

ORDINANCE NO. 125

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF GOLF, FLORIDA, AMENDING ORDINANCE 110 WHICH ESTABLISHED THE "VILLAGE'S LAND DEVELOPMENT REGULATIONS"; PROVIDING FOR THE AMENDMENT OF SECTION 1.05, TO ADD TO AND MODIFY THE DEFINITIONS THEREIN; PROVIDING FOR THE AMENDMENT OF SECTION 1.07 BY CREATING NEW COMMERCIAL ZONING DISTRICTS; PROVIDING FOR THE AMENDMENT OF SECTION 3.04 ESTABLISHING THE PERMITTED AND SPECIAL EXCEPTION COMMERCIAL USES ALLOWED IN THE VILLAGE; PROVIDING FOR THE AMENDMENT OF THE BUILDING SITE REGULATIONS OF SECTION 3.04; PROVIDING FOR THE CREATION OF A NEW SECTION 3.09 AUTHORIZING THE ESTABLISHMENT OF PLANNED COMMERCIAL DEVELOPMENTS; PROVIDING FOR THE CREATION OF SECTION 5.05 ESTABLISHING NEW LANDSCAPING REQUIREMENTS FOR COMMERCIAL PROPERTIES; PROVIDING FOR THE AMENDMENT OF SECTION 9.3 PERTAINING TO PARKING REQUIREMENTS; PROVIDING FOR THE AMENDMENT OF SECTION 10.07 B PERTAINING TO LARGE- SCALE DEVELOPMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village Council of the Village of Golf, Florida (Village), has adopted a Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes, formerly known as the Local Government Comprehensive Planning Act" and now known as the Growth Policy Act (the Act); and,

WHEREAS, in accordance with the Act, the Village Council has adopted Land Development Regulations to implement its Comprehensive Plan; and,

WHEREAS, in accordance with Section 10.02 of the Land Development Regulations, the amendments herein have been reviewed by the Village's Local Planning Agency; and

WHEREAS, pursuant to Section 166.041, Fla. Stat., the Village Council has provided the appropriate notice of a public hearing and conducted a public hearing to consider its proposed amendment to its Land Development Regulations.

**NOW THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE
VILLAGE OF GOLF, FLORIDA:**

Section 1. The whereas clauses are incorporated herein as the legislative findings of the Village Council.

Section 2. Section 1.05 "Definitions" of the Village's Land Development Regulations (LDRS) is hereby amended as follows:

1.05 DEFINITIONS

Map, Official. See "~~OFFICIAL LAND USE~~ ZONING MAP"

OFFICIAL LAND USE ZONING MAP. The graphic document bearing the official seal and signature of the Village of Golf, which depicts the geographic location of land use categories, Zoning Districts in the Village is formally adopted as part of these Land Development Regulations (LDRS) this ordinance and is referred to as the Village of Golf Official Zoning Land Use Map.

~~Restaurant.~~ See "~~Retail Food Establishment~~".

~~Retail Food Establishment.~~ Any fixed or mobile place or facility at or in which food or beverage is offered or prepared for retail sale or for service. The definition includes restaurants, fast food restaurants, carry out restaurants and drive-in restaurants. A cafeteria shall be deemed a restaurant for purposes of these regulations.

- a. ~~Restaurant.~~ An establishment whose primary business is the sale of food and beverages to patrons for consumption on the premises and whose decision and method of operation includes any of the following:
- ~~(1) Patrons place their order at their table from an individual hand held menu, which displays or describes the food and beverage available to them.~~
 - ~~(2) Preparation, service and consumption of food and beverages takes place within a completely enclosed building accommodating at least eighty (80) percent of the establishments permitted seating capacity.~~
 - ~~(3) Outside table dining is permitted in areas permanently designated for such use, and shall not exceed twenty (20) percent of the establishment's permitted seating capacity, shall be in keeping with the exterior architectural theme of the building, and in no way shall permit the consumption of food or beverages within automobiles.~~

- ~~(4) — Food and beverages are regularly served to patrons while seated at their table by an employee of the establishment.~~
- ~~b. — Fast Food Restaurant. Any establishment whose principal business is sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state for consumption either within the restaurant building or for carry-out with consumption off the premises, and whose design or principal method of operation includes any of the following characteristics:~~
 - ~~(1) — Food and beverages are ordered from a limited menu posted in sign form within the primary food service building or on the premises.~~
 - ~~(2) — Foods, frozen desserts, or beverages are usually served in edible containers or in paper, plastic, or other disposable containers.~~
 - ~~(3) — The consumption of foods, frozen desserts, or beverages within a motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building, is posted as being prohibited and such prohibition is strictly enforced by the restaurateur.~~
 - ~~(4) — The kitchen is in excess of fifty (50) percent of the total floor area.~~
- ~~c. — Carry-Out Restaurant. Any establishment whose principal business is the sale of foods, frozen desserts, or beverages to the customer in a ready-to-consume state, and whose design or method of operation includes any of the following characteristics:~~
 - ~~(1) — Food and beverages are ordered from a limited menu posted in sign form within the primary food service building or on the premises.~~
 - ~~(2) — Foods, frozen desserts, or beverages are usually served in edible containers or in paper, plastic, or other disposable containers.~~
 - ~~(3) — The consumption of foods, frozen desserts, or beverages within a motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building, is posted as being prohibited and such prohibition is strictly enforced by the restaurateur.~~
 - ~~(4) — The kitchen is in excess of fifty (50) percent of the total floor area.~~

Type I Restaurant – (High turnover). An establishment that includes three or more of the following components as part of its sale of food and beverages: may include a drive-thru, an area for sales to patrons for takeout or dining in, that includes food or beverage choices advertised on a menu board whereby the patrons orders at an in-store kiosk, or countertop and payment is made to a sales clerk prior to the consumption of the food and/or beverages; disposable containers and utensils; limited service dining facilities with no hostess or waiters; and self-service or prepackaged condiments. This type of restaurant may either be in-line with other uses or supported within a stand-alone structure. A specified allocation of square footage may be requested within a Planned

Commercial Development and indicated on the master/site plan to allow for flexibility placement of Type I Restaurants for in-line development.

Type II Restaurant – (High quality/sit down). An establishment with no drive-thru, that includes three or more of the following components as part of its sale of food and beverages: tables whereby food and beverages are served and consumed on the premises; a host or hostess that assists patrons upon entry with seating and reservations previously made and may offer a printed menu; food and beverage choices are selected from a printed menu and made to waiters or waitresses at a table; food is served on dishes and metal utensils are provided; and, payment is made after the consumption of the food and/or beverages.

