



**CITY OF LIGHTHOUSE POINT
2200 N.E. 38th STREET
LIGHTHOUSE POINT, FLORIDA 33064**

ATTENDING AND VIEWING THE VIRTUAL WORKSHOP

Notice is hereby given that the City of Lighthouse Point City Commission and Planning and Zoning Board will hold a Virtual Workshop. The purpose of this Workshop is to discuss a mixed-use zoning district ordinance proposed by the property located at 2701 NE 42nd Street (Lighthouse Point Yacht Club).

The meeting details are as follows:

Date: Tuesday, October 27, 2020
Time: 5:00 pm EST
Location: VIRTUAL

Please click the link below to join the webinar:

<https://uso2web.zoom.us/j/83086542352?pwd=MitLS1V6NTNPcXBVbVRCMEIoQ3ljUT09>

Passcode: 525326

OR

Join the meeting via telephone by calling one of the following phone numbers: US: +1 929 205 6099 or +1 312 626 6799 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 830 8654 2352

Passcode: 525326

Prior to the meeting date, if any member of the public requires additional information on how this meeting will be conducted, how to participate in the meeting, or if any person with a disability requires assistance to participate in said meeting, please contact:

Jennifer M. Oh, City Clerk
2200 NE 38th Street
Lighthouse Point, FL 33064
954-943-6500
joh@lighthouseponit.com

Jennifer M. Oh, City Clerk
Posted on: October 23, 2020 – by 4:00 p.m.



CITY OF LIGHTHOUSE POINT
2200 N.E. 38th STREET, LIGHTHOUSE POINT, FLORIDA 33064
Workshop
October 27, 2020 at 5:00 p.m.

Agenda

The City of Lighthouse Point will be conducting a "Virtual" Workshop utilizing communications media technology ("CMT"). To protect the public health, safety and welfare of the community, the City of Lighthouse Point municipal offices are closed to the public and City Commissioners and Planning and Zoning Board members will attend utilizing CMT.

1. A Workshop will be held to discuss a mixed-use zoning district ordinance proposed by the property located at 2701 NE 42nd Street (Lighthouse Point Yacht Club).

Pursuant to the provisions of the Americans with Disabilities Act, anyone requiring special accommodations to participate in this meeting is asked to advise the City Clerk at least five (5) days prior to the meeting at 954-943-6500. City Hall is wheelchair accessible and accessible parking spaces are available.

If a person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting, the person will need a record of the proceedings, and that, for such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone desiring a verbatim transcript shall have the responsibility, at their own expense, to arrange for the transcript. (FS 286.0105).

Agenda packets for upcoming meetings will be available on the City's website, <https://www.lighthousepoint.com/129/Agendas-Minutes> 48 hours prior to the meeting.

By: Jennifer M. Oh
Jennifer M. Oh, City Clerk

Jennifer Oh

From: Michael D. Cirullo, Jr. <MCirullo@gorencherof.com>
Sent: Thursday, October 22, 2020 2:13 PM
To: Jennifer Oh
Subject: FW: Sending: Revised ordinance with follow up responses (00406202).docx
Attachments: LHPYC - CLEAN Revised YC-MU Ordinance from 8-25-2020 Workshop & 10-15-2020 City Atty Comments.pdf; LHPYC - REDLINED Revised YC-MU Ordinance from 8-25-2020 Workshop & 10-15-2020 City Atty Comments.pdf; LHPYC - Revised YC-MU Ordinance from 8-25-2020 Workshopp & 10-15-2020 City Atty Comments.docx

NOTE THAT THE CITY'S PLANNING CONSULTANTS ARE REVIEWING THE PROPOSED CHANGES RECEIVED FROM THE DEVELOPERS' COUNSEL, WHICH WILL BE CONCLUDED BEFORE THE WORKSHOP

Michael D. Cirullo, Jr.



3099 East Commercial Boulevard, Suite 200
Fort Lauderdale, Florida 33308
Telephone: (954) 771-4500 x 5025 | (561) 276-9400 x 5025 | Fax: (954) 771-4923
Email: MCirullo@gorencherof.com | www.GorenCheroft.com

FRAUD ALERT – WE DO NOT ACCEPT OR REQUEST CHANGES TO WIRING INSTRUCTIONS VIA EMAIL OR FAX. ALWAYS CALL OUR OFFICE TO VERIFY.

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From: Estefanía Mayorga [mailto:estefania@toothaker.org]
Sent: Wednesday, October 21, 2020 11:30 PM
To: Michael D. Cirullo, Jr.; Sean M. Swartz
Cc: Stephanie Toothaker; Estefanía Mayorga
Subject: Re: Sending: Revised ordinance with follow up responses (00406202).docx

Mike,

Please see the attached revised YC-MU ordinance (clean and redlined versions) with cumulative changes from the August 25, 2020 City Commission/P&Z Workshop and from your comments provided on October 15, 2020 that we would like to discuss at the scheduled workshop.

The word document (with comment bubble responses/comments) is also attached for your reference/use.

Thank you,

Estefanía Mayorga
lead planner, research, & concepts
e: estefania@toothaker.org
c: 561.777.0276
m: 401 e. las olas boulevard, suite 130-154
fort lauderdale, florida 33301



From: Michael D. Cirullo, Jr. <MCirullo@gorencherof.com>
Sent: Thursday, October 15, 2020 12:34 PM
To: Stephanie Toothaker <stephanie@toothaker.org>; Estefanía Mayorga <estefania@toothaker.org>
Cc: Sean M. Swartz <SSwartz@gorencherof.com>
Subject: Sending: Revised ordinance with follow up responses (00406202).docx

Good afternoon. Please see attached with comments noted from your draft sent to me on October 5, 2020. All comments or requested changes are indicated with comment "bubbles".

If you revise and provide us updated documents, we request that we get a redlined version showing changes from the August 25, 2020 workshop, as well as a "clean" version; and each in both word and pdf formats.

Note that we need to have the documents for the workshop completed by noon on Tuesday, October 20, 2020.

Please review the comments and let me know if you have any questions or want to set a time to review.

Thank you.

Michael D. Cirullo, Jr.



3099 East Commercial Boulevard, Suite 200
Fort Lauderdale, Florida 33308

Telephone: (954) 771-4500 x 5025 | (561) 276-9400 x 5025 | Fax: (954) 771-4923
Email: MCirullo@gorencherof.com | www.GorenCherof.com

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Clean Copy

Sec. 42-321. - Division of city into districts; enumeration of districts.

In order to regulate and limit the height and bulk of buildings erected or altered; to regulate and limit the density of population; to regulate and determine the area of yards and other open spaces; to regulate and restrict the location of trades and industries; and the location of buildings erected and altered for specific uses, the city is hereby divided into the following classifications or districts:

- (1) RS-3 Single-family residence.
- (2) RS-5 Single-family residence.
- (3) RD-10 Two-family residence.
- (4) RM-16 Four-family residence.
- (5) RM-25 Apartment.
- (6) B-1 Neighborhood business district.
- (7) B-2 Community business district.
- (8) B-2A Planned business center district.
- (9) B-3 General business district.
- (10) B-3A Special business district.
- (11) CF Community facilities district.
- (12) S-1 Park and recreation facilities district.
- (13) YC-MU Yacht Club Mixed Use district.

Sec. 42-322. – Zoning map adopted by reference.

Sec. 42-353. – YC-MU, yacht club mixed use district.

- (a) Purpose and intent.
- (b) The YC-MU district is intended to implement the Commercial Recreation and Residential land use categories of the City of Lighthouse Point Comprehensive Plan, and to apply to a parcel of land for which both commercial recreation and residential uses as a single, unified mixed-use development are proposed.
- (c) Definitions.

For the purposes of this Section, the following words and phrases shall have the meanings set forth herein:

Accessory Structure means a Building or Structure that is subordinate in size and height

to the Principal Building located on the same Lot.

Accessory Use means a use customarily incidental to the Principal Building as permitted.

Attendant means a person who performs any service regarding Valet Parking on a full-time, part-time or contract basis, including an operator or manager of a Valet Parking station and a driver of patrons' vehicles.

Boat Club means a members-only boat rental or boat sharing program, separate from a Yacht Club membership and available to members and non-members of a Yacht Club, that is restricted to a maximum number of boat slips or docks as described herein.

Boat Detailing means boat cleaning that is limited to pressure washing, waxing, vacuuming, cleaning hatches, cleaning gutter tracks and nonskid, cleaning upholstery, polishing brightwork, cleaning Bimini tops and other similar work.

Building means any Structure or part thereof, either temporary or permanent, having a roof, which gives protection or shelter for occupancy. The term "Building" shall be included within the term "Structure."

Canopy Tree means a tree or Palm whose mature height and branch structure (minimum thirty (30) foot diameter) provide foliage primarily on the upper portion of the tree. The purpose of a Canopy tree is to provide shade to adjacent ground areas.

Development Agreement means an agreement entered into pursuant to Ch. 163.3220 – 163.3243, F.S.

Diameter breast height (DBH) means the diameter of a tree trunk measured at four and one-half (4½) feet above grade measured in accordance with the most recent guidelines published by the U.S. Forest Service.

Established Grade means the following when used to measure the maximum height of a building or structure:

- (1) The minimum finished floor elevation shall be as set forth in the current effective Flood Insurance Rate Map (FIRM) as published by the Federal Emergency Management Agency (FEMA) or the minimum finished floor elevation as set forth in the Broward County Surface Water Management License, which ever elevation is greater.
- (2) The maximum height of a residential Building shall be no more than 38.0 feet above the crown of the adjoining public roadway. Chimneys and ornamental features, such as spires and weather vanes, shall not exceed 41.0 feet above the crown of the adjacent public roadway.

(3) The maximum height of a commercial recreation Building shall be no more than 54.0 feet above the crown of the adjoining public roadway. Chimneys and ornamental features, such as spires and weather vanes, and screened mechanical equipment shall not exceed 59.0 feet above the crown of the adjacent public roadway.

Ground Cover means any plant that does not attain a mature height of more than one foot. Such plants shall be characterized by a growth habit in which the plant spreads across the ground to connect with other similar plants forming a continuous vegetative cover on the ground.

Impervious Area means an area covered by a material which does not permit infiltration or percolation of water directly into the ground.

Landscape Island means a contiguous plot of land intended to contain landscape materials and located in a vehicular parking lot but separated from parking stalls or vehicular use areas by curb or similar vehicular barrier.

Lot means a properly recorded and deeded property upon which a Yacht Club, Townhouse dwelling unit, or one-family residence and their respective Accessory Uses and Structures are found within the YC-MU district.

Lot Line, Front means a lot line separating a Lot from vehicular circulation. On a corner lot, the Front Lot Line shall be the shorter of the lot lines abutting the vehicular circulation.

Lot Line, Rear means a lot line opposite and most distant from the Front Lot Line.

Lot Line, Side means a lot line not abutting vehicular circulation and connecting the Lot's Front and Rear Lot Lines.

Lot Line, Street Side means a lot line, other than a Front Lot Line, separating the Lot from vehicular circulation.

Marina means a facility that is part of a Yacht Club and provides private boat docks or boat slips for mooring vessels in the private Yacht Club Basin and City owned canals and ancillary uses as described in Sec.42-353(p)

Owner means the record title owner(s) of any property subject to the YC-MU district.

Palm means a plant belonging to the monocot order of the family Palmae, distinguished by having unbranched single or multi-trunks crowned by large, compound pinnate, or palmate leaves/fronds.

Parcel of Land means any quantity of land capable of being described with such definiteness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit.

Pervious Area means an area maintained in its natural condition, or covered by a material that does not reduce the infiltration or percolation of water. Swimming pools, water bodies, sports courts, and paver blocks of any type are not considered Pervious Areas. However, stabilized parking with a grass surface shall be considered a Pervious Area and meet the City's applicable code requirements for Pervious Area described in Sec. 42-142 Pervious Area and Greenspace.

Principal Building means a Building which is occupied by, or devoted to, a principal use on a Lot. In determining whether a Building is of primary importance, the use of the entire Lot shall be considered.

Shrub means a multi-stemmed woody plant other than a tree.

Structure means anything constructed or erected, the use of which requires more or less permanent location on the land, or attached to something having a permanent location on the land. The term "Structure" shall include "Buildings".

