BIG LAKE MPD

Glades County, FL

REZ24-003

Board of County Commissioners Presentation



Kris Lawrence and Donald Barnes
Triton VI LLC and BFT Development

Amy Thibaut, Esq.
Roetzel & Andress

Fred Drovdlic, AICP
RVi Planning + Landscape Architecture

Brett Oldford, PE
WGI Engineering

Yury Bykau
TR Transportation

Drew Gatewood
Advanced Restoration Ecology

THE TEAM

Big Lake MPD

LOCATION

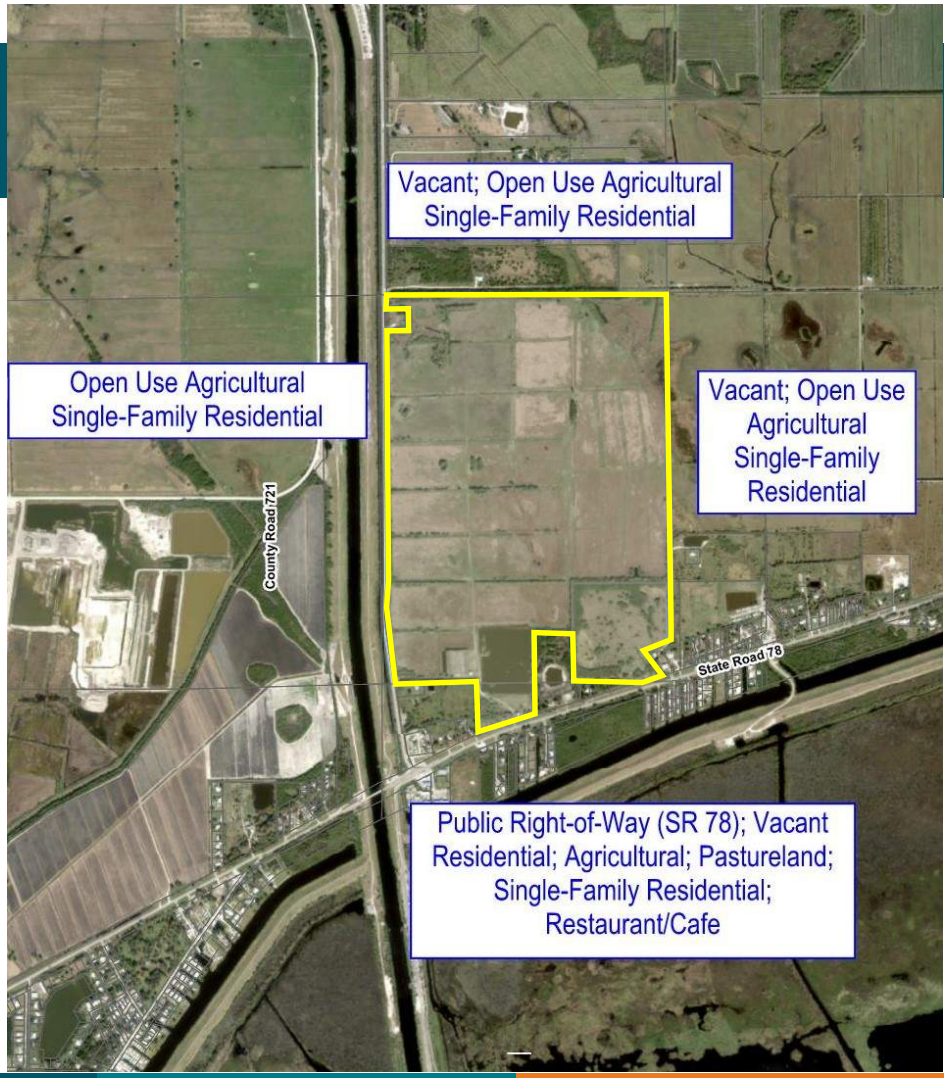
In northeastern Glades County, FL, generally located north of SR 78 and east of CR 721/Reservation Road, approximately 1 mile south of the Seminole Reservation

Encompasses seven (7) parcels and 475.77± acres

Access to an arterial and major collector with a minor collector proposed to serve the project

Near Lake Okeechobee recreation areas

Served by public sewer and water



ZONING REQUEST

Triton VI Inc. (“Applicant”) is requesting to rezone seven parcels assembled occupying 475.77 acres from Commercial General (C-2), Agricultural Residential (AR), Residential Single-Family (RS), Residential Mixed (RM), and Residential General (RG) to Mixed Use Planned Development (MPD).

The development program is for housing targeted towards the employees of the newly expanded Seminole Casino, as well as medical facilities, commercial retail, industrial, and other ancillary uses.

The proposed maximum non-residential intensity (floor area) is 3,880,000 square feet and density of 1,000 dwelling units.

VISION

Donald Barnes

CONCEPTUAL PHASE 1 IMAGE



CONCEPTUAL MEDICAL FACILITY



CONCEPTUAL TOWNHOUSE PRODUCT



CONCEPTUAL TOWNHOUSE PRODUCT INTERIOR



PLANNING & ZONING OVERVIEW

Fred Drovdlic, AICP

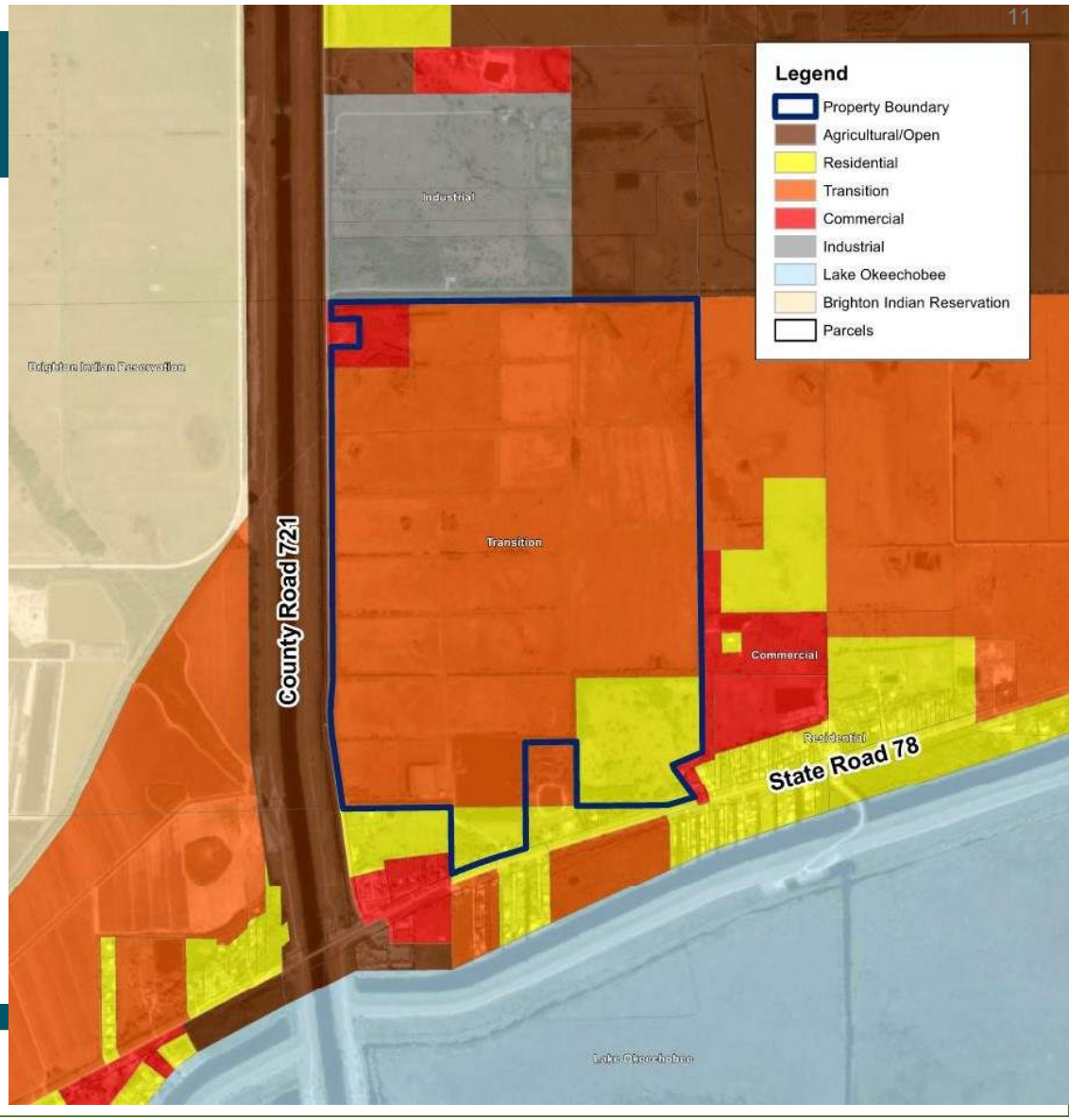
FUTURE LAND USE

- The ***Residential FLUC*** comprises lands in the southern extents of the project fronting on SR 78. This category allows for up to 7 du/acre and lower intensity neighborhood commercial retail uses at FAR of 0.25 if within 1,000 feet of an intersection of an arterial and collector.
  - **The Residential FLUC area occupies 49.28 +/- acres.**

