

## *Definitions (Con't)*

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 the Land Development Code 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 the Land Development Code or failure to comply with any requirement, condition or safeguard shall constitute a violation of these zoning regulations.

## *Time Limitations*

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 the stipulations of the Land Development Code, 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.

## *Standards, Master Plan, Additional Details*

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

Santa Rosa County

## **PLANNED UNIT DEVELOPMENT (PUD) 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.**

Santa Rosa County

Community Planning, Zoning and Development Division  
6051 Old Bagdad Highway  
Phone: 850-981-7075, 939-1259  
Fax: 850-983-9874  
Email: [planning-zoning@santarosa.fl.gov](mailto:planning-zoning@santarosa.fl.gov)

## *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.

## *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.

## *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.

## *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.

## *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 the Land Development Code.

## *Definitions*

In addition to the definitions contained in Article 3 of the Land Development Code, 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.

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