

SECTION 4.19 "PRMD" PLANNED RURAL MIXED-USE DEVELOPMENT

4.19.1 DISTRICTS AND INTENT

The "PRMD" Planned Rural Mixed-Use Development category includes one (1) zone district: "PRMD". The purpose of this district is to permit Planned Rural Mixed-Use Developments within the County's rural areas as identified within the County's Comprehensive Plan, which are intended to:

1. Encourage the development of planned mixed-use development of land;
2. Encourage flexible and creative site planning concepts;
3. Provide for a mix of uses in rural areas including residential, supportive commercial, and institutional development, while allowing agricultural and silviculture uses to occur;
4. Accomplish more desirable environment than would be possible through strict application of the land development regulations minimum requirements;
5. Provide for efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and
6. Provide stable environmental character compatible with surrounding areas.

4.19.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Residential dwellings including single family dwellings, duplex dwellings, and multiple family dwellings.
2. Commercial, retail, service, and supportive uses for the surrounding population.
3. Public or private schools offering curricula comparable to that of public schools.
4. Churches and other houses of worship.
5. Active and passive recreation facilities.
6. Public buildings and facilities.
7. Homes of six (6) or fewer residents which otherwise meet the definition of a "community residential home" (see Section 4.2).

4.19.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. On-site signs (see also Section 4.2).
2. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures;
 - b. Are located on the same lot as the permitted use or structure, or on a contiguous lot in the same ownership; and
 - c. Do not involve operations or structures not in keeping with the character of the district.

4.19.4 SPECIAL EXCEPTIONS
(see also Articles 12 and 13).

1. Home occupations (see Article 2.1).

4.19.5 DEFINITIONS

In addition to the definitions contained in Article Two, the following terms, phrases, words, and derivations shall have the following meaning:

1. Applicant. Applicant is a landowner or the landowner's agent who files a petition for a zoning amendment to a Planned Rural Mixed-Use Development District.
2. Development Plan. Development Plan is the proposal for development of a Planned Rural Mixed-Use Development, including a plat of subdivision, all covenants, grants of easement and other conditions relating to use, location and bulk of building, density of development, undeveloped area, and public facilities.
3. Gross Density. Gross Density is the total number of dwelling units divided by the total number of acres within the perimeter boundaries of a Planned Rural Mixed-Use Development.
4. Net Residential Acreage. Net Residential Acreage is the total number of acres within the perimeter boundaries of a Planned Rural Mixed-Use Development excluding areas devoted to streets, rights-of-way, easements, lakes, public and private open space, recreation, and other permitted uses.
5. Planned Rural Mixed-Use Development. Planned Rural Mixed-Use Development (PRMD),
 - a. Is a concept which requires land to be under unified control, planned and developed as a whole in a single development or approved, programmed series of developments for a mix of residential dwellings and non-residential supportive uses and facilities;
 - b. Is a plan which, when adopted, becomes the land development regulations for the land to which it is applied;
 - c. Includes principal and accessory structures substantially related to the character of the development itself and the surrounding area of which it is a part; and
 - d. Is a concept which, when implemented, allows for development according to comprehensive and detailed plans which include not only streets, utilities, building sites, and the like, but also site plans and elevations for all buildings as intended to be located, constructed, used, and related to each other, and detailed plans for other uses, and improvements on the land as related to the buildings.
6. Undeveloped area. Undeveloped area within a Planned Rural Mixed-Use Development, as required by these land development regulations is an area designed and intended for agricultural uses, (not to include intensive agricultural uses); silvicultural uses and conservation uses. It is not the intent that such undeveloped area be established perpetually. Therefore, at some future time, these land development regulations may be amended to allow other uses to occur within the undeveloped area.

4.19.6

PROCEDURE FOR APPROVAL OF A PLANNED RURAL MIXED-USE DEVELOPMENT

The procedure for obtaining a change in zoning for the purpose of undertaking a Planned Rural Mixed-Use Development shall be as follows:

1. Planned Rural Mixed-Use Development Zoning and Preliminary Development Plan Approval. The applicant shall submit to the Land Development Regulation Administrator his or her request for change to a Planned Rural Mixed-Use Development zoning district containing the following exhibits:
 - a. A statement of objectives describing:
 - (1) The general purpose of the proposed development; and
 - (2) The general character of the proposed development.
 - b. A Vicinity Map showing the location of the proposed Planned Rural Mixed-Use Development in relation to:
 - (1) Surrounding streets and thoroughfares;
 - (2) Existing zoning on the site and surrounding areas; and
 - (3) Existing land use on the site and surrounding areas.

