

## **III - 6 PLANNED DEVELOPMENT PROJECTS**

### III - 6.1 Intent and Purpose

The intent of this section is to encourage the unified development of tracts of land by permitting, within the confines of an over all density limitation, much more creative and flexible concepts in site planning than would otherwise be possible through the strict application of district requirements established in these regulations. Where such flexibility is permitted, planned development project (PDP) design and construction shall follow a carefully devised plan of development which shall be prepared in accordance with the requirements and procedures herein prescribed.

### III - 6.2 Definition

For the purpose of these regulations, a planned development project contains: (1) land under unified control, planned and developed as a whole in a single development operation or programmed series of development operations; (2) principal and accessory uses and structures substantially related to the character of the development in the context of the district of which it is a part; (3) comprehensive and detailed plans which include streets, utilities, lots or building sites, site plans, structures and their relationship to each and to other uses and improvements, as well as to open spaces; and, (4) a program for provision, maintenance and operation of all areas, improvements, facilities and services which will be for common use by some or all of the occupants of the development, specifying those to be operated or maintained by the developer, and any proposed for public acceptance.

### III - 6.3 General Regulations

The general regulations for all planned development projects shall be as follows:

- A. Construction of all PDP's shall be initiated within one year after approval of the final plan.
- B. The owner of a PDP shall provide and permanently maintain the areas required for landscaping purposes.
- C. The applicant of a PDP shall be required to provide a detailed statement of assurances including covenants, agreements or other specific documents, showing ownership and method of providing perpetual maintenance to be applied to those areas within the project that are to be used for open space, recreational or other common or quasi-public purposes. Such a statement, if required shall be attached to the preliminary and final plats as special conditions.
- D. Approval of a development order for a PDP shall be conditioned upon the applicant providing an instrument of financial security acceptable to the City Manager, such as an open-end letter of credit or a bond in the amount of 110 percent, of the improvements required, including streets, utilities, landscaping, etc. If the PDP is to be developed in separate phases, an instrument of financial security shall be required for each separate phase.

- E. An applicant for a PDP may include a proposed division of the tract of land within the project property lines into one or more separately owned and operated units. Such proposed divisions, if approved along with the proposed planned development project and if in compliance with the subdivision regulations shall be permissible without further proposed subdivision regulation approval. All projects which include a proposed subdivision of the total tract of land within the property lines into one or more separately owned and operated units shall, if approved, be subject to all attached special conditions and all existing subdivision regulations.
- F. There shall be no subdivision of an approved planned development project unless such subdivision is in conformance with the originally approved and recorded final plat or an amended final plat of the planned development project has been approved and recorded.
- G. There shall be no change, alteration, amendment or extension of any approved planned development project final plan unless such change, alteration, amendment or extension is approved in conformance with the procedures for filing a PDP.
- H. Construction of all PDP's shall be completed within a designated period after approval of the final plan. The City Council may grant an extension of completion time when such extension is deemed reasonable and necessary by the City Council.

### III - 6.4 General Standards

In any planned development project, although it is permissible to depart from conformance with the principal building and single-lot dimension and area regulations contained in these regulations, there shall be no diminution of the regulations and standards set forth for planned development projects.

- A. Applications for approval of planned developments projects shall be reviewed by the Technical Review Committee (TRC) and the Planning Board. The Planning Board will forward a recommendation to the City Council which shall make a determination regarding development order approval. The Technical Review Committee and Planning Board shall examine the proposed PDP with particular attention to the following criteria:
  - 1. The influence the proposed project may be expected to have on existing or future development in surrounding areas and the achievement of a desirable spatial relationship between the buildings and the land, and between the buildings themselves.
  - 2. To insure that the roads, thoroughfares, streets and accompanying access points proposed are suitable and adequate to carry anticipated traffic and increased land use intensity will not generate traffic in such amounts as to overload the existing or proposed street network.
  - 3. To insure that existing or proposed utility services are adequate for the population densities or land use intensities proposed.
  - 4. To insure that the proposed project reflects the overall location standards and principles of land use arrangement and design as set forth in the comprehensive plan and especially the land use plan for the area.

