



MEMORANDUM

DATE: January 15, 2025

TO: Planning and Zoning Board

FROM: Jordan Smith, AICP, PP Planning and Development Services Director

THRU: Jordan Smith, AICP, PP Planning and Development Services Director

SUBJECT: Ordinance No. 05-205, Amendment to Section 110-319 “PUD, Planned Unit Development” (Legislative – Public Hearing) (Jordan Smith, Project Manager)

REFERENCES: City Comprehensive Plan, Code of Ordinances.

REQUEST: On May 7, 2024, the City Commission requested staff to update the Zoning Sections in the Land Development Code, as some of the sections were outdated.

DISCUSSION:

Planning Staff is presenting modifications to the City’s Land Development Code (LDC) related to Section 110-319 “PUD, Planned Unit Development,” updating application requirements to include enhanced architectural, landscaping and environmental standards to allow greater flexibility in site design requirements for Planned Unit Developments (PUDs) to deliver exceptional quality design.

A PUD is both a development type and a regulatory process. The purpose and intent of a PUD is to allow greater flexibility in the configuration of buildings and/or uses on a site plan than is otherwise allowed in the traditional Euclidean zoning ordinance. The purpose of a PUD, whether commercial, industrial or residential, is to design a project utilizing flexibility and innovative techniques to improve the character of a neighborhood, to create compatibility with surrounding properties, and to generally improve the development within the City as a whole.

Developments that are planned, commonly seek similar modifications to more standardized development regulations. As part of a negotiated development order, applicants tend to seek reduced lot sizes, reduced setback and a community that fits as many lots as possible, often void of amenities, open space and other community features that make a neighborhood sustainable.

Staff has proposed modifications to the PUD requirements that preserve critical environmental resources, provide for high quality community amenities, incorporate creative design in the layout of buildings and amenity space, improve traffic and pedestrian circulation and provide for larger and active recreation spaces.

The summary of the modifications within Section 110-319 are as follows:

- Public benefits and amenities of PUDs – requiring design characteristics and amenities.
- Change Business PUD to Commercial PUD.

- Create design regulations for Residential PUDs.
- Create standard regulations for Commercial, Industrial and Mixed Use PUDs.
- Provide specified uses for PUDs per Permitted Use Table.

RECOMMENDATION:

Section 163.3174, Florida Statutes requires the local planning agency to review proposed land development regulations and make recommendations to the City Commission as to the consistency of the changes with the adopted Comprehensive Plan. Accordingly, staff recommends that the Planning and Zoning Board recommend that the City Commission approve Ordinance No. 04-2025 to modify the City's Land Development Code (LDC) related to Chapter 74 "Administration" and amending Chapter 75, 106, and 110 by removing procedures regulated in Chapter 74 of the Land Development Code.

NEXT STEPS: The Mayor and City Commission will hear this item on February 3, 2025.

ATTACHMENTS:

- PUD_Section 110-319 Redline
- PUD_Section 110-310 No Redline
- Permitted Use Table