Tandem Parking means two (2) or more parking spaces with one (1) parking space behind, either parallel or perpendicular, to the other parking space(s).

Townhouse means a Building containing two or more attached dwelling units that share a common wall at the lot line and that are on separate Lots.

Transient Boat means a vessel belonging to a traveling yachtsman or member of a participating reciprocal yacht club that is temporarily docking in a designated boat slip or dock at the Marina for less than a week based on slip availability. There shall be a maximum number of boat slips or docks established for Transient Boats approved by the City Commission in a Development Agreement.

Tree means any living self-supporting dicotyledonous or monocotyledonous woody perennial plant that has a DBH of no less than three (3) inches and normally grows to an overall height of no less than ten (10) feet in South Florida.

Valet Parking means the service of parking vehicles for patrons of a Yacht Club.

Valet Parking Lot means a parking lot as designated on an approved site plan which provides Attendants to receive, park and deliver the automobiles of patrons of a Yacht Club.

Valet Parking Agreement means the written authorization by the City allowing the Owner of the Yacht Club portion of the Parcel of Land to provide Valet Parking.

Yacht Club means a commercial recreation use on the Parcel of Land that is classified as either a private club or community club, the use of which is primarily restricted to members and their guests but may provide a venue for private parties for non-members, that consists of structures and related grounds and/or moorage used for social and recreational purposes related to pleasure boating and/or gym, spa, swimming, tennis and other similar racquet sports, and Marina.

Yacht Club Basin means the submerged lands, as designated in a Development Agreement and approved site plan, that are owned by the Owner of the Yacht Club.

Yacht Club Clubhouse means the Principal Building of a Yacht Club that contains one or more restaurants or banquet halls and uses ancillary and customary to a private club.

(d) *Minimum district size.*

The minimum size required for an application to a YC-MU district shall be five (5) net acres of contiguous land.

(e) *Development agreement.*

- (1) All rezoning applications requesting the YC-MU district designation shall be accompanied by a Development Agreement, pursuant to Ch. 163.3220 – 163.3243, F.S.
- (2) All rezoning applications requesting the YC-MU district designation shall be accompanied by a conceptual site plan that contains sufficient detail to demonstrate that the development as proposed meets development standards and regulations.
- (3) Any breach of any term or condition of the Development Agreement required by this Section shall be a breach of the regulations of this Section and may be enforceable by the City through Code Enforcement action, or any other legally available means.

(f) *Uses permitted.*

(1) No Building or Structure or part thereof shall be erected, altered or used in whole or in part for other than the following specified uses:

1. One or more of the following in the designated residential land use areas:
 - i. One-family residences
 - ii. Townhouses

AND

2. Yacht Club in the designated Commercial Recreation land use areas.

- (2) A residential Homeowners' Association as defined in Ch. 720.301, F.S. shall be created for all residential units and such association shall be required to be a member of the Yacht Club.
- (3) Accessory Uses and Structures to residential or Yacht Club uses shall be identified in a Development Agreement and are subject to applicable provisions of the Land Development Code of the City of Lighthouse Point unless otherwise specified in the Development Agreement.
- (4) Any use or Structure not specifically permitted in this Section or the Development Agreement shall be prohibited.

(g) Floor areas.

- (1) Residential dwelling units shall have a minimum total floor area of one thousand five hundred (1,500) square feet.
- (2) A Yacht Club Clubhouse shall have a minimum total floor area of twenty thousand (20,000) square feet.
- (3) An Accessory Structure of a Yacht Club Clubhouse shall be limited to a maximum total floor area of fifty (50) percent of the Yacht Club Clubhouse's total floor area.

(h) Setbacks.

- (1) Structural setbacks for residential uses shall be as follows:
 - a. One-Family Residences
 1. Front: Twenty (20) feet as measured from the Front Lot Line
 2. Side: Eight (8) feet as measured from the Side Lot Line
 3. Street Side: Twenty (20) feet as measured from the Street Side Lot Line
 4. Rear: Twenty-five (25) feet as measured from the Rear Lot Line
 - b. Townhouses
 1. Front: Twenty (20) feet as measured from the Front Lot Line
 2. Side: Eight (8) feet as measured from the Side Lot Line
 3. Street Side: Twenty (20) feet as measured from the Street Side Lot Line
 4. Rear: Twenty-five (25) feet as measured from the Rear Lot Line
 - c. Accessory Structures.

Accessory Structures shall be permitted to encroach in a Lot's front, side, street side, and rear setbacks as provided in Sec. 42-371. – Yard encroachments, of the Land Development Code of the City of Lighthouse Point.

(2) Structural setbacks for non-residential uses shall be as follows:

a. Yacht Club Clubhouse

1. Front: Fifty (50) feet measured from the Front Lot Line
2. Side: Twenty-five (25) feet measured from the Side Lot Line
3. Street Side: no requirement
4. Rear: Fifteen (15) feet measured from the Rear Lot Line

b. Accessory Structures

All Accessory Structures unless otherwise specified in the Development Agreement shall comply with the following structural setbacks:

1. Front: Eight (8) feet measured from the Front Lot Line
2. Side: Ten (10) feet measured from the Side Lot Line
3. Street Side: Seven (7) feet measured from the Street Side Lot Line
4. Rear: Fifteen (15) feet measured from the Rear Lot Line

(i) Building height.

(1) Residential buildings shall have a maximum height pursuant to the definition of Established Grade.

(2) A Yacht Club Clubhouse building shall have a maximum height pursuant to the definition of Established Grade.

a. Tennis court fences shall be included in the height measurement.

b. Mechanical equipment shall be permitted to have a maximum height pursuant to the definition of Established Grade. Mechanical equipment shall be surrounded by screening matching the façade of the building and shall not be in the line of sight from a 45-degree angle measured from ground level on the site. There shall be a minimum stepback of ten (10) feet measured from the edge of the building to the mechanical equipment.

(3) Accessory Structures shall be measured pursuant to the definition of Established Grade. Accessory Structures of a Yacht Club Clubhouse shall be subordinate in height to the Yacht Club Clubhouse and residential buildings.

(j) *Building length.*

- (1) Townhouse buildings shall not exceed one hundred eighteen (118) feet in length.
- (2) All non-residential buildings shall have no maximum building length, but in no event shall the building length exceed seventy (70) percent of the length of the property line that is contiguous to a water body.

(k) *Building separation.*

- (1) Townhouse buildings shall have a minimum distance separation of sixteen (16) feet between Townhouse buildings. If a Townhouse building is longer than ninety (90) feet in length, then the separation of the portion of the Townhouse building over twenty-two (22) feet in height shall be a minimum distance of twenty-four (24) feet. Non-habitable features such as but not limited to fences, hedges, and landscaping shall be permitted to occupy the building separation area. A Townhouse building's architectural elements, such as but not limited to overhangs and projections may be permitted to encroach into the building separation area up to three (3) feet.
- (2) A Yacht Club Clubhouse shall have a minimum fifty (50) foot distance separation to residential buildings, measured in a straight line from the closest point of the two (2) buildings.
- (3) All other non-residential buildings shall have a minimum twenty-four (24) foot distance separation to residential buildings, measured in a straight line from the closest point of the two (2) buildings.

(l) *Building design standards.*

- (1) Facades: Straight front and rear facades are prohibited. The front, street side and rear facades shall vary along both the vertical and horizontal planes to create visual interest and character.
- (2) Roofline: The front and rear rooflines shall vary along the horizontal plane to create visual interest and character by creating varying layers.
- (3) Roofs: Flat roofs shall be discouraged unless it can be demonstrated through reference to best practices that the flat roof is an integral part of the architectural style proposed for the development.

(m) *Pervious Area.*

- (1) The minimum Pervious Area for residential uses shall be thirty (30) percent; and
- (2) The minimum Pervious Area for nonresidential uses shall be twenty (20) percent;
- (3) But in no event shall the total minimum Pervious Area in a YC-MU district be less than twenty-five (25) percent.
- (4) The standards and regulations contained in Sec. 42-392. – Synthetic turf, as may be amended from time to time, are applicable.

(n) Parking.

No part of any required parking shall be used at any time for vehicle storage, including the use or storage of campers and other similar recreational vehicles.

- (1) Residential
 - a. A minimum of two (2) indoor garage spaces restricted by recorded Homeowners Association deed restrictions to vehicular use only shall be required, and one (1) supplemental space shall be required on the Lot where the residential building is located.
 - b. The required number of guest parking spaces shall be equal to fifteen (15) percent of the total required number of spaces. Guest spaces shall be distributed throughout the YC-MU district but shall be in addition to all other required parking for uses within the district.
 - c. No parking shall be allowed on any internal vehicular access drive.
 - d. No parking shall be allowed off site in the adjacent residential neighborhoods.

(2) Non-Residential

- a. Parking shall be provided in an amount equal to the total number of required parking spaces for all individual uses as provided for in the Land Development Code of the City of Lighthouse Point.
- b. In lieu of subsection (2)a., a signed and sealed parking study prepared by a licensed professional acceptable to the City and paid for by the Owner of the Yacht Club portion of the Parcel of Land, may be submitted for the cumulative parking requirements provided in subsection (2)a. above, if approved by the City Engineer and the City's Planning and Zoning Board.
- c. Valet Parking provided in accordance with the Valet Parking standards set forth in these regulations may be provided to meet a maximum of forty (40) percent of the

total minimum parking requirements for non-residential uses, if approved by the City Engineer and the City's Planning and Zoning Board.

- d. No parking shall be allowed on any part of any internal vehicular access drive.
- e. No parking shall be allowed off site in the adjacent residential neighborhoods.

(o) Valet Parking.

Valet Parking, which may be provided as Tandem Parking, in a Valet Parking Lot shall only be permitted in the Yacht Club portion of the YC-MU district subject to a detailed Valet Parking Agreement executed by the Owner of the Yacht Club portion of the Parcel of Land and the City on a form acceptable and approved by the City Attorney and recorded with the Broward County Records Division at the Owner's expense. The Valet Parking Agreement shall be considered a restriction running with the land and shall bind the heirs, successors, and assigns of said Owner.

(o) Landscaping.

(1) General Site Landscape

- a. These regulations are to establish minimum standards for the development, installation, and maintenance of Florida-Friendly Landscaping™.
- b. All landscaped areas shall be mulched and irrigated.
- c. All landscape material shall be Florida #1 grade or better as per most current edition of Grades and Standards for Nursery Plants, by the Division of Plant Industry, Department of Agriculture and Consumer Affairs, state of Florida.
- d. Sod and approved Synthetic Turf area shall be clean and visibly free of weeds, noxious pest and diseases
- e. Synthetic Turf may be used and conform to Lighthouse Point Code of Ordinances Sec. 42-392 Synthetic Turf, as may be amended from time to time. Synthetic Turf is limited to a maximum of fifteen percent (15%) of the pervious space requirement
- f. A minimum of fifty (50) percent of all proposed landscape will be "Florida Friendly" to conserve water, protect the environment, and are planted consistent with the right plan in the right place standards (drought, wind, and/or salt tolerant).
- g. A minimum of forty (40) percent of proposed Trees/Palms shall be native as approved by the City's designated landscape professional.
- h. Plants shall be grouped by hydrozone and irrigated per watering needs to conserve water as per South Florida Water Management District's guide Waterwise: South Florida Landscapes.

- i. All landscape beds except for sod and approved Synthetic Turf, decorative rock bed, and annual beds, shall be mulched with arsenic free organic mulch a minimum of three (3) inches to prevent weeds, enrich the soil, lower temperature of soil, and reduce watering needs.
- j. Trees and plant species on Florida Exotic Pest Plant Council (FLEPPC) Invasive Plant Species List, as may be amended from time to time, shall not be proposed in the landscape plan. Existing exotic material shall be removed from construction site unless approved by the City's designated landscape professional.
- k. Required buffer hedges shall be planted and maintained to form a continuous, unbroken solid visual screen, with a minimum height of two (2) feet at the time of planting and three (3) feet to be attained within one (1) year after planting.

