

6.05.12 PUD - Planned Unit Development District

A. Planned Unit Development District (PUD): Within this district as shown on the zoning map of the Santa Rosa County, Florida, Planning area, the following Regulations shall apply:

B. Intent and Purpose, Permitted Uses

1. Intent and Purpose: It is the purpose of this article to permit PUD's which are intended to encourage the development of land as planned communities, encourage flexible and creative concepts of site planning; preserve the natural amenities of the land by encouraging scenic and functional open areas; accomplish a more desirable environment that would not be possible through the strict application of the minimum requirements of these regulations; provide for an efficient use of land resulting in smaller networks of streets and utilities where access to regional systems is impractical and thereby lowering development and housing costs; and provide a stable environmental character compatible with surrounding areas.
2. Permitted Uses: The uses permitted within this district shall include the following:
 - a. Residential units, including single-family attached and detached dwelling, two-family dwellings, and multiple-family dwellings.
 - b. Churches, schools, community or club buildings and similar public and semi-public facilities.
 - c. Non-residential uses, including commercial or retail uses, (as secondary uses serving the development only) offices, clinics and professional uses.

C. Building Height: No building or structure shall exceed thirty-five (35) feet in height above the lowest habitable floor elevation, exclusive of elevator shafts, air conditioning condensing units or cooling towers, except as provided for antennas in Section 2.10.01 of this ordinance.

D. Definitions: In addition to the definitions contained in Article 3 of this ordinance, the following terms, phrases, words and derivations shall have the following meaning:

1. Common Open Space: An area of land, or an area of water, or combination of land and water within the area of a PUD which is designed and intended for the use or enjoyment by residents of the PUD in common. Common open space may contain such recreation structures and improvements as are desirable and appropriate for the common benefit and enjoyment of residents of the PUD.
2. Gross Acreage: The total number of acres within the perimeter boundaries of a PUD.

3. Land Owner: The legal or beneficial owner or owners of all the land proposed to be included in a PUD; the holder of an option or a contract to purchase; or a person having possessory rights of equal dignity will be deemed to be a land owner for the purpose of this Section, so long as the consent to the PUD of the owners of all other interests in the land concerned is obtained.
4. Net Acreage: The total number of acres within the perimeter boundaries of a PUD excluding areas devoted to streets, rights-of-way, easements, lakes, public and private open space and recreation areas.
5. Planned Unit Development (PUD): An area of land devoted by its owner to development as a single entity for a number of dwelling units, and commercial uses in accordance with a plan which does not necessarily comply with the provisions of this ordinance with respect to lot size, lot coverage, setbacks, off-street parking, bulk or type of dwelling, density and other regulations.
6. Plan: Plans for development of land approved for PUD's shall be processed in accordance with procedures established in the Santa Rosa County Subdivision Regulations. The preliminary development plan is to be submitted to the Santa Rosa County Planning Department and County Engineer with the preliminary plat. The final development plan is submitted in the same manner for final plat approval.

All terms, conditions and stipulations made at the time of approval for PUD's shall be binding upon the applicant or any successors in interest. Deviations from approved plans not approved as a minor or substantial change as set forth in this ordinance or failure to comply with any requirement, condition or safeguard shall constitute a violation of these zoning regulations.

E. Procedure For Approval of a Planned Unit Development: The procedure for obtaining a change in zoning district for the purpose of undertaking a PUD shall be as follows:

1. Preliminary Planned Unit Development and Master Plan Approval: The applicant shall submit to the Planning Director, his application for the PUD zoning classification and shall submit the following exhibits at the same time.
 - a. A statement of objectives describing the general purpose and character of the proposed development including type structures and uses.
 - b. A Vicinity Map showing the location of the proposed development.
 - c. Boundary survey and legal description of the property.
 - d. A Topographic Survey.
 - e. A Master Plan. A master plan, drawn at a scale suitable for presentation, showing and/or describing the following:

- 1) Proposed Land Uses Including Type Structures
 - 2) Lot Sizes
 - 3) Building Setbacks: Proposed building setbacks shall be noted and shall define the distance buildings will be setback from:
 - (a.) Surrounding property lines.
 - (b.) Proposed and existing streets.
 - (c.) Other proposed buildings.
 - (d.) The center line of rivers, streams and canals.
 - (e.) The high water line of lakes.
 - (f.) Other man-made or natural features which would be affected by building encroachment.
 - 4) Proposed Maximum Height of Buildings:
 - 5) Open Spaces:
 - (a.) Developed recreation.
 - (b.) Common open space.
 - (c.) Natural areas.
 - 6) Collector and Residential Access Streets
 - 7) Screening, Buffering and Landscaped Areas
 - f. A table showing acreage for each category of land use.
 - g. A table of proposed maximum and average densities for residential land uses.
 - h. A Preliminary Utility Service Plan including sanitary sewers, storm drainage, and potable water supply.
 - i. A statement indicating the type of legal instruments that will be created to provide for management of common areas.
2. Processing the Planned Unit Development Zoning Application and Preliminary Master Plan Submittals: When the Planning Director has received the application and submittals, and is satisfied that the application and submittals are complete, the application shall be processed as any other zoning application in accordance with the provisions of the zoning regulations.