Section 3. Section 1.07 “Land Use Categories: Zoning Districts” of the Village’s Land Development Regulations (LDRS) is hereby amended as follows:

For purposes of the Land Development Regulations, the following land use classifications are used to describe the current land uses in the Village of Golf:

- A. Residential
- B. Commercial
- C. Agricultural
- D. Recreation/Open Space
- E. Conservation
- F. Public Building and Facilities

The boundaries of the land use classifications and the zoning districts are as shown in the ~~Existing Land Use~~ Future Land Use and Official Zoning Maps adopted by the Village Council. ~~of the adopted Village of Golf Comprehensive Development Plan which was found to be “IN COMPLIANCE” by the State of Florida Department of Community Affairs on August 20, 2007; which became a Final Order on September 10, 2007.~~

Village Zoning Districts identical in name to the Land Use classifications have been assigned to parcels with the identical land use classification except within the Commercial Land Use classification where the Village has adopted ~~only one~~ three commercial zoning districts entitled, Limited Commercial, Commercial General, and Workplace Commercial.

Section 4. Section 3.04 of the Village’s Land Development Regulations (LDRS) is hereby amended as follows:

3.04 LIMITED COMMERCIAL DISTRICTS

A. Limited Commercial

Purpose and Intent: To provide a limited mix of commercial retail, office and personal service uses to serve Village residents and visitors of the surrounding residential neighborhoods.

1. Permitted Uses:

- a. Personal Services establishments such as barber shops, beauty parlors, medical and dental clinics, restaurants, retail stores, professional and other offices, parking garages and lots, shoe repair, tailoring, watch and clock repairs, locksmith and mail facilities.
- b. Theaters, except drive-in theaters.
- c. Limited service establishments such as television and appliance sales and repairs, pet shops, bicycle repair shops, drug stores, dental, beauty and barber supply shops, cutlery sharpening and office supplies, provided that all activity be conducted entirely within an enclosed building.
- d. Gasoline pumping service stations providing no major repairs.
- e. Dry cleaning shops intended to serve the "walk-in-public" and modern automatic dry cleaning systems with a completely enclosed process and with solvent and vapor recovery units designed to prevent the emission of objectionable odors and effluents, provided that the cleaning solvents be a nonflammable agent and have the endorsement of the Board of Life Underwriters and Palm Beach County Fire Rescue.

2. Special Exception Uses:

- a. Hotels and motels when located on sites having a lot area of at least twenty thousand (20,000) square feet, an average lot frontage at the base building line of at least one hundred (100) feet and a minimum lot area per sleeping unit of one thousand (1000) square feet.
- b. "Adult day care center" as this term is defined by state law and which is a state licensed facility pursuant to Part III of Chapter 429. Assisted Care Communities, *Florida Statutes*, (See Secs. 429.90-429.931, *Florida Statutes*.) Such center may not apply to be additionally designated as a "specialized Alzheimer's services adult day care center" for Alzheimer's disease or dementia-related disorder (ADRD) participants without obtaining additional special exception review and approval pursuant to Sec 10.05 of the Code.
- c. "Place of Assembly (75 seats or less)"

3. Building and site regulations:

- a. Front Yards – Not less than thirty (30) feet from the ultimate right of way line to the building.
- b. Side Yards – No side yard shall be required for commercial buildings except on a street side yard in which case the criteria for Front Yards shall apply.
- c. Rear Yards – Not less than five (5) feet where an alley exists and fifteen (15) feet where no alley exists, provided that the minimum alley width is not less than ten (10) feet.
- d. Maximum structure height – No building or structure may be erected, converted, established, altered or enlarged to a height exceeding fifty (50) feet.
- e. Maximum Floor Area Ratio – 1.0.
- f. All building and parking regulations must conform to the Standard Building Code.

B. General Commercial

Purpose and Intent: To provide for a broad mix of commercial retail, office, and personal service uses to serve Village residents and the residents and visitors of the surrounding residential neighborhoods.

1. Permitted Uses:

- a. Personal Service establishments such as beauty parlors, day spas or salons, massage parlors, tailors or seamstresses, laundry and dry cleaning.
- b. Medical, dental, veterinary offices or clinics, including urgent care facilities.
- c. Television and appliance sales and/or services.
- d. Pet shops.
- e. Bicycle sales and/or services, including repairs.
- f. Shoe repair.
- g. Office supplies
- h. Retail Stores
- i. Pet daycare (including grooming)
- j. Carpet and upholstery cleaning services

- k. Extermination and pest control
 - l. Janitorial and general cleaning services
 - m. Florist
 - n. Watch and clock repairs
 - o. Mail facilities
 - p. Indoor fitness, including health clubs, cross training and instruction.
 - q. Professional offices
 - r. Banks, brokerage offices and other financial institutions
 - s. Type II Restaurant
2. Special Exception Uses: The Village Council may waive the requirement for a Special Exception use review through a formal request to accompany the development application. The Village Council may apply conditions of approval relating to the use and/or operations taking place on the property as presented by the applicant.
- a. Hotels and motels for transient guests when located on sites having a lot area of at least twenty thousand (20,000) square feet, an average lot frontage at the base building line of a least one hundred (100) feet and a minimum lot area per sleeping unit of one thousand (1000) square feet.
 - b. Assisted Living Facilities as this term is defined in Chapter 429, Florida Statutes.
 - c. "Place of Assembly (75 seats or less)"
 - d. Gasoline pumping station with or without convenience store, providing no repairs.
 - e. Grocery stores with or without accessory uses, including Pharmacy or liquor stores.
 - f. Pharmacy
 - g. Shopping Center.
 - h. Type I Restaurant (High turnover/fast food restaurants)
 - i. Daycare, pre-schools, tutorial and testing centers.
 - j. Any use identified herein which includes a drive-thru component.
 - k. Wholesale trade and distribution.

3. Building and Site Regulations:

- a. Front Yards – Not less than thirty (30) feet from the ultimate right of way line to the building.
 - b. Side Yards – The minimum side street (local, collector, arterial) setback shall be 20' from the base building line. The minimum side interior setback shall be 15'.
 - c. Rear Yards - The minimum rear yard setback shall be 15'.
 - d. Maximum structure height – No building or structure may be erected, converted, established, altered or enlarged to a height exceeding fifty (50) feet.
 - e. Maximum Floor Area Ratio – 1.0 (based on gross acreage; FAR is calculated across the entire PCD).
 - f. Maximum building coverage - .40 (based on gross acreage; building coverage is calculated across the entire PCD).
4. All building and parking regulations must conform to the Standard Building Code.

C. Workplace Commercial

Purpose and Intent: To provide a location for a mix of commercial uses which are more intensive and may require the imposition of conditions to appropriately segregate these uses from the uses existing in the general commercial, residential and agricultural zoning districts of the Village.

1. Permitted Uses:

- a. Office/warehouse, less than 35,000 s. f. (includes research and development)
- b. Indoor self-storage (limited access) with no on-site resident manager and limited to 2 stories.
- c. Uses listed as Permitted Uses in the General Commercial Zoning District, with the exception of Retail Stores which are not specifically listed as a Permitted Use in the General Commercial Zoning District (for example, a florist shop would be a Permitted Use in the Workplace Commercial Zoning District). Type II Restaurants, and Banks, brokerage offices and other

financial institutions, all of which shall be prohibited in the Workplace Commercial Zoning District.

2. Special Exception Uses: The Village Council may apply conditions of approval relating to the use and/or operations taking place on the property as presented by the applicant.