- The ***Commercial FLUC*** comprises the northwest corner of the site and allows for 24 du/acre for motels and 30 du/acre for recreational vehicles. The category allows higher intensity commercial uses with FAR of up to 0.5 for single-story structures and up to 1.0 for multi-story structures.
  - **The Commercial FLUC area occupies 14.22 +/- acres**.

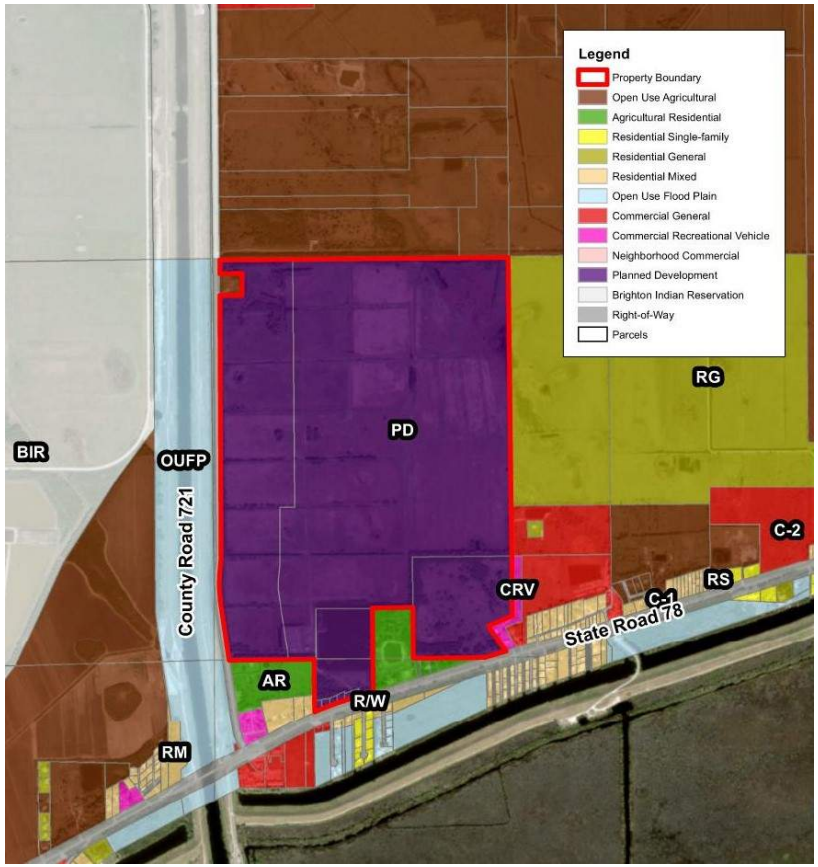
- The Property is predominantly located in the ***Transition FLUC*** which allows a mix of non-residential uses up to a Floor Area Ratio of 0.3 and residential uses up to 12 du/acre.
  - **The Transition FLUC area occupies 412.27 +/- acres.**

Future Land Use	Acreage	FAR	Non-Residential Intensity	Dwelling Units/Acre	Residential Density
Transition	412.27	0.30	5,387,544 SF	12.0	4,947 DU
Commercial	14.22 [2]	1.0	619,423 SF	24.0/30.0	342/427
Residential	49.28	0.25	536,659 SF	7.0	345 DU
TOTAL	***475.77***	-	***6,543,626 SF***	-	***5,292 DU 341 Rooms 427 RV's***

