


**INTENT STATEMENT**

The purpose of this proposed amendment is to establish a time limit to approved Planned Development Districts and General Site Plans after approval by the Board of County Commissioners (BoCC). The changes would require PD Site Plans to be re-certified ~~or~~ and approved through a modification to the Planned Development district once the time limit expires.

Presently, once a Planned Development General Site Plan is certified and approved by the BoCC, there is not a time limit to submit Preliminary Site or Plat review and approval. An approved Planned Development General Site Plan may remain approved for many years before construction can occur in accordance with the Comprehensive Plan and conditions approved by the BoCC in effect at that time.

Through this Text Amendment, a requirement will be added to the Land Development Code (LDC), Section 5.03.07 to limit the time after a Planned Development General Site Plan approved by the BoCC to remain active and receive site development approvals. Once a 5 year period has passed, ~~the original conditions of approval or last modification approved certified PD site plan would expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points shall expire for the PD or those portions of the PD that do not have a Construction Site Plan or Plat approved, and, therefore, be subject to the Comprehensive Plan and Code requirements in effect at that time of expiration. If the expired PD district's General Site Plan cannot comply with current Code requirements, the development would be determined to be required to be modified~~ Upon expiration of the certified PD General Site Plan, re-certification of the PD General Site Plan shall require a Minor Modification to the PD in accordance with LDC Section 5.03.07.B, Changes to Planned Developments to re-evaluate for consistency with the Comprehensive Plan and Code requirements in effect at that time of expiration. Provisions are also being included to allow a one-year extension of development rights to the ~~original~~ most current certified PD site plan for property owners.

Currently approved PD districts will be exempted from the time limit restriction proposed in this Text Amendment and only apply to new PD Re-zonings after the adoption of these regulations.

<b>LDC 20-0722</b>	Division Director Sign-off	
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