



**LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
USE REGULATIONS PROJECT SUB-COMMITTEE**

WEDNESDAY, SEPTEMBER 7, 2016 AGENDA
2300 NORTH JOG ROAD
2ND FLOOR HEARING ROOM (VC-2E-12)
12:30 P.M. – 2:30 P.M.

A. CALL TO ORDER

1. Introductions
2. Additions, Substitutions, and Deletions
3. Motion to Adopt Agenda

B. SUBCOMMITTEE RULES AND PROCEDURES

C. TRANSPORTATION USES

1. Introduction - Scope of Work
2. Article 4, Use Regulations - Summary of Amendments (Exhibit A)
3. Discussion

D. STAFF COMMENTS

E. ADJOURN

EXHIBIT A
TEMPORARY USES
SUMMARY OF AMENDMENTS
(Updated 9/2/16)

1
2
3
4 **Part 1. ULDC, Art. 1.I.2.T, Temporary Uses (page 105 of 119), is hereby amended as follows:**

5 **Reason for amendments:** [Zoning]

- | | |
|----|---|
| 1. | Expand the definition of "Temporary" to address new use classification in Article 4, Use Regulations that include uses subject to specific period of time to operate. |
|----|---|

6
7 **CHAPTER I DEFINITIONS AND ACRONYMS**

8 **Section 2 Definitions**

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

10
11 **19. Temporary**

- 12 **a.** For the purposes of Art. 4, Temporary means uses not intended to be permanently
13 fixed or permanent, and are typically approved for a defined period of time.
14 **b.** ~~f~~For the purposes of Art. 8, a single period or an accumulation of periods not
15 exceeding 90 days in any 365-day period unless further restricted.
16 **b.c.** For the purposes of Art. 15.A, as defined by Rule 64E-6, F.A.C.

17
18
19
20
21 **Part 2. New ULDC Art. 4.B.11, Temporary Uses, is hereby established as follows:**

22 **Reason for amendments:** [Zoning]

- | | |
|----|--|
| 1. | Create a new use classification in Art. 4 for Temporary Uses, to relocate and consolidate uses that are temporary in nature from multiple use classifications as follows: <ul style="list-style-type: none">• Communication Cell Sites on Wheels (COWs) approval process presented as part of Utilities and Excavation Use and supplementary Use Standards from Commercial Communication Towers;• Day Camp from Public and Civic Uses;• Mobile Retail Sales, Real Estate Sales Model Non-PDD, Temporary Green Market, Temporary Retail Sales, and Temporary Vehicles Sales from Commercial Use;• Recycling Drop Off Bin from Utility and Excavation; and,• Special Event from Recreation Uses. |
| 2. | The Use Matrix has been modified to reflect the most restrictive approval process. Approval process changes are explained in the reason for amendments under every use. |

23
24 **CHAPTER B USE CLASSIFICATION**

25 **Section 11 Temporary Uses**

26 **A. Temporary Use Matrix**

27
28
29 **Notes:**

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

EXHIBIT A
TEMPORARY USES
SUMMARY OF AMENDMENTS
(Updated 9/2/16)

1
2
3

Reason for amendments: [Zoning]	
2.	This amendment deletes duplicated language in the various supplemental standards pursuant to Temporary Uses and consolidates them under general standards applicable for all Temporary Uses. The General provisions include Design Standards, Signage, Consent, Electric Service, and Liability and Insurance.

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

B. General Standards

1. Design Standards

a. All Temporary Uses, which includes all related activities, vehicles, and equipment shall not be located in a manner that distracts motor vehicle operators, or causes any vehicles to stop or park in violation of the law or official traffic-control devices. [Partially relocated from Art. 4.B.1.A.115.d.2, Location, below]

b. All Temporary Uses shall be located outside of required setbacks, parking, driveway aisles or loading areas, vehicular use areas, fire lanes, landscape buffers, sidewalks or ADA accessible routes, unless stated otherwise herein. [Partially relocated from Art. 4.B.1.A.115.d.2, Location, below, and partially relocated from Art. 4.B.1.A.115.a.4, Landscape, below]

2. Signage

All signage for Temporary Uses shall comply with Art. 8, Signage, unless otherwise stated herein. [Partially relocated from Art. 4.B.1.A.115.d.8, Signage, below]

3. Consent

The Applicant shall obtain and submit as part of their application, consent from the Property Owner(s) or a POA, of which has ownership or control over the property where the Temporary Use will be located.

4. Electric Service

All electrical uses shall meet the requirements established by the PBC Chief Electrical Inspector and PBC Fire-Rescue Department, and the Applicant shall obtain a building permit for an electrical connection or generator for temporary power, if applicable. [Partially relocated from Art. 4.B.1.A.115.c.4, Electric Service, below]

5. Liability and Insurance

The Applicant shall submit:

a. A proof of liability insurance listing the BCC as additionally insured and certificate holder. It shall be paid in full covering the period for which the permit is issued, in the minimum amount of \$500,000 per occurrence; and, [Partially relocated from Art. 4.B.1.A.115.a.3, Insurance, below]

b. A hold harmless affidavit, which holds PBC harmless for any liability connected with the operation. [Relocated from Art. 4.B.1.A.115.c.5.a, Liability, below]

C. Definitions and Supplementary Use Standards for Specific Uses

1. Communication Cell Sites on Wheels (COWs)

Reason for amendments: [Zoning] Communication Cell Sites on Wheels (COWs) definition and supplementary standards were established in 1998 through Ordinance 1998-1 which included provisions to address Commercial Communication towers and respond to Federal regulations and industry trends in cellular communication. The definition and supplemental standards were amended by Ord. 2003-067 and 2011-016.	
1.	Delete standard that indicates the use is subject to Special Permit as the Use Matrix is already indicating that approval process for the zoning districts where the use is allowed.
2.	Relocate standards for COWs from Commercial Communication Towers and reorganize according to formatting protocol established for the standards in every use.

42
43
44
45
46
47
48
49
50

a. Definition

~~COWs shall comply with the following supplementary use standards. COWs means a temporary facility utilized to ensure adequate telecommunications capacity during periods of high usage or during periods when traditional modes of communication are unavailable. COWs consist of a folding or telescoping monopole or guyed structure, with attached antenna, mounted on a trailer or truck.~~ [Relocated from Art. 4.C.8, Communication Cell Sites on Wheels (COWs)]

~~B. Special Permit~~

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 A
TEMPORARY USES
SUMMARY OF AMENDMENTS
(Updated 9/2/16)

A Special Permit must be obtained from the Zoning Division prior to the placement of the facility.

b. Zoning Districts

F.1) Non-Residential Districts

1-a) COWs Greater than 50 Feet in Height

COWs greater than 50 feet in height located on parcels with non-residential zoning designations shall be subject to the following: **[Relocated from Art. 4.C.8.F.1, COWs Greater than 50 Feet in Height]**

a.(1) Setback

The structure shall meet the greater of the setback requirements of the applicable zoning district or a distance equal to 110 percent of its height. **[Relocated from Art. 4.C.8.F.1.a, Setbacks]**

a.(2) Separation

The structure shall be separated a minimum of 300 percent of its height from any residential structure on an adjacent parcel. **[Relocated from Art. 4.C.8.F.1.b, Separation]**