3. Final Development Plan: If rezoning approval for the PUD is granted, the applicant shall submit a Final Planned Unit Development Plan covering all or part of the approved Master Plan within twelve (12) months, to the Planning Director. The Final Development Plan shall include the following exhibits.
 - a. A statement of objectives.
 - b. A topographic map.
 - 1) The location of existing buildings, water courses, transmission lines, sewers, bridges, water mains and any public utility easements.
 - 2) Wooded areas, streams, lakes, marshes and any other physical conditions affecting the site.
 - c. A development plan showing:
 - 1) The boundaries of the site.
 - 2) Width, location and names of surrounding streets.
 - 3) Surrounding land use.
 - 4) Proposed streets and street names and other vehicular and pedestrian circulation systems including off-street parking.
 - 5) The use, size and location of all proposed building sites including type structures.
 - 6) Location and size of common open spaces and public or semi-public areas.
 - d. A utility service plan showing:
 - 1) Existing and proposed drainage and sewer lines.
 - 2) The disposition of sanitary waste and stormwater.
 - 3) The source of potable water.
 - 4) Location and width of all utility easements rights-of-way.
 - 5) Department of Transportation and Department of Environmental Regulation Permits.
 - e. All landscaped areas:
 - 1) Landscaped areas.

- 2) Location, height and material for walks, fences, walkways, and other man-made landscape features.
- f. The substance of covenants, grants, easements or restrictions to be imposed on the use of the land, buildings and structures, including proposed easements for public and private utilities. All such legal documents, including homeowners associations and deed restrictions, must be approved by the County Attorney before final approval of the plan.
4. No building permit shall be issued for any portion of a proposed PUD until the final Development Plan has been approved.
5. Revision of a Planned Unit Development: Any proposed major and substantial change in the approved Preliminary Planned Unit Development

Master Plan which affects the intent and character of the development, the density or land use pattern, the location or dimensions of arterial or collector streets, or similar substantial changes, shall be reviewed by the Local Planning Board (LPB) in the same manner of the initial Zoning Application. A request for a revision of the Preliminary Planned Unit Development Master Plan shall be supported by a written statement and by revised plans. Minor changes, and/or deviations from the Preliminary Planned Unit Development Master Plan, which do not affect the intent or character of the development, shall be reviewed by the Planning Director. Upon approval of the revisions, both minor and major the applicant shall make revisions to the plans and submittals and file with the County Planning Director and with the Santa Rosa County Clerk within thirty (30) days.

Examples of substantial and/or minor changes are:

Substantial Changes

- a. Perimeter changes;
- b. Major street relocation;
- c. Change in building height, density, or land use pattern.

Minor Changes:

- a. Change in alignment, location direction, or length of local street;
- b. Adjustments or minor shifts in dwelling unit mixes, not resulting in increased overall density;
- c. Reorientation or slight shifts in building locations.

6. Planned Unit Development Time Limitations: If substantial construction, as determined by the Planning Director, has not begun within two (2) years after approval of the PUD under Article D hereof, the approval of the PUD will lapse.

The Planning Director may extend the period for beginning construction, at the request of the owner. If the PUD lapses under this provision, the Planning director shall cause the PUD district to be removed from the official zoning map, mail a notice by registered mail of revocation to the owner and reinstate the zoning district which was in effect prior to the approval of the PUD.

F. Development Standards for Planned Unit Developments

1. Relation to Zoning Districts: An approved PUD shall be considered to be a separate zoning district in which the development plan, as approved established the restrictions and regulations according to which the development shall occur. Upon approval, the official Zoning Map will be changed to indicate the area as PUD.
2. Density: The average density permitted in each PUD shall be established by the Planning Director by examining the existing surrounding density, adequacy of existing and proposed public facilities and services and site characteristics. However, the maximum density allowed in any PUD shall be one-hundred and fifty (150) percent of the highest permitted density of any residential district, to a maximum of thirty (30) units per acre.
3. Dimensional and Bulk Regulations: The location of all proposed building sites shall be shown on the Final Development Plan.
4. Common Open Space: Common open spaces shown on a Final Development Plan shall be usable, common open space owned and operated by the developer or dedicated to a homeowner association or similar group.
5. Access and Parking: All streets, thoroughfares and access ways shall be paved and designed to effectively relate to the major thoroughfares of Santa Rosa County. Adequate off-street parking shall meet the off-street parking requirements as set forth in Article 7 of the Zoning Ordinance for similar uses unless otherwise approved. Streets shall conform to County Subdivision Ordinance Requirements.
6. Perimeter Requirements: The Board of Adjustment (Zoning Review and Appeals Board) or Planning Department may impose the requirement that structures, buildings and streets located at the perimeter of the development be permanently screened to protect the privacy of the adjacent existing uses.
7. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:

- a) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
- b) Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirements will apply.

PUD (ZONING) APPLICATION AND SUBMITTAL CHECK-LIST

- PD 1. Statement of Objectives
 - a. The general purpose of the proposed development.
 - b. The general character of the proposed development.
- PD 2. A Vicinity Map showing the location of the proposed PUD.
- PD 3. A Boundary Survey and legal description of the property.
- PD 4. Topographic Survey.
- PD 5. Master Plan.
 - a. Proposed land uses including type of structures.
 - CE b. Lot sizes.
 - c. Building Setbacks.
 - PD (1) Surrounding and property lines.
 - CE (2) Proposed and existing streets.
 - PD (3) Other proposed buildings.
 - CE (4) The centerline of rivers, streams, and canals.
 - CE (5) The high water line of lakes.
 - PD (6) Other manmade or natural features which would be affected by building encroachment.
 - PD d. Maximum height of buildings.
 - e. Open spaces.
 - PD (1) Developed recreation.
 - PD (2) Common open space.
 - PD (3) Natural areas.
 - CE f. Arterial and collector streets and thoroughfares.
 - PD g. Screening and buffering areas and concepts.
 - PD h. Landscaped areas and concepts.
- PD 6. A table showing acreage for each category of land use.

PD 7. A table of proposed maximum and average densities for residential land uses.

CE 8. Preliminary utilities service plan, including sanitary sewers, storm drainage, and potable water supply.

PD 9. A statement indicating the type of legal instruments that will be created to provide for the management of common areas.

PD - Planning Director

CE - County Engineer