



September 15, 2009

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Zoning & Building**

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

RE: September 23, 2009 LDRAB Meeting

Dear Mr. Blackman:

Attached please find the agenda and supporting materials to assist you in preparing for the LDRAB/LDRC meeting on Wednesday, September 23, 2009.

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

If you should have any questions or require additional information, please contact me via email at BCPinkst@pbcgov.org or William Cross, Principal Site Planner at (561) 233-5342.

Sincerely,

Barbara Pinkston-Nau
Principal Site Planner, Zoning Division

Attachments: September 23, 2009 LDRAB Agenda and Supporting Materials

BPN/WC

c: Verdenia C. Baker, Deputy County Administrator
Barbara Alterman, Esq., Executive Director, PZB
Lenny Berger, Assistant County Attorney
Jon MacGillis, ASLA, Zoning Director
Maryann Kwok, Chief Planner, Zoning
William Cross, Principal Site Planner, Zoning
Isaac Hoyos, Principal Planner, Planning
John Rupertus, Senior Planner, Planning

Ref: U:\Zoning\CODEREV\2009\LDRAB\Meetings\09-23\Final Packet\0 Transmittal Letter 9-15-09.doc

PALM BEACH COUNTY

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

SEPTEMBER 23, 2009

BOARD MEMBERS

Wes Blackman, AICP, Chair (PBC Planning Congress)

David Carpenter, RLA, Vice Chair (District 2)

Raymond Puzzitiello (Gold Coast Build. Assoc.)

Joanne Davis (District 1)

Joni Brinkman (League of Cities)

Barbara Katz (District 3)

Ron Last, P.E. (Florida Engineering Society)

Jim Knight (District 4)

Jose F. Jaramillo (A.I.A.)

Lori Vinikoor (District 5)

Rosa Durando (Environmental Organization)

Mike Zimmerman (District 6)

Michael Cantwell (PBC Board of Realtors)

Martin Klein, Esq. (District 7)

Wayne Larry Fish, P.S.M. (Fl. Soc. of Prof. Surveyors)

Brian Waxman, Esq. (Member at Large/Alternate)

Maurice Jacobson (Condominium Association)

Frank Palen, Esq. (Member at Large/Alternate)

Steven Dewhurst (Association Gen. Cont. of America)

Board of County Commissioners

John F. Koons
Chairman, District 2

Burt Aaronson
Vice Chair, District 5

Karen T. Marcus
Commissioner, District 1

Shelley Vana
Commissioner, District 3

Steven L. Abrams
Commissioner, District 4

Jess R. Santamaria
Commissioner, District 6

Priscilla A. Taylor
District 7

Robert Weisman
County Administrator





**LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
LAND DEVELOPMENT REGULATION COMMISSION (LDRC)
Wednesday, September 23, 2009 AGENDA
2300 North Jog Road
1st Floor Conference Room (VC-1W-47), 2:00 p.m.**

A. Call to Order/Convene as LDRAB

1. Roll Call
2. Additions, Substitutions and Deletions
3. Motion to Adopt Agenda
4. Adoption of July 22, 2009 Minutes (Exhibit A) (pages 1 – 8)

B. ULDC Amendments

1. Exhibit B Lifestyle Commercial Center (LCC)

C. Public Comments

D. Staff Comments

E. Adjourn

EXHIBIT A

PALM BEACH COUNTY

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

Minutes of July 22, 2009 Meeting

On Wednesday, July 22, 2009 at 1:00 p.m. the Palm Beach County Land Development Regulation Advisory Board (LDRAB), met in the First Floor Conference Room (VC-1W-47), at 2300 North Jog Road, West Palm Beach, Florida.

A. Call to Order/Convene as LDRAB.

1. Roll Call

Chair Wes Blackman called the meeting to order at 1:10 p.m. Ann DeVeaux, Code Revision Site Planner I, called the roll.

Members Present:

Wesley Blackman (PBC Planning Congress)
David Carpenter (District 2)
Raymond Puzzitiello (Gold Coast Build. Assoc.)
Joni Brinkman (League of Cities)
Ron Last (FL Eng. Society)
Jose Jaramillo (A.I.A.)
Rosa Durando (Environmental Org.)
Michael Cantwell (PBC Board of Realtors)
Maurice Jacobson (Condominium Assoc.)
Steven Dewhurst (Assoc. Gen. Cont. of Amer.)
Joanne Davis (District 1)
Barbara Katz (District 3)
Jim Knight (District 4)
Lori Vinikoor (District 5)
Mike Zimmerman (District 6)
Martin Klein (District 7)

Members Present – 16

Members Absent:

Larry Fish (FL Soc. of Pro. Land Surveyors)
Brian Waxman (Mem. At Large, Alternate)
Frank Palen (Mem. At Large, Alternate)

Members Absent – 1

County Staff Present:

Jon MacGillis, ALSA, Director, Zoning
Barbara Pinkston-Nau, Principal Site Planner, Zoning
William Cross, Principal Site Planner, Zoning
Lenny Berger, Asst. County Attorney
Jan Wiegand, Senior Site Planner, Zoning
John Rupertus, Senior Planner, Planning
Robert Kraus, Senior Site Planner, ERM
Eric McClellan, Senior Site Planner, FD&O
Ann DeVeaux, Site Planner I, Zoning

2. Additions, Substitutions, and Deletions

Staff presented an add/delete sheet with changes to Exhibit B, Article 1, General Provisions; Exhibit E, Article 4, Use Regulations; Exhibit I, Manatee Protection Plan, Exhibit M, Affordable Housing Program; and, Exhibit N, Workforce Housing Program which was deleted. The add/delete sheet also included additional amendments to previously heard items with changes to Exhibit S, Article 5, Supplementary Standards and Exhibit V, Article 14, Environmental Standards.

3. Motion to Adopt Agenda

Motion to adopt agenda, by Martin Klein, seconded by Raymond Puzzitiello. The motion passed unanimously (16 – 0).

4. Adoption of May 27, 2009 Minutes (Exhibit A)

Motion to adopt minutes, by Martin Klein, seconded by Raymond Puzzitiello. The motion passed unanimously (16 – 0).

B. ULDC Amendments

1. Exhibit B: Article 1 – General Provisions

Barbara Pinkston-Nau stated that the amendment related to density, intensity, and building coverage codifies a PPM that was developed by a previous zoning director. The language initially located under eminent domain, clarifies the method of calculating density, intensity, and building coverage. The language is being relocated to Rules of Construction as the intent is to address a broader area, not just eminent domain.

Martin Klein made the motion to approve Exhibit B, seconded by Raymond Puzzitiello. The motion passed unanimously (16 - 0).

EXHIBIT A

2. Exhibit C: Article 2 –Development Review Process

Barbara Pinkston-Nau stated that the amendment reflects the addition of phasing to the AGR-TMD language that the BCC requested allowing the issuance of Certificates of Occupancy (COs) for the second phase to five years from the issuance of COs for the first phase. Rosa Durando questioned whether DRI review would continue. Jon MacGillis explained that she was referring to the TDD section and that there is no proposed amendment to TDD. Lori Vinikoor asked a question regarding the maximum time to receive a development permit. Jon MacGillis explained that originally there was only one phase allowed in the AGR TMD but, now there are two phases allowed. The new note in the chart specifies when the second phase has to be built out. He further stated that in the first phase, the applicant has up to three years to start commencement before monitoring will start which is in another section of the Code.

Joni Brinkman recused herself from Part 1, Article 2.

Martin Klein made the motion to approve Exhibit C, seconded by David Carpenter. The motion passed unanimously (16 - 0).

3. Exhibit D: Article 3 – Overlays & Zoning Districts

Barbara Pinkston-Nau stated that staff was directed to make amendments to allow Places of Worship as permitted uses and that there are specific criteria, such as buffering and parking that must be met. The tables reflect the proposed change to “permitted”. There are a few options for having a place of worship: 1) an occupied single family home used for worship service; 2) conversion of a single family home requiring compliance with building and fire code regulations, and applicable ULDC requirements; and 3) a stand alone typical place of worship.

Rosa Durando stated that the most common complaint is that places of worship in residential areas have become a more intensive use during various nights of the week. This includes games and athletic contests which disturb the neighbors. She asked if these factors were considered besides parking. Jon MacGillis stated that this provision affects the church itself (the use) and that they are subject to the approved site plan or reviewed through the building permit review process. If an applicant request uses that are not permitted by right, they would be subject to the approval process indicated in the applicable use matrix. The purpose of this amendment pursuant to federal laws regulating places of worship is to have standards in the Code that are not subjective or arbitrary.

Joni Brinkman was concerned that a place of worship can be located next door to a neighbor with no public input. Previously, places of worship subject to conditional or requested uses approval went before the BCC and public input could be made.

Rosa Durando questioned why a place of worship is a permitted use in neighborhood centers. Jon MacGillis explained that neighborhood centers are only found in a TTD and there are no TTDs approved in the County. Small churches can set up a beginner church in one of the small bays in neighborhood centers.

Martin Klein made the motion to approve Exhibit D, seconded by David Carpenter. The motion passed unanimously (16 - 0).

4. Exhibit E: Article 4 – Use Regulations

Barbara Pinkston-Nau explained that on page 9, the standard use matrix for place of worship was being amended to change the approval process from a Class A to a permitted use.

The amendment involving Aviculture is the result of an error codifying a PPM that was made in 2000 regarding hobby breeder regulations. This amendment allows Hobby Breeder as a permitted use in the AR Urban Suburban Tier. She stated that items numbered 1,2,3 on the add/delete sheet relate to the changes to Bona Fide Ag beginning on page 10. She advised that there are supplementary regulations specifically for wholesale and retail nurseries and that the portion of the nursery that is considered bona fide ag is the growing part. With retail or wholesale nurseries, plants can be brought onto the site to sell. If growing plants on site, there is language that will allow you to have an accessory use such as an ag stand or U Pick-em on site. The language stricken on page 10 will remain in the Code as a result of concerns the Zoning Director and the County Attorney had and it will prevent staff from having to repeatedly refer to the Florida Statutes. On page 2 of the add/delete sheet, item #3, page 11, lines 26 and 29, the word “suburban” was left out and is being read into the record. Barbara Pinkston-Nau stated that aviculture amendment clarifies what was already in the PPM and codifies what is already policy and AR/USA is added which was the intent of the PPM. She stated that there are some people that have concerns relating to noise under the aviculture regulations, however, through research, aviculture is considered bona fide ag and as such, is granted exemptions that any farming activity would have in accordance with State Statutes. They are also exempt from noise regulations.

Rosa Durando asked if part of the responsibility of zoning is to recognize best practice standards since hobby breeders are in the Water Preserve Basin Area. Lenny Berger explained that the Right to Farm Act, that was recently interpreted based on a court case in Leon County, prohibits zoning from adopting any new regulations that reference best management practices for farm operations.

EXHIBIT A

Joanne Davis requested clarification of the term "continued use" for agriculture in the urban suburban tier and if the Code allows the startup of a business involving agriculture. Jon MacGillis explained that Code permits the use and references new, existing and expanded uses in the urban suburban tier. Barbara Pinkston-Nau stated that bona fide ag is a permitted use in AGR, AP AR/RSA and in the U/S Tier, and is subject to a Class A Conditional Use in all other standard zoning districts.

Barbara Pinkston-Nau stated that the standards and requirements for places of worship are located on page 12. She further explained that although the approval process for a place of worship is through building permit review, it would still have to comply with all of the listed requirements. Religious services may be conducted as an accessory use to an existing single-family dwelling. The standards that previously included retreat, convent, seminary or similar uses have been stricken as these uses were typically considered accessory uses. If collocated uses such as a daycare facility previously required Class A Conditional Use approval, it would still be subject to the same approval process. She further stated that language has been added to allow for abandonment for places of worship to be done administratively or legislatively.

Joni Brinkman asked if a church that came through previously and had conditions of approval could get rid of all of their conditions administratively through the abandonment process.

Rosa Durando questioned the exclusion of certain uses located west of SR 7 in the AGR District on page 12, lines 46 and 47 relating to places of worship. She requested a more definitive boundary to include the north and south of SR 7 in addition to the west. Jon MacGillis stated that the language is existing and consistent with the Comp Plan and Board direction and any changes to the boundaries would require Comp Plan amendments. Martin Klein stated that the boundary concerns should be addressed through a request for Comp Plan amendment to the Planning Division.

John Rupertus explained that the language is clear and refers to the ag reserve tier in its entirety, except for the west side of SR 7.

