

EXHIBIT A

LIST OF PERMITTED USES

(To be completed in a separate document and attached to the application packet.)

Regulations for development of this PUD shall be in accordance with the contents of this Ordinance and applicable sections and parts of the LDC, Growth Management Plan (GMP) and Administrative Code in effect at the time of issuance of any development order, such as, but not limited to final subdivision plat, final site development plan (SDP), excavation permit, and preliminary work authorization. Where these regulations fail to provide developmental standards, then the provisions of the most similar district in the LDC shall apply.

PERMITTED USES:

(Should the Master Plan show separate tracts, such as Preserve, Lake, and/or Amenity Tracts, please provide a list of uses and intensities for each tract.)

A maximum of _____dwelling units shall be permitted in this PUD. *(For any other type of PUD, list the maximum number of retail, office or other commercial/industrial or institutional uses.)* No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or in part, for other than the following:

(NOTE: For non-residential uses, reference the SIC Code for all uses)

A. Principal Uses:

1. _____

Any other principal use which is comparable in nature with the foregoing list of permitted principal uses, as determined by the Board of Zoning Appeals (BZA) or the Hearing Examiner by the process outlined in the LDC.

B. Accessory Uses:

Accessory uses and structures customarily associated with the permitted principal uses and structures, including, but not limited to:

1. _____

EXHIBIT B

LIST OF DEVELOPMENT STANDARDS

(To be completed in a separate document and attached to the application packet.)

The standards for land uses within the development shall be as stated in these development standard tables. Standards not specifically set forth herein shall be those specified in applicable sections of the LDC in effect as of the date of approval of the SDP or subdivision plat. *(Should the Master Plan show additional tracts, such as Preserve, Lake, and Amenity Tracts, please provide a list of development standards for each tract.)*

**TABLE I
RESIDENTIAL DEVELOPMENT STANDARDS**

DEVELOPMENT STANDARDS	DETACHED SINGLE FAMILY	ATTACHED SINGLE FAMILY & TOWNHOUSE	TWO-FAMILY, ZERO LOT LINE	MULTI- FAMILY	CLUBHOUSE/ RECREATION BUILDINGS
PRINCIPAL STRUCTURES					
MINIMUM LOT AREA	___ S.F. PER UNIT	___ S.F. PER UNIT	___ S.F. PER UNIT	___ S.F. PER UNIT	___ S.F. PER UNIT
MINIMUM LOT WIDTH	___ FEET	___ FEET	___ FEET	___ FEET	___ FEET
MINIMUM FLOOR AREA	___ S.F.	___ S.F.	___ S.F.	___ S.F./D.U.	N/A
MINIMUM FRONT YARD	___ FEET	___ FEET	___ FEET	___ FEET	N/A
MINIMUM SIDE YARD	___ FEET	___ FEET	___ FEET	___ FEET	N/A
MINIMUM REAR YARD	___ FEET	___ FEET	___ FEET	___ FEET	N/A
MINIMUM PUD SETBACK	___ FEET	___ FEET	___ FEET	___ FEET	___ FEET
MINIMUM PRESERVE SETBACK	___ FEET	___ FEET	___ FEET	___ FEET	___ FEET
MINIMUM DISTANCE BETWEEN STRUCTURES	___ FEET	___ FEET	___ FEET	___ FT or ½ BH, whichever is greater	___ FEET
Maximum Height Zoned	___ FEET	___ FEET	___ FEET	___ FEET	___ FEET
Actual	___ FEET	___ FEET	___ FEET	___ FEET	___ FEET
ACCESSORY STRUCTURES					
MINIMUM FRONT	___ FEET	___ FEET	___ FEET	___ FEET	___ FEET
MINIMUM SIDE	___ FEET	___ FEET	___ FEET	___ FEET	___ FEET
MINIMUM REAR	___ FEET	___ FEET	___ FEET	___ FEET	___ FEET
MINIMUM PRESERVE SETBACK	___ FEET	___ FEET	___ FEET	___ FEET	___ FEET
MINIMUM PUD SETBACK	___ FEET	___ FEET	___ FEET	___ FEET	___ FEET
Maximum Height Zoned:	___ FEET	___ FEET	___ FEET	___ FEET	___ FEET
Actual:	___ FEET	___ FEET	___ FEET	___ FEET	___ FEET

S.P.S. = Same as Principal Structures

BH = Building Height

*Footnotes as needed | Footnotes: *(use numbers to identify footnotes in the table)*

GENERAL: Except as provided for herein, all criteria set forth below shall be understood to be in relation to individual parcel or lot boundary lines, or between structures. Condominium, and/or homeowners' association boundaries shall not be utilized for determining development standards.