2-b) COWs 50 Feet in Height or Less

COWs 50 feet in height or less, located on parcels with non-residential zoning designations are subject to the following: **[Relocated from Art. 4.C.8.F.2, COWs 50 Feet in Height or Less]**

a.(1) Setback

The structure shall meet the setback requirements of the applicable zoning district, provided that a commercial power source (e.g., electric) is utilized, in lieu of petroleum based auxiliary power (e.g., generator). **[Relocated from Art. 4.C.8.F.2.a, Setbacks]**

b.(2) Separation

The structure shall be separated a minimum of 150 percent of its height from any residential structure on an adjacent parcel. **[Relocated from Art. 4.C.8.F.2.b, Separation]**

c.(3) Other

COWs not utilizing a commercial power source shall be subject to the setback requirements of Article 4.C.8.F.1, COWs Greater than 50 Feet in Height. **[Relocated from Art. 4.C.8.F.2.c, Other]**

G.2) Residential Districts

1-a) COWs Greater than 50 Feet in Height

COWs greater than 50 feet in height located on parcels with residential zoning designations shall be subject to the following: **[Relocated from Art. 4.C.8.G.1, COWs Greater than 50 Feet in Height]**

a.(1) Setback

The structure shall meet a setback from the property lines equal to 150 percent of its height. **[Relocated from Art. 4.C.8.G.1.a, Setback]**

b.(2) Separation

The structure shall be separated a minimum of 300 percent of its height from any residential structure on an adjacent parcel. **[Relocated from Art. 4.C.8.G.1.b, Separation]**

2-b) COWs 50 Feet in Height or Less

COWs 50 feet in height or less, located on parcels with residential zoning designations are subject to the following: **[Relocated from Art. 4.C.8.G.2, COWs 50 Feet in Height or Less]**

a.(1) Setback

The structure shall meet a setback from the property lines equal to 75 percent of its height; provided that a commercial power source (e.g., electric) is utilized, in lieu of petroleum based auxiliary power (e.g., generator). **[Relocated from Art. 4.C.8.G.2.a, Setback]**

b.(2) Separation

The structure shall be separated a minimum of 150 percent of its height from any residential structure on an adjacent parcel. **[Relocated from Art. 4.C.8.G.2.b, Separation]**

c.(3) Other

COWs not utilizing a commercial power source shall be subject to the setback requirements of Article 4.C.8.G.1, COWs Greater than 50 Feet in Height, above. **[Relocated from Art. 4.C.8.G.2.c, Other]**

Gc. Use Limitations

COWs shall be permitted only in association with recognized large-scale Special Events with a minimum projected daily attendance of 30,000 or greater. The Zoning Director

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 A
TEMPORARY USES
SUMMARY OF AMENDMENTS
(Updated 9/2/16)

1 *may consider allowing COWs for events with projected attendance of less than 30,000*
2 *people. The applicant shall provide documentation that the existing communication*
3 *facilities cannot accommodate the increase in usage. [Ord. 2011-016] [Relocated from*
4 **Art. 4.C.8.C, Use Limitations]**

5 **Dd. Time Limitations-Duration and Extensions**

6 *The Special Permit shall be valid for seven days, including installation and removal.*

7 **1. Time Extensions**

8 *The Special Permit may be extended up to an additional ten days by the Zoning Director*
9 *based upon individual circumstances and demonstration of need by the applicant.*
10 **[Relocated from Art. 4.C.8.d, Time Limitations and Art. 4.C.8.d.1, Time Extension]**

11 **Ee. Fencing**

12 *The COW shall be enclosed by a temporary fence a minimum of six feet in height, or*
13 *other barrier approved by the Zoning Division. [Relocated from Art. 4.C.8.E, Fencing]*

14 **Hf. Removal Bond and Agreement**

15 *The applicant shall execute a removal agreement and post a \$50,000.00 removal bond,*
16 *subject to approval by the County Attorney. [Relocated from Art. 4.C.8.H, Removal*
17 **Bond and Agreement]**

18 **Ag. States of Emergency**

19 *The requirements of this Section may be waived in the case of a declared state of*
20 *emergency, as provided by law. [Relocated from Art. 4.C.8 A, States of Emergency]*
21

Reason for amendments to Communication Cell Sites on Wheels (COWs) in the Use Matrix: [Zoning]	
3.	Consolidate Special Permit approval process reflected in standard zoning districts, Urban Redevelopment Area Overlay (URAO), Infill Redevelopment Overlay (IRO), Planned Development Districts (PDDs) and Traditional Development Districts (TDDs) Use Matrices.
4.	As the use is limited to operate in association with Special Events, the Use Matrix has been modified to remove the approval of the use from zoning districts where Special Events are not allowed.
5.	Allow the use in Multiple Use Planned Development (MUPD) with Economic Development Center (EDC) Future Land Use (FLU) designation, and the Exurban and Rural Tier as well as the development area of the Agricultural Reserve (AGR) Tier in the Traditional Marketplace Development (TMD) subject to Special Permit. The change is made for consistency with the zoning districts where Special Event use is allowed.

22
23
24
25 **2. Day Camp**
26

Reason for amendments: [Zoning] The Day Camp use definition and supplementary standards were first referenced as part of the 1997 ULDC (Ord. 1997-014). The definition and supplemental standards were amended by Ord. 2000-015 and 2003-067.	
1.	Relocate from Day Camp definition to Typical Uses, the statement that clarifies this use shall not operate as a Day Care since Day Care is a separate use and subject to separate provisions.
2.	Recognize industry trends by increasing the list of institutional or recreational uses where Day Camp may be accessory to.

27
28 **a. Definition**

29 An establishment which provides care, protection and programmed activities for children
30 five years of age and older for a period of less than 24 hours per day. ~~*This use shall not*~~
31 ~~*operate as a day care as defined and regulated by the Department of Children and*~~
32 ~~*Family Services.*~~ **[Relocated to Typical Uses, below]**

33 **b. Typical Uses**

34 *Typical uses may include but are not limited to summer camps and spring break camps*
35 *for children on days when school is not in session, and this use shall not operate as a*
36 *day care as defined and regulated by the Department of Children and Family Services.*
37 **[Relocated from Definition, above]**

38 **ac. Duration**

39 Maximum 16 weeks per calendar year.

40 **bd. Operation**

41 Shall operate only on days during those times when local schools are not in session.

42 **ce. Accessory Use**

43 A day camp for 200 or fewer children may be ~~p~~Permitted by Right as an accessory use to
44 a legally established School, Non-Profit Institutional Assembly, Indoor Entertainment,

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 A
TEMPORARY USES
SUMMARY OF AMENDMENTS
(Updated 9/2/16)

Place of Worship, Public Park, and Zoo institutional, civic, recreational, or educational use.

Reason for amendments to Day Camp in the Use Matrix: [Zoning]	
3.	The use has been added to Community Commercial (CC) and General Commercial (CG) Zoning Districts, Commercial pods within Planned Unit Development (PUD) and Planned Industrial Park (PIPD), Neighborhood Center (NC) of Traditional Neighborhood Development (TND), and TMD except for the Preservation area of the Agricultural Reserve (AGR) Tier, subject to DRO approval. The change is made for consistency with approval in other commercial zoning districts where the use will not cause changes to the character of the districts or areas where they are allowed.
4.	Change the approval process in MUPD, Mixed Use Planned Development (MXPDP), and Lifestyle Commercial Center Development (LCC) with Commercial High (CH) Future Land Use (FLU) designation from Class A Conditional Use to DRO. The use is limited to operate during 16 weeks per year which does not merit public hearing due to its temporary nature. The change is consistent with the approval process in similar commercial zoning districts.
5.	Change the approval process in Commercial Recreation (CRE) and Institutional and Public Facilities (IPF) Zoning Districts from DRO to Permitted by Right to support the location of the use in areas where institutional and recreational uses are expected which is consistent with approval in similar zoning districts such as MUPD with Commercial Recreation (CR) or Institutional (INST) FLU designation.

