
Medical or Dental Office										D	A	P	D	P			P	D
.....																		
[Ord. 2005-002] [Ord. 2006-004] [Ord. 2006-036] [Ord. 2007-001] [Ord. 2010-005] [Ord. 2010-009].																		
Key:																		
P Permitted by right																		
D Permitted subject to approval by the DRO																		
S Permitted in the district only if approved by Special Permit																		
B Permitted in the district only if approved by the Zoning Commission (ZC)																		
A Permitted in the district only if approved by the Board of County Commissioners (BCC)																		

Part 2. ULDC, ULDC Art. 4.B.1.A.71, Hospital or Medical Center (page 58 of 166), is hereby amended as follows:

CHAPTER B SUPPLEMENTARY USE STANDARDS

Section 1 Uses

A. Definitions and Supplementary Standards for Specific Uses

71. Hospital or Medical Center

A facility licensed by the State of Florida which maintains and operates organized facilities for medical or surgical diagnosis, overnight and outpatient care, and treatment of human illness. A hospital is distinguished from a medical center by the provision of overnight care. [Ord. 2005-002]

f. Collocated Medical or Dental Offices

Medical or dental offices shall be permitted as a collocated use to a hospital or medical center.

Part 3. ULDC, ULDC Art. 4.B.1.A.83, Medical or Dental Office (page 65 of 166), is hereby amended as follows:

CHAPTER B SUPPLEMENTARY USE STANDARDS

Section 1 Uses

A. Definitions and Supplementary Standards for Specific Uses

83. Medical or Dental Office

An establishment where patients, who are not lodged overnight, are admitted for examination or treatment by persons practicing any form of healing or health-building services whether such persons be medical doctors, chiropractors, osteopaths, ~~chiropractors~~ podiatrists, naturopaths, optometrists, dentists, or any such profession, the practice of which is lawful in the State of Florida. A pain management clinic shall not be considered a medical or dental office. [Ord. 2005 – 002] [Ord. 2010-009]

c. Limited Use in INST FLU Designation

May be permitted subject to DRO approval, within the boundaries of the four site specific FLUA amendments adopted under Ordinances 2006-005, 2008-005, 2009-008 and 2010-013.

Notes:

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EXHIBIT P

OPEN SPACE
SUMMARY OF AMENDMENTS

1
2 Part 1. ULDC Art. 1.1.2.G.19, Greenway, [as relates to Definitions] (page 60 of 114), is hereby
3 amended as follows:

4 CHAPTER I DEFINITIONS & ACRONYMS

5 Section 2 Definitions

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

7 19. Greenway – ~~See Introduction & Administration Element, Comprehensive Plan Definitions~~
8 ~~multi-purpose open space corridors of private and public lands, which may be located within~~
9 ~~a public street, an edge area, a landscape buffer, or an easement, and may contain~~
10 ~~pedestrian paths, bicycle facilities, jogging paths, equestrian paths and fitness trails.~~
11 ~~Greenways are employed to provide usable open space close to residential areas, and~~
12 ~~provide alternative access ways connecting a variety of uses, such as residential areas,~~
13 ~~parks, school, cultural facilities and employment centers. Greenways also provide aquifer~~
14 ~~recharge, preserve unique features or historic or archaeological sites, and can link urban~~
15 ~~rural areas.~~

16
17
18 Part 2. ULDC Art. 1.1.2. Definitions (pages 77, 79, 106, and 110 of 114), is hereby amended as
19 follows:

20 CHAPTER I DEFINITIONS & ACRONYMS

21 Section 2 Definitions

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

23 13. Open Space – ~~unbuilt~~ land reserved for, or shown on ~~the an~~ approved site plan, ~~or PDP, as~~
24 ~~one or more of the following uses: such as but not limited to: easements,~~ preservation,
25 conservation, wetlands, well site dedicated to PBCWUD, ~~passive~~ recreation, greenway,
26 landscaping, landscape buffer, and water management tracts. ~~In the AGR district, open~~
27 ~~space shall also include unbuilt land use for bona fide agriculture uses.~~

28
29 ~~14. Usable Open Space, Usable - an area such as a park, square, plaza or courtyard accessible~~
30 ~~to the public and used for passive or active recreation or gatherings. Credit shall not be given~~
31 ~~for any indoor spaces, road R-O-Ws, building setback areas, lakes and other water bodies,~~
32 ~~drainage or retention areas, impervious surface courts (tennis, basketball, handball, etc.),~~
33 ~~swimming pools, sidewalks, parking lots, and other impervious surfaces or any pervious~~
34 ~~green area not intended for passive or active recreation or gatherings. [Relocated from~~
35 ~~Article 1.1.2.U.17]~~

36 [ReNUMBER accordingly]

37
38 P. Terms defined herein or referenced in this Article shall have the following meanings:

39 ~~10. Park, Open Space, Usable - for the purposes of Art. 5, an area such as a park, square,~~
40 ~~plaza, or courtyard, accessible to the public and used for passive or active recreation or~~
41 ~~gatherings. Credit shall not be given for any indoor spaces, road R-O-Ws, building setback~~
42 ~~areas, lakes and other water bodies, drainage or retention areas, impervious surface courts~~
43 ~~(tennis, basketball, handball, etc.), swimming pools, sidewalks, parking lots, and other~~
44 ~~impervious surfaces or any pervious green area not intended for passive or active recreation~~
45 ~~or gatherings.~~

