

AGENDA

PALM BEACH COUNTY LAND DEVELOPMENT REGULATION ADVISORY BOARD LAND DEVELOPMENT REGULATION COMMISSION JULY 13, 2005

BOARD MEMBERS

Wes Blackman, AICP, Chair

D. J. Snapp, III, Vice Chair

David Carpenter, RLA

Chuck Congdon

Joanne Davis

Stephen Dechert

Rosa Durando

Wayne Larry Fish, P.S.M.

Maurice Jacobson

Thomas Kastner

Barbara Katz

Martin Klein, Esq.

Ron Last, P.E.

Jack Miles

Frank Palen, Esq., Alternate

Dr. Carmine Priore

Barbara Sufas Noble

Brian Waxman, Esq., Alternate

Scott Worley

Tony Masilotti
Chair, District 6

Addie L. Greene
Vice Chair, District 7

Karen T. Marcus
Commissioner, District 1

Jeff Koons
Commissioner, District 2

Warren H. Newell
Commissioner, District 3

Mary McCarty
Commissioner, District 4

Burt Aaronson
Commissioner, District 5

Robert Weisman
County Administrator





**LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
LAND DEVELOPMENT REGULATION COMMISSION (LDRC)
Wednesday, July 13, 2005 AGENDA
100 Australian Avenue
4th Floor Conference Room, 2:00 p.m.**

A. Call to Order/Convene as the Land Development Regulation Advisory Board (LDRAB)

1. Roll Call
2. Additions, Substitutions and Deletions
3. Motion to Adopt Agenda
4. Adoption of June 8, 2005 Minutes (Attachment A)

B. ULDC Amendments

- Attachment B Article 3 – Overlays and Zoning Districts
Attachment C Article 6 – Parking
Attachment D Article 8 – Signage
Attachment E Traditional Development District/Traditional Marketplace Development (TDD/TMD)

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

1. Proof of Publication
2. Consistency Determinations

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

E. Public Comments

F. Staff Comments

1. Unique Structures Sub-committee - Membership

G. Adjourn

PALM BEACH COUNTY

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

Minutes of June 8, 2005 Meeting

On Wednesday, June 8, 2005 at 2:00 p.m. the Palm Beach County Land Development Regulation Advisory Board (LDRAB) met in the Fourth Floor Conference Room, at 100 Australian Avenue, West Palm Beach, Florida, for their meeting:

A) Call to Order/Convene as LDRAB.

1) Roll Call

Chair Wes Blackman called the meeting to order at 2:05 p.m. Maggie Cruz, Zoning Technician, called the roll.

Members Present

Wesley Blackman
David Carpenter
Chuck Congdon
Joanne Davis
Rosa Durando
Larry Fish
Maurice Jacobson
Barbara Katz
Martin Klein
Carmine Priore
Brian Waxman (alternate)*
Stephen Dechert
Ron Last
Barbara Noble
Jack Miles
D.J. Snapp
Scott Worley

Members Present – 17

Members Absent

Thomas Kastner

Members Absent – 1

*Includes 1 alternate

County Staff Present:

Barbara Alterman, PZB Director
Terry Verner, Code Enforcement Director
Robert T. Buscemi, R.A, Principle Planner, Zoning
William Cross, Senior Planner, Zoning
Bruce Thomson, Senior Planner, Planning
Izabela Aurelson, Planner I, Zoning
Maggie Cruz, Zoning Technician, Zoning
Lenny Berger, Assistant County Attorney

2) Additions, Substitutions, and Deletions

Staff added an addendum to the agenda.
Dr. Priore requested Attachment E – Article 4 be presented first.

3) Motion to Adopt Agenda

A motion was made by Maurice Jacobson, seconded by Martin Klein, to adopt the agenda, as amended. The motion passed unanimously (17– 0).

4) Adoption of May 11, 2005 Minutes

The Board requested alternate members not be listed as absent in the minutes.

A motion was made by Maurice Jacobson, seconded by Martin Klein, to adopt the May 11, 2005 minutes. The motion passed unanimously (17 – 0).

B) ULDC Amendments

1) Article 4 – Use Regulations (Attachment E)

Motion to approve, as amended, by Martin Klein, seconded by Joanne Davis. Amendments included changes to Part 1, Ambulatory Surgical Center and the postponement of Part 3, Shadehouses. The motion passed unanimously (17 – 0).

2) Article 1 – General Provisions (Attachment B)

Motion to approve by Joanne Davis, seconded by Maurice Jacobson. The motion passed unanimously (16 – 0).

