



---

**TITLE: REQUEST FOR PERMISSION TO ADVERTISE  
UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENT ROUND 2016-01**

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

- Ordinance Title
- Exhibit A - Art. 1.E, Prior Approvals [F.S. 723.041, Mobile Home Parks]
- Exhibit B - Art. 1.F.2.C, Residential Development Regulations [AR District]
- Exhibit C - Art. 2.B.2.H.2, EAC [Expedited Application Consideration]
- Exhibit D - Art. 6.A.1.D.14, Design and Construction Standards [Parking]
- Exhibit E - Art. 6, Parking [Loading Space Reduction]
- Exhibit F - Art. 7, Landscaping [Alternative Landscape Plan Update]
- Exhibit G - Article 14, Environmental Standards
- Exhibit H - Article 15, Health Regulations
- Exhibit I - Design Standards Alternative
- Exhibit J - Zoning District Consistency with Future Land Use Atlas
- Exhibit K - Overlay Updates
- Exhibit L - Parks and Recreation
- Exhibit M - Height Measurement for Fences, Walls and Hedges

**LDRAB/LDRC:** The proposed code amendments were submitted for review to the Land Development Regulation Advisory Board (LDRAB) on March 23, 2016, April 27, 2016, and May 25, 2016, and the Land Development Regulation Commission (LDRC) on May 25, 2016. All proposed ULDC amendments were found to be consistent with the Plan.

**MOTION:** To approve the Request for Permission to Advertise for First Reading of ULDC Amendment Round 2016-01 on July 28, 2016: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCES 2003-067 and 2003-068, AS AMENDED, AS FOLLOWS: **ARTICLE 1 - GENERAL PROVISIONS:** CHAPTER E, PRIOR APPROVALS; CHAPTER F, NONCONFORMITIES; CHAPTER I; DEFINITIONS & ACRONYMS; **ARTICLE 2 - DEVELOPMENT REVIEW PROCEDURES:** CHAPTER A, GENERAL; CHAPTER B, PUBLIC HEARING PROCESS; CHAPTER D, ADMINISTRATIVE PROCESS; **ARTICLE 3 - OVERLAYS AND ZONING DISTRICTS:** CHAPTER A, GENERAL; CHAPTER B, OVERLAYS; CHAPTER C, STANDARD DISTRICTS; CHAPTER D, PROPERTY DEVELOPMENT REGULATIONS (PDRs); CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDs); **ARTICLE 4 - USE REGULATIONS:** CHAPTER A, USE CLASSIFICATION; CHAPTER B, SUPPLEMENTARY USE STANDARDS; **ARTICLE 5 - SUPPLEMENTARY STANDARDS:** CHAPTER B, ACCESSORY AND TEMPORARY USES; CHAPTER D, PARKS & RECREATION – RULES AND RECREATION STANDARDS; **ARTICLE 6 - PARKING:** CHAPTER A, PARKING; CHAPTER B, LOADING STANDARDS; **ARTICLE 7 - LANDSCAPING:** CHAPTER B, TYPES OF PLANS; CHAPTER C, MGTS TIER COMPLIANCE; CHAPTER D, GENERAL STANDARDS; CHAPTER F, PERIMETER BUFFER LANDSCAPE REQUIREMENTS; CHAPTER G, OFF-STREET PARKING REQUIREMENTS; **ARTICLE 14 - ENVIRONMENTAL STANDARDS:** APPENDIX 9, NATURAL AREAS; APPENDIX 10; PROHIBITED VEGETATION REMOVAL SCHEDULE; **ARTICLE 15 - HEALTH REGULATIONS:** CHAPTER B, (PBC ENVIRONMENTAL CONTROL RULE II) DRINKING WATER SUPPLY SYSTEMS; PROVIDING FOR: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND, AN EFFECTIVE DATE.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCES 2003-067 and 2003-068, AS AMENDED, AS FOLLOWS: **ARTICLE 1 - GENERAL PROVISIONS:** CHAPTER E, PRIOR APPROVALS; CHAPTER F, NONCONFORMITIES; CHAPTER I; DEFINITIONS & ACRONYMS; **ARTICLE 2 - DEVELOPMENT REVIEW PROCEDURES:** CHAPTER A, GENERAL; CHAPTER B, PUBLIC HEARING PROCESS; CHAPTER D, ADMINISTRATIVE PROCESS; **ARTICLE 3 - OVERLAYS AND ZONING DISTRICTS:** CHAPTER A, GENERAL; CHAPTER B, OVERLAYS; CHAPTER C, STANDARD DISTRICTS; CHAPTER D, PROPERTY DEVELOPMENT REGULATIONS (PDRs); CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDs); **ARTICLE 4 - USE REGULATIONS:** CHAPTER A, USE CLASSIFICATION; CHAPTER B, SUPPLEMENTARY USE STANDARDS; **ARTICLE 5 - SUPPLEMENTARY STANDARDS:** CHAPTER B, ACCESSORY AND TEMPORARY USES; CHAPTER D, PARKS & RECREATION – RULES AND RECREATION STANDARDS; **ARTICLE 6 - PARKING:** CHAPTER A, PARKING; CHAPTER B, LOADING STANDARDS; **ARTICLE 7 - LANDSCAPING:** CHAPTER B, TYPES OF PLANS; CHAPTER C, MGTS TIER COMPLIANCE; CHAPTER D, GENERAL STANDARDS; CHAPTER F, PERIMETER BUFFER LANDSCAPE REQUIREMENTS; CHAPTER G, OFF-STREET PARKING REQUIREMENTS; **ARTICLE 14 - ENVIRONMENTAL STANDARDS:** APPENDIX 9, NATURAL AREAS; APPENDIX 10; PROHIBITED VEGETATION REMOVAL SCHEDULE; **ARTICLE 15 - HEALTH REGULATIONS:** CHAPTER B, (PBC ENVIRONMENTAL CONTROL RULE II) DRINKING WATER SUPPLY SYSTEMS; PROVIDING FOR: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND, AN EFFECTIVE DATE.

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

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

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

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

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

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

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

1            **Section 1. Adoption**

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

- 4            ▪ Ordinance Title
- 5            ▪ Exhibit A - Art. 1.E, Prior Approvals [F.S. 723.041, Mobile Home Parks]
- 6            ▪ Exhibit B - Art. 1.F.2.C, Residential Development Regulations [AR District]
- 7            ▪ Exhibit C - Art. 2.B.2.H.2, EAC [Expedited Application Consideration]
- 8            ▪ Exhibit D - Art. 6.A.1.D.14, Design and Construction Standards [Parking]
- 9            ▪ Exhibit E - Art. 6, Parking [Loading Space Reduction]
- 10            ▪ Exhibit F - Art. 7, Landscaping [Alternative Landscape Plan Update]
- 11            ▪ Exhibit G - Article 14, Environmental Standards
- 12            ▪ Exhibit H - Article 15, Health Regulations
- 13            ▪ Exhibit I - Design Standards Alternative
- 14            ▪ Exhibit J - Zoning District Consistency with Future Land Use Atlas
- 15            ▪ Exhibit K - Overlay Updates
- 16            ▪ Exhibit L - Parks and Recreation
- 17            ▪ Exhibit M - Height Measurement for Fences, Walls and Hedges

18            **Section 2. Interpretation of Captions**

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

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

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

24            **Section 4. Severability**

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

29            **Section 5. Savings Clause**

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

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

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

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

2            The provisions of this Ordinance shall become effective upon filing with the Department  
3 of State.

4  
5            **APPROVED and ADOPTED** by the Board of County Commissioners of Palm Beach  
6 County, Florida, on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

7  
SHARON R. BOCK, CLERK &  
COMPTROLLER

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

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Mary Lou Berger, Mayor

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

By: \_\_\_\_\_  
County Attorney

8  
9  
10            **EFFECTIVE DATE:** Filed with the Department of State on the \_\_\_\_\_ day of  
11 \_\_\_\_\_, 20\_\_\_\_.

# EXHIBIT A

## ART. 1.E, PRIOR APPROVALS [F.S. 723.041 MOBILE HOME PARKS] SUMMARY OF AMENDMENTS (Updated 4/15/16)

1  
2 Part 1. ULDC Art. 1.E.1.C, Modification of Prior Approvals (page 15 of 119), is hereby amended  
3 as follows:  
4

**Reason for amendments:** [Zoning] A 2003 Florida law, pre-empts local updates to prior approvals for mobile home parks, further recognizing trends in the increased size of mobile homes commonly resulting in the replacement of older single-wide units with larger double or triple wide models. Note that for purposes of interpreting the timing provision of the law "in affect at the time of approval" would mean the original Development Order, or any subsequent Development Order Amendment, if applicable.

### ARTICLE 1, GENERAL PROVISIONS

#### CHAPTER E PRIOR APPROVALS

#### Section 1 General

##### C. Modification of Prior Approvals

A development order or permit, which was approved under ~~the~~ prior Code provisions, shall comply with the current review process for any modifications and the following: [Ord. 2010-005]

##### 1. Determination of Extent of Vested Status in the Area of Modification

The proposed modification shall comply with the current Code to the greatest extent possible in the affected area, which also includes the determination of whether the prior approval has nonconformities. A prior approval may be subject to rezoning in accordance with the requirements of Art. 3.A.3, Zoning District Consistency with the Future Land Use Atlas (FLUA). [Ord. 2010-005] [Ord. 2011-016]

##### 2. Modification to a Prior Approval with Nonconformities

Proposed modifications may not increase a nonconformity. The applicant shall identify the extent of the proposed modification on the applicable plan and in the application pursuant to Art. 2, Plan Requirements. The application and plan shall: [Ord. 2010-005]

- a. list all prior Zoning resolutions and prior ULDC Amendment Ordinances to establish a record of any prior vesting claim; [Ord. 2010-005]
- b. delineate on the plan the boundary of the affected area and indicate all proposed modifications; If necessary, the Zoning Director shall render decision on the affected area. [Ord. 2010-005]
- c. identify all nonconformities with prior approved development orders, which includes: lot, structure, use, and site elements of the subject property or affected area of the subject property to establish a record of nonconformities in the tabular data of the plan, and notate on the plan these nonconformities, where applicable. [Ord. 2010-005]
- d. all nonconformities outside of the affected area that are clearly shown on a prior development order shall be vested. [Ord. 2010-005]

##### 3. Mobile Home Park Exception

Pursuant to F.S. 723.041(4), the placement of any size new or used mobile home and appurtenances on a mobile home lot shall be permitted in accordance with the lot sizes, separation and setback distances, and other requirements in effect at the time of the approval of the Development Order for the mobile home park, or any subsequent Development Order Amendment, if applicable.

U:\Zoning\CODEREV\2016\BCC Hearings\Round 2016-01\1 RPA\Exh. A - Art. 1.E, Prior Approvals [F.S. 723.041 Mobile Home Parks].docx

#### Notes:

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

## EXHIBIT B

# RESIDENTIAL DEVELOPMENT REGULATIONS FOR NON-CONFORMING AGRICULTURAL RESIDENTIAL (AR) LOTS SUMMARY OF AMENDMENTS

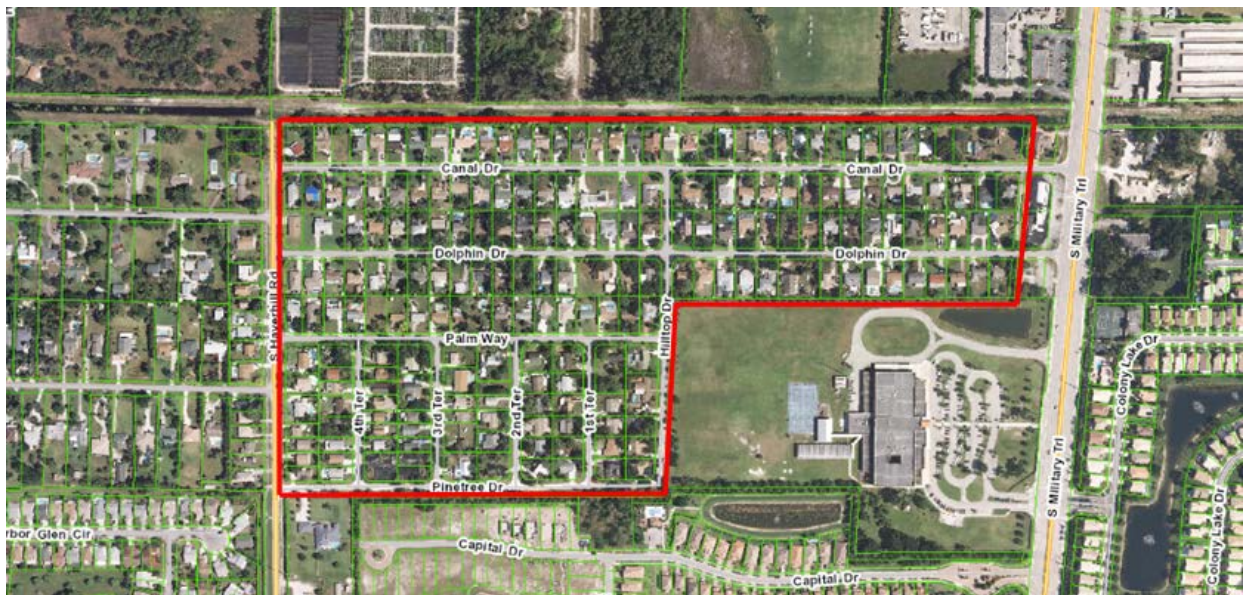
(Updated 5/13/16)

1  
2 Part 1. ULDC Art. 1.F.2.C, Residential Development Regulations (page ), is hereby amended as  
3 follows:  
4

**Reason for amendments:** [Zoning] Historically, the bulk of land in the unincorporated areas of the County was zoned what is now the Agriculture Residential (AR) Zoning district, which is no longer consistent with the future land designations within the Urban/Suburban (U/S) Tier. Additionally, there are numerous antiquated subdivisions with residential Zoning in nearly all areas of the County, that do not meet the minimum lot dimensions required for the district, namely minimum lot width, depth or size. The County has long recognized that owners of these residential non-conforming legal lots of record may develop a single family home, inclusive of customary accessory uses. This policy is also further under ULDC Article 1.F, Non-conformities, and Article 5.B.1.A.1.d.2)b), Non-conforming Lot Dimensions [Related to AR District], which allow for setback reductions commensurate with the size of the parcel.

The following revisions further recognize antiquated subdivisions within the U/S Tier where zoned Agricultural Residential (AR), but have been subdivided similar to more current Residential Transitional (RT) or Single-Family Residential (RS) developments.

Example: The platted Biltmore Terrace community (PB 24, page 145, approved 21-January-1955) has a Low Residential 3 (LR-3) future land use (FLU) designation with AR Zoning, is predominantly comprised of .22 acre lots (aprox. 9,584 s.f.), with a few larger lots, and otherwise looks and functions similarly to newer subdivisions with RS Zoning. Recognition of this suburban development form merits allowing for similar suburban allowances for accessory structures.



5  
6 **ARTICLE 1, GENERAL PROVISIONS**

7 **CHAPTER F NONCONFORMITIES**

8 **Section 2 Nonconforming Lot**

**Reason for amendment:** [Zoning] Calibrate with amendment in Part 2 below, which further recognizes existing suburban development pattern for accessory structures on smaller lots within the Urban/Suburban Tier.

9  
10 **C. Residential Development Regulations**

11 A nonconforming residential lot may utilize the following property development regulations  
12 setbacks for a single-family dwelling unit only, or for related accessory structures in the AR district  
13 in accordance with Art. 5.B.1.A.1.b)2), Nonconforming Lot Dimensions. [Ord. 2010-005]  
14

15  
16 This space intentionally left blank.

**Notes:**

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

# EXHIBIT B

## RESIDENTIAL DEVELOPMENT REGULATIONS FOR NON-CONFORMING AGRICULTURAL RESIDENTIAL (AR) LOTS SUMMARY OF AMENDMENTS

(Updated 5/13/16)

**Reason for Amendment:** [Zoning] The current setback provision for lots with less than 100 foot width or depth conflict with the percentages cited, emphasis on 15 side setback, when applied to smaller properties within the Urban/Suburban Tier. Example, the side setback for a non-conforming lot width is 15%, which would result in a 15 foot side setback for a lot of 100 feet in width or less, far less than the 25 foot option being deleted. While the majority of lots within Heritage Farms, Royal Palm Beach Acreage, Palm Beach Country Estates and Jupiter Farms, and other similar Rural or Exurban areas have lot widths that would accommodate a minimum 25 foot setback, there are a few lots that would not, and can only be developed if permitted use of the setbacks for the PDRs.

### 1. Minimum Setback Requirements

Minimum ~~Setback Requirements~~ setback requirements may be in accordance with the percentages listed below, but shall not be less than those for the RS district: [Ord. 2010-005]

a. If the minimum depth dimension is nonconforming: [Ord. 2010-005]

Front: 30 percent of lot depth. [Ord. 2010-005]

Rear: 20 percent of lot depth. [Ord. 2010-005]

b. If the minimum width dimension is nonconforming: [Ord. 2010-005]

Side Interior: 15 percent of lot width. [Ord. 2010-005]

Side Street: 20 percent of lot width. [Ord. 2010-005]

e. ~~Nonconforming lots with an RR-FLU and AR Zoning shall provide a minimum that are 100 feet or less in width and 100 feet or less in depth may apply a 25-foot setback from the affected property line. [Ord. 2010-005]~~

### 2. Building Coverage

The maximum lot coverage ~~calculations shall be based on the size of the lot indicated in the table below, and shall include accessory structures is 40 percent of the total lot area or the maximum district coverage whichever is more restrictive.~~ [Ord. 2010-005]

**Table 1.F.2, Non-conforming Building Coverage in the AR District**

<u>Non-Conforming Lot Size</u>	<u>Maximum Building Coverage</u>
<u>&gt; 2.5 acres</u>	<u>15%</u>
<u>20,000 s.f. – 2.5 acres</u>	<u>20%</u>
<u>14,000 s.f. – 19,999 s.f.</u>	<u>30%</u>
<u>≤ 13,999</u>	<u>40%</u>
[Ord. 2016- ]	

### 3. Floor Area Ratio

~~Maximum Floor Ratio Area (FAR) requirements for the AR district do not apply.~~

### 43. Accessory Structures

Accessory structures shall comply with all applicable Code requirements. [Ord. 2010-005]

This space intentionally left blank.

#### Notes:

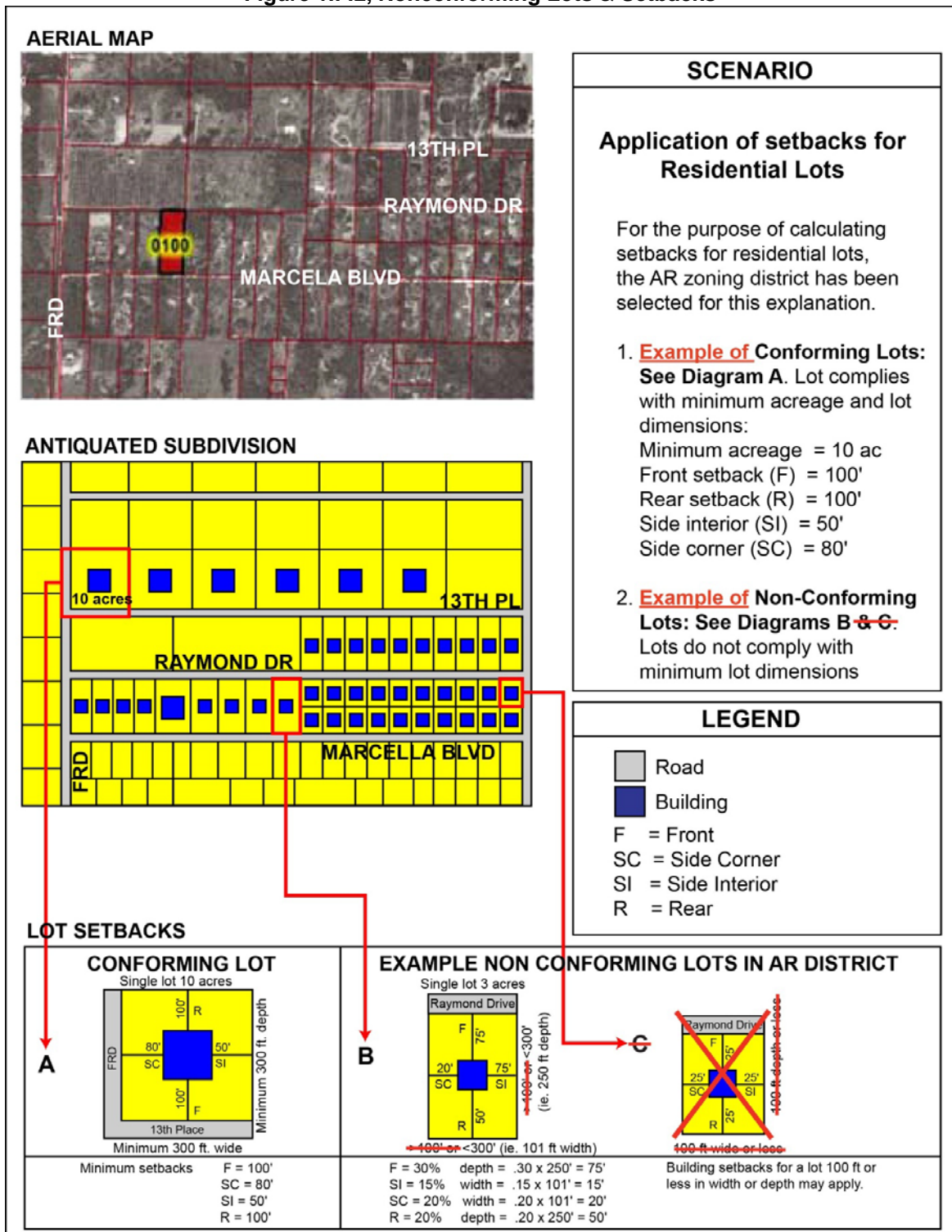
- Underlined indicates new text.
- ~~Stricken~~ indicates text to be ~~deleted~~. If being relocated, or partially relocated, destination is noted in bolded brackets [Relocated to: ] or [Partially relocated to: ].
- *Italicized* indicates relocated text. Source is noted in bolded brackets [Relocated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

# EXHIBIT B

## RESIDENTIAL DEVELOPMENT REGULATIONS FOR NON-CONFORMING AGRICULTURAL RESIDENTIAL (AR) LOTS SUMMARY OF AMENDMENTS (Updated 5/13/16)

1

Figure 1.F.2, Nonconforming Lots & Setbacks



[Ord. 2005-002] [Ord. 20010-005]

2  
3  
4  
5  
6  
7  
8  
9  
10  
11

### D. Accessory Dwellings

Accessory dwellings on non-conforming lots with a RR FLU designation that are equal to or less than 1.5 acres may utilize a 25-foot side or rear setback, subject to the following where the setback is less than the setback required for the SFD unit: **[Ord. 2006-004] [Ord. 2010-005]**

1. A minimum five-foot high continuous solid opaque visual screen consisting of a hedge, fence or wall, shall be installed and maintained along the property line adjacent to the length of the accessory dwelling. **[Ord. 2006-004] [Ord. 2010-005]**
2. Ingress/egress to the accessory dwelling shall not be oriented towards the adjoining property. **[Ord. 2006-004] [Ord. 2010-005]**

### Notes:

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



# EXHIBIT B

## RESIDENTIAL DEVELOPMENT REGULATIONS FOR NON-CONFORMING AGRICULTURAL RESIDENTIAL (AR) LOTS SUMMARY OF AMENDMENTS (Updated 5/13/16)

1 ....

