



Pine Trace PUD 4th Amendment

P24-216

Planning and Zoning Board Meeting

October 7th, 2025

Request Summary

Applicant's Request:	An application for the 4th Amendment to the Pine Trace Planned Unit Development (PUD) to include retail and personal services as allowed uses on the vacant commercial Parcel A.
Agent(s):	Sidlyd Investments, LLC
Property Owner:	Coast to Coast Investment Properties, LLC
Location:	The Pine Trace PUD is generally located at the northwest corner of St. James Drive and NW Pine Trace Avenue.

Amendment Summary

In general, the PUD has been updated:

- to add a summary of changes
- to remove reference to previously allowed uses for Parcel A
- to add retail and personal service use as permitted uses for Parcel A and to state that these uses shall not exceed fifty percent (50%) of the building's gross floor area and no one use shall exceed 5,000 square feet.
- to require a special exception use for a retail or other use over 5,000 sq ft for Parcel A
- to identify that development on Parcel A will not exceed 11,000 sq ft
- To include street names for the roadways that were not provided in previous versions in the PUD

Unified Control

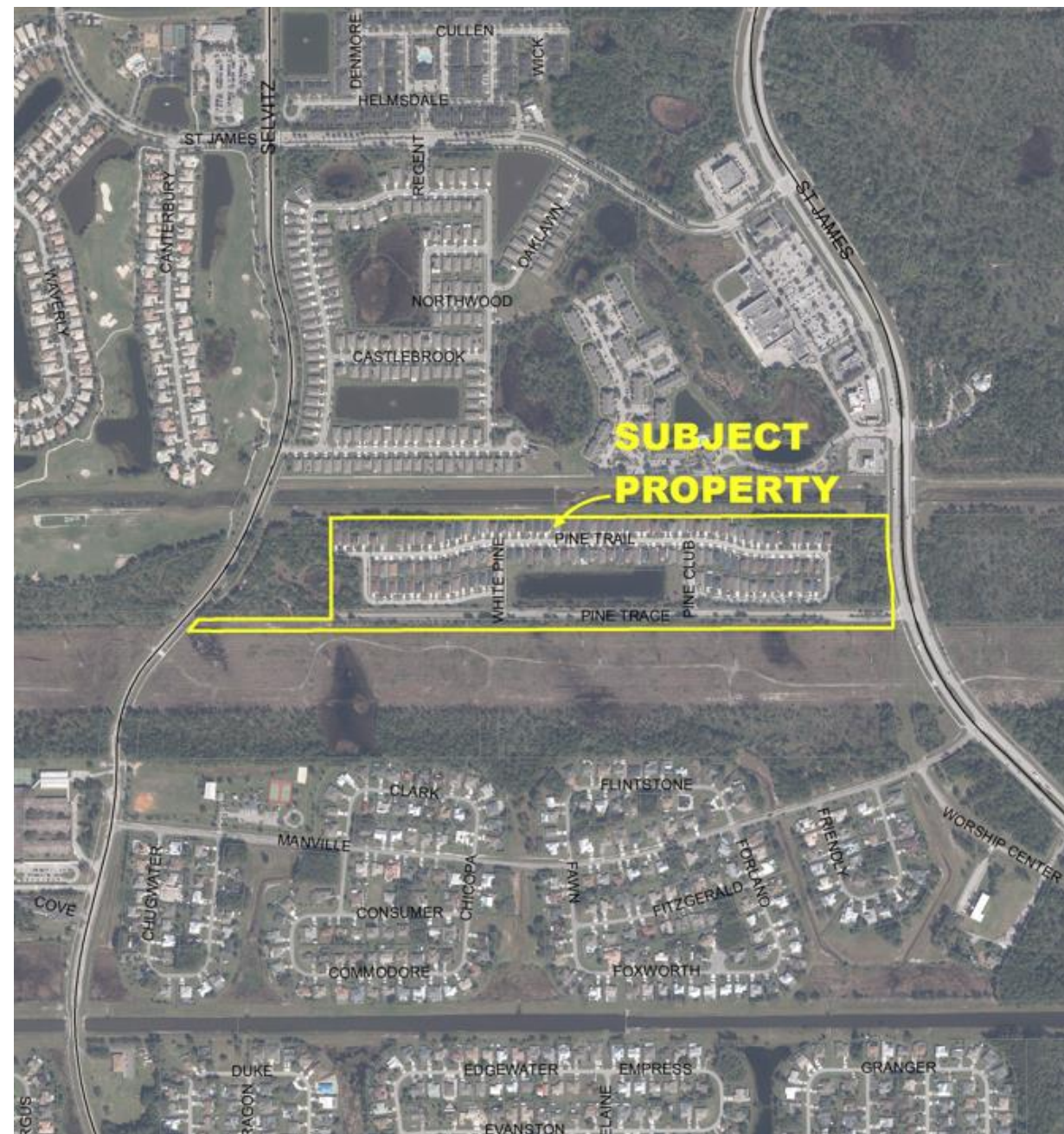
Per Sec. 158.177, City Code, evidence of unified control of the entire PUD is required with a PUD amendment.

The entire area within the PUD includes the single-family residential portion, a city-owned lift station, and a vacant commercial lot (Parcel A).

Although requested by staff, the applicant has stated that they are not able to secure the required signatures from the homeowner's association.

The proposed changes to the PUD apply only to Parcel A, which is under the ownership of Coast to Coast Investment Properties, LLC.