3) Article 2 – Development Review Procedures (Attachment C)

Motion to approve, as amended, by Maurice Jacobson, seconded by DJ Snapp. Amendment included minor changes to Part 2, Application Procedures, and items listed on the addendum. The motion passed unanimously (16 – 0).

4) Article 3 – Overlays and Zoning Districts (Attachment D)

Motion to approve, as amended, by Martin Klein, seconded by DJ Snapp. Amendments were indicated on the addendum. The motion passed unanimously (16 – 0).

5) Article 5 – Supplementary Use Standards (Attachment F)

Motion to approve, as amended, by Maurice Jacobson, seconded by DJ Snapp. Amendments included Part 3, deleting the language “when associated with natural disasters” and items listed on the addendum. The motion passed unanimously (16 – 0).

6) Article 6 – Parking (Attachment G)

Motion to approve, as amended, by Maurice Jacobson, seconded by Joanne Davis. Amendments included Part 4, clarifying the reference to “gross vehicle weight rating” and items listed on the addendum. The motion passed unanimously (16 – 0).

7) Article 7 – Landscaping (Attachment H)

Motion to approve, as amended, by Joanne Davis, seconded by Maurice Jacobson. Amendments were indicated on the addendum. The motion passed unanimously (16 – 0).

8) Article I – Lighting Ordinance (Attachment I)

Motion to approve, as amended, and recommend that SCO be considered as part of the Rural/Exurban Tier for the purposes of the Lighting Ordinance by Martin Klein, seconded by Joanne Davis. Barbara Noble recused herself from voting on this item. The motion passed unanimously (15 – 0).

C) Convene as the Land Development Regulation Commission (LDRC)

1) Proof of Publication

A motion was made by Maurice Jacobson, seconded by Martin Klein to adopt the proof of publication.

2) Consistency Determination

Bruce Thomson stated that the proposed amendments were consistent with the Comprehensive Plan.

Motion to approve, as amended, by Maurice Jacobson, seconded by Martin Klein. The motion passed unanimously (16 – 0).

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

No motion passed on this item.

E) Public Comments

None.

F) Staff Comments

1. General Subcommittee - need for additional members. Wes Blackman suggested making every Board member an alternate member for the subcommittees.

G) Adjourn

The Land Development Regulation Advisory Board meeting adjourned at 4:00 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.

ARTICLE 3 – OVERLAYS AND ZONING DISTRICTS
SUMMARY OF AMENDMENTS
(Updated 7/6/05)

1
2 **Part 1. Unified Land Development Code of Palm Beach County (ULDC), Art. 3.E.2.C.1,**
3 **Thresholds (page 69 of 125), is hereby amended as follows:**
4

5 Reason for amendment: Clarify existing threshold requirements for a PUD.
6

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

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

9 **C. Thresholds**

10 **1. Thresholds**

11 ~~A PUD shall meet~~ Projects which exceed the minimum acreage indicated in Table 3.E.2.C-
12 14, PUD Minimum Acres, shall be submitted and reviewed as a PUD, unless submitted as a
13 MHPD or TDD.
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Notes:

Underlined language indicates proposed new language.

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**ARTICLE 6 – PARKING
SUMMARY OF AMENDMENTS
(Updated 7/6/05)**

1 **Part 2. ULDC, Art. 6.A.1.D.2.c, Location of Front, Side, and Rear Parking (page 15 of 39), is**
2 **hereby amended as follows:**
3

4 Reason for amendment: To further promote infill redevelopment or new development of small or irregular
5 shaped parcels.

6
7 **CHAPTER A PARKING**

8 **Section 1 General**

9 **D. Off-Street Parking**

10 **2. Location of Required Parking**

11 **c. Location of Front, Side, and Rear Parking**

12 A minimum of ten percent of the required parking spaces shall be located at the side
13 and/or rear of each building or use it is intended to serve; however, development on
14 irregular or narrow parcels requiring 50 or less parking spaces, where a drive isle or
15 parking lot cannot be accommodated on the side or rear shall be exempt. A public
16 pedestrian walk shall connect the parking areas to a store entrance. Such pedestrian
17 access way shall be a minimum of four feet in width, clearly marked, well lighted and
18 unobstructed.
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Text in blue indicates amendments previously approved by LDRAB.

