

MASTER-PLANNED COMMUNITIES SPEECH

Lakewood Ranch example

More than 20%, ten top builders

SOME BASICS - reference article

Definition - process and type of development - hold

Original purpose

Failings in zoning and subdivision control

No control over design and open space

Can't mix uses and densities - Uniformity clause in statute

Cluster development original concept - residential, small

Jump to the master-planned community - how different

Substantial size, developed in stages, mix of uses and densities in neighborhoods, town, retail and entertainment centers

New Definition - go over

A PUD is a development that has been approved in a process that requires the comprehensive review of project design and that can include a variety of project types, including infi II developments, housing developments, and mixed-use developments, such as master-planned communities.

What changes in PUD process are required?

Multi-stage process - master plan followed by area plans

**Importance of the plan - sets development and design standards
in lieu of zoning**

Standards for Approval

Definition of what is expected

**Design issues - for project and individual structures,
monotony provisions**

Consistent with comprehensive plan

Location

**Relate MPC to growth policy, uses and densities,
transportation needs**

Adequate public facilities? Link to community program

Vested Rights

Why there is a problem

Case law not helpful

Statutory protection

Development agreements

Design and development policies to include in ordinances

These are optional - may be in place community wide

Why important in master-planned communities

Design issues - see report

Form-based development

Design guidelines in code

Village concept - Sarasota County

Walkability and connectivity, explain

Trip Capture, explain

Social policy issues

Affordable housing

Density bonuses

Inclusionary zoning

Jobs to housing ratio

This is a big agenda - master-planned communities will shape growth

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need intelligent and responsible planning