- B. Off-street parking space shall be provided on the site so that there will be no generation of automobile parking on any street or access road. Driveways shall be constructed and/or streets shall be widened by at least the width of a parking space and/or additional parking areas shall be provided such that there will be a minimum of two and one half parking spaces for each residential unit. **(Ref: Ord.#1230-07)**
- C. All off-street parking facilities proposed to be located either below or above ground level shall be designed and constructed so that entrance and exit ramps do not result in direct or indirect traffic congestion on the site or on adjacent streets.
- D. Areas shall be provided for the parking, loading and unloading of delivery trucks and other vehicles and for the servicing of buildings by refuse collection, fuel and other service vehicles in addition to the required automobile parking spaces. Such areas shall be adequate in size and so arranged that they may be used without blockage or interference with the use and accessways of automobile parking facilities.
- E. A landscaped separation strip at least five feet in width shall be provided and maintained by the developer along all access roads on which off-street parking space is located.
- F. Access points on all collector or arterial streets serving a PDP shall be properly located and spaced as provided for in Article V, Section V-3, Access Management. The development approval authority may approve the use of temporary access points that shall be eliminated by the developer when access roads or other streets are extended to the permanent access points.
- G. No planned development project shall be permitted vehicular access to a minor residential street unless specifically approved by the development approval authority (City Council).
- H. Lighting facilities shall be arranged in such a manner so as to prevent direct glare or hazardous interference of any kind to adjoining streets or properties. (See Section V 1.8 for Street Lighting Requirements) (Ref: Ord #1072 dated 4/10/01)
- I. All planned development projects shall consider the need for pedestrian and bicycle circulation facilities.
- J. All planned development project building construction shall conform to all local, state and federal regulations pertaining to the particular type of building or buildings proposed. The developer shall provide assurance of such compliance upon submittal of detailed construction plans for review.
- K. The Technical Review Committee or Planning Board may recommend and City Council may require any reasonable special condition necessary to ensure that there shall be no departure from the intent of these regulations. Because a PDP is inherently more complex than a single lot development and because each project must be tailored to the topography and neighboring uses, the standards and special conditions for such projects cannot be inflexible.

### III - 6.5 Development Standards

All planned development projects shall be subject to the following regulations for the specific type of development to allow City Council to grant variances and allow for flexibility.

#### A. Residential Planned Development Project:

1. Intent:

The intent is to permit and encourage the development of single family and multifamily developments with a common open area of green space and to provide the necessary commercial development to service the residents within the planned development project.

2. Permitted Districts:

A residential planned development project shall be permitted in any residential district, including RC-1, upon approval by the City Council. However, the development intensity/density shall not exceed the development intensity/density of other residential developments permitted within the district where the PDP is proposed. **(Ref: Ord.#1270-07 dated 12/11/07)**

3. Permitted Uses:

Uses permitted in a residential PDP shall be as follows:

- a. Single family detached residence, two-family and multiple family dwelling units (including townhouses, row houses, garden apartments, and condominiums).
- b. Parks and playgrounds, landscaped areas and greenbelts.
- c. Uses such as schools, churches, hospitals, clinics, restoriums, government offices and similar uses.
- d. Professional and business offices, clinics and studios.
- e. Financial institutions.
- f. Recreation and amusement establishments, providing that all business activity, both indoor and outdoor, shall be conducted in accordance with Chapter 5 of the City Code of Ordinances.
- g. Clubs, lodges, golf course and club house.
- h. Docks and marinas.
- i. Commercial areas limited to establishments intended to primarily serve the residential uses, provided that all merchandise shall be stored and displayed within fully enclosed buildings. Such commercial uses shall not occupy more than five percent of the total acreage devoted to residential uses, excluding street rights-of-way.
- j. Airparks developed in accordance with these regulations and FDOT and FAA requirements.

4. Compatibility:

The tract of land must be suitable for residential PDP by virtue of its location, shape, topography and the nature of surrounding development.

5. Standards:

The following standards shall be met in the development of a residential PDP:

- a. Every structure containing dwelling units shall have access to a public street directly or via a city walkway or other area dedicated to public use or owned and maintained by a home association. Dwelling units need not front a road.

- b. No minimum lot size or setback shall be required for residential structures within the PDP, except that the total acreage of commercial space or non-residential uses shall be not more than five percent of the total acreage devoted to residential uses, excluding street rights-of-way. Five feet of clear space shall be required between any projection of a structure and the adjacent property line, and ten feet of clear space between any projection of a structure from any projection of an adjacent structure.  
**(Ref: Ord.#1194-05 dated 1/10/06)**
  - c. The standards for maximum floor space, and for minimum recreational space, outdoor living space, open space and parking space shall be related to the land use intensity ratings and standards as established in FHA's Minimum Property Standards for Multifamily Housing. Density of development shall be determined by the development approval authority.
6. Minimum Area:  
Any tract of land for which a residential PDP application is made shall contain a minimum amount of land as specified for by the following types of development:

<u>Major Type of Use</u>	<u>Minimum Area Required</u>
Single Family Residential	5 acres
Multiple Family Residential	2.5 acres
Mixed Single and Multiple Family Residential Use (Over 50% Multiple Family)	4 acres
Residential With Accessory Commercial, Public, or Recreational	5 acres

**B. Mobile Home Planned Development Project:**

- 1. Intent: The intent of a mobile home planned development project is to develop a mobile home park or subdivision that is created in a manner that is suitable for location among other residential uses.
- 2. Permitted Districts: A mobile home PDP shall be permitted in any R-2, R-3, and RU residential district upon approval by the City Council.
- 3. Permitted Uses:  
Uses in a mobile home PDP shall be as follows:
  - a) Mobile homes.
  - b) Parks and playgrounds, landscaped areas and greenbelts.
  - c) Uses such as schools, churches, hospitals, clinics, restoriums, government offices and similar uses.
  - d) Recreation and amusement establishments, providing that all business activity, both indoor and outdoor, shall be conducted in accordance with Chapter 5, City Code of Ordinances.
  - e) Clubs and lodges, golf course and club house.
  - f) Docks and marinas.
  - g) Commercial area limited to establishments intended to primarily serve adjacent residential area, provided that all merchandise shall

be stored and displayed within fully enclosed buildings. Such commercial uses shall not occupy more than five percent of the total acreage devoted to residential uses, excluding street rights-of-way.