ARTICLE 8 – SIGNAGE
SUMMARY OF AMENDMENTS
(Updated 6/28/05)

1
2 **Part 1. ULDC, Art. 8.E.2, Required Tag (page 21 of 41), is hereby amended as follows:**
3

4 Reason for amendment: Provides an alternative for locating required tags on wall signs to a location on 5 the sign itself, or at the base of the structure to which the wall sign is attached. Retains 1' to 3' 6 requirement for freestanding signs, which are subject to Art. 7.D.11.D, Planting Around Signs. 7

8 **CHAPTER E PROCEDURES FOR SIGNAGE**

9 **Section 2 Required Tag**

- 10 A. Every sign for which a building permit is required shall be plainly marked with the corresponding
11 permit number issued for the sign. The permit number shall be marked on permanent material
12 with a contrasting color in numbers at least one inch in height.
- 13 B. Tags shall be displayed on signs or ~~sign structures~~ at the base of a structure in a visible location.
14 Tags for freestanding signs must be located on the structure between one and three feet above
15 grade.
- 16 C. The absence of the required tag shall be evidence that the sign is in violation of this Article.
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ARTICLE 3.F – TRADITIONAL DEVELOPMENT DISTRICTS
SUMMARY OF AMENDMENTS
(Updated 7/6/05)

1
2 **Part 1. ULDC, Art. 3.F.1.F.1.d, Requested Uses [Related to Use Regulations], is hereby**
3 **amended as follows:**
4

5 Reason for amendment: AGR TMD developers are proposing to request alternate locations for specific
6 requested uses, to allow for future design flexibility.

7
8 **CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS**

9 **Section 1 General Provisions for TDDs**

10 **F. Use Regulations**

11 **1. Use Designations**

12 **d. Requested Uses (R)**

13 These uses require approval by the BCC in accordance with the standards and
14 procedures in Art. 2.B, Public Hearing Procedures, and are identified by an R in the
15 matrix. ~~1) Location~~ Requested uses shall be shown on the master plan or site plan
16 approved by the BCC ~~and shall remain in the location shown.~~ The location, or alternative
17 locations for each requested use must be approved by the BCC. Requested uses must
18 be located in only one of the locations approved by the BCC.
19

20
21 **Part 2. ULDC, Table 3.F.1.H-32, Traditional Development Permitted Use Schedule (page 54 of**
22 **125), is hereby amended as follows:**
23

24 Reason for amendment: To amend table heading to be consistent with PDD Use Matrix and add
25 Commercial Stable as a permitted use in the AGR TMD Preserve Area, as permitted by the Plan.
26

27 **Table 3.F.1.H-32 - TDD Traditional Development Permitted Use Schedule Matrix**

District	TND						TMD			NOTES	
	Urban/Suburban (U/S)			Exurban/Rural			U/S	Ex/ Rural	AGR		
<u>Land Use Zone Pods</u>	Res	Neighborhood Center (NC)	Open Space/ Rec	Res	NC	Open Space/ Rec			Dev.	Preserve	
Residential Uses											
...											
Agricultural Uses											
...											
<u>Stable, Commercial</u>										<u>D</u>	<u>125</u>
...											

28 **Notes:**

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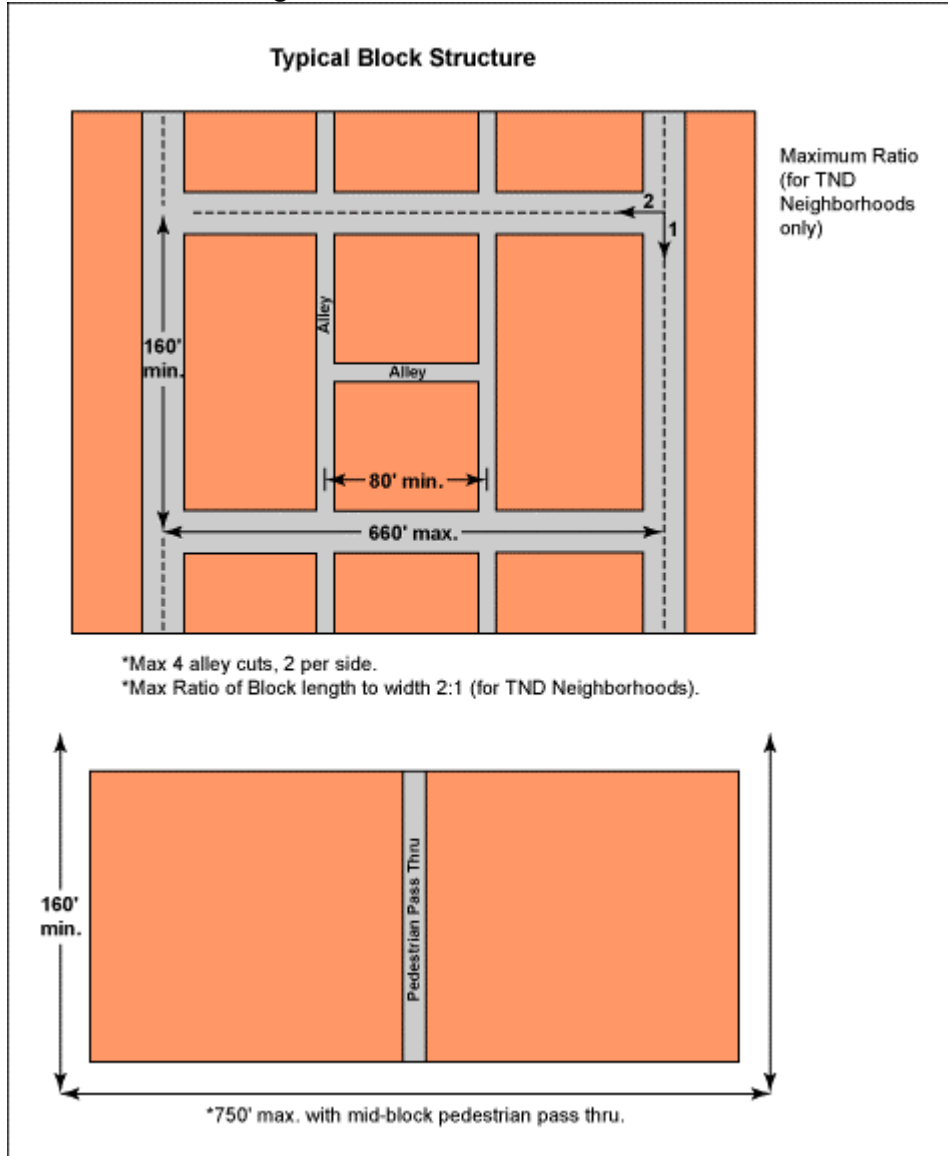
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**ARTICLE 3.F – TRADITIONAL DEVELOPMENT DISTRICTS
SUMMARY OF AMENDMENTS
(Updated 7/6/05)**