The Vicinity Map shall be drawn at a scale to show an area of no less than one thousand (1,000) feet surrounding the property. A greater area may be required if the Planning and Zoning Board determines information on a larger vicinity is needed.
 - c. A Boundary Survey and legal description of the property.
 - d. A Topographic Survey. The most recent United States Geological Service topographic survey may be used if better topographic information is not available.
 - e. A Site Analysis Map at the same scale as the Preliminary Development Plan described below shall be submitted indicating flood prone areas, areas with slopes greater than five (5) percent, areas of soils which are marginally suited for development purposes and tree cover.
 - f. A Preliminary Development Plan drawn at a scale suitable for presentation, showing the following:
 - (1) Proposed land uses;
 - (2) Land use areas and respective zoning, which depicts the proposed allowed uses and densities/intensities within the land areas and respective phases with the overall development.
 - (3) Lot sizes; the lot sizes should be indicated either by lot lines drawn in their proposed location or a statement on the face of the Preliminary Development Plan concerning proposed lot sizes.
 - (4) Building setbacks; building setbacks should be noted and shall define the distance buildings will be set back from:
 - (a) Surrounding property lines;
 - (b) Proposed and existing streets;

- (c) Other proposed buildings;
 - (d) The location of rivers, streams, and canals;
 - (e) The high water line of lakes; and
 - (f) Other man-made or natural features that would be affected by building encroachment.
- (5) Maximum building heights;
 - (6) Undeveloped areas;
 - (7) Arterial and collector streets and thoroughfares; local access streets and interior circulation should be shown on the Preliminary Development Plan for Planned Rural Mixed-Use Developments which have no planned arterial or collector streets within the projects.
 - (8) Common outside storage areas; and
 - (9) Screening, buffering, and landscaped buffer areas.

Special Provisions: A minimum undisturbed, vegetated buffer of seventy-five (75) feet measured from the generally recognized river bank of any Outstanding Florida Water (Suwannee River), as classified by the Florida Department of Environmental Protection and fifty (50) feet measured from the generally recognized river bank of all other perennial rivers shall be required. This buffer shall be maintained for all residential and non-residential uses and agricultural and silviculture activities.

All other permitted land uses shall conform with the variable buffer requirements contained in Chapter 40B-4.3030(4), Florida Administrative Code, as administered by the Water Management District. Exception shall be made for the provision of reasonable access to the river and resource-based recreational activities within buffer areas. Reasonable access shall mean the minimum amount of clearing necessary for access not to exceed twenty-five (25) feet in width.

- g. A table showing acreage for each category of land use.
 - h. A statement concerning gross density and net residential acreage (see Section 2.1 for definition of gross density and net residential acreage).
 - i. A statement concerning proposed maximum building coverage expressed as a percent of the total site area.
 - j. A Conceptual Utility Plan or narrative outlining including sanitary sewers, storm drainage, and potable water supply, showing general locations of major water and sewer lines, plant location, lift stations, and indicating whether gravity or forced systems are planned. Size of lines, specific locations, and detailed calculations are not required at this stage.
 - k. A statement indicating the type of legal instruments that will be created to provide for the management of common areas and any private roads.
2. Processing the Planned Rural Mixed-Use Development Zoning Application and Preliminary Development Plan Submittals. When the Land Development Regulation Administrator has received the application and submittals, and is

satisfied that the application and submittals are complete, the application shall be processed as any other zoning application in accordance with the provisions of these land development regulations.

The Planning and Zoning Board shall make a recommendation to the Board of County Commissioners. The Board of County Commissioners' actions shall be one (1) of the following:

- a. Approval as submitted;
 - b. Conditional approval; and
 - c. Disapproval.
3. Final Development Plan. If the Preliminary Development Plan for the Planned Rural Mixed-Use Development is approved, the applicant shall submit a Final Development Plan covering all or part of the approved Preliminary Development Plan within twelve (12) months to the Land Development Regulation Administrator. Thirty (30) days prior to any lapse date, the Land Development Regulation Administrator shall notify the Board of County Commissioners and the applicant of such date. Such notice to the applicant shall be mailed via Certified Mail Return Receipt Requested. If a Final Development Plan is not submitted within this twelve (12) month period or an additional twelve (12) month period granted by the Board of County Commissioners, the Land Development Regulation Administrator shall cause the Planned Rural Mixed-Use Development district to be removed from the Official Zoning Atlas and reinstate the zoning district in effect prior to approval of the Planned Rural Residential Development. The Board of County Commissioners may extend this lapse date for a period not to exceed an additional twelve (12) months, provided the request for extension is made by the applicant prior to the expiration of the initial approval period.