Barbara Katz requested clarification on whether a house purchased in a residential community could be converted into a place of worship. Jon MacGillis reiterated the three options for a place of worship and if someone is residing in the house and having prayer service, it is not subject to zoning regulations. She stated many communities are upset that a home could be bought for residential purposes and hold church services. Lenny Berger responded to her concerns and stated the first amendment allows religious services to be held in a house and allows a church to be located in a residential district. He further stated that collocated uses would still be subject to the applicable review process. He stated that the amendments represent changes that are required by law. Barbara Katz stated that she could not support the amendment.

Barbara Pinkston-Nau stated that item #4 on the add/delete sheet under wholesale and retail nurseries on page 13, parts 6 and 7 depicts relocation of the word "mulch" which was listed as accessory hardscape.

Mike Zimmerman expressed concerns with the partial listing of hardscape materials and stated that there are other materials that are not accessory hardscape that could be used as plant material in both retail and wholesale nurseries. Barbara Pinkston-Nau stated that a partial listing, such as decorative stones, was given because of the difficulty in listing all possible materials that could be used. Jon MacGillis stated retail is allowed under both retail and wholesale nurseries. The sale of accessory items, such as pumps and fertilizer sold in a wholesale business is allowed as long as the sales are less than 30 percent of the business.

Barbara Pinkston-Nau stated that the amendment for Neighborhood Vehicle Rental Facility is based on direction from the Board to clarify the types of vehicles that would be allowed in the facility. The amendment limits the vehicles to cars, SUV's, standard pickup trucks and minivans.

Public Comments - Chair Wes Blackman opened the floor for comments from the public. Larry Lefkowitz stated that he moved into his home nine years ago and a neighbor moved in next to his property line with 400 exotic birds. The invasive noise from the birds several hours a day all year is a nuisance by any noise ordinance of Palm Beach County. He expressed that the noise from birds is a violation of the right to quiet enjoyment on his property and is requesting relief from PBC because his neighbor is not cooperating with his request to quiet the birds. He requested assistance from Zoning in regulating the noise. In summary, staff's response was that aviculture is considered bonafide ag and that issues with his neighbor would have to be handled as a civil matter.

Joanne Davis asked if he had ideas for remedy. Mr. Lefkowitz stated his neighbor would not cooperate with his request to move the birds to another location on his five-acre property. Chair Wes Blackman asked Staff if anything could be done today retroactively in the Code to address the issue. Barbara Pinkston-Nau stated that nothing could be done since he does not reside in Unincorporated Palm Beach County and aviculture is exempt under the noise ordinance as part of bonafide ag. Jon MacGillis stated that his residence is in the Town of Loxahatchee and after meeting with Mr. Lefkowitz, a subcommittee was established to determine a remedy. The Town of Loxahatchee indicated that it would not be open to any new noise regulations. After reviewing

EXHIBIT A

the agriculture use in the Code and research of state statutes, it was determined that the use is clearly classified as a bona fide agriculture use.

Public Comments - Maureen Lefkowitz asked why other counties do not allow aviculture under agriculture uses and Palm Beach County does. Jon MacGillis stated that some of the municipalities may not have updated their Codes, and when it was placed in PBC Code, it may not have been addressed in the state statutes at that time, however, it is clear that aviculture is one of the bona fide agriculture uses.

Discussion on Exhibit E - David Carpenter stated that it is misleading to show places of worship in the use matrix in the agriculture, residential conservation district as permitted by right without stating the site requirements to be met. Jon MacGillis pointed out that the requirements are listed in Supplementary Use Standards in Note 29. Additionally, David Carpenter does not support religious services being conducted as an accessory use to an existing single-family dwelling that is utilized for residential purposes.

Martin Klein made the motion to approve Exhibit E as amended including the changes on the add/delete sheet, seconded by Jose Jaramillo. The motion passed (11 - 5).

5. Exhibit F: Article 7– Landscaping

Bill Cross stated that the amendment is a minor change to Landscaping as it pertains to pervious area and when the Code was rewritten in 2003, with the adoption of the Managed Growth Tier System (MGTS), pervious requirements that were in the Plan were added to Article 7. A subcommittee met in 2008 to discuss pervious requirements and open space, and it was determined that there were very few policies in the Plan that required Zoning to codify pervious requirements due to the fact that they are predominately involves land development or other drainage related issues. The definition was rewritten for the MGTS for the Exurban and Rural Tier to clarify that pervious requirements in the Plan should be referenced and that pervious requirements of the Plan are to be met primarily through Article 7 increased standards pertaining to perimeter buffers, parking, and foundation planting. The amendment also deletes redundant pervious requirements in the U/S Tier, AGR and Glades Tiers and Exurban and Rural Tiers, commercial greenhouses and shade houses that are no longer applicable.

David Carpenter made the motion to approve Exhibit F, seconded by Martin Klein. The motion passed unanimously (16 - 0).

6. Exhibit G: Article 12 – Traffic Performance Standards

Barbara Pinkston-Nau stated that based on BCC direction, the amendment eliminates the requirement for submittal of annual reports to the BCC.

David Carpenter made the motion to approve Exhibit G, seconded by Martin Klein. The motion passed (16 - 0).

7. Exhibit H: Decision Making Bodies

Barbara Pinkston-Nau stated that several changes to the language in Article 17 have been made to be consistent with the requirements in Article 2 and the actual processes that zoning uses. The amendment adds authority for BCC to review deviations and separation requirements for Homeless Resource Centers (Exhibit K), in the PO district and applications for Unique Structures. This amendment also clarifies the term of office for LDRAB members. Barbara Pinkston-Nau explained that language was added to allow the LDRAB to consider recommendations from the Zoning Director pertaining to subcommittees. She further stated that language was added to allow the Impact Fee Review Committee to maintain their requirement for annual reports. The amendment also adds authority for the Zoning Commission to consider and render a final decision on appeals of denials for green architecture application and provides that two State of Florida registered architects are to be appointed to the Zoning Commission.

Rosa Durando questioned whether the various advisory boards were subject to the Sunshine Law and stated that it should be public information. Lenny Berger stated that the BCC and the advisory boards meetings are advertised recorded and minutes taken and the Sunshine Law is reviewed and is public record.

Joni Brinkman questioned whether the Zoning Commission's ability to review Article 5 was being deleted. Jon MacGillis explained that there was a conflict in Article 17 and that appeals of the Zoning Director's decisions should be heard directly through the Hearing Officer and not the Zoning Commission and the provisions are clearly stated in Article 2. Barbara Pinkston-Nau stated that the composition of the Zoning Commission is being changed from seven to nine members and a requirement added that the two at large members be registered architects.

David Carpenter asked if both architects had to be present at a meeting for a vote to be taken. Jon MacGillis explained that he would prefer all members be present at meetings to review Type II variances, and appeals for green architecture and unique structures, a lack of attendance would not prohibit a vote on a project from being taken.

EXHIBIT A

Barbara Katz stated that only one of the at large members should be a registered architect on the Zoning Commission. Jon MacGillis explained that the two at large members who are registered architects would become voting members based on the subcommittee's recommendation. He further stated that the architects' projects generally require hearing before the Zoning commission, and that the seven other members could be from any profession.

Joni Brinkman questioned how the new membership be phased in. Jon MacGillis stated that terms of the two at large members would expire in January and the local chapter would be sending nominations for replacements in February 2010. Barbara Pinkston-Nau stated that the amendment for Jurisdiction, Authority and Duties gives authority to the Zoning Director consider requests for administrative waivers to the ULDC related to green architecture and lifestyle centers.

Martin Klein made the motion to approve Exhibit H, seconded by Ray Puzitiello. The motion passed (16 - 0).

8. Exhibit I: Manatee Protection Plan

Barbara Pinkston-Nau stated that #5 on the add/delete sheet amends the definition for Marine Facility to be consistent with supplementary standards. Bob Kraus explained that new and expanded mariners with five or more slips had to comply with the Manatee Protection Plan that was approved by the BCC on August 21, 2007.

Martin Klein made the motion to approve Exhibit I including the changes on the add/delete sheet, seconded by Ray Puzitiello. The motion passed (16 - 0).

9. Exhibit J: Renewable Energy

Barbara Pinkston-Nau stated that the BCC directed zoning and planning staff to develop language to amend the ULDC to give incentives and add provisions that would allow solar and wind renewable energy. A subcommittee was established and representatives from FP&L and other industry assisted in developing the language. The amendment expands the definition for Electric Power Facility to ensure consistency with the Comp Plan and adds definitions for solar and wind renewable energy. The use matrix details the review process for each use.

David Carpenter expressed concerns with the PDD Use Matrix and a DRO ("D") approval process for renewable energy (wind). He stated that windmills are inappropriate in residential districts and if allowed should require public involvement and more than a DRO approval process. Barbara Pinkston-Nau explained that standards were written that require additional setbacks of 110% from ground to height of the turbine of the actual windmill if adjacent to existing residential uses. There are also additional setbacks for windmills of 35 feet from the affected property line, if adjacent to existing residential uses.

Rosa Durando expressed concern that if the site is adjacent to a known fly way or a wetland that it would attract large birds. She further stated that certain limitations should developed to prohibit windmills within a half mile of the wetlands where woodstock and ibis are being documented and the National Wildlife Refuge that is established for migratory birds. She stated that consideration should be given to birds getting trapped in guide wires.

Joanne Davis asked if there were different windmill designs that would reduce the impact on bird population. Cindy Tindell, Sr. Director of Project Development FP&L, stated that the purpose of the exercise was to plan for the future and there is nothing in place right now to address wind and solar energy. She stated that there are other permitting and siting requirements that would be considered in addition to land use and zoning. Wes Blackman suggested that staff work on additional language for the wind provisions. David Carpenter stated that he is concerned with the placement and commercialization of windmills.

In response to Jon MacGillis request for the name of an organization or map for location criteria, Joanne Davis stated that she would locate related links for further research on windmills and provide it to staff to use as a reference point in the Code to address impact on wildlife. Chuck Millar suggested moving forward with the solar amendment and have the subcommittee revisit the wind amendment for further review and revision. Barbara Katz had concerns with the DRO approval process. She stated that the human element was not considered in the placement of windmill and solar energy because there would be no public involvement in the DRO approval process. David Carpenter expressed his concern with with blanket approval for windmills with no public notification. Cindy Tindall stated that FP&L is the only organization that would be able to execute renewable energy resources such as solar and wind and because it is cost prohibitive, is the reason why it is not in Florida presently. Jim Knight questioned whether FP&L has analyzed locations for placement of the resources. Cindy Tindall stated the Public Service Commission did an extensive study of renewable resources in the State of Florida and the wind resources would be along the coastline and in the ocean.

Martin Klein made the motion to incorporate the suggestion made by FP&L for the subcommittee to revisit the issues of wind, siting, tree requirements and the DRO approval process of Exhibit J, seconded by David Carpenter. The motion passed (16 - 0).

EXHIBIT A

Discussion ensued regarding the approval process for solar. Jon MacGillis suggested changing the language to read: "if solar is adjacent to properties with a residential land use or zoning designation, the approval process shall be a Conditional Use "B".

Martin Klein made the motion to adopt the solar power aspects of Exhibit J, with the modification of the use matrix table and the references to "D" be changed to "B" for residential districts if adjacent to properties with an existing residential use, seconded by Barbara Katz.

Discussion: Joni Brinkman, David Carpenter, Joanne Davis and voted no because they would like promote solar as an expedited process and remain "D", DRO approval, to take advantage of the economic and job creation opportunities when the State of Florida directs. The motion failed 13-3.

A substitute motion was made by Raymond Puzzitiello to approve the solar version as presented as "D" of Exhibit J, seconded by David Carpenter.

10. Exhibit K: Homeless Resource Center

Barbara Pinkston-Nau stated the amendment adds provisions to address the needs of the homeless population in providing emergency shelter and services in strategic locations in unincorporated Palm Beach County until permanent placement in a permanent home could be accomplished. She stated it would be a requested use that would require a public hearing process in PDDs. She further stated that after speaking with Steve Delai of Fire Rescue, a verbal modification is being made on page 30, line 20, to delete the words "full service".

Martin Klein made the motion to approve Exhibit K with the verbal modification on line 20, seconded by Ray Puzzitiello.

Discussion: David Carpenter stated his concerns with HRC being permitted in the IL district without any review as it impacts abutting residential and businesses. Jon MacGillis stated for consistency, the approval process could be changed from a "D" to "B" under IL in the Use Matrix on page 29.