3. Mobile Retail Sales [Partially relocated from Art. 4.B.1.A.115.d, Mobile Sales]

HISTORY: The Mobile and Temporary Retail Sales use definition and supplemental standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and supplemental standards were amended by Ord. 2003-067, 2005-002, 2008-003 and 2011-016.	
Reason for amendments: [Zoning]	
1.	Split Retail Sales, Mobile or Temporary into two distinct uses, for purposes of clarifying the requirements and approval process for each, and to establish Mobile Retail Sales as a new Temporary Use with more specific supplemental standards.
2.	Establish a definition to clarify that the sales shall remain portable and mobile at all times.
3.	Limit the number of parking spaces to be utilized by a Mobile Retail Sales to two spaces as the use is limited to one per parcel.
4.	Establish an exception for setback requirements from existing residential uses by allowing the Mobile Retail Sales within 200 feet of residential if there is a non-residential structure blocking the view of the Mobile Retail Sales. The setback was modified from 300 feet to 200 feet to make the distance consistent with Special Event use.
5.	Clarify that retail goods are not allowed to be display outside of the mobile vehicle in order to avoid expansion of the use to areas not permitted to operate business.

- a. Definition**
General retail sales from a mobile vehicle or portable trailer without a fixed or permanent location.
- b. Location**
May occupy a maximum of two required parking spaces per parcel.
- c. Setbacks**
The use shall be setback a minimum of 200 feet from any property line of an existing residential use. This requirement shall not apply if a permanent building or structure blocks the view of the Mobile Retail Sales from residential. [Partially relocated from Art. 4.B.1.A.115.d.3, Adjacent Residential District, below]
- d. Number**
Only one mobile sales vendor may be allowed per parcel. [Partially relocated from Art. 4.B.1.A.115.d.4, Number, below]
- e. Operation**
 - 1) Merchandise shall only be displayed in the interior of the mobile vehicle or portable trailer; and,
 - 2) A portable trash receptacle shall be provided, maintained, and removed from the site when the mobile vehicle leaves the site each day.

Reason for amendments to Mobile Retail Sales in the Use Matrix: [Zoning]	
6.	The Use Matrix is indicating the use as new in terms of approval process and it is allowed in commercial, industrial and institutional standard zoning districts subject to Special Permit. Most of

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 A
TEMPORARY USES
SUMMARY OF AMENDMENTS
(Updated 9/2/16)

	the zoning districts where the use has been indicated as allowed are consistent with the zoning districts where Temporary Sales is allowed, too. As this use is mobile, it does not remain on the same site for long periods of time, therefore it is also allowed in industrial zoning districts.
7.	When compared with the approval of the original use, Retail Sales Mobile or Temporary, this Mobile Retail Sales use was added to the Commercial Low (CL) and Commercial High (CH) subareas of the Infill Redevelopment Overlay (IRO), as well as all subareas of Multiple Use Planned Developments (MUPD), the Commercial High Office (CHO) subarea of Mixed Use Planned Development (MXPD), Industrial (IND/L and IND/G) subareas of Planned Industrial Park Districts, and in Commercial Low (CL) and Commercial High (CH) subareas of Lifestyle Commercial Center (LCC), for purposes of maintaining consistency among Zoning Districts.

4. Real Estate Sales Model, Non-PDD

HISTORY: The Real Estate Sales Model, Non-PDD use definition and supplemental standards were first referenced as part of the 1992 ULDC (Ord.1992-020).	
Reason for amendments: [Zoning]	
1.	Reorganize the Supplementary Use Standards for consistency with the standardized formatting applicable to Use Regulations.
2.	Revise definition to incorporate additional residential types by deleting limitation of the use to Single Family residential units only.
3.	Simplify standards that relate to the duration of the use to improve readability.
4.	Delete provision pertaining to fees as procedures are currently established that apply to all Special Permit Uses.
5.	Revise the Signage standard from 32 to 18 square feet so the same maximum sign face area applies regardless of the Temporary Sign type.
6.	Delete duplicate language that is covered in Article 8, Signage that addresses prohibited signs.
7.	Delete language that does not allow additional parking for unmanned models since staff cannot justify this restriction.

a. Definition

A single family residential unit used for real estate marketing, real estate and sales, as a builder's office, and for other services directly associated with the sale of a residential units, and limited to the areas referenced below. In a real estate sales model, sales shall be limited to new units built by the company operating the sales model. **[Partially relocated to Operation, below]**

~~**a. Approval Duration**~~

~~The *Special Permit and completion agreement* obtained from the Zoning Division shall be valid for five years. The terms of the *Special Permit and completion agreement* and may be renewed for an additional five years provided that the permit holder complies with the terms of this Subsection and executes a five year completion agreement with the Zoning Division.~~

~~**b. Fee**~~

~~A Special Permit fee may be required by the Zoning Division to process and inspect a real estate sales model that is applying for an extension.~~

~~**cc. Location**~~

~~A real estate sales model shall be located on with access directly from a paved street.~~

~~**d. Parking**~~

~~The driveway and required handicap spaces shall be the only paved parking areas. **[Relocated from Parking, below]**~~

~~**e. Signage**~~

~~**1) Temporary**~~

~~One freestanding sign not exceeding eight feet in height and 18 square feet of sign face area, or one monument sign not exceeding six feet in height and 18 square feet of sign face area. **[Partially relocated from Permitted Signs, below]**~~

~~**2) Directional**~~

~~A maximum of two directional signs not exceeding four feet in height and two square feet in sign face area. **[Partially relocated from Permitted Signs, below]**~~

~~**3) Flags**~~

~~A maximum of three roadside flags shall be permitted per lot between the hours of 9:00 a.m. and 6:00 p.m. **[Partially relocated from Permitted Signs, below]**~~

~~**f. Storage**~~

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 A
TEMPORARY USES
SUMMARY OF AMENDMENTS
(Updated 9/2/16)

Outdoor storage of construction material, supplies, or equipment shall not be permitted.
[Relocated from Outdoor Storage, below]

dg. Number

A builder may construct and operate a maximum of two manned and two unmanned models in a platted residential subdivision which is not in a PUD, or in one of the following residential areas:

- 1) Jupiter Farms.
- 2) The Acreage.
- 3) Loxahatchee Groves.
- 4) Palm Beach Country Estates.

eh. Office Operation

- 1) A builder's office may be permitted provided it is limited to the garage area.
- 2) Unmanned models shall not have employee office space.
- 3) *Sales shall be limited to new units built by the company operating the sales model.*
[Partially relocated from Definition, above]

fi. Completion Agreement

All sales models, including those in existence prior to January 1, 1998, shall execute a completion agreement in a manner and form acceptable to the County Attorney. The completion agreement shall include any modification(s) necessary to convert the model to a residential use.

