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ORDINANCE 2024-06 - AN ORDINANCE OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING CHAPTER 23 “LAND DEVELOPMENT REGULATIONS”, ARTICLE 1 “GENERAL PROVISIONS,” DIVISION 2 “DEFINITIONS”; SECTION 23.1-12 – DEFINITIONS; ARTICLE 2 ‘ADMINISTRATION,” DIVISION 3 “PERMITS,” SECTION 23.2-28 ADMINISTRATIVE ADJUSTMENTS/ ADMINISTRATIVE USE PERMITS; ARTICLE 3 “ZONING DISTRICTS,” DIVISION 2, “RESIDENTIAL DISTRICTS,” SECTION 23.3-7 – SF-R - SINGLE-FAMILY RESIDENTIAL, SECTION 23.3-8 – SF-TF 14 - SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL, SECTION 23.3-10 – MF-20 - MULTI-FAMILY RESIDENTIAL, SECTION 23.3-11 – MF-30 – MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL, AND SECTION 23.3-12 – MF-40 – HIGH DENSITY MULTI-FAMILY RESIDENTIAL; ARTICLE 3 “ZONING DISTRICTS,” DIVISION 3, “MIXED USE DISTRICTS,” SECTION 23.3-13 – MU-E – MIXED USE EAST AND SECTION 23.3-16 – MU-FH – MIXED USE – FEDERAL HIGHWAY; ARTICLE 4 “DEVELOPMENT STANDARDS,” SECTION 23.4-3 EXTERIOR LIGHTING, SECTION 23.4-4 FENCES, WALLS AND GATES, SECTION 23.4-16 MECHANICAL SYSTEMS/EQUIPMENT FOR EXISTING RESIDENTIAL STRUCTURES, AND SECTION 23.4-19 OUTDOOR STORAGE AND OPEN-AIR OPERATIONS; ARTICLE 5 “SUPPLEMENTAL REGULATIONS,” SECTION 23.5-1 SIGNS AND SECTION 23.5-4 HISTORIC PRESERVATION; AND PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, as provided in Section 2(b), Article VIII of the Constitution of the State of Florida, and Section 166.021(1), Florida Statutes, the City of Lake Worth Beach (the “City”), enjoys all governmental, corporate, and proprietary powers necessary to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except as expressly prohibited by law; and

WHEREAS, as provided in Section 166.021(3), Florida Statutes, the governing body of each municipality in the state has the power to enact legislation concerning any subject matter upon which the state legislature may act, except when expressly prohibited by law; and

WHEREAS, the City wishes to amend Chapter 23, Article 1 “General Provisions,” Division 2 “Definitions,” Section 23.1-12 – Definitions to revise the definition for accessory dwelling unit, revise the definition for building lot coverage, revise the definition for fence, create a definition for guest house, revise the definition of outdoor storage, create a definition for outdoor storage – other, create a definition for structure lot coverage, revise the definition for mechanical systems/equipment, create a definition for string lights, and revise the definition for wall; and

WHEREAS, the City wishes to amend Chapter 23, Article 2 “Administration,” Division 3 “Permits,” Section 23.2-28 – “Administrative adjustments/administrative use

51 permits” to expand the ability of the Development Review Official to establish the front
52 yard and adjust fencing fronting public rights-of-way for structures in all residential zoning
53 districts and to clarify the provision for an administrative adjustment for existing structures
54 that exceed building lot coverage, impermeable lot coverage, or floor area ratio; and
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56 **WHEREAS**, the City wishes to amend Chapter 23, Article 3 “Zoning Districts,”
57 Division 2 “Residential Districts,” Section 23.3-7 “SF-R – Single-family residential,”
58 Section 23.3-8 “SF-TF 14 – Single-family and two family residential,” Section 23.3-10
59 “MF-20 – Multifamily residential,” Section 23.3-11 “MF-30 – Medium density multi-family
60 residential,” and Section 23.3-12 “MF-40 – High density multi-family residential,” and
61 Chapter 23, Article 3 “Zoning Districts, Division 3 “Mixed Use Districts,” Section 23.3-13
62 “MU-E – Mixed use east,” Section 23.3-16 “MU-FH – Mixed use – Federal Highway,” to
63 create a consistent requirement for front yard landscaping; and
64

65 **WHEREAS**, the City wishes to amend Chapter 23, Article 3 “Zoning Districts,”
66 Division 2 “Residential Districts,” Section 23.3-7 “SF-R – Single-family residential,” to
67 clarify the minimum setbacks for pools on properties with dual frontage; and
68