46 [ReNUMBER accordingly]

47
48 U. Terms defined or herein or referenced Article shall have the following meanings:

49 ~~17. Usable Open Space - an area such as a park, square, plaza or courtyard, accessible to the~~
50 ~~public and used for passive or active recreation or gatherings. Credit shall not be given for~~
51 ~~any indoor spaces, road R-O-Ws, building setback areas, lakes and other water bodies,~~
52 ~~drainage or retention areas, impervious surface courts (tennis, basketball, handball, etc.),~~
53 ~~swimming pools, sidewalks, parking lots, and other impervious surfaces or any pervious~~
54 ~~green area not intended for passive or active recreation or gatherings. [Relocated to new~~
55 ~~Article 1.1.2.O.14]~~

56 ~~18. Usable Open Space for WHP - a common area such as a park, square, plaza or courtyard,~~
57 ~~accessible to the public and used for passive or active recreation or gatherings. Credit shall~~
58 ~~not be given for any indoor spaces, road R-O-W's, building setback areas, lakes or other~~
59 ~~water bodies, drainage or retention areas, parking lots, and other impervious surfaces or any~~
60 ~~pervious green area not intended for passive or active recreation. [Ord. 2006-055]~~

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EXHIBIT P

OPEN SPACE
SUMMARY OF AMENDMENTS

1 [ReNUMBER accordingly]
2

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

- 4 1. Yard - any ~~open-space~~ area that lies between the principal building or buildings and the
5 nearest lot line.
6

7
8 Part 3. ULDC Art. 6.A.1.D.10, Shared Parking (page 16 of 38), is hereby amended as follows:

9 CHAPTER A PARKING

10 Section 1 General

11 D. Off-Street Parking

12 10. Shared Parking

13 The DRO may authorize a reduction in the number of required parking spaces for multiple
14 and mixed use projects and for uses that are in close proximity to one another and which
15 have different peak parking demands and operating hours. Shared parking shall be subject
16 to the following standards:

17 ~~....~~

18 d. Reserved Space

19 The applicant shall account for 100 percent of the reduction granted through one of the
20 following alternatives: reserved area ~~open-space~~; a future parking garage; future rooftop
21 parking; off-site parking; limitation of uses to adhere to parking regulations; or shared
22 parking.

23 e. Shared Parking Agreement

24 A shared parking plan shall be enforced through written agreement or through a unity of
25 control. A copy of the agreement between the property owner and PBC shall be
26 submitted to the DRO and reviewed and approved by the County Attorney. The
27 agreement shall be recorded with the Clerk of the Circuit Courts of PBC by the owner
28 prior to issuance of a certificate of occupancy. Proof of recordation of the agreement shall
29 be submitted prior to approval by the DRO. The agreement shall:

30 ~~....~~

- 31 3) include a site plan showing ~~the area of~~ the parking area ~~parcel~~ and ~~open-space~~
32 reserved area which would provide for future parking;

33 ~~....~~

- 34 7) describe the obligations of each party, including the maintenance responsibility to
35 retain and develop reserved areas ~~open-space~~ for additional parking spaces if the
36 need arises;

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EXHIBIT Q

PUBLIC PARK LANDSCAPE STANDARDS
SUMMARY OF AMENDMENTS

1
2 Part 1. ULDC Art. 5.D.2.G, County Park Landscape Standards (page 47 of 93), is hereby
3 amended as follows:

4 CHAPTER D PARKS & RECREATION – RULES AND RECREATION STANDARDS

5 Section 2 Types of Parks

6 G. **County Public** Park Landscape Standards

7 This section recognizes that public parks require flexibility in landscape design to address unique
8 natural and manmade resources that serve the public. ~~County Public~~ park landscape standards
9 are applicable in all development Tiers and promote open views and vistas into natural
10 landscapes, lakes, greenways, blueways, and open spaces for appreciation and benefit of the
11 public. Deviations for ~~PBC~~ publicly owned and operated public parks from the landscaping
12 requirements of Art. 7, Landscaping, are as follows: **[Ord. 2006-004] [Ord. 2008-003]**
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EXHIBIT Q

PUBLIC PARK LANDSCAPE STANDARDS
SUMMARY OF AMENDMENTS

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Part 2. ULDC Table 7.C.3, Minimum Tier Requirements (page 15 of 48), is hereby amended as follows:

Table 7.C.3 – Minimum Tier Requirements

Code Requirements	U/S Tier	AGR and Glades Tiers	Exurban and Rural Tiers
Landscape Buffers ⁷			
Design	Linear design, formal arrangement of elements, traversing sidewalks	Meandering, more naturalistic with shrub cluster and varying heights	Increased depth, buffers often adjacent to interior open space, unimproved pathway surfaces
Berms	Optional	Optional	No ¹
Fences/Walls	Optional ²	Optional ²	Optional ^{2,3}
Layers of Shrubs and Ground Cover ⁴	3	4	3
Interior Landscaping ⁷			
Minimum Tree Quantities Residential Lot	1 per 1,250 sq. ft. (max. 15)	1 per 1,000 sq. ft. (max. 30)	1 per 800 sq. ft. (max. 30)
Minimum Tree Quantities – Non-Residential Lot	1 per 2,000 sq. ft.	1 per 1,500 sq. ft.	1 per 1,200 sq. ft.
Minimum Shrub Quantities Residential Lot ⁵	3 per 1,250 sq. ft. (max. 45)	3 per 1,000 sq. ft. (max. 90)	3 per 800 sq. ft. (max. 90)
Minimum Shrub Quantities – Non-Residential Lot ⁵	3 per 2,000 sq. ft.	3 per 1,500 sq. ft.	3 per 1,200 sq. ft.
Interior Islands	1 per 10 spaces	1 per 8 spaces	1 per 6 spaces
Interior Islands Landscape Width	8 ft.	10 ft.	12 ft.
Protective Curbing	Yes	Yes	Optional
Plant Standards ⁷			
Minimum Tree Height (Perimeter)	12 ft.	12 ft.	12 ft.
Minimum Tree Height (Interior)	12 ft.	12 ft. (average)	12 ft. (average)
Palms Substitute (3 palms for 1)	Yes	Yes – Native clusters only	Yes – Native clusters only
Foundation Planting ^{6,7}			
Foundation Planting Width	5 ft. along front façades 8 ft. along side façades	10 ft. all sides	12 ft. all sides
Facades to be Planted	Front & Sides	Front, Sides & Rear	Front, Sides & Rear
Percentage of Facade	40 percent	50 percent	60 percent
[Ord. 2005-002] [Ord. 2006-004] [Ord. 2009-040]			
Notes			
1. May be allowed with an approved ALP.			
2. Landscape requirements (including walls and fences) for Incompatibility buffers, refer to Table 7.F.9.A, Incompatibility Buffer Standards. [Ord. 2009-040]			
3. Walls and fences shall be built from natural materials, including but not limited to: wood, stone, etc. [Ord. 2009-040]			
4. This requirement is only for Perimeter R-O-W Buffers. Applicants shall also reference Table 7.F.7.B, Shrub Planting Requirements for installation size, quantity, spacing and maturity height for perimeter and interior shrub planting. [Ord. 2009-040]			
5. Interior quantities for shrub planting shall be calculated based on gross lot area, excluding preservation areas and lake tracts. [Ord. 2009-040]			
6. TDDs are exempt from foundation planting requirements for primary and secondary building frontages, buildings along an alleyway or accessway to a parking area, or where buildings front on a plaza or square. [Ord. 2005-002] [Ord. 2006-004]			
7. Deviations shall be permitted for <u>PBC publicly</u> owned and operated public parks in accordance with Art. 5.D.2.G, <u>County Public</u> Park Landscape Standards. [Ord. 2006-004]			

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EXHIBIT R

RECREATIONAL FACILITY (CLUBHOUSE)
SUMMARY OF AMENDMENTS

1
2 Part 1. ULDC Art.1.I.2.R.9, Terms defined herein or referenced Article shall have the following
3 meanings, [Related to Definitions] (page 85 of 114 of Supplement 8), is hereby
4 amended as follows:

5 CHAPTER I DEFINITIONS & ACRONYMS

6 Section 2 Definitions

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

8 9. Recreation, Facility - a non-profit facility designed and intended for use by occupants of a
9 residential development or subdivision owned and operated by a Property Owners
10 Association or equivalent. Typical uses include clubhouses, golf courses, swimming pools
11 and tennis courts and other required recreational areas.

12
13 Part 2. ULDC Art.3.E.2.E.3, Recreation Pod (page 125 of 195 of Supplement 8), is hereby
14 amended as follows:

15 CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)

16 Section 2 Planned Unit Development (PUD)

17 E. Pods

18 3. Recreation Pod

19 Recreation areas shall be designated on the ~~master plan~~ Master Plan as recreation pods and
20 ~~in accordance with shall comply with Art. 5.B.1.A.9, Recreation Facility, and Art. 5.D, Parks~~
21 ~~and Recreation Standards, in addition to the requirements of this section.~~

22 a. **Installation**

23 ~~Site improvements shall be provided in accordance with Art. 5.D, Parks and Recreation –~~
24 ~~Rules and Recreation Standards.~~

25 b. **Parking**

26 ~~Parking shall not be required for recreation pods less than one acre. [Relocated to~~
27 ~~Art.5.B.1.A.9, Recreation Facility]~~

28 c. **Special Events**

29 ~~The HOA shall be responsible for ensuring adequate off street parking is provided during~~
30 ~~special events. [Relocated to Art.5.B.1.A.9, Recreation Facility]~~

31
32
33 Part 3. ULDC Art. 5.B.1.A.9, Recreation Facility [Related to Accessory Uses and Structures]
34 (page 15 of 93), is hereby amended as follows:

35 CHAPTER B ACCESSORY AND TEMPORARY USES

36 Section 1 Supplementary Regulations

37 A. Accessory Uses and Structures

38 9. Recreation Facility

39 A non-profit facility designed and intended for use by occupants of a residential development
40 or subdivision owned and operated by a POA or equivalent. Recreation facilities shall be
41 subject to the following standards:

42 a. **Common Area Property Development Regulations (PDRs)**

43 1) PDRs shall be in accordance with the standards for a recreation pod in Table
44 3.E.2.D, PUD Property Development Regulations.