4. Compatibility:

The tract of land must be suitable for a mobile home planned unit development project by virtue of its location, shape, topography and the nature of surrounding development.

5. Standards:

All mobile home planned development projects shall conform with the following minimum standards of development.

- a. Every mobile home unit shall have to abut a public street directly or via a city walkway or other area dedicated to public use or owned and maintained by a home association. Mobile homes need not front a road.
- b. No minimum lot size or setback shall be required for mobile home dwellings within the PDP, except mobile home dwellings on the perimeter shall provide a 25 foot minimum greenbelt separation from adjoining developments.
- c. No minimum lot size or setback shall be required for commercial or nonresidential uses except that the total acreage of commercial or nonresidential uses shall not be more than five percent of the total acreage devoted to residential uses excluding street rights-of-way.
- d. The standards for maximum floor space and for minimum recreation space, outdoor living space, open space and parking space shall be related to the land use intensity ratings and standards as established in FHA's Minimum Property Standard for Multifamily Housing.

6. Minimum Area:

The minimum area for a mobile home PDP shall be as follows:

<u>Major Type Uses</u>	<u>Minimum Area Required</u>
Mobile Home Residential Only	3.5 acres
Mobile Home with Commercial Uses, Public, Or Recreational Uses	5 acres

C. Commercial Planned Development Project:

1. Intent: The intent of a commercial planned development project is to provide for creativity and quality of design in the development of commercial facilities either separately or in connection with residential or other uses.
2. Permitted Districts: A commercial PDP shall be permitted in all commercial and industrial districts and in R-3 and RU districts.
3. Permitted Uses:  
The following uses shall be permitted in a commercial PDP:
  - a. Comparison goods store

- b. Convenience goods store
  - c. Antique stores
  - d. Personal service establishments
  - e. Business, professional and non-profit organization offices
  - f. Public offices
  - g. Restaurants
  - h. Indoor motion picture theaters
  - i. Helicopter landing facilities and airfields developed in accordance with these regulations and FDOT and FAA requirements.
  - j. Other substantially similar uses upon approval of the City Council.
4. Capability:  
The tract of land must be suitable for a planned commercial development by virtue of its location, shape, topography and the nature of the surrounding development.
5. Standards:  
The following standards shall be adhered to in the development of a commercial PDP.
- a) All drives permitting ingress and egress into and off the site shall be designed in a manner that is safe and will minimize the amount of traffic congestion.
  - b) Marginal access roads with pavement of sufficient width to accommodate projected traffic volume shall be provided along any thoroughfare frontage. However, alternate access designs sufficient to accommodate projected traffic volumes may be provided where applicable or more appropriate to the design or location of the site or of the abutting thoroughfare.
  - c) A visual screen shall be provided wherever the commercial PDP abuts a residential district or residential use. Such screening shall be in the form of walls, fences or landscaping; shall be at least six feet in height, and shall be at least 50 percent opaque as viewed from any point along said residential lot line. When landscaping is used for screening, the height and opacity requirements shall be attained within 18 months after planning.
  - d) The City Council, if deemed necessary, may place any other requirements or restrictions on the developer of the commercial PDP.
6. Minimum Area:  
The minimum area for a commercial PDP shall be as follows:

Major Type of Use	Minimum Area Required
Commercial	2.5 acres
Commercial and Residential	5 acres

D. Industrial Planned Development Project:

- 1. Intent: The intent of an industrial planned development project is to provide for creativity and quality of design in development of industrial facilities either separately or in connection with residential, commercial or other uses.
- 2. Permitted Districts: An industrial PDP shall be permitted in the following district: C-2, C-3, I-1, and I-2.
- 3. Permitted Uses: The following uses shall be permitted in an industrial PDP:

- a. Light manufacturing
  - b. Non-hazardous research, development and testing laboratories.
  - c. Heavy manufacturing.
  - d. Heavy research, development and testing laboratories.
  - e. Light and/or heavy wholesale and storage establishments.
  - f. Helicopter landing facilities and airfields developed in accordance with these regulations, FDOT and FAA criteria.
  - g. Other substantially similar uses upon approval of the City Council.
4. **Compatibility:** The tract of land must be suitable for an industrial PDP by virtue of its location, shape, topography, and the nature of surrounding development.
5. **Standards:**
- a. Any industry located in or adjacent to residential development shall be free of any form of pollution (noise, air, water and visual). The industry shall be developed in accordance with performance standards established in this Article.
  - b. All access and egress roads and internal circulation shall be designed in a manner that is non-hazardous use and will minimize the amount of traffic congestion.
  - c. All buildings shall be located at least 75 feet from all property lines (200 feet when abutting residential uses or districts) and at least 75 feet from the right-of-way line of any street serving the project. The City Council may reduce or increase the requirements based on the type of industry developed in the project.
  - d. A landscaped separation strip, at least 25 feet in width shall be provided along all property lines and at least ten feet in width along all streets serving the project. More or less screening may be required at the discretion of the City Council.
  - e. No sign shall extend or project more than two feet above or beyond the building or the building walls. All signs must relate only to the name and use of the establishment and premises or to the products manufactured herein. Two freestanding signs to identify the planned industrial project shall be permitted after their design and location have been approved as shown on the industrial PDP detailed and final plan.
  - f. The City Council shall have the authority to impose any other requirement or restriction which they feel necessary to guarantee the successful development of the industrial planned development project.