2

3

4 Part 2. ULDC Art. 5.B.1.A.1.d, Accessory Structure Setbacks (pages 8 & 9 of 100), is hereby  
5 amended as follows:  
6

**Reason for amendments:** [Zoning] Similar to Part 1 above, the following revisions serve to establish additional flexibility and consistency to development patterns currently permitted for smaller lots within the U/S Tier.

7

### 8 ARTICLE 5, SUPPLEMENTARY STANDARDS

#### 9 CHAPTER B ACCESSORY AND TEMPORARY USES

#### 10 Section 1 Supplementary Regulations

#### 11 A. Accessory Uses and Structures

##### 12 1. General

##### 13 d. Setbacks, Accessory Structure

##### 14 1) Residential Districts, ~~(Except AR)~~

15 Accessory structures may be setback a distance of five feet from the side and rear  
16 property lines provided it is not located in an established easement or required  
17 landscape buffer.

##### 18 a) Townhouse

19 ....

##### 20 b) ZLL

21 ....

##### 22 c) Exceptions

23 (1) All structures used as dwellings, such as guest cottages, grooms quarters,  
24 and accessory dwellings, shall meet the minimum setback in Table 3.D.1.A,  
25 Property Development Regulations, or Art. 1.F.2.C, Minimum Residential  
26 Setback Requirements, if applicable.

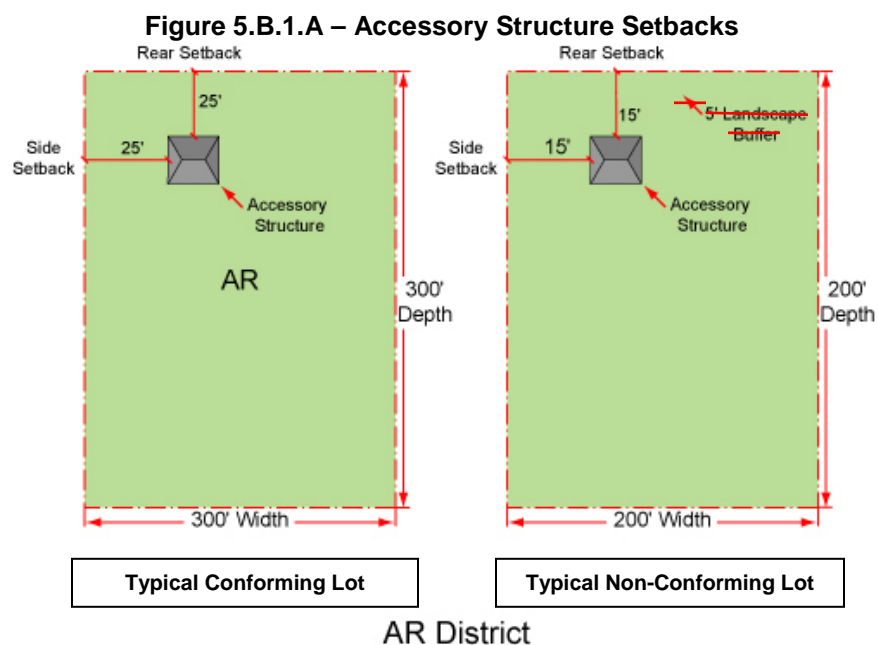
27 (2) All structures over ten feet in height shall meet the minimum setbacks in  
28 Table 3.D.1.A, Property Development Regulations, or Art. 1.F.2.C, Minimum  
29 Residential Setback Requirements, if applicable.

30 (3) Encroachment into easements shall be in accordance with Article 5.F.2.A,  
31 Easement Encroachment.

##### 32 2) AR District

##### 33 a) Conforming Lot Dimensions

34 Accessory structures may be setback a distance of 25 feet from the side and rear  
35 property lines on lots with conforming width and depth lot dimensions.  
36



#### Notes:

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

## EXHIBIT B

# RESIDENTIAL DEVELOPMENT REGULATIONS FOR NON-CONFORMING AGRICULTURAL RESIDENTIAL (AR) LOTS SUMMARY OF AMENDMENTS

(Updated 5/13/16)

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

### b) Nonconforming Lot Dimensions

~~The setbacks for accessory Accessory~~ structures on lots with nonconforming width ~~or and~~ depth may be reduced ~~for either non-conforming dimension, as follows: setback a distance of 15 feet from the side and rear property lines.~~

#### (1) General

*A minimum setback distance of 15 feet from the side or rear property lines; or*

#### (2) U/S Tier

*The minimum setback may be reduced in accordance with the following:*

*(a) The reduced setback permitted under Art. 1.F.2.C, Minimum Residential Setback Requirements; or,*

*(b) Parcels that are less than or equal to 13,999 square feet may apply the accessory structure setbacks of Art. 5.B.1.A.1.d.1), Residential Setbacks.*

#### Reason for Amendment: [Zoning]

1. Delete redundant reference to prohibition of accessory structures in front or side street setbacks. This standard exists above under ULDC. 5.B.1.A.1.b, Location, which applies to all accessory structures.
2. Relocate language prohibiting placement of accessory uses within landscape buffers to ensure applicability to all scenarios where prohibition through plat dedication, easement dedication, or other clear prohibition outlined in Art. 7, Landscaping, may not apply, such as older Planned Unit Developments where buffers are located within individual homeowners property.

16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30

### c) Minimum Setback from Easements Accessory Structure

Must be five feet from all established easements, ~~except where use of Art. 5.B.1.A.1.d.1), Residential Setbacks is permitted and may not be located within the required landscape buffer or within the required front or side street setback.~~

### 3) Prohibition in Landscape Buffers

*Accessory structures shall not be located within a required landscape buffer.*

### 43) Nonresidential Districts

Accessory structures shall meet the setback requirements in Table 3.D.1.A, Property Development Regulations.

### 5-4) U/S Tier – Maximum Accessory Structure Dimensions

In the U/S Tier, all accessory structures located on a parcel in a residential district shall not occupy more than 25 percent of the distance between property lines. **[Ord. 2008-037]**

....

U:\Zoning\CODEREV\2016\BCC Hearings\Round 2016-01\1 RPA\Exh. B - Residential Development Regulations [AR District].docx

#### Notes:

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

# EXHIBIT C

## ART. 2.B.2.H.2, EAC [EXPEDITED APPLICATION CONSIDERATION] SUMMARY OF AMENDMENTS (Updated 5/13/16)

Part 1. ULDC Art. 2.B.2.H.2, EAC (page 29 of 87), is hereby amended as follows:

**Reason for amendments:** [Zoning]

1. Recognize that addition of land area to developments approved by BCC and limited to abandoned right-of-way (R-O-W) or other similar easements, where no additional density or intensity is being sought, may be approved using the Expedited Application Consideration (EAC) process. While not a common occurrence, the need to recognize this situation typically results from the County abandoning undeveloped or under-utilized R-O-W. These land areas, including similar privately held streets or easements often run behind or in-between residential communities, don't have sufficient width to be developed, and are typically absorbed by adjacent property owners. Eligibility for EAC is contingent upon compliance with current ULDC perimeter buffer requirements, where applicable, which recognizes that these types of land areas typically act as a form of buffer by creating additional separation between developments. The land area would either be added as additional or new buffer, or in the event the applicant sought to amend any existing residential lot lines, the relocation or reconfiguration of buffer area would be subject to compliance with current ULDC requirements.
2. Relocate standards related to EAC procedures to fall under the EAC heading simply for consistency with typical ULDC format and construction.

## ARTICLE 2 DEVELOPMENT REVIEW PROCEDURES

### CHAPTER B PUBLIC HEARING PROCESS

#### Section 2 Conditional Uses, Requested Uses Development Order Amendments, Unique Structures and Type II Waivers

##### H. Development Order Amendment

###### 1. General

A Development Order for a Class A Conditional Use, Requested Use, Class B Conditional Use, or Type II Waiver may be amended, extended, varied or altered only pursuant to the standards and procedures established for its original approval, or as otherwise set forth in this Section. Before any such Development Order is amended, extended, varied or altered, the applicant shall demonstrate and the ZC/BCC shall find that a change of circumstances or conditions has occurred which make it necessary to amend, extend, vary or alter the conditional/requested use. [Ord. 2007-001] [Ord. 2011-016]

###### 2. Expedited Application Consideration (EAC)

Certain minor Development Order ~~development-order~~ amendments may be eligible for expedited consideration and review:

###### a. Criteria

The application shall meet all of the following criteria in order to be reviewed under the, in ~~an~~-EAC process;

- 1) Approval of the Zoning Director and the County Engineer shall be obtained prior to submission. The Zoning Director and the County Engineer shall consult with any other department responsible for the Conditions of Approval ~~conditions of approval~~. They shall approve or deny the request to obtain expedited consideration based on compatibility of the request with the surrounding area. The magnitude of the requested modification shall also be considered. The County Engineer and the Zoning Director shall only permit expedited consideration for proposals which have minimal site design impact, and which, if approved, will be compatible with surrounding areas; [Ord. 2007-001]
- 2) The proposed application, if approved, will not increase intensity or density of the project; [Ord. 2007-001]
- 3) Proof of compliance with all previous conditions of development approval; [Ord. 2007-001]
- 4) No change to the threshold certificate, except alteration of legal description, shall occur; [Ord. 2007-001]
- 5) The proposed amendment does not affect uses or intensities/densities within a DRI (Development of Regional Impact); ~~and~~ [Ord. 2007-001]
- 6) All impacts shall be internal to the project; ~~and~~, [Ord. 2007-001]

7) Addition of land area limited to abandoned R-O-W or easements along the perimeter of the development.

###### b3. Procedures

After approval by the County Engineer and the Zoning Director to participate in an EAC process, the application shall be submitted and reviewed pursuant to the applicable development approval procedure, except that:

#### Notes:

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

## EXHIBIT C

### ART. 2.B.2.H.2, EAC [EXPEDITED APPLICATION CONSIDERATION] SUMMARY OF AMENDMENTS

(Updated 5/13/16)

- 1                    ~~1)a-~~After the application is certified by the DRO, the proposed modification may proceed  
2                    directly to the next BCC hearing for which advertising requirements can be met.  
3                    [Ord. 2007-001]

U:\Zoning\CODEREV\2016\BCC Hearings\Round 2016-01\1 RPA\Exh. C - Art. 2.B.2.H.2, EAC [Expedited Application Consideration].docx

---

#### Notes:

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

# EXHIBIT D

## ART. 6.A.1.D.14, DESIGN AND CONSTRUCTION STANDARDS [PARKING] SUMMARY OF AMENDMENTS

(Updated 4/8/16)

1  
2 Part 1. ULDC Art. 6.A.1.D.14, (page 19 of 39), is hereby amended as follows:  
3

**Reason for amendments:** [Zoning] Originally established based on the higher parking turnover associated with retail sales trip generation rates, the standard is not applied to other similar high trip generation uses, nor is it realistic for many commercial centers which may experience varying degrees of turnover with retail, office, personal service, restaurant or a myriad of other tenants. Noted also, many jurisdictions have trended towards narrower parking spaces in response to the proliferation of smaller vehicles versus those manufactured in the 1970's or earlier (notwithstanding trends towards larger SUVs and pickups). Reference to "commercial uses" has also been revised to recognize applicability to "non-residential uses" and consistency with Table 6.A.1.D - Minimum Parking Dimensions for Nonresidential Uses and Residential Uses with Shared Parking Lots.

### ARTICLE 6, PARKING

#### CHAPTER A PARKING

##### Section 1 General

##### D. Off-Street Parking

##### 14. Design and Construction Standards

##### a. Dimensions

The dimensions and geometrics of off-street parking areas shall conform to the following minimum standards.

##### 1) Residential

##### a) Individual Parking Space

Each parking space for dwelling units that do not share a common parking lot shall be a minimum of eight feet wide and 20 feet long. Parking spaces may be side to side, end to end or not contiguous to each other.

##### b) Common Parking Lots

For dwelling units that share a common parking lot, parking spaces and aisles shall be subject to Table 6.A.1.D, Minimum Parking Dimensions.

##### 2) Nonresidential

All nonresidential uses and residential uses with shared parking lots shall provide parking spaces that comply with Table 6.A.1.D, Minimum Parking Dimensions, and Figure 6.A.1.D, Typical Example of General Parking Schematic. Parking angles that are not illustrated in Table 6.A.1.D, Minimum Parking Dimensions, or Figure 6.A.1.D, Typical Example of General Parking Schematic shall be interpolated from the tables and approved by the DRO. For the purpose of applying the "Use" column in Table 6.A.1.D, Minimum Parking Dimensions, the following rules shall apply:

##### a) General

The term "general" applies to parking spaces designated to serve ~~all commercial~~ non-residential uses ~~except retail~~ and residential uses with shared parking lots.

Reason for amendment: Update references to parking or persons with disabilities for consistency with Art. 6.A.1.D.6, Parking Spaces for Persons Who Have Disabilities, and related Florida Statutes and Florida Building Code laws and regulations.

##### b) Accessible

Spaces reserved for use by disabled persons shall be governed by the rows labeled "accessible handicap";

**[Renumber accordingly]**

(This space intentionally left blank)

#### Notes:

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

# EXHIBIT D

## ART. 6.A.1.D.14, DESIGN AND CONSTRUCTION STANDARDS [PARKING] SUMMARY OF AMENDMENTS (Updated 4/8/16)

1

**Table 6.A.1.D - Minimum Parking Dimensions  
For Nonresidential Uses and Residential Uses  
with Shared Parking Lots**

A Angle	Use (1)	B Space Width (feet)	C Space Depth (feet)	D (3) Aisle Width (feet)	E Curb Length (feet)	F Module Width (feet)
45	General	9.0	17.5	12.0	12.5	47.0
	<del>Retail</del>	<del>9.5</del>	<del>17.5</del>	<del>12.0</del>	<del>13.5</del>	<del>47.0</del>
	<u>Accessible * Handicapped</u>	12.0	17.5	12.0	17.0	47.0
60	General	9.0	19.0	16.0	10.5	54.0
	<del>Retail</del>	<del>9.5</del>	<del>19.0</del>	<del>15.0</del>	<del>11.0</del>	<del>53.0</del>
	<u>Accessible * Handicapped</u>	12.0	19.0	14.0	14.0	52.0
70	General	9.0	19.5	19.0	9.5	58.0
	<del>Retail</del>	<del>9.5</del>	<del>19.5</del>	<del>18.0</del>	<del>10.0</del>	<del>57.0</del>
	<u>Accessible * Handicapped</u>	12.0	19.5	17.0	12.5	56.0
75	General	9.0	19.5	23.0	9.5	62.0
	<del>Retail</del>	<del>9.5</del>	<del>19.5</del>	<del>22.0</del>	<del>10.0</del>	<del>61.0</del>
	<u>Accessible * Handicapped</u>	12.0	19.5	21.0	12.5	60.0
80	General	9.0	19.5	24.0	9.0	63.0
	<del>Retail</del>	<del>9.5</del>	<del>19.5</del>	<del>23.0</del>	<del>9.5</del>	<del>62.0</del>
	<u>Accessible * Handicapped</u>	12.0	19.5	22.0	12.0	61.0
90	General	9.0	18.5	26.0	9.0	63.0
	<del>Retail</del>	<del>9.5</del>	<del>18.5</del>	<del>25.0</del>	<del>9.5</del>	<del>62.0</del>
	<u>Accessible * Handicapped</u>	12.0	18.5	24.0	12.0	61.0
90	Low Speed Electric Vehicle (LSEV)	Min. 6.0 Max. 7.0	Min. 12.0 Max. 13.0	Min. 15.0 Max. 17.0 (2)	Min. 6.0 Max. 7.0	Min. 39.0 Max. 43.0 (2)
<b>[Ord. 2005-002] [Ord. 2012-027]</b>						
<b>Notes:</b>						
* <u>Accessible applies to parking for persons who have disabilities.</u>						
1. Use – See Art. 6.A.1.D.14, Design and Construction Standards.						
2. Where drive aisles in LSEV parking areas are not intended solely for use by LSEV, the overall width and minimum aisle width may be increased to allow the aisle width permitted for standard sized vehicles.						
3. Angled parking with two-way traffic movement shall be a minimum of 24 feet wide except for some parking lots with 90 degree parking stalls, or unless stated otherwise herein. <b>[Ord. 2012-027]</b>						

2 ....

3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20

U:\Zoning\CODEREV\2016\BCC Hearings\Round 2016-01\1 RPA\Exh. D - Art. 6.A.1.D.14, Design and Construction Standards [Parking].docx

**Notes:**

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

# EXHIBIT E

## ART. 6, PARKING [LOADING SPACE REDUCTIONS] SUMMARY OF AMENDMENTS (Updated 5/13/16)

1  
2 Part 1. ULDC Art. 2.D.1.G.1, Modifications to BCC or ZC Approvals (pages 39-40 of 87), is  
3 hereby amended as follows:  
4

**Reason for amendments:** [Zoning] Relocate existing provision recognizing DRO authority to amend the minimum number of parking spaces required commensurate with other modifications to uses within a development, to clarify that such authority also applies to BCC or ZC approvals.

### 5 6 ARTICLE 2 DEVELOPMENT REVIEW PROCEDURES

#### 7 CHAPTER D ADMINISTRATIVE PROCESS

#### 8 Section 1 Development Review Officer (DRO)

##### 9 G. Modifications to Prior Development Orders

##### 10 1. Modifications to BCC or ZC Approvals

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

17  
18 o. Requests to modify a Type II Waiver or a Type II Variance when the amendment request  
19 is more conforming to Code requirements; ~~or~~ [Ord. 2012-027] [Ord. 2015-031]

20 p. To add Type II electronic message signs; ~~or~~ [Ord. 2015-031]

21 q. The number of loading spaces may be proportionately reduced, if the space is not  
22 needed as a result of a reduction in size or change in use. [Relocated from Art.  
23 6.B.1.H.7.a.1), Change in Use]

24  
25  
26 Part 2. ULDC Art. 2.D.6.B, Applicability [Related to Type I Waivers] (pages 46 of 87), is hereby  
27 amended as follows:  
28

**Reason for amendments:** [Zoning] Update general list of Type I Waives to include newly re-organized provisions related to Type I Waivers for minimum loading spaces or dimensions required. The original reference to be stricken "Eliminate or Reduce Loading Standards" only applies to provisions allowing for limited reductions in the minimum number of loading spaces required in limited circumstances; however, it was oft times confused with a separate provision related to "Reduction of Width and Length" of loading spaces. The confusion between the two provisions was further compounded due to being located under a heading which indicated revisions were subject to DRO approval, and a change implemented in Ord. 2012-027, which clarified a prior reference to "Zoning Director may waive" to the more easily documented Type I Waiver process.

### 29 30 ARTICLE 2 DEVELOPMENT REVIEW PROCEDURES

#### 31 CHAPTER D ADMINISTRATIVE PROCESS

#### 32 Section 6 Type I Waiver

##### 33 B. Applicability

34 Requests for Type I Waivers shall only be permitted where expressly stated within the ULDC:  
35 [Ord. 2011-016] [Ord. 2012-027]  
36

37  
38  
Table 2.D.6.B - Summary of Type I Waivers

Type I Waiver Summary List
....
<del>Eliminate or Reduce Loading Standards</del>
<del>Reduction in Number of Minimum Required Loading Spaces [uses &lt; 10,000 square feet]</del>
<del>Reduction of Loading Space Width or Length [for uses that require limited loading]</del>
....
[Ord. 2012-027] [Ord. 2014-025] [Ord. 2015-031] [Ord. 2016-016]

#### Notes:

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

# EXHIBIT E

## ART. 6, PARKING [LOADING SPACE REDUCTIONS] SUMMARY OF AMENDMENTS (Updated 5/13/16)

1  
2 Part 3. ULDC Table 6.A.1.B, Minimum Off Street Parking and Loading Requirements (pages 4 -  
3 11 of 39), is hereby amended as follows:  
4

5 Reason for amendments: [Zoning] Update "Loading Key" by including term located in redundant text to be deleted in Part 4 below.

Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements

Use Type: Industrial	Parking	Loading <u>Standard</u> (1)
....		
....		
<b>Loading <u>Standard</u> Key:</b>		
Standard "A"	One space for the first 5,000 square feet of GFA, plus one <i>space</i> [Relocated from Art. 6.B.1.D, Loading Space Ratios] for each additional 30,000 square feet of GFA.	
Standard "B"	One space for the first 10,000 square feet of GFA, plus one <i>space</i> [Relocated from Art. 6.B.1.D, Loading Space Ratios] for each additional 15,000 square feet of GFA.	
Standard "C"	One space for the first 10,000 square feet of GFA, plus one <i>space</i> [Relocated from Art. 6.B.1.D, Loading Space Ratios] for each additional 100,000 square feet of GFA.	
Standard "D"	One space for each 50 beds for all facilities containing 20 or more beds.	
Standard "E"	One space for the first 10,000 square feet of GFA, plus one for each additional 20,000 square feet of GFA. The space shall be a minimum of 12 feet in width and 18.5 feet in length for uses that require limited loading.	
<b>Notes:</b>		

6  
7  
8 Part 4. ULDC Art. 6.B, Loading Standards (pages 33, 37 and 38 of 39), is hereby amended as  
9 follows:  
10

Reason for amendments: [Zoning]

1. See also Part 2 Reason for Amendment above.
2. Re-organize and update provisions related to restrictions on use of loading spaces, calculation of minimum loading spaces required for ease of use.
3. Clarify scope of DRO authority to revise minimum loading space requirements when uses within a project change, where applicable, by relocating existing provisions to Art. 2.D.1.G.1, Modifications to BCC or ZC Approvals.
4. Clarify provisions allowing for use of Type I Waiver to seek reductions in minimum number of loading spaces to existing Art. 6.D.1.D, Loading Space Ratios, which provides direction to standards establishing minimum loading zone ratios by use, and expand to include existing provisions used for similar "Reduction of Length and Width". Also deletes erroneous reference to "loading standards" which inadvertently suggests ability to request Type I Waivers for all of Art. 6.B, Loading Standards, contrary to limitation of heading limiting such to "Reduction in Number of Spaces".
5. Amend existing "Reduction of Length and Width" to require Type I Waiver. This further establishes the application process, method of documenting approvals or denials, and proper review of any required documentation submitted to substantiate the request.

## ARTICLE 6 PARKING

### CHAPTER B LOADING STANDARDS

#### Section 1 Loading

....

Reason for amendment: [Zoning] Relocate general standard to for ease of reference.