(2) Residential

- a. Each Lot shall contain an overall minimum of one (1) Tree and twenty (20) Shrubs, twenty (20) groundcover per two thousand (2,000) square feet of pervious lot area, including fractions thereof, but excluding water bodies and natural areas.
- b. The required minimum of one (1) Tree shall be a Canopy Tree, and shall be placed on the Lot contiguous to the internal vehicular access drive to serve as a street Tree, subject to subsection (4) below, subject to approval of the City's designated landscape professional at the time of site plan approval.
- c. All A/C equipment, generators, and other equipment shall be screened from view.

(3) Non-Residential

- a. For purposes of this subsection (o)(3), net lot area means the total square footage of a parcel of land after subtracting the square footage area of any vehicular use area, parking, building footprint, walls, walks and swimming pools or any other Impervious Area.
 - (1) There will be one (1) Tree for each one thousand (1,000) square feet of net lot area or portion thereof.
 - (2) All other Pervious Areas shall be landscaped with a combination of shade and ornamental Trees, Shrubs, ground cover and sod.
 - (3) All A/C equipment, generators, and other equipment shall be screened from view.
- b. Parking areas

- (1) Parking lots, exclusive of lots designated for Valet Parking only, shall provide one Landscape island for each ten (10) parking spaces. Each Landscape island shall have at least one (1) Tree and ten (10) Shrubs.
- (2) Each parking lot Landscape island shall be a minimum of ten (10) feet wide, or an alternate dimension no less than five (5) feet wide that is consistent with the proposed Canopy tree species to support healthy root growth, subject to approval by the City's designated landscape professional and Planning and Zoning Board at the time of site plan approval, and sixteen (16) feet long.
- (3) Parking lots designated for overflow Valet Parking only are not required to provide internal Landscape islands.
- (4) A landscape buffer of at least four (4) feet in width shall be installed to visually separate the parking area from streets and waterways and screen vehicles.
- (5) All parking areas shall be separated from landscaped areas by curb or other design feature to preclude vehicular intrusion.

(4) Street Trees

- a. Areas contiguous to an internal vehicular access drive shall provide street Trees on either side of the access drive staggered thirty (30) feet apart, either directly across from each other or offset, as aesthetics or field conditions require.
- b. Street Trees shall be Canopy trees that are a minimum of fourteen (14) feet in height, a minimum 2 ½ " caliper, with a clear trunk of at least five (5) feet, and a minimum six (6) foot spread at the time of planting
- c. Sidewalk vertical clearance shall be a minimum eight (8) feet or fifteen (15) feet over vehicular access drive.

(p) Marina at the Yacht Club

- (1) The following are permitted uses for the Marina at the Yacht Club:
 - a. Boat mooring at a dock or slip, limited to a maximum capacity of seventy-eight (78) vessels restricted to use by members in good standing of a Yacht Club or Transient Boats and the Boat Club
 - b. Transient fueling, Boat Detailing, Transient pump out, provisioning and minor repair and maintenance
 - c. Liveaboard vessels, only if pump out stations are available

- d. One charter boat, not to carry more than twelve (12) passengers while moored or underway
- e. Boat rental restricted to use by the Boat Club for vessels less than thirty-two (32) feet in length with no more than five (5) vessels berthed in up to a maximum of five of the seventy-eight (78) slips assigned to the Marina. No more than one vessel shall be permitted in each slip
- f. Boat Dock or Boat Slip rental to Transient Boats

(2) The following are prohibited uses for the Marina at the Yacht Club:

- a. Boat retail dealerships
- b. Boat shows
- c. Commercial recreational businesses, other than one permitted charter boat
- d. Fish cleaning other than at designated fish cleaning stations
- e. Anchorage mooring
- f. Conducting a business from a vessel in the Marina not specifically approved as a permitted use
- g. Leasing slips or docks to members of the general public who are not members of a Yacht Club, except for leasing slips or docks to Transient Boats
- h. Any use not specifically permitted in this Section or the Development Agreement shall be prohibited.

(q) Additional Regulations

- (1) All Marinas shall provide fire protection consistent with the requirements of the National Fire Protection Association.
- (2) Liveaboard vessels are only permitted in the Yacht Club Basin.
- (3) Outdoor storage or display of materials or goods is prohibited.
- (4) Any subject not covered or addressed in this Section shall be regulated by the applicable City Code.

Sec. 42-409. - Design standards.

- (a) *Area requirement.* Each standard parking space required and provided shall be not less than nine feet in width and 18 feet in length, with a net area of at least 162 square feet.
- (b) *Access from street or alley.* Each parking space shall be directly accessible from a street or alley.
- (c) *Access to buildings.* Parking shall not interfere with ingress/egress, doors for stairwells, transformer rooms, elevator machine rooms, trash rooms or any other use requiring clear access aisles for services.
- (d) *Lighting.* Adequate lighting shall be provided if off-street parking spaces are to be used at night. The lighting shall be installed, maintained and regulated so as to reflect the light away from adjoining property and avoid annoyance to such premises.
- (e) *Plans.* All required parking spaces must be indicated on the plans for zoning and building permit approvals and shall be clearly and accurately designated, including access drives, lanes and aisles.
- (f) *Parking drives, lanes and aisles.* All parking drives, lanes and aisles shall be as established pursuant to Table 1 which is attached hereto and made a part hereof.

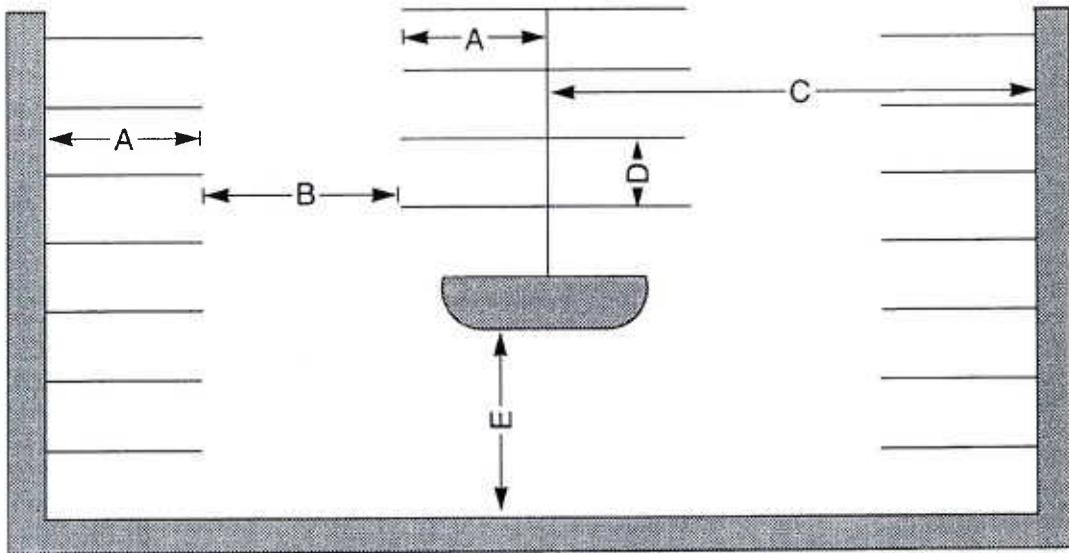
Table 1
PARKING SPACE SIZE AND CONFIGURATION

Dimensions (in feet) are as follows:

Parking Angle	A	B*	C	D	E
0	10	14	34	24	25
30	15	15	47	9	25
45	17	15	49	9	25
60	18	19	55	9	25
90	18	23	59	9	25

All spaces shall be provided with concrete wheel stops or extruded curbing placed thirty (30) inches from the edge of the pavement.

*Assumes one-way traffic for parking angle 0 to 60. Two-way traffic driveway must be 23'.



- (g) *Maneuvering of vehicles.* Off-street parking areas should be designed to prevent the maneuvering of vehicles within any portion of an entrance driveway or driveway line that is within 20 feet of the right-of-way line of any public street. In all but single-family zoning districts, off-street parking areas should be so designed to prevent any vehicle from backing onto any public street.
- (h) *Curb cuts.* Curb cuts shall be at least 25 feet from the curb line of any intersecting streets. In parking areas for commercial uses the maximum width of the curb cut shall be 30 feet, with not more than one curb cut per 100 feet of frontage.
- (i) *Use of right-of-way, street or alley prohibited.* No required off-street parking space including adjacent parking access lanes or maneuvering space shall be located within the existing or proposed right-of-way of any public street or alley.
- (j) *Tandem parking.* Tandem parking is prohibited except in single-family zoning districts and the Yacht Club – Mixed Use zoning district.
- (k) *Stalls.* Stalls shall be provided with bumper guards, wheel stops, or continuous curbing when necessary for safety or protection to adjacent structures or landscaped areas. In the event continuous curbing is utilized, the landscape area shall be increased in width by 30 inches, (60 inches for head-to-head spaces) and the parking space size may be reduced to nine feet by 16½ feet.
- (l) *Composition.* Parking facilities, including access aisles and driveways shall be surfaced with brick, asphaltic or concrete surfacing maintained in a smooth, well-graded condition with standards set forth according to the office of the city engineer.
- (m) *Drainage.* All off-street parking facilities shall be drained so as not to cause any nuisance on adjacent or public property. Such drainage facilities shall be arranged for convenient access and safety of pedestrians and vehicles with standards set forth according to the office of the city engineer.

(n) *Identification.* Each parking space required and provided pursuant to the provisions of this article shall be distinguished and separated from adjoining parking spaces by means of three-inch painted stripes. It shall be the responsibility and obligation of the Owner or operator of any building, structure or use affected by this article to maintain such identification markings so that parking spaces at all times are distinguishable from one another. (Code 1979, ch. 21, § 5.54)

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Sec. 42-321. - Division of city into districts; enumeration of districts.

In order to regulate and limit the height and bulk of buildings erected or altered; to regulate and limit the density of population; to regulate and determine the area of yards and other open spaces; to regulate and restrict the location of trades and industries; and the location of buildings erected and altered for specific uses, the city is hereby divided into the following classifications or districts:

- (1) RS-3 Single-family residence.
- (2) RS-5 Single-family residence.
- (3) RD-10 Two-family residence.
- (4) RM-16 Four-family residence.
- (5) RM-25 Apartment.
- (6) B-1 Neighborhood business district.
- (7) B-2 Community business district.
- (8) B-2A Planned business center district.
- (9) B-3 General business district.
- (10) B-3A Special business district.
- (11) CF Community facilities district.
- (12) S-1 Park and recreation facilities district.
- (13) YC-MU Yacht Club Mixed Use district.

Sec. 42-322. – Zoning map adopted by reference.

Sec. 42-353. – YC-MU, yacht club mixed use district.

- (a) Purpose and intent.
- (b) The YC-MU district is intended to implement the Commercial Recreation and Residential land use categories of the City of Lighthouse Point Comprehensive Plan, and to apply to a parcels of land that, together, provide for which both commercial recreation and residential uses as a single, unified mixed-use development are proposed.
- (c) Definitions.

For the purposes of this Section, the following words and phrases shall have the meanings herein set forth herein:

Accessory Structure means a ~~b~~Building or ~~s~~Structure that is subordinate in size and height to the ~~p~~Principal ~~b~~Building -located on the same ~~-Lot~~Parcel of Land.

Accessory Use means a use customarily incidental to the Principal Building as permitted.

Attendant means a person who performs any service regarding Valet Parking on a full-time, part-time or contract basis, including an operator or manager of a Valet Parking station and a driver of patrons' vehicles.

Boat Club means a members-only boat rental or boat sharing program, separate from a Yacht Club membership and available to members and non-members of a Yacht Club, that is restricted to a maximum number of boat slips or docks as described herein.

Boat Detailing means boat cleaning that is limited to pressure washing, waxing, vacuuming, cleaning hatches, cleaning gutter tracks and nonskid, cleaning upholstery, polishing brightwork, cleaning Bimini tops and other similar work.

Building means any *Structure* or part thereof, either temporary or permanent, having a roof, which gives protection or shelter for occupancy. The term "Building" shall be included within the term "Structure."

Canopy ~~t~~ree means a tree or Palm whose mature height and branch structure (minimum thirty (30) foot diameter) provide foliage primarily on the upper portion of the tree. The purpose of a Canopy tree is to provide shade to adjacent ground areas.

Development Agreement means an agreement entered into pursuant to Ch. 163.3220 – 163.3243, F.S.

Diameter breast height (DBH) means the diameter of a tree trunk measured at four and one-half (4½) feet above grade measured in accordance with the most recent guidelines published by the U.S. Forest Service.