Part 3. Repealing ULDC Figure 3.F.2.A-5, TDD Block Structure (page 104 of 125), and adopting in its place a new Figure 3.F.2.A-5, TDD Block Structure:

Reason for amendment: Amend figure to be consistent with Art. 1.C.4, Measurement, and Figure 1.C.4.A-2 – Typical Example of Measurement of Distance from Center Line to Site Element.

Figure 3.F.2.A-5 TDD Block Structure



Part 4. ULDC, Art. 3.F.2.A.1.c.2), Connectivity [Related to Streets], is hereby amended as follows:

Reason for amendment: To clarify that AGR TMDs are not subject to street connectivity requirements.

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDS)

Section 2 General Standards

A. Applicability

1. Streets, Sidewalks and Alleys

c. Streets

2) Connectivity

All streets and alleys shall connect to other streets and alleys to form a continuous vehicular and pedestrian network within the district, and Streets shall connect to streets in to adjacent development or vacant parcels, except for AGR TMDs. The use of gates or other preventative barriers shall not be permitted on collector streets.

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ARTICLE 3.F – TRADITIONAL DEVELOPMENT DISTRICTS
SUMMARY OF AMENDMENTS
(Updated 7/6/05)

1 **Part 5. ULDC, Art. 3.F.2.A.1.e, Alleys, is hereby amended as follows:**

2
3 Reason for amendment: To clarify that AGR TMDs are not subject to minimum TDD alley requirements.

4
5 **CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDS)**

6 **Section 2 General Standards**

7 **A. Applicability**

8 **1. Streets, Sidewalks and Alleys**

9 **e. Alleys**

10 A minimum of one alley shall be required in all blocks, except blocks of single family and
11 ZLL residential uses and AGR TMDs. Alleys shall conform to the standards in Art. 11,
12 Subdivision, Platting and Required Improvements, and the following:

13
14
15 **Part 6. ULDC, Table 3.F.2.A-36, TDD Street Lighting Standards, is hereby amended as follows:**

16
17 Reason for amendment: Request to clarify maximum street lighting heights for non-residential and mixed
18 use.

19 **Table 3.F.2.A-36 – TDD Street Lighting Standards**

Street Light Fixture Height	Residential	Non-residential/Mixed-Use
Maximum	20 ft.	18 <u>22</u> ft.
Minimum	12 ft.	14 ft

20
21
22 **Part 7. ULDC, Art. 3.F.2.A.3.a, U/S Tier [Related to Minimum Pervious Surface Area], is hereby**
23 **amended as follows:**

24
25 Reason for amendment: To allow for a pervious surface area to be consistent with an U/S TMD.

26
27 **CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDS)**

28 **Section 2 General Standards**

29 **A. Applicability**

30 **3. Minimum Pervious Surface**

31 **a. U/S and AGR Tiers**

32 20 percent of the project site gross development area.

