

6.05.13 PBD - Planned Business District

A. Planned Business District: Within this district as shown on the zoning map of the Santa Rosa County Planning Area, Florida, the following regulations shall apply:

B. Intent and Purpose, Permitted Uses and Conditional Uses

1. Intent and 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.
2. 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.
3. Conditional Uses: In this District, as a conditional use, a building or premise may be used only for the following purposes upon determination by the County Board of Adjustments (Zoning Review and Appeals Board) that the respective use complies with the standards regulating conditional uses in Section 6.09.00 et. Seq. and complies with the site plan requirements listed in Section 4.04.00 and performance standards listed in Article 7: towers and telecommunication facilities.

C. 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 this ordinance.

D. Definitions: In addition to the definitions contained in Article 3 of this ordinance, 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.
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.

E. Procedure for Approval of a Planned Business Development: When a parcel of land is zoned for Planned Business district (PBD), such parcel shall not be subdivided into smaller parcels less than fifteen (15) acres in size without first complying with the provisions of this Section for Master Planning. The procedure for obtaining approval for the purpose of undertaking a Planned Business Development shall be as follows:

1. Preliminary Planned Business Development and Master Plan Approval: The applicant shall submit to the Planning Director, his application for the approval of

the Planned Business Development 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 Planned Business Development.
- c. Boundary survey and legal description of the property.
- d. A Topographic survey.
- e. 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 and highways.
 - (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) Residential Collector, Residential Sub-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, showing general location of major water and sewer lines, plant location, lift stations.
 - i. A statement indicating the type of legal instruments that will be created to provide for the management of common area.
2. Processing the Planned Business Development Approval Application and Preliminary Master Plan Submittals: When the Planning Director has received the application and submittals, the application shall be processed as any other site plan approval application in accordance with the provisions of the zoning regulations.

Preliminary Master Plan must accompany Rezoning Applications. Upon approval of the Planned Business Development application and Preliminary Master Plan, the Planning Director and the applicant shall complete the file within thirty (30) days, including the development plan and submittals, and place this information on file with the Santa Rosa County Clerk and the Planning Department.

3. Final Development Plan: If approval for the Planned Business Development is granted, the applicant shall submit a Final Planned Business 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 showing
 - 1) The location of existing streets, 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.
 - 3) Existing contours shown at intervals of ten (10) feet.
- 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 right-of-way.
 - 5) Department of Transportation and Department of Environmental Regulation Permits.
- e. A landscaping plan showing:
- 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 Planned Business Development until the Final Development Plan has been approved.
 5. Revision of an Approved Planned Development: Any proposed major and substantial change in the approved Preliminary Planned Business 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 Planning Department in the same manner of the initial site plan approval. A request for a revision of the Preliminary Planned Business Development Master Plan, shall be supported by a written statement and by revised plans demonstrating the reasons and revisions

are necessary or desirable.

Minor changes, and/or deviations from the Preliminary Planned Business Development Master Plan, which do not affect the intent or character of the development, shall be reviewed and identified by the Planning Director and approved by the same. Upon approval of the revisions, 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 Business Development 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 Article D hereof, 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.

F. Development Standards for Planned Business Developments

1. The minimum size parcel shall have a minimum frontage width of one hundred (100) feet on a major or minor arterial to be considered for Planned Business Development.
2. 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 Development.

3. 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.
4. Dimensional and Bulk Regulations: The location of all proposed building sites shall be shown on the Final Development Plan, subject to the minimum lot sizes, setback lines, specified in the Master Plan as approved by the Planning Department.
5. Common Open Spaces: At least fifteen percent (15%) of the area covered by 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. Provided, that in establishing the density per gross acre, the Planning Director may increase the percentage of common open space in order to carry out the intent and purposes as set forth in Article B hereof.
6. Access and Parking: All streets, thoroughfares and access ways shall be designed to effectively relate to the major thoroughfares of Santa Rosa County. Adequate off-street parking shall meet the off-street parking as set forth in Article 7 of the Zoning Ordinance for similar uses unless otherwise approved. Streets shall conform to County Subdivision Ordinance Requirements.
7. Perimeter Requirements
 - a. The 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.
 - b. Frontage streets and limited access-ways are required where proposed development would otherwise have district access to major and minor arterials to protect the health, safety and welfare of the motoring public.
8. 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 requirement will apply.

PLANNED BUSINESS DEVELOPMENT SUBMITTAL CHECKLIST

- 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 10. File with County Clerk.

PD - Planning Director

CE - County Engineer