Established Grade means the following when used to measure the maximum height of a building or structure:

- (1) *The minimum finished floor elevation shall be as set forth in the current effective Flood Insurance Rate Map (FIRM) as published by the Federal Emergency Management Agency (FEMA) or the minimum finished floor elevation as set forth in the Broward County Surface Water Management License, which ever elevation is greater.*
- (2) *The maximum height of a residential ~~b~~Building shall ~~be as follows. The building height shall~~ be no more than 38.0 feet above the crown of the adjoining public roadway. Chimneys and ornamental features, such as spires and weather vanes, shall not exceed 41.0 feet above the crown of the adjacent public roadway.*

(3) The maximum height of a ~~commercial recreation~~ ~~Commercial / Recreational~~ Building height shall be no more than 54.0 feet above the crown of the adjoining public roadway. Chimneys and ornamental features, such as spires and weather vanes, and screened mechanical equipment shall not exceed 59.0 feet above the crown of the adjacent public roadway.

Ground eCover means any plant that does not attain a mature height of more than one foot. Such plants shall be characterized by a growth habit in which the plant spreads across the ground to connect with other similar plants forming a continuous vegetative cover on the ground.

Impervious Area means an area covered by a material which does not permit infiltration or percolation of water directly into the ground.

Landscape iIsland means a contiguous plot of land intended to contain landscape materials and located in a vehicular parking lot but separated from parking stalls or vehicular use areas by curb or similar vehicular barrier.

Lot means a properly recorded and deeded property upon which a Yacht Club, Townhouse dwelling unit, or one-family residence and their respective Accessory Uses and Structures are found within the YC-MU district.

Lot Line, Front means ~~the~~ a lot line separating ~~each residential~~ a Lot from vehicular circulation. On a corner lot, the Front Lot Line shall be the shorter of the lot lines abutting the vehicular circulation.

Lot Line, Rear means a lot line opposite and most distant from the Front Lot Line.

Lot Line, Side means a lot line not abutting vehicular circulation and connecting the Lot's Front and Rear Lot Lines.

Lot Line, Street Side means a lot line, other than a Front Lot Line, separating the Lot from vehicular circulation.

Marina means a facility that is part of ~~the~~ a Yacht Club and provides private boat docks or boat slips for mooring vessels in the private Yacht Club ~~b~~ Basin and City owned canals ~~along with limited ancillary services~~ and ancillary uses as described in Sec.42-353(p) herein.

Owner means the record title owner(s) of ~~any~~ the property subject to the YC-MU District.

Palm means a plant belonging to the monocot order of the family Palmae, distinguished by having unbranched single or multi-trunks crowned by large, compound pinnate, or palmate leaves/fronds.

Parcel of Land means any quantity of land capable of being described with such definiteness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit.

Pervious Area means an area maintained in its natural condition, or covered by a material that does not reduce the infiltration or percolation of water. Swimming pools, water bodies, sports courts, and paver blocks of any type are not considered Pervious Areas. However, stabilized parking with a grass surface ~~is shall be~~ considered a Pervious Area ~~if it and meets the City's applicable code requirements for Pervious Area described in Sec. 42-142 Pervious Area and Greenspace.~~

Principal Building means a Building which is occupied by, or devoted to, a principal use on a Lot. In determining whether a Building is of primary importance, the use of the entire Lot shall be considered.

Shrub means a multi-stemmed woody plant other than a tree.

Structure means anything constructed or erected, the use of which requires more or less permanent location on the land, or attached to something having a permanent location on the land. The term "Structure" shall include "Buildings".

Tandem Parking Space means two (2) or more parking spaces with one (1) parking space behind, either parallel or perpendicular, to ~~abutting behind~~ the other parking space(s).

Townhouse means a ~~b~~Building containing two or more attached dwelling units that share a common wall at the lot line and that are on separate ~~L~~ots.

Transient Boat means a vessel belonging to a traveling yachtsman or member of a participating reciprocal yacht club that is temporarily docking in a designated boat slip or dock at the Marina for less than a week based on slip availability. There shall be a maximum number of boat slips or docks established for Transient Boats approved by the City Commission in a Development Agreement.

Tree means any living self-supporting dicotyledonous or monocotyledonous woody perennial plant that has a DBH of no less than three (3) inches and normally grows to an overall height of no less than ten (10) feet in South Florida.

Valet Parking means the service of parking vehicles for patrons of a ~~business~~ Yacht Club.

Valet Parking Lot means a parking lot ~~as designated on an approved site plan which provides Attendants to receive, park and deliver the automobiles of~~ patrons of a Yacht Club ~~occupants, tenants, customers and visitors.~~

Valet Parking Agreement means the written authorization by the City allowing the Owner of the Yacht Club portion of the Parcel of Land to provide Valet Parking.

Yacht Club means a commercial recreation use on the Parcel of Land that is classified as either a private club or community club, ~~the use of which is primarily restricted to members and their guests but may provide a venue for private parties for non-members~~, that consists of structures and related grounds and/or moorage used for social and recreational purposes related to pleasure boating and/or gym, spa, swimming, tennis and other similar racquet sports, ~~and Marina, the use of which is primarily restricted to members and their guests, but may provide a venue for private parties for non-members~~.

Yacht Club Basin means the submerged lands, as designated in a Development Agreement and approved site plan, that are owned by the Owner of the Yacht Club.

Yacht Club Clubhouse means the Principal Building structure of a Yacht Club that contains one or more restaurants or banquet halls and uses ancillary and customary to a private club.

(d) Minimum district size.

~~The minimum size of any parcel zoned required for an application to a YC-MU district shall be five (5) net acres of contiguous land.~~

(e) Development agreement.

- (1) ~~All rezoning applications requesting the YC-MU district designation shall be accompanied by a Development Agreement, pursuant to Ch. 163.3220 – 163.3243, F.S.~~
- (2) ~~All rezoning applications requesting the YC-MU district designation shall be accompanied by a conceptual site plan that contains sufficient detail to demonstrate that the development as proposed meets development standards and regulations.~~
- (3) ~~Any breach of any term or condition of the Development Agreement required by this Section these regulations shall be a breach of these regulations of this Section and may be enforceable by the City through Code Enforcement action, or any other legally available means.~~

(f) Uses permitted.

- (1) ~~No building or structure or part thereof shall be erected, altered or used in whole or in part for other than the following specified uses:~~

1. One or more of the following in the designated Residential land use areas:
 - i. One-family residences Single family detached residential structures
 - ii. Townhouses

AND

2. Yacht Club in the designated Commercial Recreation land use areas.

(2) A residential Homeowners' Association as defined in Ch. 720.301, F.S. shall be created for all residential units and such association shall be required to be a member of the Yacht Club.

(3) Accessory Uses and sStructures that are accessory to residential or Yacht Club uses shall be identified in a Development Agreement and are subject to applicable provisions of the Land Development Code of the City of Lighthouse Point unless otherwise specified in the Development Agreement.

(4) Any use or Structure not specifically permitted in this Section or the Development Agreement shall be prohibited.

(g) Floor areas.

(1) Residential dwellings units shall have a minimum total floor area of one thousand five hundred (1,500) square feet.

(2) A Yacht Club Clubhouse shall have a minimum total floor area of twenty thousand (20,000) square feet.

(2)(3) An Accessory Structure of a Yacht Club Clubhouse shall be limited to a maximum total floor area of fifty (50) percent of the Yacht Club Clubhouse's total floor area.

(h) Setbacks.

(1) Structural setbacks for residential uses shall be as follows:

- a. One-Family Residences Single Family Detached Structures
 1. Front: Twenty (20) feet as measured from the Front Lot Line
 2. Side: Eight (8) feet as measured from the Side Lot Line
 3. Street Side: Twenty (20) feet as measured from the Street Side Lot Line
 4. Rear: Twenty-five (25) feet as measured from the Rear Lot Line
- b. Townhouses Structures

1. Front: Twenty (20) feet as measured from the Front Lot Lint
2. Side: Eight (8) feet as measured from the Side Lot Line
3. Street Side: Twenty (20) feet as measured from the Street Side Lot Line
4. Rear: Twenty-five (25) feet as measured from the Rear Lot Line

c. Accessory Structures.

Accessory Structures shall be permitted to encroach in a Lot's front, side, street side, and rear setbacks as provided in Sec. 42-371. – Yard encroachments, of the Land Development Code of the City of Lighthouse Point.

(2) Structural setbacks for non-residential uses shall be as follows:

a. Yacht Club Clubhouse

1. Front: Fifty (50) feet measured from the Front Lot Line
2. Side: Twenty-five (25) feet measured from the Side Lot Line
3. Street Side: no requirement
4. Rear: Fifteen (15) feet measured from the Rear Lot Line

b. Accessory Structures

All Accessory Structures unless otherwise specified in the Development Agreement shall comply with the following structural setbacks:

1. Front: Eight (8) feet measured from the Front Lot Line
2. Side: Ten (10) feet measured from the Side Lot Line
3. Street Side: Seven (7) feet measured from the Street Side Lot Line
4. Rear: Fifteen (15) feet measured from the Rear Lot Line

(i) Building height.

(1) Residential buildingsstructures shall have a maximum height pursuant to the definition of Established Grade.

- a. A chimney structure may be an additional two (2) feet.

(2) A Yacht Club Clubhouse ~~structure building~~ shall have a maximum height pursuant to the definition of Established Grade.

- a. Tennis court fences shall be included in the height measurement.
- b. ~~Height shall not include Mechanical Equipment which shall be permitted to have a maximum height pursuant to the definition of Established Grade. be an additional maximum of ten (10) feet and~~ Mechanical equipment shall be surrounded by screening matching the façade of the building and ~~shall not be~~ in the line of sight from a 45-degree angle measured from ground level on the site. There shall be a minimum stepback of ten (10) feet measured from the edge of the building to the ~~M~~echanical ~~E~~quipment.

(3) Accessory Structures shall be measured pursuant to the definition of Established Grade. Accessory Structures of a Yacht Club Clubhouse shall be subordinate in height, ~~footprint and floor area~~ to the Yacht Club Clubhouse and ~~subordinate in height to the residential structures~~ ~~buildings~~.

(j) Building length.

- (1) Townhouse buildings shall not exceed one hundred eighteen (118) feet in length.
- (2) All non-residential ~~structures~~ ~~buildings~~ shall have no maximum building length, but in no event shall the building length exceed seventy (70) percent of the length of the property line that is contiguous to a water body.

(k) Building separation.

(1) Townhouse buildings shall ~~maintain have~~ a minimum distance separation of sixteen (16) feet between Townhouse buildings. If a Townhouse building is longer than ninety (90) feet in length, then the separation of the portion of the Townhouse building over twenty-two (22) feet in height shall be a minimum distance of twenty-four (24) feet. Non-habitable features such as but not limited to fences, hedges, and landscaping shall be permitted to occupy the building separation area. A Townhouse building's ~~—~~ No architectural elements, such as but not limited to overhangs and ~~or~~ projections may be permitted to encroach into the building separation area up to three (3) feet. ~~of any kind shall be permitted within the building separation area.~~

(2) A Yacht Club Clubhouse shall ~~maintain have~~ a minimum fifty (50) foot distance separation to residential ~~uses, buildings~~, measured in a straight line from the closest point of the two (2) ~~structures~~ ~~buildings~~.

(3) All other non-residential ~~b~~ buildings shall ~~not be closer than~~ have a minimum twenty-four (24) ~~feet~~ ~~foot to any residential building~~ distance separation to residential buildings, measured in a straight line from the closest point of the two (2) buildings.

(l) Building design standards.

- (1) Facades: Straight front and rear facades are prohibited. The front, street side and rear facades shall vary along both the vertical and horizontal planes to create visual interest and character.
- (2) Roofline: The front and rear rooflines shall vary along the horizontal plane to create visual interest and character by creating varying layers.
- (3) Roofs: Flat roofs shall be discouraged unless it can be demonstrated through reference to best practices that the flat roof is an integral part of the architectural style proposed for the development.

(m) Pervious Area.

- (1) The minimum Pervious Area for residential uses shall be thirty (30) percent; and
- (2) The ~~total~~ minimum Pervious Area for nonresidential uses shall be twenty (20) percent;
- (3) But in no event shall the total minimum Pervious Area in a YC-MU district be less than twenty-five (25) percent.
- (4) The standards and regulations contained in Sec. 42-392. – Synthetic turf, as may be amended from time to time, are applicable.