The motion passed with an additional verbal modification of the approval process "D" to "B" for IL district in the use matrix (16-0).

Adjourned as LDRAB.

C-1. Convene as the Land Development Regulation Commission (LDRC)

1. Proof of Publication

Motion to approve, by Martin Klein, seconded by Joanne Davis. The motion passed unanimously (16 - 0).

2. Consistency Determination

Jon MacGillis noted the Green Sheet that detailed the verbal changes made from the various LDRAB meetings for **Exhibits O-X**. Barbara Pinkston-Nau pointed out the additional items on the add/delete sheet, on page 3 and 4, items #12, 13 and 14 represent amendments made to previously heard items. John Rupertus, Senior Planner stated that the proposed amendments were consistent with the Comprehensive Plan.

Martin Klein made the motion to approve consistency determination for Exhibits B – K, and O - X, including the add/delete sheet and green sheet summary.

Joni Brinkman recused herself from voting on consistency determination for Exhibit D, Part 1 due to client representation in Delray Town Center TMD. The motion was modified to exclude Exhibit D, Part 1, and Exhibit E for consistency, seconded by David Carpenter.

Martin Klein made the motion to approve consistency determination including the add/delete sheet and green sheet summary, with the exception of Exhibit D, Part 1, seconded by David Carpenter. The motion passed (16-0).

Martin Klein made the motion to approve consistency determination with the exception of Exhibit E, seconded by David Carpenter. The motion passed (16-0).

Adjourned as LDRC.

D-1. Reconvene as the Land Development Regulation Advisory Board (LDRAB)

11. Exhibit L: Architectural Guidelines

John MacGillis stated that architectural guidelines were established as a result of direction from the BCC to work with architects from industry to establish clear guidelines. Architectural definitions in ULDC were consolidated under Architectural Terms to include green architecture. He stated that various types of architectural styles were identified and listed. Standards were created to determine if a project is a unique structure. The Zoning Commission was given authority to grant allowances for minor deviations. He further stated that the amendment would

EXHIBIT A

delete the Peer Review process that is not being utilized by the architectural community. He reiterated that architects were being added to the Zoning Commission to help review and make final determinations on unique structures and architectural variances. A Green Architecture Rating Table was also created to outline a point system that clearly defines the type of structure that would qualify as green architecture.

Mark Beatty commented that there were five registered architects who worked on the amendment and there was concern that creativity was lost in Palm Beach County because structures look alike. He stated that as a result of budget issues, staff was not equipped with registered architects and therefore, should not regulate architectural compatibility. He further stated that the rating system that was developed is a LEED certified system and is a holistic approach. Jose Jaramillo had concerns with the difficulty getting the points required to qualify for an exemption as a green building.

Martin Klein made the motion to approve Exhibit L, seconded by Barbara Katz. The motion passed (16 - 0).

Adjourned as LDRAB.

C-2. Convene as the Land Development Regulation Commission (LDRC)

1. Proof of Publication

Motion still stands to approve, by Martin Klein, seconded by Joanne Davis. The motion passed unanimously (16 - 0).

2. Consistency Determination

John Rupertus, Senior Planner stated that the proposed amendments were consistent with the Comprehensive Plan.

Joni Brinkman made the motion to approve consistency determination of Exhibit L, seconded by Martin Klein. The motion passed (16-0).

D-2. Reconvene as the Land Development Regulation Advisory Board (LDRAB)

12. Exhibit M: Affordable Housing Program

Michael Howe stated the proposed amendment was the result of BCC direction to develop an Affordable Housing Program with incentives similar to the existing Workforce Housing Program. A subcommittee was established to develop standards. He stated that the major change involved how a density bonus is determined. The Tables on page 44 and 45 limit undue concentrations of low and very low income housing. The biggest difference is making sure that there is not too much low income housing in one location. He stated that if the concentration is greater than 40 percent, less density is provided at that point.

Ray Puzzitiello stated that the amendment references housing below 60 percent of Area Median Income. And that it would be a difficult area for builders since they would need government assistance to get 100 percent of the bonus. He stated that he served on the subcommittee and supports the amendment.

Ray Puzzitiello made the motion to approve Exhibit M including the changes on the add/delete sheet (items #6,7,8, 9 and 10), seconded by Martin Klein. The motion passed (16 - 0).

Adjourned as LDRAB.

C-3. Convene as the Land Development Regulation Commission (LDRC)

1. Proof of Publication

Motion still stands to approve, by Martin Klein, seconded by Joanne Davis. The motion passed unanimously (16 - 0).

2. Consistency Determination

John Rupertus, Senior Planner stated that the proposed amendments were consistent with the Comprehensive Plan.

Martin Klein made the motion to approve consistency determination of Exhibit M, seconded by Ray Puzzitiello. The motion passed (16-0).

D-3. Reconvene as the Land Development Regulation Advisory Board (LDRAB)

E. Public Comments

N/A

F. Staff Comments

Jon MacGillis stated that a subcommittee was established to examine the DRO, building, drainage and platting review processes. It was determined that it was not necessary to amend the ULDC to

EXHIBIT A

accommodate the new simultaneous processes. He further stated that the 2009-02 Round would include the URA, Infill Redevelopment Overlay, Lifestyle Commercial Center and Flex Space.

G. Adjourn

The Land Development Regulation Advisory Board meeting adjourned at 4:50 p.m.

Recorded tapes of all LDRAB meeting are kept on file in the Palm Beach County Zoning/Code Revision office and can be requested by contacting the Code Revision Secretary at (561) 233-5088.

Minutes drafted by: Ann Deveaux, Site Planner I

Ann Deveaux 9-16-09
Name (signature) Date

EXHIBIT B

LIFESTYLE COMMERCIAL CENTER
SUMMARY OF AMENDMENTS

(Updated 09/16/09)

LIFESTYLE COMMERCIAL CENTER (LCC) WHITE PAPER

INTRODUCTION:

To create new language in the ULDC to address recently adopted Comprehensive Plan language for the Lifestyle Commercial Center and address the BCC direction to review existing Large Scale Comprehensive Plan projects either approved or in the Planning Comprehensive Plan process. The Lifestyle Commercial Center (LCC) is a mixed-use development with a residential component to be located predominantly at mid-block that allows flexibility to include in-line buildings along a main street and free standing buildings.

BACKGROUND AND SUMMARY:

- The BCC transmittal hearing held on April 28, 2008 to adopt PBC Comprehensive Plan amendments, round 08-01, approved item 2.A.8, the Commercial Location Policy Revision, to create a new Traditional Commercial Development Pattern called a Lifestyle Center. The proposal was previously approved by staff and the Planning Commission at the April 11, 2008 Public Hearing. The revision of the Comprehensive Plan was based on a request from the BCC that Planning staff review the mid-block commercial policies.
- At the BCC adoption public hearing held on August 21, 2008 for Comprehensive Plan amendment round 08-1 item 2.H.2 Commercial Location Policy revisions was presented by Planning staff and approved to have language introduced in the Comprehensive Plan under Policy 1.2.1-I, approved under Ordinance 2008-033.
 - The LCC development will include concentrated areas for shopping, entertainment, business, services, cultural, and housing opportunities comparable to a TMD.
 - The Comprehensive Plan dictates that an LCC shall be a minimum of 10 acres, have a CH Future Land Use, located on an arterial roadway, and that no single tenant shall exceed 65,000 square feet.
 - The LCC will function as a TMD where large single tenants will be required to have exterior treatment appear as multi-tenants buildings and parking will be designed in a manner that will encourage a pedestrian oriented environment.
 - An LCC will require functional pedestrian and vehicular connection adjacent to parcels on two or more sides of the subject property, design guidelines and/or master plan with a mix of uses including live/work or residential, public open space, vertical and horizontal integration of uses, and a pedestrian oriented design with a main street and an internal street network.
- At the BCC adoption public hearing for round 08-2 on December 3, 2008, item 2.A.1. an amendment to the Future Land Use from LR-2 to CH/2 was approved with conditions for the development of the site to be in the form of a Lifestyle Commercial Center (LCC). As of June 29, 2009 the FLU amendment is not effective yet due to challenges posted by the community.
- A site located at the mid-block, identified as item 2.C.2 presented to the BCC at the April 13, 2009 Public Hearing to change Future Land Use designation from LR-2 to CH/2 was approved with conditions to meet LCC design standards. Currently, the amendment was transmitted but not adopted yet by the BCC.

RESEARCH AND SUPPORTING DOCUMENTS:

Many of today's Lifestyle Centers are the result of industry response to shopping, entertainment, and living. Big box retailers, cinemas and smaller department stores will be included increasingly in the mix. New and creative mixes of retail and entertainment uses will be combined in the new lifestyle centers. They will be part of mixed use developments with major components that include retail, residential, office, hotel and civic/public use such as a city hall, library or museum. LCCs are usually open air centers located within close proximity to affluent neighborhoods and are often equipped with upscale stores. Research was conducted by staff to evaluate LCCs ordinances and development throughout the nation. In addition, the ULDC's existing language pertaining to TMDs was utilized for the main street portion of the site to include similar concepts with the creation of the LCC language.

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Notes:

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EXHIBIT B

LIFESTYLE COMMERCIAL CENTER
SUMMARY OF AMENDMENTS

(Updated 09/16/09)

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DESIGN PRINCIPLES AND COMPONENTS:

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1. Site Layout

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Layout of buildings may not be required to be based on a block or grid system as in a TDD. The site shall contain internal streets with the majority of the buildings fronting the street which shall be provided to create the internal street layout however; main streets shall be provided to create the internal street layout with a balance of built forms and usable open space including focal points and pedestrian amenities. Freestanding large single and outparcel buildings are permitted and shall be oriented to complement the main street. Vast areas of parking shall be discouraged and shall be located behind buildings, landscape buffering, or street walls.

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2. Interconnectivity and Integration

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Internal trip capture of mixed uses is not a requirement for a LCC as in a MXP, and the trip capture would not be utilized to reduce traffic impact from the adjacent streets. Instead, interconnectivity (*which is already a requirement for most PDDs and TDDs*) between properties is a requirement, and strategic location of these connecting points would reduce traffic from adjacent streets; would encourage the “park once” concept, and would encourage walkability of pedestrians whether they are neighboring residents or tenants/clienteles of the LCC.

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3. Building Forms & Design

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The LCC has common elements of an MUPD and a TMD. LCC buildings shall consist of diversified forms, heights, and sizes with enhanced architectural elements to be in an open-air configuration that allows large tenants, which could be the anchor building of the LCC; however, a large tenant building shall be designed to appear as a multi-tenant building if in-lined within the main street and shall be preferably placed with an orientation to usable open space. Large freestanding and outparcel buildings are permitted to be designed in scale and proportion to the pedestrians.

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4. Mixed Use and Integration

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The majority of the LCC shall consist of commercial related uses, work-live or live-work, and requires a percentage of residential uses based on the site’s FLU designation to complete the mixed use intent of the LCC. With placement of the residential component within the overall layout of the LCC is critical since it will help to 1) establish an internal transition within the LCC, 2) create a visually effective interface without the imposition of oversized buffers to segregate LCC and its adjacent residential uses, 3) provide options for residents who choose to live in a LCC.

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Lifestyle Commercial Center Subcommittee Members

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LDRAB - Jose Jaramillo and Ray Puzitiello

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Industry - Jennifer Tighe, Jeff Brophy, Scott Mosolf, Dodi Glas, and Pat Lentini

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County Staff - Jon MacGillis, Maryann Kwok, William Cross, Barbara Pinkston-Nau, Jan Wiegand, Monica Cantor, Tim Sanford, Brian Davis, Erin Fitzhugh, Scott Rodriguez, Isaac Hoyos, Jorge Perez, and Lisa Alison

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Meetings

Key Issues/Topics

48

- April 28, 2009

Interconnectivity

49

- May 5, 2009

Horizontal/Vertical Integration

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- June 9, 2009

Compatibility

51

- June 24, 2009

Market Conditions and *Review of 1st Draft.*

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EXHIBIT B

LIFESTYLE COMMERCIAL CENTER SUMMARY OF AMENDMENTS

(Updated 09/16/09)

- 1 - July 2, 2009 Pedestrian-oriented Design, examples of LCCs across the U.S and
2 *Review Draft and Recommendations.*
- 3 - July 21, 2009 Density, building frontage and review of updated draft.
- 4 - August 20, 2009 Review draft and comments from subcommittee members.
- 5 - September 8, 2009 Review Final Draft with recommendation to LDRAB.

