

Definitions (Con't)

5. **Planned Business Development:** An area of land of at least fifteen (15) acres devoted by its owner to development as a single entity for a number of dwelling units, and/or 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 Planned Business District 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 Planned Business District 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.

Time Limitations

If substantial construction, as determined by the Planning Director, has not begun within two (2) years after approval of the Planned Business Development, under stipulations of the Land Development Code, the approval of the Planned Business Development will lapse. Thirty days prior to any lapse date the Planning Director shall notify the Owner of such date. The Planning Director may extend the period for beginning construction, at the request of the owner. If the Planned Development lapses under this provision, the Planning Director shall mail a notice, by registered mail, of revocation to the owner.

Standards, Master Plan, Additional Details

Please see Chapter 6 of the Land Development Code for additional information, standards, requirements and checklists.

Santa Rosa County

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Santa Rosa County

PLANNED BUSINESS (PBD) ZONING DISTRICT (EFFECTIVE APRIL 1, 2004) (MODIFIED NOVEMBER 17, 2008) (MODIFIED MARCH 18, 2013)

Research done today, could save you time and money.

The information provided in this brochure is extracted from the Santa Rosa County Land Development Code; however, it is the responsibility of the applicant to contact the Planning and Zoning Division to discuss land use issues when a change is desired. This brochure is only to be used as an overall help tool for the general public.

Note: Land Development Code is subject to change.

Purpose

It is the purpose of this article to permit Planned Business developments along major arterials and to encourage the development of this land with highway frontage as planned communities, and business and commercial centers; encourage flexible and creative concepts of site planning; preserve the natural amenities of the land by encouraging 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 providing a stable environmental character compatible with surrounding areas; limit access on to major arterials to central locations in order to reduce safety hazards posed by unlimited or uncontrolled access.

Permitted Uses

The uses permitted within this district shall include the following:

- a. Residential units, including single-family attached and detached dwellings, 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; offices, clinics and professional uses.

Density

The average density permitted in each Planned Business Development shall be established by the Planning Director by examination of existing surrounding density, adequacy of existing and proposed public facilities and services and site characteristics. However, the maximum density allowed in any PBD 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.

Relation to Zoning Districts

An approved Planned Business Development Plan shall establish the restrictions and regulations according to which the development shall occur. Upon approval, the official Zoning Map will be changed to indicate the uses in the Planned Business District.

Building Height

No building or structure shall exceed fifty (50) feet in height above the required minimum finished floor elevation, exclusive of elevator shafts, air conditioning condensing units or cooling towers, except as provided for antennas in Section 2.10.01 of the Land Development Code.

Definitions

In addition to the definitions contained in Article 3 of the Land Development Code, the following terms, phases, 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 Planned Business Development district which is designed an intended for the use of enjoyment of residents or users of the Planned Business Development 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 or users of the Planned Business Development.
2. Gross Acreage: The total number of acres within the perimeter boundaries of a Planned Business Development.
3. Land Owner: The legal or beneficial owner or owners of all the land proposed to be included in a Planned Business Development: the holder of an option or a contract to purchase; or a person having possessory rights of equal dignity (such as a lease) will be deemed to be a land owner for the purpose of this Section.
4. Net Acreage: The total number of acres within the perimeter boundaries of a Planned Business Development excluding areas devoted to streets, rights-of-way, easements, lakes, public and private open space and recreation areas.

(Continued on Reverse)