

ULDC PRIVATELY INITIATED AMENDMENT (PIA) FORM #80 SUPPLEMENTARY TABLE

#	A. Article/Title	B. Proposed Amendment See footer for how to format proposed text. If Code language includes tables or figures provide as individual attachment.	C. Reason for Amendment	D. List and Attach Supporting Documentation
EXAMPLE	6.A.1.D, Off-Street Parking	a. Definition The use of a lot or a structure for one detached dwelling unit, excluding a mobile home but including a manufactured building.	Briefly describe what the amendment is for. Include all reasons necessary that justify the code amendment and mention the specific federal or state laws, Comp. Plan policies or regulations that created the need for the amendment.	1. F.S 163.XX (Attachment 1) 2. Example of municipal zoning regulations (Attachment 2) 3. Industry Trends (Attachment 3) ...etc
1.	3.E.1.B.2, Density	See attachment 1	To add minimum/maximum densities for the proposed RR1.25 FLUA designation.	See Comprehensive Plan Text Amendment Justification Statement
2.	3.E.2.C, Thresholds	See attachment 2	To separate the proposed RR1.25 FLUA designation from the other RR FLUA designations and establish a minimum acreage threshold consistent with the proposed FLUE Policy 1.12-d under the proposed Objective 1.12 establishing the Indian Trails Grove Overlay (ITGO).	See Comprehensive Plan Text Amendment Justification Statement
3.	3.E.2.C.2, Land Use Mix	See attachment 3	To codify the applicant's proposal to exceed the typical PUD open space within the RR1.25 FLUA designation consistent with the proposed FLUE Policy 1.12-f.1 under the proposed Objective 1.12 establishing the Indian Trails Grove Overlay (ITGO).	See Comprehensive Plan Text Amendment Justification Statement
4.	3.E.2.D, Property Development Regulations (PDRs)	See attachment 4	To codify the applicant's proposal to commit to PDR's as part of the FLUA Amendment application to provide an extra level of protection for the County since amending the PDR's would (if approved) require a Large Scale FLUA Amendment request.	See Comprehensive Plan Text Amendment Justification Statement
5.	3.E.2.E.1.a, Range of Housing	a. Range of Housing A PUD in excess of 100 acres and 300 dwelling units shall provide a minimum of two residential use types. A minimum of ten percent of the residential dwellings in a PUD in excess of this threshold shall be of a second use type. This provision shall not apply to RR1.25 PUDs.	The proposed development is proposing to only provide one residential use type, single family detached, due to current market demands and the project's geographic location. As such, the applicant is requesting that RR1.25 PUDs be exempt from the range of housing provision requiring a minimum of two residential use types.	See Comprehensive Plan Text Amendment Justification Statement
6.	3.E.2.E.2.b, Location	1) Frontage A commercial pod shall not have frontage on a public arterial or collector street traversing or bordering the PUD. Access shall be limited to an arterial or collector street internal to the PUD only. a) Exception (1) A private arterial or collector street traversing the PUD is exempt from this requirement; or (2) A commercial pod located within an RR1.25	The language below will allow the applicant to separate the proposed commercial pod as far from existing residential units on lots less than 5.0 acres in size while still providing the commercial pod in a somewhat centralized location to the overall PUD. Also, while the intent of the commercial pod is to provide neighborhood serving commercial uses for the Indian Trails Grove PUD not allowing a commercial center to front on and have access to a major roadway can negatively impact the long-term viability of the center. A good example of a center that struggles to maintain a high occupancy rate is the Abacoa Town Center. While the Town Center was	See Comprehensive Plan Text Amendment Justification Statement

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		<p><u>PUD provided: (a) the location of the commercial pod is shown on the Conceptual Plan approved by the BCC as part of the FLUA amendment; and (b) at the time of approval of the commercial pod on the Preliminary Development Plan by the BCC, the commercial pod is not located within 1/4 mile of any existing residential structure or unit on a lot less than 5.0 acres in size.</u></p> <p>2) Setback</p> <p>a) A commercial pod shall be setback a minimum of 1000 feet from the perimeter of the PUD <u>unless exempted pursuant to Art. 3.E.2.E.2.b.1.a).(2) in which case the commercial pod may be located within 1000 feet the perimeter of the PUD.</u></p> <p>b) A commercial pod shall be setback a minimum of 1000 feet from a public arterial or collector street traversing the PUD <u>unless exempted pursuant to Art. 3.E.2.E.2.b.1.a).2, in which case the commercial pod may be located within 1000 feet of a public arterial or collector street traversing the PUD.</u></p>	<p>meant to serve Abacoa it struggles because the center does not front on Donald Ross Road, Military Trail, etc. For that reason the applicant is requesting to allow the commercial pod to be allowed to front on an arterial or collector street.</p>	
7.	3.E.2.G.1, Residential Rural	<p>1. Rural Residential</p> <p>The following additional regulations apply to the PUDs in the RR FLU Designation, <u>with the exception of RR1.25 PUDs, which shall follow the provisions of Art. 3.E.1 and Art. 3.E.2.A through Art. 3.E.2.E.</u></p>	<p>While the development is proposed as a RR1.25 PUD the proposed style of development is more in line with a standard PUD rather than an RR PUD. As such, the applicant is requesting to clarify that the provisions of the standard PUD would apply to RR1.25 PUDs.</p>	<p>See Comprehensive Plan Text Amendment Justification Statement</p>