45 2) Outdoor recreational facilities, including but not limited to: basketball courts, tennis
46 court, playgrounds and tot lots shall be setback Setbacks from residential uses shall
47 be a minimum of 50 feet from any residential property line, unless stated otherwise
48 herein. [Ord. 2006-004]

49 3) Swimming pools and spas shall be setback in accordance with Table 5.B.1.A,
50 Pool/Spa Setbacks.

51 3) ~~Golf course structures and clubhouses shall be setback in accordance with Table~~
52 ~~3.E.2.D, PUD Property Development Regulations.~~

53 4) ~~If deemed necessary to ensure compatibility with surrounding uses, the DRO shall~~
54 ~~require an incompatibility buffer in accordance with Art. 7.F.9, Incompatibility Buffer.~~

55 b. **Parking**

56 Parking shall be in accordance with Art. 6, Parking, and the following:

57 1) Clubhouses in a standard district shall apply the requirements for a recreation pod
58 clubhouse.

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EXHIBIT R

RECREATIONAL FACILITY (CLUBHOUSE)
SUMMARY OF AMENDMENTS

- 1) *2) Parking shall not be required for recreation pods or facilities on less than one acre; however, a minimum of two spaces shall be required to accommodate maintenance services for pools or clubhouses.*
- 2) *3) The POA or its equivalent shall be responsible for ensuring adequate off street parking is provided during special events. [Relocated from Art. 3.E.3, Recreation Pod, and amended]*

c. Landscaping

Landscaping shall be in accordance with Art. 7, LANDSCAPING, except that perimeter buffers shall not be required for golf course greens (excluding driving ranges or other recreational amenities) abutting internal streets or residential lots if approved by the BCC on a Preliminary Master Plan or Subdivision Plan.

d. Additional Requirements for Standard Zoning Districts

In addition to the above, recreation facilities in a standard zoning district shall also comply with the following:

- 1) Shall be subject to a Class A Conditional Use approval.
- 2) Shall be located within the residential subdivision it serves;
- 3) Shall not front on an arterial or collector street; and,
- 4) The applicant shall provide documentation of ownership and management by the POA or an equivalent.

b. Residential Lot

- 1) The following setbacks shall apply to tennis courts:

Table 5.B.1.A – Tennis Court Setbacks

Front	25 feet
Side	7.5 feet
Side Street	15 feet
Rear	7.5 feet

[Relocated to Art. 5.B.1.A.10, Swimming Pools, Spas and Tennis Courts.]

Figure 5.B.1.A – Typical Recreational Facilities



[Relocated from below.]

Part 4. ULDC Art. 5.B.1.A.10, Swimming Pools and Spas [Related to Accessory Uses and Structures] (page 15 of 93), is hereby amended as follows:

CHAPTER B ACCESSORY AND TEMPORARY USES

Section 1 Supplementary Regulations

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EXHIBIT R

RECREATIONAL FACILITY (CLUBHOUSE)
SUMMARY OF AMENDMENTS

A. Accessory Uses and Structures

10. Swimming Pools, ~~and Spas, and Tennis Courts~~

a. Principal and Accessory Use

1) Principal Use

Any swimming pool, ~~or spa~~ or tennis courts owned and operated as a commercial enterprise or in combination with other commercial recreation uses on the same property shall be considered a principal use subject to the PDRs of the applicable district.

2) Accessory Use

Any swimming pool, ~~or spa~~ or tennis court operated by a non-profit assembly, social, civic organization, ~~homeowners~~Property Owners association (HPOA), or resident of a dwelling unit shall be considered an accessory use. The accessory use shall be located on the same lot as the principal use except if operated by a residential HOAPOA. If operated by a HOAPOA, the accessory use shall be located within the boundaries of the development, or a recreational facility.

b. Standards for Pools and Spas

1) ~~b.~~ Setbacks for Pools or Spas

a) Setbacks

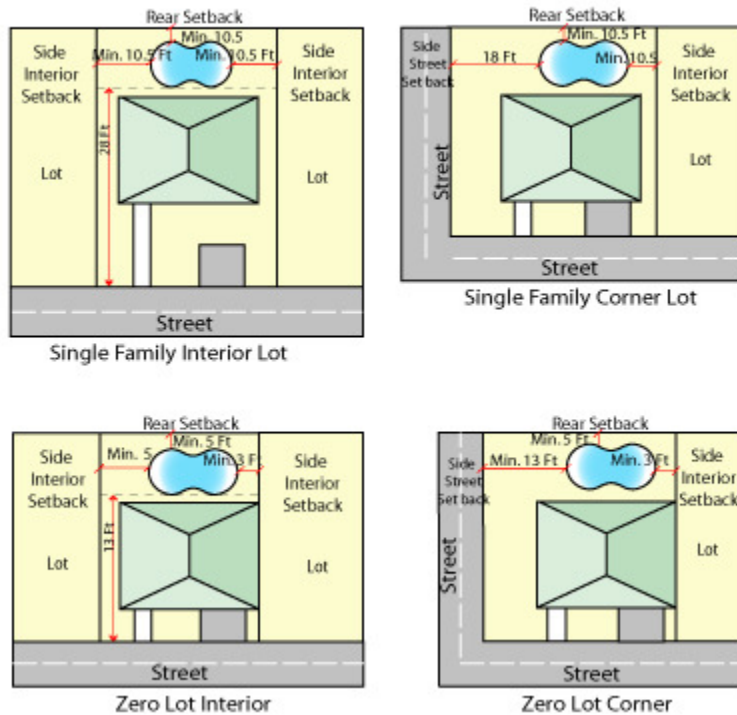
The following setbacks shall apply to pool and spas, and shall be measured to the water's edge:

Table 5.B.1.A – Pool/Spa Setbacks

Setbacks	Front	Side	Side Street	Rear
Single family	28 feet	10.5 feet	18 feet	10.5 feet
ZLL	13 feet	ZLL: 3 feet Non-ZLL: 5 feet	13 feet	5 feet
Townhouse	Parking Tract: 13 feet Street: 28 feet	3 feet	18 feet	5 feet
Multi-Family	28 feet	18 feet	28 feet	15 feet
Recreation Facility less than 1 acre	25 foot setback or separation to the nearest residential lot line			
Recreation Facility 1 acre or more	50 foot setback or separation to the nearest residential lot line			

Figure 5.B.1.A – Pool Setbacks

Examples of Pool Setbacks



b2) Exceptions

(1a) Single Family Design Clusters

Single family design clusters are a type of single-family dwellings no longer permitted. Swimming pools and spas for projects with previously approved single-family design clusters shall comply with the setbacks indicated on the

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EXHIBIT R

RECREATIONAL FACILITY (CLUBHOUSE)
SUMMARY OF AMENDMENTS

PBC site plan. If setbacks are not indicated on site plan, setbacks for ZLL homes shall be applied.

~~(2b)~~ **Single Family and ZLL Homes Adjacent to Open Space**

Swimming pools or spas may be constructed with a three-foot rear or side interior setback if adjacent to open space 50 feet in width or greater.

~~(3e)~~ **Recreation Facilities**

Swimming pools or spas may be constructed with a ten-foot rear or side interior setback in accordance with Art. 3.D.1.D.4,a Open Space. **[Ord. 2008-037]**

~~2)e.~~ **Building Coverage**

Swimming pools and spas shall not be included in the building coverage calculation unless enclosed within a building or a screen enclosure with a solid roof.

~~3)d.~~ **Fencing, Screening, and Access**

Swimming pools and spas shall be enclosed by a safety barrier, wall, fence, or other structure in accordance with the 2001 Florida Building Code, as amended. **[Ord. 2005 – 002]**

~~4)e.~~ **Common Area**

The construction of private swimming pools and spas for individual dwelling units within a common area is prohibited, unless the swimming pools and spas were legally constructed prior to April 21, 1995. If 30 percent of the existing dwelling units in a pod or subdivision have existing legally constructed swimming pools or spas in the common area, the remaining dwelling units within the same pod or subdivision may construct a swimming pool or spa as shown on the final subdivision plan or final site plan. If the final subdivision plan or final site plan does not graphically depict the placement of swimming pools or spas in common area, application shall be made to DRO to amend the final subdivision plan or final site plan to depict the placement of the swimming pool or spa if in compliance with the following criteria:

~~a1)~~ **Legally Permitted**

The applicant demonstrates that existing swimming pools and spas were legally permitted and constructed in common areas;

~~b2)~~ **Joint Applicant**

The HOA POA or equivalent must be included as part of a joint applicant on the building permit application;

~~c3)~~ **Setbacks**

The swimming pool or spa must comply with all setback requirements measured from the outer boundary of the common area or have a 15-foot separation from primary structures, whichever is greater;

~~d4)~~ **Perimeter Landscape Area**

Accessory structures and improvements shall not be permitted in a required perimeter landscape area;

~~e5)~~ **Open Space**

The entire development must continue to meet open space requirements;

~~f6)~~ **Documents**

The homeowners' documents shall be amended to include provisions that allow private use of the common area upon association approval; and

~~g7)~~ **Prohibitions**

Swimming pools or spas shall not be permitted in a common area that is designed as a water management tract.

b. Standards for Tennis Courts

1) Setbacks

The following setbacks shall apply to tennis courts, and shall be measured to the edge of the court surface or fence:

Table 5.B.1.A – Tennis Court Setbacks

Setbacks	Front	Side	Side Street	Rear
Residential Lot	<i>25 feet</i>	<i>7.5 feet</i>	<i>15 feet</i>	<i>7.5 feet</i>
Other (1)	<u>50 foot setback or separation to the nearest residential lot line</u>			
Notes:				
<u>1 Tennis courts with a valid Development Order approved prior to the adoption of setbacks for tennis courts permitted on other than residential lots shall be considered legally-conforming.</u>				

[Relocated from Art.5.B.1.A.9, Recreation Facility, and amended]

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EXHIBIT S

WESTGATE COMMUNITY REDEVELOPMENT AREA OVERLAY (WCRAO)
SUMMARY OF AMENDMENTS

1
2 Part 1. ULDC, Art. 2.D.1.B.1 [Related to Application Types and DRO] (page 29 of 56), is hereby
3 amended as follows:

4
5 CHAPTER D ADMINISTRATIVE PROCESS

6 Section 1 DEVELOPMENT REVIEW OFFICER

7 B. Application Types

- 1. The following types of development shall require approval of a master plan, site plan,
subdivision plan, regulating plan and other types of plans listed in Art. 2.A.1.G.3, Plan
Requirements by the DRO prior to the issuance of a building permit, commencement of any
related land development activity, utilization of any use or approval granted by the BCC or
ZC, or utilization of any use requiring approval by the DRO:
a. Conditional Use/Requested Use;
b. All development in a PDD or TDD;
c. All development within the IR Zoning district, or projects electing to utilize the provisions
of the IRO;
d. "D" uses in Table 4.A.3.A, Use Matrix;
e. ~~New commercial, industrial and residential development of more than two dwelling units
in the WCRA;~~
fe. All new construction that creates, meets or exceeds the thresholds in Table 4.A.3.A,
Thresholds for Projects Requiring DRO Approval
gf. Amendments or changes to any previously approved special exception, conditional use
or other development which required approval of a site plan or subdivision by Ord. No.
1957-003, Ord. No. 1973-002, or Ord. No. 1992-020 as amended;
hg. Any use governed by Art. 1.F.2, Nonconforming Use;
ih. Any amendment to a previously approved site plan; and
ji. All subdivision of land, unless exempt.

30 Part 2. ULDC, Table 3.B.14.E – WCRAO Mixed Use (page 39 of 195), is hereby amended as
31 follows:

32 CHAPTER B OVERLAYS

34 Section 15 WCRAO, WESTGATE COMMUNITY REDEVELOPMENT AREA OVERLAY

35 E. Use Regulations

- 36 1. Mixed Use
37 In the WCRAO, mixed use means the combination of residential and one or more non-
38 residential uses that are functionally integrated. Mixed use may be required or permitted in
39 commercial districts that have a commercial with underlying residential FLU designation, as
40 indicated in Table 3.B.14.E, WCRAO Mixed Use.

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EXHIBIT S

**WESTGATE COMMUNITY REDEVELOPMENT AREA OVERLAY (WCRAO)
SUMMARY OF AMENDMENTS**

1

Table 3.B.14.E – WCRAO Mixed Use

Sub-areas	NR	NRM	NG	NC	UG	UH	UI
Mixed Use ⁶	Prohibited	Required ¹	Required ¹	Required ^{2 5}	Permitted	Permitted	Prohibited
Minimum Residential Use ⁴	N/A	50%	50%	25%	N/A	N/A	N/A
Maximum Residential Use	N/A	100%	100%	75% ³	N/A	N/A	N/A
Minimum Non-residential Use	N/A	0%	0%	25% ³	N/A	N/A	N/A
Maximum Non-residential Use ⁴	N/A	50%	50%	75%	N/A	N/A	N/A

Notes:							
1. Non-residential zoned lots with a commercial with underlying residential FLU designation, approved as part of Plan Amendment Round 2005-01, shall be subject to the requirements of Art. 3.B.14.E.1.a, Required Mixed Use in NRM, NG and NC Sub-areas.							
2. Required only on Westgate between Loxahatchee Drive and Wabasso Drive in accordance with Art. 3.B.14.E.1.a, Required Mixed Use in the NRM, NG and NC Sub-areas.							
3. Maximum residential use may be increased to 100% and minimum non-residential uses may be reduced to 0%, east of Loxahatchee Drive, and West of Wabasso Drive.							
4. Minimum and maximum percentages for residential and non-residential uses are calculated by dividing the total GFA for either use (residential OR non-residential) type by the total GFA (residential AND non-residential).							
5. Minimum residential and maximum non-residential percentages may be waived once all permitted residential density has been utilized, if no Density Bonus Pool units are available.							
6. <u>Mixed Use requirement shall not apply to improvements to or rehabilitation of existing structures or the expansion of a nonconforming use, pursuant to Art. 1.F.4.D, Expansion.</u>							

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Part 3. ULDC, Art. 3.B.14.F.2, Build to Line and Frontages (page 41 of 195), is hereby amended as follows:

5

6

7

CHAPTER B OVERLAYS

8

Section 15 WCRAO, WESTGATE COMMUNITY REDEVELOPMENT AREA OVERLAY

9

F. Property Development Regulations (PDRs)

10

2. Build to Line and Frontages

11

a. Build to Line

12

The build to line may be adjusted by the DRO to accommodate requirements such as, increased R-O-W buffers due to location of existing utility easements, or required corner clips. ~~Where a build to line is required by Table 3.B.15.F, WCRAO Sub-area PDRs, the~~ The first three floors of all main structures, excluding parking garages, shall be built to constructed at the build to line, unless specified otherwise. An additional ten or 12 foot setback is permitted where a gallery is used in lieu of an arcade. Up to 25 percent of the building frontage or footprint that is required to be on the build to line may be either setback or projected beyond the build to line to accommodate requirements for balconies, stoops, porches, or other architectural features designed to enhance the pedestrian streetscape environment, provided that ground floor improvements do not conflict with the placement of street trees, and Recesses and projections of the building façade up to a maximum of three feet shall be permitted. Maximum encroachments for balconies, and entryways shall comply with Table 3.B.14.G - WCRAO Supplementary Standards by Sub-Area.

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b. Building Frontage

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Building frontage shall be in accordance with the requirements for each Sub-area and Figure 3.B.14.F, WCRAO Sub-area Building Configurations and Lot Placements, and Figure 3.B.14.F, Required Building Orientation. The portion of the structure required to meet the building frontage shall be located on the build to line unless otherwise stated. Frontage requirements may be reduced for lots with no rear access to required parking to accommodate a drive aisle to the rear of the lot and required landscaping.

