

# EXHIBIT TBD

## INDIAN TRAILS GROVE SUMMARY OF AMENDMENTS

(Updated 7/15/15)

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**Overall Justification:** [Applicant] The proposed Unified Land Development Code (ULDC) amendments detailed below are intended to implement the proposed Rural Residential, 1 unit per 1.25 acres (RR1.25) Future Land Use Atlas (FLUA) designation, which the applicant has requested to create through a concurrent Comprehensive Plan Text Amendment application that will allow for residential density on the subject property consistent with the densities provided in the Central Western Communities (CWC) Sector Plan. In addition to creating the RR1.25 FLUA designation the applicant has also requested to create the Indian Trails Grove Overlay (ITGO) that, along with the necessary map amendments and these ULDC amendments, will provide the regulatory framework to allow residential (and accessory commercial development) development on the subject property while also providing protective measures that will create a transition from rural/suburban development and other uses to existing and future conservation areas, specifically the J.W. Corbett Wildlife Management Area and Everglades restoration programs and projects. Next, the inclusion of 60th Street North on the Thoroughfare Right of Way Identification Map TE 14.1 and Functional Classification of Roads Map TE 3.1 will ensure that the subject property contains sufficient depth, width and frontage, or appropriate access thereto, a public street shown on the Thoroughfare Right of Way Identification Map per the Planned Unit Development (PUD) design objectives found in PBC Unified Land Development Code (ULDC) Article 3.E.1.C.1. Next, the request to exempt the Indian Trails Grove Overlay from Policy 3.5-d will provide the same flexibility provided to other large, unique projects in PBC including the Agricultural Enclave, the SR-7 Economic Development Overlay (EDO) and the Inland Logistics Center. Next, the allowance of the Indian Trails Grove Overlay to be designated as a Limited Urban Service Area (LUSA), consistent with the same allowance for the Agricultural Enclave, will ensure that adequate facilities can be provided to the overlay.

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**Part 1. ULDC Art. 3.E.1.B.2, Density, (page 142 of 234), is hereby amended as follows:**

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**Reason for amendments:** [Applicant] To add minimum/maximum densities for the proposed RR1.25 FLUA designation.

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### CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)

6

#### Section 1 General

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#### B. FAR, Density, and Use Standards

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##### 2. Density

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###### a. Computation

Density shall be based on the gross acreage of the planned development. Fractions shall be rounded down to the nearest whole number.

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###### b. Minimum Density

The minimum density which may be imposed by the BCC in a PUD is indicated in Table 3.E.1.B, PUD Density. An applicant may voluntarily agree to a lesser density. The Planning Director may waive the minimum density requirement in the HR FLU designations by up to 25 percent, per the FLUE minimum density exemption Section of the Plan. **[Ord. 2009-040]**

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###### c. Maximum Density

The maximum density shall only be awarded to a PUD meeting the goals, policies and objectives in the Plan. The maximum density allowed in a PUD is indicated in Table 3.E.1.B, PUD Density. The actual density granted by the BCC to a planned development may be less than the maximum density allowed.

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###### 1) Density Bonus Programs

A PDD may qualify for additional units over the maximum density pursuant to Art. [5.G.1, Workforce Housing Program \(WHP\)](#), [Art. 5.G.3, Transfer of Development Rights](#), or other density bonus program allowed by the Plan. **[Ord. 2005 – 002]**

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**Table 3.E.1.B - PUD Density**

	AGR	RR	AGE	LR1	LR2	LR3	MR5	HR8	HR12	HR18
<b>MIN</b>	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
<b>MAX</b>	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]										
<b>Notes:</b>										
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/2.5 acres; <u>RR1.25 - 0.5 unit/1.25 acres.</u>										
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/2.5 acres; <u>RR1.25 - 0.5 unit/1.25 acres.</u>										
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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**Part 2. ULDC Art. 3.E.2.C, Thresholds, (page 162 of 234), is hereby amended as follows:**

**Reason for amendments:** [Applicant] 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).

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**CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)**

8

**Section 2 Planned Unit Development (PUD)**

9

**C. Thresholds**

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**1. Thresholds**

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Projects that meet or exceed the acreage threshold indicated in Table 3.E.2.C, PUD Thresholds may be submitted and reviewed as a PUD. [Ord. 2006-004]

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

	AGR	<u>RR20,</u> <u>RR10,</u> <u>RR5,</u> <u>RR2.5</u>	<u>RR1.25</u>	AGE	LR1	LR2	LR3	MR5	HR8	HR12	HR18
<b>Minimum Acreage</b>	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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**Part 3. ULDC Art. 3.E.2.C.2, Land Use Mix, (page 162 of 234), is hereby amended as follows:**

**Reason for amendments:** [Applicant] 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).

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**CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)**

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**Section 2 Planned Unit Development (PUD)**

22

**C. Thresholds**

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**2. Land Use Mix**

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Table 3.E.2.C, PUD Land Use Mix, indicates the minimum and maximum percentage of each land use allowed in a PUD.