6
7 **Recommendation** – The LCC Subcommittee recommended an approval of the proposed
8 amendments.
9

10
11 **Comprehensive Plan Future Land Use Element (FLUE) Policy Policy 2.2.2-c (formerly Policy**
12 **1.2.1-I): Lifestyle Commercial Center (LCC)**
13

14 Lifestyle Commercial Center is permitted only in the CH land use category. It shall include a
15 concentrated area for shopping, entertainment, business, services, cultural, and housing
16 opportunities similar to a TMD. The LCC shall function as a TMD; therefore, large single tenant
17 buildings are required to have exterior treatments to appear as multi-tenant buildings and parking
18 shall be treated to promote the pedestrian environment. Individual tenants shall not exceed 100,000
19 sq. feet and shall not be a big box. The LCC requires that properties are greater than 10 acres, are
20 located on an arterial roadway, provide a functional pedestrian and vehicular connection to adjacent
21 parcel/s on two or more sides of the subject property, and provide a master plan and/or design
22 guidelines as part of the adopting ordinance that includes a mix of uses including live/work or
23 residential, public open space, vertical and horizontal integration of uses and a pedestrian oriented
24 design with a main street and internal street network.
25

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EXHIBIT B

LIFESTYLE COMMERCIAL CENTER
SUMMARY OF AMENDMENTS
(Updated 09/16/09)

Part 1. ULDC, Art. 1.1.2, Definitions (page 26 of 109), is hereby amended as follows:

Reason for amendment: [Zoning] Add and amend definitions to provide specific meaning and description related to Lifestyle Commercial Center Development District.

CHAPTER I DEFINITIONS & ACRONYMS

Section 2 Definitions

-
- A. Terms defined herein or referenced Article shall have the following meanings:
 -
 - 9. Access, Primary - for the purposes of a Lifestyle Commercial Center, a primary access shall be from an arterial street and shall have the largest ADT as determined by the County Engineer.
 - [Renumber accordingly]**
 -
 - L. Terms defined herein or referenced Article shall have the following meanings:
 -
 - 46. Live/Work – a mixed use supporting one residential dwelling unit collocated with any non-residential use permitted pursuant to the applicable Zoning District, where permitted by the Florida Building Code.
 - [Renumber accordingly]**
 -
 - P. Terms defined herein or referenced Article shall have the following meanings:
 -
 - 22. Parking, On-Street – a row of parking spaces along a street that may be designed in a parallel or angled layout.
 - [Renumber accordingly]**
 -
 - 46. Planned Development, District (PDD) - a zoning district which is approved pursuant to the policies and procedures of Art. 3.D, Planned Development Districts of this Code including: PUD, Residential Planned Unit Development District; MXPDP, Mixed-Use Planned Development District; MUPD, Multiple Use Planned Development District; PIPD, Planned Industrial Park Development District; MHPD, Mobile Home Park Planned Development District; RVPD, Recreational Vehicle Park Planned Development District; and LCC, Lifestyle Commercial Center.
 -
 - 56. Plaza – public outdoor space designed with provisions for streetscape and accented with landscape or focal points, dedicated to active or passive activities where pedestrians gather.
 - [Renumber accordingly]**
 -
 - S. Terms defined herein or referenced Article shall have the following meanings:
 -
 - 110. Street, Main – for the purposes of a Lifestyle Commercial Center, a street consisting of buildings located on both sides with on-street parking; sidewalks for pedestrian circulation with provisions for streetscape; usable open spaces, and buildings with a variety of heights and sizes characterized by distinctive architectural elements.
 - [Renumber accordingly]**
 -
 - W. Terms defined herein or referenced Article shall have the following meanings:
 -
 - 31. **Work/Live Space** - a space within a building that is used jointly for residential and any non-residential use permitted pursuant to the applicable Zoning District, where permitted by the Florida Building Code, and where the residential space is accessory to the primary use as a place of work. **[Ord. 2004-040] [Ord. 2006-004]**
 -

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EXHIBIT B

LIFESTYLE COMMERCIAL CENTER
SUMMARY OF AMENDMENTS
(Updated 09/16/09)

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2 Part 2. ULDC, Art. 1.1.3, Abbreviations and Acronyms (page 107 of 109), is hereby amended as
3 follows:
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Reason for amendment: [Zoning] Amend to include Pre-Application Conference (PAC) acronym for clarification of the LCC approval process.

5
6 CHAPTER I DEFINITIONS & ACRONYMS

7 Section 3 Abbreviations and Acronyms

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9 **PAC** Pre-Application Conference
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13 Part 3. ULDC, Art. 2.A.1.E, Pre-Application conference (page 8 of 53), is hereby amended as
14 follows:
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Reason for amendment: [Zoning] Amend to specify what type of requirements are needed when submitting for a Pre-Application Conference (PAC) for LCC and IRO.

16
17 CHAPTER A GENERAL

18 Section 1 Applicability

19 E. Pre-Application Conference (**PAC**)

20 The purpose of the pre-application conference PAC is to provide the applicant with an opportunity
21 to submit a preliminary application and conceptual site plan for review by the Zoning Division. The
22 preliminary application and conceptual site plan will be reviewed for compliance with applicable
23 Codes, and to determine the appropriate review processes required for the proposed
24 development.

25 1. Plan Review

26 The applicant shall specify in the application whether the **PAC** is requested for a conceptual
27 site plan review. A conceptual site plan shall be required for an Infill Redevelopment Overlay
28 (IRO) or Lifestyle Commercial Center (LCC) project. [Ord. 2005 – 002]

29 2. Sufficiency and Insufficiency

30 The application shall follow the procedures as provided in Article 2.A.1.G, Application
31 Procedures.

32 3. Additional LCC and IRO Requirements

33 a. Preliminary Application

34 The preliminary application shall identify and document any proposed waivers; and
35 include any previous BCC Conditions of approval, if applicable.

36 b. Conceptual Site Plan

37 The conceptual site plan shall be prepared in compliance with the Technical Manual.
38 The plan shall indicate and delineate the applicable items listed in Table 2.A.1.E,
39 Conceptual Site Plan Requirements:

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EXHIBIT B

LIFESTYLE COMMERCIAL CENTER
SUMMARY OF AMENDMENTS
(Updated 09/16/09)

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Table 2.A.1.E-1, Conceptual Site Plan Requirements for PAC

Conceptual Site Plan Requirements	IRO	LCC
Intensity or density	✓	✓
Transect zones assigned to all land. All land must be assigned one of the four transect zones described in Art.3.B.16.F, no land may be assigned two or more transect zones. Transect zone boundaries shall follow proposed lot lines or be clearly dimensioned for parcels developed under one entity	✓	
Vehicular and pedestrian circulation, including location of access points and interconnectivity to adjacent parcels, perimeter streets, internal street network including alleys	✓	✓
For IRO, building placement and building type, including any tenants 65,000 square feet or larger.	✓	
For LCC, any freestanding or any tenants 65,000 square feet or larger.		✓
Pedestrian streetscape realm for all perimeter street frontages.	✓	
Pedestrian area for main street(s).		✓
Proposed and required mix of uses, including live/work or residential units, identifying whether or not such is horizontally or vertically integrated.	✓	✓
Location of any requested uses, and outdoor uses such as restaurant or bank drive through facilities, gasoline pumps and related queuing areas, outdoor dining areas, and required outdoor day car areas, among others. Where applicable, additional detail shall be required to demonstrate how such uses will be located behind buildings, or shielded from adjacent residential uses or perimeter streets.	✓	✓
Location of parking, loading and service areas (dumpsters, etc.).	✓	✓
Required public open space or usable open space.	✓	✓
Demonstrate consistency with the master plan or design guidelines adopted under the Future Land Use Atlas amendment ordinance, if applicable.		✓
Ord. 2010-...		

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3.4. Review Summary

Within five days of the ~~pre-application conference~~ PAC, the DRO shall provide the applicant with a written summary of the preliminary issues, findings, and necessary approvals required for the application.

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EXHIBIT B

LIFESTYLE COMMERCIAL CENTER
SUMMARY OF AMENDMENTS

(Updated 09/16/09)

Part 4. ULDC, Table 3.E.1.B, Future Land Uses Designation and Corresponding Planned Development Districts (page 72 of 155), is hereby amended as follows:

Reason for amendment: [Zoning] 1) Update the FLU Designation and Corresponding Planned Development District table to include Commercial High (CH) and Commercial Low (CL) Future Land Use designations and correspondent LCC Planned Development District; and, 2) include clarification for Planned Development District (PDD) density to determine required density for LCC.

CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDs)

Section 1 General

Table 3.E.1.B – FLU Designation and Corresponding Planned Development Districts¹

	AGR ²	RR	LR1	LR2	LR3	MR5	HR8	HR12	HR18	MLU	EDC
PUD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
MHPD	✓	✓	✓	✓	✓	✓	✓	✓	✓		

	AGR ¹	RR	CL	CH	CLO	CHO	IND	INST	CRE	MLU	EDC
MUPD			✓	✓	✓	✓	✓	✓	✓	✓	✓
MXPD				✓		✓				✓	✓
PIPD							✓			✓	✓
RVPD		✓							✓		
<u>LCC</u>			<u>✓</u>	<u>✓</u>							

[Ord. 2008-037]

Notes:

1. Check (✓) indicates the PDD corresponds to the FLU designations. Any application for a rezoning to a PDD shall be to a PDD that corresponds to a FLU designation. [Ord. 2008-037]
2. PDDs in the AGR Tier are limited to the 80/20 PUD OR 60/40 PUD. [Ord. 2006-004]

....
f. LCC Density Requirements

All residential units shall be either vertically or horizontally integrated. The minimum required density shall be determined as a percentage of maximum density indicated in Table 3.E.1.B, PUD Density, as follows:

- a) Sites with Future Land Use designations of LR-2 or lower shall provide, at a minimum, 50 percent of the maximum PUD density; or
- b) Sites with an LR-3 Future Land Use designation shall provide, at a minimum, 33 percent of the maximum PUD density; or
- c) Sites with Future Land Use designations of MR-5 or higher shall provide, at a minimum, 20 percent of the maximum PUD density.

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EXHIBIT B

LIFESTYLE COMMERCIAL CENTER
SUMMARY OF AMENDMENTS
(Updated 09/16/09)

Part 5. ULDC, Table 3.E.1.B, PDD Use Matrix, (page 73-79 of 155), is hereby amended as follows:

Reason for amendment: [Zoning] 1) Change Land Use Designation to FLU; 2) amend the PDD Use Matrix to include Lifestyle Commercial Center (LCC) Planned Development District uses consistent with Commercial High and Commercial Low Future Land Use designations; 3) remove Special Permit for Type II CLF from the commercial pod of PIPD and Commercial High Future Land Use designation of MXPDP to eliminate inconsistency with MUPD; 4) add newly created Live/Work Unit use and allow this use in MXPDP and LCC; and, 5) change Cocktail Lounge from permitted use to requested use in MUPD, MXPDP and PIPD.

Table 3.E.1.B - PDD Use Matrix

Use Type	PUD					MUPD						MXPDP		PIPDP			MHPDP	RVDPDP	LCC		NOTE
	Pods					Land-Use Designations <u>FLU</u>						Land-Use Designations <u>FLU</u>		Use Zone					<u>FLU</u>		
	R E S	C O M	R E C	C I V	A G R / P	C L	C H	C L	C H	C R	I N D	I N S T	C H	C H O	I N D /	C O M			I N D /	G	
Residential Uses																					
Single Family	P																				122
Zero Lot Line Home	P												P	P							142
Townhouse	P												P	P					<u>P</u>	<u>P</u>	132
Multi-Family	P												P	P					<u>P</u>	<u>P</u>	87
Mobile Home Dwelling					S												P				85
Accessory Dwelling	S				S																1
Congregate Living Facility, Type 1	P																				34
Congregate Living Facility, Type 2	R			S									<u>S</u>			<u>S</u>			<u>D</u>	<u>D</u>	34
Congregate Living Facility, Type 3	R	R		R		R	R	R	R			R	R	R					<u>R</u>	<u>R</u>	34
Estate Kitchen	P																				48
Farm Residence																					50
Farm Worker Quarters					P																51
Garage Sale	P				P								P	P			P				60
Guest Cottage	P																				66
Home Occupation	P				P								P	P			P		<u>P</u>	<u>P</u>	70
Kennel Type I (Private)	P																				73
Nursing Or Convalescent Facility		R		R		R	R					D	R								90
Security Or Caretaker Quarters		S		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			119
[Ord. 2005-002] [Ord. 2006-036] [Ord. 2007-001] [Ord. 2008-037]																					
Notes:																					
P Permitted by right																					
D Permitted subject to approval by the DRO																					
S Permitted in the district only if approved by Special Permit																					
R Permitted in the district only if approved by the Board of County Commissioners (BCC) as a requested use.																					

