

Jurisdiction	Minimum PD Project Size Required?	If Yes, Minimum Size (Acres) Required?	Affordable Housing Encouraged/Required?	Additional Notes
City of Vero Beach	Yes	200 acres for residential PDs (MPZ). 50,000 sq. ft. (1.15 acres) for nonresidential PDs	Encouraged but not required	Although affordable housing is encouraged in other chapters, it is not listed as a public benefit to constitute a PD requirement being waved in Sec. 62.606 .
City of Sebastian	Yes	25 acres	Encouraged but not required	No additional information provided
St. Lucie County	Yes	5 acres	Encouraged but not required	No additional information provided
City of Ft. Pierce	Yes	5 acres (unless located within the Fort Pierce Redevelopment Area)	Encouraged but not required	1:1 density bonus: For each affordable housing unit, the City will allow an additional market rate unit. Maximum of 40 additional market rate units allowed.
Brevard County	Yes	10 acres (7 acres within the Merritt Island Redevelopment Area)	Encouraged but not required	No additional information provided
City of Melbourne	Yes	10 acres	No	No additional information provided

City of Palm Bay	Yes	5 acres (1 acre if tiny home PUD)	Encouraged but not required	All PUDs have a minimum nonresidential requirement of 20% of the developable acreage of the site (e.g. commercial, industrial, recreation, etc.). All PUDs must have a minimum of 25% of the gross site acreage or developable acreage dedicated to common recreation and open space.
City of Stuart	No	N/A	Encouraged but not required	Difficult getting only multi-family PUDs approved. Single family and mixed-use more often approved.
City of Jupiter	Yes	10 acres	Encouraged and at times required. Town staff may recommend requiring workforce housing to help mitigate the potential impact of waving any standard zoning regulations.	Minimum land area requirement for a PUD may be waived by the town council if the parcel has unique characteristics per Sec. 27-1637 . Jupiter offers Small-Scale Planned Unit Development District (SSPUD) in Sec. 27-1708 .
Palm Beach County	Yes	200 units or 50 acres for Residential PUD; 50,000 sq. ft. for commercial PUD; 100,000 sq. ft. for industrial PUD	Affordable housing encouraged but not required. Workforce housing required. Anything over 10 units requires workforce housing (on-site, off-site, denote land in lieu of, buy existing home and restrict price in lieu of, pay another developer to build the housing in lieu of, and pay fee in lieu of).	PUDs (residential), MUPD (mixed purpose with residential allowed), PIUD (industrial). PUDs don't receive waivers; alternatively, they have increased design standards and require public benefit dedications. For PUDS, any project that reaches the minimum unit number, acreage, or square feet is required to be a PUD. A 2% gross land area civic bond is dedicated to the county.