6. **Minimum Area:**

The minimum area for an industrial PDP is as follows:

<u>Major Type of Use</u>	<u>Minimum Area Required</u>
Industrial Only	5 acres
Industrial and Commercial	10 acres
Industrial and Residential	15 acres
Industrial, Residential and Commercial	20 acres

E. **Mixed Use Planned Development Project:**

- 1. **Intent:**

The intent of a mixed use planned development project is to provide for the combining of uses in a planned and controlled manner so as to create an environment suitable for all phases of life. The preserving of open space and the development of ample recreation facilities are of the utmost concern in the development of the project.

2. Permitted Districts:

Mixed use PDP's shall be permitted in all commercial and industrial districts, and in R-1, R-2, R-3, and RU districts; however, a mixed use PDP with an industrial component shall not be allowed in an R-1 or R-2 district.

3. Permitted Uses:

A mixed use planned development project may include any two or more of the planned development projects. The premises of a combined planned development project shall be used for only those uses designated in the respective planned development project regulations of this ordinance. The development projects include the following:

- a. Residential planned development project
- b. Mobile home planned development project
- c. Planned commercial development project
- d. Planned industrial development project

4. Compatibility:

The tract of land must be suitable for a mixed use planned development project by virtue of its location, shape, topography and nature of surrounding development.

5. Standards:

In any mixed use planned development project, although it is permissible to provide a mixed and integrated development, there shall be no diminution of the required land area, parking and circulation area, open space dimensions, standards and regulations that would be required for each type of building and use if it were submitted as a separate planned development project. For the purpose of computing the total requirements, it shall therefore be necessary to submit a breakdown and justification for each type of building and the use by its specific category, i.e. residential, mobile home, commercial and industrial and the manner in which each meets the requirements for such buildings and uses as set forth in the respective planned development project regulations.

In all mixed use PDP's, in order to achieve a mix of uses no part of the PDP i.e. residential, commercial, mobile home, or industrial shall occupy an area less than 30% of the land area proposed to be designated as a PDP.

**(Ref: Ord. # 1270-07 dated 12/11/07)**

6. Minimum Area:

The minimum area for combined planned development projects shall be as follows:

<u>Major Type of Use</u>	<u>Minimum Area Required</u>
Residential and Commercial	5 acres
Commercial and Industrial	10 acres

Residential and Industrial	15 acres
Residential, Commercial & Industrial	20 acres

### III - 6.6 Procedure for Filing a Planned Development Project

#### A. Pre-Application Conference (optional)

##### 1. Conference:

A pre-application conference with the Technical Review Committee may be requested at the option of the developer. This conference provides the developer an opportunity to gather information and obtain guidance as to general conformity of the planned development project with the area in which it is proposed, and with the provisions of these regulations prior to entering into binding commitments or incurring substantial expense in the preparation of plans, surveys and other data.

##### 2. Points:

During a pre-application conference, particular attention should be given to:

- a. The present uses and character of the area,
- b. The road and street system, especially:
  - i. interior neighborhood through routes,
  - ii. collector and arterial streets both existing and proposed,
  - iii. the rights-of-way widths for all roads and streets
- c. Public and private open space parks and trails,
- d. Public utilities and services or their counterpart:
  - i. water,
  - ii. sewer,
  - iii. fire protection
  - iv. stormwater management
  - v. school facilities
- e. Type structures to be built,
- f. Proposed uses to be developed.

#### B. Conceptual Development Plan (optional):

The developer shall make application for approval of a planned development project to the Planning and Development Department as provided for under Article II, Administration. The application may be filed on the basis of a conceptual plan as contained in this section or the developer may, at this option, omit this step and file his application based on a detailed plan as contained in III-6.6, Section C.

##### 1. Purpose:

The purpose of a conceptual plan is to provide an opportunity for a plan to be submitted to the Technical Review Committee and Planning Board showing the intent of the developer and the nature of development with as little expense as possible. This conceptual plan may serve, at the option of the developer, as the

basis for the required public hearing, which, thus, can be held in the early stages of the proposal.

2. Maps and Written Statements:

The conceptual plan shall include required maps and the written statement setting forth the details of the proposed development. Maps must depict the area surrounding the proposed development and demonstrate the relationship of the PDP to the adjoining uses; both existing and those proposed by the developer. The maps shall be in a general schematic form and shall contain the following information:

- a. the approximate topography,
- b. proposed land uses and the approximate location of existing and proposed buildings and other structures on the site and existing buildings, structures and uses adjacent to the site;
- c. the proposed character and approximate density of dwellings;
- d. the approximate location of all streets and rights-of-way, walkways, and parking facilities;
- e. public uses including schools, parks, playgrounds and other open spaces;
- f. maps shall indicate which facilities are to be public or private.

