

**ORDINANCE 20-01**

**AN ORDINANCE OF THE CITY OF FORT MEADE, FLORIDA; AMENDING THE CITY OF FORT MEADE UNIFIED LAND DEVELOPMENT CODE; AMENDING ARTICLE 7, DEVELOPMENT APPROVAL PROCESS, SECTION 7.04.00 PLANNED UNIT DEVELOPMENT BY AMENDING THE MINIMUM LAND AREA FOR A PLANNED UNIT DEVELOPMENT; PROVIDING FOR REPEAL OF INCONSISTENT ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

**BE IT ENACTED BY THE CITY COMMISSION OF FORT MEADE, FLORIDA:**

**SECTION 1. FINDINGS AND INTENT.** In adopting this Ordinance and amending the City's Unified Land Development Code, the City Commission of Fort Meade, Florida hereby makes the following findings:

(1) Section 163.3167(c), Florida Statutes, empowers the City to adopt land development regulations to guide the growth and development of the City.

(2) Pursuant to state law, the City adopted a unified land development code ("Land Development Code").

(3) The City has prepared a text amendment to Article 7, Development Approval Process, Section 7.04.00 Planned Unit Development to amend the minimum land area for a Planned Unit Development.

(4) The City Commission of Fort Meade has determined it necessary and desirable to amend the regulations specific to the minimum land area required for Planned Unit Developments.

(5) Pursuant to Section 166.041(c)2, Florida Statutes, the Planning and Zoning Board and the City Commission have held duly advertised and noticed public meetings and hearings to obtain public comment for the purpose of amending the Unified Land Development Code as presented in the exhibit attached to and incorporated in this Ordinance as Exhibit "A".

(6) Having considered written and oral comments received during public hearings, the City Commission find the changes necessary and appropriate to the needs of the City.

(7) The City Commission finds that the proposed text amendment to the Land Development Code is in the best interests of the health, safety, and welfare of the general public and the City's residents, further the purposes of, and is consistent with the City's Land Development Code, and is consistent with and compliant with State law, including, but not limited to Chapter 163, Part II, Florida Statutes.

**SECTION 2. LAND DEVELOPMENT CODE AMENDMENT.** Article 7, Development Approval Process, Section 7.04.00 Planned Unit Development is hereby amended to include the text set forth in Exhibit "A", which is attached hereto and included herein by reference, which amends Section 7.04.00 Planned Unit Development to remove the minimum land area required.

**SECTION 3. SEVERABILITY.** If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

**SECTION 4. CONFLICTS.** All existing ordinances or parts of existing ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 5. CODIFICATION.** An official, true and correct copy of this Ordinance and the City's Comprehensive Plan, as adopted and amended from time to time, shall be maintained by the City Clerk. The City Clerk will make copies available to the public for a reasonable publication charge.

**SECTION 6. EFFECTIVE DATE.** This Ordinance shall be effective 10 days after passage upon Second Reading.


PASSED ON FIRST READING this 14<sup>th</sup> day of January, 2020.

PASSED ON SECOND READING this 30<sup>th</sup> day of January, 2020.

**CITY OF FORT MEADE, FLORIDA**

  
James Watts, Mayor

**ATTEST:**

  
Melissa Cannon, City Clerk

**APPROVED AS TO FORM AND LEGALITY:**

  
Thomas A. Cloud, Esquire  
City Attorney

**FORT MEADE ORDINANCE 20-01**  
**EXHIBIT "A"**  
**AMENDMENTS TO ARTICLE 7 – DEVELOPMENT APPROVAL PROCESS**

The proposed amendments to the City of Fort Meade Unified Land Development Code are provided below. Text that is underlined is text to be added and text that is shown as ~~strikeout~~ is to be removed.

**7.04.00 Planned Unit Development**

**7.04.01 Intent and Purpose**

The Planned Unit Development (PUD) district is established to provide for well-planned and orderly mixed-use development on a large scale in any area of the City. Further, PUDs are intended to:

- (A) Promote flexibility in development design;
- (B) Promote the efficient use of land;
- (C) Preserve, as much as possible, existing landscape features and amenities;
- (D) Provide for more usable and suitably located recreation facilities and other public and common facilities than would otherwise be provided;
- (E) Combine and coordinate architectural styles, building forms and building relationships within the planned development;
- (F) Lessen the burden of traffic conflict on streets and highways.
- (G) Provide for a balanced land use mixture.

**7.04.02 Relationship of PUD Regulations to the Comprehensive Plan, Land Development Code, or Other Applicable Regulations**

The development of land uses within a PUD shall be consistent with the pattern of land use designations established on the Future Land Use Map of the Comprehensive Plan. Residential densities in a PUD shall not exceed the permitted densities established in the plan.

Where there are conflicts between these special PUD provisions and other regulations in this Code, these special regulations shall apply. Where no standard is designated in this Section for a particular element of a PUD, appropriate regulations set forth in the other sections of this Code shall apply. In a unique situation where no standard is specified, the City Commission shall determine the appropriate standard.

**7.04.03 General Regulations and Requirements**

(A) *Professional Services Required.* All applications for rezoning and development approval in each of the Planned Unit Development districts shall consist of a Master Development Plan of the complete development, any phases therein, and shall be prepared by a professional in the planning process to include, but not be limited to, one or more of the following professionals as listed below and shall state their names, their business, address, and telephone numbers:

- (1) An urban planner who possesses the education and experience to qualify for full membership in the American Institute of Certified Planners;
- (2) A landscape architect who possesses the education and experience to qualify for full membership in the American Society of Landscape Architects;
- (3) A registered architect;
- (4) A practicing civil engineer licensed by the State of Florida; and/or
- (5) A registered land surveyor.

~~(B) *Minimum Site Area.* Property proposed for development as a Planned Unit Development and zoned residential or commercial shall be at least 5 acres in size; property zoned industrial shall be at least 10 acres in size. While the PUD site may include water bodies, wetlands and areas within the 100-year floodplain, no such areas may be counted toward the 1-acre minimum site size or individual minimum lot sizes within the PUD.~~

~~(C) *Unified Control.* All land included for the purpose of development within a Planned Unit Development shall be owned or under the control of the applicant, whether that applicant is an individual, partnership or corporation, or a group of individuals, partnerships or corporations.~~

~~(D) *Subdivision of Property.* Property in a Planned Unit Development shall be platted in accordance with Section 7.06.00 prior to the issuance of Building Permits. In the case of lands that have been platted prior to the adoption of this Code, the landowner shall be required to vacate the previous plat or pre-platted lands before any rezoning and Master Development Plan approval will be considered. In addition, all payments, easements, and dedications required by this Code and other City ordinances will be applicable to any development within a Planned Unit Development, whether vacating an existing plat or re-platting, or un-platted lands, so that all new development within the City will bear its fair share of provision of public services.~~