1) Existing Models

All sales models existing on January 1, 1998 shall file a completion agreement with PBC by July 1, 1998. This agreement shall specifically identify all improvements, which are not consistent with the provisions of this Section, such as but not limited to additional parking or location on unpaved roads. At the time of executing the completion agreement, all signage shall comply with the requirements of this Section.

g. Parking

~~The driveway and required handicap spaces shall be the only paved parking areas. Unmanned models shall not have additional parking.~~ **[Partially relocated to Parking, above]**

h. Permitted Signs

The following signs shall be permitted:

1) Temporary

~~One temporary freestanding sign measuring not more than eight feet in height and 32 square feet per side, or one temporary monument sign measuring not more than six feet in height and 18 square feet per side.~~ **[Partially relocated to Signage, above]**

2) Directional

~~A maximum of two directional signs measuring not more than four feet in height and two square feet in face area per side.~~ **[Partially relocated to Signage, above]**

3) Flags

~~A maximum of three roadside flags shall be permitted per lot between the hours of 9:00 a.m. and 6:00 p.m.~~ **[Partially relocated to Signage, above]**

i. Prohibited Signs

~~Banners, sign lighting, snipe signs, or other means of drawing attention to the model shall be prohibited.~~

j. Modifications

Non-residential interior modifications shall ~~not be prohibited~~ permitted. The following improvements may be permitted only within the garage of the model:

- 1) ~~r~~ Room divider partitions;
- 2) ~~e~~ Electrical improvements; and
- 3) ~~a~~ A temporary facade in lieu of a garage door.

k. Outdoor Storage

~~Outdoor storage of construction material, supplies, or equipment shall not be permitted.~~
[Relocated to Outdoor Storage, above]

Reason for amendments to Real Estate Sales Model, Non-PDD in the Use Matrix: [Zoning]	
8.	Real-Estate Sales Model, Non-PDD has been relocated from the Commercial Use Matrix, to clarify the required Standards for the Temporary Use and to distinguish the approval process from that of the permanent use.
9.	Special Permit approvals have been added to the Use Matrix to clarify that this use may be allowed in all of the Standard Residential Zoning Districts pursuant to Special Permit approval, including Agriculture Residential (AR), Residential Estate (RE), Residential Transitional (RT), Residential Single Family (RS), and Residential Multifamily (RM).

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 A
TEMPORARY USES
SUMMARY OF AMENDMENTS
(Updated 9/2/16)

5. Recycling Drop-Off Bin [Relocated from Art. 4.B.1.A.104, Recycling Drop-Off Bin]

HISTORY: The Recycling Drop-Off Bin use definition and supplemental standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and supplemental standards were amended by Ord. 1993-004, 1995-008, 1997-064, 1988-011, 1999-037, 2000-015, 2001-001, 2001-062, and 2001-100.	
Reason for amendments: [Zoning]	
1.	Relocate the Supplementary Use Standards for consistency with the standardized formatting of Art. 4., Use Regulations.
2.	Clarify the definition of Recycling Drop-Off Bin identify the temporary and portable nature.

a. Definition

A totally enclosed ~~mobile temporary~~ structure or portable container within which the following pre-sorted, recyclable materials are collected: glass, aluminum, steel, and plastic containers no greater than six gallons in capacity, and paper. [Ord. 2013-001] [Ord. 2007-001] [Ord. 2013-001]

~~a. Mobility~~

~~The mobility of a drop-off bin shall be maintained at all times.~~ [Relocated to Mobility, below]

b. Approval Process

If there is no DRO approved site plan on file with the Zoning Division, a Special Permit shall be required. [Ord. 2013-001] [Relocated from Approval Process, below]

~~bc. Location~~

The drop-off bin shall be located in or adjacent to an off-street parking area, and shall not be located within required parking spaces. In TMD and LCC districts, and for IRO projects, the recycling drop-off bins shall be designed to be consistent with the building's design and shall not be located on a Main Street. [Ord. 2010-005] [Ord. 2013-001]

d. Signage

Signage shall be required for all bins, as follows: [Ord. 2013-001]

1) Location

- a) One sign shall be located on the front or side where materials are collected.
- b) No more than two signs shall be allowed. [Ord. 2013-001]

2) Minimum/Maximum Size

A minimum of eight and a maximum of 16 square feet. [Ord. 2013-001]

3) Content

All required sign content shall be in lettering a minimum of six inches in height. The name and phone number of a responsible party shall be clearly posted. The name of the organization that is collecting the recyclable materials shall also be posted and include whether for profit, not-for profit or government entity. No additional content other than logos, clarification of materials to be collected for recycling, or direction signage identifying the bin shall be allowed. [Ord. 2013-001] [Relocated from Signage, below]

e. Outdoor Storage

Recycling materials shall be contained within a leak-proof bin or trailer. There shall be no outdoor storage of materials or refuse. [Relocated from Outdoor Storage Prohibited, below]

f. Number

The number of recycling bins shall be based upon the overall acreage of a development, including outparcels, provided all development regulations are met on-site. A minimum of one recycling bin for each site up to a maximum of one recycling bin per acre, rounded down to the nearest whole acre, may be allowed. No more than three bins shall be clustered or located within any one acre area unless collocated with loading, dumpster or other similar areas. [Ord. 2013-001] [Partially relocated from Number, below]

~~eg. Maintenance-Operation~~

- 1) The bin and adjacent area shall be maintained ~~in good appearance~~ and free from litter, debris, and residue on a daily basis. Failure to maintain ~~a good appearance the bin and adjacent area shall may~~ result in the revocation of the DRO approval or Special use permit, where applicable. [Ord. 2013-001]
- 2) No processing of deposited materials shall be allowed on-site. Limited sorting or separation may only be permitted when a bin is manned by a person during permitted collection hours. The unit shall employ no mechanical sorting or processing equipment. [Ord. 2013-001] [Relocated from Processing, below]

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 A
TEMPORARY USES
SUMMARY OF AMENDMENTS
(Updated 9/2/16)

~~3) A recycling bin containing 40 cubic yards or more shall be monitored by a person. Manned collection activities shall be limited to between 7:00 a.m. to 8:00 p.m. daily. [Ord. 2013-001] [Relocated from Manning, below]~~

d. Processing

~~No processing of deposited materials shall be allowed on the site. Limited sorting or separation shall only be permitted when a bin is manned by a person during permitted collection hours. The unit shall employ no mechanical sorting or processing equipment. [Ord. 2013-001] [Relocated to Operation, above]~~

eh. Prohibited Materials

Collection of materials shall be expressly limited to pre-sorted, recyclable materials identified in this supplementary standard. Collection of any other materials, including but not limited to rubber, textiles, hazardous wastes or construction debris is prohibited. [Ord. 2013-001]

f. Signage

~~Signage shall be required for all bins, as follows: [Ord. 2013-001]~~

~~1) Location~~

~~One sign shall be located on the front or side where materials are collected. No more than two signs shall be permitted. [Ord. 2013-001]~~

~~2) Minimum/Maximum Size~~

~~A minimum of eight and a maximum of 16 square feet. [Ord. 2013-001]~~

~~3) Content~~

~~All required sign content shall be in lettering a minimum of six inches in height. The name and phone number of a responsible party shall be clearly posted. The name of the organization that is collecting the recyclable materials shall also be posted and include whether for profit, not for profit or government entity. No additional content other than logos, clarification of materials to be collected for recycling, or direction signage identifying the bin shall be permitted. [Ord. 2013-001] [Relocated to Signage, above]~~

g. Number

~~The number of recycling bins shall be based upon the overall acreage of a development, including outparcels, provided all development regulations are met on site. A minimum of one recycling bin shall be permitted for each development up to a maximum of one recycling bin per acre, rounded down to the nearest whole acre. No more than 3 bins shall be clustered or located within any one acre area unless collocated with loading, dumpster or other similar areas. [Ord. 2013-001] [Partially relocated to Number, above]~~

h. Outdoor Storage Prohibited

~~Recycling materials shall be contained within a leak-proof bin or trailer. There shall be no outdoor storage of materials or refuse. [Relocated to Outdoor Storage, above]~~

i. AR/RSA

~~May be permitted in the AR/RSA District with a SA FLU, subject to DRO approval. [Ord. 2005-002] [Ord. 2007-001]~~

jl. Size

~~A maximum of Shall be limited to 500 square feet of GFA. [Ord. 2013-001]~~

~~**k. Manning**~~

~~A recycling bin containing 40 cubic yards or more shall be monitored by a person. Manned collection activities shall be limited to 7:00 a.m. to 8:00 p.m. daily. [Ord. 2013-001] [Relocated to Operation, above]~~

l. Approval Process

~~If there is no DRO certified site plan on file with the Zoning Division, a Special Permit shall be required. [Ord. 2013-001] [Relocated to Approval Process, above]~~

j. Mobility

~~The mobility of a drop-off bin shall be maintained at all times. [Relocated from Mobility, above]~~

Reason for amendments to Recycling Drop-Off Bin in the Use Matrix: [Zoning]	
3.	No changes were made to the Use Matrix.