69 **WHEREAS**, the City wishes to amend Chapter 23, Article 4 “Development
70 Standards,” Section 23.4-3 – Exterior lighting to allow string lights and create timeframes
71 in which holiday lights may be displayed; and
72

73 **WHEREAS**, the City wishes to amend Chapter 23, Article 4 “Development
74 Standards,” Section 23.4-4 – Fences, walls, and gates to allow four-foot-tall fencing and
75 walls along property lines abutting public rights-of-way for residential uses; and
76

77 **WHEREAS**, the City wishes to amend Chapter 23, Article 4 “Development
78 Standards,” Section 23.4-16 – Mechanical systems/equipment for existing residential
79 structures to prohibit mechanical equipment in the front setback; and
80

81 **WHEREAS**, the City wishes to amend Chapter 23, Article 4 “Development
82 Standards,” Section 23.4-19 – Outdoor storage and open-air operations to provide
83 standards for outdoor storage in mixed-use and industrial zoning districts and remove
84 redundant language regarding open-air operation; and
85

86 **WHEREAS**, the City wishes to amend Chapter 23, Article 5 “Supplemental
87 Regulations,” Section 23.5-1 - Signs to remove a prohibition on string lights; and
88

89 **WHEREAS**, the City wishes to amend Chapter 23, Article 5 “Supplemental
90 Regulations,” Section 23.5-4 – Historic Preservation to comply with section 553.79(26),
91 Florida Statutes; and
92

93 **WHEREAS**, the Planning and Zoning Board, in its capacity as the local planning
94 agency, considered the proposed amendments at a duly advertised public hearing; and
95

96 **WHEREAS**, the Historic Resources Preservation Board, in its capacity as the local
97 planning agency, considered the proposed amendments at a duly advertised public
98 hearing; and

99
100 **WHEREAS**, the City Commission has reviewed the proposed amendments and
101 has determined that it is in the best interest of the public health, safety, and general
102 welfare of the City to adopt this ordinance.
103

104 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
105 **CITY OF LAKE WORTH BEACH, FLORIDA, that:**
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107 **Section 1:** The foregoing “WHEREAS” clauses are ratified and confirmed as
108 being true and correct and are made a specific part of this ordinance as if set forth herein.
109

110 **Section 2:** Chapter 23 “Land Development Regulations, Article 1 “General
111 Provisions,” Division 2 “Definitions,” Section 23.1-12 “Definitions” is hereby amended by
112 adding the words shown in underline type and deleting the words struck through as
113 indicated in **Exhibit A**.
114

115 **Section 3:** Chapter 23 Land Development Regulations, Article 2
116 “Administration,” Division 3 “Permits,” Section 23.2-28 “Administrative
117 adjustments/administrative use permits” is hereby amended by adding the words shown
118 in underline type and deleting the words struck through as indicated in **Exhibit B**.
119

120 **Section 4:** Chapter 23 Land Development Regulations, Article 3 “Zoning
121 Districts,” Division 2 “Residential Districts,” Section 23.3-7 “SF-R – Single-family
122 residential” is hereby amended by adding the words shown in underline type and deleting
123 the words struck through as indicated in **Exhibit C**.
124

125 **Section 5:** Chapter 23 Land Development Regulations, Article 3 “Zoning
126 Districts,” Division 2 “Residential Districts,” Section 23.3-8 “SF-TF 14 – Single-family and
127 two-family residential” is hereby amended by deleting the words struck through as
128 indicated in **Exhibit D**.
129

130 **Section 6:** Chapter 23 Land Development Regulations, Article 3 “Zoning
131 Districts,” Division 2 “Residential Districts,” Section 23.3-10 “MF-20 – Multi-family
132 residential” is hereby amended by deleting the words struck through as indicated in
133 **Exhibit E**.
134

135 **Section 7:** Chapter 23 Land Development Regulations, Article 3 “Zoning
136 Districts,” Division 2 “Residential Districts,” Section 23.3-11 “MF-30 – Medium density
137 multi-family residential” is hereby amended by deleting the words struck through as
138 indicated in **Exhibit F**.
139

140 **Section 8:** Chapter 23 Land Development Regulations, Article 3 “Zoning
141 Districts,” Division 2 “Residential Districts,” Section 23.3-12 “MF-40 – High density multi-
142 family residential” is hereby amended by deleting the words struck through as indicated
143 in **Exhibit G**.
144

145 **Section 9:** Chapter 23 Land Development Regulations, Article 3 “Zoning
146 Districts,” Division 3 “Mixed Use Districts,” Section 23.3-13 “MU-E – Mixed use east” is
147 hereby amended by deleting the words struck through as indicated in **Exhibit H**.