(n) Parking.

No part of any required parking shall be used at any time for vehicle storage, including the use or storage of campers and other similar recreational vehicles.

(1) Residential

- a. A minimum of two (2) indoor garage spaces restricted by recorded Homeowners Association deed restrictions to vehicular use only shall be required, and one (1) supplemental space shall be required on the ~~lot~~ where the residential ~~building structure~~ is located.
- b. The required number of guest parking spaces shall be equal to fifteen (15) percent of the total required number of spaces. Guest spaces shall be distributed throughout the YC-MU district but shall be in addition to all other required parking for uses within the district.
- c. No parking shall be allowed on any internal vehicular access drive.
- d. No parking shall be allowed off site in the adjacent residential neighborhoods.

(2) Non-Residential

- a. Parking shall be provided in an amount equal to the total number of required parking spaces for all individual uses as provided for in the Land Development Code of the City of Lighthouse Point.
- b. In lieu of subsection (2)a., a signed and sealed parking study prepared by a licensed professional acceptable to the City and paid for by the Owner of the Yacht Club portion of the Parcel of Land, may be submitted for the cumulative parking requirements provided in subsection (2)a. above, if approved by the City Engineer and the City's Planning and Zoning Board.
- c. Valet Parking provided in accordance with the Valet Parking standards set forth in these regulations may be provided to meet a maximum of forty (40) percent of the total minimum parking requirements for non-residential uses, if approved by the City Engineer and the City's Planning and Zoning Board.
- d. No parking shall be allowed on any part of any internal vehicular access drive.
- e. No parking shall be allowed off site in the adjacent residential neighborhoods.

(o) Valet and Tandem Parking.

Valet Parking, which may be provided as Tandem Parking,- in a Valet Parking Lot shall only be permitted in the Yacht Club portion of the YC-MU Ddistrict subject to a detailed Valet Parking Agreement executed by the Owner of the Yacht Club portion of the Parcel of Land and the City on a form acceptable and approved by the City Attorney and recorded with the Broward County Records Division at the Owner's expense. The Valet Parking Agreement shall be considered a restriction running with the land and shall bind the heirs, successors, and assigns of said Owner. in accordance with Section 42-415, Parking Agreements, as may be amended from time to time.

(o) Landscaping

All landscaped areas shall be mulched and irrigated.

(1) General Site Landscape

- a. These regulations are to establish minimum standards for the development, installation, and maintenance of Florida-Friendly Landscaping™.
- a.b. All landscaped areas shall be mulched and irrigated.
- b.c. All landscape material shall be Florida #1 grade or better as per most current edition of Grades and Standards for Nursery Plants, by the Division of Plant Industry, Department of Agriculture and Consumer Affairs, state of Florida.
- e.d. Sod and approved Synthetic Turf area shall be clean and visibly free of weeds, noxious pest and diseases

d.e. Synthetic Turf may be used and conform to Lighthouse Point Code of Ordinances Sec. 42-392 Synthetic Turf, as may be amended from time to time. Synthetic Turf is limited to a maximum of fifteen percent (15%) of the pervious space requirement

e.f. A minimum of fifty (50) percent of all proposed landscape will be "Florida Friendly" to conserve water, protect the environment, and are planted consistent with ~~ing~~ the right plan in the right place ~~standards~~ (drought, wind, and/or salt tolerant).

f.g. A minimum of forty (40) percent of proposed Trees/Palms shall be native as approved by the City's designated landscape professional.

g.h. Plants shall be grouped by hydrozone and irrigated per watering needs to conserve water as per South Florida Water Management District's guide Waterwise: South Florida Landscapes.

h.i. All landscape beds except for sod and approved Synthetic Turf, decorative rock bed, and annual beds, shall be mulched with arsenic free organic mulch a minimum of three (3) inches to prevent weeds, enrich the soil, lower temperature of soil, and reduce watering needs.

i.j. Trees and plant species on Florida Exotic Pest Plant Council (FLEPPC) Invasive Plant Species List, as may be amended from time to time, shall not be proposed in the landscape plan. Existing exotic material shall be removed from construction site unless approved by the City's designated landscape professional.

j.k. Required buffer hedges shall be planted and maintained to form a continuous, unbroken solid visual screen, with a minimum height of two (2) feet at the time of planting and three (3) feet to be attained within one (1) year after planting.

(2) Residential

- a. Each ~~lot~~ shall contain an overall minimum of one (1) Tree and twenty (20) Shrubs, twenty (20) groundcover per two thousand (2,000) square feet of pervious lot area, including fractions thereof, but excluding water bodies and natural areas.
- b. The required minimum of one (1) Tree shall be a Canopy Tree, and shall be placed on the ~~lot~~ contiguous to the internal vehicular access drive to serve as a street Tree, subject to subsection (4) below, subject to approval of the City's designated landscape professional at the time of site plan approval.
- c. All A/C equipment, generators, and other equipment shall be screened from view.

(3) Non-Residential

- a. For purposes of this subsection (o)(3), net lot area means the total square footage of a parcel of land after subtracting the square footage area of any vehicular use area, parking, building footprint, walls, walks and swimming pools or any other Impervious Area.
 - (1) There will be one (1) Tree for each one thousand (1,000) square feet of net lot area or portion thereof.
 - (2) All other Pervious Areas shall be landscaped with a combination of shade and ornamental Trees, Shrubs, ground cover and sod.
 - (3) All A/C equipment, generators, and other equipment shall be screened from view.
- b. Parking areas
 - (1) Parking lots, exclusive of lots designated for Valet Parking only, shall provide one Landscape island for each ten (10) parking spaces. Each Landscape island shall have at least one (1) Tree and ten (10) Shrubs.
 - (2) Each parking lot Landscape island shall be a minimum of ten (10) feet wide, or an alternate dimension no less than five (5) feet wide that is consistent with the proposed Canopy tree species to support healthy root growth, subject to approval by the City's designated landscape professional and Planning and Zoning Board at the time of site plan approval, and sixteen (16) feet long.
 - (3) Parking Lots designated for overflow Valet Parking only are not required to provide internal Landscape islands.
 - (4) A landscape buffer of at least four (4) feet in width shall be installed to visually separate the parking area from streets and waterways and screen vehicles.
 - (5) All parking areas shall be separated from landscaped areas by curb or other design feature to preclude vehicular intrusion.
- (4) Street Trees
 - a. Areas contiguous to an internal vehicular access drive shall provide street Trees on either side of the access drive staggered thirty (30) feet apart, either directly across from each other or offset, as aesthetics or field conditions require.
 - b. Street Trees shall be Canopy trees that are a minimum of fourteen (14) feet in height, a minimum 2 ½ " caliper, with a clear trunk of at least five (5) feet, and a minimum six (6) foot spread at the time of planting

- c. Sidewalk vertical clearance shall be a minimum eight (8) feet or fifteen (15) feet over vehicular access drive.

(p) Marina at the Yacht Club

(1) The following are Permitted uses for the Marina at the Yacht Club:

- a. Boat mooring at a dock or slip, limited to a maximum capacity of seventy-eight (78) vessels restricted to use by members in good standing of a Yacht Club or Transient Boats and the Boat Club
- b. Transient fueling, Boat Detailing, Transient pump out, provisioning and minor repair and maintenance
- c. Liveaboard vessels, only if pump out stations are available
- d. One charter boat, not to carry more than twelve (12) passengers while moored or underway
- e. Boat rental restricted to use by the Boat Club for vessels less than thirty-two (32) feet in length with no more than five (5) vessels berthed in up to a maximum of five of the seventy-eight (78) slips assigned to the Marina. No more than one vessel shall be permitted in each slip
- f. Boat Dock or Boat Slip rental to Transient Boats

(2) The following are Prohibited Uses for the Marina at the Yacht Club:

- a. Boat retail dealerships
- b. Boat shows
- c. Commercial recreational businesses, other than one permitted charter boat
- d. Fish cleaning other than at designated fish cleaning stations
- e. Anchorage mooring
- f. Conducting a business from a vessel in the Marina not specifically approved as a permitted use
- g. Leasing slips or docks to members of the general public who are not members of a Yacht Club, except for leasing slips or docks to Transient Boats
- g-h. Any use not specifically permitted in this Section or the Development Agreement shall be prohibited.

(q) Additional Regulations

- (1) All Marinas shall provide fire protection consistent with the requirements of the National Fire Protection Association.
- (2) Liveaboard vessels are only permitted in the Yacht Club Basin.
- (3) Outdoor storage or display of materials or goods is prohibited.
- (4) Any subject not covered or addressed in this Section shall be regulated by the applicable City Code.

Sec. 42-409. - Design standards.

- (a) *Area requirement.* Each standard parking space required and provided shall be not less than nine feet in width and 18 feet in length, with a net area of at least 162 square feet.
- (b) *Access from street or alley.* Each parking space shall be directly accessible from a street or alley.
- (c) *Access to buildings.* Parking shall not interfere with ingress/egress, doors for stairwells, transformer rooms, elevator machine rooms, trash rooms or any other use requiring clear access aisles for services.
- (d) *Lighting.* Adequate lighting shall be provided if off-street parking spaces are to be used at night. The lighting shall be installed, maintained and regulated so as to reflect the light away from adjoining property and avoid annoyance to such premises.
- (e) *Plans.* All required parking spaces must be indicated on the plans for zoning and building permit approvals and shall be clearly and accurately designated, including access drives, lanes and aisles.
- (f) *Parking drives, lanes and aisles.* All parking drives, lanes and aisles shall be as established pursuant to Table 1 which is attached hereto and made a part hereof.

Table 1
PARKING SPACE SIZE AND CONFIGURATION

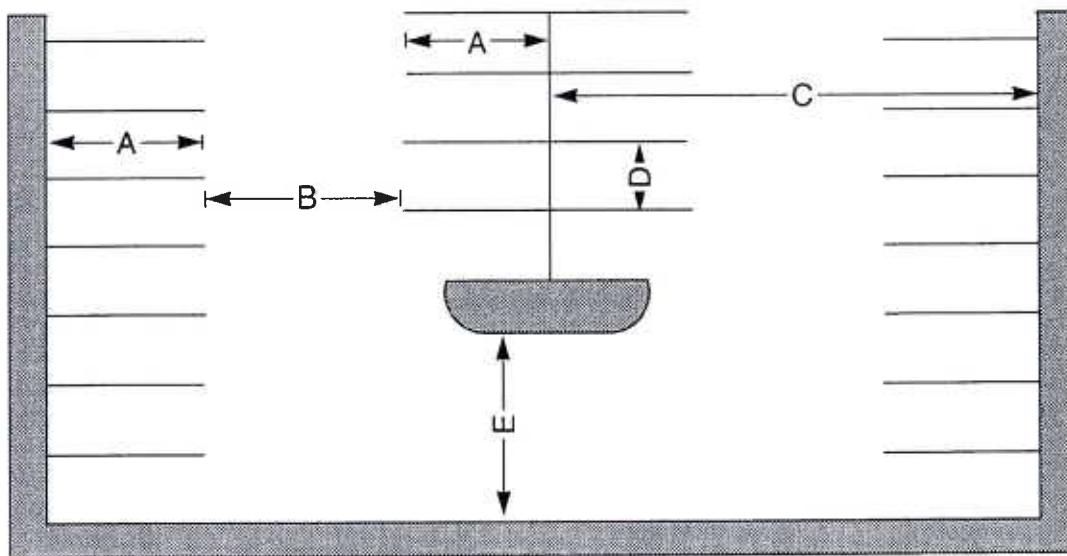
Dimensions (in feet) are as follows:

Parking Angle	A	B*	C	D	E
0	10	14	34	24	25
30	15	15	47	9	25
45	17	15	49	9	25

60	18	19	55	9	25
90	18	23	59	9	25

All spaces shall be provided with concrete wheel stops or extruded curbing placed thirty (30) inches from the edge of the pavement.

*Assumes one-way traffic for parking angle 0 to 60. Two-way traffic driveway must be 23'.