3. The written statement shall contain an explanation of:

- a. the character of the proposed development and the manner in which it has been designed to take advantage of the PDP concept.;
- b. the proposed sewage disposal facilities, water supply and stormwater drainage provisions;
- c. the manner of financing proposed;
- d. the present ownership of all of the land included within the planned development project;
- e. the method proposed to maintain private common open areas, buildings and other facilities; and
- f. the general indication of the expected schedule of development.

4. Public Hearing:

A public hearing is required for approval of all PDP's and may be held based on the conceptual plan or on the detailed plan at the option of the developer. All property owners within 500 feet of the boundaries of the proposed PDP will receive notification of the public hearing. Costs of such notification shall be paid by the developer prior to advertisement of the hearing.

5. Conceptual Plan Approval:

- a. If, after a public hearing, the planned development project is approved by the City Council, then a resolution shall be passed by the City Council stating that they will designate the specified area as a PDP, provided that the City Council approves the detailed plan, or final plan, as is appropriate.
- b. In the event the City Council has conditioned its approval upon required modifications to the plan, then such conceptual plan approval shall not be effective until the developer has filed, with the Planning

and Development Department written agreement to modify the plan as required.

- c. If a detailed plan covering the area in the conceptual plan has not been filed within six months from the date of approval of the conceptual plan, the approval shall expire. The City Council at its discretion, may extend for additional periods not in excess of six months each, the filing of the detailed plan when, good cause for such extension is shown.

C. Detailed Plan:

1. Purpose:

The purpose of the detailed plan is to provide a specific and particular plan upon which the City Council will base its decision. Substantial compliance with the detailed plan is necessary for the preparation of the final plan. When seeking approval of a planned development project, the detailed plan should be filed as follows:

- a. as the initial plan if no conceptual plan has been approved at the time application is made, or
- b. as the second step plan when a conceptual plan has been approved. The detailed plan may be submitted in stages or in its entirety, within six months following its approval, unless an extension has been granted.

2. Maps and Written Statement:

If a conceptual plan has not been filed and approved, then the detailed plan must include the following information in addition to that required for the conceptual plan and written statement.

- a. A map showing
  - i. street location and nature of improvements;
  - ii. lot lines and lot design;
  - iii. the landscaping and tree planting plan; and
  - iv. stormwater drainage system.
- b. Areas proposed to be conveyed, dedicated or reserved for parks, parkways, playgrounds, school sites, public buildings and similar uses.
- c. A site plan for each building, except single-family lots, and the common areas, showing the approximate location of all buildings, structures, and improvements, and indicating the open spaces around the buildings and structures.
- d. Elevation and perspective drawings of all typical proposed structures and improvements except single-family residences and their accessory buildings. The drawings need not be the result of final architectural designs and need not be in construction detail.
- e. A development schedule indicating:
  - i. the approximate date when construction of the project can be expected to begin;
  - ii. the phases in which the project will be built and the approximate date when construction of each phase can be expected to begin;
  - iii. the approximate dates when the development of each of the phases in the development will be completed; and

- iv. the area and location of common open space that will be provided for each phase.
    - f. Agreements, provisions, declarations or covenants which govern the use, maintenance and continued protection of the planned development project and any of its common open areas.
    - g. The following plans and diagrams will be provided when the Technical Review Committee of Planning Board finds that the PDP creates special problems for traffic or parking:
      - i. an off-street parking and loading plan;
      - ii. a circulation plan indicating the proposed movement of vehicles, goods and pedestrians, within the PDP and to and from existing thoroughfares. Any special engineering features and traffic regulation devices needed to facilitate or insure the safety of this circulation pattern must be shown.
- 3. Detailed Plan Approval:
  - a. If a conceptual development plan was not submitted and approved, the detailed plan shall be considered in the same manner as provided for in the conceptual plan.
  - b. If a conceptual plan was submitted, the public hearing was held and the conceptual plan was approved, then the Technical Review Committee and the Planning Board shall compare the detailed plan with the conceptual plan and with the standards set forth in these regulations. If the detailed plan conforms substantially to the conceptual plan and to the standards set forth in these regulations, the City Council shall grant approval of the detailed plan. The City Council may place conditions upon its approval to ensure conformance to the plan as approved.
  - c. Duration of Approval: City Council approval of the detailed plan shall be valid for a six-month period following the date of such approval. At its discretion, the City Council may extend detailed plan approval for additional six-month periods.
- 4. Disapproval of Detailed Plan:

In the event the City Council is unable to find the detailed plan in substantial conformance to the purpose and intent of the conceptual plan, the City Council shall not grant approval of the plan as submitted.
- 5. Site Improvements:

The developer, at his option, may construct street improvements, sidewalks, utilities and other permanent site improvements after detailed plan approval. The location of the buildings may be staked and applications for building permits may be submitted. Under no circumstances, however, will any building permit be issued until final plan approval has been granted and the necessary portions of the final plan recorded. The construction of improvements must be in accordance with the detailed plan and the provisions of these regulations, to obtain final plan approval.

D. Final Plan

1. Public Record:

The final plan is the permanent public record of the PDP and will be the manner in which the development is constructed as provided herein.