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Section 10: Chapter 23 Land Development Regulations,” Article 3 “Zoning Districts,” Division 3 “Mixed Use Districts,” Section 23.3-16 “MU-FH – Mixed use – Federal Highway” is hereby amended by deleting the words struck through as indicated in **Exhibit I**.

Section 11: Chapter 23 Land Development Regulations, Article 4 “Development Standards,” Section 23.4-3 “Exterior lighting” is hereby amended by adding the words shown in underline type as indicated in **Exhibit J**.

Section 12: Chapter 23 Land Development Regulations, Article 4 “Development Standards,” Section 23.4-4 “Fences, walls and gates” is hereby amended by adding the words shown in underline type and deleting the words struck through as indicated in **Exhibit K**.

Section 13: Chapter 23 Land Development Regulations, Article 4 “Development Standards,” Section 23.4-16 “Mechanical systems/equipment for existing residential structures” is hereby amended by adding the words shown in underline type and deleting the words struck through as indicated in **Exhibit L**.

Section 14: Chapter 23 Land Development Regulations, Article 4 “Development Standards,” Section 23.4-19 “Outdoor storage and open-air operations” is hereby amended by adding the words shown in underline type and deleting the words struck through as indicated in **Exhibit M**.

Section 15: Chapter 23 Land Development Regulations, Article 5 “Supplemental Regulations,” Section 23.5-1 “Signs” is hereby amended by deleting the words struck through as indicated in **Exhibit N**.

Section 16: Chapter 23 Land Development Regulations, Article 5 “Supplemental Regulations,” Section 23.5-4 “Historic Preservation” is hereby amended by adding the words shown in underline type as indicated in **Exhibit O**.

Section 15: Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 16: Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 17: Codification. The sections of the ordinance may be made a part of the City Code of Laws and ordinances and may be re-numbered or re-lettered to accomplish such, and the word “ordinance” may be changed to “section”, “division”, or any other appropriate word.

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Section 18: Effective Date. This ordinance shall become effective 10 days after passage.

The passage of this ordinance on first reading was moved by _____, seconded by _____, and upon being put to a vote, the vote was as follows:

- Mayor _____
- Vice Mayor Christopher McVoy
- Commissioner Sarah Malega
- Commissioner Mimi May
- Commissioner Reinaldo Diaz

The Mayor thereupon declared this ordinance duly passed on first reading on the ____ day of _____, 2024.

The passage of this ordinance on second reading was moved by _____, seconded by _____, and upon being put to a vote, the vote was as follows:

- Mayor _____
- Vice Mayor Christopher McVoy
- Commissioner Sarah Malega
- Commissioner Mimi May
- Commissioner Reinaldo Diaz

The Mayor thereupon declared this ordinance duly passed on the _____ day of _____, 2024.

LAKE WORTH BEACH CITY COMMISSION

By: _____
_____, Mayor

ATTEST:

Melissa Ann Coyne, City Clerk

EXHIBIT A

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 1 "GENERAL PROVISIONS"

Article 1, "General Provisions," Division 2, "Definitions"

Sec. 23.1-12. – Definitions.

Accessory dwelling unit (ADU): also known as a "mother-in-law" or "granny" unit, is an additional living unit that has separate kitchen, sleeping and bathroom facilities, ~~attached or~~ detached from the primary residential unit on a single-family or two-family lot. ADUs provide housing opportunities through the use of surplus space ~~either in or~~ adjacent to a single-family or two-family dwelling. ~~In most cases they are either a garage conversion or a small backyard cottage or guest-house style structure.~~ Accessory dwelling units shall count toward overall floor area ratio (FAR) and lot coverage.

Building lot coverage: The area of a lot covered by the impervious surface associated with the footprint(s) of all buildings and structures on a particular lot. Exceptions: Structured parking garages are exempt from building lot coverage calculations unless habitable space is provided above or on top of the structured parking, then that portion of the parking garage would be included in the calculation. The first two (2) feet of depth of an overhanging roof, decorative eyebrow, awning, or other substantially similar architectural feature shall not count towards building lot coverage calculations.

Fence: A man-made barrier not comprised of masonry products or vegetation located out-of-doors. Fence height shall be measured based on the average height of the natural grade on either side of the fence. In locations where a fence serves as a required guard rail, it may not exceed forty-two (42) inches in height.