- (g) *Maneuvering of vehicles.* Off-street parking areas should be designed to prevent the maneuvering of vehicles within any portion of an entrance driveway or driveway line that is within 20 feet of the right-of-way line of any public street. In all but single-family zoning districts, off-street parking areas should be so designed to prevent any vehicle from backing onto any public street.
- (h) *Curb cuts.* Curb cuts shall be at least 25 feet from the curb line of any intersecting streets. In parking areas for commercial uses the maximum width of the curb cut shall be 30 feet, with not more than one curb cut per 100 feet of frontage.
 - (i) *Use of right-of-way, street or alley prohibited.* No required off-street parking space including adjacent parking access lanes or maneuvering space shall be located within the existing or proposed right-of-way of any public street or alley.
 - (j) *Tandem parking.* Tandem parking is prohibited except in single-family zoning districts and the Yacht Club – Mixed Use zoning district.
 - (k) *Stalls.* Stalls shall be provided with bumper guards, wheel stops, or continuous curbing when necessary for safety or protection to adjacent structures or landscaped areas. In the event continuous curbing is utilized, the landscape area shall be increased in width by 30 inches, (60

inches for head-to-head spaces) and the parking space size may be reduced to nine feet by 16½ feet.

- (l) *Composition.* Parking facilities, including access aisles and driveways shall be surfaced with brick, asphaltic or concrete surfacing maintained in a smooth, well-graded condition with standards set forth according to the office of the city engineer.
- (m) *Drainage.* All off-street parking facilities shall be drained so as not to cause any nuisance on adjacent or public property. Such drainage facilities shall be arranged for convenient access and safety of pedestrians and vehicles with standards set forth according to the office of the city engineer.
- (n) *Identification.* Each parking space required and provided pursuant to the provisions of this article shall be distinguished and separated from adjoining parking spaces by means of three-inch painted stripes. It shall be the responsibility and obligation of the Owner or operator of any building, structure or use affected by this article to maintain such identification markings so that parking spaces at all times are distinguishable from one another. (Code 1979, ch. 21, § 5.54)

October 15th City Attorney Comments

Sec. 42-321. - Division of city into districts; enumeration of districts.

In order to regulate and limit the height and bulk of buildings erected or altered; to regulate and limit the density of population; to regulate and determine the area of yards and other open spaces; to regulate and restrict the location of trades and industries; and the location of buildings erected and altered for specific uses, the city is hereby divided into the following classifications or districts:

- (1) RS-3 Single-family residence.
- (2) RS-5 Single-family residence.
- (3) RD-10 Two-family residence.
- (4) RM-16 Four-family residence.
- (5) RM-25 Apartment.
- (6) B-1 Neighborhood business district.
- (7) B-2 Community business district.
- (8) B-2A Planned business center district.
- (9) B-3 General business district.
- (10) B-3A Special business district.
- (11) CF Community facilities district.
- (12) S-1 Park and recreation facilities district.
- (13) YC-MU Yacht Club Mixed Use district.

Sec. 42-322. – Zoning map adopted by reference.

Sec. 42-353. – YC-MU, yacht club mixed use district.

(a) Purpose and intent.

(b) The YC-MU district is intended to implement the Commercial Recreation and Residential land use categories of the City of Lighthouse Point Comprehensive Plan, and to apply to a parcels of land that, together, provide for which both commercial recreation and residential uses as a single, unified mixed-use development are proposed.

Commented [MDCJ1]: How many parcels of land are there? Use of plural here suggests multiple parcels of land, but new definition suggests a singular parcel of land, perhaps the entire property?

(c) Definitions.

For the purposes of this Section, the following words and phrases shall have the meanings herein set forth herein:

Commented [EM2R1]: At the time of application to the YC-MU district, there will only be one parcel of land (the entire yacht club property).

Accessory Structure means a ~~b~~Building or ~~s~~Structure that is subordinate in size and height to the ~~p~~Principal ~~b~~Building located on the same ~~Lot~~~~Parcel of Land~~.

Commented [MDCJ3]: Go through ordinance and capitalize ALL defined terms. This is an example, but do word search for all defined terms and make sure all uses are capitalized.

Accessory Use means a use customarily incidental to the Principal Building as permitted.

Commented [EM4]:

We have added a definition of Accessory Use which is slightly modified from the City's existing definition below:

"Accessory use means a use customarily incident to the principal use as permitted."

Attendant means a person who performs any service regarding Valet Parking on a full-time, part-time or contract basis, including an operator or manager of a Valet Parking station and a driver of patrons' vehicles.

Boat Club means a members-only boat rental or boat sharing program, separate from a Yacht Club membership and available to members and non-members of a Yacht Club, that is restricted to a maximum number of boat slips or docks as described herein.

Boat Detailing means boat cleaning that is limited to pressure washing, waxing, vacuuming, cleaning hatches, ~~cleaning gutter tracks and nonskid, cleaning upholstery, polishing brightwork, cleaning Bimini tops and other similar work.~~

Building means any Structure or part thereof, either temporary or permanent, having a roof, which gives protection or shelter for occupancy. The term "Building" shall be included within the term "Structure."

Commented [EM5]:
We have included the terms "Building" and "Structure" in the YC-MU definitions as defined in the City's Land Development Code Sec. 42-242 Definitions.

Canopy Tree means a tree or Palm whose mature height and branch structure (minimum thirty (30) foot diameter) provide foliage primarily on the upper portion of the tree. The purpose of a Canopy tree is to provide shade to adjacent ground areas.

Commented [MDCJ6]: added

Diameter breast height (DBH) means the diameter of a tree trunk measured at four and one-half (4½) feet above grade measured in accordance with the most recent guidelines published by the U.S. Forest Service.

Established Grade means the following when used to measure the maximum height of a building or structure:

- (1) The minimum finished floor elevation shall be as set forth in the current effective Flood Insurance Rate Map (FIRM) as published by the Federal Emergency Management Agency (FEMA) or the minimum finished floor elevation as set forth in the Broward County Surface Water Management License, which ever elevation is greater.
- (2) The maximum height of a residential ~~b~~Building shall ~~be as follows. The building height shall~~ be no more than 38.0 feet above the crown of the adjoining public roadway. Chimneys and ornamental features, such as spires and weather vanes, shall not exceed 41.0 feet above the crown of the adjacent public roadway.

(3) The maximum height of a ~~commercial recreation~~ Commercial / Recreational Building height shall be no more than 54.0 feet above the crown of the adjoining public roadway. Chimneys and ornamental features, such as spires and weather vanes, and screened mechanical equipment shall not exceed 59.0 feet above the crown of the adjacent public roadway.

Ground Cover means any plant that does not attain a mature height of more than one foot. Such plants shall be characterized by a growth habit in which the plant spreads across the ground to connect with other similar plants forming a continuous vegetative cover on the ground.

Impervious Area means an area covered by a material which does not permit infiltration or percolation of water directly into the ground.

Landscape Island means a contiguous plot of land intended to contain landscape materials and located in a vehicular parking lot but separated from parking stalls or vehicular use areas by curb or similar vehicular barrier.

Lot means a properly recorded and deeded property upon which a Yacht Club, Townhouse dwelling unit, or one-family residence and their respective Accessory Uses and Structures are found within the YC-MU district.

Lot Line, Front means the a lot line separating ~~each residential~~ a lot from vehicular circulation. On a corner lot, the Front Lot Line shall be the shorter of the lot lines abutting the vehicular circulation.

Lot Line, Rear means a lot line opposite and most distant from the Front Lot Line.

Lot Line, Side means a lot line not abutting vehicular circulation and connecting the Lot's Front and Rear Lot Lines.

Lot Line, Street Side means a lot line, other than a Front Lot Line, separating the Lot from vehicular circulation.

Marina means a facility that is part of ~~the a~~ Yacht Club and provides private boat docks or boat slips for mooring vessels in the private Yacht Club ~~basin~~ and City owned canals ~~along with limited ancillary services and ancillary uses as described in Sec.42-353(p) herein~~.

Owner means the record title owner(s) of ~~any the~~ property subject to the YC-MU District.

Palm means a plant belonging to the monocot order of the family Palmae, distinguished by having unbranched single or multi-trunks crowned by large, compound pinnate, or palmate leaves/fronds.

Commented [MDCJ7]: There is no definition of lot in this ordinance, but 42-242 defines it. This gets back to the issues of the meaning of "parcel of land"

Lot means a parcel of land fronting on a street which is or may be occupied by a building and its accessory buildings, including required open spaces. The word "lot" shall include the words "plot" and "tract".

Commented [EM8R7]:
We have added a definition of Lot as follows:

Lot means a properly recorded and deeded property upon which a Yacht Club, Townhouse dwelling unit, or one-family residence dwelling unit and their respective Accessory Uses and Structures are found within the YC-MU district.

Commented [MDCJ9]: "Front" is used in code, "Front Lot Line" was not

Commented [EM10R9]:
"Front" as used in Section (g)(1) and (g)(2) refers to the front setback.

We have added definitions for "Lot Line, Front"; "Lot Line, Rear"; "Lot Line, Side" and "Lot Line, Street Side" to clarify from where the setbacks are measured. These terms are now referenced in Section (g)(1) and (g)(2) as well.

Commented [MDCJ11]: "any"? Ties into the Parcel of Land comments

Commented [EM12R11]:
We have clarified that the Owner should be any property in the YC-MU district.

Parcel of Land means any quantity of land capable of being described with such definiteness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit.

Commented [EM13]:

We have included the City's definition of Parcel of Land as provided in Section 42-242.

Pervious Area means an area maintained in its natural condition, or covered by a material that does not reduce the infiltration or percolation of water. Swimming pools, water bodies, sports courts, and paver blocks of any type are not considered Pervious Areas. However, stabilized parking with a grass surface is shall be considered a Pervious Area if it and meets the City's applicable code requirements for Pervious Area described in Sec. 42-142 Pervious Area and Greenspace.

Commented [MDCJ14]: Or Parcel of Land?

Commented [EM15R14]:

Can we refer specifically to the Principal Building as the principal use on each individual lot (e.g. the Clubhouse on the yacht club lot and the residential units on their respective residential lots)?

Principal Building means a Building which is occupied by, or devoted to, a principal use on a Lot. In determining whether a Building is of primary importance, the use of the entire Lot shall be considered.

Commented [EM16]: We have included the terms "Building" and "Structure" in the YC-MU definitions as defined in the City's Land Development Code Sec. 42-242 Definitions.

Shrub means a multi-stemmed woody plant other than a tree.

Commented [MDCJ17]: To ensure the spaces are parallel.

Structure means anything constructed or erected, the use of which requires more or less permanent location on the land, or attached to something having a permanent location on the land. The term "Structure" shall include "Buildings".

Commented [EM18R17]: We've revised this definition to reinsert "behind" and specify it is one parking space parallel or perpendicular to the other parking space(s).

We believe removing "behind" may otherwise be construed as two traditional parking spaces parallel to each other rather than a parking space behind the other parking space(s).

Tandem Parking Space means two (2) or more parking spaces with one (1) parking space behind, either parallel or perpendicular, to abutting behind the other parking space(s).

The current site plan depicts parallel tandem parking spaces (i.e. the overflow lot) and perpendicular tandem parking (42 spaces in main lot).

Townhouse means a building containing two or more attached dwelling units that share a common wall at the lot line and that are on separate lots.

Commented [MDCJ19]: Tandem Parking Space is not used in the code, but Tandem Parking is...

Transient Boat means a vessel belonging to a traveling yachtsman or member of a participating reciprocal yacht club that is temporarily docking in a designated boat slip or dock at the Marina for less than a week based on slip availability. There shall be a maximum number of boat slips or docks established for Transient Boats approved by the City Commission in a Development Agreement.

Commented [MDCJ20]: Or parcel of land. For example, is a 4 unit townhouse on a parcel with 4 lots, or is each townhouse on a parcel of land?

Tree means any living self-supporting dicotyledonous or monocotyledonous woody perennial plant that has a DBH of no less than three (3) inches and normally grows to an overall height of no less than ten (10) feet in South Florida.

Commented [EM21R20]:
We've added a definition of Lot as:

Lot means a properly recorded and deeded property upon which a Yacht Club, Townhouse dwelling unit, ... [1]

Valet Parking means the service of parking vehicles for patrons of a business Yacht Club.