- a. Service industry facilities such as equipment rental and repair and applicable accessory outdoor storage yards, contractor facilities, vehicle rentals, vehicle auto paint and body, commercial printing, call center.
- b. Manufacturing, fabrication and processing of finished goods, including ancillary retail sales of finished goods (maximum 10% of gross floor area).
- c. Wholesale trade and distribution.
- d. Landscape Nursery and Garden Supply
- e. Warehouse not greater than 50,000 s.f.

Section 5. Code Section 3.09, entitled "Planned Commercial **Developments**" is hereby created as follows:

3.09 Planned Commercial **Developments**

A. The purpose and intent of a Planned Commercial **Development** (PCD) is to:

- 1. Provide the method by which parcels of land which have been assigned to one or more commercial districts may be developed pursuant to a unified master plan and land development regulations applicable to one or more commercial zoning districts.
 - 2. Provide a maximum of design freedom by permitting applicants an opportunity to plan for the efficient development of a site utilizing flexible development regulations and to allow for the planned mixing of commercial uses.
 - 3. Require that property approved by the Village council for a PCD will be developed through a unified design providing continuity among the various elements.
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4. Provide for the continuity of functional landscaping with an emphasis on tree islands and shaded walkways throughout the parking fields throughout the PCD.
5. Provide for a strong emphasis on the aesthetics and architectural design of buildings within the PCD.

B. Unified control

All land included within a PCD shall be owned by or under the control of the owner, whether the owner is an individual, partnership, corporation or other form of ownership, which control may be in the form of a Property Owners Association. The owner or other form of ownership shall submit written consent from all property owners of record evidencing their consent to the unified development of the parcels within the PCD.

The owner or applicant shall execute a unified control agreement which binds all owners of parcels with the PCD, including their successors and assigns, which provides:

1. The site will be developed in accordance with a master plan approved by the Village Council, including any conditions of the approval.
2. Provide agreements, covenants, contracts, deed restrictions pertaining to the development of parcels within the PCD in accordance with the adopted final master plan; provide for the continuing operation and maintenance of any common areas, functions, and facilities; identify any areas with the PCD which the applicant proposes would be provided, operated or maintained at general public expense.
3. Bind all of the successors or assigns in title to the parcels within the PCD and to the conditions of development thereof.

C. PCD master site plan.

1. A PCD's master site plan may identify proposed sub-districts. The proposed sub-districts shall be shown on the PCD's master site plan and organized into uses from the Commercial General and Commercial Workplace Districts.
 2. Those "in-line" uses which are proposed for development as part of, and which are contiguous to, a shopping center may be developed pursuant to and as components of the individual site plan for the shopping center.
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3. Uses which are developed as outparcels of a shopping center, or otherwise independent of the "in line" uses within the shopping center shall be subject to a separate site plan review.
4. Any use which is not an "in-line" use of the shopping center which are designated as a special exception use shall be subject to review of the criteria established in the Land Development Regulations for special exception uses.

Section 6. A new Section 5.05 entitled "Landscaping Requirements for New Development and Major Landscaping of Existing Commercial Property" of the Village's Land Development Regulations is hereby created as follows:

5.05 LANDSCAPING REQUIREMENTS FOR COMMERCIAL PROPERTIES

A. Landscape Plan Required.

A landscape plan is required for the development of commercial Large-Scale Developments as defined in Section 10.07 DEVELOPMENT SITE PLAN A. REVIEW. The landscape plan shall be reviewed by a qualified landscape architect, or other qualified professional with equivalent training and certification designated by the Village. No building permit or Certificate of Occupancy shall be issued unless the landscape plan associated with a new development or redevelopment complies with these land development regulations and is approved by the Village Council.

The landscape plan shall be reviewed by, and written comments provided, for Village Council consideration by a qualified landscape architect, or equivalent professional training and certification designated by the Village. No building permit or Certificate of Occupancy shall be issued for such building or paving unless the landscape plan complies with these land development regulations and is approved by the Village Council. All inspections to determine compliance with the approved landscape plan shall be conducted by a qualified landscape architect, or other qualified professional with equivalent training and certification designated by the Village.

1. All landscaped areas and plantings shall be irrigated by automatic irrigation facilities. All new development or construction shall be connected to an irrigation well or a utility provided reclaimed water system. In the event reclaimed water is available to the site, irrigation shall be provided by reclaimed water rather than well water. The use of potable water for irrigation is prohibited on any properties within the Village. All sprinkler heads shall be installed at ground level and their locations shown on the landscape plan.

2. Landscape requirements may be waived by the Village Council if it finds that:
 - a. A waiver is necessary to implement the design intent and the purpose of the Village's landscape requirements would be substantially fulfilled.
 - b. A waiver is appropriate due to circumstances unique to the property.
 - c. A waiver is appropriate due to conflicts with utilities and other essential facilities and services, and the Village Council determines that an alternative landscaping plan would satisfy the requirements of this section.
 - d. The waiver of certain landscaping requirements would result in the aesthetic improvement of the site and comply with the intent of these landscape requirements.
 - e. The proposed deviation allows the applicant to address the waiver through alternative solutions, including but not limited to one or a combination of the following: architectural features, building placement, setbacks, berms, and landscaping, that have the same effect as perimeter or right-of-way landscape and promote mixed use and walkability.

The Village Council hereby establishes the following rules, regulations and guidelines regarding the protection of existing vegetation, the installation of native landscaping and the maintenance of all vegetation including, but not limited to, trees, shrubs, and ground cover within the Village's corporate limits.

B. Purpose.

- (1) Provide for the appearance within the Village.
- (2) Protect, preserve and promote the appearance of the Village by requiring buffering between commercial and residential uses.
- (3) Provide for installation and maintenance of landscaping and screening to:
 - a. Improve air and water quality through natural processes of photosynthesis;
 - b. Maintain permeable land areas critical to surface water management and aquifer recharge;
 - c. Reduce and minimize air, noise, heat, and chemical pollution and soil erosion;
 - d. Promote energy conservation through the creation of shade and reduce heat gain in and on buildings or paved areas; and

- e. Reduce the temperature of the microclimate through the process of evapotranspiration.
- (4) Increase land values by requiring landscaping for non-residential developments.

C. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

ANSI A300 Standards means the American National Standard for Tree Care Operations published by the National Arborist Association and approved by the American National Standards Institute.

Buffer, perimeter landscape, means a continuous area of landscaping which is required to be set aside along the perimeter of a property.

Caliper means quantity in inches of the diameter of supplemental and replacement trees measured at the diameter at breast height, or 4½ feet above the ground.

Conifer tree means any tree with needle leaves and a woody cone fruit, including, but not limited to, those representative species.

Deciduous means those trees that shed their leaves in the fall or winter.

Detention/retention area means an area, typically basin-shaped, which is designed to capture stormwater and to gradually release the same at a sufficiently slow rate to avert flooding.

Development means any proposed material change in the use or character of the land, including, but not limited to, land clearing, placement of buildings or other structures on land, mining, dredging, filling, grading, paving, excavating, drilling operations, permanent storage of materials or subdivision of the land into three or more parcels.