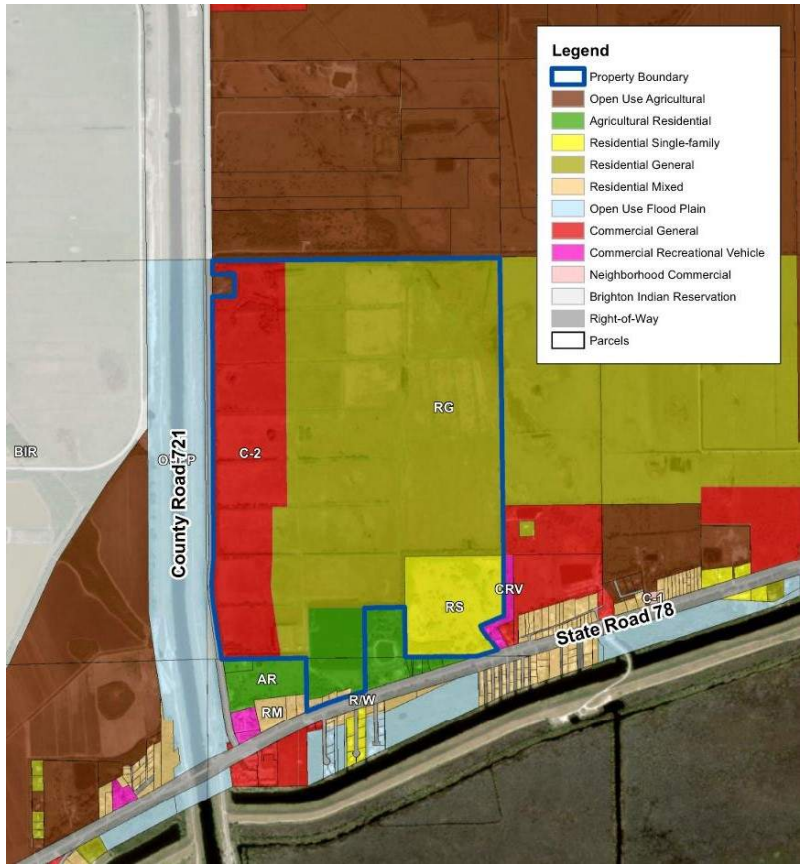


ZONING

PROPOSED



EXISTING

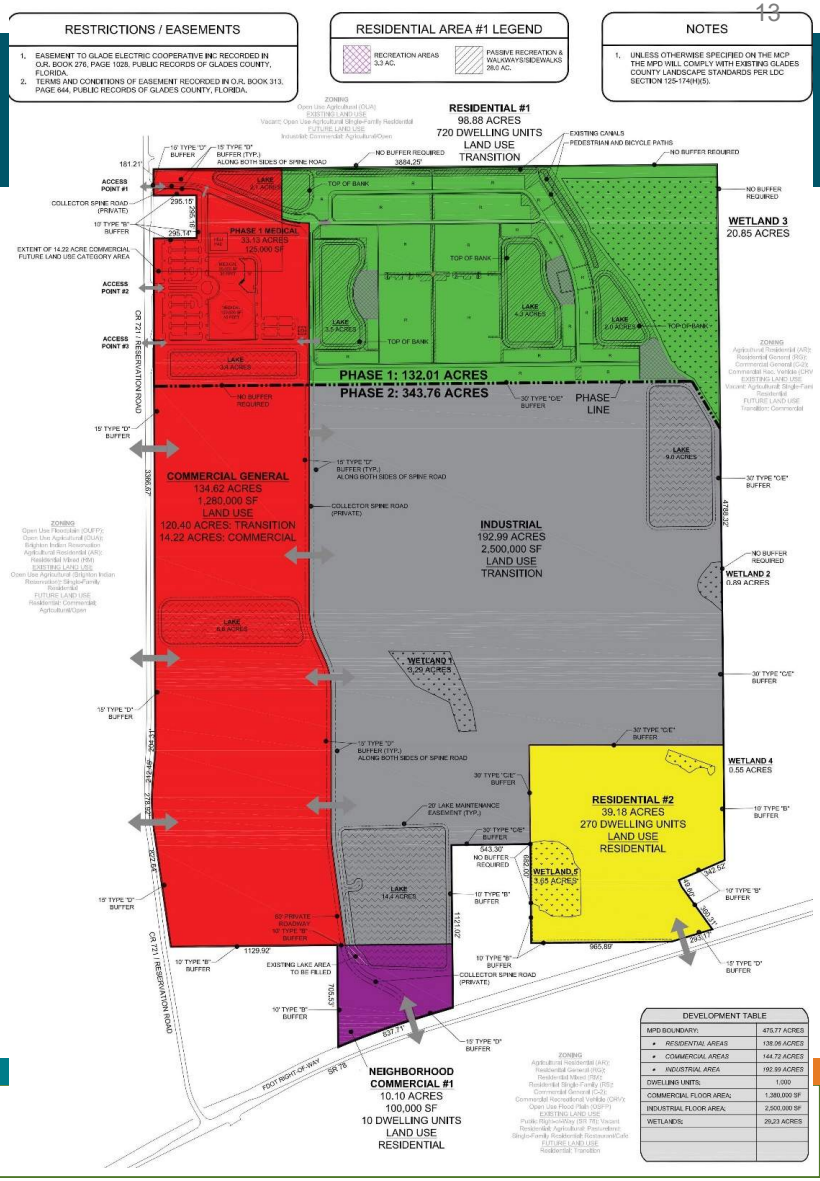


MASTER CONCEPT PLAN

The conceptual plan is divided into ***five*** areas:

1. **RESIDENTIAL AREA #1** – Phase 1: 720 townhouses (98.88 acres)
2. **COMMERCIAL GENERAL AREA** – Phase 1: 125,000 sf Medical Facility (33.13 acres) and future phases of commercial areas (101.49 acres)
3. **INDUSTRIAL AREA** – Future development of up to 2,500,000 sf. (192.99 acres)
4. **RESIDENTIAL AREA #2** – Future residential of 270 units (39.18 ac.)
5. **NEIGHBORHOOD COMMERCIAL AREA** – up to 100,000 sf of neighborhood retail and 10 units (10.10 acres)

Also identifies wetlands, access points, buffers, stormwater lakes, and phases.



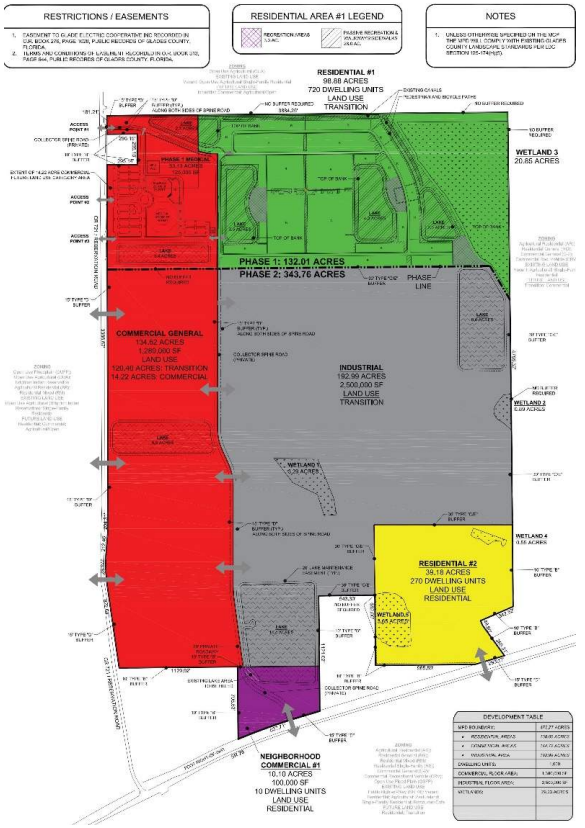
RVi Open the Outdoors

DENSITY

Up to 1,000 residential units are proposed in the **green**, **yellow**, and **purple** areas.

- **RESIDENTIAL AREA #1:** The maximum gross residential density is ***7.28*** dwelling units per acre, or 720 units.
- **RESIDENTIAL AREA #2** and **NEIGHBORHOOD COMMERCIAL:** The maximum gross residential density is ***6.89*** dwelling units per acre, or 280 units.

Height: Multifamily residential shall be no more than ***45 feet*** in height and all other residential uses shall be no more than ***35 feet*** in height.



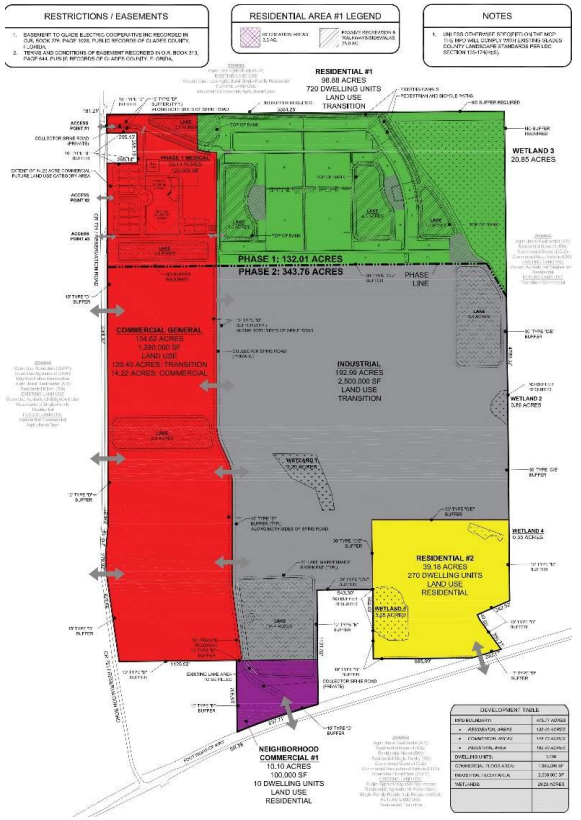
DENSITY SUMMARY

Residential areas occupy 138.06 acres with 1,000 units proposed. The average density for the residential areas is ***7.24 du/acre.***

INTENSITY

- **COMMERCIAL GENERAL:** FAR of ***0.22***, or 1,280,000 sf.
- **NEIGHBORHOOD COMMERCIAL:** FAR of ***0.23***, or 100,000 sf.
  - Uses are only permitted with the completion of the "collector spine road" connecting SR78 to CR721 constructed to minor collector standards per the Florida Department of Transportation (FDOT) Design Manual.
- **INDUSTRIAL:** FAR of ***0.30***, or 2,500,000 square feet.

Height: No commercial building shall be more than ***45 feet in height***.



FLOOR AREA RATIO SUMMARY

The non-residential uses occupy 337.71 acres or 14,710.648 sf.
The proposed nonresidential floor area proposed is 3,880,000 sf.
The average FAR for the development program is ***0.26***.

DEVELOPMENT SUMMARY

The development program proposes ***19.6% less non-residential floor area*** and ***32.01% less density*** than the potential allowed by the Comprehensive Plan Future Land Use Categories.