6. Special Event

HISTORY: The Special Event use definition and supplemental standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and supplementary standards were amended by Ord.

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 A
TEMPORARY USES
SUMMARY OF AMENDMENTS
(Updated 9/2/16)

1994-23, 1996-028, 1997-064, 1998-011, 1998-012, 1999-037, 2001-001 and 2003-013.	
Reason for amendments: [Zoning]	
1.	Relocate the order of the Supplemental Use Standards for consistency with the standardized formatting for Art. 4, Use Regulations.
2.	Expand the list of Typical Special Events to provide more examples and improve clarity of the use.
3.	Delete requirement for Class A Conditional Use approval when Special Events are exceeding 14 days, since the Applicant can request up to three Special Event Permits per parcel, per year.
4.	Delete the standard requiring 200 ft of frontage to increase the number of sites that may hold Special Events.
5.	Delete the standard that requires access to minimize traffic through nearby residential areas since the site where the Special Event will take place already shall have access points established.

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

a. Definition

A temporary activity which may includes rides, amusements, food, games, crafts, and performances, ~~or and services. Typical uses include carnivals, circuses, auctions, and revivals.~~ [Partially relocated to Typical Events, below]

~~a. Duration~~

~~A maximum of 14 consecutive calendar days. Special events exceeding 14 days shall require approval of a Class A conditional use.~~ [Partially relocated to Duration, below]

b. Typical Special Events

Typical Special Events may include but are not limited to carnivals, circuses, temporary auctions, rallies, and revivals. [Relocated from Definition, above]

c. Duration

Each Special Event shall not exceed 14 consecutive days or three events per calendar year per parcel. [Partially relocated from Duration, above, and, partially relocated from Events per Year, below]

~~b. Setbacks~~

~~All buildings, trailers, vehicles, tents, mechanical devices, rides or animals related to an amusement or special event shall comply with the minimum setbacks of the district and shall be located at a minimum of 50 feet from a street and 200 feet from any property line adjacent to a residential use.~~ [Partially relocated to Setbacks, below]

cd. Frontage Location

~~The minimum frontage on a public street shall be 200 feet. A special event s shall not be permitted if the frontage abuts a street under construction.~~

1) U/S Tier

Primary access shall be from a paved arterial or collector street.

2) Rural All Other Tiers

a) In the Rural, Exurban, AGR and Glades Tiers, primary access shall be from a paved street. Access shall minimize traffic through nearby residential areas.

b) Back-out parking directly onto a public street shall be prohibited.

Reason for amendments: [Zoning]	
8.	Provide alternative option for Special Events adjacent to residential land uses to be exempt from the setback requirements when there is no residential structure on the adjacent site.
9.	Limit locations of Special Events on vacant parcels to sites with stabilized ground, defined ingress and egress and forward motion vehicle circulation to address tentative location of the use on non-PDD sites.
10.	Remove the DRO approval requirement for projected attendance over 1,000 people since the projected attendance is too difficult to enforce.
11.	Delete the separation requirement between Special Events since they are temporary in nature and not linked to permanent use approvals.

31
32
33
34
35
36
37
38
39
40
41
42

e. Setbacks

All buildings, trailers, vehicles, tents, mechanical devices, rides, animals and related equipment and activities shall be setback as follows:

1) A minimum of 50 feet from any adjacent streets.

2) A minimum of 200 feet setback is required from any property line with a residential use or FLU designation. This requirement may be exempt if the residential parcel has no existing residential structures. [Partially relocated from Setbacks, above]

e. Events Per Year

~~There shall be no more than three special events permitted in any one calendar year per parcel of land.~~ [Partially relocated to Duration, above]

df. Parking

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 A
TEMPORARY USES
SUMMARY OF AMENDMENTS
(Updated 9/2/16)

The use shall be prohibited on vacant undeveloped parcels, unless parking is provided on a stabilized surface with defined ingress/egress for vehicles to enter and exit the site in a forward motion. ~~Off-site parking may be and allowed and subject to a Special Permit and conditions for temporary special events.~~

f. Attendance

~~DRO approval shall be required for any event projected to attract more than 1,000 patrons on a site less than two acres. Project attendance shall be specified in the application.~~

g. Separation

~~A Special Permit shall not be issued for the same dates for two or more special events within one-half mile from each other.~~

h. AR/RSA

~~May be permitted in the AGR with a SA FLU, subject to a Special Permit approval. [Ord. 2005 – 002]~~

Reason for amendments to Special Event in the Use Matrix: [Zoning]	
1.	Change the approval process in the IRO with CL and CH FLU designation from DRO to Special Permit for consistency with other commercial zoning districts.
2.	Allow the use in the IRO with CHO FLU designation subject to Special permit, for consistency in the CHO Standard Zoning District.
3.	Allow the use in MUPD, MXPDP, PIPD, and LCC subject to Special Permit, for consistency with other commercial zoning districts where the use is expected to occur.

7. Temporary Green Market [Relocated from Art. 4.B.1.A.64-1, Green Market, Temporary]

History: [Zoning] The Temporary Green Market use definition and supplemental standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and supplemental standards was amended by Ord. 2003-067.

Reason for amendments: [Zoning]	
1.	Define the Duration by limiting Temporary Green Market operation to six months and differentiate from Permanent Green Market.
2.	Add language supporting operation on smaller lot sizes in the Westgate CRA Overlay so that the community is not prevented from having Temporary Green Markets due to smaller lot sizes typical of that overlay.
3.	Limit the sign face area per vendor to minimize the proliferation of signs at the Temporary Green Market.
4.	Delete duplicate language for Temporary Electric Service to be covered by the General Standards.

a. Definition

A temporary gathering of vendors, primarily for the purpose of selling fresh unprocessed fruit, vegetables, flowers, and consumable items such as coffee, bread and prepared food ~~on a retail basis.~~ [Ord. 2012-027]

b. Duration

Shall only be allowed on Weekends and holidays, and up to six-months per calendar year. [Ord. 2010-005] [Ord. 2010-022] [Ord. 2012-027] [Partially relocated from Duration and Approval, below]

ac. Lot Size

A minimum of one acre with the exception of lots located in the WCRAO where a minimum of one-half of an acre is required. [Ord. 2012-027] [Ord. 2015-031]

d. Signage

Signs that are attached to tents or tables shall not exceed eight square feet of sign face area.

b. Duration and Approval

~~Weekends only, subject to approval of a Special Permit. A Temporary Green Market that is located within required parking spaces or access aisles for a temporary period of time, which shall be defined by anything exceeding one hour or several days, shall comply with the Special Permit requirements in Article 2.D.2. [Ord. 2010-005] [Ord. 2010-022] [Ord. 2012-027] [Partially relocated to Duration, above]~~

c. Site Operation

~~The market stall shall be located on the site as not to utilize required parking spaces or obstruct any access or parking lot aisles. [Ord. 2007-001] [Partially relocated to Operation, below]~~

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 A
TEMPORARY USES
SUMMARY OF AMENDMENTS
(Updated 9/2/16)

d. Temporary Electric Service.