#### **C. Restrictions**

*All required off-street loading spaces and accompanying aisles and driveways shall be deemed to be required space and shall not be encroached upon or reduced in any manner unless expressly permitted otherwise.* [Partially relocated from Art. 6.B.1.H.7, Loading Space Reduction]

#### Notes:

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



# EXHIBIT E

## ART. 6, PARKING [LOADING SPACE REDUCTIONS] SUMMARY OF AMENDMENTS (Updated 5/13/16)

Reason for amendment: [Zoning] Consolidate similar Art. 6.D.1.C, Computing Loading Standards and Art. 6.D.1.D, Loading Space Ratios.

### **C. Computing Loading Standards** [Relocated to Art. 6.B.1.D, Loading Space Ratios, below]

#### **1. Multiple Uses**

~~On lots containing more than one use, the total floor area shall be used to determine the number of spaces which are required.~~ [Relocated to Art. 6.B.1.D, Loading Space Ratios, below]

#### **2. Fractions**

~~When calculation of the number of required off-street loading spaces results in a fractional number, a fraction of less than one-half shall be disregarded and a fraction of one-half or more shall be rounded to the next highest full number.~~ [Relocated to Art. 6.B.1.D, Loading Space Ratios, below]

#### **3. Floor Area**

~~Loading standards that are based on square footage shall be computed using GFA.~~ [Relocated to Art. 6.B.1.D, Loading Space Ratios, below]

#### **4. Unlisted Land Uses**

~~In the event that loading requirements for a particular use are not listed in this Article, the requirements for the most similar use shall be applied, in making the determination, any evidence of actual parking demand for similar uses shall be considered as well as other reliable traffic engineering and planning information that is available.~~ [Relocated to Art. 6.B.1.D, Loading Space Ratios, below]

### **D. Loading Space Ratios**

Off street loading spaces shall be provided in accordance with Table 6.A.1.B, Minimum Off-Street Parking and Loading Requirements. ~~The letters shown in the "loading" column shall correspond to the following ratios:~~

#### **1. Standards for Computing Loading Standards**

##### **a. Multiple Uses**

~~On lots containing more than one use, the total floor area shall be used to determine the number of spaces which are required.~~

##### **b. Fractions**

~~When calculation of the number of required off-street loading spaces results in a fractional number, a fraction of less than one-half shall be disregarded and a fraction of one-half or more shall be rounded to the next highest full number.~~

##### **c. Floor Area**

~~Loading standards that are based on square footage shall be computed using GFA.~~

##### **d. Unlisted Land Uses**

~~In the event that loading requirements for a particular use are not listed in this Article, the requirements for the most similar use shall be applied, in making the determination, any evidence of actual parking demand for similar uses shall be considered as well as other reliable traffic engineering and planning information that is available.~~

Reason for amendment: [Zoning] Establish additional requirement for documentation to substantiate any request to reduce minimum required loading space (current provision relocated under standards establishing minimum required loading spaces). Examples might include specifically defined uses known to have little or no deliveries, which would be conditioned to such uses if approved as a Type I Waiver.

#### **2. Type I Waiver - Reduction of Minimum Number of Required Loading Spaces**

~~For uses with less than 10,000 square feet of total GFA that require limited loading, subject to submittal and approval of documentation such as: evidence of actual loading demand for the proposed use(s), as well as other available technical data, traffic engineering and planning information. [Ord. 2007-001] [Ord. 2012-027] [Partially relocated from Art. 6.B.1.H.7.a.2), Eliminate or Reduce Loading Standards]~~

....

Reason for amendment: [Zoning] Consolidate with redundant provisions existing within Table 6.A.1.B, Minimum Off-Street Parking and Loading Requirements (see above), which is the most useful location for communicating these requirements.

#### **1. Standard "A"**

~~One space for the first 5,000 square feet of GFA, plus one space for each additional 30,000 square feet of GFA.~~

#### **2. Standard "B"**

### Notes:

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

# EXHIBIT E

## ART. 6, PARKING [LOADING SPACE REDUCTIONS] SUMMARY OF AMENDMENTS (Updated 5/13/16)

- 1            ~~One space for the first 10,000 square feet of GFA, plus one space for each additional 15,000~~  
2            ~~square feet of GFA.~~  
3            **3. Standard "C"**  
4            ~~One space for the first 10,000 square feet of GFA, plus one space for each additional~~  
5            ~~100,000 square feet of GFA.~~  
6            **4. Standard "D"**  
7            ~~One space for each 50 beds for all facilities containing 20 or more beds.~~  
8            **5. Standard "E"**  
9            ~~One space for the first 10,000 square feet of GFA, plus one for each additional 20,000 square~~  
10           ~~feet of GFA. The space shall be a minimum of 12 feet in width and 18.5 feet in length for~~  
11           ~~uses that require limited loading.~~  
12           ....  
13

**Reason for amendments:** [Zoning]

1. Relocate provisions to allow for administrative reductions in number of loading spaces required to existing Art. 6.B.1.D, Loading Space Ratio's, which is more appropriately related to standards for minimum number of spaces required than the current location, which pertains to dimensional standards.

- 14  
15            **H. Dimensional Standards and Design Requirements**  
16            **7. Type I Waiver - Reduction of Loading Space Reduction Width or Length**  
17            *The minimum required width and length may be reduced for uses that require limited loading,*  
18            *to not less than 12 feet and 18.5 feet, respectively, subject to submittal and approval of*  
19            *documentation such as: evidence of actual loading demand for the proposed use(s), as well*  
20            *as other available technical data, traffic engineering and planning information. [Ord. 2007-*  
21            *001] [Partially relocated from Art. 6.B.1.H.7.b, Reduction of Width and Length, below]*  
22            ~~All required off-street loading spaces and their appurtenant aisles and driveways shall be~~  
23            ~~deemed to be required space and shall not be encroached upon or reduced in any manner~~  
24            ~~except upon approval by the DRO in the following circumstances: [Partially relocated to~~  
25            ~~new Art. 6.B.1.C, Restrictions, above]~~  
26            **a. Reduction in Number of Spaces**  
27            **1) Change in Use**  
28            ~~The number of loading spaces may be proportionately reduced if the space is not~~  
29            ~~needed as a result of a reduction in size or change in use. [Relocated to Art.~~  
30            ~~2.D.1.G.1, Modifications to BCC or ZC Approvals]~~  
31            **2) Type I Waiver - Eliminate or Reduce Loading Standards**  
32            ~~For uses that contain less than 10,000 square feet of total GFA, the applicant may~~  
33            ~~apply for a Type I Waiver to eliminate the loading space required or reduce the~~  
34            ~~loading standards. [Ord. 2007-001] [Ord. 2012-027] [Partially relocated to new~~  
35            ~~Art. 6.B.1.D.2, Reduction in Number of Minimum Required Loading Spaces,~~  
36            ~~above]~~  
37            **b. Reduction in Width and Length**  
38            ~~The minimum required width and length may be reduced to not less than 12 feet and 18.5~~  
39            ~~feet, respectively, subject to submittal and approval of documentation including but not~~  
40            ~~limited to: evidence of actual loading demand for the proposed use(s), as well as other~~  
41            ~~available technical data, traffic engineering and planning information. [Ord. 2007-001]~~  
42            ~~[Partially relocated to renamed Art. 6.B.1.H.7, Reduction of Loading Space Width or~~  
43            ~~Length, above]~~

U:\Zoning\CODEREV\2016\BCC Hearings\Round 2016-01\1 RPA\Exh. E - Art. 6, Parking [Loading Space Reductions].docx

**Notes:**

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

# EXHIBIT F

## ARTICLE 7 – LANDSCAPING [ALTERNATIVE LANDSCAPE PLAN UPDATE] SUMMARY OF AMENDMENTS (Updated 05/25/16)

1  
2 Part 1. ULDC Art.1.I, Definitions & Acronyms (Page 116 of 119) is hereby amended as follows:  
3

**Reason for amendments:** [Zoning] Add acronym for Development Order (DO) because the acronym has been referenced in the existing ULDC and other Zoning related Staff Reports.

### 4 5 ARTICLE 1, GENERAL PROVISIONS

#### 6 CHAPTER 1 DEFINITIONS & ACRONYMS

##### 7 Section 3 Abbreviations & Acronyms

8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
.....  
DO            Development Order  
.....

Part 2. ULDC Art.1.I.2.P.47, Plan, Planting (Page 85 of 119) is hereby amended as follows:

**Reason for amendments:** [Zoning] Proposed to revise the Heading of the Definition to read Planting Plan, instead of Plan, Planting as other Landscape types of Plans are organized as Landscape Plan, Alternative Landscape Plan, etc. With the change in heading, the reference has to be changed from Art.1.I.2.P.47 to Art.1.I.2.P.52, and renumbered the other definitions accordingly.

~~47. **Plan, Planting** – for the purposes of Art. 7, a plan that is not required to be done by a landscape architect, showing the location, quantity, and variety of plants to be installed on a single family, two-unit townhouse, or two-unit multi-family lot or other use as authorized by this Code. [Relocated below under Planting Plan]~~

~~48~~ **47. Plan** – the 1989 Comprehensive Plan of PBC, Florida, as amended.

~~49~~ **48. Planned Development** - a planned development district or a previously approved planned development. A regulation containing the term "planned development" that the regulation applies to a planned development district and a previously approved planned development.

~~50~~ **49. Planned Development, District (PDD)** - a zoning district which is approved pursuant to the policies and procedures of Art. 3.E, Planned Development Districts of this Code including: PUD, Residential Planned Unit Development District; MXPDP, Mixed-Use Planned Development District; MUPDP, Multiple Use Planned Development District; PIPDP, Planned Industrial Park Development District; MHPDP, Mobile Home Park Planned Development District; RVPDP, Recreational Vehicle Park Planned Development District; and LCC, Lifestyle Commercial Center. **[Ord. 2010-005]**

~~51~~ **50. Planned Development, Previously Approved** – for the purposes of Art. 3 - a Planned Development approved by rezoning, special exception or conditional use prior to the effective date of this Code. Previously Approved Planned Developments include: Planned Unit Developments (PUD); Traditional Neighborhood District (TND) Developments; Mixed-Use Developments; Planned Neighborhood Commercial Developments (PNCD); Planned General Commercial Developments (PGCD); Large Scale Community and Regional Shopping Center Developments 30,000 square feet and 50,000 square feet; Planned Office Business Park Developments (POBPD); Planned Industrial Park Developments (PIPD); Mobile Home Rental Park, Condominium, and Conditional Use Developments; Recreational Vehicle Park Developments (RVPDP); Sanitary Landfill, Resource Recovery Facility, Volume Reduction Plant and Incinerator Developments; and other special exceptions, or conditional uses approved prior to the effective date of this Code which support land uses regulated by Art. 3.E, Planned Development Districts (PDDs).

~~52~~ **51. Planting/Amenity Zone** – for the purposes of the Priority Redevelopment Areas, accommodating streets and, landscaping or hardscaped areas, providing a transition between vehicular travel lanes and pedestrian circulation zones. **[Ord. 2010-022]**

~~52~~ **52. Plan, Planting Plan** - for the purposes of Art. 7, a plan that is not required to be done by a landscape architect, showing the location, quantity, and variety of plants to be installed on a single family, two-unit townhouse, or two-unit multi-family lot or other use as authorized by this Code. **[Relocated from Art.1.I.2.P.47]**

#### Notes:

Underlined indicates **new** text.

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

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

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

# EXHIBIT F

## ARTICLE 7 – LANDSCAPING [ALTERNATIVE LANDSCAPE PLAN UPDATE] SUMMARY OF AMENDMENTS (Updated 05/25/16)

1  
2 Part 3. ULDC Art. 2.A.1.D.1, Processes (Page 11 - 12 of 87) is hereby amended as follows:  
3

**Reason for amendments:** [Zoning] Proposed to replace the Alternative Landscape Plan (ALP) process with the Type I Waiver. The Type I Waiver will allow applicant to seek minor modifications of the landscape requirements through the approval by the DRO.

### 4 5 ARTICLE 2, DEVELOPMENT REVIEW PROCEDURES

#### 6 CHAPTER A GENERAL

#### 7 Section 1 Applicability

##### 8 D. Authority

##### 9 1. Processes

10 For the purposes of this Article, the authority of the BCC, ZC, DRO and Zoning Director shall  
11 be limited to the development order applications specified below. [Ord. 2006-036]

12 .....

##### 13 d. Zoning Director

14 The Zoning Director, in accordance with the procedures, standards and limitations of this  
15 Article, shall approve, approve with conditions, withdraw, deny or revoke the following  
16 types of development order applications: [Ord. 2006-036]

17 1) Special Permit;

18 ~~2) Alternative Landscape Plan (ALP);~~

19 ~~3) Administrative Variances (Type 1A and Type 1B) except when Code regulations~~  
20 ~~include prohibited provisions; [Ord. 2006-036] [Ord. 2014-001]~~

21 ~~4) Alternative Sign Plan (ASP); and~~

22 ~~5) Administrative Development Order Abandonment.~~

23  
24  
25 Part 4. ULDC Art. 2.A.1.G.3.h, Other Types of Plans (Page 16 of 87) is hereby amended to read:  
26

**Reason for amendments:** [Zoning] Relocate and consolidate Types of Plans from Art.7.B to Art.2.A.1.G.3, Plan Requirements. This Section of Article 2 describes each type of plans, and the assigned Authority that approves each type of Plan.

#### 27 CHAPTER A GENERAL

#### 28 Section 1 Applicability

##### 29 G. Application Procedures

##### 30 3. Plan Requirements

##### 31 h. ~~Other Types of Plans-Landscape Related Plans~~

##### 32 ~~1) Landscape Plans~~

33 Article 7, Landscaping, identifies ~~three different~~ types of landscape related plans that are  
34 administered by the Zoning Division: Planting Plan, Landscape Plan, and Alternative  
35 Landscape Plan (ALP). All Plans shall be prepared consistent with the approved Master,  
36 Site or Subdivision Plan. Application requirements, labeling of Plans, and approval  
37 procedures for the Landscape related Plans ~~or Alternative Landscape Plans~~ shall be  
38 consistent, where applicable, with Article 2.A.1.G.3, Plan Requirements; ~~and~~ Article  
39 ~~2.A.1.G.3.g.1), and Article 2.A.1.G.3.g.2),~~ Regulating Plans, and Article 7,  
40 LANDSCAPING. All types of Landscape Plans shall be submitted at Building Permit,  
41 unless it is required to be submitted at Final DRO through a Condition of Approval. The  
42 following Table summarizes the different types of Plans, applicability, and approval  
43 authority.

44  
45  
46  
47  
48  
49 (This space intentionally left blank)

#### Notes:

Underlined indicates new text.

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

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

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

# EXHIBIT F

## ARTICLE 7 – LANDSCAPING [ALTERNATIVE LANDSCAPE PLAN UPDATE] SUMMARY OF AMENDMENTS (Updated 05/25/16)

**Table 2.A.1.G.3, Landscape Related Plans**

<u>Types of Landscape Plan</u>	<u>Additional Plan Requirements</u>	<u>Applicability</u>	<u>Approval of Plan(s)</u>	<u>Approval Authority</u>
<u>Planting Plan (6)</u>	<u>Identify number, location, height and species of required trees, palms, or pines and shrubs (4)</u>	<u>Single Family</u>	<u>(1)</u>	<u>Zoning Director assigned to Landscape Inspectors</u>
		<u>Two-unit Townhouse</u>		
		<u>A lot with two MF units</u>		
		<u>Vacant lots within 120 days of demolition</u>		
<u>Landscape Plan</u>	<u>Identify number, location, height and species of required trees, palms, or pines and shrubs (4)</u>	<u>Non-residential developments</u>	<u>(1) (3)</u>	<u>Zoning Director assigned to Landscape Inspectors</u>
		<u>A lot with more than two MF units</u>	<u>(1) (3)</u>	<u>Zoning Director assigned to Landscape Inspectors</u>
		<u>Common areas of PUD</u>	<u>(1) (3)</u>	<u>Zoning Director assigned to Landscape Inspectors</u>
		<u>Variance</u>	<u>(1) (3)</u>	<u>ZC</u>
		<u>Type 2 Waiver</u>	<u>(1) (3)</u>	<u>BCC</u>
		<u>Type I Waiver</u>	<u>(1) (3)</u>	<u>DRO</u>
<u>ALP</u>	<u>Identify number, location, height and species of required trees, palms, or pines and shrubs (4)</u>	<u>(2) (5)</u>	<u>(1) (3)</u>	<u>DRO</u>

**Ord.**

**Notes:**

(1) Approval of Plan(s) must be completed prior to the issuance of a Building Permit, unless it is required to be approved at Final DRO by a Condition of Approval.

(2) Applicant may submit the ALP concurrent with the DO application to garner support of the Waiver request(s). The ALP may be required as a Condition of Approval by the ZC, BCC or DRO.

(3) Landscape Plan(s) and ALP (except Planting Plan) shall be signed and sealed by a Florida Licensed Landscape Architect prior to the approval of a Building Permit

(4) A Tree Disposition Chart may apply to all of the Landscape related Plans, where a Site has existing native vegetation, even if no Waivers or Variances are being requested. Refer to Technical Manual, Title 4.

(5) An ALP may be submitted by the Applicant concurrently with a Waiver request to modify Landscape standards. The DRO may determine that the Waiver for Landscape requirements pursuant to Art.7 could be shown on a Site, Subdivision or Regulating Plan in lieu of an ALP.

(6) May be approved by the Building Division. The amount of required plant material shall be indicated on the applicable Building Division submittal form and installed prior to issuance of Certificate of Occupancy.

**2)j. Sign Plans**

Art. 8, Signage, identifies two types of sign plans: Master Sign Plan and Alternative Sign Plan. Application requirements, labeling of Plans, certification and approval procedures of Master Sign Plans or Alternative Sign Plans shall be consistent with Art. 2.A.1.G.3, Plan Requirements, Art. 2.A.1.G.3.g.1) and Art. 2.A.1.G.3.g.2), Regulating Plans and Art. 8, Signage. [Ord. 2009-040] [Ord. 2010-022]

....

**Part 5. ULDC Art.2.D.3.D.2, Non Residential Projects, [Related to Type 1B Administrative Variances] (Pages 43 - 44 of 87) is hereby amended as follows:**

**Reason for amendments:** [Zoning] Article 2.D, Administrative Process, propose to change the easement encroachment from a Type IB Administrative Variance to a Type I Waiver since the Waiver process is handled by the Development Review Officer (DRO), and the request for easement encroachment could be reviewed with a concurrent application for a DRO, ZC or BCC approval, whereas a Type IB Administrative Variance is a separate process administered by a different Section of the Zoning Division.

**CHAPTER D ADMINISTRATIVE PROCESS**

**Section 3 Type 1A and Type 1B Administrative Variances**

**D. Type 1B Administrative Variances**

**2. Non Residential Projects**

A variance may be requested for the following: [Ord. 2008-003]

- a. Setback reduction greater than five percent but not exceeding 15 percent of the minimum requirement, [Ord. 2008-003]
- b. Reduction in the number of parking spaces not exceeding 15 percent of the minimum requirement; [Ord. 2006-036] [Ord. 2008-003]

**Notes:**

Underlined indicates **new** text.

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

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

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

# EXHIBIT F

## ARTICLE 7 – LANDSCAPING [ALTERNATIVE LANDSCAPE PLAN UPDATE] SUMMARY OF AMENDMENTS (Updated 05/25/16)

- 1 c. Relief from Article 5.B.1.A., Accessory Uses and Structures as follows: General; Fences,  
2 Walls and Hedges; Outdoor Storage; Outdoor Display; Entry Features; Fuel, Gas, or  
3 Chemical Storage Tanks; Dumpsters; Neighborhood Recreation Facility; Outdoor  
4 Recreation Amenities; Screen Enclosures; and Permanent Generators. [Ord. 2008-003]  
5 [Ord. 2013-001]  
6 ~~d. Easement encroachment into a required landscape that exceeds five feet. [Ord. 2008-~~  
7 ~~003]~~  
8  
9

10 **Part 6. ULDC Art.2.D.6, Type I Waiver, (Pages 45 - 46 of 87) is hereby amended to read:**  
11

**Reason for amendments:** [Zoning] 1) Amend Type I Waiver to allow DRO to approve minor modifications of landscape requirements. The list of requirements that can be processed through a Type I Waiver is listed in Table 7.B.2.B, Type I Waiver for Landscaping. 2) Consolidate Incompatibility Buffers for Recreation or Civic Pods, Areas or Tracts under Landscaping. 3) Also add a reference for the criteria pertaining to the allowable modifications under a Type I Landscape Waiver.

12 **CHAPTER D ADMINISTRATIVE PROCESS**

13 **Section 6 Type I Waiver**

14 **A. Purpose**

15 The purpose of Type I Waivers is to allow flexibility for mixed use; ~~or~~ infill redevelopment  
16 projects; ~~or~~ site design or layout; preservation or incorporation of existing native, non-prohibited  
17 or specimen vegetation; or for the innovative use of plant material and improved site design  
18 where alternative solutions can be permitted, subject to ~~performance~~ **performance** criteria ~~or limitations~~.  
19 Waivers are not intended to relieve specific financial hardship nor circumvent the intent of this  
20 Code. A Waiver may not be granted if it conflicts with other sections of this Code, or the Florida  
21 Building Code. [Ord. 2011-016]

22 **B. Applicability**

23 Requests for Type I Waivers shall only be permitted where expressly stated within the ULDC:  
24 [Ord. 2011-016] [Ord. 2012-027]  
25

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

Type I Waiver Summary List
Glades Area Overlay (GAO)
Infill Redevelopment Overlay (IRO)
Urban Redevelopment Overlay (URAO)
Lifestyle Commercial Center (LCC)
Required Parking for Location Criteria Exception in Type I Restaurant with Drive Through
Commercial Greenhouse Loading Zones
Solid Waste Transfer Station Landscape Buffer Planting
Screening for Room Mounted Mechanical Equipment
Green Architecture
Eliminate or Reduce Loading Standards
Requirements for Walls or Fences Where Adjacent to Existing Walls
Billboard Replacement – Billboard Location Criteria
Required Parking for Community Vegetable Garden
<del>Incompatibility Buffers for Recreation or Civic Pods, Areas or Tracts</del>
PUD Informational Signs
<u>Landscaping</u>
[Ord. 2012-027] [Ord. 2014-025] [Ord. 2015-031]

26  
27 **C. Standards**

28 When considering whether to approve, approve with conditions, or deny a Type I Waiver request,  
29 the DRO shall consider the following standards in addition to any other standards applicable to  
30 the specific Waiver as contained in this Code: For a Waiver application that requires the  
31 submission of an ALP, the Applicant shall comply with additional standards pursuant to Art. 7.B.2.B,  
32 Type I Waivers for Landscaping. [Ord. 2010-022] [Ord. 2011-016] [Ord. 2012-027]

- 33 1. The Waiver does not create additional conflicts with other requirements of the ULDC, and is  
34 consistent with the stated purpose and intent for the Zoning district or Overlay; [Ord. 2010-  
35 022] [Ord. 2011-016] [Ord. 2012-027]  
36 2. The Waiver will not cause a detrimental effect on the overall design and development  
37 standards of the project, and will be in harmony with the general site layout and design  
38 details of the development; and, [Ord. 2010-022] [Ord. 2012-027]

**Notes:**

Underlined indicates **new** text.