33 **b. Exurban, and Rural Tiers and AGR Tiers**

34 30 percent of the project site, ~~or development area of an AGR TMD~~.

35
36
37 **Part 8. ULDC, Art. 3.F.2.A.4.a.2)b), R-O-W Buffer [Related to Internal Compatibility and**
38 **Incompatibility Buffers], is hereby amended as follows:**

39
40 Reason for amendment: AGR TMD developers have requested to waive the R-O-W buffer requirement
41 where adjacent to the required rural parkways (100' in width), subject to staff request that required R-O-W
42 buffer screening and planting is met within 100' rural parkway.

43
44 **CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDS)**

45 **Section 2 General Standards**

46 **A. Applicability**

47 **4. Landscaping and Buffering**

48 **a. Buffer Around Districts**

49 **2) AGR TMD Perimeter Buffer**

50 **b) R-O-W Buffer**

51 (1) The R-O-W buffer width reduction permitted under Article 7.F.6, R-O-W
52 Buffer, shall only be permitted for any property line which abuts a 100 foot
53 wide rural parkway. In the AGR Tier, a R-O-W buffer abutting open space a
54 minimum of 100 feet in width and designated as a rural parkway may be
55 deleted subject to DRO approval of a regulating plan that demonstrates that
56 the required R-O-W planting and buffering requirements will be installed in
57 the rural parkway.

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ARTICLE 3.F – TRADITIONAL DEVELOPMENT DISTRICTS
SUMMARY OF AMENDMENTS
(Updated 7/6/05)

(2) A minimum ~~six~~ four-foot high hedge, fence or wall visual screen shall be required in a R-O-W buffer or rural parkway adjacent to any surface parking area having more than two rows of parking.

Part 9. ULDC, Art. 3.F.2.A.4.b, Related to Internal Compatibility and Incompatibility Buffers, is hereby amended as follows:

Reason for amendment: Landscape buffers are not required for residential uses in a TMD when separated from adjacent uses, clarified to include streets in addition to alleys, pedestrian walkways or plazas.

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDS)

Section 2 General Standards

A. Applicability

4. Landscaping and Buffering

b. Internal Compatibility and Incompatibility Buffers

Buffers are not required within TDDs, except that a solid six-foot high wall or five-foot wide landscape planting area providing a visual screen at least six feet in height is required along an interior property line where a non-residential use abuts a residential use. The height of the wall or landscape screen shall not exceed three feet within required front setback areas. ~~1) Exception for Multi family and Townhouses~~ The internal buffer requirement for multi-family and townhouse units may be waived when the units are constructed on a main street; ~~or~~ are attached to a commercial structure; ~~or~~ are separated from a commercial structure by streets or an alley, pedestrian walkway or plaza; or when adjacent to open space, plazas or private recreational uses associated with units requiring a buffer.

Part 10. ULDC, Art. 3.F.4.A, Specific Purpose, hereby amended as follows:

Reason for amendment: Minor clarifications requested by Ascot.

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDS)

Section 4 Traditional Marketplace Development (TMD)

A. Specific Purpose

The purpose of the TMD district is to:

1. Provide a concentrated area for shopping, entertainment, business, services and cultural opportunities by allowing a mix of commercial and institutional uses and establishing physical development and design standards that create pedestrian-oriented development;
2. Provide housing opportunities through vertically integrated residential uses;
3. Promote a mix of uses in a manner that creates a stronger pedestrian orientation through design, placement and organization of buildings, plazas, common public space, and dispersed parking; and
4. Ensure traditional marketplaces are compatible with the overall design objectives of the Plan and ~~is~~ the MGTS.

Part 11. ULDC, Art. 3.F.4.B, Further Purpose of a TMD District in the Agricultural Reserve Tier (AGR-TMD), hereby amended as follows:

Reason for amendment: To further clarify the intent of an AGR TMD.

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDS)

Section 4 Traditional Marketplace Development (TMD)

B. Further Purpose of a the TMD District in the ~~Agricultural Reserve~~ AGR Tier (AGR-TMD)

In addition to the above, ~~a TMD district in the Agricultural Reserve Tier (the purpose of the~~ AGR-TMD) ~~shall is to:~~

1. Promote the preservation of agriculture by providing for compact commercial areas and preserved agricultural land;

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ARTICLE 3.F – TRADITIONAL DEVELOPMENT DISTRICTS
SUMMARY OF AMENDMENTS
(Updated 7/6/05)

- 1 2. Provide for commercial uses serving AGR residents at accessible locations on major
2 arterials; ~~and~~
3 3. Encourage design that is compatible with the surrounding agricultural or rural area; ;
4 4. Implement the conceptual designs that submitted to the BCC on April 6, 2005; and
5 5. Implement the requirements of Policy 1.5-m, 1.5.1-m, 1.5.1-n, and 2.4-c of the Plan.
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7

8 **Part 12. ULDC, Art. 3.F.4.D.1, General Standards, [Related to Development Standards for All**
9 **TMDs], hereby amended as follows:**

10
11 Reason for amendment: To further clarify different requirements associated with the AGR TMD.