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

	Res.	Civic (1)	Comm.	Rec.	OS (2)	Preserve Area	Dev. Area
<b>MIN</b>	60%	2% (1)	-	.006 acre	40%	80/20 AGR – 80%	-
						60//40 AGR – 60%	
<b>MAX</b>	-	65%	1%	-	-	-	80/20 AGR –25% (3)
							60/40 AGR – 40%
[Ord. 2006-004] [Ord. 2008-037] [Ord. 2011-001]							
<b>Notes:</b>							
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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**Part 4. ULDC Art. 3.E.2.D, Property Development Regulations (PDRs), (pages 162 and 163 of 234), is hereby amended as follows:**

**Reason for amendments:** [Applicant] 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.

8 **CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)**

9 **Section 2 Planned Unit Development (PUD)**

10 **D. Property Development Regulations (PDRs)**

11 The minimum lot dimensions, minimum and maximum density, maximum FAR, maximum building  
12 coverage, and minimum setbacks in each pod are indicated in Table 3.E.2.D, PUD Property  
13 Development Regulations, unless otherwise stated.

14 **1. Setbacks**

15 For residential development, building setbacks shall be measured from the inside edge of the  
16 perimeter landscape buffers. For non-residential development, building setbacks shall be  
17 measured from the property line. Rear or side setbacks may be reduced pursuant to [Article](#)  
18 [3.D.1.D.4, Setback Reductions](#).

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**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
<b>Residential</b>											
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 <a href="#">Article 3.D.2.B, Zero Lot Line (ZLL)</a> .										
TH	Refer to <a href="#">Article 3.D.2.A, Townhouse</a> .										
MF	Apply the RM district regulations in Table 3.D.1.A-17, Property Development Regulations.										
<b>Civic</b>											
Private	0.5 ac	100	100	-	-	-	30 percent	25	20	25	20
Public	1.5 ac.	100	200	-	-	-	30 percent	25	20	25	20
<b>Commercial</b>											
Commercial	Apply CC district regulations in Table 3.D.1.A-17, Property Development Regulations										
<b>Recreation</b>											
Recreation Pod	-	65	75	-	-	-	30 percent	25	15	25	15
Neighborhood Park	0.1	45	75	-	-	-	15 percent	15	15	15	15
<b>Preservation (1)</b>											
Preservation	Apply the AGR district regulations in Table 3.D.1.A, Property Development Regulations										
[Ord. 2005-002] [Ord. 2007-001] [Ord. 2008-037]											
<b>Notes:</b>											
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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**Part 5. ULDC Art. 3.E.2.E.1.a, Range of Housing, (page 163 of 234), is hereby amended as follows:**

**Reason for amendments:** [Applicant] 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.

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**CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)**

**Section 2 Planned Unit Development (PUD)**

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**E. Pods**

**1. Residential Pod**

A residential pod shall be designated on the Master Plan as follows:

**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.



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1 Part 6. ULDC Art. 3.E.2.E.2.b, Location, (pages 163 and 164 of 234), is hereby amended as  
2 follows:  
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**Reason for amendments:** [Applicant] 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 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.

4 CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)

5 Section 2 Planned Unit Development (PUD)

6 E. Pods

7 2. Commercial Pod

8 A commercial pod is intended to provide personal services, retail opportunities, and  
9 professional or business offices for use primarily by the residents of the PUD. A commercial  
10 pod shall be designated on the master plan as follows:

11 a. Use Regulations

12 Uses shall be permitted in accordance with Table 3.E.1.B - PDD Use Matrix, Art. 4: Use  
13 Regulations; and, Art. 3.E.5.F, SCO PIPD.

14 b. Location

15 A commercial pod shall comply with the following location and design criteria:

16 1) Frontage

17 A commercial pod shall not have frontage on a public arterial or collector street  
18 traversing or bordering the PUD. Access shall be limited to an arterial or collector  
19 street internal to the PUD only.

20 a) Exception

21 (1) A private arterial or collector street traversing the PUD is exempt from this  
22 requirement; ~~or~~

23 (2) A commercial pod located within an RR1.25 PUD provided: (a) the location of  
24 the commercial pod is shown on the Conceptual Plan approved by the BCC  
25 as part of the FLUA amendment; and (b) at the time of approval of the  
26 commercial pod on the Preliminary Development Plan by the BCC, the  
27 commercial pod is not located within ¼ mile of any existing residential  
28 structure or unit on a lot less than 5.0 acres in size.

29 2) Setback

30 a) A commercial pod shall be setback a minimum of 1000 feet from the perimeter of  
31 the PUD unless exempted pursuant to Art. 3.E.2.E.2.b.1.a).(2) in which case the  
32 commercial pod may be located within 1000 feet the perimeter of the PUD.

33 b) A commercial pod shall be setback a minimum of 1000 feet from a public arterial  
34 or collector street traversing the PUD unless exempted pursuant to Art.  
35 3.E.2.E.2.b.1.a).2, in which case the commercial pod may be located within 1000  
36 feet of a public arterial or collector street traversing the PUD.  
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40 Part 7. ULDC Art. 3.E.2.G.1, Rural Residential, (page 169 of 234), is hereby amended as  
41 follows:  
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**Reason for amendments:** [Applicant] 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.

43 CHAPTER E PLANNED DEVELOPMENT DISTRICTS (PDDS)

44 Section 2 Planned Unit Development (PUD)

45 G. RR PUD

46 1. Rural Residential

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The following additional regulations apply to the PUDs in the RR FLU Designation, 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.

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