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

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

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

## EXHIBIT F

### ARTICLE 7 – LANDSCAPING [ALTERNATIVE LANDSCAPE PLAN UPDATE] SUMMARY OF AMENDMENTS (Updated 05/25/16)

- 1 3. The alternative design option recommended as part of the Waiver approval, if granted, will  
2 not adversely impact adjacent properties. [Ord. 2010-022] [Ord. 2012-027]  
3  
4

5 **Part 7. ULDC Art.3.E.3.B.2.c, Landscape Buffers [Related to MUPD] (Page 173 of 232) is**  
6 **hereby amended as follows:**  
7

**Reason for amendments:** [Zoning] Allow easement overlap in the right-of-way buffer for a maximum of five feet; the Code already allows a 5-foot overlap into the landscape buffers in other non-MUPD types of developments.

## 8 **ARTICLE 3, OVERLAYS & ZONING DISTRICTS**

### 10 **CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)**

#### 11 **Section 3 Multiple Use Planned Development (MUPD)**

#### 12 **B. Objectives and Standards**

#### 13 **2. Performance Standards**

#### 14 **c. Landscape Buffers**

15 A Type 3 incompatibility buffer shall be provided in any area of an MUPD adjacent to a  
16 residential use type or undeveloped land with a residential FLU designation. The BCC  
17 may allow an alternative buffer as a condition of approval.

18 ~~1) No overlap or easement encroachment shall be permitted in R-O-W buffers.~~  
19  
20

21 **Part 8. ULDC Art.7.B, Types of Plan (Page 12 - 13 of 52) is hereby amended as follows:**  
22

**Reason for amendments:** [Zoning] Relocate Art.7.B, Types of Plan to Art.2.A.1.G.3, Plan Requirements, this Section of Art. 2 provides a general description of each type of Plan. Reasons as mentioned in Part 2.

## 24 **ARTICLE 7, LANDSCAPING**

### 25 ~~**CHAPTER B – TYPES OF PLANS**~~

26 ~~A development that requires the review and approval of a building or paving permit may also require the~~  
27 ~~review and approval of a Zoning Division Landscape Permit. When landscape review and approval is~~  
28 ~~required, the applicant shall submit the appropriate application to the Zoning Division. Plans and~~  
29 ~~applications shall be submitted in a manner and form established by the Zoning Division, and shall be~~  
30 ~~reviewed for compliance with all applicable provisions of this Code. If approved, a Landscape Permit~~  
31 ~~shall be issued. [Ord. 2009-040]~~

#### 32 ~~**Section 1 – Planting Plan**~~

33 ~~For all single-family and two-unit dwellings on an individual lot, and uses requiring landscaping that would~~  
34 ~~otherwise be exempt, a planting plan shall be submitted and approved prior to the issuance of a building~~  
35 ~~permit. The planting plan shall, at a minimum, indicate the number, location, height, and species of~~  
36 ~~required trees and shrubs. [Partially relocated to Table 2.A.1.G, Types of Landscape Plans]~~

#### 37 ~~**Section 2 – Landscape Plan**~~

38 ~~For non-residential development, multi-family development greater than two units, and common areas of~~  
39 ~~a PUD, a landscape plan shall be submitted and approved prior to the issuance of a building permit.~~  
40 ~~[Partially relocated to Table 2.A.1.G, Types of Landscape Plans]~~

#### 41 ~~**Section 3 – Alternative Landscape Plan (ALP)**~~

#### 42 ~~**A. Purpose and Intent**~~

43 ~~An ALP is intended to promote the preservation and incorporation of existing native vegetation or~~  
44 ~~specimen palms or trees, or for the innovative use of plant material and improved site design.~~  
45 ~~[Ord. 2007-001]~~  
46

**Reason for amendments:** [ZONING] The process of an ALP is replaced by Type I Waiver; therefore defer to the Criteria under the Waiver process.

#### **Notes:**

Underlined indicates **new** text.

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

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

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

# EXHIBIT F

## ARTICLE 7 – LANDSCAPING [ALTERNATIVE LANDSCAPE PLAN UPDATE] SUMMARY OF AMENDMENTS (Updated 05/25/16)

### ~~B. Applicability~~

~~Any application for a Development Order may be eligible to apply for an ALP. [Ord. 2007-001]~~

#### ~~1. Design Principles~~

~~To qualify for consideration an application for an ALP shall demonstrate compliance with the following principles. [Ord. 2007-001]~~

~~a. Innovative use of plant materials and design techniques in response to unique characteristics of the specific Tier and site. [Ord. 2007-001]~~

~~b. Preservation or incorporation of existing native vegetation. [Ord. 2007-001]~~

~~c. Use of a variety of plant material, including plants of color, form, and texture, in excess of minimum requirements. [Ord. 2007-001]~~

~~d. Incorporation of naturalistic design principles, such as variations in topography, meandering or curvilinear plantings, and grouping of dominant plant materials (trees, large shrubs) in a manner consistent with existing native vegetation. [Ord. 2007-001]~~

~~e. Integration of landscaping and pedestrian facilities in a manner consistent with the Tier in which the development is located. In U/S Tiers and in TDD's, this may include reduced ground-level planting within the R-O-W buffer if canopy shade trees along sidewalks are provided. [Ord. 2007-001]~~

~~f. Use of additional shade trees to create a greater canopy effect. [Ord. 2007-001]~~

~~g. A greater degree of compatibility with surrounding uses than a standard landscape plan would offer, provided the resulting landscape conforms with the design principles and guidelines of this Article. [Ord. 2007-001]~~

~~h. Use of water-efficient irrigation systems and xeriscaping at appropriate locations. [Ord. 2007-001]~~

~~i. Incorporation of specific environmental attributes such as soil, hydrology, and vegetative communities unique to the site, and which are compatible with environmental features on adjacent properties. [Ord. 2007-001]~~

**Reason for amendments:** [Zoning] 1) Relocate and consolidate this Section under Art.7.B, and rename the Heading from Types of Plan to Approval Process and Applicability. The allowable Modifications will be restricted to the Type 1 Waiver since the ALP process will be replaced by this Waiver process. 2) Reorganize the headings and contents of this Chapter to specify the Approval process, the assigned Authority and the Submittal Requirements. Also clarify that an ALP is a plan that could be submitted concurrent with a companion DO application. The ALP can be used by an applicant to graphically demonstrate that the proposed design layout with its modifications of Code requirements could still meet the Purpose and Intent of Art.7. 3) Delete appeal of the ALP process and default to the Type 1 Waiver process. Appeal of the Type 1 Waiver goes to the Zoning Commission, and this process is already included in Art.2.A.1.S, Appeal, Non-Judicial.

#### ~~2. Allowable Modifications to Standards~~

~~The standards that can be modified through the use of an ALP are listed below in Table 7.B.3.A, Standards That Can Be Altered with an ALP. Any standard not listed herein shall not be eligible to be modified through an ALP. [Ord. 2007-001] [Partially relocated to Art. 7.B.2.A, Allowable Modifications Subject to a Type I Waiver]~~

This space intentionally left blank.

#### Notes:

Underlined indicates **new** text.

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

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

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



# EXHIBIT F

## ARTICLE 7 – LANDSCAPING [ALTERNATIVE LANDSCAPE PLAN UPDATE] SUMMARY OF AMENDMENTS (Updated 05/25/16)

1

**Table 7.B.3.A – Standards That Can Be Altered With An ALP**

Specific Regulation	
Art. 7.F.2.A.1	Minimum Tree Quantities
Art. 7.F.7.B	Shrub Hierarchy
Art. 7.F.7.C	Planting Pattern
Art. 7.F.7.D	Clustering
Art. 7.F.8	Compatibility Buffer
Art. 7.F.9	Incompatibility Buffer
Art. 7.F.10.A.	Perimeter Buffer
Art. 7.F.10.A.1	R-O-W Buffer
Art. 7.F.10.A.2	Compatibility Buffers
Art. 7.F.10.A.3	Incompatibility Buffers
Art. 7.G.2.A	Terminal Islands
Art. 7.G.2.B	Interior Islands
Art. 7.G.2.C	Divider Median
Art. 7.G.2.D	Landscape Diamonds
Art. 7.G.2.E.1	Curbing
Art. 7.G.2.F	Parking Structures
Table 7.C.3-1	Minimum Tier Requirements (Only the following items listed in the table)
	<del>Minimum Tree Height Perimeter</del>
	<del>Minimum Tree Height Interior</del>
	<del>Facades To Be Planted</del>
	<del>Percentage of Facade</del>
<b>[Ord. 2007-001]</b>	

2

3 **CHAPTER B APPROVAL PROCESS AND APPLICABILITY**

4 **Section 1. Approval Process for Landscape Plans**

5 ~~Approval process for Landscape Plans shall be subject to the requirements pursuant to Art.2,~~  
6 ~~Development Review Procedures.~~

7

8 **C Section 2.—Application Requirements**

9 ~~An application for a ALP shall be in a form established by the Zoning Director, All Plans shall be prepared~~  
10 ~~and submitted in accordance with Art. 2.A.1.G, Application Procedures, Art. 2.A.1.G.3, Plan~~  
11 ~~Requirements, and the Technical Manual. to include the following: [Ord. 2007-001]~~

12 **1.—Design Principles**

13 ~~The ALP shall include a narrative and any necessary supporting documentation that clearly~~  
14 ~~details compliance with Art. 7.B.3.B.1, Design Principles. [Ord. 2007-001]~~

15 **2.—Required Findings**

16 ~~The applicant must provide documentation to demonstrate compliance with Art. 7.B.3.D.1,~~  
17 ~~Required Findings. [Ord. 2007-001]~~

18 **D.—Approval**

19 ~~ALPs must be submitted in conjunction with a Zoning application, in accordance with Article 2,~~  
20 ~~DEVELOPMENT REVIEW PROCESS, or a building permit application, subject to the following~~  
21 ~~requirements. [Ord. 2007-001]~~

22 **1.—Required Findings**

23 ~~An ALP shall only be approved upon finding that: [Ord. 2007-001]~~

24 ~~a.. There are unique characteristics of the property, site design or use that warrant special~~  
25 ~~consideration to modify or deviate from the requirements of this section and that these~~  
26 ~~characteristics are not self-created. [Ord. 2007-001]~~

27 ~~b. The ALP meets or exceeds the minimum requirements of this Section, while recognizing~~  
28 ~~the unusual site design or use restraints on the property. [Ord. 2007-001]~~

29 ~~c.—Approval of the ALP will provide for both increased consistency and compatibility with~~  
30 ~~adjacent projects located in the Tier. [Ord. 2007-001]~~

31 ~~d.—The ALP conforms to the requirements of Table 7.B. Standards That Can Be Altered and~~  
32 ~~no exceptions to the limitations on the standards that may be modified are requested.~~  
33 ~~[Ord. 2007-001]~~

34 **1-A.—Type I Waiver for Landscaping**

35 ~~An Applicant may seek minor modifications to the requirements of this Article that are identified~~  
36 ~~in Table 7.B.2.A, Type I Waivers for Landscaping. Any requirements that are not listed herein~~  
37 ~~may be eligible to be modified through other applicable processes pursuant to Art.2, Development~~  
38 ~~Review Procedures The Applicant shall demonstrate in the Justification Statement and provide~~  
39 ~~supporting documents that the applicable criteria in the following Table have been met. [Ord.~~

**Notes:**

Underlined indicates **new** text.

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

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

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

# EXHIBIT F

## ARTICLE 7 – LANDSCAPING [ALTERNATIVE LANDSCAPE PLAN UPDATE] SUMMARY OF AMENDMENTS (Updated 05/25/16)

1 **2007-001** [Partially relocated from Art. 7.B.3.B.2, Allowable Modifications to Standards,  
2 above]  
3

**Table 7.B.2.A –Type I Waivers for Landscaping**

<u>Article/Table Reference and Title</u>	<u>Maximum Waiver</u>	<u>Criteria</u>
<u>Art.7.D.2.A,1, Canopy Trees Minimum Height</u>	<u>Allow 75 percent of the total required trees be reduced in height by 25 percent.</u>	<ul style="list-style-type: none"> <li>• <u>All proposed trees must be native species.</u></li> </ul>
<u>Art. 7.D.3.B.2 PDD and Non-residential Perimeter Buffer Hedge Height</u>	<u>Allow for hedge to exceed 12 feet in height, up to 20 feet, for industrial developments.</u>	<ul style="list-style-type: none"> <li>• <u>The proposed hedge is planted for the purpose of screening the outdoor industrial activities.</u></li> </ul>
<u>Art.7.D.9.A, Berm, Tier Restrictions</u>	<u>Allow landscape berms within the Exurban, Rural, Agricultural Preserve, or Glades Tiers.</u>	<ul style="list-style-type: none"> <li>• <u>Berms are utilized to improve screening of loading, parking or vehicular use areas, and to address compatibility issues.</u></li> </ul>
<u>Art.7.D.11, Foundation Planting</u>	<u>Required plant material may be located within 30 feet of the foundation, along the front and side facades of drive-through establishments, including Freestanding ATMs. [Relocated from Art. 7.D.11]</u>	<ul style="list-style-type: none"> <li>• <u>Provide a minimum width of 5 feet for each area of foundation planting;</u></li> <li>• <u>The overall total required square footage of the planting area meets or exceeds the requirement; and,</u></li> <li>• <u>Location of relocated planting will be within proximity to the building it serves to still meet the general intent of enhancing the building</u></li> </ul>
<u>Art.7.F.3.B, Location of Planting</u>	<u>No minimum of percentage of required trees to be located on the exterior side of the wall or fence for ROW or Incompatibility Buffers.</u>	<ul style="list-style-type: none"> <li>• <u>The minimum perimeter buffer planting requirements is provided; and one or all of the below criteria:</u></li> <li>• <u>There are existing walls, fences, hedges or site conditions adjacent to the site that will create limitations to access for maintenance; or,</u></li> <li>• <u>There are existing overhead; or underground utilities, or buildings that are located in close proximity to the common property line that prohibits planting on the exterior.</u></li> </ul>
<u>Art.7.F.7.B, Shrub Hierarchy Minimum Height at Installation (Size)</u>	<u>A maximum of 50% of large shrubs may be substituted with medium shrubs.</u>	<ul style="list-style-type: none"> <li>• <u>The proposed quantity of medium and small shrubs exceeds the minimum Code requirement by a minimum of 10 percent.</u></li> </ul>
<u>Art.7.F.7.C, Planting Pattern for a Perimeter R-O-W Buffer</u>	<u>A maximum of 25% reduction of the continuous opaque vertical landscape screen.</u>	<ul style="list-style-type: none"> <li>• <u>The reduced quantity of groundcover and shrub planting could be relocated elsewhere on the site; and,</u></li> <li>• <u>Necessary to accommodate an entrance feature, an amenity and/or a walkway.</u></li> </ul>

4  
5 (This space intentionally left blank)

**Notes:**

Underlined indicates **new** text.

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

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

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

# EXHIBIT F

## ARTICLE 7 – LANDSCAPING [ALTERNATIVE LANDSCAPE PLAN UPDATE] SUMMARY OF AMENDMENTS (Updated 05/25/16)

1

**Table 7.B.2.A –Type I Waivers for Landscaping -Continued**

<u>Article/Table Reference and Title</u>	<u>Maximum Waiver</u>	<u>Criteria</u>
<u>Art.7.F.8, Compatibility Buffer</u>	<u>Allow to waive the requirement to provide a solid opaque visual screen.</u>	<ul style="list-style-type: none"> <li>• <u>There is an existing mature vegetative buffer screen on adjacent property; or</u></li> <li>• <u>If it is determined by the DRO that screening is not necessary, such as if adjacent to open space, a lake or compatible use; or</u></li> <li>• <u>If an alternative design approach results in adequate screening being provided.</u></li> </ul>
<u>Art.7.F.9.C.1, Existing Walls and Fences</u>	<u>Where there is an existing wall or fence on an adjacent property, the applicant may apply for a Type I Waiver to waive the wall or fence requirement. [Partially relocated from Art.7.F.9.C.1, Existing Walls or Fences]</u>	<ul style="list-style-type: none"> <li>• <u>Condition of existing wall, fence or other barrier;</u></li> <li>• <u>Effectiveness of visual screen; and</u></li> <li>• <u>Type of construction.</u></li> </ul> <p><b>[Relocated from Art.7.F.9.C.1.a,b,c, Existing Walls or Fences]</b></p>
<u>Art.7.F.9.E, Recreational Pod</u>	<u>Allow to waive the requirement of an incompatibility buffer for pods, areas or tracts within a residential subdivision or PUD [Partially relocated from Art. 7.F.9.E, Type I Waiver]</u>	<ul style="list-style-type: none"> <li>• <u>Adjacent to open space that is 100 feet or greater in width; or</u></li> <li>• <u>The site layout will integrate recreational amenities with multi-family units.</u></li> </ul> <p><b>[Partially relocated from Art. 7.F.9.E, Type I Waiver]</b></p>
<u>Art 7.G.2.A, Terminal Island Width</u>	<u>Allow the reduction of terminal island green space width to 5 feet.</u>	<ul style="list-style-type: none"> <li>• <u>For infill sites with less than 25 parking spaces.</u></li> </ul>
<u>Art.7.G.2.A, Terminal Island Planting</u>	<u>Allow for relocation of shrubs from terminal islands in industrial developments to other areas of the site.</u>	<ul style="list-style-type: none"> <li>• <u>For industrial developments where the parking areas are not open to the public, and the nature of the use does not benefit for interior plantings in the parking areas.</u></li> </ul>
<u>Art. 7.G.2.C, Divider Median</u>	<u>Allow for relocation of shrubs from divider medians to other areas of the site.</u>	<ul style="list-style-type: none"> <li>• <u>For industrial developments that do not have significant public visitation and the nature of the use does not benefit for interior plantings in parking areas.</u></li> </ul>
<u>Art.7.G.2.B.1, Interior Island Maximum Spacing</u>	<u>Allow to waive the maximum number of spaces or distance to provide larger interior islands.</u>	<ul style="list-style-type: none"> <li>• <u>To allow for existing trees to be preserved or existing trees to be relocated within parking areas.</u></li> </ul>
<u>Art.7.G.2.G, Alternative Parking Lot Landscaping</u>	<u>Alternative parking lot landscape designs may be approved. [Partially relocated from Art. 7.G.2.G, Alternative Parking Lot Landscaping]</u>	<ul style="list-style-type: none"> <li>• <u>Provided that the total landscaped area and plant material quantities equal or exceed the code requirements.</u></li> </ul> <p><b>[Partially relocated from Art. 7.G.2.G, Alternative Parking Lot Landscaping]</b></p>
<b>[Ord.2005-002] [Ord. 2012-027] [Ord. 2014-025] [Ord. 2015-031] [2016-016]</b>		

2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12

**2B. Optional Preliminary Mandatory Pre-Application Meeting for a Type I Waiver**

Applicants ~~may~~ shall be required to schedule a preliminary ~~Pre~~pre-application meeting with Zoning staff to review and discuss preservation of existing vegetation; possible design alternatives; and any Waivers that may be requested as part of the application. [Ord. 2007-001]

**3. Approval Process**

Application for an ALP shall be approved in accordance with the following: ~~[Ord. 2007-001]~~

**a. Building Permit**

An application for an ALP for projects only requiring building permits shall be submitted concurrently at time of building permit application. The Zoning Division must approve the ALP prior to issuance of a building permit. ~~[Ord. 2007-001]~~

**Notes:**

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

# EXHIBIT F

## ARTICLE 7 – LANDSCAPING [ALTERNATIVE LANDSCAPE PLAN UPDATE] SUMMARY OF AMENDMENTS (Updated 05/25/16)

- 1                    **b. ~~DRO Approval~~**  
2                    ~~An application for an ALP for projects requiring DRO approval, including projects~~  
3                    ~~approved by the ZC or BCC, shall be submitted concurrently at time of application for~~  
4                    ~~DRO approval. The Zoning Division must approve the ALP prior to DRO approval,~~  
5                    ~~unless approved by the ZC or BCC. [Ord. 2007-001]~~  
6                    **c. ~~Optional Submittal with a Zoning Application~~**  
7                    ~~If submitted with an application for a rezoning, conditional use, requested use, variance,~~  
8                    ~~or development order amendment, an applicant may opt to request that the ZC or BCC,~~  
9                    ~~whichever is applicable, approve the ALP. [Ord. 2007-001]~~  
10                  **~~4. D. Appeals~~**  
11                  ~~If an application for an ALP is denied by the DRO or Zoning Division, an applicant may appeal the~~  
12                  ~~decision through a Peer Review, as follows: The applicant may select a landscape architect licensed in~~  
13                  ~~the State of Florida to certify to the Zoning Division, that the proposed ALP is in compliance with this~~  
14                  ~~Article. The Zoning Division shall provide a Peer Review Certification Form for this purpose.~~  
15                  ~~Certification shall substitute for a staff determination of consistency with this Article. [Ord. 2007-001]~~  
16

<b>Reason for amendments:</b> [Zoning] This is not a Zoning type of Plan, and it is already addressed under Engineering submittal requirements.
---

- 17                  **~~Section 4 — Street Planting Plan~~**  
18                  ~~Plans for landscaping within streets shall be provided for new subdivisions in accordance with Article~~  
19                  ~~11.B.3.B.3, Construction Plans and Supplemental Engineering Reports.~~  
20  
21  
22  
23

(This space intentionally left blank)

24  
25

---

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

# EXHIBIT F

## ARTICLE 7 – LANDSCAPING [ALTERNATIVE LANDSCAPE PLAN UPDATE] SUMMARY OF AMENDMENTS (Updated 05/25/16)

1 Part 9. ULDC Art.7.C.3, Minimum Tier Requirements (Page 16 of 52) is hereby amended as  
2 follows:  
3

**Reason for amendments:** [Zoning] Correct Note 5, lakes were erroneously being deleted from the interior tree calculation during the amendment in 2014. Also since there is no longer a Note 9, and correct the numbering order to replace it as Note 8.