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EXHIBIT B

LIFESTYLE COMMERCIAL CENTER
SUMMARY OF AMENDMENTS
(Updated 09/16/09)

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Table 3.E.1.B - PDD Use Matrix cont'd

Use Type	PUD					MUPD						MXPD		PIPD			M	R	V	P	D	LCC		N	O	T	E	
	Pods					Land-Use Designations FLU						Land-Use Designations FLU		Use Zone								FLU						
	R	C	R	C	A	C	C	C	C	C	I	I	C	C	I	C						I	H					P
E	O	E	I	G	L	H	L	H	R	N	N	H	H	N	O	N	D	P	D	L	H							
Commercial Uses																												
Adult Entertainment														S	S													2
Auction, Enclosed		R								P						P										<u>P</u>	<u>P</u>	16
Auction, Outdoor										R	R					P	P	P									16	
Auto Paint Or Body Shop		R								R						P	P	P									17	
Auto Service Station		R				R	R				R	R				P	P	P								<u>R</u>	18	
Bed And Breakfast	D	D				S	S	S	S	S		S	S			S											20	
Broadcast Studio		R				R	P	R	P	P	P	R	R			P	P								<u>R</u>	<u>R</u>	21	
Building Supplies		R					R					R					P								<u>R</u>	<u>R</u>	22	
Butcher Shop, Wholesale							R				P	R				P	P	P									23	
Car Wash		R					R				P	R				P	P	P							<u>R</u>	<u>R</u>	25	
Catering Service																											26	
Contractor Storage Yard											P					P		P									35	
Convenience Store		P				P	P					P	P			P			P	P			<u>P</u>	<u>P</u>			36	
Convenience Store With Gas Sales							R				R	R				R	P									<u>R</u>	37	
Day Labor Employment Service		R					R				R					P											41	
Dispatching Office							R					R				P	P	P									42	
Dog Day Care							R					R				P	R								<u>R</u>	<u>R</u>	43	
Financial Institution		R				R	P	R	P			P	P				P								<u>R</u>	<u>R</u>	55	
Flea Market, Enclosed		P					R					R					P									<u>R</u>	57	
Flea Market, Open							R										R										58	
Funeral Home or Crematory		P				R	R				R	R					P										59	
Green Market																									<u>S</u>	<u>S</u>	64	
Hotel, Motel, SRO, Rooming And Boarding							R		R	R		R	R				P									<u>R</u>	72	
Kennel, Type II (Commercial)		R					R					R															74-1	
Kennel, Type III (Commercial-Enclosed)		R				R	R					R													<u>R</u>	<u>R</u>	74-2	
Kiosk						P	P	P	P	P		P	P			P	P	P							<u>P</u>	<u>P</u>	75	
Landscape Service		R					R				P	R				P	P	P									77	
Laundry Services		R				P	P	P	P			P	P			P	P		P	P			<u>P</u>	<u>P</u>			78	
[Ord. 2005-002] [Ord. 2004-051] [Ord. 2006-036] [Ord. 2007-001] [Ord. 2008-037]																												
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EXHIBIT B

LIFESTYLE COMMERCIAL CENTER
SUMMARY OF AMENDMENTS
(Updated 09/16/09)

1

Table 3.E.1.B-21 - PDD Use Matrix cont'd

Use Type	PUD					MUPD						MXPD		PIPD			M H P D	R V P D	LCC		N O T E		
	Pods					Land Use Designations FLU						Land Use Designations FLU		Use Zone					FLU				
	R E S	C O M	R E C	C I V	A G R / P	C L	C H	C L	C O	C H R	I N D	I N S T	C H	C H O	I N D / L	C O M			I N D / G	C L		C H	
Commercial Uses																							
Lounge, Cocktail		R				R	<u>PR</u>		<u>PR</u>	<u>PR</u>				<u>PR</u>	R		<u>PR</u>			R	R	79	
Medical Or Dental Office		P				P	P	P	P					P	P		P			<u>P</u>	<u>P</u>	83	
Monument Sales, Retail						P	P							P			P					86	
Office, Business Or Professional		P				P	P	P	P					P	P		P			<u>P</u>	<u>P</u>	91	
Parking Garage, Commercial		P					R		R	R							P					95	
Parking Lot, Commercial		R					R		R	P												96	
Pawnshop							R															97	
Personal Services		P				P	P	P	P					P	P		P		P		<u>P</u>	<u>P</u>	98
Printing And Copying Services		P				P	P	P	P					P	P		P				<u>P</u>	<u>P</u>	100
Repair And Maintenance, General		R					R				P					P	P	P				107	
Repair Services, Limited		P				P	P	P	P		P			P	P		P			<u>P</u>	<u>P</u>	108	
Restaurant, Type I		R					R		R					R	R		R			<u>R</u>	<u>R</u>	109	
Restaurant, Type II		R				R	D	R	R	R				D	R		R			<u>D</u>	<u>D</u>	111	
Retail Sales, Auto		P				P	P							P	P		P			<u>P</u>	<u>P</u>	113	
Retail Sales, General		P				P	P							P	P		P			<u>P</u>	<u>P</u>	114	
Retail Sales, Mobile Or Temporary		S												S			S					115	
Self-Service Storage						R	R				P					P	R	P				120	
Theater, Drive-In							R			R							R					128	
Theater, Indoor		R					R			P				R							<u>R</u>	129	
Towing Service And Storage											P					P						130	
Vehicle Sales And Rental		R				R	R							R			R			<u>R</u>	<u>R</u>	135	
Veterinary Clinic		R				R	P	R	P					R	R		P			<u>R</u>	<u>R</u>	136	
Vocational School		R				R	P		P		P	D		R	R		P			<u>R</u>	<u>P</u>	137	
Work/Live Space		P				P	P	P	P					P	P		P			<u>P</u>	<u>P</u>	141-1	
<u>Live/Work</u>														<u>D</u>	<u>D</u>					<u>D</u>	<u>D</u>	141-2	
[Ord. 2005-002] [Ord. 2006-004] [Ord. 2007-001] [Ord. 2007-013]																							
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EXHIBIT B

LIFESTYLE COMMERCIAL CENTER
SUMMARY OF AMENDMENTS
(Updated 09/16/09)

1

Table 3.E.1.B – PDD Use Matrix cont'd

Use Type	PUD					MUPD						MXPD		PIPD			MHPD	RVPD	LCC		NOTE	
	Pods					Land Use Designations FLU						Land Use Designations FLU		Use Zone					FLU			
	R E S	C O M	R E C	C I V	A G R / P	C L	C H	C L O	C H O	C R	I N D	I N S T	C H	C H O	I N D / L	C O M /			I N D /	G		C L
Public and Civic Uses																						
Airport, Helipad & Landing Strip										R	R				R		R			10		
Assembly, Nonprofit Institutional		R		R		R	R			R		R	R			R			<u>R</u>	<u>R</u>	14	
Assembly, Nonprofit Membership				R		R	R	R	R	R		R	R			R			<u>R</u>	<u>R</u>	15	
Cemetery				R																	27	
Place Of Worship		P		P		P	P	P	P	P		P	P			P		P	<u>P</u>	<u>P</u>	29	
College Or University				R		R	R	R	R	R	R	R				R			<u>R</u>	<u>R</u>	30	
Day Camp			P	P			R			P	P	R							<u>R</u>	<u>R</u>	39	
Day Care, General		R		R		R	R	R	R	R		R	R		R	R	R	R	<u>R</u>	<u>R</u>	40	
Day Care, Limited		<u>PD</u>		<u>PD</u>		<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>D</u>	<u>D</u>	40	
Government Services		P		P		P	P	P	P	P	P	P	P		P	P	P	P	<u>P</u>	<u>P</u>	63	
Hospital Or Medical Center		R				R	R		R			R	R			R			<u>R</u>	<u>R</u>	71	
Kennel, Type IV (Animal Shelter)						R	R					R	R								74-3	
School, Elementary Or Secondary				R		R	R	R	R			D	R	R			R			<u>R</u>	118	
Recreation Uses																						
Arena, Auditorium Or Stadium		R					R			R											12	
Campground										P							P				24	
Entertainment, Indoor		R				R	R			P			R			P			<u>R</u>	<u>R</u>	45	
Entertainment, Outdoor		R				R	R			P	D		R			P					46	
Fitness Center		R	P	R		R	R		R	P			P	P		P			<u>R</u>	<u>P</u>	56	
Golf Course			R			R	R	R	R	R	R		R	R		P		P	P	R	62	
Gun Club, Enclosed							R			R	R					P	R	P			67	
Gun Club, Open										R											67	
Gun Range, Private																P	R	P			68	
Marine Facility		R	R				R		R	R			R	R		P					82	
Park, Passive	P	P	P	P	R	P	P	P	P	P		P	P		P	P	P	P	<u>P</u>	<u>P</u>	93	
Park, Public			P	P		R	P			P	P	P	P	P		P		R	R	<u>P</u>	<u>P</u>	94
Special Event		S	S	S		S	S			S	S	S	S			S	S		<u>S</u>	<u>S</u>	124	
Zoo							R			R											143	
[Ord. 2005-002] [Ord. 2006-004] [Ord. 2006-013] [Ord. 2008-037]																						
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EXHIBIT B

LIFESTYLE COMMERCIAL CENTER
SUMMARY OF AMENDMENTS
(Updated 09/16/09)

1

Table 3.E.1.B-21 - PDD Use Matrix cont'd

Use Type	PUD					MUPD						MXPD		PIPD			M	R	LCC		N	
	Pods					Land-Use Designations <u>FLU</u>						Land-Use Designations <u>FLU</u>		Use Zone					<u>FLU</u>			O
	R	C	R	C	A	C	C	C	C	C	I	I	C	H	I	C			I	H		
E	O	E	I	G	L	H	L	H	R	N	N	D			O	M	D	D	L		H	E
Agricultural Uses																						
Agriculture, Bona Fide					P																3	
Agriculture, Light Manufacturing																					4	
Agriculture, Packing Plant																					5	
Agriculture, Research/Development						P	P	P	P	P	P	P				P		P			3.1	
Agriculture, Sales And Service								P									P				6	
Agriculture, Storage																					7	
Agriculture, Transshipment												P				P		P			8	
Aviculture, Hobby Breeder					P																19	
Community Vegetable Garden																					32	
Equestrian Arena, Commercial				R							P										47	
Farmers Market							P			P			P		P	P	P				52	
Farrier																					53	
Groom's Quarters	P				P																65	
Nursery, Retail		P			P	P							P			P					88	
Nursery, Wholesale					P										P		P				89	
Potting Soil Manufacturing																					99	
Produce Stand																					101	
Shadehouse					P																121	
Stable, Commercial					P						P										125	
Stable, Private	P				P																126	
Sugar Mill Or Refinery																	P				127	
[Ord. 2005-002] [Ord. 2006-036] [Ord. 2008-037]																						
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LIFESTYLE COMMERCIAL CENTER
SUMMARY OF AMENDMENTS
(Updated 09/16/09)

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Table 3.E.1.B-21 - PDD Use Matrix cont'd

Use Type	PUD					MUPD						MXPD		PIPD			MHPD	RVPD	LCC		NOTE								
	Pods					Land-Use Designations FLU						Land-Use Designations FLU		Use Zone					FLU										
	R E S	C O M	R E C	C I V	A G R / P	C L	C H	C L	C H	C O	C O	I R	I N	I N	C H	C H			I N	C O		I N	D /	D /	D /	L	G	<u>C</u>	<u>C</u>
Utilities and Excavation Uses																													
Air Curtain Incinerator																												9	
Air Stripper, Remedial																													11
Chipping And Mulching																								P	P				28
Communication Cell Sites On Wheels (COW) Tower, Mobile	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	31
Communication Panels, Or Antennas, Commercial	B	D	D	D		D	D	D	D	D	P	D		D	D		P	P	P							<u>D</u>	<u>D</u>		31
Communication Tower, Commercial							<u>D-R</u>					R	R	R			<u>P-R</u>	<u>P-R</u>	<u>P-R</u>								<u>R</u>		31
Composting Facility												P					P		P										33
Electric Power Facility		R					R		R	R	R						R	R	R										44-1
Electric Transmission Facility		R					R		R	R	R						R	R	R										44-2
Excavation, Agricultural					P																								49
Excavation, Type I																													49
Excavation, Type II	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	49
Excavation, Type III A																													49
Excavation, Type III B																													49
Recycling Center							P				P						P	P	P										103
Recycling Collection Station		S		S		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	106
Recycling Drop-Off Bin		S	S	S		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	104
Recycling Plant												P					P	P	P										105
Sanitary Landfill Or Incinerator																													117
Solid Waste Transfer Station							R		R	R	R	R					P	R	P										123
Utility, Minor	P	P		P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	134
Water Or Treatment Plant				R			R		R	R	R			R	R		P		P				R	R					139