~~The applicant shall obtain an electrical permit for temporary power, if applicable.~~ [Ord. 2007-001] [Ord. 2012-027]

Reason for amendments: [Zoning]	
5.	Reduce the maximum size of a vendor stand so that it corresponds to the size required to obtain a building permit for a temporary structure.
6.	Delete language that specifies types of vehicles that may be utilized for transporting vendor supplies, and clarify that vehicles may remain on-site subject to removal within 2 hours after the market closes.
7.	Delete Signage language that is currently covered in Art. 8, Signage.

e. Stands Operation

- 1) Each vendor stand shall not exceed ~~150-120~~ square feet. ~~The stand and~~ shall remain ~~transportable portable~~.
- 2) Motor vehicles ~~such as vans or small trucks utilized for the purpose of transporting vendor supplies and products~~ may be ~~permitted allowed on-site~~, provided the vehicles ~~is are~~ removed from the site ~~at within two hours after the close of the~~ market ~~closes~~ each weekend.
- 3) ~~Shall not utilize required parking spaces.~~ [Ord. 2007-001] [Relocated from Site Operation, above]

f. Signage

~~A maximum of two signs with a maximum sign face area of 32 square feet per side. Signs shall be setback a minimum of five feet from the base building line and have a minimum separation of 100 feet. Banners, pennants, balloons and flags shall be prohibited.~~

Reason for amendments to Temporary Green Market in the Use Matrix: [Zoning]	
8.	Change the approval process in the URAO and IRO from DRO to Special Permit, to keep the use consistent with similar standard commercial zoning districts.
9.	Temporary Green Market use has been added to the following Zoning Districts, subject to Special Permit: Light Industrial (IL) and Public Ownership (PO), Commercial and Civic Pods of Planned Unit Development (PUD), Commercial Low (CL), Commercial High (CH), Commercial Office Low (CLO), Commercial Office High (CHO), and Industrial (IND) subareas of Multiple Use Planned Development (MUPD), Commercial High (CH) and Commercial High Office (CHO) subareas of Mixed Use Planned Development (MXPD), Light Industrial and Commercial Pods of Planned Industrial Park Development (PIPD). The use has been added to the new districts in order to provide more opportunities to access local produce.

8. Temporary Retail Sales

HISTORY: The Mobile Retail Sales and Temporary Retail Sales use definition and supplemental standards were first referenced as part of the 1992 ULDC (Ord.1992-020). The definition and supplemental standards were amended by Ord. 2003-067, 2005-002, 2008-003 and 2011-016.

Reason for amendments: [Zoning]	
1.	Delete duplicate language for Insurance and Landscape that is covered in General Standards.
2.	Add references to Typical Uses in order to provide more examples for reference.

a. Definition

General retail sales without a fixed or permanent location.

a. General Requirements

1) Frontage

~~Mobile or temporary sales shall front an arterial street.~~ [Partially relocated to Location, below]

b. Typical Uses

~~Typical uses may include but are not limited to temporary sales of Christmas trees, pumpkins, fireworks, plants, art, paintings, rugs, and furniture.~~

c. Duration

~~Shall not exceed 30 consecutive days and a maximum of four times per calendar year per parcel.~~ [Relocated from Duration, below]

d. Zoning District - AGR

~~Shall be limited to plants.~~ [Relocated from AGR District, below]

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 A
TEMPORARY USES
SUMMARY OF AMENDMENTS
(Updated 9/2/16)

3.	Delete Setback provisions since the use is required to comply with the setbacks of the zoning district where the use shall be located. In addition, safe sight triangle regulations are already in Art. 3 of the ULDC.
4.	Delete standard requiring Location Plan since it will be covered by Art. 2 and the Technical Manual.
5.	Delete the duplicate definition of Temporary Sales and specific provisions that apply to sparklers. Deletion also includes the standard for specific zoning district approval process now shown in the Use Matrix.
6.	Delete Sign standard that is currently covered in Art. 8, Signage.

~~2) Setbacks~~

~~Mobile or temporary retail sales shall comply with the setbacks of the district. The minimum setback from streets is 20 feet. Setbacks shall not be located in any safe sight triangle.~~

~~3) Insurance~~

~~Proof of liability insurance shall be submitted listing the BCC as additionally insured or certificate holder, paid in full covering the period for which the permit is issued, in the minimum amount of \$500,000 per occurrence. [Partially relocated to Art. 4.B.11.B.5.a, Liability and Insurance]~~

~~4) Landscape~~

~~Mobile or temporary sales shall not be located in any landscape buffer. [Partially relocated to Art. 4.B.11.B.1.b, Design Standards]~~

~~5) Location Plan~~

~~An application for mobile or temporary sales shall submit a plan delineating location, parking and vehicle circulation and signage.~~

~~6) Warranty Deed~~

~~Submit a copy of the recorded warranty deed for the property.~~

~~b. Temporary Sales~~

~~Temporary sales shall be conducted without a fixed or permanent location. Typical uses include sparklers, as defined in F.S. §791.01, or special event sales, such as the sale of furniture, and seasonal sales regulating (e.g. Christmas trees, pumpkins) that may require a tent or temporary structure.~~

~~1) Districts~~

~~Limited to the CN, CC, CG, IPF, AGR, UC, UI, MUPD, or MXPD Zoning districts. [Ord. 2011-016]~~

~~2) AGR District~~

~~Temporary sales in the AGR district shall be limited to plants, pumpkins and Christmas trees. [Relocated to Zoning District - AGR, above]~~

~~3) Duration~~

~~Temporary sales shall not exceed 30 days. Issuance of a Special Permit shall be limited to four times a year per parcel. [Relocated to Duration, above]~~

~~4) Tent~~

~~A maximum of one temporary tent or structure shall be allowed per parcel. [Relocated to Number, below]~~

~~5) Sign~~

~~One on-site, non-illuminated freestanding sign shall be permitted. This sign shall not exceed 32 square feet in sign area, shall not exceed six feet in height from finished grade, and shall be located at least five feet from all base building lines. The sign may remain on the site only for the approved duration of the temporary sale.~~

Reason for amendments: [Zoning]

6.	Reduce the amount of time allowed for site cleanup, from 48 hours to 24 hours after the expiration of the Special Permit, so that the site is not left for multiple days in disarray.
----	---

e. Location

Shall front an arterial street. [Partially relocated from Frontage, above]

f. Number

A maximum of one temporary tent or structure shall be allowed per parcel. [Relocated from Tent, above]

6)g. Debris Operation

All debris shall be completely removed from the site, and the property shall be returned to its original condition, within 24 ~~48~~ hours of the expiration of the Special Permit or the removal of the activities associated with Special Event. ~~and the property returned to its original condition.~~

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 A
TEMPORARY USES
SUMMARY OF AMENDMENTS
(Updated 9/2/16)

Reason for amendments: [Zoning]	
8.	Delete Hours of Operation standard as it will be consolidated into Art. 5 with all other use classifications.
9.	Add requirement for the PBC Fire Marshal to certify the proposed location of sparkler sales for safety purposes.
10.	Delete and relocate language related to Mobile Sales, since Mobile Retail Sales has been created as a new Temporary Use with unique Standards.