2. Contents:

The final plan shall be filed within six months of the date of approval of the detailed plan and shall contain, in final form, the information required for the detailed plan. In addition, the following will apply:

- a. If parcels of land are to be sold, then a subdivision plat in the form prescribed by the City Council shall be filed for approval in the appropriate manner.
- b. If land within the planned development project is not to be sold in individual parcels, then a site plan shall be prepared and filed with the City Council which is suitable for inclusion in the deed records of the county. A permanent reproducible transparency of the final plan shall be filed with the Planning and Development Department.
- c. Condominium plats do not need to be filed with, or approved by City Council. They are to be recorded as a distinct and separate act from the documents noted in items "a" and "b."

3. Final Plan Approval:

The City Council shall review the final plan and shall approve the final plan if it is in substantial conformance with the approved detailed plan.

- a. The City Council shall require, as a condition of approval, the submission of satisfactory evidence that the improvements will be constructed, such as an instrument of financial security referenced in Section II-6.
- b. The City Council shall not approve the final plan or any phase of the planned development project if the average of the allowable dwelling units per acre, up to and including the phase which is to be approved, exceeds by more than ten percent the average number of dwelling units per acre which is allowable for the entire PDP.
- c. Upon final approval and after all conditions have been met, the City Council shall approve the recording of the final plan in the deed records when no parcels are to be sold. In the instance where parcels are to be sold, the developer will process and have recorded the subdivision plat in the manner designated by Santa Rosa County.

E. Substantial Conformance:

The determination of substantial conformance between the detailed plan and the final plan shall be at the discretion of the City Council. Variation in conformance is intended solely to facilitate the minor adjustments which may be necessary as the plans approach a final construction stage. The City Council may refuse to grant approval of substantial

conformance if, in their opinion, the adjustments are being used to significantly modify the approved plan.

### III - 6.7 Manner of Designation

Any land for which an application for a planned development project has been approved shall be designated on the official zoning map by the letter "PDP" - "Number." The "Number" shall be progressive as the projects are approved. The PDP designation shall not constitute a change in the district boundary, but shall serve as an overlay district. As such, approval of a PDP shall not require an amendment to the City's Future Land Use or Zoning Map, if the PDP is allowed within the district in which it is approved.

## **III - 7 MOBILE HOME PARKS AND SUBDIVISIONS**

### III-7.1 Generally

Mobile homes shall not be located in flood hazard area defined as FEMA A and V zones in Article IV, Section IV-2, Flood Damage Prevention.

Skirting for mobile homes shall be required to cover the open area from grade to the exterior floor of the mobile home unit. Such skirting shall be at least 50 percent opaque and shall be composed of materials such as brick, wood, lattice, or fencing. Where fencing is utilized for skirting, landscaping must be used to provide for the required opacity.

### III-7.2 Mobile Home Park

- A. Intent and Purpose: Mobile home parks are composed of certain lands where it is desirable to attain a high density residential area under single ownership consisting of rental mobile home spaces.
- B. A mobile home park shall be permitted only in an R-U District.
- C. In any district where mobile home parks are permitted the following requirements shall apply in addition to provisions in the district regulations.
  1. Each mobile home park shall be located on a well-drained site and facilities shall be provided for the disposal of sanitary wastes as required by Department of Health and Rehabilitative Services.
  2. Each mobile home space shall be provided with a paved patio of at least 200 square feet and two off-street parking spaces.
  3. Each mobile home park shall be assessed a fee in lieu of dedication of park and recreational lands as required in Article V, Section V-2.
  4. Each mobile home park shall be provided with a management office and such service buildings as are necessary to provide facilities for mail distribution, storage space for supplies and maintenance materials and equipment. Adequate pedestrian lighting shall be provided for safe internal circulation.
  5. No space in a mobile home park shall be occupied until at least 25 spaces are completed and ready for occupancy.
  6. Requirements for a Mobile Home Park:

- a. Minimum lot requirements: Minimum lot width shall be 100 feet at entrances and exits and 200 feet at portions used for mobile home stands. Minimum lot area shall be ten acres for mobile home parks and 2500 square feet for each mobile home stand.
  - b. Maximum Lot Coverage: Maximum density of mobile home units shall be eight per gross acre of park.
  - c. Minimum Yard Requirements: A distance of 25 feet from the boundary of the property to any mobile home stand shall be the requirement for any front, rear and side yard.
7. An application for approval to develop a mobile home park shall be accompanied by a development plan which is prepared by a registered land surveyor, engineer or architect and drawn to scale with the following information:
- a. The location and legal description of the proposed development and the name and address of the application.
  - b. The plans and proposed use of all buildings, improvements (including the location and size of all mobile home spaces) and facilities to be constructed within the mobile home park.
  - c. The location of all points of entry and exit for motor vehicles, internal circulation patterns and location of all off-street parking.
  - d. The location and details of materials and construction of all walls, fences, hedges, etc. and all landscaping to be provided.
  - e. Any other relevant information required in Article II.