Commented [MDCJ22]: We want language to remain. How do we confirm/verify the participating reciprocal yacht clubs. Since Yacht Club capitalized is a defined term to ... [2]

Valet Parking Lot means a parking lot as designated on an approved site plan which provides Attendants to receive, park and deliver the automobiles of patrons of a Yacht Club occupants, tenants, customers, and visitors.

Commented [EM23R22]:
We agree that this language should remain and refer to other yacht clubs not the Yacht Club on site. ... [3]

Commented [MDCJ24]: Does not appear to be used elsewhere in code, unless (n) modified below

Commented [EM25R24]:
(n) modified accordingly to reference Valet Parking Lot.

Valet Parking Agreement means the written authorization by the City allowing the Owner of the Yacht Club portion of the Parcel of Land to provide Valet Parking.

Yacht Club means a commercial recreation use on the Parcel of Land that is classified as either a private club or community club, the use of which is primarily restricted to members and their guests but may provide a venue for private parties for non-members, that consists of structures and related grounds and/or moorage used for social and recreational purposes related to pleasure boating and/or gym, spa, swimming, tennis and other similar racquet sports, and Marina, the use of which is primarily restricted to members and their guests, but may provide a venue for private parties for non-members.

Commented [MDCJ26]: New to clarify its intended to reflect the Yacht Club on the site.

Yacht Club Basin means the submerged lands, as designated in a Development Agreement and approved site plan, that are owned by the Owner of the Yacht Club.

Yacht Club Clubhouse means the Principal Building structure of a Yacht Club that contains one or more restaurants or banquet halls and uses ancillary and customary to a private club.

(d) Minimum district size.

The minimum size of any parcel zoned required for an application to a YC-MU district shall be five (5) net acres of contiguous land.

(e) Development agreement.

- (1) All rezoning applications requesting the YC-MU district designation shall be accompanied by a Development Agreement, pursuant to Ch. 163.3220 – 163.3243, F.S.
- (2) All rezoning applications requesting the YC-MU district designation shall be accompanied by a conceptual site plan that contains sufficient detail to demonstrate that the development as proposed meets development standards and regulations.
- (3) Any breach of any term or condition of the Development Agreement required by this Section these regulations shall be a breach of these regulations of this Section and may be enforceable by the City through Code Enforcement action, or any other legally available means.

(f) Uses permitted.

- (1) No building or structure or part thereof shall be erected, altered or used in whole or in part for other than the following specified uses:

1. One or more of the following in the designated ~~Residential~~ land use areas:

Commented [MDCJ27]: Not a defined term

- i. ~~One-family residences~~ ~~Single family detached residential structures~~
- ii. ~~Townhouses~~

AND

2. Yacht Club in the designated Commercial Recreation land use areas.

(2) ~~A residential Homeowners' Association as defined in Ch. 720.301, F.S. shall be created for all residential units and such association shall be required to be a member of the Yacht Club.~~

Commented [MDCJ28]: Fences, Pergolas, etc. would need to be listed.

(3) ~~Accessory Uses and sStructures that are accessory to residential or Yacht Club uses shall be identified in a Development Agreement and are subject to applicable provisions of the Land Development Code of the City of Lighthouse Point unless otherwise specified in the Development Agreement.~~

(4) ~~Any use or Structure not specifically permitted in this Section or the Development Agreement shall be prohibited.~~

Commented [MDCJ29]: Added per JJ

(g) Floor areas.

(1) ~~Residential dwellings units shall have a minimum total floor area of one thousand five hundred (1,500) square feet.~~

(2) ~~A Yacht Club Clubhouse shall have a minimum total floor area of twenty thousand (20,000) square feet.~~

(2)(3) ~~An Accessory Structure of a Yacht Club Clubhouse shall be limited to a maximum total floor area of fifty (50) percent of the Yacht Club Clubhouse's total floor area.~~

(h) Setbacks.

(1) Structural setbacks for residential uses shall be as follows:

Commented [MDCJ30]: Nothing for residential accessory structures, see (2)b., below for non-residential accessory structures

a. ~~One-Family Residences~~ ~~Single Family Detached Structures~~

Commented [EM31R30]:
See comment below.

1. ~~Front: Twenty (20) feet as measured from the Front Lot Line~~

2. ~~Side: Eight (8) feet as measured from the Side Lot Line~~

3. ~~Street Side: Twenty (20) feet as measured from the Street Side Lot Line~~

4. ~~Rear: Twenty-five (25) feet as measured from the Rear Lot Line~~

b. ~~Townhouses~~ ~~Structures~~

1. Front: Twenty (20) feet as measured from the Front Lot Line
2. Side: Eight (8) feet as measured from the Side Lot Line
3. Street Side: Twenty (20) feet as measured from the Street Side Lot Line
4. Rear: Twenty-five (25) feet as measured from the Rear Lot Line

c. Accessory Structures.

Accessory Structures shall be permitted to encroach in a Lot's front, side, street side, and rear setbacks as provided in Sec. 42-371. – Yard encroachments, of the Land Development Code of the City of Lighthouse Point.

(2) Structural setbacks for non-residential uses shall be as follows:

- a. Yacht Club Clubhouse
 1. Front: Fifty (50) feet measured from the Front Lot Line
 2. Side: Twenty-five (25) feet measured from the Side Lot Line
 3. Street Side: no requirement
 4. Rear: Fifteen (15) feet measured from the Rear Lot Line
- b. Accessory Structures

All Accessory Structures unless otherwise specified in the Development Agreement shall comply with the following structural setbacks:

1. Front: Eight (8) feet measured from the Front Lot Line
2. Side: Ten (10) feet measured from the Side Lot Line
3. Street Side: Seven (7) feet measured from the Street Side Lot Line
4. Rear: Fifteen (15) feet measured from the Rear Lot Line

(i) Building height.

- (1) Residential buildings/structures shall have a maximum height pursuant to the definition of Established Grade.
 - a. A chimney structure may be an additional two (2) feet.

Commented [EM32]:

Accessory Structures would be permitted for residential uses in the YC-MU, as is customary and currently permitted for residential uses in the City's current code.

Pursuant to (e)(3), all Accessory Uses and Structures to residential and yacht club uses will be identified in the Development Agreement.

Commented [EM33]:

NOTE – this is not a PZB, Workshop or City Attorney comment but presented for discussion/consideration

The Conceptual Site Plan contemplates a free-standing shade structure located within the rear setback behind the Clubhouse.

(2) A Yacht Club Clubhouse ~~structure-building~~ shall have a maximum height pursuant to the definition of Established Grade.

- a. Tennis court fences shall be included in the height measurement.
- b. ~~Height shall not include Mechanical Equipment which shall be permitted to have a maximum height pursuant to the definition of Established Grade. be an additional maximum of ten (10) feet and Mechanical equipment shall be surrounded by screening matching the facade of the building and shall not be in the line of sight from a 45-degree angle measured from ground level on the site. There shall be a minimum stepback of ten (10) feet measured from the edge of the building to the Mmecanical Eequipment.~~

(3) Accessory Structures shall be measured pursuant to the definition of Established Grade.

~~Accessory Structures of a Yacht Club Clubhouse shall be subordinate in height, footprint and floor area to the Yacht Club Clubhouse and subordinate in height to the residential structuresbuildings.~~

Commented [MDCJ34]: Should this be deleted or revised?
See definition of "established Grade" which references mechanical equipment

Commented [EM35R34]:
This section has been revised to reference the definition of Established Grade.

(j) Building length.

- (1) Townhouse buildings shall not exceed one hundred eighteen (118) feet in length.
- (2) ~~All non-residential structures-buildings shall have no maximum building length, but in no event shall the building length exceed seventy (70) percent of the length of the property line that is contiguous to a water body.~~

(k) Building separation.

(1) ~~Townhouse buildings shall maintain have a minimum distance separation of sixteen (16) feet between Townhouse buildings. If a Townhouse building is longer than ninety (90) feet in length, then the separation of the portion of the Townhouse building over twenty-two (22) feet in height shall be a minimum distance of twenty-four (24) feet. Non-habitable features such as but not limited to fences, hedges, and landscaping shall be permitted to occupy the building separation area. A Townhouse building's -No architectural elements, such as but not limited to overhangs and -or projections may be permitted to encroach into the building separation area up to three (3) feet. of any kind shall be permitted within the building separation area.~~

Commented [MDCJ36]:
Note that this section does not reflect what has been represented to the PZB and City Commission as being the minimum distances on the east and west sides of the property. This will be discussed at the workshop

(2) A Yacht Club Clubhouse shall ~~maintain have~~ a minimum fifty (50) foot distance separation to residential ~~uses-~~buildings, measured in a straight line from the closest point of the two (2) ~~structures~~buildings.

Commented [EM37]:
NOTE - this is not a PZB, Workshop, or City Attorney comment but presented for discussion/consideration

(3) ~~All other non-residential b~~buildings shall ~~not be closer than~~ have a minimum twenty-four (24) feetfoot to any residential building distance separation to residential buildings, measured in a straight line from the closest point of the two (2) buildings.

The Applicant requests to modify this language to treat the building separation area consistent with the City's existing code Sec.42-371, which permits encroachments up to three feet into setback areas.

(l) Building design standards.

- (1) Facades: Straight front and rear facades are prohibited. The front, street side and rear facades shall vary along both the vertical and horizontal planes to create visual interest and character.
- (2) Rootline: The front and rear rooflines shall vary along the horizontal plane to create visual interest and character by creating varying layers.
- (3) Roofs: Flat roofs shall be discouraged unless it can be demonstrated through reference to best practices that the flat roof is an integral part of the architectural style proposed for the development.

(m) Pervious Area.

- (1) The minimum Pervious Area for residential uses shall be thirty (30) percent; and
- (2) The total minimum Pervious Area for nonresidential uses shall be twenty (20) percent;
- (3) But in no event shall the total minimum Pervious Area in a YC-MU district be less than twenty-five (25) percent.
- (4) The standards and regulations contained in Sec. 42-392. – Synthetic turf, as may be amended from time to time, are applicable.

(n) Parking.

No part of any required parking shall be used at any time for vehicle storage, including the use or storage of campers and other similar recreational vehicles.

(1) Residential

- a. A minimum of two (2) indoor garage spaces restricted by recorded Homeowners Association deed restrictions to vehicular use only shall be required, and one (1) supplemental space shall be required on the ~~lot~~ where the residential ~~building structure~~ is located.
- b. The required number of guest parking spaces shall be equal to fifteen (15) percent of the total required number of spaces. Guest spaces shall be distributed throughout the YC-MU district but shall be in addition to all other required parking for uses within the district.
- c. No parking shall be allowed on any internal vehicular access drive.
- d. No parking shall be allowed off site in the adjacent residential neighborhoods.

Commented [MDCJ38]: Is there a better word? Perhaps "lot", see landscaping, (O)(2)a. Not a PZB comment

(2) Non-Residential

- a. Parking shall be provided in an amount equal to the total number of required parking spaces for all individual uses as provided for in the Land Development Code of the City of Lighthouse Point.
- b. In lieu of subsection (2)a., a signed and sealed parking study prepared by a licensed professional acceptable to the City and paid for by the Owner of the Yacht Club portion of the Parcel of Land, may be submitted for the cumulative parking requirements provided in subsection (2)a. above, if approved by the City Engineer and the City's Planning and Zoning Board.
- c. Valet Parking provided in accordance with the Valet Parking standards set forth in these regulations may be provided to meet a maximum of forty (40) percent of the total minimum parking requirements for non-residential uses, if approved by the City Engineer and the City's Planning and Zoning Board.
- d. No parking shall be allowed on any part of any internal vehicular access drive.
- e. No parking shall be allowed off site in the adjacent residential neighborhoods.

Commented [MDCJ39]: MDC, not PZB change

(o) Valet and Tandem Parking.

Valet Parking, which may be provided as Tandem Parking, in a Valet Parking Lot shall only be permitted in the Yacht Club portion of the YC-MU District subject to a detailed Valet Parking Agreement executed by the Owner of the Yacht Club portion of the Parcel of Land and the City on a form acceptable and approved by the City Attorney and recorded with the Broward County Records Division at the Owner's expense. The Valet Parking Agreement shall be considered a restriction running with the land and shall bind the heirs, successors, and assigns of said Owner, in accordance with Section 42-415, Parking Agreements, as may be amended from time to time.