12 **CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDS)**

13
14 **Section 4 Traditional Marketplace Development (TMD)**

15 **D. Development Standards for all TMDs**

16 The following standards apply to TMDs located in all tiers:

17 **1. General Standards**

18 The following standards apply to all TMDs; however, additional standards or provisions shall
19 apply to the AGR Tier, per Art. 3.F.4.E, Standards Applicable to AGR Tier. except those in
20 the AGR Tier refer to Art. 3.F.4.B, further purposes of a TMD District in the Agricultural
21 Reserve Tier, for TMDs in the AGR tier.
22
23

24 **Part 13. ULDC, Art. 3.F.4.D.1.e.4), Maximum Frontage per Establishment [Related to**
25 **Development Standards for all TMDs], is hereby amended as follows:**

26
27 Reason for amendment: 1) Use term single tenant to be consistent with other Sections; and 2) To allow
28 for an alternative to maximum frontage per establishment subject to the provision of architectural and
29 floor plan design that creates intended streetscape.

30
31 **CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDS)**

32 **Section 4 Traditional Marketplace Development (TMD)**

33 **D. Development Standards for all TMDs**

34 **1. General Standards**

35 **e. Maximum Floor Area per Single Tenant Establishment**

36 **4) Maximum Frontage per Single Tenant Establishment**

37 No single tenant may occupy more than 200 feet of frontage ~~to a depth of 40 feet,~~
38 ~~measured from the storefront.~~ An increase of up to 240 feet of frontage per single
39 tenant is permitted in the AGR Tier, provided that any increase over 200 feet
40 incorporates the appearance of a separate storefront on the subject façade, to
41 include the following: a distinct architectural style a minimum of 40 feet in length, a
42 similar percentage of transparency, and an additional building entrance, or
43 appearance of an entrance.
44
45

46 **Part 14. ULDC Art. 3.F.4.D.2.b, Sidewalks [Related to Development Standards for all TMDs], is**
47 **hereby amended as follows:**

48
49 Reason for amendment: Add sidewalk exemption to access ways to an internal parking lot. Sidewalks
50 will be provided per mainstreet and other pedestrian circulation requirements.

51
52 **CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDS)**

53 **Section 4 Traditional Marketplace Development (TMD)**

54 **D. Development Standards for all TMDs**

55 **2. Street Designations and Configurations**

56 **b. Sidewalks**

57 Sidewalks are required on both sides of all streets and shall be designed to be consistent
58 with Figure 3.F.2.A-6, TDD Commercial Street, except for: alleys; drive isles between
59 rows of parking or providing access to in a surface parking lot; service streets; the side of
60 a street abutting a preserve area of an AGR-TMD; and, where one side of a street abuts

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ARTICLE 3.F – TRADITIONAL DEVELOPMENT DISTRICTS
SUMMARY OF AMENDMENTS
(Updated 7/6/05)

1 a surface parking lot or open space. All sidewalks shall conform to the requirements of
2 Art. 3.F.2.A.1, Streets, Sidewalks, and Alleys.

3
4
5 **Part 15. ULDC Art. 3.F.4.D.4, Frontages [Related to Development Standards for all TMDs], is**
6 **hereby amended as follows:**
7

8 Reason for amendment: Clarification to differentiate frontage and setback alternatives for residential 9 development.
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10
11 **CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDS)**

12 **Section 4 Traditional Marketplace Development (TMD)**

13 **D. Development Standards for all TMDs**

14 **4. Frontages and Residential PDRs**

15 All buildings shall be designated on the site plan as either Primary or Secondary Frontage
16 and shall conform to the following requirements:

17

18 **d. Optional Standards for Residential PDRs**

19 Residential buildings may use the TND Residential Lot Size and Setback Regulations, or
20 the following:

21 **1) Multi-family Alley Frontage Design Alternative**

22 Multi-family dwellings may be permitted to have frontage from a street built to alley
23 standards, subject to the following:

24 **(a) Build to Lines and Setbacks**

25 Setbacks or build to lines must be measured from the inside alley edge, or
26 sidewalk if provided.

27 (1) The front of each unit must be built within 30 feet. Garages fronting the alley
28 shall be setback at least 20 feet.