The Final Development Plan shall include the following exhibits:

- a. A statement of objectives:
 - (1) The general purpose of the proposed development; and
 - (2) The general character of the proposed development.
- b. A Topographic Map drawn at scale of one hundred (100) feet to one (1) inch by a surveyor or engineer registered in the State of Florida showing:
 - (1) The location of existing private and public property rights-of-way, streets, buildings, water courses, transmission lines, sewers, bridges, culverts, and drain pipes, water mains, and any public utility easements;
 - (2) Wooded areas, streams, lakes, marshes, and any other physical conditions affecting the site; and
 - (3) Existing contours at intervals of one (1) foot.
- c. A Final Development Plan drawn at a scale of one hundred (100) feet to one (1) inch and showing:
 - (1) The boundaries of the site, topography, and proposed grading plan;

- (2) Width, location, and names of surrounding streets;
 - (3) Surrounding land use;
 - (4) Proposed streets and street names and other vehicular and pedestrian circulation systems including off-street parking;
 - (5) The use, size, and location of all proposed building sites; and
 - (6) Location and size of undeveloped areas and public or semi-public areas.
- d. A Utility Service Plan showing:
 - (1) Existing drainage and sewer lines;
 - (2) The disposition of sanitary waste and stormwater;
 - (3) The source of potable water;
 - (4) Location and width of all utility easements or rights-of-way; and
 - (5) Plans for the special disposition of storm water drainage when it appears that said drainage could substantially harm a body of surface water.
 - e. A Landscaping Plan showing:
 - (1) Landscaped areas;
 - (2) Location, height, and material for walks, fences, walkways, and other man-made landscape features; and
 - (3) Any special landscape features such as, but not limited to, man-made lakes, land sculpture, and waterfalls.
 - f. Statistical information:
 - (1) Total site acreage;
 - (2) Maximum building coverage expressed as a percent of the area;
 - (3) Area of land devoted to landscaping and/or undeveloped area usable for recreation purposes expressed as a percent of the total site area; and
 - (4) Calculated gross density and net residential acreage for the proposed development (see Section 2.1 for definition of gross density and net residential acreage).
 - g. The substance of covenants, grants, easements, or other restrictions to be imposed on the use of the land, buildings, and structures, including proposed easements for public and private utilities. All such legal documents, including homeowners associations and deed restrictions, shall be approved by the County Attorney before final approval of the plan.

4.19.7 ISSUANCE OF BUILDING PERMITS

No building permit shall be issued for any portion of a proposed Planned Rural Mixed-Use Development until the Final Development Plan has been approved.

4.19.8

REVISION OF A PLANNED RURAL MIXED-USE DEVELOPMENT

A proposed substantial change in the approved Preliminary Development Plan which affects the intent and character of the development, the density or land use patterns, proposed buffers, the location or dimensions of arterial or collector streets, or similar substantial changes, shall be reviewed by the Planning and Zoning Board and the Board of County Commissioners in the same manner as the initial application. A request for a revision of the Preliminary Development Plan shall be supported by a written statement and by revised plans demonstrating the reasons the revisions are necessary or desirable. All revisions to the approved Preliminary Development Plan shall only be approved if they are consistent with the original purpose, intent, overall design, and integrity of the approved Preliminary Development Plan.

Minor changes, and/or deviations from the Preliminary Development Plan which do not affect the intent or character of the development shall be reviewed and approved by the Land Development Regulation Administrator and shall only be approved if they are consistent with the original purpose, intent, overall design, and integrity of the approved Preliminary Development Plan. Upon approval of the revision, the applicant shall make revisions to the plans and submittals and file the revised plans with the Land Development Regulation Administrator within thirty (30) days.

Examples of substantial and minor changes are:

Substantial changes:

1. Perimeter changes;
2. Major street relocation; or
3. Change in building height, density, land use patterns, or buffers.

Minor

1. Change in alignment, location, or length of local street;
2. Adjustments or minor shifts in dwelling unit mixes, not resulting in increased overall density; or
3. Reorientation or slight shifts in building locations.