4

**Table 7.C.3 - Minimum Tier Requirements**

Code Requirements	U/S Tier <sup>8</sup>	AGR and Glades Tiers	Exurban and Rural Tiers
<b>Landscape Buffers <sup>7</sup></b>			
....			
<b>Interior Landscaping <sup>7, 9-9</sup></b>			
....			
Minimum <del>Tree</del> <del>Shrub</del> Quantities Multi-family Residential Lots <sup>5</sup>	3 per 1,250 sq. ft.	3 per 1,000 sq. ft.	3 per 800 sq. ft.
....	3 per 2,000 sq. ft.	3 per 1,500 sq. ft.	3 per 1,200 sq. ft.
<b>Plant Standards <sup>7</sup></b>			
....			
<b>Foundation Planting <sup>6,7</sup></b>			
....			
[Ord. 2005-002] [Ord. 2006-004] [Ord. 2009-040] [Ord. 2010-022] [Ord. 2011-001] [Ord. 2014-025] [Ord. 2014-031]			
<b>Notes:</b>			
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 trees and shrubs planting shall be calculated based on gross lot area, excluding preservation areas <u>and lakes</u> . [Ord. 2009-040] [Ord. 2014-025] 6. TDDs, LCC, IRO and PRA Development Orders are exempt from foundation planting requirements for primary and secondary, or other similar types of building frontages, buildings along an alleyway or accessway to a parking area, or where buildings front on a plaza or square. [Ord. 2005-002] [Ord. 2006-004] [Ord. 2010-022] 7. Deviations shall be permitted for publicly owned and operated public parks in accordance with Art. 5.D.2.G, Public Park Landscape Standards [Ord. 2006-004] [Ord. 2011-001] 8. Tree and shrub planting requirement calculations for Zero Lot Line and Single Family Residential Lots shall be based upon gross lot area minus the building coverage for the principal residential structure. The building coverage percentage shall be based upon the zoning district and the applicable property development regulations. [Ord. 2014-025]			

5  
6  
7  
8

Part 10. ULDC Art.7.D.2.A (Page 17-19 of 52) is hereby amended as follows:

**Reason for amendments:** [Zoning] Amend to clarify that the size of a Canopy tree must include height and caliper. Also clarifying that if the height of a tree is reduced, then the caliper could be reduced, but may not be consistent with the minimum requirements of the Florida Grades and Standards because these Standards may not be updated reflecting the current availability of trees. In addition, industry and landscape architects encourage to allowing the use of different types of native trees to meet the requirement of Canopy trees. These native trees may not all follow the Florida Grades and Standards, and suggest that any height or caliper reduction should be subject to a Type I Waiver process.

9 **CHAPTER D GENERAL STANDARDS**

10 **Section 2 Trees**

11 **A. Canopy Trees**

12 ~~The size of a~~ Canopy trees shall ~~be~~ include the height and caliper. The minimum size of a  
 13 Canopy tree shall be 12 feet in height with a two and one half inch caliper at installation, subject  
 14 to the following standards. [Ord. 2014-025]  
 15 **1.—Minimum Height**

**Notes:**

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

EXHIBIT F

ARTICLE 7 – LANDSCAPING  
 [ALTERNATIVE LANDSCAPE PLAN UPDATE]  
 SUMMARY OF AMENDMENTS  
 (Updated 05/25/16)

~~Canopy trees shall meet the standards in Table 7.C.3. Minimum Tier Requirements and Figure 7.D.2.A, Canopy Tree Measurement Standards, at installation. [Ord. 2014-025]~~

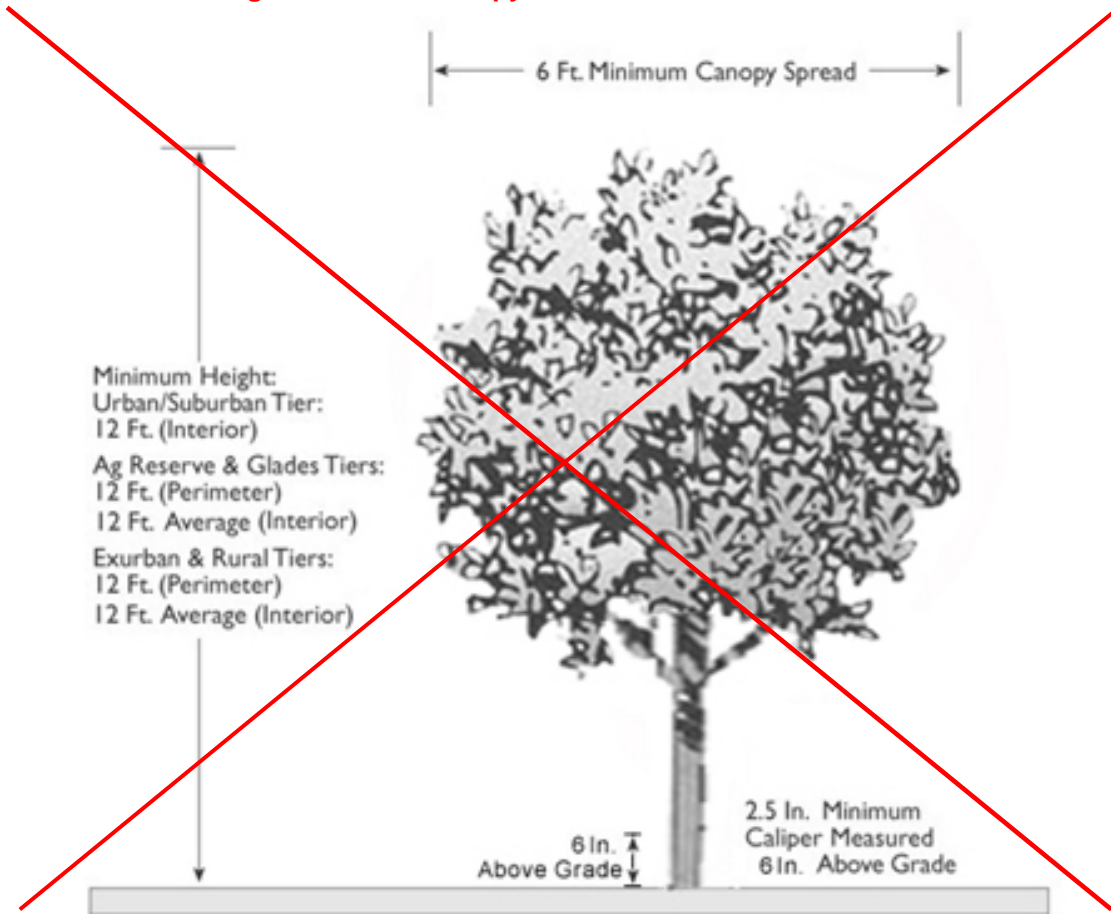
**A1. Height Reduction**

A maximum of 25 percent of the total number of required trees may be reduced in height by 25 percent. One additional tree, a minimum of eight feet in height, shall be planted for each tree with reduced height. [Ord. 2014-025]

~~**2. Minimum Canopy Spread and Caliper**~~

~~The minimum canopy spread and caliper shall be consistent with the most current edition of the Florida Grades and Standards. [Ord. 2014-025]~~

~~Figure 7.D.2.A – Canopy Tree Measurement Standards~~



**Reason for amendments:** [Zoning] Amend Art.7.D.2.A.1.B, Palms to clarify that the size of a palm must include overall height and height of either clear trunk or grey wood. Certain Palm species are measured using grey wood, e.g. Royal Palms. Also clarify how to measure the size of pines in Art.7.D.2.A.1.C, Pines

**B. Palms**

~~Palms, in clusters of same species, may be used in place of required canopy trees, subject to the standards in Table 7.D.2.B, Palm Height Standards, and Figure 7.D.2.B, Palm Measurement Standards. Palms may not be used in excess of 25 percent of the total number of required trees. When using palms in a perimeter buffer, refer to Article 7.F.2.A, Palms. [Relocated to Art. 7.D.2.B.1]~~

The size of a palm shall include the overall height and the height of the clear trunk or the grey wood pursuant to Figure 7.D.2.B - Palm Measurement Standards. The minimum overall height of a palm shall be 12 feet, and the minimum height for different species of palms shall be in accordance with Table 7.D.2.B – Palm Height Standards.

**Table 7.D.2.B - Palm Height Standards**

Minimum Height	<del>12 feet overall height as noted below;</del> <u>8 feet foot clear trunk for Sabals and similar species</u> <u>6 feet foot Grey wood for Royals and similar species</u> <u>4 feet foot Grey wood for Phoenixes and similar species</u> <u>4 feet clear trunk for preserved native palms</u>
Minimum Diameter	<u>See Florida Standards for specific species</u>

**Notes:**

Underlined indicates new text.

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

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

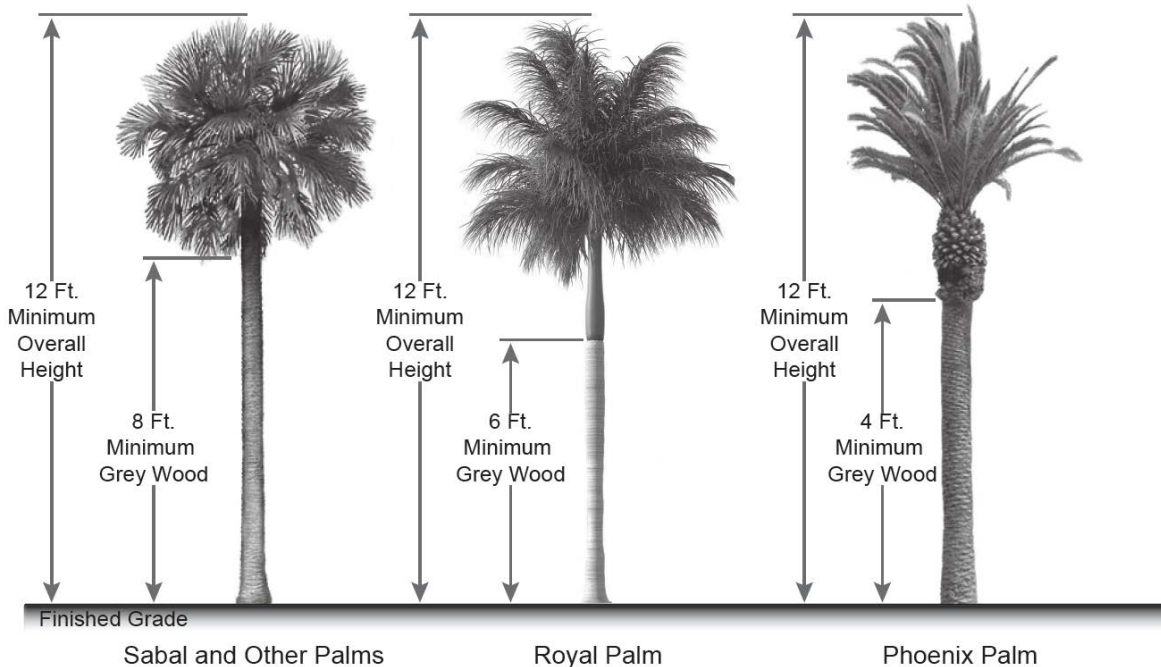
.... A series of four bolded ellipses indicates language omitted to save space.

EXHIBIT F

ARTICLE 7 – LANDSCAPING  
[ALTERNATIVE LANDSCAPE PLAN UPDATE]  
SUMMARY OF AMENDMENTS  
(Updated 05/25/16)

1

Figure 7.D.2.B - Palm Measurement Standards



2

3

4

5

6

7

8

9

**1. Canopy Tree Substitute**

*Palms, in clusters of same species, may be used in place of required canopy trees, subject to the standards in Table 7.D.2.B, Palm Height Standards, and Figure 7.D.2.B, Palm Measurement Standards. Palms may not be used in excess of 25 percent of the total number of required trees. When using palms in a perimeter buffer, refer to Article 7.F.2.A, Palms. [Relocated from Art.7.D.2.B]*

10

**C. Pines**

*The size of a pine shall include the height and the caliper of the pine. The minimum size of a pine shall be 12 foot in height with a two and one half inch caliper at installation subject to the following standards. [Ord. 2014-025]*

11

12

13

**1. Canopy Tree Substitute**

14

- a. ~~Three pPines, planted in groups of three~~ may be substituted for one required canopy tree, provided the overall accumulated height of the three pines is 24 feet or more; or*
- b. One pine with a minimum height of 14 feet.*

15

16

17

*Pines may not be used in excess of 25 percent of the total number of required canopy trees. When using pines in a perimeter buffer, refer to Article 7.F.2.A,3 Pines. [Ord. 2014-025]*

18

19

....

20

21

**Part 11. ULDC Art.7.D.2.E.3, Tree Credit Formula (Page 19 of 52) is hereby amended as follows:**

22

**Reason for amendments:** [Zoning] Amend measuring methodology to be consistent with the current Florida Grades and Standards. In addition, add minimum size for pines that are subject to preservation, mitigation or replacement.

23

**CHAPTER D GENERAL STANDARDS**

**Section 2 Trees**

**E. Tree Credit**

**3. Tree Credit Formula**

*All existing trees to be preserved, mitigated on or off site, replaced on or off site Existing trees shall be credited according pursuant to the formula in Table 7.D.2.E, Tree Credit and Replacement. Only pines with a caliper of two inch or more shall be subject to preservation, mitigation or replacement.*

28

29

30

31

32

33

**Notes:**

Underlined indicates new text.

~~Stricken~~ indicates text to be deleted. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [Relocated to: ].

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

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

# EXHIBIT F

## ARTICLE 7 – LANDSCAPING [ALTERNATIVE LANDSCAPE PLAN UPDATE] SUMMARY OF AMENDMENTS (Updated 05/25/16)

**Table 7.D.2.EF - Tree Credit and Replacement**

Crown Spread of Tree	Or	Diameter at 4.5 Feet Above Grade	=	Credits or Replacements
Less than 5 Ft.	or	Less than 2 in.	=	0
5-9 Ft.	or	2-6 in.	=	1
10-19 Ft.	or	7-11 in.	=	2
20-29 Ft.	or	12-16 in.	=	3
30-39 Ft.	or	17-21 in.	=	4
40-49 Ft.	or	22-26 in.	=	5
50-59 Ft.	or	27-31 in.	=	6
60-89 Ft.	or	32-36 in.	=	7
90 Ft. or Greater	or	37 in. or more	=	8
<b>[Ord. 2014-025]</b>				
<b>Notes:</b>				
1. <del>Preserved relocated, or new pines a minimum of 14 feet in height may count as one required canopy tree.</del> <b>[Ord. 2014-025]</b>				
2.1. Fractional measurements shall be rounded down.				
3.2. <del>One palm may count as one required palm canopy tree.</del> <b>[Ord. 2014-025]</b>				

Part 12. ULDC Art.7.D.4, Ground Treatment (Page 21 of 52) is hereby amended as follows:

Reason for amendments: [Zoning] Housing keeping modifications.

### CHAPTER D GENERAL STANDARDS

#### Section 4 Ground Treatment

The ground within required landscaped areas shall receive appropriate ground treatment at installation. ~~landscaping such as grass, groundcover, mulch or shrubs and present a finished appearance upon planting.~~ Ground cover treatment is shall not be required in preservation areas ~~shown on approved landscape plans~~. Sand, gravel, shellrock, or pavement ~~is are~~ not considered appropriate ground landscape treatment. The following standards shall apply to the installation of ground treatment:

**A. Ground Cover**

~~Live material used as ground~~ Containerized Ground cover shall provide a minimum of 50 percent coverage immediately upon planting and 100 percent coverage within six months. Seeded ground cover such as native wildflowers, shall provide a minimum of 50 percent coverage after six month of planting and 50 percent coverage within one year. 100 percent coverage shall be achieved at the second year of planting.

**B. Mulch**

Mulch shall be installed and maintained ~~at a minimum compacted depth of three inches~~ at all times in all planted areas not containing ground cover. All mulch material shall be free of seeds and weeds to prevent tree sprouting and ~~re-growth~~ regrowth.

**C. ~~Pebble, Egg Rock and Decorative Sand~~ Alternative Materials**

Alternative materials such as pebbles ~~Pebble~~, egg rocks, or decorative sand may be used up to a maximum of ten percent of ground coverage and only in areas needed to accommodate limited roof water runoff.

**D. Lawn and Turf ~~Grass~~**

Grassed areas shall be planted with species suitable as permanent lawns and ~~shall~~ reach 100 percent coverage within six months of planting. Grassed areas may be sodded, plugged, sprigged, or seeded. ~~However, provided that sod grass shall be required between landscape buffers and swales and in other areas subject to erosion.~~ In areas where grass seed is used, millet or rye shall also be sown. These areas shall be properly maintained to ensure for immediate effect, and immediate maintenance shall be provided until complete coverage is complete. Because of their drought resistant characteristics, it is recommended that Bahia grass species be used. Use of drought-tolerant ground cover instead of lawn and turf grass is encouraged. Undeveloped parcels shall be planted as required in Art. 7.E.5.G, Vacant Lots.

**E. Artificial Turf**

Artificial turf may be installed in the interior, terminal or divider medians of a bull pen vehicle storage area. The Applicant shall receive product approval from the Zoning Director, prior to indicating in on the Landscape Plan or installation

**Notes:**

Underlined indicates new text.

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

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

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



# EXHIBIT F

## ARTICLE 7 – LANDSCAPING [ALTERNATIVE LANDSCAPE PLAN UPDATE] SUMMARY OF AMENDMENTS (Updated 05/25/16)

1 Part 13. ULDC Art.7.D.9, Berms (Page 22 of 52) is hereby amended as follows:  
2

Reason for amendments: [Zoning] Replace ALP with the Type I Waiver process.

### 3 CHAPTER D GENERAL STANDARDS

#### 4 Section 9 Berms

5 Berms may be used as non-living landscape barriers only when used in conjunction with plant materials  
6 and where existing natural vegetation is not disturbed. Berms may be used in conjunction with fences,  
7 walls, hedges and shrubs to meet the total height requirements of incompatibility landscape buffers, as  
8 illustrated in Figure 7.D.9.C-4, Berm Elevation and Drainage Requirements, provided that hedges and  
9 shrubs are installed at the height necessary to provide the total six foot screen at the time of planting.  
10 Berms may be installed in preservation areas only where they will not affect the viability of preserved  
11 trees and vegetation. Runoff from berms shall be contained within the property, as illustrated in Figure  
12 7.D.9.C-4, Berm Elevation and Drainage Requirements, or in a manner approved by the County  
13 Engineer.

#### 14 A. Tier Restrictions

15 Landscape berms are not allowed within the Exurban, Rural, Agricultural Preserve, or Glades  
16 Tiers, unless approved ~~as part of an ALP through a Type I Waiver~~ or located along a Rural  
17 Parkway.  
18 ....  
19  
20

21 Part 14. ULDC Art.7.D.11, Foundation Planting (Page 23 of 52) is hereby amended as follows:  
22

Reason for amendments: [Zoning] Amend to clarify how Foundation Planting could be waived for  
facilities that have drive-through and those without.

### 23 CHAPTER D GENERAL STANDARDS

#### 24 Section 11 Foundation Plantings

25 Foundation plantings shall be provided along facades as required by Table 7.C.3, Minimum Tier  
26 Requirements, for non-residential structures unless specifically exempted by this Section. ~~Required plant  
27 material may be located within 30 feet of the foundation, along the front and side facades of drive-through  
28 establishments, including Freestanding ATMs. (Partially relocated to Art. 7.D.11.A.1)~~ All required  
29 foundation plantings shall include a minimum of one tree or palm for each 20 linear feet of building facade  
30 and one shrub or ground cover for every 10 square feet of planting area. ~~The relocation of foundation  
31 plantings may be approved by the DRO provided the minimum required square footage of the planting  
32 area is maintained.~~ Partially Relocated to Art. 7.B.2.A – Type 1 Waivers for Landscaping [Ord. 2013-  
33 021] [Ord. 2014-025]  
34  
35

36 Part 15. ULDC Art.7.D.12.C, Detention/Retention Areas, Swales, and Drainage Easements,  
37 [Related to Landscape in Easements] (Page 27 of 52) are hereby amended as follows:  
38

Reason for amendments: [Zoning] Quantify the maximum allowable overlap into the landscape buffer.  
Allow required interior tree planting to be located in the lake maintenance easement.

### 39 CHAPTER D GENERAL STANDARDS

#### 40 Section 12 Landscape in Easements

41 Easements may overlap a required landscape buffer by a maximum of five feet, provided there remains a  
42 minimum of five clear feet for planting. If a wall with a continuous footer is used, a minimum of ten clear  
43 feet for planting is required. The landscape buffer may be traversed by easements or access ways as  
44 necessary to comply with the standards of this Article, and Article 11, SUBDIVISION, PLATTING, AND  
45 REQUIRED IMPROVEMENTS, and other PBC codes. Easements shall be identified prior to the  
46 preparation of site or subdivision plans and any proposed overlap shall be approved by the DRO or  
47 Zoning Division.

#### 48 C. Detention/Retention Areas, Swales, and Drainage Easements

49 Detention/retention areas, drainage easements, and sloped, directional swales greater than one  
50 foot below finished grade, ~~shall not be located in or~~ may overlap required landscape buffers

#### Notes:

Underlined indicates new text.

~~Stricken~~ indicates text to be ~~deleted~~. ~~Stricken and italicized~~ means text to be totally or partially relocated.  
If being relocated destination is noted in bolded brackets [Relocated to: ].

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

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

# EXHIBIT F

## ARTICLE 7 – LANDSCAPING [ALTERNATIVE LANDSCAPE PLAN UPDATE] SUMMARY OF AMENDMENTS (Updated 05/25/16)

1 ~~provided a minimum of five feet remains for planting unless otherwise approved in writing by the~~  
2 ~~Land Development Division. [Ord. 2006-004]~~

3 ~~1. Planting may be allowed in the dry detention area if approved by the Land Development~~  
4 ~~Division.~~

### 5 **D. Lake Maintenance Easements (LME)**

6 ~~Planting of new trees or relocation of native, non-prohibited or specimen vegetation may occur in~~  
7 ~~the LME subject to the approval by the Land Development Division.~~

8  
9  
10 **Part 16. ULDC Art.7.F.1.A, R-O-W, [Related to Buffer Types] (Page 35 of 52) is hereby amended**  
11 **as follows:**

12 **Reason for amendments:** [Zoning] Developments that abut the Intercoastal Waterway should not be providing landscape buffers since most of these lots may have land that are submerged in water. The current practice is to require the applicant to seek relief through a Type II Variance for unable to meet the perimeter buffer requirement.

## 13 **CHAPTER F PERIMETER BUFFER LANDSCAPE REQUIREMENTS**

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

### 15 **Section 1 Buffer Types**

#### 16 **A. R-O-W**

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

#### 18 **1. Exemptions**

19 R-O-W buffers are not required for individual single-family residential, ZLL, ~~or~~ townhouse lots;  
20 ~~or lots that abut the Intercoastal Waterway, private street right-of-ways internal to a PDD, and~~  
21 ~~alleys.~~

22 ....

23  
24  
25 **Part 17. ULDC Art.7.F.5, Area Measurement (Page 37 of 52) is hereby deleted as follows:**

26 **Reason for amendments:** [Zoning] The Landscape Section allows deletion of access points/driveways be deducted when calculating the quantity of trees.

## 27 **CHAPTER F PERIMETER BUFFER LANDSCAPE REQUIREMENTS**

### 28 **Section 5 Area Measurement**

29 The width of access ways that traverse required perimeter landscape buffers shall be ~~included- excluded~~  
30 in the calculation of linear dimension.