Diameter at breast height (DBH) means the diameter, in inches, of a tree measured at 4½ feet above the existing grade.

Earth berm means the mounding of earth or soil varying in heights above the normal grade as established by the crown of adjacent roads or roadways. The slope of the berm shall not exceed a one-foot to four-foot slope, to permit maintenance.

Evergreen means those trees, including broad-leaf and conifer evergreens, that maintain their leaves year-round.

Ground cover means plants, other than turf grass, normally reaching an average maximum height of not more than 24 inches at maturity.

Hat racking or tree topping means the cutting back of limbs larger than one inch in diameter within the tree's crown between branch collars/buds.

Hedge means a landscape barrier consisting of a continuous, dense planting of shrubs which form a compact, visually opaque living barrier.

Impervious area means a surface area on or in a parcel of real property, which prevents or severely restricts infiltration of stormwater into the earth.

Indigenous means having originated in and being produced, growing, living or occurring naturally within a particular region or environment.

Irrigation means the water supply system to support landscaping which shall be in the form of an underground sprinkler system providing 100 percent coverage of all landscaped areas or landscaping.

Irrigation system means a permanent, artificial watering system designed to transport and distribute water to plants.

Landscape architect means an individual engaged in the professional practice of landscape architecture. Such individual shall be licensed and currently registered within the state to practice under the bylaws as established by F.S. ch. 481, part II.

Landscaping means any combination of living plants (such as grass, ground cover, shrubs, vines, hedges, or trees) and non-living landscape material (such as rocks, pebbles, sand or mulch). Swimming pools, decking, pedestrian paths and sidewalks are not considered landscaping.

Mulch means non-living organic and synthetic materials customarily used in landscape design to retard erosion and retain moisture.

Native plant material means that material recognized as such by the state department of agriculture and consumer services.

Pervious surface area means all that area of land that can be landscaped or planted, that allows natural passage through by water, and is not covered by non-pervious manmade materials or structures, such as buildings or paving.

Plant community means a natural association of plants that is dominated by one or more prominent species, or a characteristic physical attribute.

Prohibited plant species means those plant species which are defined as Category I invasive plant species by the state exotic pest plant council. In addition, those species listed in section 26-125(b) shall also be prohibited.

Pruning means the removal of limbs, branches, and/or suckers in accordance with the National Arborist Standards.

Shrub means a self-supporting woody perennial plant of low to medium height characterized by multiple stems and branches continuous from the base.

Sight triangle means a point of measurement whereby an individual in a vehicle has the ability to sight a prescribed distance without pulling onto a vehicular thoroughfare.

Site means that parcel of land for which a vegetation removal permit is sought.

Site development plan or *final site plan* means an approved site development plan that has received site plan approval from the Village. Subdivision of land shall not be considered a site plan approval.

Supplemental planting means the planting of trees on a site that, prior to development, had less than the minimum standard of trees per acre of pervious surface area.

Tree means any living, self-supporting woody or fibrous plant which is a conifer, an evergreen, deciduous or ornamental.

Tree survey means a drawing certified by a land surveyor, engineer, or landscape architect registered in the state as to the location and size of all vegetation, as defined by this section.

Turf means continuous plant coverage consisting of grass species suited to growth.

Understory means assemblages of natural low-level woody, herbaceous, and ground cover species which exist in the area below the canopy of the trees, or one story in height.

Vegetation, native, means any plant species with a geographic distribution indigenous to all or part of the state according to the state department of agriculture and consumer services.

Vegetation, protected, means all vegetation other than prohibited plant species or vegetation excluded from protection under the exemption provisions of this chapter.

Vehicular use area (VUA) means any area used by vehicles, except public rights-of-way and thoroughfares, to include, but not be limited to, areas of parking, display or traverse of any and all types of vehicles, cars, motorcycles, bicycles, buses, boats, trailers, campers, airplanes or heavy construction equipment.

Vine means a plant whose natural growth characteristic produces climbing, meandering stems.

Weed means those trees, shrubs, or ground cover that are listed as such by the state exotic pest plant council, as well as any undesired, uncultivated plant that grows in profusion so as to crowd out a desired plant.

D. Applicability.

1. This Section shall apply to any new nonresidential development or to the expansion of existing development:

- a. Swales;
- b. Visibility at intersections;
- c. Pruning of trees;
- d. Turf and weed heights;
- e. Edging of curbs, sidewalks and roadways;
- f. Prohibited species;
- g. Clearance for tree canopies;
- h. Maximum hedge heights

2. All nonresidential properties which have applied to redevelop or renovate a site and which meet the thresholds below, shall comply with the minimum landscaping required herein. The property, to the extent of its alteration or expansion, as allowable, shall utilize the following thresholds:

- a. Structural additions in excess of ten percent of the total gross floor area of all existing buildings on the property; or
- b. Substantial improvement of the property, to include any combination of repairs, reconstruction, alteration or improvements to a structure or property (site), in which the cumulative costs is equal to, or exceeds ten percent of the current assessed value of the property and improvements thereon.

E. Inspections

Prior to scheduling a landscape inspection, the applicant shall submit a signed and sealed letter from the project landscape architect requesting an inspection and describing the status of the project's landscaping. If the landscape material has not been installed consistent with the approved landscape plan, the letter shall include a list of the

modifications. If, at the time the inspection is requested, the landscape installation is not complete, the letter shall include a list of the outstanding improvements.

F. Property Perimeter Requirements

The following general requirements for the treatment of property perimeters shall apply to properties in the Commercial General and Workplace Commercial Zoning Districts:

1. The owner of any property which is developed or used for nonresidential uses and which is located adjacent to a residential zoning district or use shall install and maintain a protective screen wall or fence with a 6' hedge on the outside of the fence and applicable landscaped buffer along the entire perimeter of the property.

2. The minimum required perimeter landscaping buffer widths for commercially zoned properties shall be 20' when adjacent to residential zoned properties or those properties supporting residential uses. All other perimeter (not including right-of-way buffers) landscape buffers shall be a minimum of 15' in width.

3. A perimeter landscape and right-of-way landscape may have a maximum of 10' feet of overlap with utility easements with no less than 15' free and clear for landscape. Landscaping and structures within utility easements and utility rights-of-way are subject to the utility requirements and the approval of utility providers.

4. The following landscape buffer standards shall apply to properties being developed adjacent to or along Military Trail, Golf Road and Woolbright Road. A landscaping buffer shall be installed parallel with the applicable right-of-way.

a. *Minimum width.* The landscape buffer shall have a minimum width of 25 feet, as measured from the ultimate right-of-way line.

b. *Restrictions.* No buildings or structures shall be erected or reconstructed within this buffer, except for permitted signs, lighting or required public utilities.

c. *Planting palette for installed vegetation.* The Village requires landscape plans to implement a minimum of 80 percent of the total installed and/or preserved landscape material to be those species listed on the Village's preferred species list or other species as approved by the Council.

d. A preferred species plant list is maintained at Village Hall and may be modified from time to time based on requirements of local utilities and best management practices.