Guest house: A small, detached accessory structure on the grounds of a larger single-family or two-family residence, used for accommodating guests of the owner/occupant of the principal dwelling unit. A guest house functions as an extension of and subordinate to a single-family or two-family residence. A guest house shall not be rented or used separately from the rental or use of the principal dwelling unit. A guest house shall not function as an Accessory Dwelling Unit (ADU).

Storage – Outdoor, Industrial: The storage of construction material, mechanical equipment, and commercial vehicles used by building trades and services or associated with other permitted industrial uses. Outdoor storage is only allowed as accessory to a permitted principal use and shall be appropriately screened from adjacent properties and all rights-of-way.

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Storage – Outdoor, Other: The storage of mechanical equipment and commercial vehicles associated with permitted commercial uses. Outdoor storage is only allowed as accessory to a permitted principal use and shall be appropriately screened from adjacent properties and all rights-of-way.

Structure lot coverage: See “building lot coverage.”

Mechanical systems/equipment: Heating, ventilating, air conditioning, satellite dish antennae, electrical, air conditioner compressor, pool pump and plumbing systems and similar facilities which are ~~visible from a public right-of-way on the exterior of any or on the roof, or~~ on the grounds of, or on the exterior of any site, building or structure. Mechanical systems/equipment are not permitted to be located in the front setback of any property.

String lights: Small electric lights spaced evenly along a cable and used for decoration. String lights, also called café lights, may be clear or white (warm or cool in tone) and those substantially similar.

Wall: A manmade barrier comprised of masonry products located out-of-doors and not a part of an exterior side of a building. Wall height shall be measured based on the average height of the natural grade on either side of the wall. In locations where a wall serves as a required guard rail, it may not exceed forty-two (42) inches in height.

EXHIBIT B

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 2 "ADMINISTRATION"

Article 2, "Administration," Division 3, "Permits"

Sec. 23.2-28. – Administrative Adjustments/Administrative Use Permits.

a) *Administrative adjustments.*

1. All existing structures that exceed the development regulations for building lot coverage, impermeable lot coverage, or floor area ratio (F.A.R.) may be expanded by right no more than ten (10) percent of the existing overall square footage. The up to ten (10) percent expansion by right shall be granted only once; any additional ~~Expansions beyond the initial ten (10) percent~~ shall have to meet the established standards for the granting of a formal variance and be reviewed by the appropriate decision-making authority.
2. The development review official may administratively adjust Code provisions and regulations for establishing the front yard for all corner and multi-frontage lots, and to adjust setback, height, and location of fences fronting public rights-of-way to conform to the orientation of the structure in ~~the single-family residential (SF-R) and single-family and two-family residential (SF-TF 14)~~ all residential zoning districts.

EXHIBIT C

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 3 “ZONING DISTRICTS”

Article 3, “Zoning Districts” Division 2, “Residential Districts”

Sec. 23.3-7. – SF-R – Single-Family Residential.

c) Development regulations for uses permitted by right

5. Maximum impermeable surface for entire lot.

D. Provided however that ~~the lesser of nine hundred (900) square feet or seventy-five (75) percent of the front yard area shall remain pervious and be landscaped.~~

9. Location of Accessory buildings, pools, etc.

A. Pools in the rear yard of a property with dual frontage shall have a minimum setback of 10 feet from the secondary front (rear) property line and shall be screened with fencing and/or landscape screening, subject to the regulations in LDR Sections 23.4-4 and 23.6-1.

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EXHIBIT D

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 3 "ZONING DISTRICTS"

Article 3, "Zoning Districts" Division 2, "Residential Districts"

Sec. 23.3-8. – SF-TF 14 – Single-Family and Two-Family Residential.

c) Development regulations for uses permitted by right

5. Maximum impermeable surface for entire lot.

C. Fifty (50) percent for lots seven thousand five hundred (7,500) square feet and greater. ~~Provided however that the lesser of nine hundred (900) square feet or seventy-five (75) percent of the front yard area shall remain pervious and be landscaped.~~

D. Provided however that seventy-five (75) percent of the front yard area shall remain pervious and be landscaped.

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EXHIBIT E

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 3 "ZONING DISTRICTS"

Article 3, "Zoning Districts" Division 2, "Residential Districts"

Sec. 23.3-10. – MF-20 – Multi-Family Residential.

c) Development regulations for uses permitted by right

5. Maximum impermeable surface for entire lot.

D. Provided however that ~~the lesser of nine hundred (900) square feet or~~ seventy-five (75) percent of the front yard area shall remain pervious and be landscaped.

