

# **OUTLINE OF 10.8.24 PRESENTATION TO CITY OF VENICE - CODE CHANGES FOR PUD AMENDMENTS**

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## **Excerpts from April 4, 2024 Staff Memo**

### **OPTION 2**

- For major (substantial amendments) require consent of all or some percentage of other owners in the PUD – treat as a rezone to the entire PUD

### **OPTION 3**

- Require “unified control” upon initial PUD application only. Clarify that it is not a rezone, but an amendment to the PUD master binding plan. What can be amended and who can seek the changes depends on how much of the PUD is built out.

### **SUGGESTED COMBINATION OPTION**

- Initial application of PUD approval requires “unified ownership/control” of entire area of PUD
- Any major PUD Amendment prior to the time that more than 50% of net developable land area in the Planned District has been developed requires

“unified ownership/control” of more than 50% of the net developable acreage of the entire area of the Planned District as of the time of the filing of the application for the Planned District Amendment.

- Major PUD Amendments after 50% of the net developable land area in the Planned District has been developed:
  - May be initiated by owner of property that is the subject of the amendment if:
    - amendment is applicable to the given lot, tract or parcel only ; and
    - only if the given lot, tract or parcel is designated net developable land in the binding master plan.
  - Otherwise requires amendment application to show unified control by the owners of more than 50% of the net developable land area within the entire Planned District
    - meaning application includes “petition” by owners of more than 50% of the net developable land area within the planned district
    - provided that any proposed land use changes to any property within the

Planned District require consent of those property owners

- May be initiated by the City Council where necessary to preserve the health, safety and welfare of the property.

### **ADDED DEFINITIONS**

- Developed – for purposes of this section shall mean that unexpired building permits and/or certificates of occupancy have been issued by the City for lots, tracts, or other legally recognized parcels within the approved binding master plan.
- Net Developable Land Area – for purposes of this section shall mean land area which forms the footprint for vertical development within an approved planned district and does not include any open space of any kind, including but not limited to wetlands, right of way, trails, greenspace, greenways, drainage tracts, recreational tracts, common areas, or other similar land areas within an approved planned district.

- Major Amendments and Minor Amendments – shall mean those changes to an approved planned district as determined by the process and guidelines in Sections 1.7.3 and 1.7.4 of the City Code.