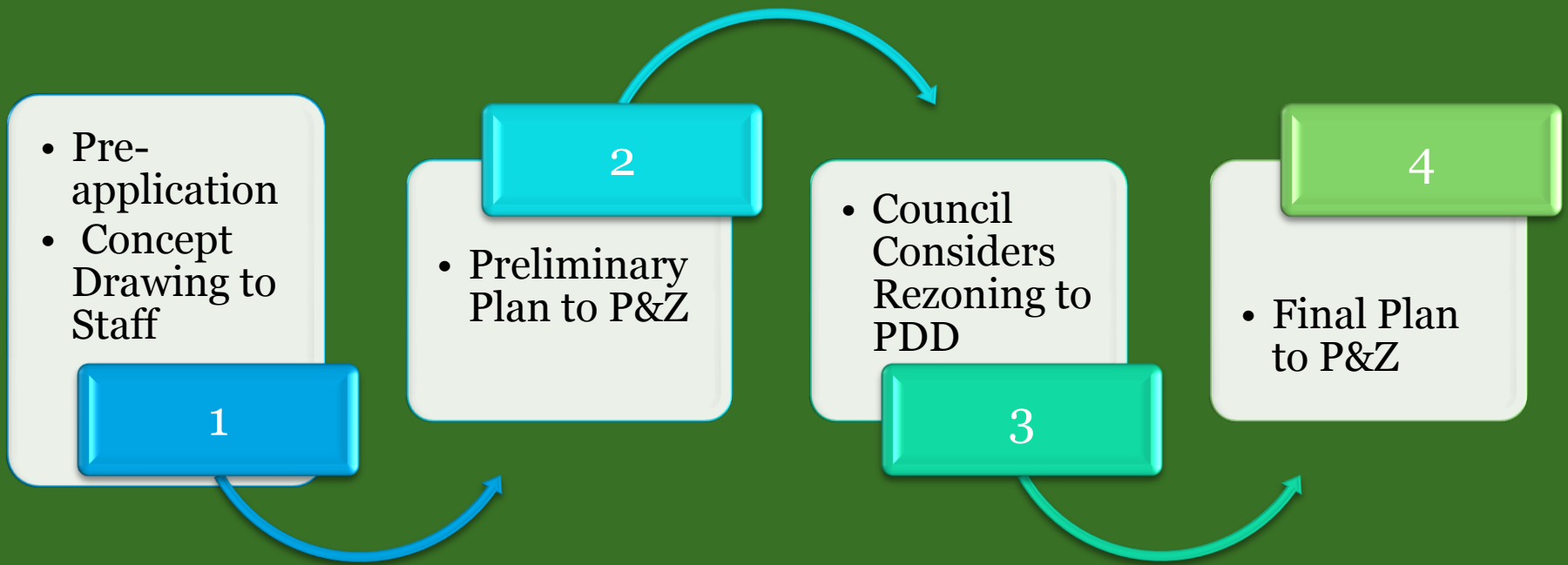


Planned Development District Process



Proposed Chapter 1255 Planned Development Districts

Current

- Rezoning legislation does not occur until Final Plan stage and applicant has expended significant time and resources in creating the final engineering plans

Proposed

- Rezoning legislation occurs at the Preliminary Plan stage

Proposed Chapter 1255 Planned Development Districts

Current

- Open Space Required
= 25%
- 10% may be part of
required setbacks
- Percent of pond area
that “counts”- 100%

Proposed

- Open Space Required
= 35%
- 0% may be part of
required setbacks
- Percent of pond area
that “counts”-10%

Proposed Chapter 1255 Planned Development Districts

Current

- Underlying/original zoning still applies
- Subareas require own rezoning step
- All development standards prescribed
- Unless variances obtained from BZA

Proposed

- Only underlying gross density still applies
- Density bonus system to reward greater amenities
- Subareas defined in preliminary plan
- Development Text sets standards

Proposed Chapter 1255 Planned Development Districts

Current

- Minimum development sizes defined
- PRD, PCD, PID limited strictly to the uses allowed in the related portions of the Code (e.g. residential in PRD, commercial in PCD, industrial in PID)

Proposed

- No minimum development size
- PRD, PCD, PID, PMU have minimum/maximum proportions of uses applying to the overall development

Proposed Chapter 1255 Planned Development Districts

Current

- Common areas owned by HOA – if maintenance procedures are not followed- no mechanism to abate- except for mowing

Proposed

- Common areas owned by HOA must be maintained – if not City may abate the problem and assess all property owners covered by the HOA- ex. Pond maintenance or deteriorated signs

Proposed Chapter 1255 Planned Development Districts

Current

- Time limit only exists between approval of preliminary development plan and submission of final development plan (365 days)

Proposed

- Time limits between each stage of approval and construction
- Allows City to grant extensions
- Allows City to require changes based upon regulatory changes (e.g. EPA)

Proposed Chapter 1255 Planned Development Districts

Current

- Does not allow for true mixed used, traditional town center style development
- Limits P&Z's authority to reject a poor development if it meets the "letter" of the Code

Proposed

- Allows flexibility and encourages creativity
- Allows City to encourage developments that reflect its values and goals as expressed in the Comprehensive Plan