~~7) Storage~~

~~Temporary storage trailers may be permitted in conjunction with temporary sales. Trailers shall not obstruct primary circulation routes and shall be parked the maximum extent possible from all buildings on or surrounding the site.~~

~~eh. Special Provisions for Sparklers~~

~~Sale of sparklers shall comply with the following additional requirements:~~

~~1) Zoning Districts~~

~~Shall be limited to CG and IL. [Relocated from CG and IL Districts, below]~~

~~42) Seasonal Limitations~~

~~Seasonal sales shall be limited to Shall only be allowed June 20 through July 5 and December 10 through January 2 of each year.~~

~~2) CG and IL Districts [Relocated to Zoning Districts, above]~~

~~Limited to the sale of sparklers only.~~

~~3) Hours of Operation~~

~~Hours of operation shall be limited from 7 a.m. to 11 p.m. daily.~~

~~4) Electrical Service~~

~~All electrical uses shall meet the requirements established by the PBC Chief Electrical Inspector and PBC Fire-Rescue Department. [Relocated to Art. 4.B.11.B.4, Electric Service]~~

~~53) Supplemental Additional Application Requirements~~

~~The Special Permit application shall include the following information:~~

~~a) Liability~~

~~A hold harmless affidavit, which holds PBC harmless for any liability connected with the operation. [Relocated to Art. 4.B.11.B.5.b., related to Liability and Insurance under General Standards]~~

~~ba) Fire Marshal Certification~~

~~The PBC Fire Marshal shall review and approve the location of the sale of the sparklers and issue a certificate of registration. A certification of registration from the State Fire Marshal authorizing the sale of sparklers.~~

~~eb) Affidavit of Compliance~~

~~A signed and notarized affidavit of compliance with the Approved List of Sparklers maintained by the State Fire Marshal. The affidavit shall be submitted affirming that only products on the State Fire Marshall's approved List of Sparklers ~~and Novelty Items~~ will be sold and that violation of the affidavit may result in an injunction.~~

~~6c) Documentation~~

~~The applicant shall submit copies of State of Florida registration documents for any corporate or other business entity, evidence of registering any fictitious name to be used and driver's licenses for the applicant's authorized agents.~~

~~d. Mobile Sales [Ord. 2005-002] [Relocated to Mobile Sales, above]~~

~~Mobile sales shall be conducted from a portable stand, structure, or trailer which is removed each night. Mobile sales operations shall be limited to flowers and food products and shall:~~

~~1) District~~

~~Mobile sales shall be limited to the CC, CG, IL, PO, UC, UI, and MUPD Zoning districts. [Ord. 2011-016]~~

~~2) Location~~

~~Mobile sales shall not be located in any required parking spaces nor in such a manner as to distract motor vehicle operators or promote, require or cause any vehicles to stop, stand or to park in violation of official traffic control devices, including, but not limited to, signs, signals, and markings erected by authority of the County or State of Florida for the purpose of regulating, moving or guiding traffic. Mobile sales shall not be located in any driveway aisles or loading areas or interfere with on-site circulation. [Partially relocated to Art. 4.B.11.B.1.a, Design Standard]~~

~~3) Adjacent Residential District~~

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 A
TEMPORARY USES
SUMMARY OF AMENDMENTS
(Updated 9/2/16)

- 1 ~~Mobile sales shall be located a minimum of 300 feet from the property line of any~~
2 ~~existing residential use.~~ [Partially relocated to Art. 4.B.11.B.3.c, Setbacks]
3 ~~4) **Number**~~
4 ~~Only one mobile sales vendor shall be permitted per parcel of land.~~ [Relocated to
5 Art. 4.B.11.B.3.d, Number]
6 ~~5) **Electric Service**~~
7 ~~Electric service shall not be permitted.~~
8 ~~6) **Hours of Operation**~~
9 ~~Mobile sales may operate between the hours of 6:00 a.m. and 11:00 p.m. daily.~~
10 ~~[Ord. 2008-003]~~
11 ~~7) **Renewal**~~
12 ~~The Special Permit for mobile sales shall be renewed annually.~~
13 ~~8) **Signage**~~
14 ~~Shall comply with Article 8, SIGNAGE, subject to special standards and requiring no~~
15 ~~permit.~~ [Relocated to Art. 4.B.11.B.2, Signage]
16

Reason for amendments to Temporary Retail Sales in the Use Matrix: [Zoning]	
11.	Change the approval process in IRO with CL and CH FLU designation from DRO to Special Permit for consistency with the approval of the use in similar zoning districts.
12.	Allow the use in Multiple Use Planned Development (MUPD) Zoning Districts with Commercial Low (CL), Commercial High (CH), Commercial Low Office (CLO), Commercial High Office (CHO), and Commercial Recreation (CR) FLU designations; MXPDP with CHO FLU designation; and LCC with CL and CH FLU designation subject to Special Permit. The use is added in the zoning districts for consistency with the standard zoning districts.



9. Temporary Vehicle Sales

17
18
19
20
21

HISTORY: The Vehicle Sales and Rental use definition and supplemental standards were first referenced as part of the 1992 ULDC (Ord.1992-020).	
Reason for amendments: [Zoning]	
1.	Separate the Temporary Vehicle Sales use from the permanent Vehicle Sales and Rental use, to consolidate the temporary use classification.
2.	Clarify the types of vehicles that may be sold at Temporary Vehicle Sales events, for purposes of improving the readability.
3.	Delete standard that indicates zoning districts where the use is since the Use Matrix now reflects the approval process for CG, IL and MUPD Zoning Districts.
4.	Clarify the Duration may not exceed four times per calendar year. The specificity on the number of times per year was missing from the existing Code.
5.	Prevent the use of parking spaces dedicated for persons who have disabilities to be utilized by activities or display associated with this temporary use.
6.	Delete Hours of Operation standard as it will be consolidated into Art. 5 with all other use classifications.

- 22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
- a. Definition**
~~The temporary sale of new or used motor vehicles, including cars, trucks and recreational vehicles, shall be allowed as a Special Permit, and subject to the following additional standards.~~ [Relocated from Art. 4.B.1.A.135.d, Temporary Sale]
~~1) **CG, IL, and MUPD Districts**~~
~~Temporary sale of vehicles shall be permitted.~~
- b. Duration**
~~1) Limited to five consecutive calendar days, not to exceed four times per calendar year.~~
~~2) Shall be prohibited during the months of November and December.~~ [Relocated from Art. 4.B.1.A.135.d.4, Duration]
- ~~2)c. Lot Size~~
~~A minimum of ten acres.~~ [Relocated from Art. 4.B.1.A.135.d.2, Lot Size]
- ~~3)d. Setbacks Separation~~
~~A The event area shall be setback a minimum of 50 feet from all buildings.~~
- ~~4) **Duration**~~
~~Temporary sales shall be limited to five consecutive calendar days and shall be prohibited during the months of November and December.~~ [Relocated to Duration, above]
- ~~5)e. Parking~~

- 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 A
TEMPORARY USES
SUMMARY OF AMENDMENTS
(Updated 9/2/16)

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

- 1) ~~A maximum of 50 required off-street parking spaces may be utilized, and No related activities shall extend beyond the permitted-designated area.~~ **[Partially relocated from Art. 4.B.1.A.135.d.5, Parking]**
- 2) ~~The number of parking spaces for persons who have disabilities shall not be occupied by activities related to the use.~~
- 6) ~~**Signage**~~
~~Signage shall be permitted only in the designated event area.~~
- 7) ~~**Hours of Operation**~~
~~Hours of operation shall be from 8:00 a.m. to 9:00 p.m.~~
- 8) ~~**Location**~~
~~There shall be suitable access to the event area, subject to Zoning Division approval.~~

Reason for amendments to Temporary Vehicle Sales in the Use Matrix: [Zoning]	
7.	Add to the Use Matrix the use approval in CG and IL Standard Zoning Districts; and, MUPD, MXPD, and LCC with CH FLU designation, subject to Special Permit to reflect existing standard indicating the Zoning Districts where the use is allowed. The use was expanded to MXPD and LCC with CH FLU designation for consistency with zoning districts where the use is currently allowed.