5. *Tree and shrub planting requirements for Military Trail, Golf and Woolbright Road*

- a. At the time of installation, all tree material shall be of heights varying from eight (8) feet to fifteen (15) feet with 50% of the trees no less than twelve (12) feet in height at time of installation.
- b. The minimum number of trees and shrubs required in the buffer is as follows:

Table 1. Military Trail, **Golf** and Woolbright Road- Quantity of Trees and Shrubs Required

<u>Use Abutting Right-of-Way</u>	<u>Tree Planting Requirements along Roadway Frontage*</u>	<u>Shrub Planting along Roadway Frontage*</u>
<u>Nonresidential</u>	<u>1 tree planted 25' on center</u>	<u>100% of the linear frontage</u>

*Pedestrian and vehicular access points may be excluded from the above planting buffer requirements when the access points are approved by the town. Landscape windows may be provided at a rate of 1 window per 300' of frontage and shall be no greater than 60' in width.

- c. Shrub planting requirements. At the time of installation all shrub material shall be from 10 to 36 inches with a minimum container size of three gallons and a maximum spacing of 24" on center. Tree spade and transplanted material from on-site shall be a minimum 36 inches in height at the time of planting.

(5) *Maximum number of palm species planting.* The Village encourages the use of no greater than 50% of the total trees which are required to be installed may consist of palm species. Three palm trees shall account for one tree, as required pursuant to these regulations. This shall include preserved/relocated/installed plant materials.

(6) *Berming requirements.* Where transplanted, relocated and/or nursery-installed materials are planted, a maximum average three-foot berm shall be located within the required buffer, subject to the following:

- a. The height of the berm shall be measured from the top of the adjacent installed sidewalk or top of the curb, whichever is lower.
- b. The maximum average permitted slope shall be a three to one ratio.
- c. In specific locations where it can be demonstrated that the construction of the berm and landscape material would obstruct special scenic views, obstruct views for safety reasons or prevent the successful preservation of

native vegetation, the berm and/or landscape material may be reduced and/or eliminated, if approved by the Village Manager.

- (7) *Preserved plant materials.* On-site vegetation which is viable to be preserved shall be preserved within the required buffer widths. Existing native trees and shrubs that are preserved or relocated within the buffer areas, shall be credited towards satisfying the minimum required installation of landscaping.
- (8) *Lakes.* Lakes may be provided within the required buffer areas, provided there are no reductions in the minimum buffer width.
- (9) *Sidewalks* shall be provided within the right of way (ROW) buffers along Military Trail, Golf Road, and Woolbright Road. Proposed sidewalks shall be a minimum of 5' in width existing may remain and maintained at existing width if in accordance with Federal ADA regulations.

G. Interior Landscape Requirements

A parcel of land containing more than 6,000 square feet of impervious surface area shall meet the following interior landscaping requirements in addition to the perimeter landscaping required herein.

- 1. *Ratio of area.* An area of land equal to 20 percent of the amount of vehicular use area provided on a development plan shall be the amount required for the interior landscaped area. The required interior landscaped area shall be provided as foundation planting, peninsulas or islands in the vehicle use area, or in other green space areas, but excludes the required perimeter landscaping.
- 2. *Foundation planting area standards.*

 - a. A minimum of 40 percent of the linear length of all principal building façades shall be improved with foundation planting for those facades which are visible from a public right-of-way or residential zoning district.
 - b. The minimum width of any foundation planting area shall be five feet, measured from a point located 12 inches from the building base.
 - c. Areas within one foot of the building foundation shall not count towards the calculation of foundation planting.
 - d. Landscape material within one foot of the building foundation is prohibited (to allow for termite treatment of the building).

- e. Plant materials. A minimum of one shade tree, 12 to 14 feet in height, three palm trees, eight to 12 feet of clear trunk, or three accent trees, 6 to 10 feet in height, shall be provided for every 250 square feet of foundation planting. Additional plant material such as a combination of mass plantings of shrubs, of a minimum height of 2 to 3 feet, or mass plantings of ground cover of a minimum height of one-half foot to two feet, and/or accent plants are required as a foundation for buildings, accent architectural features, and reduce the scale of a building.
3. Vehicle use area standards. Interior landscaping peninsulas or islands shall be provided in vehicle use areas, subject to the following standards:
- a. Plant materials. Each landscape peninsula or island shall contain the following minimum plant material: one tree with a minimum height of 12 to 14 feet, plus seven shrubs with a minimum height of two to three feet and a minimum container size of three gallons, or 15 ground cover plants, a minimum of one-half to two feet in height. Peninsula and island areas over 150 square feet shall be vegetated to meet the green space standards set forth herein.
 - b. Dimensions. The minimum length of a landscape peninsula or island shall be equal to the length or depth of a standard parking space. The minimum width of a landscape peninsula or island shall be eight feet, measured from the interior curb. c. Location. There shall not be more than ten (10) parking spaces occur in a row, unless it is necessary to preserve existing vegetation, or unless approved by Village Council, but in no case shall the number of parking spaces exceed 14 spaces.
4. Terminal landscape islands shall be placed at the end of each row of parking spaces, and shall be a minimum of eight feet in width from the interior of the curb, and the length of a parking space.
- a. Divider medians. A divider median shall a minimum of 12' in width shall be provided between every fourth aisle or sixth row of parking spaces and between all parking and vehicular use areas. This divider median shall include a 4' sidewalk with pedestrian amenities for weather protection such as a trellis, canopy, benches, or similar.

H. Pervious Area Standards

1. This section establishes minimum requirements for pervious areas to:

- a. Improve environmental quality, including improved air and water quality through the removal of carbon dioxide, the generation of oxygen, the facilitation of aquifer recharge, the reduction of stormwater runoff, and the prevention of soil erosion and sedimentation, through the preservation and installation of vegetation.
 - b. Conserve water by preserving and installing plants which are adapted to south Florida seasonal precipitation rates; by encouraging the use of plant materials specifically suited to the growing conditions of a particular location; and by planting of fewer sod/turf areas.
 - c. Reduce heat gain in or on buildings or paved areas by naturally cooling surrounding air through the evapotranspiration process from vegetation and the creation of shade by providing trees.
 - d. Provide human psychological and physical benefits through the use and arrangement of landscape materials to break up and moderate the monotonous built environment.
 - e. Provide a haven for urban wildlife.
 - f. Improve the aesthetic appearance of development through the use of plant material, thereby protecting and increasing property values within the Village.
 - g. Encourage the use of transitional plantings in stormwater detention/retention areas.
2. The provisions of this section shall apply to each parcel of land zoned for nonresidential use, as identified on the official zoning map of the Village.

6. Calculation of Pervious Area.

- a. A minimum of 25% of the overall site must be allocated as pervious surface area. This includes dry detention areas, however it does not include lakes or wet retention areas.