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ATTACHMENT 1

Table 3.E.1.B - PUD Density

	AGR	RR	AGE	LR1	LR2	LR3	MR5	HR8	HR12	HR18
MIN	0.5 du/ac	(1)	(3)	0.5 du/ac	1 du/ac	2 du/ac	3 du/ac	5 du/ac	5 du/ac	5 du/ac
MAX	1 du/ac	(2)		1 du/ac	2 du/ac	3 du/ac	5 du/ac	8 du/ac	12 du/ac	18 du/ac
[Ord. 2006-004] [Ord. 2010-022]										
Notes:										
1. The minimum density in the RR FLU designation for a PUD are as follows: RR20 - 0.5 unit/20 acres; RR10 - 0.5 unit/10 acres; RR5 - 0.5 unit/5 acres; RR2.5 - 0.5 unit/2.5acres; RR1.25 - 0.5 unit/1.25 acres.										
2. The maximum density in the RR FLU designations for a PUD are as follows: RR20 - 1 unit/20 acres; RR10 - 1 unit/10 acres; RR5 - 1 unit/5 acres; RR2.5 - 1 unit/2.5acres; RR1.25 - 0.5 unit/1.25 acres.										
3. Minimum and maximum density shall be in accordance with the specified Transect Zone and Sub-area of the AGE Site Specific FLUA Conceptual Plan.										

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ATTACHMENT 2

Table 3.E.2.C - PUD Minimum Thresholds (Acreage)

	AGR	RR20, RR10, RR5, RR2.5	RR1.25	AGE	LR1	LR2	LR3	MR5	HR8	HR12	HR18
Minimum Acreage	40 (80/20)	100	<u>900</u>	100 (Rural TZ)	5	5	5	5	3	3	3
	250 (60/40)			3 (Suburban TZ)							

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ATTACHMENT 3

Table 3.E.2.C - PUD Land Use Mix

	Res.	Civic (1)	Comm.	Rec.	OS (2)	Preserve Area	Dev. Area
MIN	60%	2% (1)	-	.006 acre	40%	80/20 AGR – 80%	-
						60//40 AGR – 60%	
MAX	-	65%	1%	-	-	-	80/20 AGR –25% (3)
							60/40 AGR – 40%
[Ord. 2006-004] [Ord. 2008-037] [Ord. 2011-001]							
Notes:							
1. Minimum civic pod requirement may be waived, subject to the following: [Ord. 2011-001] Public civic may not be required where two percent of the gross acreage of a PDD is less than 1.5 acres in size, subject to FD&O approval; and, [Ord. 2011-001] If located in a CCRT area, shall be labeled as private civic unless waived by the BCC. [Ord. 2011-001]							
2. Calculation of open space may include recreation pods, civic pod and open space areas within residential. <u>Within the RR1.25 FLU, a minimum of 50% OS shall be provided.</u> [Ord. 2006-004 TBD]							
3. See 80/20 option exception.							

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ATTACHMENT 4

Table 3.E.2.D - PUD Property Development Regulations

POD	Lot Dimensions			Density		FAR (2)	Building Coverage	Setbacks			
	Size	Width and Frontage	Depth	Min.	Max.			Front	Side	Side Street	Rear
Residential											
SF	Apply the RS district regulations in Table 3.D.1.A-17, Property Development Regulations, <u>with the exception of RR1.25 PUDs, which property development regulations shall be established in the conditions of approval and shown on the Conceptual Plan approved as part of the FLUA amendment.</u>										
ZLL	Refer to Article 3.D.2.B, Zero Lot Line (ZLL) .										
TH	Refer to Article 3.D.2.A, Townhouse .										
MF	Apply the RM district regulations in Table 3.D.1.A-17, Property Development Regulations.										
Civic											
Private	0.5 ac	100	100	-	-	-	30 percent	25	20	25	20
Public	1.5 ac.	100	200	-	-						
Commercial											
Commercial	Apply CC district regulations in Table 3.D.1.A-17, Property Development Regulations										
Recreation											
Recreation Pod	-	65	75	-	-	-	30 percent	25	15	25	15
Neighborhood Park	0.1	45	75	-	-	-	15 percent	15	15	15	15
Preservation (1)											

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Preservation	Apply the AGR district regulations in Table 3.D.1.A, Property Development Regulations
[Ord. 2005-002] [Ord. 2007-001] [Ord. 2008-037]	
Notes:	
1.	Preservation includes the Preservation Areas in a PUD allowed in the AGR FLU designations.
2.	The maximum FAR shall be in accordance with FLUE Table III.C.2 of the Plan, and other related provisions, unless otherwise noted. [Ord. 2007-001]

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