INTENSITY AND DENSITY			
Zoning Area	**Acreage**	**Non-Residential Intensity**	**Residential Density**
Industrial	192.99	2,500,000 SF	0
Neighborhood Commercial	10.10	100,000 SF	10
Commercial General	134.62	1,280,000 SF	0
Residential	138.06	0	990
TOTALS	***475.77***	***3,880,000 SF***	***1,000***

PHASING PLAN

PHASE 1 OCCUPIES 132.01 ACRES

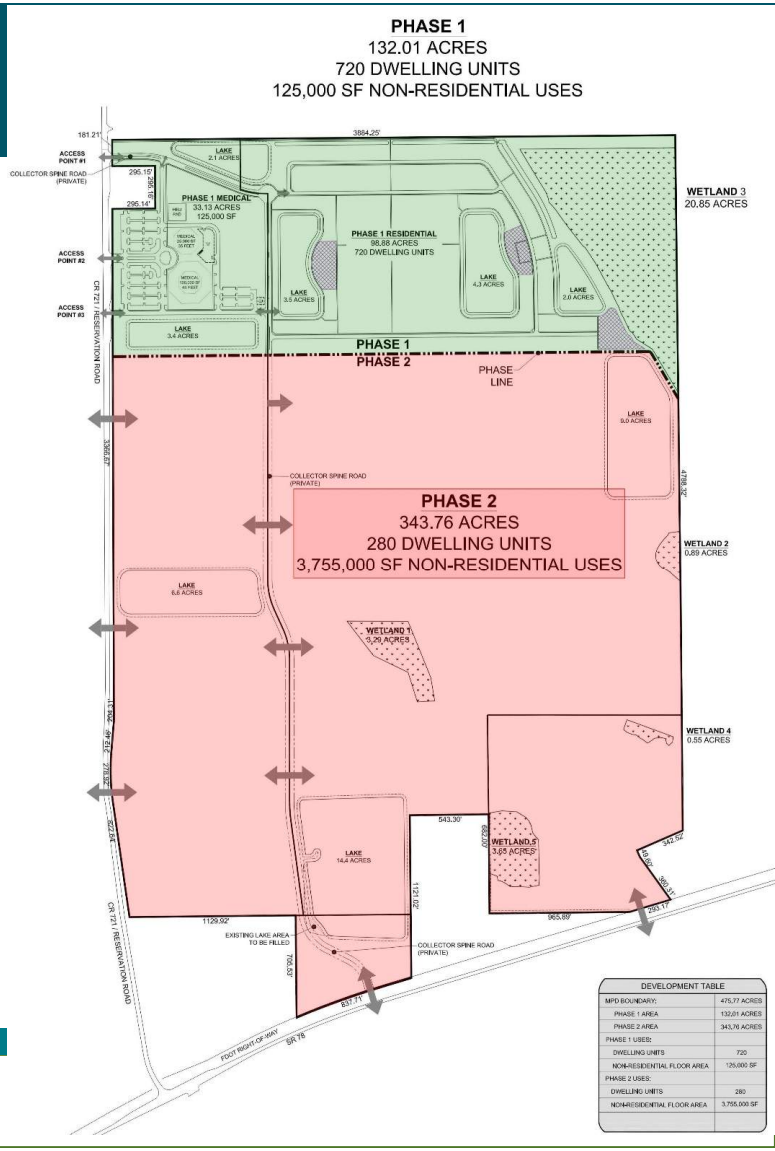
The site plan seeks ***720 dwelling units*** (townhouses) over 98.88 acres and up to ***125,000 square feet of medical facilities*** on the remaining 33.13 acres to be served by constructing the spine road from CR721 in the northwestern corner to the end of Phase 1.

Two additional access points from CR721 will be included with a second connection to the medical facility and a second connection directly to the residential area.

PHASE 2 AREA IS 343.76 ACRES

The development program is broadly outlined for this large area:

- 192.99 acres of industrial area,
- 101.49 acres of general commercial,
- 10.10 acres of neighborhood commercial and 10 dwelling units along SR78 frontage, and
- 39.18 acre residential area with up to 270 dwelling units.



ENVIRONMENTAL

There are 29.23 acres of wetland areas as flagged on the boundary survey and MCP.

They are ***to be preserved, no impacts***. They are identified as follows:

Wetland Number	Acres
1	3.29
2	0.89
3	20.85
4	0.55
5	3.65
TOTAL	29.23

A SFWMD ERP is underway that will establish the final boundaries.

CONCURRENCY

Yury Bykua
WGI Engineering
Fred Drovdlic

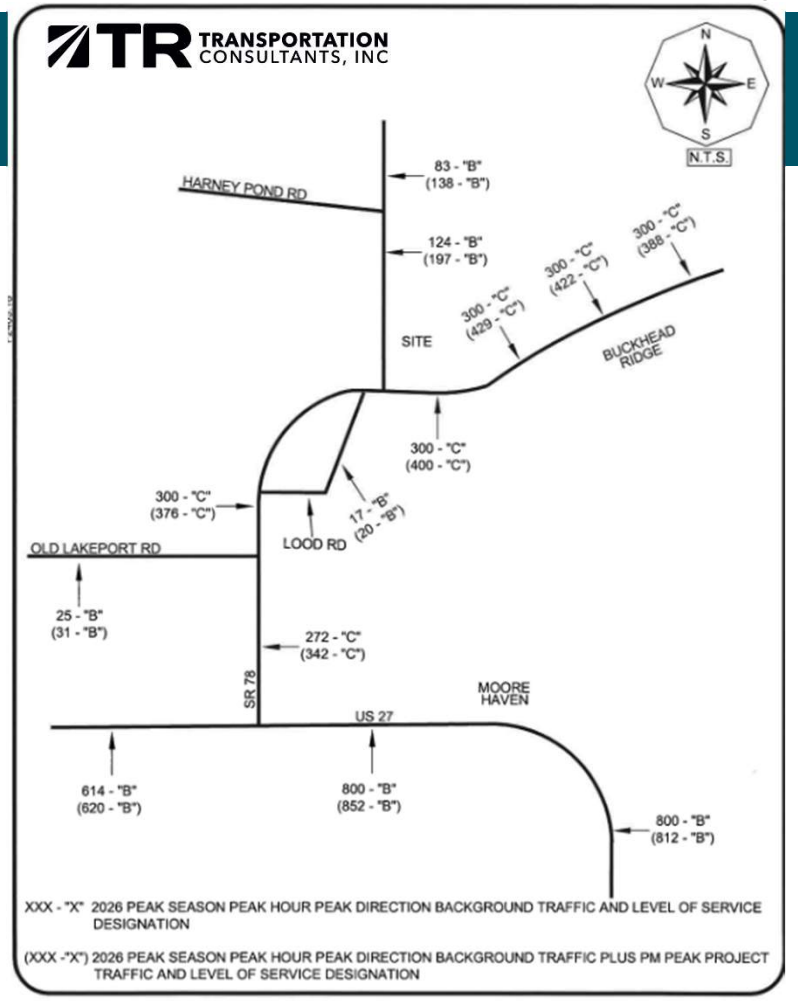
CONCURRENCY

ROADS AND TRAFFIC

PHASE 1: In comparing the links' functional classification and calculated 2026 traffic volumes to the Service Volume Tables, it was determined that ***all roadways are projected to operate at or above the minimum adopted Level of Service standard in 2026 both with and without the proposed Phase 1 project***.

FUTURE PHASES: The Level of Service analysis conducted as part of this report indicates SR 78 (state roadway) between US 27 and Glades County/Okeechobee County line to operate below the minimum adopted Level of Service standard in 2045 both with and without the proposed project.

Condition of Approval require concurrency be met for all future phases



2026 LEVEL OF SERVICE ANALYSIS

CONCURRENCY

SEWER AND WATER

The ***project is required to connect to the available public water and sewer systems*** serviced by Lakeport Water Authority, who is the franchisee, with capacity supplied by the Seminole Tribe.

Utility capacity of water and sewer systems are provided by the Lakeport Water Association with coordination and infrastructure expansions underway by the Seminole Tribe who intends to meet the demands of this and other large-scale developments, ensuring compliance with state and county concurrency requirements for future phases.

Phase 1 concurrency can be met without major infrastructure upgrades or offsite improvements.

Condition of Approval require concurrency be met for all future phases.