4.19.9

PLANNED RURAL MIXED-USE DEVELOPMENT TIME LIMITATIONS

If substantial construction, as determined by the Land Development Regulation Administrator, has not begun within two (2) years after approval of the Final Development Plan, the approval of the Planned Rural Mixed-Use Development will lapse. Thirty (30) days prior to any lapse date, the Land Development Regulation Administrator shall notify the Board of County Commissioners and the applicant of such date. Such notice to the applicant shall be mailed via certified mail return receipt requested. The Board of County Commissioners may extend the period for beginning construction, at the request of the applicant for a period not to exceed an additional two (2) years, provided the request for extension is made prior to the expiration of the initial approval period. If the Planned Rural Mixed-Use Development lapses under this provision, the Land Development Regulation Administrator shall cause the Planned Rural Mixed-Use Development district to be removed from the Official Zoning Atlas and reinstate the zoning district which was in effect prior to the approval of the Planned Rural Mixed-Use Development.

4.19.10 DEVIATION FROM THE FINAL DEVELOPMENT PLAN

Any unapproved deviation from the accepted Final Development Plan shall constitute a breach of agreement between the applicant and the Board of County Commissioners. Such deviation may cause the County to immediately revoke the Final Development Plan until such time as the deviations are corrected or become a part of the accepted Final Development Plan.

4.19.11 PHASING

The Board of County Commissioners may permit or require the phasing of a Planned Rural Mixed-Use Development. When provisions for phasing are included in the final Development Plan, each phase of development shall be so planned and so related to previous development, surrounding properties, and available public facilities and services so that a failure to proceed with subsequent phases of development will have no adverse impact on the Planned Rural Mixed-Use Development or surrounding properties.

4.19.12 DEVELOPMENT STANDARDS FOR PLANNED RURAL MIXED-USE DEVELOPMENTS

1. The minimum size parcel for Planned Rural Mixed-Use Development shall be ten (10) acres.
2. Conformance with the Comprehensive Plan. Densities for Planned Rural Mixed-Use Developments shall be based upon and be consistent with the Comprehensive Plan. No Final Development Plan may be approved unless it is in conformance with the Comprehensive Plan.
3. Relationship to Zoning District. An approved Planned Rural Mixed-Use Development is a separate zoning district in which the Final Development Plan, as approved, establishes the restrictions and regulations according to which the development shall occur. Upon approval, the Official Zoning Atlas shall be changed to indicate the area as a Planned Rural Mixed-Use Development.
4. Residential Density and Housing Types. Any combination of residential density and housing types is permitted for a Planned Rural Mixed-Use Development, as long as the overall gross density does not exceed the prescribed total number of dwelling units of the Comprehensive Plan land use classifications contained on the project site.
5. Dimensional and Bulk Restriction. The location of all proposed building sites shall be shown on the Final Development Plan subject to minimum lot sizes, setback lines, lot coverage and floor area, specified by the Preliminary Development Plan as approved by the Board of County Commissioners.
6. Internal Compatibility. All land uses proposed within a Planned Rural Mixed-Use Development shall be compatible with other proposed uses; that is, no use may have any undue adverse impact on any neighboring use. An evaluation of the internal compatibility by a Planned Rural Mixed-Use Development shall be based on the following factors:
 - a. The existence or absence of and the location of undeveloped areas and recreational areas;
 - b. The use of existing and proposed landscaping;

- c. The treatment of pedestrian ways;
 - d. The use of topography, physical environment, and other natural features;
 - e. The traffic and pedestrian circulation pattern;
 - f. The use and variety of building setback lines, separations and buffering;
 - g. The use and variety of building groupings;
 - h. The use and variety of building sizes;
 - i. The separation and buffering of parking areas and sections of parking area;
 - j. The variety and design of dwelling types;
 - k. The proposed land uses and the conditions and limitations thereon;
 - l. The form of ownership proposed for various uses; and
 - m. Any other factor deemed relevant to the privacy, safety, preservation, protection, or welfare of any proposed use within the Planned Rural Mixed-Use Development.
7. External Compatibility. All land uses proposed within a Planned Rural Mixed-Use Development shall be compatible with existing and planned uses of properties surrounding the Planned Rural Mixed-Use Development; that is, no internal use may have any avoidable or undue adverse impact on any existing or planned surrounding use, nor shall any internal use be subject to undue adverse impact from existing or planned surrounding uses. An evaluation of the external compatibility of a Planned Rural Mixed-Use Development should be based on the following factors:
- a. All of these factors listed in this Section, with particular attention to those areas of the Planned Rural Mixed-Use Development located on or near its perimeter;
 - b. The uses proposed near the Planned Rural Mixed-Use Development perimeter and the conditions and limitations thereon;
 - c. The type, number, and location of surrounding external uses;
 - d. The Comprehensive Plan designation and zoning on surrounding lands; and
 - e. Any other factor deemed relevant to the privacy, safety, preservation, protection, or welfare of lands surrounding the Planned Rural Mixed-Use Development and any existing or planned use of such lands.
8. Intensity of Development. The residential density and intensity of use of a Planned Rural Mixed-Use Development shall be compatible with, and shall have no undue adverse impact upon, the physical and environmental characteristics of the site and surrounding lands, and they shall comply with the policies and density limitations set forth in the Comprehensive Plan. Specific densities and intensity of uses within a Planned Rural Mixed-Use Development shall be determined based on the following factors:
- a. The locations of various proposed uses within the Planned Rural Mixed-Use Development and the degree of compatibility of such uses