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EXHIBIT F

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 3 "ZONING DISTRICTS"

Article 3, "Zoning Districts" Division 2, "Residential Districts"

Sec. 23.3-11. – MF-30 – Medium Density Multi-Family Residential.

c) Development regulations for uses permitted by right

5. Maximum impermeable surface for entire lot.

D. Provided however that ~~the lesser of nine hundred (900) square feet or~~ seventy-five (75) percent of the front yard area shall remain pervious and be landscaped.

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EXHIBIT G

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 3 "ZONING DISTRICTS"

Article 3, "Zoning Districts" Division 2, "Residential Districts"

Sec. 23.3-12. – MF-40 – High Density Multi-Family Residential.

c) Development regulations for uses permitted by right

5. Maximum impermeable surface for entire lot.

D. Provided however that ~~the lesser of nine hundred (900) square feet or~~
seventy-five (75) percent of the front yard area shall remain pervious
and be landscaped.

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EXHIBIT H

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 3 "ZONING DISTRICTS"

Article 3, "Zoning Districts" Division 3, "Mixed Use Districts"

Sec. 23.3-13. – MU-E – Mixed Use East.

d) *Development regulations for nonresidential uses permitted by right*

4. *Maximum impermeable surface for entire lot.*

D. Provided however that ~~the lesser of nine hundred (900) square feet or~~ seventy-five (75) percent of the front yard area shall remain pervious and be landscaped.

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EXHIBIT I

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 3 "ZONING DISTRICTS"

Article 3, "Zoning Districts" Division 3, "Mixed Use Districts"

Sec. 23.3-16. – MU-FH – Mixed Use – Federal Highway.

d) *Development regulations for uses permitted by right.*

4. *Maximum impermeable surface for nonresidential uses.*

D. ~~Provided however that the lesser of nine hundred (900) square feet or~~
seventy-five (75) percent of the front yard area shall remain pervious
and be landscaped.

EXHIBIT J

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 4 "DEVELOPMENT STANDARDS"

Sec. 23.4-3. – Exterior lighting.

d) String lights.

1. Clear or white string lights (warm or cool in tone), and those substantially similar, shall be permitted in all zoning districts throughout the City.
2. Colored or themed holiday lights may be used for periods of sixty (60) days at a time – thirty (30) days prior to and thirty (30) days following the subject holiday. The City Commission shall designate the subject holidays by Resolution on an annual basis.

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EXHIBIT K

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 4 "DEVELOPMENT STANDARDS"

Sec. 23.4-4. – Fences, Walls and Gates

d) *Single-family and two-family residential uses.*

1. *Height limitations.*

D. Along side and rear property lines adjacent to roadways (except alleys) a fence or wall placed at the property line shall have a maximum height of four (4) feet. Fencing over four feet in height, up to a shall have a maximum height of six (6) feet, and must be set back a minimum of thirty (30) inches from the property line providing a landscape screen maintained at a minimum height of twenty-four (24) inches (see definitions). Walls along side and rear property lines adjacent to roadways (except alleys) over four feet in height, up to a shall have a maximum height of six (6) feet, and must be set back a minimum of five (5) feet from the property line providing a landscape screen maintained at a minimum height of twenty-four (24) inches. (See definitions.)

e) *Multi-family residential uses.*

1. *Height limitations.*

C. Along side and rear property lines adjacent to roadways (except alleys) a fence or wall placed at the property line shall have a maximum height of four (4) feet. Fencing over four feet in height, up to a shall have a maximum height of six (6) feet, and must be set back a minimum of thirty (30) inches from the property line providing a landscape screen maintained at a minimum height of twenty-four (24) inches (see definitions). Walls along side and rear property lines adjacent to roadways (except alleys) over four feet in height, up to a shall have a maximum height of six (6) feet, and must be set back a minimum of five (5) feet from the property line providing a landscape screen maintained at a minimum height of twenty-four (24) inches. (See definitions.)

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EXHIBIT L

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 4 “DEVELOPMENT STANDARDS”

Sec. 23.4-16. – Mechanical Systems/Equipment for Existing Residential Structures

- a) For existing residential structures, placement of mechanical equipment shall be allowed in the rear or side setback and/or between the main structure and a public street if there is insufficient space to locate the equipment outside of the setbacks. Equipment located in the rear or side setback must meet requirements of the landscape code and the equipment must be screened from view of the right-of-way. In addition, product information or an engineering report must be submitted indicating the noise level will not be in excess of sixty-five (65) decibels as measured at the property line. Mechanical systems/equipment are not permitted to be located in the front setback of any property.