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EXHIBIT B

**LIFESTYLE COMMERCIAL CENTER
SUMMARY OF AMENDMENTS
(Updated 09/16/09)**

1

Table 3.E.1.B - PDD Use Matrix cont'd

Use Type	PUD					MUPD						MXPD		PIPD			M	R	LCC		N O T E							
	Pods					Land-Use Designations FLU						Land-Use Designations FLU		Use Zone					FLU									
	R E S	C O M	R E C	C I V	A I G / P	C L	C H	C L	C H	C O	I R	I N D	I N S T	C H	C H O	I N D /			C O M	I N D /		G	H P D	V P D	<u>C</u> <u>L</u>	<u>C</u> <u>H</u>		
Industrial Uses																												
Asphalt Or Concrete Plant												R					P										13	
Data Information Processing						P	P	P		P			P	P	P	P	P						<u>P</u>	<u>P</u>			38	
Film Production Studio							P	P	R	P					P	P	P							<u>P</u>			54	
Gas And Fuel, Wholesale										R							P										61	
Heavy Industry										R					R		P										69	
Laboratory, Research						R	R	R	R	R	P	R	R		P	R	P						<u>R</u>	<u>R</u>			76	
Machine Or Welding Shop										P					P		P										80	
Manufacturing And Processing						R	R	R	R	R	P					P		P										81
Medical Or Dental Laboratory		P				P	P	P	P					P												84		
Salvage Or Junk Yard										R							R										116	
Transportation Facility															P		P										133	
Truck Stop										R					R		R										131	
Warehouse							R			P					P		P										138	
Wholesaling, General										P					P		P										140	
[Ord. 2005-002] [Ord. 2004-040]																												
Notes:																												
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Part 6. ULDC, Art. 3.E. – Planned Development Districts, PDD (page 70 of 155), is hereby amended as follows:

Reason for amendment: [Zoning] Update “application requirements” section to clarify that a preliminary application conference is required for an LCC PDD.

CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)

Section 1 General

D. Application Requirements

1. Pre-Application Conference (PAC)

All applications for a LCC shall require a PAC pursuant to Art.2.A.1.E, Pre-Application Conference.

[Renumber Accordingly]

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EXHIBIT B

LIFESTYLE COMMERCIAL CENTER
SUMMARY OF AMENDMENTS

(Updated 09/16/09)

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Part 7. Adopt new ULDC Article 3.E.8, Lifestyle Commercial Center Development (LCC) (page 70 of 155), as follows:

Reason for amendment: [Zoning] Establish Lifestyle Commercial Center (LCC) as a new type of planned development to comply with Policy 2.2.2-c of the Plan as adopted by the BCC on August 21, 2008.

Section 8 Lifestyle Commercial Center Development (LCC)

A. General

1. Purpose and Intent

The purpose and intent of the LCC is to implement the FLUE Policy 2.2.2-c of the Plan, as amended. A LCC is a mixed use form of development that incorporates a variety of uses such as: commercial, residential, civic and recreational. The LCC may be a transitional form of development located adjacent to properties with a residential future land use or Zoning district. The layout typically supports an open air, traditional market place design configuration, which consists of one or more main streets with integrated in-line tenants and may include limited freestanding tenants.

LCC regulations are established to provide predictability in the built environment with a degree of design flexibility while ensuring compatibility, interconnectivity and intensity issues are addressed.

2. Applicability

The requirements of this Section shall apply to all LCCs.

3. Conflicts

If a conflict exists between this Section and other Articles in this Code, the provisions of this Section shall apply to the extent of the conflict.

4. Waivers

An applicant may apply for a waiver from the design and dimensional requirements indicated in Article 3.E.8.C, Design and Development Standards pursuant to Table 3.E.8.D-1, LCC Waivers.

a. Standards

An application for a waiver shall be submitted in a form specified by the Zoning Director. When considering whether to approve, approve with conditions, or deny a waiver request, the Zoning Director shall consider the following standards:

- 1) The waiver does not create additional conflicts with this Section of the ULDC, and is consistent with the stated purpose and intent and design principles of the LCC;
- 2) The waiver will not cause a detrimental effect on the overall design and development standards of the project, and will be in harmony with the general site layout and design details of the development; and,
- 3) The alternative design option recommended as part of the waiver approval, if granted, will not adversely impact LCC users and adjacent properties.

b. Appeal

An appeal on any Zoning Director's decision shall be made to the Zoning Commission pursuant to Art. 2.A.1.S.1, Non-Judicial Relief, in an application form specified by the Zoning Director.

B. Design Principles

The LCC form of development shall consider the impact of proposed commercial uses, and the need to establish an interface with existing and future adjacent developments. This interface shall be comprised of the following: site layout, building form, interconnectivity, and mixed of uses that will support the surrounding residential uses. The LCC shall be laid out with one or more main streets that incorporate any in-line large tenant that is designed as a multi-tenant store front. It may also include a freestanding large tenant and outparcel tenants that are located outside of the main street.

1. Site Layout

a. Street

Streets within an LCC shall be designed to create block configurations composed of main streets, secondary streets and alleys, as defined in Art. 3.E.8.C.3, Site Layout.

b. Interconnectivity and Circulation

The site layout shall provide interconnectivity between the LCC and adjacent parcels on at least two sides. The ingress/egress shall be aligned with that of existing and future developments on adjacent parcels and shall be shown on the Preliminary Site Plan (PSP) pursuant to Art.2.A.1.G.3, Plan Requirements. The design principles are:

- 1) Minimize internal vehicular trips by arranging buildings, amenities, and parking in proximity to each other to reduce pedestrian walking distance;

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EXHIBIT B

LIFESTYLE COMMERCIAL CENTER
SUMMARY OF AMENDMENTS

(Updated 09/16/09)

- 1 2) Establish location of vehicular or pedestrian interconnectivity points with adjacent
- 2 properties;
- 3 3) The site shall be designed without any provisions for gates unless stated otherwise
- 4 herein.
- 5 **c. Buildings**
- 6 1) A majority of the buildings (building square footage) shall front on an internal main
- 7 street with a build-to-line. Buildings shall frame the main street integrating site
- 8 elements such as sidewalks and pedestrian amenities.
- 9 2) Buildings in developments that include a freestanding large tenant, or outparcel
- 10 tenants, shall be oriented in a manner that complements the main street buildings
- 11 and associated parking areas, and mitigates the impact of potential incompatibilities
- 12 on surrounding properties.
- 13 **d. Pedestrian Area and Usable Open Space**
- 14 1) Pedestrian areas in any form of usable open space shall function as activity nodes
- 15 within the development. These areas or activity nodes shall include, but not limited
- 16 to: art, fountains, shaded sitting areas and other similar amenities to encourage
- 17 public use.
- 18 2) Large or out parcel tenants located outside of the main street areas shall be
- 19 connected to the LCC pedestrian circulation system through a series of usable open
- 20 spaces and shaded sidewalks.
- 21 **e. Parking and Loading**
- 22 1) Required parking and loading for each tenant shall be located to the side and rear of
- 23 the building.
- 24 2) Perimeter of parking lots shall be framed by buildings, structures or landscaping to
- 25 create user friendly spaces.
- 26 **f. Transitional Elements**
- 27 Drainage or preserve areas shall serve as a transition between the commercial portion of
- 28 the development and adjacent existing residential uses when possible.
- 29

Figure 3.E.8.B – Typical Open Space and Main Street Layouts



Parking areas and pedestrian interconnectivity



Main street layout



Usable open space adjacent to large tenants



Main street configuration, architectural focal points, mid-block plaza.

[Ord. 2010-...]

- 30
- 31 **2. Building Forms and Design**
- 32 a. Buildings shall be designed in scale and proportion to provide pedestrian level interest
- 33 and establish a sense of place by incorporating a variety of heights and façade
- 34 treatments. Architectural, landscape, or hardscape focal points shall be provided at key
- 35 locations such as internal street intersections, public gathering areas and along external
- 36 streets to create a sense of arrival and place or to provide terminus.
- 37 b. Buildings facing the arterial street shall provide pedestrian sidewalks or usable open
- 38 space to be oriented towards the arterial street to encourage walkability, and a positive
- 39 visual interface along the street right-of-way.

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EXHIBIT B

LIFESTYLE COMMERCIAL CENTER SUMMARY OF AMENDMENTS

(Updated 09/16/09)

1 **3. Mixed Use and Integration**

2 The LCC shall primarily consist of commercial related uses, work-live space or live-work
3 units, and limited residential units based upon the site's FLU designation. The integration of
4 uses shall consist of the following:

- 5 a. Placement of buildings providing a harmonious interface between internal mixed uses,
6 and adjacent uses; and
7 b. Horizontally integrated residential units are serving as a transition between the more
8 intense uses and immediately adjacent existing or future residential uses to reduce the
9 need for large buffers.

10 **C. Design and Development Standards**

11 An LCC shall comply with all standards listed below unless a waiver is granted pursuant to Article
12 3.E.8.A.4, Waivers.

13 **1. Minimum Site Area**

14 Site area shall be 10 acres.

15 **2. Access and Frontage**

- 16 a. Minimum frontage shall be consistent with PDD standards pursuant to Art. 3.E.1.C.2.a.,
17 Access and Circulation.
18 b. Primary access shall be provided from the arterial street to a main street of the LCC.

19 **3. Site Layout**

20 Blocks and streets shall establish the general framework for the site layout.

21 **a. Blocks**

22 Blocks shall be created by utilizing streets and alleys to provide continuous vehicular
23 circulation, interconnectivity, and accessibility within the LCC, with exception in area
24 where an access is required by the Engineering Department. Blocks shall be subject to
25 the following thresholds:

- 26 1) Minimum length of a block shall be 260 feet;
27 2) Maximum length of a block shall be 660 feet without pedestrian pass-thru; and,
28 3) Maximum length of a block shall be 750 feet with pedestrian pass-thru.

29 **b. Streets**

30 Streets shall include main streets, secondary streets, alleys, and driveways that are
31 designed consistent with the following. Streets designated as public or private R-O-W
32 shall also comply with any Engineering requirements.

33 **1) Main Street**

34 The main street(s) shall be designed as the primary street(s) in the LCC and shall
35 comply with the following standards:

- 36 a) A continuous main street shall traverse a minimum of 60 percent of the length or
37 width of the LCC, whichever is greater;
38 b) The design shall be consistent with Figure 3.F.2.A-12, TDD Commercial Street or
39 the TMD design exception summarized in Figure 3.F.4.D-29, Typical Example of
40 TMD Commercial Street with Angled Parking;
41 c) A minimum of 65 percent of the total GFA for the overall development shall be
42 located on the main street(s);
43 d) A plaza may be located at the end of a main street provided a building is located
44 immediately adjacent to the plaza to frame the space and establish a visual
45 terminus; and,
46 e) Intersections of two main streets, if provided, shall provide an amenity including,
47 but not limited to: roundabout with decorative pavers and a focal point; or any
48 other element that reflects a common architectural theme of the LCC.

49 **2) Secondary Street**

50 Secondary streets shall be designed consistent with Figure 3.F.2.A-12, TDD
51 Commercial Street, except that on-street parking may not be required and minimum
52 sidewalk width may be reduced from ten to four feet in width.

53 **3) Alley**

54 Alley access shall not be permitted from a main street. Alleys shall conform with the
55 requirements of Article 2.F.2.A.1.e, Alleys.

56 **c. Interconnectivity**

57 Interconnectivity shall be required if the LCC is adjacent to a development or vacant
58 parcels with a non-residential use, FLU designation or Zoning District. In addition, the
59 following shall apply:

- 60 1) All required connecting points shall be paved up to the property line of adjacent
61 parcels and shall be subject to an access easement agreement pursuant to
62 Art.11.E.2.A.19, Limited Access Easements.
63 2) All connecting access points shall be designed and constructed pursuant to the Land
64 Development Design Standards Manual.
65 3) The use of gates or other preventative barriers is prohibited, exceptions are allowed
66 for: dumpsters, loading areas, private garages and parking areas.

