

City of New Smyrna Beach

2024 Updates to LDR section 504.02
Planned Unit Developments, PUD Zoning,
and NSB MDA Template




NEW
SMYRNA
BEACH

Two parts to a PUD

Zoning and Master Development Agreement

PUD - zoning designation, creating a baseline for development per the LDR.



MDA - agreements between the developer and city to govern the development.

Purpose and Intent

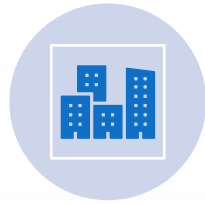
PUD Zoning section 504.02

The purpose of the PUD zoning classification is to provide for the flexible development of integrated retail, office, and / or residential developments that provide high-quality development for the City and that would otherwise not be permitted by this code.

Notwithstanding the specific criteria identified herein, proposals should accomplish the following purposes to the greatest extent possible:



Provide a variety of housing types with a broad range of housing costs allowing for the integration of differing age groups and socioeconomic classes;



Promote innovative site and building design, including traditional neighborhood developments;



Provide efficient location and utilization of infrastructure through orderly and economic development, including a fully integrated network of streets and pedestrian/bicycle facilities;



Establish open areas set aside for the preservation of natural resources, significant natural features and vistas, and listed species habitats;



Create usable and suitably located civic spaces, recreational facilities, open spaces and scenic areas;



Provide for a coherent and visually attractive physical environment through the creation of focal points and vistas, as well as coordination and consistency of architectural styles, landscaping designs and other elements of the built environment;



Provide for other limitations, restrictions and requirements as deemed necessary by the city to ensure compatibility with adjacent neighborhoods and effectively reduce potential adverse impacts;



Provide for mixed use residential, commercial, office and/or industrial development such as commercial nodes, town centers, office parks, and industrial parks; and



Promote innovative site and building design.

PUD sub-sections for review

Permitted Uses and Structures

Permitted Accessory Uses

Conditional Uses

Special Exception Uses

Dimensional Requirements

Off-Street Parking and Loading

Landscape Buffering – Traditional City Area

Transportation Impact Analysis

Density

Landscape Buffering – All other areas

Procedures for Rezoning to PUD

Review Procedure

Supplementary Regulations

- Unified Ownership
- Retail Uses within a PUD with more than one use
- Utility Systems
- Open Space Requirements

Permitted, Accessory, and Special Exception Uses

Staff proposes remove the list of permitted, accessory, and special exception uses and instead keep the phrases;

Uses approved by the City Commission.

and

Permitted uses of land and their customary accessory uses and structures shall be as allowed in the written development agreement approved by the City Commission.

A coastal landscape featuring a sandy beach, ocean waves, and tall grasses in the foreground. The text is overlaid on the image.

**Ready to take direction on desired
amendments to LDR section 504.02 PUD**