Landscape buffers and lake maintenance easements shall be platted as separate tracts at time of subdivision plat approval.

Note: Nothing in this PUD document shall be deemed to approve a deviation from the LDC unless it is expressly stated in a list of deviations.

TABLE II
COMMERCIAL DEVELOPMENT STANDARDS

	PRINCIPAL USES	ACCESSORY USES
MINIMUM LOT AREA	SQUARE FEET	N/A
MINIMUM LOT WIDTH	FEET	N/A
MINIMUM YARDS (External)	_____ FEET	_____ FEET
Rear	_____ FEET	_____ FEET
Side	_____ FEET	_____ FEET
Internal Drives/ROW	_____ FEET	_____ FEET
MINIMUM YARDS (Internal)		
Internal Drives/ROW	_____ FEET	_____ FEET
Rear	_____ FEET	_____ FEET
Side	_____ FEET	_____ FEET
Internal Drives/ROW	_____ FEET	_____ FEET
MINIMUM DISTANCE BETWEEN STRUCTURES	_____ Ft. or ½ sum of building heights*	_____ FEET
MAXIMUM HEIGHT		
Retail Buildings: zoned and actual	zoned _____ FEET	actual _____ FEET
Office Buildings: zoned and actual	zoned _____ FEET	actual _____ FEET
MINIMUM FLOOR AREA	_____ SQUARE FEET**	N/A
MAXIMUM GROSS AREA	_____ SQUARE FEET	N/A

* Whichever is greater

** Per principal structure, on the finished first floor.

EXHIBIT C
MASTER PLAN

(To be completed in a separate document and attached to the application packet.)

(INSERT MASTER PLAN)

Note: Please include information required by the Administrative Code and the LDC.

insert here

EXHIBIT D

LEGAL DESCRIPTION

(To be completed in a separate document and attached to the application packet.)

(INSERT LEGAL DESCRIPTION)

EXHIBIT F
LIST OF DEVIATIONS

(To be completed in a separate document and attached to the application packet.)

Directions:

Provide this schedule of deviations document, citing what will be provided in lieu of the requirement for each deviation. A deviation must be sought for each instance where compliance with the LDC is not anticipated, except for the Property Development Regulations Table, unless a standard is included that is contrary to a specific LDC requirement.

Provide illustrations to show what is proposed and show the proposed location on the Master Plan where each deviation will be effective. For example, if an alternative buffer is proposed, provide a cross section to show what type (tree/shrub) and how many plants will be included.

Suggested deviation format:

Deviation # ____ seeks relief from LDC Section [cite section], [subject of section], which requires [cite the specific LDC requirement], to allow [cite your alternative proposal].

if you are using terms that are not defined in the LDC, you must provide a definition for those terms.

In the separate document contained in the Application for Public Hearing information, provide justification in support of each deviation, explaining how what is proposed will not be to the detriment of the public safety and welfare; and further, that each deviation is justified as meeting public purposes to a degree at least equivalent to literal application of the regulations for which a deviation is sought. Explain why the LDC requirements will not work for this project.

EXHIBIT F
LIST OF DEVELOPMENT COMMITMENTS

(To be completed in a separate document and attached to the application packet.)

LIST OF DEVELOPER COMMITMENTS

PURPOSE:

The purposed of this Section is to set forth the development commitments for the development of this project.

GENERAL:

A. One entity (hereinafter the Managing Entity) shall be responsible for PUD monitoring until close-out of the PUD, and this entity shall also be responsible for satisfying all PUD commitments until close-out of the PUD. At the time of this PUD approval, the Managing Entity is _____ or its assigns. Should the Managing Entity desire to transfer the monitoring and commitments to a successor entity, then it must provide a copy of a legally binding document that needs to be approved for legal sufficiency by the County Attorney. After such approval, the Managing Entity will be released of its obligations upon written approval of the transfer by County staff, and the successor entity shall become the Managing Entity. As Owner and Developer sell off tracts, the Managing Entity shall provide written notice to County that includes an acknowledgement of the commitments required by the PUD by the new owner and the new owner's agreement to comply with the Commitments through the Managing Entity, but the Managing Entity shall not be relieved of its responsibility under this Section. When the PUD is closed-out, then the Managing Entity is no longer responsible for the monitoring and fulfillment of PUD commitments.

B. Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law." (Section 125.022, FS)

C. All other applicable state or federal permits must be obtained before commencement of the development.

TRANSPORTATION: _____

LANDSCAPING: _____

ENVIRONMENTAL: _____

PUBLIC UTILITIES: _____

MISCELLANEOUS:

Should the PUD include certain other uses, such as group/senior housing, earth mining, or an automobile dealership uses, there are additional commitments. The project planner can provide these requirements.