29 (2) Side street setbacks must be a minimum of five feet, and a maximum of 10
30 feet. An exception may be made for one side of a block which fronts on open
31 space or a recreation use.

32 (3) The rear of each unit shall have access to and be within 20 feet of a street,
33 open space or plaza, with sidewalks that connect to the projects pedestrian
34 circulation system.

35 **(b) Continuity and Separations**

36 One separation between buildings is allowed for each 80 feet of frontage,
37 provided it is located a minimum of 80 feet from the end of a block. The width of
38 this separation shall not exceed 25 feet for pedestrian access, or 40 feet for a
39 mid block plaza. One mid block plaza may be permitted to have a separation of
40 up to 120 feet in the AGR Tier only.

41
42
43 **Part 16. ULDC, Art. 3.F.4.D.6, Foundation Planting [Related to Development Standards for all**
44 **TMDs], is hereby amended as follows:**
45

46 Reason for amendment: To clarify exemption does not apply to alleys located at the end of a block, to 47 ensure that buildings that use alleys to meet block structure use appropriate landscaping (especially 48 where sidewalks are not required for alleys).
--

49
50 **CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDS)**

51 **Section 4 Traditional Marketplace Development (TMD)**

52 **D. Development Standards for all TMDs**

53 **6. Foundation Planting**

54 Notwithstanding the requirements of Art. 7.D.11, Foundation Plantings, foundation plantings
55 shall not be required for primary and secondary building frontages, buildings along an
56 alleyway or access way to a parking area, where the alley or access way is located in-
57 between non-residential buildings, or where buildings front on a plaza or square.
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59
60

Notes:

Underlined language indicates proposed new language.

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

**ARTICLE 3.F – TRADITIONAL DEVELOPMENT DISTRICTS
SUMMARY OF AMENDMENTS
(Updated 7/6/05)**

1 **Part 17. ULDC, Art. 3.F.4.D.7, Parking [Related to Development Standards for all TMDs], is**
2 **hereby amended as follows:**

4 Reason for amendment: To delete on-street parking requirements for alleyways used to provide access
5 to residential units or provide perimeter or service access.

6
7 **CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDS)**

8 **Section 4 Traditional Marketplace Development (TMD)**

9 **D. Development Standards for all TMDs**

10 **7. Parking**

11 On-street parking is required on both sides of all two-way streets and on at least one-side of
12 one-way streets, except within 25 feet of a street intersection or alley, or ten feet of a fire
13 hydrant, or along arterials, planned collector streets, alleys or a vehicular access way to
14 internal parking, ~~as allowed by Art. 4.B.4.b.2)b)(2).~~

15
16
17 **Part 18. ULDC, Art. 3.F.4.D.8, Plazas and Squares [Related to Development Standards for all**
18 **TMDs], is hereby amended as follows:**

20 Reason for amendment: Ascot recommendation to simplify figures for plazas by using table format.

21
22 **CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDS)**

23 **Section 4 Traditional Marketplace Development (TMD)**

24 **D. Development Standards for all TMDs**

25 **8. Plazas ~~and Squares~~**

26 Plazas ~~or squares~~ are required to provide a focal point for pedestrians, and must meet the
27 minimum standards of Table 3.F.4.D-41, Minimum Dimensions for Required Plazas, and
28 subject to the following standards:

Table 3.F.4.D-41 – Minimum Dimensions for Required Plazas			
	<u>Minimum Size</u>	<u>Minimum Length</u>	<u>Minimum Width</u>
<u>Central Plaza</u>	<u>10,000 sf</u>	<u>120 feet</u>	<u>80 feet</u>
<u>Other Plazas</u>	<u>5,000 sf</u>	<u>60 feet</u>	<u>40 feet</u>

30
31 **a. Minimum Total Area**

32 20,000 square feet or five percent of the gross development area within a TMD,
33 whichever is greater, shall be used for public plazas or squares.

34 ~~**b. Minimum Size for Required Plazas or Squares**~~

35 ~~**1) Central Plaza**~~

36 ~~10,000 sq. ft.~~

37 ~~**2) Other Plazas or Squares**~~

38 ~~5,000 sq. ft.~~

39 ~~**be. Required Location**~~

40 The central plaza shall front on a Main Street; other plazas ~~or squares~~ shall be bounded
41 by a street on at least one side.