### III-7.3 Mobile Home Subdivision

- A. Intent and Purpose: A mobile home subdivision is composed of certain lands where it is desirable to attain a medium density residential area consisting of mobile homes on single lots under individual ownership.
- B. A mobile home subdivision shall be permitted only in an R-U district.
- C. Mobile home subdivisions shall comply with all provisions of this section and shall be permitted only on recorded plats conforming to Article V, Section V-5.1, Subdivision Regulations.

### III-7.4 Mobile Home Planned Development Projects

Mobile home planned development projects are permitted in R-2, R-3, and R-U districts as provided for in Section III-6 of this Article.

### **III-8 CAMPGROUNDS AND RECREATIONAL VEHICLES PARKS**

#### **III-8.1 Definitions**

As used in this section, the following words, phrases, and terms shall have the meanings herein assigned:

*Campground* - A place where sites for recreational vehicles or tents, or buildings are rented for use as temporary living quarters for recreational purposes.

*Recreational Vehicle Park* - A place where sites are rented for placement of recreational vehicles for use as temporary living quarters.

*Recreation Vehicles* shall include:

*Travel Trailer* - A vehicular portable structure built on a chassis, designed and constructed to provide temporary living quarters for recreation, travel or camping purposes, of such size and weight not to require special highway movement permits when drawn by a passenger automobile, but does not exceed eight feet in width and up to 40 feet in length, or which can otherwise be hauled by a passenger vehicle.

*Camping Trailer* - A vehicular portable structure mounted on wheels, constructed with collapsible partial side walls of fabric, plastic or other material for folding compactly while being drawn by another vehicle, and when unfolded at the site or location, providing temporary living quarter; and which is designed for recreation, travel or camping purposes.

*Truck Camper* - A portable structure, designed to be loaded onto or affixed to, the bed or chassis of a truck, constructed to provide temporary living quarters for recreation, camping or travel use.

*Motor Home* - A structure built on and made an integral part of a self-propelled motor vehicle chassis, designed to provide temporary living quarters for recreation, camping and travel use.

*Tent* - A portable structure constructed with collapsible partial side walls of fabric, plastic or other material for folding compactly while being moved and when unfolded at the site or location, providing temporary living quarters; and which is designed for recreation, travel or camping purposes.

*Recreational Cottage* - Permanent, single family, detached structure used for temporary housing for recreational purposes.

### III-8.2 Permitted Districts

Campgrounds and recreational vehicle parks may be approved in the following districts provided the requirements of Section III - 8.4 are met.

- A. Campgrounds may be permitted in R-U and REC districts.
- B. Recreational vehicle parks may be permitted in R-U and REC districts.
- C. Special Accessory Uses: Upon approval by the development approval authority, special accessory uses such as retail stores, personal service shops, and commercial outdoor recreation facilities may be permitted in campgrounds and recreational vehicle parks subject to the following limitations:
  1. There are no signs or displays or other forms of advertising indicating such uses visible from any street or any other private property.
  2. Such uses are conducted solely for the convenience of the occupants of the campground or recreational vehicle park and are not normally made available to other persons.

### III-8.3 Permitted Uses

The following uses are permitted in campgrounds and recreational vehicle parks:

- A. In campgrounds only recreational vehicles, tents, cottages, recreational facilities and customary accessory uses are permitted.
- B. In recreational vehicle parks only recreational vehicles, tents, recreational facilities and customary accessory uses are permitted.

### III-8.4 Regulations for Campgrounds and Recreational Vehicle Parks:

- A. Area: The following requirements shall be required of Campgrounds and Recreational Vehicle Parks:
  - 1. Campgrounds shall contain at least ten acres in area.
  - 2. Recreational vehicle parks shall contain at least four acres in area.
- B. Buffers: A buffer of 25 feet in width shall be provided and maintained around the perimeter of campgrounds and recreational vehicle parks except where walks and drives penetrate the yard. Such buffer shall not be considered to be part of an abutting space.
- C. Space Size: Each recreational vehicle space shall contain at least 1200 square feet in area.
- D. Roadways: Each space in a campground or recreational vehicle park shall abut at least 15 feet on a roadway within the boundary of the campground or recreational vehicle park which shall have unobstructed access to a public street. Such roadways shall have unobstructed right-of-way of at least 30 feet in width for two-way drives and at least 20 feet in width for one-way drives. Turning radii at entrances and exits to public roads shall be designed to accommodate recreational vehicle requirements.
- E. Recreational Area: A recreational area shall be provided equivalent to:
  - 1. In campgrounds and recreational vehicle parks 1000 square feet per space. Such recreation space shall be maintained in a clean and presentable condition. In some cases, the development approval authority may consider allowable commercial outdoor recreation facilities to meet part of this requirement.
- F. Density: The following density limitations shall be applied to campgrounds and recreational vehicle parks:
  - 1. Campgrounds shall contain a maximum of ten recreational vehicle spaces, tent spaces or cottages per gross acre.
  - 2. Recreational vehicle parks shall contain a maximum of 15 spaces per gross acre.
- G. Setbacks: No part of any recreational vehicle, tent or cottage or addition thereto shall be placed within seven and one-half feet of any space line nor shall same be located within 15 feet of any accessory or service building. Tents may be exempt from this provision.
- H. Space Markers: Each recreational vehicle space or tent space shall be clearly identified by steel corner markers to be flush with the ground and visible.
- I. Permanent Additions: Permanent additions to recreational vehicles, or tents, such as Florida rooms, shall not be permitted.
- J. Driveways: Driveways shall be provided to each space; such driveways shall be at least 12 feet wide.
- K. Fire Fighting System: Fire fighting systems are required in campground and recreational vehicle parks and must be approved by the Fire Department if located within a fire district. When a campground or a recreational vehicle park is not located within a fire district, such fire fighting systems must be approved by the Life Safety Code Officer.