- with each other and with surrounding uses;
 - b. The amount and type of protection provided for the safety, habitability, and privacy of land uses both internal and external to the Planned Rural Mixed-Use Development;
 - c. The existing residential density and intensity of use of surrounding lands;
 - d. The availability and location of utility services and public facilities and services;
 - e. The amount and size of undeveloped areas and recreation areas;
 - f. The existence and treatment of any environmentally sensitive areas on the Planned Rural Mixed-Use Development property or surrounding lands;
 - g. The access to and suitability of transportation arteries proposed within the Planned Rural Mixed-Use Development and existing external transportation systems and arteries; and
 - h. Any other factor deemed relevant to the limitation of the intensity of development for the benefit of the public health, welfare, and safety.
9. Undeveloped area. A percentage of the development shall be designated as undeveloped area on the Final Development Plan. Said percentage shall be as specified in the County's Comprehensive Plan. The undeveloped area shall be configured in such a manner as to permit agriculture or silviculture uses.
- Special Provisions: A minimum thirty-five (35) foot natural buffer shall be required from all wetlands and a seventy-five (75) foot natural buffer shall be required from perennial rivers, streams and creeks shown as Environmentally Sensitive Areas on the Future Land Use Plan Map of the County's Comprehensive Plan. For all other perennial rivers, streams and creeks a fifty (50) foot natural buffer shall be required. The location of any structure (except permitted docks, walkways and piers) shall be prohibited within these buffer areas.
10. Access and Parking. All streets, thoroughfares, and access ways shall be designed to relate to the traffic circulation plans of the area. Adequate off-street parking shall meet the requirements specified for the uses found in the District Regulations and Section 4.2 of these land development regulations.
11. External Transportation Access. A Planned Rural Mixed-Use Development shall provide direct access to a major street (arterial or collector) unless, due to the size of the Planned Rural Mixed-Use Development and the type of uses proposed, it will not adversely affect the traffic on adjoining minor (local) streets.
12. Internal Transportation Access. Every dwelling unit or other use permitted in a Planned Rural Mixed-Use Development shall have access to a public street either directly or by way of a private road. Permitted uses are not required to front on a dedicated public road. Public and private roads shall be constructed according to County specifications found in the County's Subdivision Regulations (see Article 5). If the Planned Rural Mixed-Use Development contains private roads, such private roads shall be owned and maintained by the applicant or dedicated to a homeowners association or similar group. All internal roads shall be so located to minimize the number of access points to

external roadways.

13. **Perimeter Requirements.** Structures, buildings and streets located at the perimeter of the development shall be permanently screened by providing a landscaped buffer area (see Section 4.2).
14. **Control of Area Following Completion.** After completion of a Planned Rural Mixed-Use Development, the use of the land and/or modification or alteration of any buildings or structures within the area covered by the Final Development Plan shall continue to be regulated in accordance with the approved Final Development Plan except as otherwise provided for herein.
 - a. Minor extensions, alterations, or modifications of existing buildings or structures may be permitted after review and approval by the Land Development Regulation Administrator provided they are substantially consistent with the original purpose, intent, overall design, and integrity of the Final Development Plan.
 - b. Substantial change in permitted uses, location of buildings, or other specifications of the Final Development Plan may be permitted at such time as the Future Land Use Plan Map of the County's Comprehensive Plan is amended to allow a residential land use category and corresponding densities within the area which includes the Planned Rural Mixed-Use Development. The applicant may request an amendment to the Final Development Plan of the Planned Rural Mixed-Use Development for substantial change from the Board of County Commissioners. Such change to the Planned Rural Mixed-Use Development may be approved by the Board of County Commissioners, after conducting a public hearing, subsequent to approval of the above stated amendment to the County's Future Land Use Plan Map and upon receipt of a recommendation of the Planning and Zoning Board.