42 ~~**d. Required Dimensions for Required Plazas or Squares**~~

43 ~~**1) Minimum Length**~~

44 ~~**a) Central Plaza**~~

45 ~~120 feet.~~

46 ~~**b) Other Plazas or Squares**~~

47 ~~60 feet.~~

48 ~~**2) Minimum Width**~~

49 ~~**a) Central Plaza**~~

50 ~~80 feet.~~

51 ~~**b) Other Plazas or Squares**~~

52 ~~40 feet.~~

53 ~~**ce. Required Landscaping and Pedestrian Amenities**~~

54 1) At least A minimum of 15 percent of all each plazas ~~and squares~~ shall be shaded by
55 landscaping or shade structures, at time of installation. Landscaping shall provide a
56 minimum of 50 percent of required shade.

57 2) A minimum of 40 percent of the overall plaza ~~or square~~ areas shall be pervious.

58 3) Each plaza ~~or square shall~~ must provide a minimum of one linear foot of seating for
59 each 200 square feet of overall area.

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ARTICLE 3.F – TRADITIONAL DEVELOPMENT DISTRICTS
SUMMARY OF AMENDMENTS
(Updated 7/6/05)

df. Corner and Mid-Block Plaza ~~Squares~~ Abutting Buildings

Wherever a plaza ~~or square~~ is bounded by buildings, the building frontages ~~shall~~ **must** conform to the standards for a Primary Frontage, including requirements for arcaded walkways and building see Art. 3.F.4.D.4, Frontages.

Part 19. The title for ULDC, Figure 3.F.4.D-25, TMD Plazas and Squares, is hereby amended as follows:

Reason for amendment: Ascot recommendation to simplify figures for plazas by using table format. Term square is indicated in title of figure only.

Figure 3.F.4.D-25 – TMD Plazas ~~and Squares~~

Part 20. ULDC, Art. 3.F.4.E.9, Block Structure, is hereby amended as follows:

Reason for amendment: Clarify maximum percentage allowed to deviate from block structure requirements.

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDS)

Section 4 Standards Applicable to AGR Tier

E. Standards Applicable to AGR Tier

9. Block Structure

a. BCC Waiver

An AGR TMD shall comply with Art. 3.F.2.A.1.b, Block Structure, except for the provision below, unless waived by the BCC, upon the BCC determining that the block structure proposed is functionally equivalent for the purposes of Art. 3.F.1.A.4, and Art. 3.F.4.A. Purpose. The waiver may be granted only upon the applicants' agreement to be bound by the block configuration of the site plan approved by the BCC.

b. AGR TMD Free Standing Structures

A maximum of ten percent of the overall allowable square footage of an AGR TMD may be permitted to be developed as free standing structures, provided that a minimum of one façade is developed according to the standards for primary or secondary frontage. Buildings developed under this provision shall not be required to have circulation on all four sides, nor be subject to continuity and separation requirements.

Part 21. ULDC, Art. 3.F.4.E, Standards Applicable to AGR Tier, is hereby amended as follows:

Reason for amendment: Proposed AGR TMDs are requesting to utilize parking lot access aisles, alleys and access ways to meet block requirements. Definition of a block is "an area of land entirely bounded by streets." Such streets are required to be defined within the project boundaries and do not include external R-O-W.

CHAPTER F TRADITIONAL DEVELOPMENT DISTRICTS (TDDS)

Section 4 Standards Applicable to AGR Tier

E. Standards Applicable to AGR Tier

10. Definition for Street

Streets in a TMD may also include access aisles in a parking lot for commercial blocks, only when located along the side or rear of a block; non-residential alleys; and, alleys in residential blocks, subject to the standards of Art. 3.F.D.4.d.1), Residential Buildings with Alley Frontage Design Alternative.

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ARTICLE 3.F – TRADITIONAL DEVELOPMENT DISTRICTS
SUMMARY OF AMENDMENTS
(Updated 7/6/05)

1 **Part 22. ULDC, Art.5.C.1.C, Exemptions [Related to Architectural Guidelines, and Design**
2 **Standards (page 29 of 63), is hereby amended as follows:**

3
4 Reason for amendment: The architectural requirements for recesses and projections conflict with the
5 building form mandated for TMD primary and secondary frontages.

6
7 **CHAPTER C DESIGN STANDARDS**

8 **Section 1 Architectural Guidelines**

9 **C. Exemptions**

- 10 1. Agricultural or industrial buildings not visible from a public street or residential zoning district.
11 2. Buildings which are exempt from local building permits or government review pursuant to
12 State of Florida or Federal Statutes.
13 3. Recreational buildings and accessory structures within a PUD.
14 4. Primary and secondary building frontages within a TMD, shall be exempt from the
15 requirements of Art. 5.C.1.H.1.c.1)a), Recesses/Projections.
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