I. Curbing

Curbing shall be incorporated into all interior portions of vehicle use areas, interior landscape areas, buffer yards, and perimeter landscape areas. Such curbing may extend

two feet into each parking stall as a replacement for wheel stops or an alternative method of preventing damage to plant material. Mountable curbs shall only be used in conjunction with wheel stops. Wheel stops are not otherwise required. Weep holes or breaks should be provided through curbs or other appropriate means shall be provided for stormwater runoff to be absorbed by landscaped areas. Catch basins for stormwater runoff should be encouraged to be located within grassy areas but not in the minimum required perimeter landscape buffers or preserve areas.

J. Driveway and Street Intersections

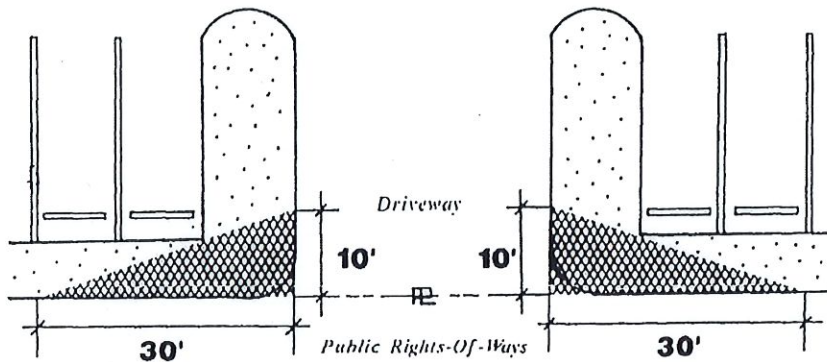
To ensure that landscape materials do not create driving hazards, a sight triangles shall be preserved at all street intersections or intersections of driveways with streets. Within this sight triangle, no landscape material nor parked vehicles, except for grass or ground cover, shall be permitted. Within the sight triangle, trees shall be permitted as long as, except during early growth stages, only the trunks (no limbs, leaves, etc.) are visible between the ground and six feet above the ground or otherwise do not present a traffic visibility hazard. Shrubbery is permitted, however, the maximum height at maturity shall not exceed 30 inches.

A sight triangle is defined as providing minimum line of sight of ten feet by 30 feet shall be maintained at all driveway intersections as illustrated in the following driveway

intersection sight triangle drawing in this subsection.

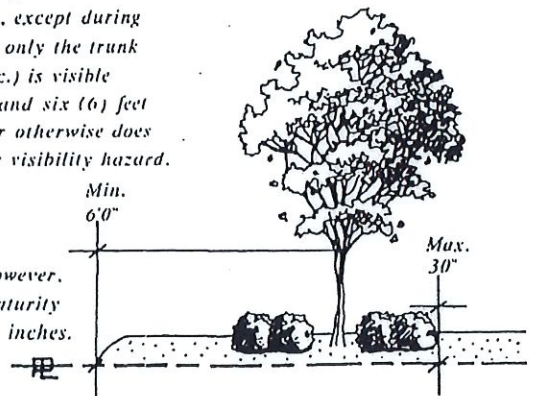
Driveway Intersection Sight Triangle

A minimum line of sight (ten (10) feet by thirty (30) feet shall be maintained at all driveway intersections as illustrated below:



**Within the sight triangle, trees shall be permitted as long as, except during early growth stages, only the trunk (no limbs, leaves, etc.) is visible between the ground and six (6) feet above the ground, or otherwise does not present a traffic visibility hazard.*

**Shrubbbery is permitted, however, the maximum height at maturity may not exceed thirty (30) inches.*



K. Screening

All mechanical equipment, electrical equipment, water meters, exhaust vents, etc., located at ground or roof level shall be entirely screened from public view (all sides) utilizing opaque materials (e.g., wood fencing, brick, block, etc.) and/or landscaping as screening. Landscaping material shall be incorporated in addition to opaque screening on equipment located at ground level. Screening material shall accommodate maintenance or inspection thereof with the use of appropriate panels and/or hinged gates.

L . Irrigation Design Standards

All required landscaping material, except as noted below, shall have available an automatic underground irrigation or sprinkler system that provides 100 percent plant coverage with an automatic rain sensor for properties over one acre in size.

1. *Hours of operation.* Automatic systems shall be used and operated only during nighttime and dusk/dawn hours, thereby conserving water from evaporation and reducing fungus growth.
2. *Restrictions on the use of well water.* Well water irrigation shall not reduce the water table because it may result in salt water intrusion. If it is determined by the Village that such conditions occur, it may prohibit a property owner from using this method of irrigation.
3. *Amount of irrigation provided.* Watering of landscaping shall be of a sufficient amount to thoroughly soak material, thereby promoting deep root growth and drought tolerance and/or to provide adequate plant growth.
4. *Maintenance.* All irrigation systems shall be maintained to eliminate waste of water due to loss of sprinkler heads, broken pipes or misadjusted nozzles.
5. *Areas covered by irrigation.* Irrigation spray, whenever possible, shall only cover permeable areas, and shall not spray onto any paving or road surface. Special attention should be paid to well water, as the iron and minerals in the water cause unsightly staining.
6. *Conservation measures.* Weep or drip irrigation systems shall be used to promote conservation of water resources. Wherever feasible, use of IQ (irrigation quality) water for irrigation purposes shall be required to promote water conservation.
7. *Exceptions.* Temporary irrigation shall be permitted for those green space areas that include plant species indigenous to pine flatwoods. The temporary irrigation system shall be provided for a period of six months after plant installation or until plant material is established, whichever is later.

M. Plant Material and Installation

1. No more than 25 percent of all trees required or proposed to be planted in perimeter landscape buffers shall be palms (all species). When palms are chosen to meet buffer requirements, the clustering of three palms is required and the three palms shall be equal to one canopy tree, for buffer area requirements. No more than 50 percent of the total trees required or proposed on-site may be palms (all species). Fifty percent or more shall be native plant material, as recognized by the South Florida Water Management District.
2. All heights, specified herein, are the minimum height at the time of installation.
3. Ground cover shall be placed or planted on all portions of exposed ground or earth not occupied by other landscape materials. Ground cover consists of low-level plant material, grass or other permeable organic material capable of absorbing runoff. Mulch, and similar approved materials may be used only in conjunction with living ground cover. Native ground cover is encouraged where possible.
4. Berming or earth mounds shall be physical barriers which block or screen the view similar to a hedge, fence or wall. Such berms shall be constructed not to exceed a three to one slope and adequate ground cover, and plant material shall be installed to prevent erosion.
5. All new vegetation shall be located so as to provide unrestricted flow or access to drainage swales or utility easements or areas where frequent pruning is required to avoid interference with overhead electric lines.
6. All new landscaping shall meet the minimum standards of Florida Number One or better, represented by the state department of agriculture and consumer services.
7. Shrub planting, when required to be planted by the Village, shall be spaced according to plant size and type of hedge material used. Hedges, where required, shall form a solid continuous visual screen one year after planting.
8. Tree planting, pursuant to the requirements, may be grouped upon meeting the overall intent of this chapter to provide visual buffers, breaking of monotony and a positive influence on the microclimate of the area. The use of walls, berming, and fencing may be utilized in conjunction with grouping of trees. (i) All plant materials of each type and quantity, including trees, shrubs and ground cover, shall be at least 50 percent native. Native material shall mean such of natural plant materials as are listed by the South Florida Water Management District.