13
14
15



DRAFT

-
- 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 A
TEMPORARY USES
SUMMARY OF AMENDMENTS
(Updated 9/2/16)

1
2 Part 4. Table 6.A.1.B - Minimum Off-Street Parking and Loading Requirements (page 5-14 of
3 39), is hereby amended as follows:
4

Reason for amendments: [Zoning]	
1.	Relocate and consolidate all Temporary Uses' parking requirements, for consistency with the new use classification in Art. 4, Use Regulations to improve readability of the Code.
2.	Eliminate inconsistencies between parking requirements contained in the individual use standards and in Art. 6, Parking.
3.	Change the Parking Standard for Real-Estate Sales Models, Non-PDD's to be consistent with Real Estate Sales Models Parking Requirements in PDD's.
4.	Delete parking requirements for Special Events since they are inconsistent with the Supplementary Use Standards and with Art. 6.A.1.D.3 which allows Special Events associated with a Special Permit to occupy required parking spaces.
5.	Clarify that neither Temporary Retail Sales nor Mobile Retail Sales shall require additional parking or loading, since they are not permanent approvals and requiring them to be located in excess parking spaces limits the number of locations that they can occupy drastically.

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

Use Type: Commercial	Parking	Loading (1)
....		
Green Market		
Temporary [Relocated to Table 6.A.1.B, Temporary Uses]	<i>N/A</i>	<i>N/A</i>
....		
Retail sales, mobile or temporary [Partially relocated to Table 6.A.1.B, Temporary Uses]	<i>Enclosed: 1 space per 200 sq. ft. -Open: 50 spaces total or 10 spaces per acre, whichever is greater</i>	<i>N/A</i>
....		
Use Type: Public and Civic	Parking	Loading (1)
....		
Day camp [Relocated to Table 6.A.1.B, Temporary Uses]	<i><100 licensed capacity: 1 space per 5 persons; plus 1 drop off stall per 20 persons >100 licensed capacity: 1 space per 10 persons; plus 1 drop off stall per 20 persons</i>	<i>E</i>
....		
Use Type: Public and Civic	Parking	Loading (1)
....		
Special event [Partially relocated to Table 6.A.1.B, Temporary Uses]	<i>1 space per 3 seats; or 10 spaces per acre occupied by amusements, whichever is greater</i>	<i>N/A</i>
....		
Use Type: Utilities and Excavation	Parking	Loading (1)
....		
Cell site on wheels (COW) mobile [Relocated to Table 6.A.1.B, Temporary Uses]	<i>Exempt from parking regulations unless otherwise required by Zoning Director</i>	<i>N/A</i>
....		
Recycling Drop-Off Bin [Relocated to Table 6.A.1.B, Temporary Uses]	<i>1 space per bin</i>	<i>N/A</i>
....		
[Ord. 2009-040] [Ord. 2011-016] [Ord. 2012-027] [Ord. 2013-021]		
Loading Key:		
....		

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 A
TEMPORARY USES
SUMMARY OF AMENDMENTS
(Updated 9/2/16)

1

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

Use Type: Temporary	Parking	Loading (1)
<u>Communication Cell Site on Wheels (COW)</u>	<i>Exempt from parking regulations unless otherwise required by Zoning Director.</i>	<i>N/A</i>
Day Camp [Relocated from Table 6.A.1.B, Public and Civic Uses]	<i><100 licensed capacity: One space per five persons; plus one drop off stall per 20 persons. >100 licensed capacity: One space per ten persons; plus one drop off stall per 20 persons.</i>	<i>E</i>
<u>Mobile Retail Sales</u> [Relocated from Table 6.A.1.B, Commercial Uses]	<i>N/A</i>	<i>N/A</i>
<u>Real Estate Sales Model, Non-PDD</u>	<i>2 spaces per sales model.</i>	<i>N/A</i>
<u>Recycling Drop-Off Bin</u> [Relocated from Table 6.A.1.B, Utilities and Excavation Uses]	<i>1 space per bin.</i>	<i>N/A</i>
<u>Special Event</u> [Partially relocated from Table 6.A.1.B, Commercial Uses]	<i>N/A</i>	<i>N/A</i>
<u>Temporary Green Market</u> [Relocated from Table 6.A.1.B, Commercial Uses]	<i>N/A</i>	<i>N/A</i>
<u>Temporary Retail Sales</u> [Partially relocated from Table 6.A.1.B, Commercial Uses]	<i>N/A</i>	<i>N/A</i>
<u>Temporary Vehicle Sales</u>	<i>N/A</i>	<i>N/A</i>
[Ord. 2009-040] [Ord. 2011-016] [Ord. 2012-027] [Ord. 2013-021]		
Loading Key:		
Standard "A" One space for the first 5,000 square feet of GFA, plus one for each additional 30,000 square feet of GFA.		
Standard "B" One space for the first 10,000 square feet of GFA, plus one for each additional 15,2000 square feet of GFA.		
Standard "C" One space for the first 10,000 square feet of GFA, plus one 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.		

2
3
4
5

Part 5. Article 6.A.1.D.3, Use of Required Off-Street Parking (page 14 of 39), is hereby amended as follows:

Reason for amendments: [Zoning]	
6.	Modify language related to Temporary Uses, for purposes of improved clarity of Parking Requirements in Off-Street locations, for Temporary Uses.
7.	Delete inconsistent language related to Parking Requirements for Recycling Drop-Off Bin, so that the supplemental Standards and Table 6.A.1.B cover everything related to meeting Parking Requirements on-site.

6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

3. Use of Required Off-Street Parking

Off-street parking spaces shall be provided for the use of residents, customers, patrons and employees. Required parking spaces shall not be used for the storage, sale or display of goods or materials or for the sale, repair, or servicing of vehicles. All vehicles parked within off-street parking areas shall be registered and capable of moving under their own power. Required off-street parking spaces shall be free from building encroachments, except that a portion of the required parking area may be used for the following purposes:

a. Temporary Events Uses

Required off-street parking areas may be used on a temporary basis pursuant to a Special Permit ~~issued by the Zoning Director~~ for a temporary ~~event~~ use, unless stated otherwise here in Art. 6.

b. ~~Recyclable Materials Collection Bins~~

~~Required off-street parking areas may be occupied by recyclable materials collection bins which have been issued a Special Permit. The bin shall retain its mobility and shall not occupy more than one parking space. The bin and adjacent area shall be maintained in good appearance, free from trash.~~

U:\Zoning\CODEREV\Research - Central\Use Regulations Project\4 - Meetings\3 - Subcommittee\14 Temporary 9-7-16\Exh. A Temporary Uses.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.