CONCURRENCY

PARKS AND OPEN SPACE

The residential townhouse project area will provide its own recreational amenities. There are ***three recreational areas***, each totaling approximately one-acre and large ***open space, wetlands, and passive recreation areas***:

- Two amenity areas central to the project will have a clubhouse swimming pool, tennis and pickleball courts, a basketball court and a tot lot.
- A third recreational area, also approximately one-acre, will have multi-purpose athletic field.
- There are several pocket parks an open passive areas proposed throughout the site:
    - There is a 30-foot-wide linear park that bisects the residential area both west to east and north to south. Each of the three lakes in the residential area will have a walking path around the lake.
    - A walking path also connects to Reservation Road at the NW corner of the site and goes east into the site, running along the north property line and connecting to the sidewalks in the community.
    - A walking path/ sidewalk network connects and surrounds the four lakes as well as the canal system and gives views of the wetland preserve areas.

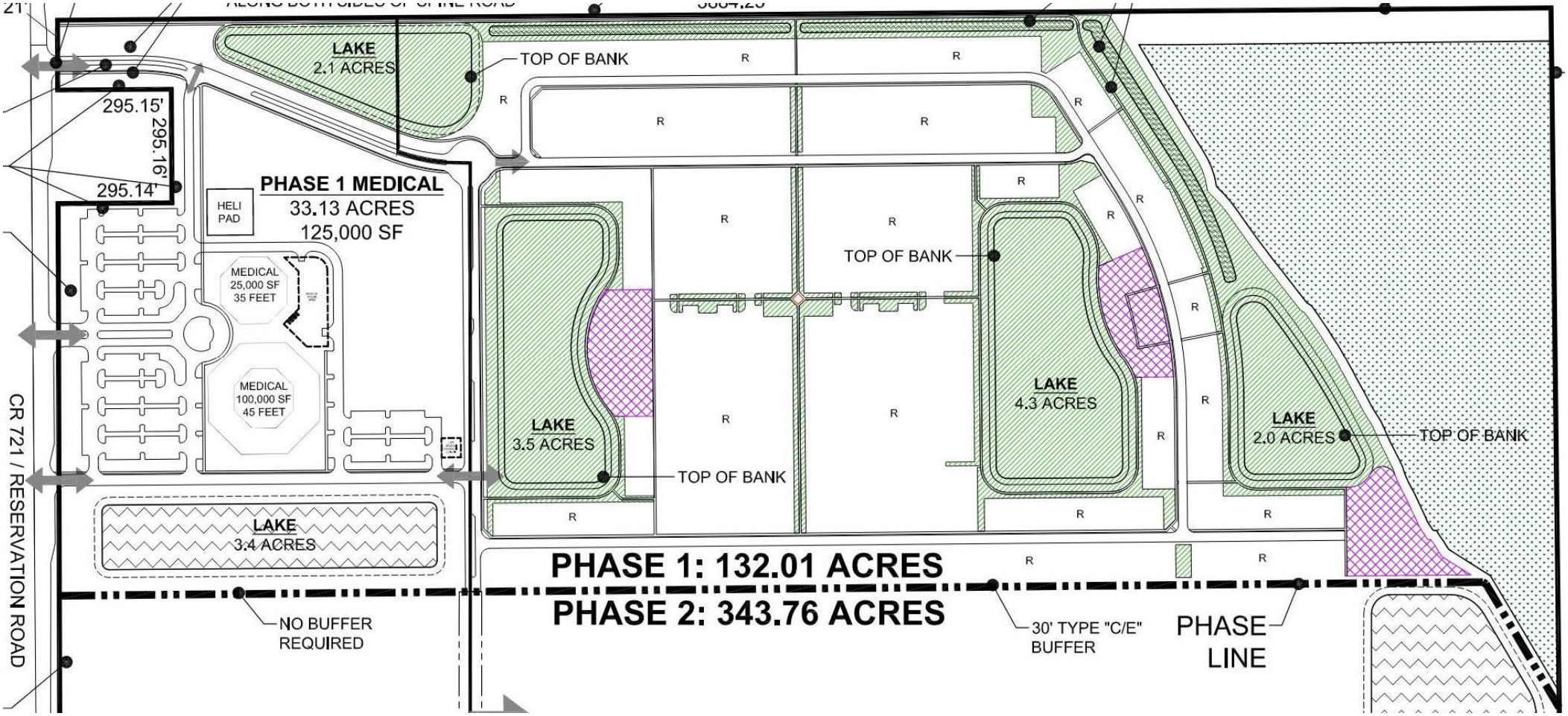
The Phase 1 passive opens space, which includes lakes, pocket parks, and boulevard linear park areas, is 25 acres, sidewalk/walking path 3.5 acres, and the recreation areas at 3.3 acres for a total of **31.8 acres**.

Recreation Policy VI-1.1F sets concurrency standards for the County.

Policies VI-1.2C and VI-1.2D require developers to provide parks.

Meet LDC 113-6

RECREATION AREA OVERVIEW



CONCURRENCY

Schools

Letter from Brian Greseth, Director of Safety and Facilities

November 18, 2024

The students residing in the Lakeport area are zoned to attend either Moore Haven Elementary School or Moore Haven Middle High School.

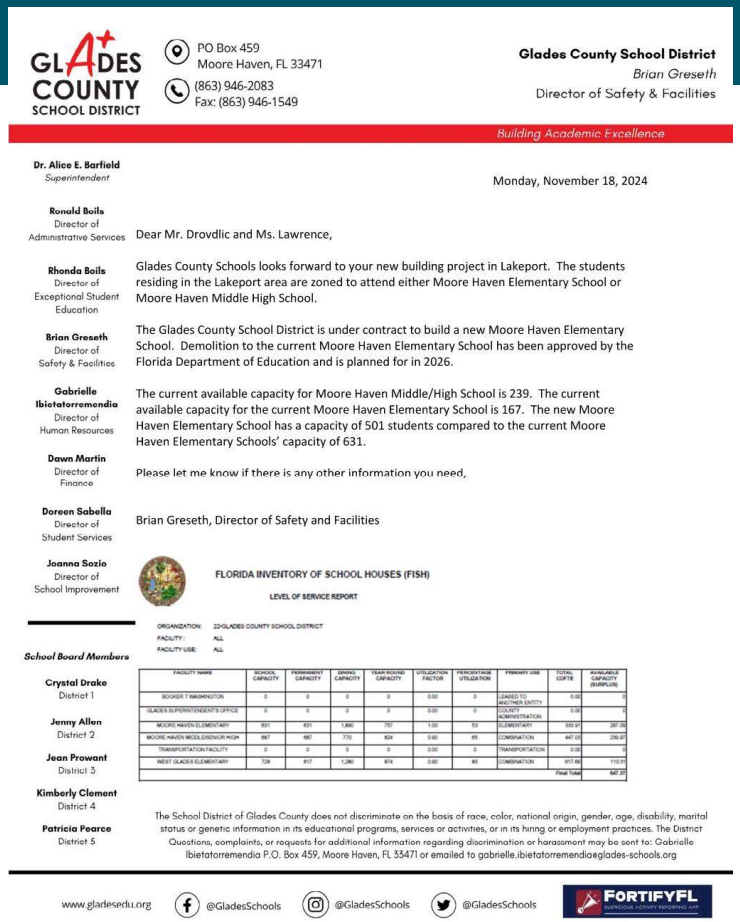
The District is under contract to build a new Moore Haven Elementary School.

Demolition to the current Moore Haven Elementary School is approved and planned for in 2026.

The current available capacity for Moore Haven Middle/High School is 239. The current available capacity for the current Moore Haven Elementary School is 167.

The new Moore Haven Elementary School has a capacity of 501 students.

Projected LOS surplus of 297



GLADES COUNTY SCHOOL DISTRICT

PO Box 459
Moore Haven, FL 33471
(863) 946-2083
Fax: (863) 946-1549

Glades County School District
Brian Greseth
Director of Safety & Facilities

Building Academic Excellence

Dr. Alice E. Barfield
Superintendent

Monday, November 18, 2024

Ronald Boils
Director of Administrative Services

Rhonda Boils
Director of Exceptional Student Education

Brian Greseth
Director of Safety & Facilities

Gabrielle Ibietatorremondia
Director of Human Resources

Dawn Martin
Director of Finance

Doreen Sabella
Director of Student Services

Joanna Sozio
Director of School Improvement

School Board Members

Crystal Drake
District 1

Jenny Allen
District 2

Jean Prowant
District 3

Kimberly Clement
District 4

Patricia Pearce
District 5

Dear Mr. Drovdlic and Ms. Lawrence,

Glades County Schools looks forward to your new building project in Lakeport. The students residing in the Lakeport area are zoned to attend either Moore Haven Elementary School or Moore Haven Middle High School.