9. Substitutions of an approved plant material may be approved; however, such substitution shall only incorporate additional native material in excess of the 50 percent native materials as required.
10. Staking of all trees is required to ensure that healthy, stabilized plant and root growth occurs. The staking shall be as follows: guy and stake tree in three directions with black guying system or two strands of 14-gauge twisted galvanized wire and turnbuckle through flexible hose chafing guards, with wooden stake anchors immediately after planting. The staking shall remain until the plant has been established. The staking shall remain until the end of the then current hurricane season ends unless otherwise, determined to be appropriate by the Village. Staking shall be replaced or removed prior to causing girdling or damage to the plant, at the discretion of the director.

N. Landscape Maintenance

A property owner and/or its tenants, shall be jointly and severally responsible for the maintenance of all landscaping materials. The materials shall be maintained in a healthy, neat, and orderly appearance, free from disease, pests, weeds, refuse and debris at all times. Property maintenance includes:

1. Periodic watering to maintain healthy flora, the use of more drought-tolerant material, minimizing fungus growth and stimulating deep root growth;
2. Pruning shall be in accordance with good horticultural standards as defined in the ANSI A300 Standards (or the most current standards), as set forth by the National Arborists Association and approved by the American National Standards Institute (with the exception of section 2.3.1 of the ANSI A300 Standards, which requires that pruning be performed only by arborists or arborist trainees). A maximum of one-fourth of a tree canopy may be removed from a tree within a one-year period, provided that the removal conforms to the standards of crown cleaning, crown thinning, crown raising, vista pruning, and crown restoration techniques. At the discretion of the Village and based on the severity of the violation, a tree which is pruned in excess of these requirements shall either be replaced in accordance or shall be subject to corrective pruning by a certified arborist. Nuisance and exotic species shall be exempt from the pruning requirements of this chapter;

3. Turf and weeds shall be mowed as required and shall not exceed six inches in height for developed nonresidential areas and eight inches in height in developed residential areas. Grasses and weeds shall not exceed 12 inches in height on vacant undeveloped properties;
4. All roadways, curbs and sidewalks shall be edged by the property owner who is adjacent to the roadway, curb and/or sidewalk as a necessary to prevent encroachment of grasses;
5. All lawns and planted areas shall be fertilized periodically to ensure continued healthy growth;
6. Replacement of dead plant material is required;
7. Removal of unprotected, prohibited, harmful and illegal plant species shall occur
8. All tree canopies that are planted on private property and overhang onto a public and/or private right-of-way shall remain clear from the ground level up to a height of eight feet six inches over sidewalks or drainage areas, and to a height of 13 feet six inches over public alleys, streets or highways.
9. Landscaping shall be inspected on a periodic basis by the Village to determine compliance with landscape installation standards.
10. Landscaping may be inspected as needed, of which the standards established above are maintained. The owner, or tenant shall be notified in writing via certified mail by the Village of any areas which are not being properly maintained, and shall, within 15 calendar days from the time of notification, address and rectify the deficiency.

Section 7. Section 9.03 of the Village's Land Development Regulations (LDRs) is hereby amended as follows:

9.03 Parking Requirements:

A Off-Street Parking Required. No commercial permitted accessory or special exception use or structure shall be located, erected, constructed, added on to, repaired, reconstructed or altered unless adequate off-street parking and loading/unloading is provided as hereinafter set forth.

B. Off-Street Parking. Size and access. An off-street parking space shall consist of

a parking space having minimum dimensions of nine and a half (9.5') ~~ten (10')~~ feet in width by eighteen (18) ~~twenty (20')~~ feet in length for the parking of each automobile, exclusive of access drives or aisles thereto. Minimum width of an one-way access drive shall be no less than twelve (12') feet and a two-way access drive shall be no less than twenty (~~420'~~) feet in width. The minimum width of an aisle designed and intended for the maneuvering of vehicles into parking spaces shall be sufficient to allow maneuvering of a minimum of twenty-five (25') for 90 degree spaces, fifteen (15') for 60 degree spaces, and twelve (12') for 45 degree spaces. Each off-street parking space shall have direct connection to an access drive or aisle so that each automobile may be placed and removed from parking space without the necessity of moving any other automobile to complete the maneuver; tandem parking spaces are not permitted.

C. Number of Parking Spaces. Applications for the construction of a home or for any proposed land use within the Commercial Zoning District must provide the required number of parking spaces as specified in Section 9.03.D. Any proposed land use within the Recreation/Open Space Zoning District or the Agricultural Zoning shall provide the number of spaces required by the Village Council during the application's site plan review. District Parking calculations must also be evaluated for any use requesting an increase in capacity or intensity (i.e. adding dwelling units, guestrooms, floor area or seats) or a change in use or occupancy.

1. The off-street parking standards for specific land uses are as set forth in the table contained within subsection D, below. Building types or uses which do not correspond with the parking standards below, or are pursuant to a shared parking, or other agreement must be approved by the Village Council.
2. When more than one land use is proposed as part of a Large Scale Development or pods within a Planned Commercial Development, the number of required parking spaces may be calculated at a rate of 1 space per 250 square feet. Developments exceeding 25% gross floor area for Inline Type I Restaurants shall park the additional square footage beyond the 25% at 1 space per 3 seats.
3. When the calculation of the number of required parking spaces results in a fraction of one-half space or greater, this shall be counted as one full parking space being required.

D. Required Parking Spaces

USE

SPACES REQUIRED

- | | | |
|----|--|---|
| 1. | Single Family Detached Dwelling | Two (2) per dwelling unit |
| 2. | Hotels | One and one-tenth (1-1/10) per dwelling unit. A dwelling unit for the purpose of this requirement is composed of two (2) or less rooms. |
| 3. | Libraries | One (1) for every five hundred (500) square feet |
| 3. | <u>Medical Clinics or Professional offices</u> | <u>1 spaces per 200 s.f.</u> |
| 4. | Medical or dental offices | Five (5) for each doctor or dentist |
| | Restaurants, or other eating | One (1) for three seats as established |
| | Places or other related uses | by the latest standards of the Standard Building Code or one (1) for three (3) Proposed fixed seats, whichever is greater |
| 4. | <u>Type I and Type II Restaurants</u> | <u>1 space per 3 seats</u> |
| 5. | Retail, commercial and personal | One (1) for two hundred twenty-five (225) square feet of gross leasable floor area |
| 5. | <u>General Retail, commercial and Personal services, general offices, financial institutions</u> | <u>1 space per 200 s.f.</u> |
| 6. | <u>Self Service Storage (limited or multi-access)</u> | <u>1 space per 200 storage bays, minimum. 5 spaces</u> |
| 7. | <u>Convenience Store with gas/fuel sales</u> | <u>1 space per 250 s.f., fueling stations may be counted toward required parking</u> |
| 8. | <u>Warehousing/Wholesaling</u> | <u>1 space per 1,000 s.f. plus 1 space per 200 s.f. of office</u> |
| 9. | <u>Landscape Nursery and Garden Center</u> | <u>1 space per 250 s.f. of indoor gross floor area</u> |