31  
32  
33 **Part 18. ULDC Art.7.F.7.D, Clustering (Page 38 of 52) is hereby deleted as follows:**

34 **Reason for amendments:** [Zoning] Relocate this Section of the Code and consolidate under the proposed Table 7.B.3.A – Requirements That Can be Altered Through a Type I Waiver

## 35 **CHAPTER F PERIMETER BUFFER LANDSCAPE REQUIREMENTS**

### 36 **Section 7 R-O-W Buffer**

#### 37 **D. Clustering**

38 Canopy trees and same species palms may be clustered in R-O-W buffers for non-residential  
39 development, subject to the following standards:

- 40 1. Clusters shall be spaced no more than 40 feet on center.
- 41 2. Clusters shall consist of trees of varied height, which when averaged, equal the minimum tree  
42 height requirements of Article 7.D.2.A, Canopy Trees.
- 43 3. Created ~~windows-visible openings to the site~~ shall only be permitted on properties with a  
44 minimum of 300 feet of lot frontage.
- 45 4. A maximum of two ~~windows-visible openings to the site~~ are allowed ~~per lot for a~~ frontage ~~that~~  
46 ~~is 300 feet. A maximum of three openings are allowed for a frontage that is 301 feet to 1,000~~  
47 ~~feet. A maximum of four openings for frontage that is over 1,001 feet.~~

#### **Notes:**

Underlined indicates **new** text.

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

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

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

# EXHIBIT F

## ARTICLE 7 – LANDSCAPING [ALTERNATIVE LANDSCAPE PLAN UPDATE] SUMMARY OF AMENDMENTS (Updated 05/25/16)

1 5. The minimum distance between ~~open window areas~~ visible openings to the site created by  
2 clusters shall be 100 feet.

3 ....

4  
5  
6 **Part 19** ULDC Art.7.F.9.C.1 Determining Incompatibility Buffer Type (Page 39 of 52) is hereby  
7 amended as follows:  
8

<b>Reason for amendments:</b> [Zoning] These requirements have been consolidated in Table 7.B.2.B, Type I Waivers for Landscaping.
--

### 9 **CHAPTER F PERIMETER BUFFER LANDSCAPE REQUIREMENTS**

#### 10 **Section 9 Incompatibility Buffer**

##### 11 **C. Walls and Fences**

##### 12 **1. Existing Walls or Fences**

13 ~~Where there is an existing wall or fence, the applicant may apply for a Type I Waiver to waive~~  
14 ~~the wall or fence requirement. [Relocated to Table 7.B.2.B, Type I Waivers for~~  
15 ~~Landscaping] The following conditions shall be considered when determining if the wall~~  
16 ~~requirements may be waived: [Ord. 2012-027]~~

17 ~~a. Condition of existing wall; [Relocated to Table 7.B.2.B]~~

18 ~~b. Effectiveness of visual screen; and [Relocated to Table 7.B.2.B]~~

19 ~~c. Type of construction. [Relocated to Table 7.B.2.B]~~

20  
21  
22 **Part 20.** ULDC Art.7.F.9.E, Type I Waiver (Page 40 of 52) is hereby deleted as follows:  
23

<b>Reason for amendments:</b> [Zoning] Relocate this Section of the Code and consolidate under the proposed Table 7.B.3.A –Type I Waiver for Landscaping.
---

### 24 **CHAPTER F PERIMETER BUFFER LANDSCAPE REQUIREMENTS**

#### 25 **Section 9 Incompatibility Buffer**

##### 26 ~~**E. Type I Waiver**~~

27 ~~The applicant may apply for a Type I Waiver, pursuant to Article 2.D.6, to be relieved of the~~  
28 ~~requirement to install the incompatibility buffer for pods, areas or tracts within a residential~~  
29 ~~subdivision or PUD that meet one of the following: [Ord.2005-002] [Ord. 2012-027] [Ord. 2014-~~  
30 ~~025] [Ord. 2015-031] [Partially relocated to Table 7.B.2.B - Type I Waivers for Landscaping]~~

31 ~~1. Adjacent to open space that is 100 feet or greater in width or greater, or [Ord. 2015-031]~~

32 ~~2. Demonstration that the site layout will integrate recreational amenities with multi-family units.~~

33 ~~[Ord. 2015-031] [Partially relocated to Table 7.B.2.B - Type I Waivers for Landscaping,~~  
34 ~~above]~~

35 **Part 21.** ULDC Art.7.G.2.G, (Page 47 of 52) is hereby deleted as follows:  
36

<b>Reason for amendments:</b> [Zoning] Relocated this Section of the Code to the proposed Table 7.B.3.A – Type I Waiver for Landscaping.
--

### 37 **CHAPTER G OFF-STREET PARKING REQUIREMENTS**

#### 38 **Section 2 Landscape Islands**

##### 39 ~~**G. Alternative Parking Lot Landscaping**~~

40 ~~Alternative parking lot landscape designs may be approved under the provisions of Art. 7.B.3,~~  
41 ~~Alternative Landscape Plan (ALP), provided that the total landscaped area and plant material~~  
42 ~~quantities equal or exceed the requirements of this Article. [Ord. 2005 – 002] [Relocated to~~  
43 ~~Table 7.B.2.B - Type I Waiver for Landscaping]~~

U:\Zoning\CODEREV\2016\BCC Hearings\Round 2016-01\1 RPA\Exh. F - Art. 7, Landscaping [Alternative Landscape Plan Update].docx

#### **Notes:**

Underlined indicates **new** text.

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

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

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

# EXHIBIT G

## ARTICLE 14 ENVIRONMENTAL STANDARDS SUMMARY OF AMENDMENTS (Updated 2/10/16)

1  
2 **Part 1. ULDC Art. 14, Appendix 9 (page 51 of 52), is hereby amended as follows:**  
3

**Reason for amendments:** [ERM] The purpose of this amendment is to update the list on palm Beach County Natural areas by adding new natural areas and revised location data for existing natural areas.

4 **APPENDIX 9 NATURAL AREAS**

5 The following are ultimate boundaries of natural areas acquired under the 1991 Sensitive Lands or 1999  
6 Conservation Lands bond issues as listed in Resolution 99-1073 as well as natural areas acquired by  
7 other governmental entities in PBC. Maps of each area are designated by Range, Township and **Chapter**  
8 **Section** with its associated 500 foot buffer and are on file at ERM for inspection.  
9

### Incorporated Palm Beach County

<b>Boca Raton:</b>	Blazing Star Preserve (R42 T47 S25) <b>[Ord. 2006-036]</b>
	Cypress Knee Slough Preserve (R42 T47 S23-24)
	Florida Atlantic University Ecological Site (R42 T47 S12/13; R43 T47 S07/18)
	Gopher Tortoise Preserve (R43 T46 S32)
	Gumbo Limbo Environmental Complex & Red Reef Park Dune (R43 T47 16/21)
	<del>Pond Hawk Pondhawk</del> Natural Area (R42 T47 S12)
	Rosemary Ridge Preserve (R43 T46 S32)
	Serenoa Glade Preserve (R42 T47 S24)
	South Beach Park Dune (R43 T47 S21)
	Yamato Scrub Natural Area (R43 T46 S31; R43 T47 S06)
<b>Boynton Beach:</b>	Rosemary Scrub Natural Area (R43 T45 S09/16)
	Seacrest Scrub Natural Area (R43 T46 S04)
<b>Delray:</b>	Delray Oaks Natural Area (R43 T46 S30)
	Leon Weeks Preserve (R43 T46 S29)
<b>Highland Beach:</b>	Highland Beach Mangrove Preserve (R43 T46 S33)
<b>Hypoluxo:</b>	Hypoluxo Scrub Natural Area (R43 T45 S10)
<b>Juno:</b>	Juno Dunes Natural Area (R43 T41 S20/21/28/29)
<b>Jupiter:</b>	Delaware Scrub Natural Area (R42 T41 S02) <b>[Ord. 2006-036]</b>
	Jupiter Ridge Natural Area (R43 T41 S07/08/17/18)
	Limestone Creek Natural Area (R42 T41 S03)
	North Jupiter Flatwoods Natural Area (R42 T40 S32/33)
	Riverbend Park (R42 T40 S32/33; R42 T41 S05/06/07/08/17)
<b>Lake Park:</b>	Lake Park Scrub Natural Area (R43 T42 S20)
<b>Lantana:</b>	<del>Lantana Scrub Natural Area (R43 T44 S32)</del>
<b>North Palm Beach:</b>	John D. MacArthur Beach State Park (R43 T42 S10/15)
<b>Ocean Ridge:</b>	<del>N. Ocean Ridge Hammock Park Mangroves</del> (R43 T45 S22)
	Ocean Ridge Natural Area (R43 T45 S27) <b>[Ord. 2008-040]</b>
<b>Palm Beach:</b>	Palm Beach Island Sanctuaries (R43 T43 S34; R43 T44 S03/10/15)
<b>Palm Beach Gardens:</b>	Frenchman's Forest Natural Area (R43 T41 S32; <del>R43 T42 S05</del> )
	Hungryland Slough Natural Area (R41 T41 S19/20/28/29/30/31/32/33/)
	Loxahatchee Slough Natural Area -includes Sandhill Crane (R41 T41 S23/24/25/26/27/28/34/35/36; R41 T42 S01/02/11/12/13; R42 T41 S19/20/21/28/29/30/31/32; R42 T42 S05/06/07/08/09/16/17)
	<del>Prosperity Oaks Natural Area (R43 T42 S05)</del>
<b>Royal Palm Beach:</b>	Royal Palm Beach Pines Natural Area (R41 T43 S15/16)
<b>West Palm Beach:</b>	Winding Waters Natural Area (R42 T42 S35; <del>R42 T43 S02</del> )
	Grassy Waters Preserve (R42 T42 07/08/16/17/18/19/20/21/28/29/30/31/ 32/33; R42 T43 03/04/05/06/07/08/09/10/15/16/17/18)
<b>[Ord.</b>	

10  
11  
12  
13

(This space intentionally left blank)

**Notes:**

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

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

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

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

# EXHIBIT G

## ARTICLE 14 ENVIRONMENTAL STANDARDS SUMMARY OF AMENDMENTS (Updated 2/10/16)

1

### Unincorporated Palm Beach County

Acreage Pines Natural Area (R41 T42 S32)
Arthur R. Marshall Loxahatchee NWR (R39 T44 S12/13/23/24/25/26/27/34/35/36; R39 T45 S01/02/03/10-15/22-27/34-36/L1/L2/L3; R39 T46 S01-03/10-14/23-25; R40 T43 S32/L5; R40 T44 S04-09/15-36; R40 T45 S01-42; R40 T46 S01-36; R40 T47 S01-06/08-14; R41 T44 S30-32/40-42; R41 T45 S04-10/14-23/26-35; R41 T46 S02-11/14-23/26-35; R41 T47 S03-10/15-19)
C-18 Triangle Natural Area (R42 T41 S08)
Cypress Creek Natural Area (R41 T40 S <del>34</del> 35/36; <b>R42 T40 S31/32; R42 T41 S06</b> )
Daggerwing Nature Center Preserve (R41 T47 S11/14)
Donald Ross Road at the ICW (R43 T41 S29)
DuPuis Management Area (R38 T40 S31-36; R38 T41 S01-06/08-12/13-16/22-26/36; R39 T41 S19/30-31)
East Conservation Area (R41 T45 S14/23/24) <b>[Ord. 2006-036]</b>
High Ridge Scrub Natural Area (R43 T45 S09)
<u>Hungryland Slough Natural Area (R41 T41 S19/20/29/30/31/32)</u>
<u>Jackson Riverfront Pines (R42 T40 S25)</u>
<u>Jupiter Inlet (R43 T40 S31)</u>
<u>J.W. Corbett/ LoxRefuge Connector (R40 T43 S05/06/08)</u>
J.W. Corbett Wildlife Management Area (R39 T40 S31-36; R39 T41 S01-36; R39 T42 S01-06/08-16; R40 T40 S31-32, R40 T41 S05-08/18-36, R40 T42 S01-18/21-22; R41 T41 S31; R41 T42 S06-07/18)
<u>Lake Okeechobee Connector (R37 T40 S35/36)</u>
Loxahatchee Mitigation Bank (R41 T46 S14/23/25-26/35; R41 T47 S02)
<u>Loxahatchee River Natural Area (R42 T40 S31)</u>
Sweetbay Natural Area (R41 T41 S34; R41 T42 S01/02/03) <b>[Ord. 2006-036]</b>
Okeehchee Nature Center Preserve (R42 T44 S04-05)
Pine Glades Natural Area (R40 T40 <u>S31/32</u> 33/35/36; R40 T41 S01/02/03/04/10/11/12/13; <del>R41 T40 S31/32</del> ; R41 T41 <u>S01</u> /05/06/07/08/09) <b>[Ord. 2006-036]</b>
Paw-Paw Preserve Natural Area (R43 T42 S04)
Pine Jog Environmental Education Center (R42 T44 S03)
Pond Cypress Natural Area (R41 T43 S01/12/13/24)
Riverbend Park (Reese Property) - See Riverbend Park under Jupiter Municipality
Royal Palm Beach Pines Natural Area (R41 T43 S <del>15</del> /16)
Strazzulla Tract (R41 T44 S34/39-40; R41 T45 S03-04/10/11/14-15)
<b>[Ord.</b>

2

3

4

5

**Part 2. ULDC Art. 14, Appendix 10 (page 52 of 52), is hereby amended as follows:**

**Reason for amendments:** [ERM] The purpose of this amendment is to correct several minor spelling errors.

6

### APPENDIX 10 Prohibited Vegetation Removal Schedule

Common Name	Scientific Name	Year
climbing fern (non-native)	<i>Lygodium ssp.</i>	<b>2004</b>
Air Potato vine	<i>Dioscorea bulbifera</i>	
Melaleuca, Punk Tree	<i>Melaleuca quinquenervia</i>	<b>2006</b>
Brazilian pepper	<i>Schinus terebinthifolius</i>	<b>2008</b>
Carrotwood	<i>Cupaniopsis anacardioides</i>	
Earleaf acacia	<i>Acacia auriculiformis</i>	<b>2010</b>
Schefflera	<i>Schefflera actinophylla</i>	
Australian pine	<i>Casuarina spp.</i>	<b>2012</b>
Kudzu	<i>Pueraria montana var. lobata</i>	

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

U:\Zoning\CODEREV\2016\BCC Hearings\Round 2016-01\1 RPA\Exh. G - Art. 14, Environmental Standards.docx

**Notes:**

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

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

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

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

# EXHIBIT H

## ART. 15 HEALTH REGULATIONS SUMMARY OF AMENDMENTS (Updated 1/20/16)

1  
2 Part 1. ULDC Art. 15.B.8.A.9.c, [Related to Construction and Design Requirements] (page 12 of  
3 24), is hereby deleted as follows:  
4

Reason for amendments: [Health] To make the ULDC more consistent with other agency regulations related to water wells.

### ARTICLE 15, HEALTH REGULATIONS

7 CHAPTER B (PBC ENVIRONMENTAL CONTROL RULE II) DRINKING WATER SUPPLY SYSTEMS  
8 This Article shall be designated as "PBC Environmental Control Rule II Drinking Water Supply Systems."

#### Section 8 Construction and Design Requirements

##### A. Design Criteria

10 Approval for construction, extension, expansion or use of any community, non-transient non-  
11 community, transient non-community and limited use water supply system shall be based on the  
12 criteria below, in addition to the design criteria specified in Chapters 62-532, 62-555, 64E-8,  
13 F.A.C., and the standards considered as modern engineering practices. Criteria in the references  
14 listed below are incorporated into this Code. If any differences in design criteria exist, the more  
15 stringent standard shall be used. [Ord. 2011-002]

- 17 1. Lead pipes, solder and flux are prohibited for use in the installation or repair of any drinking  
18 water system. This does not apply to leaded joints necessary for the repair of cast iron pipes.  
19 Solders and fluxes must contain not more than 0.2 percent lead and fittings not more than 8.0  
20 percent lead.
- 21 2. A minimum of two drinking water supply wells and pumps shall be provided for each  
22 community water system that will serve 350 or more persons or 150 or more service  
23 connections upon completion of construction. [Ord. 2005 – 003]
- 24 3. All water wells shall be constructed by a water well contractor licensed by the SFWMD in  
25 accordance with Chapter 62-531, F.A.C., as applicable.
- 26 4. All water wells shall be constructed in accordance with Chapters 40E-3, 62-532, 62-555 and  
27 64E-8 F.A.C., as applicable.
- 28 5. For private and multi-family water wells and irrigation wells the casing shall be surrounded at  
29 grade level by a two-inch thick concrete pad extending at least six inches in all directions and  
30 the upper terminus of the well casing shall project at least 12 inches above finished grade.  
31 [Ord. 2005 – 003]
- 32 6. Whenever the pump is not set at the vertical casing, the line between the vertical casing and  
33 pump shall be considered an extension of the casing and protected from sanitary hazards in  
34 a similar manner as the casing.
- 35 7. For community, non-community and non-transient non-community water systems having  
36 OSTDS wells shall be located as specified in Chapter 62- 555, F.A.C.
- 37 8. Limited use wells shall be placed a minimum distance of 100 feet from any OSTDS.
- 38 9. Private and multi-family water wells shall be placed a minimum distance of 75 feet from any  
39 OSTDS or brine disposal area.
  - 40 a. 75 feet from any OSTDS or brine disposal area. [Ord. 2005 – 003]
  - 41 b. 50 feet from any non-potable water well, pond, canal or other body of water. [Ord. 2005  
42 – 003]
  - 43 ~~c. 25 feet from poisoned soils, including but not limited to building foundations. This~~  
44 ~~distance may be reduced to 15 feet for wells having the uppermost 20 feet of casing~~  
45 ~~grouted with a minimum 2 inch thickness of cement grout. [Ord. 2005 – 003]~~

U:\Zoning\CODEREV\2016\BCC Hearings\Round 2016-01\1 RPA\Exh. H - Art. 15, Health Regulations.docx

#### Notes:

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

EXHIBIT I

DESIGN STANDARDS ALTERNATIVE  
SUMMARY OF AMENDMENTS  
(Updated 05/10/16)

1  
2  
3  
4  
  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31

Part 1. ULDC Art. 2.A.1.G.3.g.3), Design Standards (DS) Alternative (page 16 of 87), is hereby deleted:

**Reason for amendments:** [Zoning] Alternative design standards were added originally to the Code by Ordinance 2004-040. The regulations in that Ordinance provided options for Planned Development Districts (PDDs) applications to submit partial graphic details of the project in the regulating plan at time of Public Hearing while remaining details were to be provided during the Development Review Officer (DRO) certification of the PDD. The information required to be shown to the Board of County Commissioners (BCC) included: housing types, focal points, bus shelters, elevations, pedestrian circulation, phasing, screening details, exemplary features, public amenities, entry details, and neighborhood parks at time of public hearing. At time of DRO certification of the PDD, the regulating plan should be expanded to include details of street cross sections, landscape buffers, median landscape, and, master sign program/plan.

Later, Ordinance 2009-040 consolidated Application Requirements in Article 2, Development Review Process, and submittal of regulating plans was applicable to all developments subject to public hearing or administrative approval (DRO). The alternative design standards language was within the relocated text and gave the Zoning Director authority to allow submittal of the design standards in lieu of a regulating plan.

In 2015, a task team comprised by Development Review Advisory Committee (DRAC) members and Zoning staff was created to discuss the development of alternative design standards to address flexibility by submitting conceptual designs elements of the project instead of specific details in a Regulating Plan. After reviewing multiple examples from other municipalities and considering the regulations contained in the Code, this amendment is proposed to remove the existing Design Standard Alternate language in Art. 2. The decision contained in this amendment was presented to DRAC on May 6, 2016 and they agree with the Design Standards Alternative to be removed from the Code. Future discussion on the Regulating Plan may result on amendments in Round 2016-02.

**ART. 2, DEVELOPMENT REVIEW PROCEDURES**

**CHAPTER A GENERAL**

**Section 1 Applicability**

**G. Application Procedures**

**3. Plan Requirements**

**g. Regulating Plans**

**1) Preliminary Regulating Plan (PRP) for Public Hearing Approval**

....

**2) Final Regulating Plan (FRP) for Public Hearing Approval or Administrative Approval**

....

~~**3) Design Standards (DS) Alternative**~~

~~An applicant may submit Design Standards in lieu of a Regulating Plan, provided that approval is granted by the Zoning Director at DRO. The DS shall contain text, graphics and pictures to illustrate prevailing design theme and concept applicable to the project. Requirements for Design Standards review and approval process shall be in compliance with Article 2.A.1.G.3.g.1, Preliminary Regulating Plan (PRP) for Public Hearing and Article 2.A.1.G.3.g.2, Final Regulating Plan (FRP) for Public Hearing Approval or Administrative Approval. [Ord. 2004-040] [Ord. 2009-040]~~

....

This space intentionally left blank.

**Notes:**

Underlined indicates **new** text.

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets **[Relocated to: ]**.

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

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

# EXHIBIT I

## DESIGN STANDARDS ALTERNATIVE SUMMARY OF AMENDMENTS (Updated 05/10/16)

1  
2 **Part 2. ULDC Art. 3.B, Overlays (pages 63 of 147), is hereby amended as follows:**  
3

**Reason for amendments:** [Zoning] Delete from Infill Redevelopment Overlay (IRO) a reference to the alternative design standards as an option to provide graphic details of a development. The amendment is the result of the deletion of the Design Standards Alternative text from Article 2,.A.1.G.3, Plan Requirements.

### 4 **ART. 3, OVERLAYS AND ZONING DISTRICTS**

#### 5 **CHAPTER B OVERLAYS**

#### 6 **Section 15 INFILL REDEVELOPMENT OVERLAY (IRO)**

##### 7 **D. Application Requirements**

##### 8 **1. Pre-Application Conference (PAC)**

##### 9 **2. Plan Requirements**

##### 10 **b. Other Plans**

##### 11 **1) Regulating Plan**

12 The DRO shall approve a regulating plan ~~or alternative design standards.~~ [Ord.  
13 2010-005]

14 ....  
15  
16  
17

18 **Part 3. ULDC Art. 3.B, Overlays (pages 116 of 147), is hereby amended as follows:**  
19

**Reason for amendments:** [Zoning] Recognize that Design Standards Alternative submitted as part of an approval in the Agricultural Enclave Overlay (AGEO) are to be conforming. This amendment looks to avoid any non-conforming issues associated with design elements approved in projects located in that overlay.

### 20 **ART. 3, OVERLAYS AND ZONING DISTRICTS**

#### 21 **CHAPTER B OVERLAYS**

#### 22 **Section 17 Agricultural Enclave Overlay (AGEO)**

##### 23 **D. Development Review Procedures**

##### 24 **1. Master Plan and Regulating Plan**

25 The Master Plan and Regulating Plan, or Design Standards Alternative, shall include the  
26 following information from the AGE FLUA Conceptual Plan: ~~Previously approved Design~~  
27 ~~Standards Alternative shall be considered conforming unless changed to a Regulating Plan.~~  
28 [Ord. 2014-031]

29 a. The location and boundaries of the transect zones; [Ord. 2014-031]

30 b. Allocation and range of density and intensity; [Ord. 2014-031]

31 c. General location of all civic sites and a summary chart for required or additional civic  
32 acreages; [Ord. 2014-031]

33 d. General location of existing or proposed arterials, thoroughfares and collector streets,  
34 and access points for each Pod; and, [Ord. 2014-031]

35 e. Any applicable Implementing Principles. [Ord. 2014-031]  
36  
37 ....