The Glades County School District is under contract to build a new Moore Haven Elementary School. Demolition to the current Moore Haven Elementary School has been approved by the Florida Department of Education and is planned for in 2026.

The current available capacity for Moore Haven Middle/High School is 239. The current available capacity for the current Moore Haven Elementary School has a capacity of 501 students compared to the current Moore Haven Elementary Schools' capacity of 631.

Please let me know if there is any other information you need,

Brian Greseth, Director of Safety and Facilities

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

LEVEL OF SERVICE REPORT

ORGANIZATION: 22-GLADES COUNTY SCHOOL DISTRICT
FACILITY: ALL
FACILITY USE: ALL

FACILITY NAME	SCHOOL CAPACITY	PERMANENT CAPACITY	DINING CAPACITY	YEAR ROUND CAPACITY	UTILIZATION FACTOR	PERCENTAGE UTILIZATION	PRIMARY USE	TOTAL COFTE	AVAILABLE CAPACITY (SURPLUS)
BOOKER T WASHINGTON	0	0	0	0	0.00	0	LEASED TO ANOTHER ENTITY	0.00	0
GLADES SUPERINTENDENT'S OFFICE	0	0	0	0	0.00	0	COUNTY ADMINISTRATION	0.00	0
MOORE HAVEN ELEMENTARY	631	631	1,890	757	1.00	53	ELEMENTARY	333.91	297.09
MOORE HAVEN MIDDLE/SENIOR HIGH	667	667	770	824	0.90	65	COMBINATION	447.09	296.97
TRANSPORTATION FACILITY	0	0	0	0	0.00	0	TRANSPORTATION	0.00	0
WEST GLADES ELEMENTARY	729	617	1,280	874	0.90	85	COMBINATION	617.80	110.91
								Final Total	647.37

The School District of Glades County does not discriminate on the basis of race, color, national origin, gender, age, disability, marital status or genetic information in its educational programs, services or activities, or in its hiring or employment practices. The District Questions, complaints, or requests for additional information regarding discrimination or harassment may be sent to: Gabrielle Ibietatorremendia P.O. Box 459, Moore Haven, FL 33471 or emailed to gabrielle.ibietatorremendia@glades-schools.org

www.gladesedu.org @GladesSchools @GladesSchools @GladesSchools FORTIFYFL

CONDITIONS OF APPROVAL

EXHIBIT B: Draft Ordinance

Infrastructure by MPOA in perpetuity

Master property owners association (MPOA) required

Concurrency for each phase - potable water, sanitary sewer, drainage, transportation, solid waste, school, recreation, and emergency service facilities

Infrastructure improvements responsibility and timing

Cost of Improvements to support proposed development by developer

Developers Agreement requirement

Neighborhood commercial citing criteria

Master Concept Plan (MCP)

Phasing Schedule

Schedule of Uses

Property Development Regulations

Parking Requirements

Deviations

COMPREHENSIVE PLAN CONSISTENCY

Fred Drovdlic

COMPREHENSIVE PLAN CONSISTENCY

Policy I-1.2A: Land development may result in a reasonable economic return for the landowner while also providing a ***net fiscal benefit to the County***.

Phase 1 will remove 122 acres from agricultural exemption status; new job and services will be created with medical facility; housing provided; parks and wetland preservation

The conditions of approval and the pending Developers Agreement will ensure that the developer pays it share of improvements required to meet concurrency

Policy I-1.3A: A ***diversity of land uses*** is encouraged to provide for the housing, retail and wholesale trade, working, institutional, recreational, agricultural, industrial and public utility...

The buildout of this project provides a mix of housing, retail, general commercial, medical, recreational, industrial uses

Policy I-1.3D: Development proposals that ***require the addition or expansion of lands*** for utilities or other public facilities, such as roads and solid waste facilities, shall not be approved unless such land additions or expansions are assured. Conversely, utilities or public facilities requiring additional lands to meet development proposed needs shall have expansion on siting proposals supported if the sites are consistent with other site related policies of the plan.

The project has access to existing roadways and is in the path of the necessary utility expansions to serve the project beginning with Phase 1 with right-of-way or easements already established

COMPREHENSIVE PLAN CONSISTENCY

Policy I-1.4A: The ***density of proposed residential developments shall be limited***, based upon the ***capacity of the community services available***, unless the developer proposes to make all required improvements necessary to mitigate development impacts and meet State and County concurrency requirements.

*The MPD zoning **does not propose to change the future land use categories** on the property and does not propose to build the maximum density or intensity permitted by the FLUC.*

*At the time when the County established the Transition FLUC on the majority of the property capacities of infrastructure and local urban level services would have been considered. The **intensity permitted in the Transition FLUC would have been and is beyond the current infrastructure capabilities** needed to serve this project.*

*The long-term build out of this Transition area, as well as the build out the other Transition properties in this area, will need to **rely on concurrency as development projects** move forward.*

COMPREHENSIVE PLAN CONSISTENCY

Policy I-1.4C: Large scale ***commercial and industrial developments*** will be allowed in all land use categories, except those designated conservation, Institutional, Landfill, American Prime Community or park, if they meet all of the following requirements:

1. The development is *approved as a PD* as provided in the Land Development Code;
2. The development is ***consistent with siting*** proposals developed by the county staff and approved by the Board of County Commissioners;

   Frontage on collector and principal arterial road; multiple access points

3. The project has direct ***access to principal arterials and collectors*** or access to the principal arterials and collectors via local roads with adequate capacity can readily be provided by the development;

   No need for a local road; new road serving development to collector standards

4. The project has ***access to*** or will extend existing ***utilities***; or a public or private provider will extend and/or expand the utilities or has the extension of utilities in the utility's financially feasible plan. The ***project must have access*** to all existing or planned necessary utilities, such as water, sewer, electricity, natural gas, cable, broadband, or telephone;

   Access required; concurrency required; Developers Agreement to be adopted

COMPREHENSIVE PLAN CONSISTENCY

Policy I-1.4C:

5. The project has access to on-site ***rail facilities***, when appropriate; and

   Not applicable

6. The project shall provide sufficient ***open space, buffers, and screening*** from exterior boundaries were warranted to address all compatibility issues.

   Addressed on MCP to meet code requirements; notes on MCP and in DA

7. The Large Scale ***Commercial and Industrial development*** must be a minimum of fifty (50) acres if located in the Commercial or Industrial Future Land Use Category. The Large Scale Commercial and Industrial Development must be a ***minimum of one hundred (100) acres*** if located in the Residential, Agricultural/Residential, Agricultural/Open or Transition Future Land Use Category..

   Development is 475.77 acres: commercial is 144 acres and industrial 202 acres

8. The project must demonstrate that it will produce at least ***twenty-five (25) new jobs*** within three years after the project is initiated.

   Construction will create 100's of jobs for the two years of development. The medical facility will produce far more than 25 jobs after operations commence

COMPREHENSIVE PLAN CONSISTENCY

Policy I-1.4C:

9. The project must demonstrate that it is ***fiscally positive***.

   The conditions of approval and the pending Developers Agreement will ensure that the developer pays it share of improvements required to meet concurrency

10. The development must contribute positively to ***improving the County's economy***.

    Phase 1 will remove 122 acres from agricultural exemption status; new job and services will be created during construction and employment at the medical facility; housing provided

11. If the project requires that the county expend funds not already provided for in the County Capital Improvement Program (CIP), the ***project will cooperate*** with the county in obtaining the funds. This provision includes requiring the County to accelerate a programmed project.

    Developer agrees to cooperate as necessary

12. The owner/developer of the project will work with the appropriate educational facilities to create the necessary education and ***training programs*** that will enable Glades County residents to be employed within the Large Scale Commercial and Industrial Development.

    Workforce training is an essential component to meeting the employment needs of the future development

COMPREHENSIVE PLAN CONSISTENCY

Policy I-1.4C:

13. ***Intensities*** shall not exceed the Floor Area Ratio for Commercial and Industrial uses respectively that are established in Policy I-1.4E.