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EXHIBIT B

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(Updated 09/16/09)

4. Buildings

All buildings shall front a street, and shall be designed in compliance with the following:

a. Internal Frontage

- 1) Buildings or structures located on the main or secondary street shall be setback a minimum of 15 feet and maybe expanded to 25 feet to provide outdoor dining areas, pedestrian area or usable open space. Setbacks are measured from the proposed building façade to the inside edge of the curb.

b. Perimeter Frontage

Buildings that front on the perimeter of a LCC and adjacent to residential uses, arterial streets or any other street exterior to the development shall be considered perimeter building frontage, and shall comply with the following:

- 1) Buildings or structures located on the perimeter of the site shall be setback a minimum of 25 feet. Setbacks are measured from the proposed building façade to the inside edge of the perimeter R-O-W buffer.
- 2) Façade shall provide design features including, but not limited to: building entrances, display windows, usable open space and pedestrian circulation system.
- 3) Outdoor vehicular circulation and queuing areas for uses including, but not limited to: gas sales, financial institution, restaurants, and other facilities with drive-thrus shall only be allowed if the associated outdoor vehicular activities are not visible from the street or adjacent residential uses.

c. Building Design

- 1) The facade design of all buildings shall comply with Art. 5.C, Design Guidelines.
- 2) For perimeter building that faces a street R-O-W, a pedestrian area with sidewalks and street trees shall be provided abutting the building.

d. Building Height

The maximum building height shall be 45 feet. The height limit shall not apply to those exceptions listed in Art. 3.D.1.E.4, Height Exceptions.

e. Tenant Size and Large Tenant

- 1) The total square footage for all freestanding buildings and large tenants shall not exceed 40 percent of the GFA of the LCC.
- 2) Large tenants occupying more than 65,000 square feet shall be prohibited.
- 3) Large tenants shall be architecturally designed to appear as a multi-tenant building.
- 4) Large tenants shall comply with requirements for fenestration details and exterior treatments of Table 5.C.1.I-13, Large Scale Commercial Development.
- 5) No single tenant shall occupy more than 200 feet of frontage. An increase of up to 240 feet per single tenant shall be permitted, provided that any increase over 200 feet incorporates the appearance of a separate storefront to include: a distinct architectural style a minimum of 40 feet in length, similar transparency, and an additional building entrance, or appearance of an entrance.

f. Integrated Residential Use

Residential uses shall be provided in compliance with Art.3.E.1.B.5.f, LCC Density Requirements and the following standards:

- 1) For project with vertically integrated units, these units shall be located above non-residential buildings, and shall be accessed from the main street through a common area, including but not limited to: an internal lobby, courtyard, gathering areas, or usable open space between buildings.
- 2) For horizontally integrated units, alternative frontage requirements may be permitted pursuant to Art.3.F.4.D.4.d.1), TMD Optional Standards for Residential PDRs.

5. Pedestrian Area on Main Street

The area between the building façade and the main street curb is defined as pedestrian area, and shall be subject to the following:

- a. Required on both sides of a main street with open or arcaded sidewalks, street trees, pedestrian amenities, and street furniture.
- b. All sidewalks shall be a minimum six feet width with no encumbrance. The width may be increased to accommodate seating areas or other pedestrian amenities as provided in Figure 3.E.8.C, LCC Streetscape Requirements. In addition to the sidewalk, a minimum width of five feet shall be provided for the installation of street trees, landscaping and street lights.
- c. A minimum of 75 percent of the frontage on the main street shall have arcaded sidewalks or any other architectural element that provides shade to pedestrians such as permanent canopies and awnings. All arcades or architectural shade elements shall have a minimum height clearance of 12 feet. When canopies or awnings are provided to comply with the 75 percent requirement, they shall extend at least 6 feet to shade pedestrian sidewalks.
- d. Pedestrian pass-thru that connects the main street and the parkinglots or service areas at the rear or the side of the building shall have a maximum width of 25 feet. Pedestrian

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(Updated 09/16/09)

pass-thrus shall be occurred at intervals no greater than 100 feet to provide convenient pedestrian access.

6. Pedestrian Area on Secondary Street

Pedestrian area shall be a minimum width of ten feet and shall be located on both sides of the street. The sidewalk shall be a minimum width of five feet with no encumbrance and a minimum width of five feet for amenities such as street trees and street lights.

7. Usable Open Space

A minimum of five percent of the total site GFA shall be provided as usable open space.

a. Dimensions

All usable open spaces shall meet the minimum dimensions provided under Table 3.E.8.C-7, Dimensions for Usable Open Space. The provision of usable open space in excess of the minimum required shall be notated.

Table 3.E.8.C.7, Dimensions for Usable Open Space

	Size Min.	Length Min.	Width Min.
Main Usable Open Space	10,000 s.f.	120 ft.	80 ft.
Other Usable Open Space	5,000 s.f.	60 ft.	40 ft.

b. Street Frontage

Usable open space shall be bounded by a street on at least one side.

c. Landscaping

A minimum of 15 percent of each usable open space shall be shaded by landscape material or shade structures at time of construction, and a minimum of 30 percent of the total square footage shall be pervious.

d. Pedestrian Amenities

If one or more usable open spaces are provided within the LCC, a minimum of 50 percent of these spaces shall be designed with seating areas for pedestrians. Each space shall have a minimum of one linear foot of seating for each 200 square feet of overall area.

8. Street Trees, Street Lights and Utilities

a. Street trees shall be planted pursuant to Art. 3.F.2.A.4.d, Street Trees.

b. Street lights shall be provided along all streets and alleys pursuant to Art.3.F.2.A.1.f.2) TDD Street Lighting. At least one light fixture shall be located at the pedestrian crosswalk and along of all pedestrian pass-thrus.

c. All public utilities shall be installed in accordance to the standard of Art.11.E.7, Utilities.

9. Parking and Loading

Parking shall comply with Art.6, Parking, unless otherwise stated below:

a. Parking Lot

A maximum of 200 parking spaces shall be permitted in each parking lot. The perimeter of the parking lot shall be framed by:

- 1) buildings or structures on all four sides; or
- 2) an eight-foot wide landscape strip. The landscape strip shall have a 30 inch-high hedge or a 30 inch-concrete wall and appropriate groundcover. Canopy trees shall be planted at 20 feet on center.

b. Parking Structures

Parking for any use in excess of six spaces per 1,000 square feet of non-residential floor area shall be located in a parking structure.

c. Service and Loading Areas

All service and loading areas shall be located along the rear or side of the structures, and shall not be visible from the main street and any usable open space. The service areas shall be located within the footprint of the building or immediately adjacent to the building.

10. Landscaping

Landscaping shall comply with Art. 7, Landscaping, unless otherwise stated below:

a. Landscape Buffer Exemption

Required perimeter buffers may be modified subject to an approved Alternative Landscape Plan, if:

- 1) the proposed horizontally integrated residential units of the LCC are located adjacent to existing residential units of the same housing type and density, and the adjacent parcel has an existing buffer that meets this Code; or
- 2) the adjacent non-residential development is compatible with the LCC and has an existing buffer that meets this Code.

b. Foundation Planting

Foundation planting shall be in compliance with Art.7, Landscaping, unless otherwise stated below:

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- 1) Foundation plantings shall not be required for the following: buildings with frontages on the main streets, buildings along an alley or internal street between non-residential buildings, or where buildings front on a plaza or square.
- 2) Buildings that face a perimeter street R-O-W and designed with: arcades, pedestrian area or framed by an usable open space.

D. LCC Waivers

An applicant may seek waivers from specific code requirements listed in Table 3.E.8.D, LCC Waivers, by submitting an application on forms provided by the Zoning Division. Waiver approval shall be granted prior to DRO certification. The Zoning Director shall consider the following "criteria of review" and any justification provided by the applicant in considering a waiver request.

Table 3.E.8.D. – LCC Waivers

Requirements	Waiver	Criteria of Review ¹
Main Street		
Art.3.E.8.C.3.b.1).a) A continuous main street shall traverse a minimum of 60% of the length or width of the LCC; whichever is greater.	Reduce a maximum of 10%.	-Constraints on site configuration prohibiting compliance with minimum length; -Encumbrance by existing natural features or easements (lake, preserve, etc.).
Art.3.E.8.C.3.b.1).c) A minimum of 65 percent of the total GFA shall be located on the main street(s).	Reduce a maximum of 10%.	-Existing site constraints that prohibit compliance with required layout and square footage cannot be accommodated on main streets.
Interconnectivity		
Art.3.E.8.C.3.c.3) The use of gates or other preventative barriers is prohibited, exceptions are allowed for: dumpsters, loading areas, private garages and parking areas.	Allow use of gates within the development.	-Special circumstances between adjacent uses; -Specific user requirements within the LCC requires building(s) to be gated provided these gates do not impact the continuity of the LCC street network.
Perimeter Building Frontage		
Art.3.E.8.C.4.b.2) Façade shall provide design features, including but not limited to: building entrances, display windows, plazas or squares and pedestrian circulation system.	No façade design features	-If proposed building is separated from the adjacent street or use by a canal R-O-W or other geological encumbrance or utility easement that is 80 feet or greater. -Façade shall meet Art.5.C.
Art.3.E.8.C.3.b.3) Outdoor vehicular circulation and queuing areas for uses including, but not limited to: gas sales, financial institution, restaurants, and other facilities with drive-thrus shall only be allowed if the associated outdoor vehicular activities are not visible from the street or adjacent residential uses.	Allow outdoor vehicular activities to be visible from the perimeter street.	-Provide a Type 3 Incompatibility Buffer, and exemplary architectural design that incorporates walls or other visual barriers a minimum of six feet in height, or a combination of the two.
Building Height		
Art.3.E.8.C.4.d The maximum building height shall be 45 feet.	Increase building height up to a maximum of 60 feet. >60 feet shall be subject to a Waiver approval by the BCC.	-Demonstrate that the use associated with the building requires additional height due to its use or structural reasons related to the use or building design; -Architectural focal point shall be provided and proportional to the additional height of the building. -Additional height of the building shall create no impact on adjacent properties. -Utilize Green Architecture, if applicable.

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EXHIBIT B

**LIFESTYLE COMMERCIAL CENTER
SUMMARY OF AMENDMENTS
(Updated 09/16/09)**

Table 3.E.8.D. – LCC Waivers

Requirements	Waiver	Criteria of Review ¹
Tenant Size and Large Tenant		
Art.3.E.8.C.4.e The total square footage for all freestanding building and large tenants shall not exceed 40 % of the GFA of the LCC.	Increase a maximum of 10% of the total GFA to be designated for freestanding buildings and large tenants.	-Increase Architectural features that exceed Art.5.C ; or -Utilize Green Architecture, if applicable; and -Increase usable open space by 10% for the site.
Art.3.E.8.C.4.e.5) Single tenants shall not occupy more than 240 feet of frontage.	Increase to a maximum of 325 feet for sides that do not have pedestrian use areas or street frontages other than for service areas.	-Provide Architectural features that exceed Art.5.C ; -Utilize Green Architecture, if applicable.
Vertical Integration		
Art.3.E.8.C.4.f. Vertically integrated units shall be accessed from the main street through a common area, including but not limited to: an internal lobby, courtyard, gathering area or usable open space between buildings.	Vertically integrated units without access from the main street	-Proposed access complies with the entry requirements of Art. 5.C.1.H.1.d, Entries, provided it is adjacent to usable open space.
Usable Open Space		
Table 3.E.8.C.7 Dimensions for Usable Open Space	Reduce a maximum of 25 percent of the minimum dimensions.	-Proposed design features of the reduced usable open space elements shall exceed minimum code requirements; and, -Demonstrate the overall usable open spaces are evenly distributed to meet the purpose and intent of this requirement.
Parking Lot		
Art.3.E.8.C.9.a A maximum of 200 parking spaces shall be permitted in each parking lot.	Increase a maximum of 20%.	-Only allowed if framed by buildings on all four sides and designed to give the appearance of small parking lots.
[Ord. 2010-...]		
Notes:		
1. The applicant can submit additional justification or documentation to support waiver request.		

