



Planning and Development Services Department

Ordinance 121107
Amendments to FLUE Policy 4.3.6
Butler Development
9/19/13

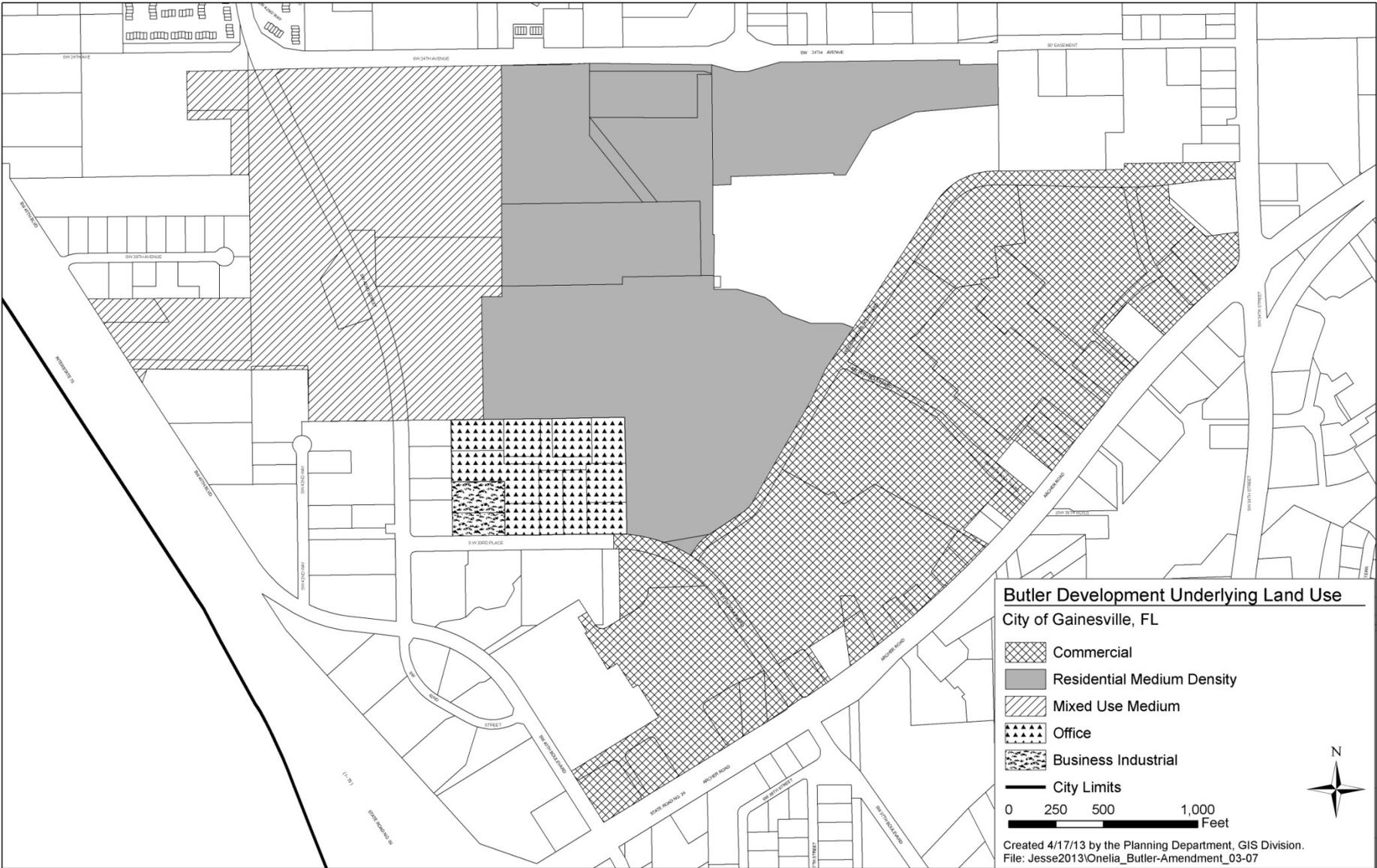
Legistar #: 121107

- **Revisions to the FLU Map Series (deletions & additions) to add property to Butler PUD**
- **Revisions to FLUE Policy 4.3.6 for Butler Development PUD (CC approved petition 5/29/13)**
- **Butler team, City Attorney, & Plg. in agreement on revisions**

Planned Use District (PUD)

- **Overlay land use**
- **Underlying land use category remains**
- **Allows unique, innovative land use proposals**
- **Allows a mix of uses**
- **Must address density/intensity; permitted uses; access by car, foot, transit and bicycle**
- **PD zoning required to implement**

Underlying Land Use



Butler PUD Subareas



Butler PUD summary

- No change in permitted uses
- No change in maximum trips
- Maximum trips limits development
- Relocation of Town Center to Archer Rd./SW 34th Street area
- Increased # of subareas
- Changes in policy language for several sub-policies
- Addition of 6 small parcels to the PUD

Summary of Major Changes ^{121107B} since petition hearing (5/29/13)

- Old Policy 4.3.6 shown as stricken & revised policies all shown as underline
- Added “workforce housing” to list of affordable housing units
- Written consent of all property owners in Butler PUD for stormwater master plan
- New policy about auto-oriented uses to clarify why regulated in the PUD

Summary of Major Changes ^{121107B} since petition hearing (cont.)

- **New regulating language for gas stations**
- **New regulating language for structured parking fronting on public streets**
- **Clarifying & timing language for delivery of appraisals in several policies**

Summary of Major Changes ^{121107B} since petition hearing (cont.)

- Deleted requirement for City ROW vacation (handled by agreement)
- In Subarea 1, maximum block perimeter size set at 3,200 feet
- In Subarea 2, property boundary adjacent to PUD can be used to establish a block
- Minor changes to ensure consistency with the PD and clarifying language

Staff Recommendation

**Approve Ordinance 121107
on first reading for
transmittal to the Florida
Department of Economic
Opportunity**