Commented [MDCJ40]: No 42-415 exists

Commented [EM41R40]:

We have removed reference to Sec. 42-415 and instead have included the language herein.

(o) Landscaping.

All landscaped areas shall be mulched and irrigated.

(1) General Site Landscape

- a. These regulations are to establish minimum standards for the development, installation, and maintenance of Florida-Friendly Landscaping™.
- a.b. All landscaped areas shall be mulched and irrigated.
- b.c. All landscape material shall be Florida #1 grade or better as per most current edition of Grades and Standards for Nursery Plants, by the Division of Plant Industry, Department of Agriculture and Consumer Affairs, state of Florida.
- c.d. Sod and approved Synthetic Turf area shall be clean and visibly free of weeds, noxious pest and diseases

~~d.e.~~ Synthetic Turf may be used and conform to Lighthouse Point Code of Ordinances Sec. 42-392 Synthetic Turf, as may be amended from time to time. Synthetic Turf is limited to a maximum of fifteen percent (15%) of the pervious space requirement

~~e.f.~~ A minimum of fifty (50) percent of all proposed landscape will be "Florida Friendly" to conserve water, protect the environment, and are ~~planted~~ consistent with ~~img~~ the right plan in the right place ~~standards~~ (drought, wind, and/or salt tolerant).

Commented [MDCJ42]: MDC change, not PZB

~~f.g.~~ A minimum of forty (40) percent of proposed Trees/Palms shall be native as approved by the City's designated landscape professional.

~~g.h.~~ Plants shall be grouped by hydrozone and irrigated per watering needs to conserve water as per South Florida Water Management District's ~~guide~~ Waterwise: South Florida Landscapes.

~~h.i.~~ All landscape beds except for sod and approved Synthetic Turf, decorative rock bed, and annual beds, shall be mulched with arsenic free organic mulch a minimum of three (3) inches to prevent weeds, enrich the soil, lower temperature of soil, and reduce watering needs.

~~i.j.~~ Trees and plant species on Florida Exotic Pest Plant Council (FLEPPC) Invasive Plant Species List, as may be amended from time to time, shall not be proposed in the ~~landscape~~ plan. Existing exotic material shall be removed from construction site unless approved by the City's designated landscape professional.

~~j.k.~~ Required buffer ~~hedges~~ shall be planted and maintained to form a continuous, unbroken solid visual screen, with a minimum height of two (2) feet at the time of ~~planting~~ and three (3) feet to be attained within one (1) year after planting.

(2) Residential

a. ~~Each~~ ~~lot~~ shall contain an overall minimum of one (1) Tree and twenty (20) Shrubs, twenty (20) groundcover per two thousand (2,000) square feet of pervious lot area, including fractions thereof, but excluding water bodies and natural areas.

b. ~~The required minimum of one (1) Tree shall be a Canopy Tree, and shall be placed on the~~ ~~lot~~ contiguous to the internal vehicular access drive to serve as a street Tree, subject to subsection (4) below, subject to approval of the City's designated landscape professional at the time of site plan approval.

c. ~~All~~ A/C equipment, generators, and other equipment shall be screened from view.

(3) Non-Residential

a. For purposes of this subsection (o)(3), net lot area means the total square footage of a parcel of land after subtracting the square footage area of any vehicular use area, parking, building footprint, walls, walks and swimming pools or any other Impervious Area.

- (1) There will be one (1) Tree for each one thousand (1,000) square feet of net lot area or portion thereof.
- (2) All other Pervious Areas shall be landscaped with a combination of shade and ornamental Trees, Shrubs, ground cover and sod.
- (3) All A/C equipment, generators, and other equipment shall be screened from view.

b. Parking areas

- (1) Parking lots, exclusive of lots designated for Valet Parking only, shall provide one Landscape island for each ten (10) parking spaces. Each Landscape island shall have at least one (1) Tree and ten (10) Shrubs.
- (2) Each parking lot Landscape island shall be a minimum of ten (10) feet wide, or an alternate dimension no less than five (5) feet wide that is consistent with the proposed Canopy tree species to support healthy root growth, subject to approval by the City's designated landscape professional and Planning and Zoning Board at the time of site plan approval, and sixteen (16) feet long.
- (3) Parking lots designated for overflow Valet Parking only are not required to provide internal Landscape islands.
- (4) A landscape buffer of at least four (4) feet in width shall be installed to visually separate the parking area from streets and waterways and screen vehicles.
- (5) All parking areas shall be separated from landscaped areas by curb or other design feature to preclude vehicular intrusion.

(4) Street Trees

- a. Areas contiguous to an internal vehicular access drive shall provide street Trees on either side of the access drive staggered thirty (30) feet apart, either directly across from each other or offset, as aesthetics or field conditions require.
- b. Street Trees shall be Canopy trees that are a minimum of fourteen (14) feet in height, a minimum 2 1/2 " caliper, with a clear trunk of at least five (5) feet, and a minimum six (6) foot spread at the time of planting.

- c. Sidewalk vertical clearance shall be a minimum eight (8) feet or fifteen (15) feet over vehicular access drive.

(p) Marina at the Yacht Club

(1) The following are Permitted uses for the Marina at the Yacht Club:

- a. Boat mooring at a dock or slip, limited to a maximum capacity of seventy-eight (78) vessels restricted to use by members in good standing of a Yacht Club or Transient Boats and the Boat Club
- b. Transient fueling, Boat Detailing, Transient pump out, provisioning and minor repair and maintenance
- c. Liveaboard vessels, only if pump out stations are available
- d. One charter boat, not to carry more than twelve (12) passengers while moored or underway
- e. Boat rental restricted to use by the Boat Club for vessels less than thirty-two (32) feet in length with no more than five (5) vessels berthed in up to a maximum of five of the seventy-eight (78) slips assigned to the Marina. No more than one vessel shall be permitted in each slip
- f. Boat Dock or Boat Slip rental to Transient Boats

(2) The following are Prohibited Uses for the Marina at the Yacht Club:

- a. Boat retail dealerships
- b. Boat shows
- c. Commercial recreational businesses, other than one permitted charter boat
- d. Fish cleaning other than at designated fish cleaning stations
- e. Anchorage mooring
- f. Conducting a business from a vessel in the Marina not specifically approved as a permitted use
- g. Leasing slips or docks to members of the general public who are not members of a Yacht Club, except for leasing slips or docks to Transient Boats
- g.h. Any use not specifically permitted in this Section or the Development Agreement shall be prohibited.

(q) Additional Regulations

- (1) All Marinas shall provide fire protection consistent with the requirements of the National Fire Protection Association.
- (2) Liveaboard vessels are only permitted in the Yacht Club ~~b~~Basin.
- (3) Outdoor storage or display of materials or goods is prohibited.
- (4) Any subject not covered or addressed in this Section shall be regulated by the applicable City Code.

Sec. 42-409. - Design standards.

- (a) *Area requirement.* Each standard parking space required and provided shall be not less than nine feet in width and 18 feet in length, with a net area of at least 162 square feet.
- (b) *Access from street or alley.* Each parking space shall be directly accessible from a street or alley.
- (c) *Access to buildings.* Parking shall not interfere with ingress/egress, doors for stairwells, transformer rooms, elevator machine rooms, trash rooms or any other use requiring clear access aisles for services.
- (d) *Lighting.* Adequate lighting shall be provided if off-street parking spaces are to be used at night. The lighting shall be installed, maintained and regulated so as to reflect the light away from adjoining property and avoid annoyance to such premises.
- (e) *Plans.* All required parking spaces must be indicated on the plans for zoning and building permit approvals and shall be clearly and accurately designated, including access drives, lanes and aisles.
- (f) *Parking drives, lanes and aisles.* All parking drives, lanes and aisles shall be as established pursuant to Table I which is attached hereto and made a part hereof.

Table 1
PARKING SPACE SIZE AND CONFIGURATION

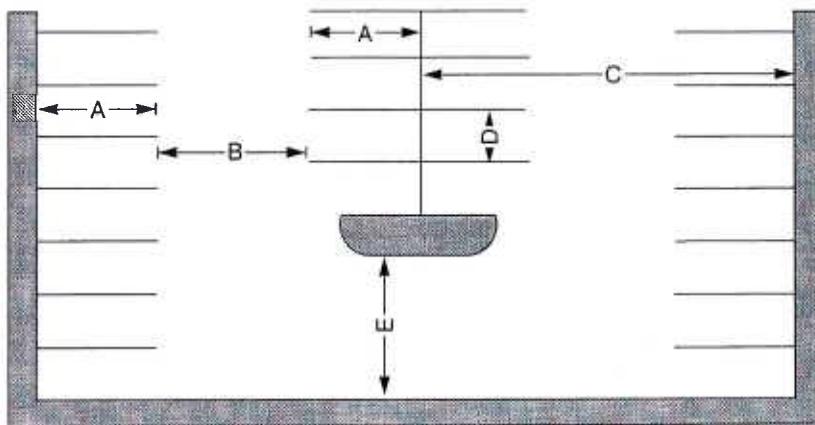
Dimensions (in feet) are as follows:

Parking Angle	A	B*	C	D	E
0	10	14	34	24	25
30	15	15	47	9	25
45	17	15	49	9	25

60	18	19	55	9	25
90	18	23	59	9	25

All spaces shall be provided with concrete wheel stops or extruded curbing placed thirty (30) inches from the edge of the pavement.

*Assumes one-way traffic for parking angle 0 to 60. Two-way traffic driveway must be 23'.



- (g) *Maneuvering of vehicles.* Off-street parking areas should be designed to prevent the maneuvering of vehicles within any portion of an entrance driveway or driveway line that is within 20 feet of the right-of-way line of any public street. In all but single-family zoning districts, off-street parking areas should be so designed to prevent any vehicle from backing onto any public street.
- (h) *Curb cuts.* Curb cuts shall be at least 25 feet from the curb line of any intersecting streets. In parking areas for commercial uses the maximum width of the curb cut shall be 30 feet, with not more than one curb cut per 100 feet of frontage.
- (i) *Use of right-of-way, street or alley prohibited.* No required off-street parking space including adjacent parking access lanes or maneuvering space shall be located within the existing or proposed right-of-way of any public street or alley.
- (j) *Tandem parking.* Tandem parking is prohibited except in single-family zoning districts and the Yacht Club – Mixed Use zoning district.
- (k) *Stalls.* Stalls shall be provided with bumper guards, wheel stops, or continuous curbing when necessary for safety or protection to adjacent structures or landscaped areas. In the event continuous curbing is utilized, the landscape area shall be increased in width by 30 inches. (60

inches for head-to-head spaces) and the parking space size may be reduced to nine feet by 16½ feet.

- (l) *Composition.* Parking facilities, including access aisles and driveways shall be surfaced with brick, asphaltic or concrete surfacing maintained in a smooth, well-graded condition with standards set forth according to the office of the city engineer.
- (m) *Drainage.* All off-street parking facilities shall be drained so as not to cause any nuisance on adjacent or public property. Such drainage facilities shall be arranged for convenient access and safety of pedestrians and vehicles with standards set forth according to the office of the city engineer.
- (n) *Identification.* Each parking space required and provided pursuant to the provisions of this article shall be distinguished and separated from adjoining parking spaces by means of three-inch painted stripes. It shall be the responsibility and obligation of the Owner or operator of any building, structure or use affected by this article to maintain such identification markings so that parking spaces at all times are distinguishable from one another. (Code 1979, ch. 21, § 5.54)

We've added a definition of Lot as:

Lot means a properly recorded and deeded property upon which a Yacht Club, Townhouse dwelling unit, or one-family residence dwelling unit and their respective Accessory Uses and Structures are found within the YC-MU district.

Our understanding is that at this time the parcel of land refers to the entire property where the Yacht Club and individual residential units are proposed prior to the creation of any lots. And once developed, the Yacht Club and residential units would be located on individuals lot with respective parcel folio numbers.

We want language to remain. How do we confirm/verify the participating reciprocal yacht clubs. Since Yacht Club capitalized is a defined term to mean the Yacht Club on site, this refers to other yacht clubs and should not be capitalized.

We agree that this language should remain and refer to other yacht clubs not the Yacht Club on site.

Re: how to confirm/verify participating reciprocal yacht clubs, can this be identified in the development agreement?