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EXHIBIT B

**LIFESTYLE COMMERCIAL CENTER
SUMMARY OF AMENDMENTS
(Updated 09/16/09)**

1
2 **Part 8. ULDC, Table 3.F.1.F, Traditional Development Permitted Use Schedule (page 118 of**
3 **155)), is hereby amended as follows:**
4

Reason for amendment: [Zoning] Include Live/Work unit use within the residential uses of the Traditional Development Permitted Use Schedule, Table 3.F.1.F as the use was introduced for the LCC.

5
6
7 **Table 3.F.1.F – Traditional Development Permitted Use Schedule**

District Tier Pods	TND						TMD				NOTES
	Urban/Suburban (U/S)			Exurban/Rural			U/S	Ex/Rural	AGR		
	Res	Neighborhood Center (NC)	Open Space/Rec	Res	NC	Open Space/Rec			Dev.	Preserve	
Residential Uses											
....											
<u>Live/Work</u>		<u>D</u>					<u>D</u>	<u>D</u>	<u>D</u>		<u>141-2</u>
[Ord. 2005 – 002] [Ord. 2005-041] [Ord. 2006-004] [Ord. 2006-013] [Ord. 2008-037]											
Notes:											
P Permitted by right. D Permitted subject to approval by the DRO. S Permitted in the district only if approved by Special Permit. R Requested Use. [Ord. 2005-002]											

6
7
8 **Part 9. ULDC, Table 4.A.1.A, Standard Use Matrix (page 12 of 155), is hereby amended as**
9 **follows:**
10

Reason for amendment: [Zoning] Include Live/Work unit as the use within the residential uses of the standard zoning districts Use Matrix, Table 4.A.3.A as the use was introduced for LCC.

11
12 **Table 4.A.3.A-1 – Use Matrix**

Use Type	Zoning District/Overlay																NOTE		
	Agriculture/Conservation			Residential				Commercial					Industry/ Public						
	P	A	A	AR	R	R	R	R	C	C	C	C	C	C	I	I		P	I
	C	G	P	R	U	E	T	S	M	N	L	C	H	G	R	L	G	O	P
		R		S	S						O		O	E					F
				A	A														
Commercial Uses																			
....																			
<u>Live/Work</u>																			
[Ord. 2005-002] [Ord. 2005-041] [Ord. 2007-001] [Ord. 2008-037]																			
Key:																			
P Permitted by right D Permitted subject to approval by the DRO S Permitted in the district only if approved by Special Permit B Permitted in the district only if approved by the Zoning Commission (ZC) A Permitted in the district only if approved by the Board of County Commissioners (BCC)																			

12
13
14 **Part 10. ULDC, Art.4.B, Supplementary Use Standards, (page 31 of 155), is hereby amended as**
15 **follows:**
16

Reason for amendment: [Zoning] Amend to clarify uses to be permitted in the Lifestyle Commercial Center (LCC) Development District.

17
18 **CHAPTER B SUPPLEMENTARY USE STANDARDS**

19 This Section contains supplementary standards for specific uses. In the case of a conflict with other
20 regulations in this Code, the more restrictive requirement shall apply, unless otherwise stated.
21

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EXHIBIT B

LIFESTYLE COMMERCIAL CENTER
SUMMARY OF AMENDMENTS
(Updated 09/16/09)

- 1 Section 1 Uses
- 2 A. Definitions and Supplementary Standards for Specific Uses
- 3
- 4 16. Auction
- 5
- 6 d. **TMD and LCC Districts**
- 7 Auctions are permitted only within enclosed buildings in the U/S tier. [Ord. 2005 – 002]
- 8
- 9 18. Auto Service Station
- 10
- 11 f. **TMD and LCC Districts**
- 12 Automotive service stations shall be permitted only on sites that are within 500 feet of the
- 13 perimeter of the development. a TMD district but shall not be located on a Main Street.
- 14 The maximum site area is per station shall not exceed 10,000 square feet of GFA.
- 15 Gasoline pumps shall be located in the rear or side of a building with access from an
- 16 alley, interior parking area, or a street not designated as a main street.
- 17
- 18 22. Building Supplies
- 19
- 20 b. **Wholesale**
- 21 An establishment engaged in the sale or fabrication and allied products to contractors for
- 22 the construction, maintenance, repair and improvement of real property.
- 23 1) Retail sales of lumber and allied products to the consumer may be conducted, but
- 24 must be clearly accessory to the primary use.
- 25
- 26 c. **LCC District**
- 27 Building supplies in an LCC shall be enclosed with no outdoor storage area.
- 28
- 29 25. Car Wash
- 30 e. **LCC District**
- 31 A maximum of one car wash may be allowed. The car wash shall be located outside the
- 32 main street, and may be accessed from a secondary street, alley or from a parking lot.
- 33 The car wash shall not be visible from the main street.
- 34
- 35 37. Convenience Store with Gas Sales
- 36
- 37 g. **TMD and LCC Districts**
- 38 Islands for gasoline pumps shall be located in the rear of a building with access from an
- 39 alley, interior parking area, or a street not designated as a main street. [Ord. 2006-004]
- 40
- 41 54. Film Production Studio
- 42
- 43 a. **CHO and CG, and LCC Districts**
- 44 Outdoor activities shall be located a minimum of 300 feet from a residential district.
- 45
- 46 b. **Film Permit**
- 47 A film permit shall be issued by the Director of the Film Liaison Office. The duration of the
- 48 permit shall not exceed 24 months without approval of the Zoning Director. This permit
- 49 may be issued in all districts. [Ord. 2007-001]
- 50
- 51 c. **LCC**
- 52 Film production studios shall not be located on a main street.
- 53
- 54 55. Financial Institution
- 55
- 56 b. **TMD and LCC Districts**
- 57 Drive-up teller units shall be located in the rear of a building with access from an alley,
- 58 interior parking area, or a street not designated as a mMain sStreet.
- 59
- 60 64. Green Market
- 61
- 62 g. **LCC District**
- 63 A permanent Green Market shall be permitted by right and shall be allowed to operate
- 64 each weekend provided the area designated for the Green Market is indicated on the
- 65 DRO approved final site plan. The Green Market shall not be located on required parking
- 66 spaces or access aisles.
- 67
- 68 78. Laundry Service

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EXHIBIT B

LIFESTYLE COMMERCIAL CENTER
SUMMARY OF AMENDMENTS
(Updated 09/16/09)

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....
c. **TMD and LCC Districts**
A laundry service shall not exceed 3,000 square feet of a GFA.

87. Multi-family

....
a. **TMD and LCC Districts**
On Main Streets multi-family units are permitted only on upper floors of mixed-use buildings.

104. Recycling Drop-Off Bin

....
a. **Mobility**
The mobility of a drop-off bin shall be maintained at all times.
b. **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 space. In TMD and LCC districts, the recycling drop-off bins shall be designed to be consistent with the buildings design.

106. Recycling Collection Station

....
a. **TMD and LCC Districts**
Shall not be located on a Main Street.

108. Repair Services, Limited

....
e. **LCC District**
Repairs of small motors such as golf carts, mopeds and lawn movers is prohibited.

109. Restaurant, Type I

....
d. **TMD and LCC Districts**
A Type I Restaurant shall not: [Ord. 2005 – 002] [Ord. 2006-004]
1) Exceed 3,000 square feet of GFA. An additional 1,500 square feet shall be permitted for outdoor dining areas, for a maximum of 4,500 square feet of GFA. An exception shall be permitted where food is served cafeteria or buffet style, to allow up to 5,000 square feet of indoor dining area, for a maximum of 6,500 square feet of GFA. [Ord. 2005-002] [Ord. 2006-004] [Ord. 2007-001]

111. Restaurant, Type II

....
b. **Use Limitations and Approval Process**
....
4) ~~TNDs, and TMDs, and LCC Districts~~
Take out windows designed for vehicular use are prohibited unless located in the rear of a building, with access from an alley or the interior of a parking area, and covered by a canopy or the second story of a building. [Ord. 2006-004] [Ord. 2006-036] [Ord. 2007-001]

113. Retail Sales, Auto Accessories and Parts

....
c. **LCC District**
Sales shall be limited to 3,000 square feet GFA provided that the use is not located in a freestanding building and shall not have outdoor storage or any installation of vehicle parts in the main streets or parking lots.

114. Retail Sales, General

....
b. **TMD and LCC Districts**
In the TMD and LCC Districts, retail sales, general shall ~~shall~~ not exceed 100,000 square feet of GFA per establishment in the U/S tier, and where applicable, 50,000 square feet of GFA per establishment in the Exurban and Rural tiers and 65,000 square feet of GFA in the AGR for the TMD. A drive-thru facility for a drug store is allowed if located in the rear of a building. Access shall be from an alley, an interior parking area, or a street not designated as a Main Street. The drive-thru facility shall be covered by a canopy or the second story of a building. [Ord. 2005 – 002]

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EXHIBIT B

LIFESTYLE COMMERCIAL CENTER
SUMMARY OF AMENDMENTS
(Updated 09/16/09)

1 129. Theater, Indoor

2 An establishment for showing motion pictures or live performances in an enclosed building.

3 a. CRE District

4 Shall not be allowed in a CRE district with an RR FLU designation.

5 b. CC, CG, ~~and~~ MUPD ~~and~~ LCC Districts

6 Indoor theaters not exceeding 15,000 square feet are a permitted use.

7
8 136. Veterinary Clinic

9
10 c. LCC District

11 A veterinary clinic shall not include outdoor runs or boarding facilities and shall not
12 occupy more than 5,000 square feet GFA.

13 [Renumber Accordingly.]

14 137. Vocational School

15
16 a. AGR, CC, ~~and~~ CG ~~and~~ LCC Districts

17 A vocational school shall not involve heavy equipment or machinery, motor vehicle
18 engines, or aircraft unless approved as a Class A conditional use.

19
20 141-1. Work/Live Space

21 A space within a building that is used jointly for residential and any non-residential use
22 permitted in the Zoning district, where permitted by the FBC, ~~commercial and/or industrial~~
23 purposes, where the residential space is accessory to the primary use as a place of work.
24 [Ord. 2004-040] [Ord. 2006-004] [Ord. 2007-013]

25 a. Non-residential Designation

26 Both residential and non-residential square footage shall be counted towards the
27 maximum FAR allowed for the district.

28 ba. Floor Area

29 Shall not exceed 1,000 square feet of living area. [Ord. 2004-040]

30 cb. Office Space

31 A minimum of ten percent of the living area shall be designated as office space. [Ord.
32 2004-040]

33 dc. WCRAO

34 Shall be permitted in accordance with Table 3.B.15.E-7 – WCRAO Sub-area Use
35 Regulations. [Ord. 2007-013]

36 141-2.Live/Work

37 Live/Work – a mixed use consisting of one residential dwelling unit collocated with any
38 permitted non-residential use pursuant to the applicable zoning district, where permitted by
39 the Florida Building Code.

40 a. Mixed Use Designation

41 The residential unit shall be counted as density with no limit on maximum square footage,
42 and the non-residential use shall be counted as building square footage. Both shall
43 comply with the allowable density and FAR permitted in the Zoning district.

44 b. Final Site Plan

45 To ensure compliance with parking, concurrency and building code requirements, among
46 others, the square footage for both the residential unit and the non-residential use shall
47 be clearly indicated on the Final Site Plan for each live/work unit.

48 c. Residential Limitations

49 Non residential uses or other similar activities other than home office shall be prohibited
50 within the residential unit portion.

51
52
53
54 Part 12. ULDC, Art.5.C.1.C, Exemptions (Related to Architectural Guidelines) (page 29 of 75), is
55 hereby amended as follows:

56
57 Reason for amendment: [Zoning and Industry] 1) Expand exemption to include LCC Development
58 District.

59
60 CHAPTER C DESIGN STANDARDS

61 Section 1 Architectural Guidelines

62
63 C. Exemptions
64

Notes:

Underlined language indicates proposed new language.

Language ~~crossed-out~~ indicates language proposed to be deleted.

.... (ellipses) or [Renumber accordingly] indicates language not amended which has been omitted to save space.

Relocated language is shown as *italicized* with reference in parenthesis.

EXHIBIT B

LIFESTYLE COMMERCIAL CENTER
SUMMARY OF AMENDMENTS
(Updated 09/16/09)

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7. All building frontages that are required to be located on a main street in an LCC shall be exempt from the requirements of Art. 5.C.1.H.1.d.1, Recesses and Projections.

....

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Notes:

Underlined language indicates proposed new language.

Language ~~crossed-out~~ indicates language proposed to be deleted.

.... (ellipses) or **[Renumber accordingly]** indicates language not amended which has been omitted to save space.

Relocated language is shown as *italicized* with reference in parenthesis.