U:\Zoning\CODEREV\2016\BCC Hearings\Round 2016-01\1 RPA\Exh. I - Design Standards Alternative.docx

#### **Notes:**

Underlined indicates **new** text.

~~Stricken~~ indicates text to be **deleted**. ~~Stricken and italicized~~ means text to be totally or partially relocated. If being relocated destination is noted in bolded brackets [**Relocated to:** ].

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

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



EXHIBIT J

ZONING DISTRICT CONSISTENCY WITH THE FUTURE LAND USE ATLAS SUMMARY OF AMENDMENTS

(Updated 5/23/16)

1

General Reason for amendments: [Zoning] This amendment implements the October 2015 BCC adoption of Comprehensive Plan Future Land Use Element (FLUE) Policy 2.2.1-j, which was also mirrored in concurrent amendments to the Glades Region under revised FLUE Policy 1.6-d, which served to establish partial residential future land use (FLU) and Zoning district consistency tables within the Plan, as follows:

- Applies to applicable residential Standard districts and Planned Development Districts (PDDs), but does not include Traditional Development Districts (TDDs).
Expands the list of allowable Zoning districts in the Low Residential (LR) 1, 2 and 3 flu designation to include the Single-family Residential (RS) district, which was previously limited to use in the Medium Residential 5 (MR-5) or higher flu designations, unless developed as a Planned Unit Development (PUD). The general rationale is to encourage additional infill redevelopment opportunities within underutilized areas within the Urban/Suburban (U/S) Tier, and the Urban Service Area (USA) of the Glades Tier.

[Planning 2015 Residential Future Land Use Designation Data Analysis for New FLUE Policy 2.2.1-j, FLU and Zoning Consistency] This amendment will add the FLU and Zoning Consistency Table to the Comprehensive Plan and broaden the consistent FLU and Zoning Districts. Many to most local governments establish FLU / Zoning consistency in the Comprehensive Plan, and the County had initially established this table with the 1980 Comprehensive Plan. This change will allow lower density zoning districts to be allowed in higher density FLU reflecting the absence of minimum density requirements currently in designations less than 8 units per acre, and with this amendment, all future land use designations. This amendment will also make AP & AR consistent with any residential FLU in the Glades Tier to allow the continuation of agriculture until such time that the urban areas of the Glades Urban Suburban Tier convert to urban uses pursuant to the existing urban designations. See the following website for full Planning staff report: http://www.pbcgov.com/pzb/planning/bccagenda/2015/oct/3-C-3\_15-2\_Text-GladesRegion-Rpt.pdf.

[Planning 2015 Glades Region Amendments Data Analysis for revised FLUE Policy 1.6-d] This policy was revised to remove the outdated deadline of 2002, and to allow the continuation of both agricultural and residential uses in the unincorporated Glades Urban/Suburban Tier. Table 1.6-a was added to provide the Glades Tier with a consistent Zoning District for each Residential Future Land Use designation. This table establishes consistency for 181 acres of land in the Glades Tier which have been residentially zoned prior to the adoption of the Comprehensive Plan on August 31, 1989. Additionally, this policy will allow the Lake Harbor area to be consistent with Agricultural Production for such properties which received Residential Estate zoning district designation prior to August 31, 1989. See the following website for full Planning staff report: http://www.pbcgov.com/pzb/planning/bccagenda/2015/oct/3-C-2\_15-2-Text-ResidentialFLU-Rpt.pdf.

2

Part 1. ULDC Art. 3.A.3.B, Standard Districts (pages 16-18 of 234), is hereby amended as follows:

3

4

5

6

ARTICLE 3, OVERLAYS & ZONING DISTRICTS

7

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

8

B. Standard Districts

9

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

10

11

Table with 2 rows: Reasons for amendments: 1. See General Reason for Amendments above. 2. Add new note 3 to clarify that previously relocated notes generally apply to specific FLU/Zoning consistency provisions of Table 3.A.3.B.

12

13

14

This space intentionally left blank.

Notes:

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

**EXHIBIT J**

**ZONING DISTRICT CONSISTENCY WITH  
THE FUTURE LAND USE ATLAS  
SUMMARY OF AMENDMENTS  
(Updated 5/23/16)**

1

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

FLU Designation	Zoning District					
....						
<b>Residential</b>						
RR-20	AR					
RR-10	AR	CRE				
RR-5	AR					
RR-2.5	AR	RE				
LR-1	AR (2)	RE	RT	RS AP		
LR-2	AR (2)	RE (2)	RT	RS		
LR-3	AR (2)	RE (2)	RT	RS		
MR-5	AR (2)	RE (2)	RT (2)	RS	RM	
HR-8	AR (2)	RE (2)	RT (2)	RS	RM	
HR-12	AR (2)	RE (2)	RT (2)	RS (2)	RM	
HR-18	AR (2)	RE (2)	RT (2)	RS (2)	RM	
....						
[Ord. 2006-004] [Ord. 2008-003] [Ord. 2008-037] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2011-016] [Ord. 2014-025]						
<b>Notes:</b>						
1. Unless exempted otherwise all applications for a Development Order shall require the subject site be rezoned to a shaded district.						
2. Existing zoning districts by FLU designation that may qualify for SFD exemption in accordance with the exceptions listed below.						
3. <u>See Art. 3.A.3.B.1, Standard District Exceptions and Limitations below, for additional notes.</u>						
Typical Example of a "shaded district." [REDACTED]						

2

**Reason for Amendment:** Implements new FLUE Policy 1.6-e, *“Within the Glades Tier, the Agricultural Production zoning district is consistent with all future land use designations, excluding Conservation.”* This broad policy pre-empts the need for the prior provision recognizing existing residential development with an LR-1 FLU north of Canal Point.

**[Planning 2015 Glades Region Amendments Data Analysis for new FLUE Policy 1.6-e]** *“This new policy will make the Agricultural Production (AP) Zoning District consistent with all future land use designations in the Glades Tier, except for properties with a Conservation Future Land Use. This policy will allow the 13,995 acres of land that have AP or AR zoning with an urban residential future land use designation to continue agricultural operations without having to have a land use amendment. Although the intent of the 1989 Comprehensive Plan was to facilitate development in the Glades communities, this policy change is necessary for existing agricultural uses to not be impeded due to that intent.”*

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

**1. Standard District Exceptions and Limitations**

- ....
- g. Within the Glades Tier, the AP District is consistent with all FLU designations, excluding Conservation the LR-1 designation in the Glades Tier only for legal lots of records located north of Pahokee, on the east side of US 441, for the unincorporated community of Canal Point. [Ord. 2011-016]
- ....

This space intentionally left blank.

**Notes:**

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

**EXHIBIT J**

**ZONING DISTRICT CONSISTENCY WITH  
THE FUTURE LAND USE ATLAS  
SUMMARY OF AMENDMENTS  
(Updated 5/23/16)**

1  
2 **Part 2. ULDC Table 3.D.1.A, Property Development Regulations (page 127 of 234), is hereby**  
3 **amended as follows:**  
4

**Reason for amendments:** [Zoning] Amend applicable future land use (FLU) designations for Residential Transitional (RT) Zoning district, to reflect recent Comprehensive Plan amendment which makes the RT district consistent with the Medium Residential 5 (MR-5), High Residential 8, 12 and 16 (HR-8, HR-12 and HR-16) FLU designations. See Exhibit "Zoning District Consistency with Future Land Use Atlas" for additional background and summary on the Plan amendments.

5 **Table 3.D.1.A - Property Development Regulations**

Zoning District	Min Lot Dimensions			Density (6)		Max FAR (7)	Max Building Coverage	Min Setbacks (12)			
	Size	Width and Frontage	Depth	Min	Max			Front	Side	Side Street	Rear
....											
Residential											
AR	(2) (3)(4)	300	300	-	-	.15	15%	100	50	80	100
RE	2.5 ac.	200	200	-	-	-	20%	50	40	50	50
RT (LR-1)	20,000	100	125	-	-	-	30%	25	15	25	25
RT (LR-2/LR-3 - HR-18)	14,000			-	-	-	-	-	-	-	-
....											
[Ord. 2005 – 002] [Ord. 2005-041] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2012-027]											
<b>Notes:</b>											
....											
2. The minimum lot size in the AR district corresponds to the FLU category as follows: RR20 – 20 acres; RR10 – 10 acres; RR5 – 5 Acres; RR2.5 – 2.5 acres; U/S Tier – 5 acres.											
3. Nonconforming lots in the AR district may use the setback provisions in Art.1.F.4, Nonconforming Lots.											
4. AR lots <u>with an in the</u> RR-2.5 -FLU designation may use the RE PDR's. [Ord. 2005 – 002]											
....											

6  
7  
8 **Part 3. ULDC Table 4.A.3.A, Use Matrix [Related to Standard Zoning Districts] (page 12 of 171),**  
9 **is hereby amended as follows:**  
10

**Reason for amendments:** [Zoning] Implement change developed in 2015 as part of the Use Regulations Project (URP), which updates the Use Matrix to reflect the most restrictive approval process (Class A Conditional Use) for Townhouse and Zero Lot Line Home uses. Specifically, the change from Development Review Officer (DRO) approval to Class A Conditional Use reflects existing language which requires the higher level of approval for properties with Medium Residential 5 (MR-5) future land use designation. However, the Comprehensive Plan was recently amended to make the RS district consistent with the Low Residential (LR) FLU designations, which necessitates advancing this amendment.

Note, Townhome, Zero Lot Line Homes, and Multi-family are currently permitted in the LR designation when located within a Planned Unit Development (PUDs); however, the Plan amendment serves to address obstacles to infill redevelopment for properties that do not qualify for rezoning to PUDs. Thus, this amendment provides for a similar level of public participation and BCC review/approval of these housing types in lower density communities.

Other uses now allowed in the Low Residential future land use (FLU) designation where consistent with the RS district, include Non-profit Assembly Institutional and Nursing Convalescent Facility, both of which have frontage requirements and are subject to Class A Conditional Use approval.

11  
12  
13  
14  
15  
16  

This space intentionally left blank.

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

EXHIBIT J

ZONING DISTRICT CONSISTENCY WITH  
THE FUTURE LAND USE ATLAS  
SUMMARY OF AMENDMENTS  
(Updated 5/23/16)

1

Table 4.A.3.A - Use Matrix

Use Type	Zoning District/Overlay															NOTE			
	Agriculture/Conservation			Residential					Commercial					Industry/Public					
	P C	A G R	A P	AR		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	I P F
				R S A	U S A														
<b>Residential Uses</b>																			
Single Family		P		P	P	P	P	P									A	122	
Zero Lot Line Home								<del>AD</del>	D								A	142	
Townhouse								<del>AD</del>	D								A	132	
Multi-Family									P								A	87	
....																			
[Ord. 2005-002] [Ord. 2005-041] [Ord. 2007-001] [Ord. 2008-037]																			
<b>Key:</b>																			
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)																			

2

3

4

5

Part 4. ULDC Art. 4.B.1.A.132, Townhouse (page 103 of 171), is hereby amended as follows:

Reason for amendments: [Zoning] See Reasons #1 and 2 above.

6

7

ARTICLE 4 USE REGULATIONS

8

CHAPTER B SUPPLEMENTARY USE STANDARDS

9

Section 1 Uses

10

A. Definitions and Supplementary Standards for Specific Uses

11

132.Townhouse

12

A dwelling unit located on an individual lot and attached by at least one but no more than two party wall(s) along 50 percent of the maximum depth of the unit, to one or more other dwelling units; has a continuous foundation; each on its own lot, with said party wall(s) being centered on the common property line(s) between adjacent lots.

16

- a. ~~Approval Process - RS Zoning District with MR5-FLU Designation Townhouses A townhouse development~~ in the RS zoning district with an HR-8, HR-12 or HR-18 a MR5 FLU designation, may be permitted subject to DRO shall require a Class A conditional use approval. [Ord. 2005 – 002]

17

18

19

20

21

22

23

24

This space intentionally left blank.

Notes:

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

EXHIBIT J

ZONING DISTRICT CONSISTENCY WITH THE FUTURE LAND USE ATLAS SUMMARY OF AMENDMENTS (Updated 5/23/16)

1 Part 5. ULDC Art. 4.B.1.A.142, Zero Lot Line Home (page 112 of 171), is hereby amended as follows: 2 3 4

Reason for amendments: [Zoning] 1. See Reasons #1 and 2 above. 2. Establish exception to allow for administrative approval of ZLL units when located adjacent to Single-family homes (other than TH or ZLL units) in low density communities, subject to de minimus performance standards for setbacks and buffering. While ZLL units are permitted by right within a PUD, they would also be subject to BCC approval and additional public scrutiny. The additional standards would not apply to applications for ZLL units that seek BCC approval of a Class A Conditional Use, as indicated in the Use Matrix for the RS district.

5 ARTICLE 4 USE REGULATIONS 6

7 CHAPTER B SUPPLEMENTARY USE STANDARDS

8 Section 1 Uses

9 A. Definitions and Supplementary Standards for Specific Uses 10 142.Zero Lot Line Home

11 The use of a lot for one detached dwelling unit with at least one wall, but not more than two 12 walls or a portion thereof, located directly adjacent to a side lot line, excluding a mobile home 13 but including a manufactured building. Subject to additional standards in Article 3, 14 OVERLAYS & ZONING DISTRICTS.

15 a. Approval Process - RS Zoning District with MR5 FLU Designation 16 A ZLL development in the RS zoning district with an HR-8, HR-12 or HR-18 a MR5 FLU 17 designation, may be permitted subject to DRO shall require a Class A conditional use 18 approval. [Ord. 2005 – 002]

19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47

U:\Zoning\CODEREV\2016\BCC Hearings\Round 2016-01\1 RPA\Exh. J - Zoning District Consistency with FLUA.docx

Notes:

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

**EXHIBIT K**  
**OVERLAY UPDATES**  
**SUMMARY OF AMENDMENTS**  
(Updated 5/17/16)

**General Reason for amendments:** Minor revisions for previously recognized Bioscience Research Protection Overlay (BRPO), which by its nature didn't originally merit establishing an Overlay in Art. 3.B, and the Lion Country Safari Overlay (LCSO), which is a similar site specific Overlay. It is hoped that these revisions will provide additional guidance to outside parties, while furthering the connection between the Plan and ULDC.

**Part 1. ULDC Art. 1.1.3, Abbreviations and Acronyms (pages 115 and 117 of 11), is hereby amended as follows:**

**Reason for amendments:**

1. [Zoning] Establish BRPO acronym, applicable to ULDC Art. 4.B.1.A.76.c, Bioscience Research Protection Overlay (BRPO), and proposed amendments to Art. 3.B, Overlays, to recognize previously implemented FLUE Objective 1.9.
2. [Zoning] Establish LCSO acronym, applicable to ULDC Art. 3.E.2.G.1.c.1), Purpose and Intent [Related to Lion Country Safari], and proposed amendments to Art. 3.B, Overlays, to recognize previously implemented FLUE Objective 1.1.

**ARTICLE 1, GENERAL PROVISIONS**

**CHAPTER I DEFINITIONS & ACRONYMS**

**Section 3 Abbreviations and Acronyms**

....	....
<u>BRPO</u>	<u>Biotechnology Research Protection Overlay</u>
....	....
<u>LCSO</u>	<u>Lion Country Safari Overlay</u>
....	....

**Part 2. ULDC Art. 3.A.1.B.1, Overlays**

**Reason for amendments:** [Zoning]

1. Identify existing Overlays recognized elsewhere within the ULDC to improve ease of use. In some instances, the requirements of some Overlays were determined not to merit a separate set of standards within this Chapter of the ULDC; however, adding an additional reference herein may help staff and interested persons more readily recognize when additional standards or incentives are applicable to a project.
2. Delete reference to SR7 EDO due to annexation of affected area by the Village of Royal Palm Beach.

**ARTICLE 3, OVERLAYS & ZONING DISTRICTS**

**CHAPTER A GENERAL**

**Section 1 Districts**

**B. Overlays and Zoning Districts**

In order to carry out and implement the Plan, the following Overlays, Standard Zoning Districts, Planned Development Districts (PDDs), and Traditional Development Districts (TDDs) are hereby established. [Ord. 2011-016]

**1. Overlays**

- AGEO, Agricultural Enclave Overlay [Ord. 2011-016]
- AZO, Airport Zone Overlay
- COZ, Conditional Overlay Zone
- GAO, Glades Area Overlay
- IOZ, Indiantown Road Overlay
- IRO, Infill Redevelopment Overlay [Ord. 2011-016]
- LOSTO, Lake Okeechobee Scenic Trail Overlay
- NBOZ, Northlake Boulevard Overlay Zone
- NEO, Native Ecosystem Overlay
- PBIAO, Palm Beach International Airport Overlay
- RTO, Research and Technology Overlay

**Notes:**

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

# EXHIBIT K

## OVERLAY UPDATES SUMMARY OF AMENDMENTS (Updated 5/17/16)

1 SCGCFO, Sugar Cane Growers Cooperative of Florida Protection Area Overlay [Ord. 2004-  
2 040]  
3 ~~SR-7 EDO, State Road 7 Economic Development Overlay [Ord. 2011-016]~~  
4 SR-80, Non-residential Overlay  
5 TAPO, Turnpike Aquifer Protection Overlay  
6 URAO, Urban Redevelopment Area Overlay [Ord. 2011-016]  
7 WCRAO, Westgate Community Redevelopment Agency Overlay  
8 BRPO, Bioscience Research Protection Overlay  
9 LCSO, Lion Country Safari Overlay

10  
11  
12 **Part 3. ULDC Art. 3.B.18, SR-7 Economic Development Overlay (pages 115 – 118 of 232), is**  
13 **hereby deleted.**  
14

<b>Reason for amendments:</b> [Zoning] Affected area annexed by the Village of Royal Palm Beach. Overlay established by Objective 1.10 of the Comprehensive Plan, which will also be amended at a later date.
---

15  
16  
17 **Part 4. ULDC Art. 3.B, Overlays (page 118 of 232), is hereby amended as follows:**  
18

<b>Reason for amendments:</b>
-------------------------------

- |  |
|--|
| <ol style="list-style-type: none"><li>1. [Zoning] Establish placeholder for the Bioscience Research Protection Overlay (BRPO) to further support previous 2007 amendment to ULDC Art. 4.B.1.A.76.c [Related to Industrial Research Laboratory], which implemented FLUE Objective 1.9, by streamlining the approval process for the Research Laboratory use to encourage bioscience development.</li><li>2. [Zoning] Establish placeholder for the Lion Country Safari Overlay (LCSO) to further support previous 2007 amendment to ULDC Art. 4.B.1.A.76.c [Related to Industrial Research Laboratory], which implemented FLUE Objective 1.9, by streamlining the approval process to encourage bioscience development.</li></ol> |
|--|

## ARTICLE 3, OVERLAYS & ZONING DISTRICTS

### CHAPTER B OVERLAYS

21  
22 ....

#### Section 19 Bioscience Research Protection Overlay (BRPO)

##### A. Purpose and Intent

24 To promote the growth and stability of bioscience research/biotechnology uses in proximity to the  
25 Scripps Research Institute (TSRI) campus at Abacoa/Briger, and deterring the conversion of  
26 those uses to commercial or residential uses. This will be accomplished in coordination with the  
27 Town of Jupiter, the City of Palm Beach Gardens, the City of Riviera Beach, the Town of Lake  
28 Park and the Town of Mangonia Park, with the objective to provide opportunity for a minimum  
29 8,000,000 square feet of bioscience/biotechnology use cluster in Northern Palm Beach County.  
30 The BRPO does not limit the uses currently allowed consistent with the property's existing land  
31 use designation and zoning designation including uses allowed pursuant to planned development  
32 approvals and development of regional impact approvals.

##### B. Boundaries

33 Generally located and bifurcated North and South of Blue Heron Blvd, West of the C-17 canal  
34 and Garden Road and East of I-95; bordered in the North by Consumer Street and in the South  
35 Interstate Park Way; The larger portion of the overlay lying in the area to the North of Blue Heron  
36 Blvd, with a smaller portion comprised of 8 parcels to the South, as well as the area included in  
37 the Florida Research Park (Palm Beach Park of Commerce) DRI approval – shall be depicted on  
38 the Special Planning Areas Map in the Comprehensive Plan Map Series.

##### C. Applicability

39 See Art. 4.B.1.A.76, Research Laboratory, and FLUE Objective 1.9, Bioscience Research  
40 Protection Overlay (BRPO).

#### Section 20 Lion Country Safari Overlay (LSCO)

##### A. General

41 See ULDC Art. 3.E.2.G.6, Lion Country Safari Overlay, for Purpose and Intent, Boundaries and  
42 Applicability, and additional site development requirements.

---

#### Notes:

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

**EXHIBIT K**  
**OVERLAY UPDATES**  
**SUMMARY OF AMENDMENTS**  
**(Updated 5/17/16)**

1  
2 **Part 5. Art. 3.E, Planned Development Districts (PDDs) (Pages 149, 178, of 232), is hereby**  
3 **amended as follows:**  
4

<b>Reason for amendments:</b> [Zoning] Additional references to SR7 EDO to be deleted due to annexation of affected area by the Village of Royal Palm Beach.
--

5  
6 **ART. 3, OVERLAYS AND ZONING DISTRICTS**

7 **CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)**

8 **Section 1 General**

9 **C. Objectives and Standards**

10 **2. Performance Standards**

11 **a. Access and Circulation**

12 **1) Minimum Frontage**

13 **a) Type II Waiver - Infill Development**

14 **....**

15 ~~(5) where applicable, the reduction is necessary to allow for development of new~~  
16 ~~SR-7 EDO projects that establish access by means of interconnectivity~~  
17 ~~requirements of the overlay; [Ord. 2010-022] [Ord. 2012-027]~~

18 **....**

19 **Section 5 Planned Industrial Park Development (PIPD)**

20 **A. General**

21 **....**

22 **3. Conflicts**

23 If a conflict exists between this Section and other Sections in this Code, the provisions of this  
24 Section shall apply to the extent of the conflict, ~~with exception to the SR-7 EDO.~~ [Ord. 2010-  
25 022]

26 **....**

27 **B. Objectives and Standards**

28 **1. Design Objectives**

29 **....**

30 b. Be designed as a predominantly industrial development, with exception to: ~~[Ord. 2014-~~  
31 ~~025]~~

32 ~~1) the SR-7 EDO, which shall allow for larger percentages of business or professional~~  
33 ~~office uses, or other similar uses that are identified in Art. 3.B.18, SR-7 EDO; and,~~  
34 ~~[Ord. 2010-022] [Ord. 2014-025]~~

35 ~~2) the EDC FLU designation, which shall be primarily utilized by office and research~~  
36 ~~parks, but may also include manufacturing and processing, research, research and~~  
37 ~~development, wholesale distribution and storage of products. [Ord 2014-025]~~

38 **....**

39 **E. Pods**

40 **3. Residential Pod**

41 **a. Use Regulations**

42 Uses shall be permitted in accordance with the provisions for a PUD Residential Pod,  
43 indicated under Table 3.E.1.B, PDD Use Matrix; ~~except for a SR-7 EDO;~~ and, Article  
44 4.B.1.A, Supplementary Standards. [Ord. 2004-040] [Ord. 2008-003] [Ord. 2010-022]

45  
46  
47  
48  
49  
50  
This space intentionally left blank.