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EXHIBIT S

**WESTGATE COMMUNITY REDEVELOPMENT AREA OVERLAY (WCRAO)
SUMMARY OF AMENDMENTS**

1 Part 4. ULDC, Table 3.B.15.G, WCRAO Supplementary Standards by Sub-Area (page 46 of
2 195), is hereby amended as follows:
3

Table 3.B.15.G – WCRAO Supplementary Standards by Sub-Area

Sub-areas	NR	NRM	NG	NC	UG	UH	UI
Minimum Enclosed Living Area							
Single Family Dwelling Unit	1,000 s.f.	1,000 s.f.	-	-	-	-	-
Accessory Dwelling	300 s.f.	300 s.f.	300 s.f.	-	-	-	-
Fences and Walls:							
Prohibited Materials ⁷	Chain link, wire mesh, barbed wire, wood basket weave, or corrugated metal panels						
Architectural Features:							
Arcades and Galleries ¹	-	-	-	Required - Westgate Avenue	-	-	-
Minimum Building Depth	-	20'	20'	20'	30'	-	30'
Minimum 1 st Floor Height	-	-	-	12'	-	-	-
Minimum Number of Floors	-	-	-	2 ²	-	-	-
Windows and Doors:							
Minimum Glazing of Frontage ³	-	³	³	³	-	-	-
Porches, Balconies and Entryways							
Front Setback Maximum Encroachment ⁸	8'	6'	6'	-6'	-	-	-
Min/Max Porch Depth ⁴	6'/10'						
Min/Max Porch Length ⁴	8'/50% of building facade						
Min/Max Balcony Depth	3'/3'						
Min/Max Balcony Length	6'/50% total of building facade						
Parking:							
Location of Surface Parking	-	Rear	Rear	Rear	-	-	-
Driveways ⁵	-	Rear	Rear	Rear	-	-	-
Location of Accessory Dwellings and Garages:							
Detached	Location	Back of rear facade of primary structures.		-	-	-	-
	Setbacks	5' side or rear ⁶		-	-	-	-
Attached	Location	Setback a min. of 20' from front facade		-	-	-	-
Landscaping:							
See Article 7, Landscaping for provisions allowing for reduction in Perimeter and foundation planting requirements.							
Min. Pervious Surface Area	-	20%	20%	20%	-	-	-
Key							
-	Subject to the supplementary standards of the lot's zoning district						
[Ord. 2006-004] [Ord. 2009-040]							
Notes:							
1. See Art. 3.B.15.G.3.d, Arcades and Galleries, Figure 3.B.15.G, WCRAO Arcade and Gallery Standards. <u>Residential or hotel uses that are permitted in the NC sub-area may provide porches, balconies, stoops, or entryways designed to enhance the pedestrian streetscape environment in lieu of providing arcades or galleries.</u>							
2. Required second floor shall meet minimum frontage and depth requirements.							
3. See Art. 3.B.15.G.3.c, Fenestration Details – Windows and Doors.							
4. Excludes stoops.							
5. Access from the front or side may be permitted for lots with no rear street frontage.							
6. Minimum 20 foot setback shall be required for garages fronting on a street or alley.							
7. Chain link fences may be installed for the following:							
a. Single-family residential use provided a continuous native hedge is planted along the exterior side of the fence and adequate room for maintenance is provided along the property lines adjacent to public R-O-W. The hedge shall be maintained at the same height as the chain link fence. Black or green vinyl coated chain link fence may be installed along remaining perimeter property lines not adjacent to a public R-O-W.							
b. Nonresidential uses within the UI sub-area if the chain link fence is black or green vinyl coated.							
8. <u>The maximum encroachment for porches, balconies, and entryways located in NC sub-area shall only apply to permitted residential or hotel uses. These ground floor improvements shall not conflict with the placement of street trees.</u>							

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6 Part 5. ULDC, Art. 3.B.15.H.1, Density Bonus Pools [Related to Density Bonus Programs]
7 (page 48 of 195), is hereby amended as follows:
8

9 **CHAPTER B OVERLAYS**

10 **Section 15 WCRAO, WESTGATE COMMUNITY REDEVELOPMENT AREA OVERLAY**

11 **H. Density Bonus Programs**

12 **1. Density Bonus Pool**

13 **a. WCRA Recommendation**

14 Any proposed project that includes a request from the Density Bonus Pool shall obtain a
15 recommendation from the WCRA in accordance with the standards of Art. 3.B.15.D.1.b,
16 Timeframe for Response. A project shall receive a recommendation for approval from
17 the WCRA that either meets three of the following six factors, for the: 1) The UH Sub-
18 area; 2) That portion of the NRM Sub-area located west of the LWDD L-2B Canal and
19 between Suwanee Drive and the E-3½-8 Canal; and or 3) The UG Sub-areas; and or

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EXHIBIT S

WESTGATE COMMUNITY REDEVELOPMENT AREA OVERLAY (WCRAO)
SUMMARY OF AMENDMENTS

meets four of these six factors for: 1) That portion of the NRM Sub-area located between the LWDD L-2B Canal and Suwanee Drive; 2) The NG Sub-area; and or 3) The NC Sub-areas, of the following six factors shall receive a recommendation for approval from the WCRA:

- 1) The proposed project meets the minimum building frontage requirements of Table 3.B.15.F, WCRAO Sub-area PDRs.
2) The proposed project includes sufficient land area to and has a rear lot line abutting a R-O-W to ensure that vehicular access to parking is limited to a the rear of the lot, in accordance with Art. 3.B.15.I.1.a.1).

c. Affordability Standards

Where required by Table 3.B.15. H, WCRAO Density Bonus Pool Approval, units required to be affordable shall comply with the following:

1) Design Requirements

All density bonus units required to be affordable shall be designed to a compatible exterior standard as other units within the development or pod. These units may be clustered or dispersed throughout the project.

2) Sales and Rental Prices

Affordable units shall be offered for sale or rent to very-low thru middle income households. The sale and rent prices may be updated annually by the County Administrator, or designee, based on the AML, and household income limits for PBC (West Palm Beach/Boca Raton metropolitan statistical area) as published annually by HUD.

3) Master Covenant

Prior to final DRO approval, the applicant shall record in the public records of Palm Beach County a Covenant binding the entire project, in a form provided by the County, which identifies each required affordable unit. In the event the project is not subject to final DRO approval, the applicant must submit a recorded copy of the Covenant to the Building Division prior to issuance of the first building permit. The Covenant shall include but not be limited to restrictions requiring: that all identified affordable units shall be sold, resold, or rented only to very-low thru middle income qualified households at an attainable housing cost for each of the targeted income ranges; that these restrictions remain in effect for a minimum of ten years for units sold to eligible households, and a minimum of 20 years for rental units, from the date of each unit is first purchased or designated as a rental unit; and that in the event a unit is resold before the ten or 20 year periods conclude, a new 10 or 20 year period shall take effect on the date of resale. The Covenant shall further provide monitoring and compliance requirements including but not limited to those set forth below to ensure compliance with Plan TE Policy 1.2-r. Every deed for sale of an affordable housing unit shall incorporate by reference the controlling Covenant.

4) Monitoring and Compliance

Shall be in accordance with the monitoring and compliance requirements of the applicable sections of Art. 5.G.1, Workforce Housing Program, or Art. 5.G.2, Affordable Housing Program.

5) Enforcement

Shall be in accordance with the enforcement requirements of the applicable sections of Art. 5.G.1, Workforce Housing Program, or Art. 5.G.2, Affordable Housing Program.

6) Limitations on Restrictions

Shall be in accordance with the limitations and restriction requirements of Art. 5.G.+2, Workforce Affordable Housing Program.

7) Affordability Ranges

Required affordable WCRAO Density Bonus units shall be distributed in accordance with Table 3.B.15.H, WCRAO Affordability Ranges. Multi-family or townhouse developments less than ten dwelling units may be excluded from this requirement.

Part 6. ULDC, Art. 3.B.15.I.1.a.1), General (page 50 of 195), is hereby amended as follows:

CHAPTER B OVERLAYS

Section 15 WCRAO, WESTGATE COMMUNITY REDEVELOPMENT AREA OVERLAY

I. Parking and Streets

1. Parking

Notes:

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EXHIBIT S

WESTGATE COMMUNITY REDEVELOPMENT AREA OVERLAY (WCRAO)
SUMMARY OF AMENDMENTS

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a. General

- 1) For properties located east of the LWDD L-2B Canal and west of Suwanee Drive within the NRM, NG, and NC Sub-areas and UG subareas, parking in the NRM, NG, NC, and UG Sub-areas shall be accessed from the rear of the lot from a street or alleyway, when available.

....

Part 7. ULDC, Art. 3.C.1.C, Previous Zoning Districts (page 83 of 195), is hereby amended as follows:

CHAPTER C STANDARD DISTRICTS

Section 1 FUTURE LAND USE (FLU) DESIGNATION AND CORRESPONDING DISTRICTS

C. Previous Zoning Districts

- 1. The following previously established zoning districts correspond to the current districts:
 - a. The Specialized Agriculture (SA) District shall correspond to the AP District in the Glades Tier, the AGR District in the AGR Tier, and the AR District in the Rural Tier.
 - b. Rural Services (RSER) District shall correspond to the AR District.
 - c. Residential Transitional Suburban (RTS) District shall correspond to the RT District.
 - d. Residential Transitional Urban (RTU) District shall correspond to the RS District.
 - e. Multifamily Residential High Density (RH) District shall correspond to the RM District.
 - f. Specialized Commercial High (CSH) and Specialized Commercial (CS) District shall correspond to the Commercial High Office District (CHO) District.
- 2. Where the corresponding district for a parcel is consistent with its FLU designation, a rezoning shall not be required, provided that any development is consistent with the requirements of the corresponding district. Any application that requires Public Hearing, excluding Status Reports and Variance applications, approval shall be accompanied by an application to a current Zoning district.

STATE OF FLORIDA, COUNTY OF PALM BEACH
 I, SHARON R. BOCK, Clerk and Comptroller,
 certify this to be a true and correct copy of the original
 filed in my office on Feb 01 2011
 dated at West Palm Beach, Florida
 By: Nancy Powell
 Deputy Clerk

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