~~D. Location of parking spaces. Parking spaces for all uses or structures, which are~~

~~provided as required parking in conformance with the foregoing schedule of off street parking and other applicable provisions shall be located on the same lot or lot of record and have the same land development classification as the principal use or structure they are intended to serve and shall be within five hundred (500') feet of the premises. The Village Council may permit as a special exception the establishment of supplemental off-street parking facilities which are in addition to those facilities required in accordance with the foregoing schedule of off-street parking for a permitted or approved special exception use and which are in addition to other parking requirements; this additional parking may be supplemental parking located on the same lot or supplemental offsite parking located on a directly adjoining lot or a lot which would be directly adjoining except for the location of a street or public way; provided, however, that all other provisions for special exceptions as set forth herein are complied with and further, that the granting of such supplemental on-site or supplemental off-site parking is not construed as permission to expand, enlarge, alter, renovate or modify the use of any structure except in accordance with the requirements of this Ordinance.~~

E. Loading Spaces Requirement

- a. Those in-line uses and buildings within a Planned Commercial Development may request that the loading zone be waived based on justification presented by the applicant that a separate loading zone is not required or can be accomplished after business hours.

<u>Use</u>	<u>Gross Floor Area (Square Feet)</u>	<u>Loading and Unloading Spaces</u>	
		<u>10 feet x 25 feet</u>	<u>10 feet x 50 feet</u>
<u>Office Use</u>	<u>0 to 1,000</u>	<u>0</u>	<u>0</u>
	<u>1,001 to 99,999</u>	<u>1</u>	<u>0</u>
	<u>100,000 to 149,999</u>	<u>0</u>	<u>1</u>
	<u>150,000 or more</u>	<u>0</u>	<u>2</u>
<u>Commercial and Industrial Use</u>	<u>0 to 1,000</u>	<u>0</u>	<u>0</u>
	<u>1,001 to 19,999</u>	<u>1</u>	<u>0</u>
	<u>20,000 to 49,999</u>	<u>0</u>	<u>1</u>
	<u>50,000 to 99,999</u>	<u>0</u>	<u>2</u>
	<u>100,000 or more</u>	<u>0</u>	<u>3</u>

F. Bicycle Parking Requirement: One bike rack per 200 parking spaces. Each bike rack shall accommodate for 4 bikes.

G. Electronic Charging Units: A new or redeveloped use in the Limited Commercial Zoning District shall provide five (5) electronic charging stations for electronic or hybrid vehicles. .

Section 8. Section 10.07 "Development Site Plan Review" of the Village's Land Development Regulations (LDRs) is hereby amended as follows:

10.07 DEVELOPMENT SITE PLAN REVIEW

B. Large-Scale Developments: Development site plans, other than small-scale development site plans for single family residences, shall be considered Large-Scale Development Plans and which shall be subject to the following requirements.

1. An application for Large-scale Development Plan shall meet all requirements for Small-scale site development plans (Reference 10.07 A. 4. above) plus the following items (2—15 below). The application shall submit the plans, studies, and details set forth below:
2. ~~Identification of~~ A map illustrating the site proposed for large-scale development as well as the existing land development use, and zoning of properties adjacent to the site proposed for large-scale development and existing buildings within one hundred (100) feet of the petitioned site, as well as the zoning of the petitioned site.
3. A traffic impact analysis or traffic statement, as required by Palm Beach County, or, if requested by the Village which addresses.
 - a. Future right-of-way dedications
 - b. Intersection improvements
 - c. Traffic control devices
 - d. Traffic generation analysis
 - e. Distribution and assignment of traffic
 - f. Additional roadway needs
4. A drainage statement or drainage plan for the ~~building site~~ which is in accord with the Village's adopted Drainage Level of Service Standard of the Village.
5. Plans prepared and sealed by a professional engineer registered in the State of Florida for disposing of sanitary waste and for providing the public

water facilities and other public improvements, ~~as may be~~ which are required to serve the development.

6. ~~A~~ L landscape plan that is consistent with, ~~and in accordance with,~~ Sections **5.035 LANDSCAPING REQUIREMENTS** and **5.04 CONSERVATION REQUIREMENTS** of these land development regulations.
7. Off-street parking and off-street loading areas.
8. The proposed phasing of construction for the Large Scaled Development project if applicable.
9. General Commercial, ~~office and other non-residential development~~ applications shall provide the estimated square footage of the structure(s), the number of employees, estimated seating, and the estimated number of users of businesses within the property which is the subject of an application for Large Scale Development ~~the facility,~~ such as members, students and patients.
10. Proposed hours of operation for the various non-residential commercial uses.
11. Size, location and orientation of signs.
12. Proposed lighting of the premises.
13. Eight (8) aerial maps at a minimum scale of 1" = 300' showing the site in question with paved boundaries superimposed. Eight (8) additional copies shall be submitted on one or more sheets of paper measuring not more than 11" x 17". One (1) electronic file in .pdf format shall be submitted on a CD.
14. Documents which demonstrate that the Large Scale Development is subject to unified control ~~The substance of covenants, grants of easements or other restrictions proposed to be imposed upon the use of the land, buildings and structures, including proposed easements or grants for public utilities, if applicable.~~
15. Such additional data, maps, plans or statements as may be required by the Village for its evaluation of impacts which may be the particular use or activity involved, ~~including impacts on affected community facilities and services created by the Large Scale Ddevelopment.~~


Section 10. Severability. If any section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held by a court to be unconstitutional, inoperative or void, such holding shall not affect the remainder of this Ordinance.

Section 11. Repeal of Laws in Conflict. All ordinances or part of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 12. Effective Date. The provisions of this Ordinance shall become effective pursuant to Section 163.3184(4)(e) 5., Florida Statutes.

FIRST READING this 22nd day of August, 2019.

SECOND AND FINAL READING this 5th day of September, 2019.



Aye Nay




Aye Nay

Aye Nay

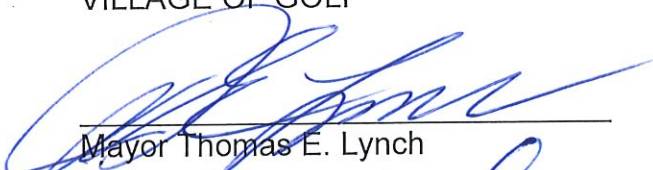


Aye Nay



Aye Nay

VILLAGE OF GOLF




Mayor Thomas E. Lynch



Vice Mayor Michael E. Botos

Council Member Robert C. Buchanan



Council Member J. Marshall Duane, III.



Council Member Winstone Windle

Ordinance No. 125
Page HH

ATTEST:

(SEAL)


Donn M. Lynn, Village Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY


Thomas J. Baird, Village Special Counsel