**Notes:**

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



**EXHIBIT K**  
**OVERLAY UPDATES**  
**SUMMARY OF AMENDMENTS**  
**(Updated 5/17/16)**

1  
2 **Part 6. ULDC Art. 3.E.2.G.1.c, Lion Country Safari (LCS) (page x of 232), is hereby relocated to**  
3 **new ULDC Art. 3.E.2.G.6, Lion Country Safari Overlay, and amended as follows:**  
4

**Reason for amendments:** [Zoning] The relocation of previously adopted provisions implementing Objective 1.1, Lion Country Safari Overlay (LCSO), responds to input from interested parties who commented that the original placement within the Rural Residential Planned Unit Development (RR PUD), created confusion for projects (e.g. Burt Reynolds Ranch) that were not within the Overlay. This amendment simply relocates these standards to the end of the RR PUD Section in response to industry input to improve ease of use.

5  
6 **ARTICLE 3, OVERLAYS & ZONING DISTRICTS**

7 **Section 2 Planned Unit Development (PUD)**

8 **G. RR PUD**

9 **1. Rural Residential**

10 ....

11 ~~6e.~~ **Lion Country Safari Overlay (LCSO)**

12 ~~In addition to the standards for a RR PUD, an An~~ application for a RR-PUD within the LCSO  
13 that includes the transfer of density from the Lion Country Safari MUPD or RVPD, shall be  
14 limited to Option 1, Rural Cluster, and the following: **[Ord. 2011-016]**

15 **a.1) Purpose and Intent**

16 The purpose of the LCSO is to acknowledge the importance of the Lion Country Safari  
17 Park as a unique tourist attraction and recognize that the viability of the park is important  
18 for the County's tourism industry, pursuant to Plan Objective 1.11, Lion Country Safari  
19 Overlay. The Overlay establishes a mechanism to encourage the preservation of the  
20 Safari Park (MUPD), RV Park (RVPD) and related commercial recreation activities, while  
21 allowing for residential development at an overall density that is compatible with the  
22 surrounding area. This is accomplished by allowing the density of the Safari and RV  
23 Parks (excluding hotel approval) to be transferred to the development area of a RR PUD  
24 within the boundaries of the Overlay. **[Ord. 2011-016]**

25 **b.2) Applicability**

26 The LCSO is approximately one square mile in size, generally located north of Southern  
27 Boulevard and West of Seminole Pratt and Whitney Road in Section 23, Range 40,  
28 Township 43, as depicted in the Special Areas Planning Map LU 3.1, in the Map Series of  
29 the Plan. The provisions of the LCSO are optional, and shall only apply to projects that  
30 propose to relocate density from the Safari Park to a PUD within the boundaries of the  
31 Overlay. **[Ord. 2011-016]**

32 **c.3) Application Requirements**

33 Any application that proposes to relocate density from the Safari or RV Parks to a RR  
34 PUD within the Overlay shall comply with the following: **[Ord. 2011-016]**

35 **1a) Pre-Application Conference**

36 Each application shall require a PAC in accordance with Art. 2.A.1.E, Pre-Application  
37 Conference. **[Ord. 2011-016]**

38 **2b) Master Plan**

39 A Preliminary or Final Master Plan shall be required to depict the overall boundaries  
40 of the LCSO, include any Zoning approvals, identify Open Space Preserve Areas  
41 from which density will be relocated to the development area of a RR-PUD, location  
42 of access and interconnectivity, and related tabular data. **[Ord. 2011-016]**

43 **d.4) RR PUD Development Area**

44 In addition to the Development Area requirements for a Rural Cluster PUD, the following  
45 shall apply: **[Ord. 2011-016]**

46 **1a) Clustered residential units which provide a variety of lot sizes to allow for a range of  
47 housing choices; **[Ord. 2011-016]****

48 **2b) Smaller sized lots shall be located towards the center of the Development Area and  
49 should transition to larger lot sizes located at the edge, adjacent to the existing  
50 residential neighborhoods. **[Ord. 2011-016]****

51 **e.5) Other Requirements**

52 **1a) Existing native vegetation and other natural features located within the LCSO,  
53 including a minimum of 37 acres of upland native vegetation, shall be preserved. At  
54 the time a PUD is requested, higher quality upland native vegetation shall be  
55 preserved in accordance with Art. 14.C.7.B.3, Establishing Native Upland Preserves.  
56 This requirement shall not preclude the relocation of existing native upland preserves  
57 to other areas with higher quality upland native vegetation. **[Ord. 2011-016]****

**Notes:**

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

**EXHIBIT K**  
**OVERLAY UPDATES**  
**SUMMARY OF AMENDMENTS**  
**(Updated 5/17/16)**

- 1            2b) Interconnectivity shall be provided between uses within the LCSO. This shall not  
 2            preclude the use of security gates within the RR PUD. [Ord. 2011-016]  
 3            3e) A neighborhood serving commercial store of up to 3,500 square feet shall be  
 4            permitted within the RVPD to serve campers, or should the RVPD be abandoned, the  
 5            neighborhood store may be incorporated into a RR-PUD. [Ord. 2011-016]  
 6            4d) Golf courses are prohibited within the LCSO. [Ord. 2011-016]  
 7            e.6) **Additional Notification Requirements**  
 8            Pursuant to the adoption of a LCSO Overall Master Plan, any subsequent applications for  
 9            a Development Order Amendment within the boundaries of any designated Open Space  
 10            Preserve Areas or associated RR-PUD shall provide for the following notification to all  
 11            affected land owners and Property Owners Associations, as follows: [Ord. 2011-016]  
 12            1a) The Notice shall describe the applicant's request for a DOA; [Ord. 2011-016]  
 13            2b) The list of landowners and Property Owners' Association(s) shall be pursuant to the  
 14            latest PBC Property Appraisal list; [Ord. 2011-016]  
 15            3e) The Notice shall be sent to the landowners and Property Owners' Association(s) by  
 16            certified mail within ten days of filing its applications; and, [Ord. 2011-016]  
 17            4d) The applicant shall provide to the Zoning Division a copy of the Notice and written  
 18            confirmation the Notice requirements have been satisfied. [Ord. 2011-016]  
 19

20    **Part 7.      ULDC Art. 4.B.1.A, Definitions and Supplementary Standards for Specific Uses (Pages**  
 21                    **37, 57, 89 and 92 of 171), is hereby amended as follows:**  
 22

**Reason for amendments:** [Zoning] Additional references to SR7 EDO to be deleted due to annexation of affected area by the Village of Royal Palm Beach.

23                    **ART. 4 - USE REGULATIONS**

24                    **CHAPTER B    SUPPLEMENTARY USE STANDARDS**

25                    **Section 1      Uses**

26                    **A. Definitions and Supplementary Standards for Specific Uses**

- 27                    ....  
 28                    **21. Broadcast Studio**  
 29                    **a. SR-7 EDO**  
 30                    *Accessory broadcast towers or antennae are prohibited. [Ord. 2010-022]*  
 31                    ....  
 32                    **55. Financial Institution**  
 33                    ....  
 34                    **d. SR-7 EDO**  
 35                    *Drive through uses are prohibited. [Ord. 2010-022]*  
 36                    **[ReNUMBER accordingly]**  
 37                    **109. Restaurant, Type I**  
 38                    ....  
 39                    **f. SR-7 EDO**  
 40                    *Drive through uses are prohibited. [Ord. 2010-022]*  
 41                    **[ReNUMBER accordingly]**  
 42                    **114. Retail Sales, General**  
 43                    ....  
 44                    **f. SR-7 EDO**  
 45                    *Shall be prohibited as a principal use. [Ord. 2010-022]*  
 46                    **[ReNUMBER accordingly]**  
 47                    ....  
 48

U:\Zoning\CODEREV\2016\BCC Hearings\Round 2016-01\1 RPA\Exh. K - Overlay Updates.docx

**Notes:**

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

# EXHIBIT L

## PARKS & RECREATION SUMMARY OF AMENDMENTS (Updated 3/11/16)

1  
2 Part 1. ULDC Art. 5.D.2.B.2, Calculation of Required Recreation [Related to Community and  
3 Neighborhood Park Recreation Standards] (page 49 of 100), is hereby amended as  
4 follows:  
5

Reason for amendments: [Parks & Recreation] Update the Person Per Household (PPH) rate to reflect the 2010 Census PPH rate of 2.39 as provided by the United States Census Bureau.
--

### 6 7 ART. 5, SUPPLEMENTAL STANDARDS

#### 8 CHAPTER D PARKS & RECREATION – RULES AND RECREATION STANDARDS

#### 9 Section 2 Types of Parks

#### 10 B. Community and Neighborhood Park Recreation Standards

##### 11 2. Calculation of Required Recreation

12 The required recreation area shall be the equivalent of two and one-half acres of developed  
13 land per 1,000 people population, based on ~~2.32~~ the 2010 Census average Person Per  
14 Household (PPH) rate of 2.39 people per unit. Development of recreational facilities shall be  
15 of a type suitable for general neighborhood or community park use. The dollar amount to be  
16 spent on recreational improvements per acre shall be no less than 75 percent of PBC's  
17 average cost per acre for developing community and neighborhood park type facilities as  
18 calculated by the Park and Recreation Department based on the current PBC cost per acre to  
19 develop Community or Neighborhood park facilities. The minimum dollar amount to be spent  
20 on recreation facilities shall be determined by the Parks and Recreation Department at the  
21 time of final site plan submission.

##### 22 a. WCRAO

23 The required recreation area shall be the equivalent of one and one quarter acres of  
24 developed land per 1,000 people population, based on ~~2.32~~ 2.39 people per unit. [Ord.  
25 2008-037]  
26  
27

28 Part 2. ULDC Art. 5.D.2.B.9, Other Credits [Related to Community and Neighborhood Park  
29 Recreation Standards] (page 50 of 100), is hereby amended as follows:  
30

Reason for amendments:
------------------------

1. [Parks & Recreation] Modify the Recreation Standards to allow for underground easements within recreation parcels as long as the utility of the site is not adversely impacted. Recognize placing utility, drainage and lake maintenance easements within recreation parcels allows greater flexibility in site design enhancing a project's livability, while not adversely impacting the recreation parcel's utility.
--

2. Allow for an exception to the Recreation Standards for Congregate Living Facilities (CLF), to recognize the recreational needs of CLF residents can often be satisfied by recreational facilities that are more passive in nature and are often provided in part by indoor recreational areas. Allowing an exception to the minimum parcel size and minimum dimensions allows greater flexibility in design, and provides the opportunity for the creation of walking paths and outdoor seating area.
--

### 31 32 ART. 5, SUPPLEMENTAL STANDARDS

#### 33 CHAPTER D PARKS & RECREATION – RULES AND RECREATION STANDARDS

#### 34 Section 2 Types of Parks

#### 35 B. Community and Neighborhood Park Recreation Standards

##### 36 9. Other Credits

37 Any parcel used to satisfy Parks and Recreation Standards shall meet the following  
38 requirements: [Ord. 2006-004]

##### 39 a. Minimum Parcel Size

40 Minimum parcel size shall be 7,500 square feet exclusive of above ground easements  
41 and landscape buffers. [Ord. 2006-004]

##### 42 b. Minimum Parcel Width

43 Minimum parcel width shall average 75 feet with no dimension less than 50 feet. [Ord.  
44 2006-004]

##### 45 c. Minimum Parcel Depth

46 Minimum parcel depth shall average 100 feet with no dimension less than 75 feet. [Ord.  
47 2006-004]

#### Notes:

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

# EXHIBIT L

## PARKS & RECREATION SUMMARY OF AMENDMENTS (Updated 3/11/16)

1           d. **Waiver of Minimum Parcel Dimensions**

2           The Parks and Recreation Department may reduce the minimum recreation parcel  
3           dimensions by not more than ten percent when considering location, abutting land uses,  
4           accessibility, recreation facilities to be offered and the parcels function in the overall  
5           recreation and open space network of the development. [Ord. 2006-004]

6           e. **Underground Easements**

7           Underground easements are permitted in the recreation parcel with prior approval by the  
8           Director of the Parks and Recreation Department, and as long as the utility of the  
9           recreation parcel is not adversely impacted.

10          f. **Exceptions**

- 11           1. CLFs may be exempt from the minimum parcel size and minimum dimensions, with  
12           prior approval by the Director of the Parks and Recreation Department.  
13           2. CLF recreational requirements may be satisfied using a combination of interior and  
14           exterior recreation areas, with prior approval by the Director of the Parks and  
15           Recreation Department.

16  
17  
18 **Part 3. ULDC Art. 5.D.2.F, Phasing [Related to Types of Parks] (page 51 of 100), is hereby**  
19 **amended as follows:**  
20

**Reason for amendments:** [Parks & Recreation] Recognize the requirement to complete and open the recreational facilities by the time 40% of the building permits are pulled is a hardship for the builders of multifamily and congregate living facilities. Completing the recreational facilities as required by the ULDC often results in recreation areas complete and open several months prior to the first occupancy.

21 **ART. 5, SUPPLEMENTAL STANDARDS**

22 **CHAPTER D PARKS & RECREATION – RULES AND RECREATION STANDARDS**

23 **Section 2 Types of Parks**

24 **F. Phasing**

25 Any development required to provide recreation shall follow one of the following phasing plans:

26 **1. Single Phasing**

27 When the development is to be constructed in a single phase, or where each phase will  
28 provide recreational facilities specifically for the residents of that phase, then the recreational  
29 site(s) for that phase shall be site planned, or platted, concurrent with that phase of  
30 construction. No more than 40 percent of the building permits for residential units shall be  
31 issued for the phase until the recreational improvements have been completed in their  
32 entirety and open for use and accessible to the residents, or unless a phasing plan for  
33 completion of the required recreation area is agreed to and approved by the Parks and  
34 Recreation Department. [Ord. 2006-004]

35 **2. Multiple Phasing**

36 When the development is to be constructed in multiple phases or plats and one or more  
37 required recreational site(s) is/are intended to serve the residents of two or more phases of  
38 the development, then the following sequence shall be adhered to:

- 39 a. The recreation site(s) shall be site planned concurrent with the site plan for the first phase  
40 of residential development for which the recreational site will serve.  
41 b. The recreation site(s) shall be platted concurrent with the plat for the residential  
42 development phase they will serve. No more than 40 percent of the building permits for  
43 residential units shall be issued for any phase until the recreational improvements have  
44 been completed in their entirety and open for use and accessible to the residents, or  
45 unless a phasing plan for completion of the required recreation area is agreed to and  
46 approved by the Parks and Recreation Department. [Ord. 2006-004]

47 **3. Multifamily and Congregate Living Facilities**

48 No more than 20 percent of the Certificates of Occupancy for the residential units shall be  
49 issued for the phase until the recreational improvements have been completed in their  
50 entirety and open for use and accessible to the residents, or unless a phasing plan for  
51 completion of the required recreation area is agreed to and approved by the Parks and  
52 Recreation Department.  
53  
54  
55  
56  
57

This space intentionally left blank.

---

**Notes:**

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

# EXHIBIT L

## PARKS & RECREATION SUMMARY OF AMENDMENTS (Updated 3/11/16)

Part 4. ULDC Art. 3.E.2.C.2, Land Use Mix (page 160 of 232), is hereby amended as follows:

**Reason for amendments:** [Zoning] Calibrate standard for Planned Development District Recreation Pods to recognize Parks and Recreation amendment in Part 3 above, to allow for alternatives for complying with minimum recreation needs for Congregate Living Facilities (CLF).

### ART. 3, OVERLAYS AND ZONING DISTRICTS

#### CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDs)

#### Section 2 Planned Unit Development (PUD)

##### C. Thresholds

##### 2. Land Use Mix

Table 3.E.2.C, PUD Land Use Mix, indicates the minimum and maximum percentage of each land use allowed in a PUD.

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

	Res.	Civic (1)	Comm.	Rec. (2)	OS (32)	Preserve Area	Dev. Area
<b>MIN</b>	60%	2% (1)	-	.006 acre <u>per du</u>	40%	80/20 AGR – 80% 60//40 AGR – 60%	-
<b>MAX</b>	-	65%	1%	-	-	-	80/20 AGR –25% (43) 60/40 AGR – 40%
<b>[Ord. 2006-004] [Ord. 2008-037] [Ord. 2011-001]</b>							
<b>Notes:</b>							
1. Minimum civic pod requirement may be waived, subject to the following: <b>[Ord. 2011-001]</b> 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, <b>[Ord. 2011-001]</b> If located in a CCRT area, shall be labeled as private civic unless waived by the BCC. <b>[Ord. 2011-001]</b>							
2. <u>Minimum recreation area required for a CLF may be reduced in accordance with Art. 5.D.2.B.9. Exceptions.</u>							
32. Calculation of open space may include recreation pods, civic pod and open space areas within residential. <b>[Ord. 2006-004]</b>							
43. See 80/20 option exception.							

Part 5. ULDC Table 3.E.2.D, PUD Property Development Regulations (page 161 of 232), is hereby amended as follows:

**Reason for amendments:** [Zoning]

- Calibrate property development regulations for Planned Development District (PDD\*) Recreation Pods to recognize Parks and Recreation amendment in Part 3 above, which may allow for alternative methods for providing recreational amenities for Congregate Living Facilities more appropriate to the clientele served (e.g. indoor alternatives, walking paths, etc.) in lieu of traditional recreational pods.
- Recognize need for exemption from “frontage” required for Recreation pods located in PDDs for specific uses such as Multi-family Residential, CLFs, or other similar uses, which typically do not provide internal streets necessary to comply with the frontage requirement. Locations for recreation amenities for these types of uses have historically been appropriately located through the development review process, which further considers additional Parks and Recreation standards, among others, to ensure proper location and function.

\* Note, Recreation Pod standards for Planned Unit Developments (PUD) typically apply to all other PDDs with residential uses, as well as some forms of development within Traditional Development Districts (TDD).

This space intentionally left blank.

**Notes:**

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

# EXHIBIT L

## PARKS & RECREATION SUMMARY OF AMENDMENTS (Updated 3/11/16)

1

**Table 3.E.2.D - PUD Property Development Regulations**

POD	Lot Dimensions			Density		FAR (2)	Building Coverage	Setbacks			
	Size	Width and Frontage	Depth	Min.	Max.			Front	Side	Side Street	Rear
.....											
<b>Recreation</b>											
Recreation Pod (3)	-	65	75	-	-	-	30 percent	25	15	25	15
.....											
<b>Preservation (1)</b>											
[Ord. 2005-002] [Ord. 2007-001] [Ord. 2008-037]											
<b>Notes:</b>											
.....											
3. <u>Recreation pods required for multi-family units, CLFs, or other similar uses may be exempt from the following:</u>											
a) <u>Minimum frontage requirement, where internal street frontages are not available in the area required for recreation amenities, upon demonstration that access is provided by frontage on internal access ways, the pedestrian network other as maybe approved by Parks and Recreation; and,</u>											
b) <u>Minimum PDRs may be reduced proportionate to or in accordance with Art. 5.D.2.B.9, Exceptions</u>											

2  
3  
4  
5

**Part 6. ULDC Art. 3.E.2.E, Recreation Pod (page 163 of 232), is hereby amended as follows:**

**Reason for amendments:** [Zoning] Calibrate standard for Planned Development District Recreation Pods to recognize Parks and Recreation amendment in Part 3 above, to allow for alternatives for complying with minimum recreation needs for Congregate Living Facilities (CLF).

6  
7  
8  
9

### ART. 3, OVERLAYS AND ZONING DISTRICTS

#### CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDs)

##### Section 2 Planned Unit Development (PUD)

##### E. Pods

##### 3. Recreation Pod

Recreation areas shall be designated on the Master Plan as recreation pods, except where in conflict with Art. 5.D.2.B.9, Exceptions, and shall comply with Art. 5.B.1.A.9, Neighborhood Recreation Facility, and Art. 5.D, Parks and Recreation Standards, in addition to the requirements of this section. **[Ord. 2011-001] [Ord. 2013-001]**

10  
11  
12  
13  
14  
15

U:\Zoning\CODEREV\2016\BCC Hearings\Round 2016-01\1 RPA\Exh. L - Parks and Recreation.docx

**Notes:**

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

# EXHIBIT M

## HEIGHT MEASUREMENT FOR FENCES, WALLS AND HEDGES SUMMARY OF AMENDMENTS

(Updated 3-11-16)

1  
2 Part 1. ULDC Art. 7.D.3.B.1, Height Measurement (page 20 of 50), is hereby amended as  
3 follows:  
4

**Reason for amendments:** [Zoning] Scrivener's error, previously approved text inadvertently omitted from final Ordinance. The amended text below was presented to the LDRAB/LDRC on November 18, 2015, and adopted by the BCC on January 28, 2016, as part of broader amendments for Height Measurement for Fences and Walls. The text was included in the Exhibit for BCC Adoption, but was inadvertently omitted from the final signed Ordinance [Ord. 2016-016].

### 5 6 ARTICLE 7, LANDSCAPING

#### 7 CHAPTER D GENERAL STANDARDS

#### 8 Section 3 Shrubs and Hedges

##### 9 B. Hedges

##### 10 1. Height Measurement

##### 11 b. Grade Change

12 Height may be increased when the hedge abuts a retaining wall, subject to the following:  
13 [Ord. 2016-016]

##### 14 1) Residential

15 The height of the hedge located within the front, side or rear setback of a lot  
16 supporting a single family dwelling unit, may be increased when located adjacent to a  
17 lot having a different grade when a retaining wall is installed along the property line,  
18 in accordance with the following: [Ord. 2016-016]

##### 19 a) Grade Measurement

20 The difference in grade shall be determined by measuring the elevation of the  
21 retaining wall and the elevation of the abutting lot at the property line. [Ord.  
22 2016-016]

##### 23 b) Maximum Height Increase

24 The height of the hedge may be increased by the difference in grade up to a  
25 maximum of two feet, whichever is less, as follows: [Ord. 2016-016]

26 (1) Within the required front setback: Up to a maximum of six feet. [Ord. 2016-  
27 016]

28 (2) Within a side or rear setback: Up to a maximum of ten feet. [Ord. 2016-016]

29 (3) A guardrail shall be installed on the retaining wall if required by Florida  
30 Building Code, subject to the height limitations for fences and walls.

##### 31 2) PDD or Non-residential

32 Height may be increased when the hedge abuts a retaining wall subject to the  
33 requirements of Art. 7.F.10, Perimeter Buffers with Grade Changes.  
34  
35 .....

36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
U:\Zoning\CODEREV\2016\BCC Hearings\Round 2016-01\1 RPA\Exh. M - Height Measurement for Fences Walls and Hedges.docx

#### Notes:

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