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EXHIBIT M

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 4 "DEVELOPMENT STANDARDS"

Sec. 23.4-19. – Outdoor Storage and Open-Air Operations.

A. Outdoor storage.

b) Outdoor storage in mixed-use districts and Artisanal Industrial. Outdoor storage in mixed-use districts and the Artisanal Industrial (AI) district shall be permitted only as accessory to an approved principal use. All such storage shall be completely screened from all public rights-of-way and any adjacent property that is zoned for residential or mixed use. Screening shall require both fencing and landscaping. Outdoor storage of chemicals or parts is prohibited in mixed-use districts and the AI district.

b c) Outdoor storage industrial in I-POC. Outdoor storage in the I-POC industrial districts shall be permitted only as accessory to an approved principal use. All such storage shall be completely screened from all public rights-of-way and any adjacent property that is zoned for residential or mixed use. Outdoor storage of equipment, vehicles, boats, parts, materials, or chemicals are required to be stored on an impervious paved surfaces to reduce pollutants in stormwater runoff.

B. ~~Open air operations.~~

- ~~a) The following shall be allowed to be displayed only in front of the business to which the items belong:~~
 - ~~1. Up to three (3) items, which must be new or in excellent condition.~~
 - ~~2. Flowers or foliage maintained per City Code.~~
 - ~~3. Used and new clothing stores may display one (1) freestanding vertical clothing pole with a maximum of three (3) items of clothing.~~
 - ~~4. One (1) Propone tank display case if less than ten (10) percent of the bay or building width that the associated business occupies and if completely screened from abutting properties and rights-of-way.~~
 - ~~5. No item can obstruct entry or exit from any store or property or in any other way be hazardous to pedestrians or motorists. All items must be placed entirely on private property and may not be located in required parking areas or landscaped areas.~~
 - ~~6. No item may impede pedestrian access to the public sidewalk and/or restrict ADA accessibility.~~
 - ~~7. One (1) sandwich board meeting the requirements of the city's sign code may be displayed in front of businesses facing a city major thoroughfare and cannot impede pedestrian access or ADA accessibility.~~

- 919 ~~b) The following shall be allowed by first obtaining an administrative use permit on~~
920 ~~behalf of each individual business for a sales event no more than four (4) times~~
921 ~~a year for a duration of no more than three (3) days:~~
- 922 ~~1. Art or craft demonstrations.~~
 - 923 ~~2. Outdoor sales of items.~~
 - 924 ~~3. Guest art or craft or artist related items.~~
- 925 ~~c) The following items shall not be displayed outside of any store or business at~~
926 ~~any time:~~
- 927 ~~1. Upholstered furniture or bedding.~~
 - 928 ~~2. Electrical appliances.~~
 - 929 ~~3. Horizontal racks of clothing.~~
 - 930 ~~4. Vehicles (except in authorized and licensed lots) or parts thereof.~~
 - 931 ~~5. Any items which are in disrepair, rusty, mold or mildew damaged, soiled~~
932 ~~or sandy, any item having chipped or peeling paint, any item having~~
933 ~~protruding bolts or nails.~~
- 934 ~~d) The appropriate regulatory advisory board shall review and make~~
935 ~~recommendations to the appropriateness of granting a variance from the open-~~
936 ~~air operations rules.~~
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EXHIBIT N

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 5 "SUPPLEMENTAL REGULATIONS"

Sec. 23.5-1. – Signs.

g) *Prohibited signs.*

~~18. String of light bulbs, except as provided in subsection e), above.~~

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EXHIBIT O

Chapter 23

LAND DEVELOPMENT REGULATIONS ARTICLE 5 "SUPPLEMENTAL REGULATIONS"

Sec. 23.5-4. – Historic Preservation.

m) *Exceptions to certificates of appropriateness.*

7. Demolition of non-contributing single-family residential structures in special flood hazard areas. In compliance with F.S. 553.79(26), a COA shall not be required for demolition of non-contributing single-family residential structures located in a coastal high-hazard area, moderate flood zone, or special flood hazard area if the lowest finished floor elevation of such structure is at or below base flood elevation as established by the Florida Building Code or a higher base flood elevation as may be required by local ordinance, whichever is higher. If a demolition permit is requested under this section, the HRPB shall be notified and given an opportunity to comment.