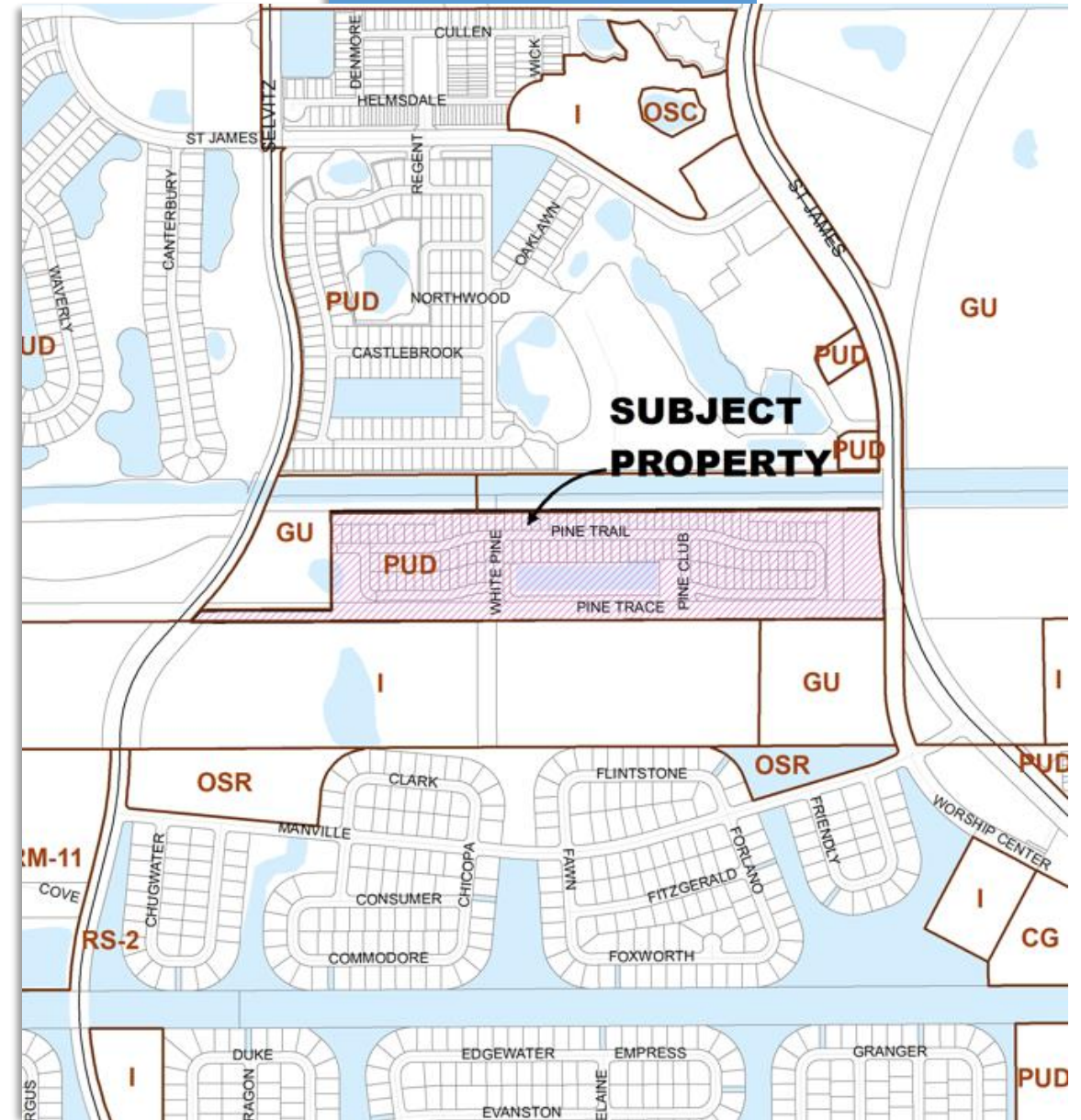
Aerial



Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	U, ROI & RM	GU, RS-2, PUD	Drainage Canal, residential & commercial
South	U, RL, OSC	I, GU, RS-2	FPL Transmission Lines, Residential
East	OSC	GU	Vacant Land (SFWMD)
West	RL	GU, PUD	Vacant Land, Golf Course (St. James)

Future Land Use Map



Project Background

The Pine Trace PUD is located within the former Sharrette Development of Regional Impact project area. It was approved in June 2004 via ordinance 04-86 (P04-134).

Document	Approval Date	Project Number	Ordinance #
Original	6/28/04	P04-134	04-86
1 st Amendment	7/23/07	P07-144	07-110
2 nd Amendment	11/24/08	P08-206	08-128
3 rd Amendment	11/23/09	P09-091	09-85

Land Use & Zoning Code Consistency

The PUD amendment is consistent with Policy 1.1.4.13 of the Future Land Use Element, which establishes the zoning districts compatible with the City's Future Land Use classifications.

The proposed amendment revises the allowed uses for Parcel A to include retail and personal service use and to state that these uses shall not exceed fifty percent (50%) of the building's gross floor area and no one use shall exceed 5,000 square feet.

It requires a special exception use for a retail or other use over 5,000 sq ft for Parcel A.

These changes are consistent with the property ROI future land use designation.

Recommendation

The Site Plan Review Committee recommended approval of the proposed PUD document at the January 8, 2025 Site Plan Review Committee meeting.

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council