- L. **Water and Sewer:** Each campground and recreational vehicle park shall provide an adequate and safe water supply and an adequate and safe method of sewage collection, treatment and disposal as required by the local development approval authority, County, and State Department of Health and Rehabilitation Services. Whenever municipal or public water or sewer systems are available to the campground or recreational vehicle park, such systems shall be used.
- M. **Sewage Dumping Stations:** Each recreational vehicle park which does not provide individual sewer connection to each recreational vehicle site shall provide an easily accessible sanitary sewage dumping station approved by the County and State Department of Health and Rehabilitative Services. Such dumping station shall have sewer connections at a ratio of one for every 200 recreational vehicle spaces or fractional part thereof for the disposal of liquid wastes from the sewage holding tanks of vehicles. Such stations shall be screened by walls or landscaping at least four feet in height and 75 percent opaque and shall be separated from any vehicle site or accessory building by a distance of not less than 50 feet.
- N. **Water Outlets:** In each recreational vehicle park there shall be no less than one running water spigot for every two recreational vehicle or tent spaces.
- O. **Electricity:** In recreational vehicle parks each space shall be provided with at least one electrical receptacle having a minimum of 110/115 volt alternating current.
- P. **Occupancy:** No operator or owner of a campground or recreational vehicle park shall permit permanent occupancy by patrons in such campground or recreational vehicle park. Permanent occupancy shall be construed as continuous usage of the campground/park facilities for more than six months. Nothing in this provision shall be construed as to prohibit permanent occupancy by a resident caretaker/operator of the facility.

### **III-9 AIRPORT REGULATIONS**

#### **III-9.1 Definitions**

As used in this section, the following words, phrases, and terms shall have the meaning herein assigned:

*Airport Hazard* - means any structure or tree or use of land which obstructs the air space required for flight of aircraft in landing or taking off at an airport or is otherwise hazardous to such landing and taking off of aircraft.

*Approach Surface* - means an imaginary surface longitudinally centered on the extended centerline of a runway, beginning at the end of the primary surface and extending outward and upward at a specified slope and horizontal distance dependent upon the type and length of the runway.

*Conical Surface* - means an imaginary surface extending from the periphery of the horizontal surface upward and outward at a slope of twenty to one (20:1) for a specified horizontal distance and elevation above the airport elevation dependent upon the length of the longest runway.

*Horizontal Surface* - means an imaginary circular plane 150 feet above the established airport elevation, with a radius from the airport reference point of between 5000 feet and 13,000 feet, inclusive, dependent upon the length of the longest airport runway.

### III-9.2 Height Limitations Near Airports

- A. No existing use, structure or tree may be extended, expanded or enlarged so as to encroach into any portion of the approach zones, horizontal zones, or conical zones, nor shall any existing use, structure or tree be permitted to encroach into any of the aforesaid zones.
- B. Any use, structure or street existing at the date of the adoption of these regulations and which extends into any approach zone, horizontal zone or conical zone of an existing airport shall be considered non-conforming and may not further encroach into any of the aforesaid zones.
- C. Where any use, structure or tree which shall be in existence on the date of which a proposed airfield or airport shall be approved and where such use; structure or tree extends into the approach zones, horizontal zones or conical zones of such an airport, such use, structure or tree shall be considered non-conforming as of the date specified above and shall be in no way expanded to further encroach into the aforesaid zones.

### III-9.3 Airport Hazards

- A. It is hereby found that an airport hazard endangers the lives and property of users of the airport and of occupants of land in its vicinity and also, the obstruction type, in effect reduces the size of the area available for landing, taking off and maneuvering of aircraft, thus tending to destroy or impair the utility of the airport and the public investment therein. Accordingly, it is hereby declared:
  - 1. That the creation or establishment of an airport hazard is a public nuisance and an injury to the community served by the airport in question.

2. That it is therefore necessary in the interest of the public health, public safety and general welfare that the creation or establishment of airport hazards be prevented.
3. That this should be accomplished, to the extent legally possible, by the exercise of the police power, without compensation.
4. It is further declared that both the prevention of the creation or establishment of airport hazards and the elimination, removal, alteration, mitigation or marking and lighting of existing airport hazards are public purposes for which political subdivisions may raise and expend public funds and acquire land or property interests therein, or air rights thereover.

#### III-9.4 Other Hazards

- A. Uses within two miles of any airfield runway shall conform to the performance standards established herein.
- B. No electrical use or operation shall be permitted that interferes with instrument control or landing operations of planes or of radar, radio or ground control approach systems for said airport.