    The commercial intensity, or FAR, for the entire project and the development areas is less than permitted by the Comprehensive Plan

14. ***Densities*** shall not exceed the values for Commercial and Industrial uses respectively that are established in Policy I-1.4E.

    The residential density for the entire project and the development areas is less than permitted by the Comprehensive Plan

15. ***Impervious surface*** area shall not exceed the values for Commercial and Industrial uses respectively that are established in Policy I-1.4E.

    The project is not requesting deviation and will be required to meet impervious requirements at time of DO and ERP

COMPREHENSIVE PLAN CONSISTENCY

Policy I-1.4F: Transition, Residential, and Commercial Future Land Use Categories

STAFF REVIEW: The proposed development regulations and master concept plan are ***consistent*** with these land use descriptions.

- The average residential density is to be approximately ***7.24 du/acre***.
- The average non-residential FAR is to be approximately ***0.26***.

Both the proposed density and non-residential intensities are substantially less than the maximum allowable of each land use designation.

Neighborhood Commercial Areas Condition:

- Prior to a certificate of occupancy for any neighborhood commercial use the ***internal Collector Spine Road*** shall be constructed as an ***Urban Minor Collector Road*** prior to or as part of the Development Order approval for the Neighborhood Commercial area.

COMPREHENSIVE PLAN CONSISTENCY

Policies I-1.4G and I-1.4H regulate the development of land within the Transition FLU category.

1. The planned development is ***compatible with adjacent residential, commercial and agricultural uses***.
2. The site is located with extensive frontage on CR-721 and SR-78 and ***will not rely on any local roadways*** for ingress and egress.
3. ***Conditions are proposed*** in order to ensure the developer will be responsible to evaluate ***concurrency at each phase*** of development and provide facilities and services to meet adopted level of service standards.
4. The proposed ***commercial uses***, including a health care facility, are ***intended to primarily serve the residents*** of the planned development and existing residents in the immediate area.
5. There are ***existing commercial uses*** in the immediate area.
6. The planned development master plan locates the commercial uses adjacent to CR-721 and SR- 78, which are ***suitable locations for commercial development***.

STAFF FINDS the proposed planned development is consistent with these policies.

Applicant agrees with Staff analysis

LDC Consistency

LDC SECTION 125-174

STANDARDS FOR PLANNED DEVELOPMENT ZONING

Access: to CR721 and SR78 – minor collector and arterial, multiple points

Wastewater: Coordinated with Lakeport Water Association

Potable Water: Coordinated with Lakeport Water Association

Master Property Owners Association: formed concurrent with Plat approval

Landscaping: Property Development Regulations note that landscaping will meet all the requirements

Parks and Open Space: providing 28+ acres of parks, walkways, opens space and another 21 acres of environmental conservation

Condition #4: All infrastructure facility improvements associated with each Phase, which Glades County determines to be necessary to meet concurrency or other Glades County standards, must be completed prior to or as part of the Development Order approval for that phase.

DEVIATIONS

Deviation 1 – Townhouse Front Setback

25-foot front setback for residential units in the Residential General zoning district, to allow a ***15-foot front setback***, deviation of 10 feet for townhouses.

Deviation 2 – Townhouse Lot Dimensions

Minimum lot dimensions for residential units in the Residential General zoning district, to ***allow custom lot sizes for townhouses*** as follows:

- Width: 15 feet – a deviation of 65 feet from the 80-foot requirement.
- Lot dimensions: ***1,150 feet*** – a deviation from 10,000 sf lot size requirement for single family dwelling types.

Deviation 3 – Townhouse Lot Coverage

Maximum lot coverage of 40% for residential units in the Residential General zoning district, to allow ***65%*** maximum lot coverage for townhouses.

Deviation 4– Height

Maximum heights for multifamily residential units, to allow a height of 45 feet, a deviation of 10 feet from the standard 35 feet for residential uses.

Staff Report Summary

STAFF REPORT

FINDINGS OF FACT

Board of County Commissioners (Board) must find that this ordinance is consistent with the adopted Glades County Comprehensive Plan; and that this ordinance promotes, protects, and improves the public health, safety, comfort, good order, appearance, convenience and general welfare of Glades County, Florida. Per Glades LDC 125-174(i)(4)

a. Proposed development ***is in compliance with*** the county ***comprehensive plan***, this ***land development code***, and any ***other applicable code or regulation***.

b. Ordinance includes regulations to ensure that the planned development will ***meet or exceed all performance and locational standards*** set forth in the county comprehensive plan.

c. Consistent with the ***densities, intensities and general uses*** set forth in the county comprehensive plan and the land development code.

d. Compatible with ***existing or approved uses in the surrounding area*** or can be made compatible using provisions contained in the planned development ordinance.

e. Approval will ***not place an undue burden upon existing or committed transportation or other services and facilities*** and will be served by adequate infrastructure.

Staff found the proposed project meets the criteria pending recommended changes and an adopted Developers Agreement.

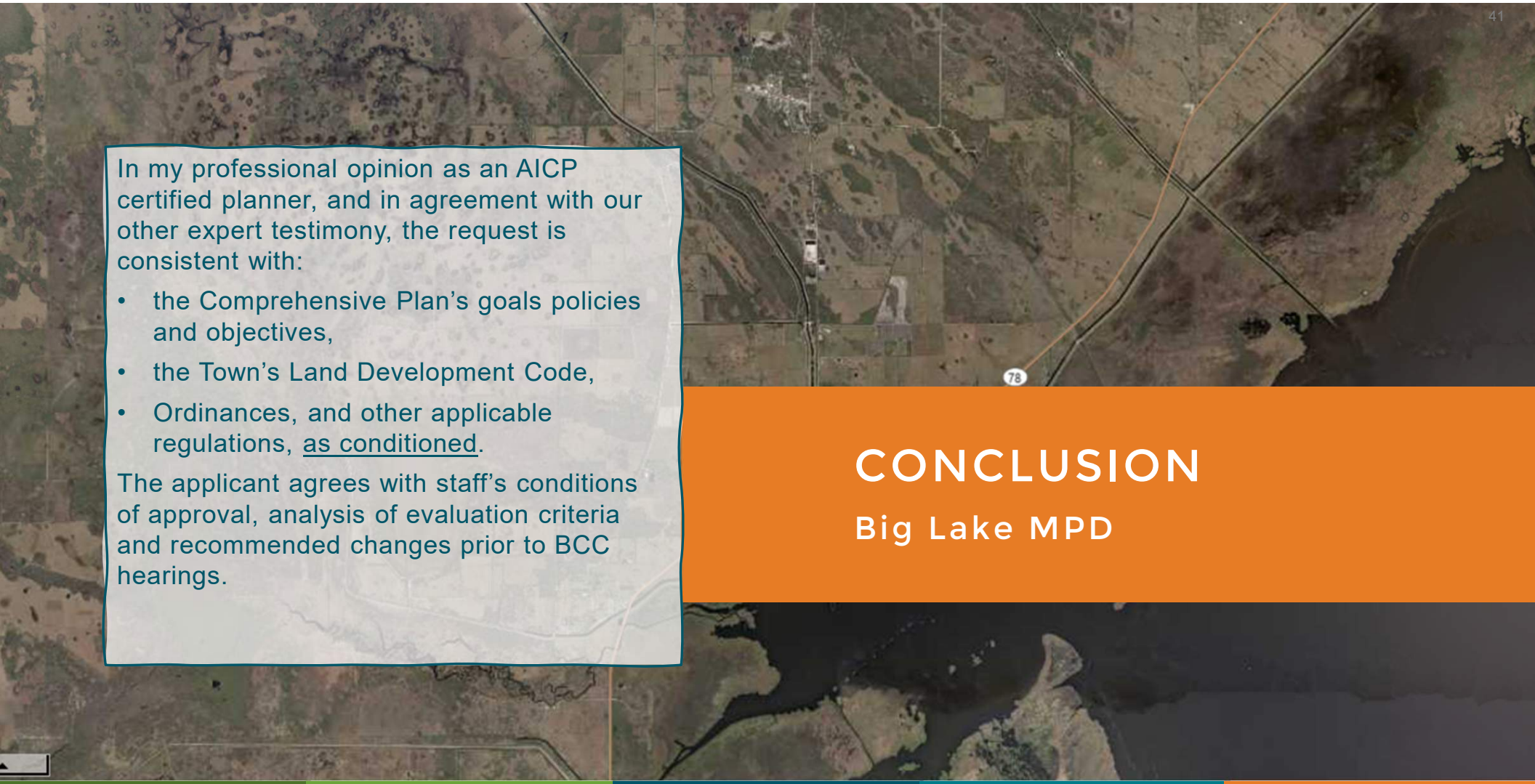
Applicant agrees with Staff analysis

STAFF REPORT

RECOMMENDATIONS

Staff recommends approval finding this application for Planned Development Rezoning is consistent, as conditioned, with the Glades County Comprehensive Plan.

- ✓ Boundary survey corrections underway
- ✓ AGREE WITH CONDITIONS OF APPROVAL IN DRAFT ORDINANCE



In my professional opinion as an AICP certified planner, and in agreement with our other expert testimony, the request is consistent with:

- the Comprehensive Plan's goals policies and objectives,
- the Town's Land Development Code,
- Ordinances, and other applicable regulations, as conditioned.

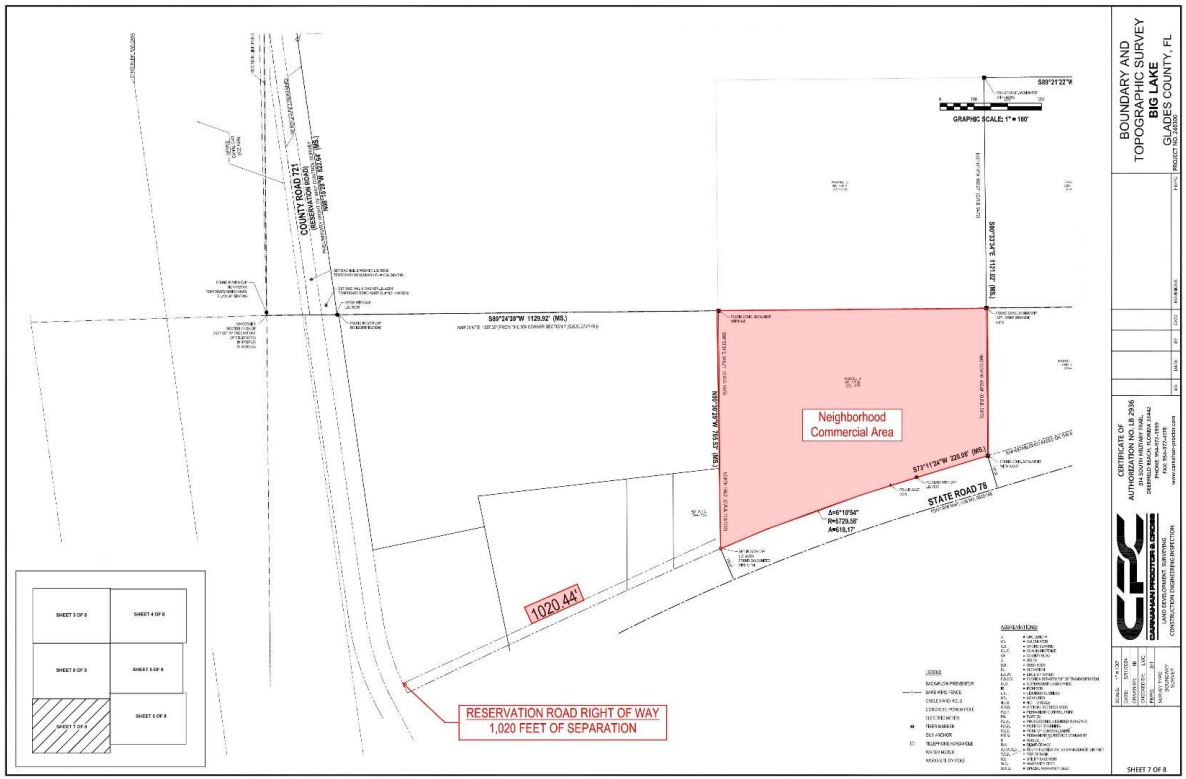
The applicant agrees with staff's conditions of approval, analysis of evaluation criteria and recommended changes prior to BCC hearings.

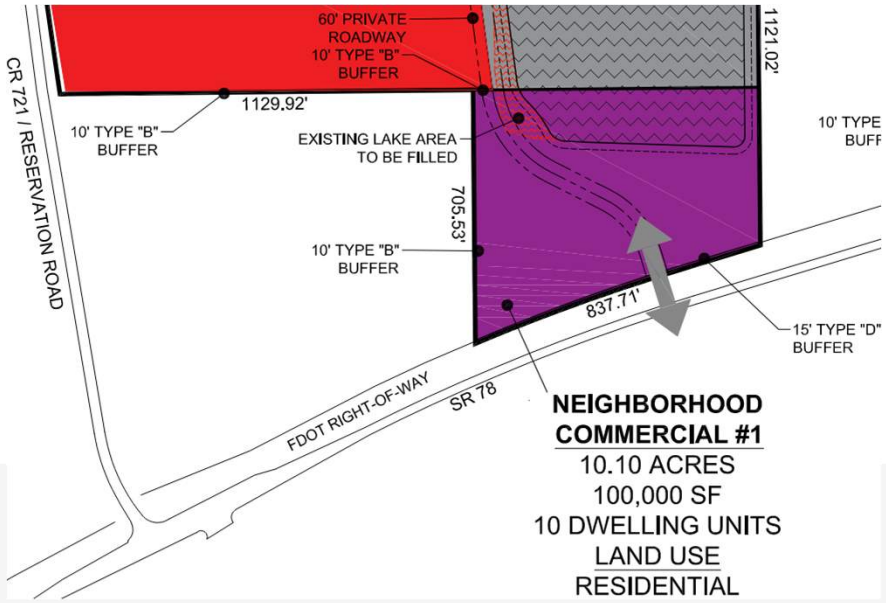
CONCLUSION

Big Lake MPD

Backup Slides

NEIGHBORHOOD COMMERCIAL AREA LOCATION





REZONING CONSIDERATIONS: STAFF'S EVALUATION CRITERIA

#	EVALUATION CRITERIA	STAFF FINDINGS
1	The proposed change is contrary to the established land use pattern.	The development's general location at the corner of CR- 721 and SR-78 is conducive to a mix of uses. Though the remainder of the surrounding area is primarily agricultural and residential, the proposed development is not contrary or incompatible.
2	The proposed change would create an isolated district unrelated to adjacent and nearby districts.	The mix of uses proposed as part of this development are not intended to be integrated with the adjacent area. However, the commercial uses will be located on SR-78 and CR-721 and intended for utilization by the general public. In this way, the proposed development will have relevancy and relation to the adjacent and nearby community.
3	The proposed change would materially alter the population pattern and thereby increase or overtax the load on public facilities, such as schools, utilities, streets, etc.	The submittal package includes discussion of phased plans for development and states that analysis for improvements will be conducted prior to each phase of development. Conditions of approval and the Developer's Agreement will require the applicant to maintain concurrency throughout each phase.
4	Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.	The proposed boundary of the rezoning is appropriate.
5	The proposed change would be contrary to the Future Land Use Map and would have an adverse effect on the Comprehensive Plan.	As discussed above, the proposed planned development is consistent with the County's Comprehensive Plan, including the Future Land Use Map.
6	Changed or changing conditions made the passage of the proposed amendment necessary.	The proposed development addresses an increased demand for housing, commercial, and industrial uses.
7	Changed or changing conditions will adversely influence living conditions in the neighborhood.	The proposed development should not negatively affect living conditions in the vicinity. It is likely that the proposed commercial will provide additional retail and service options for the surrounding community.
8	The proposed change will create or excessively increase traffic congestion or otherwise affect public safety.	Conditions of approval and the Developer's Agreement will require the applicant to maintain concurrency throughout each phase.
9	The proposed change will create a drainage problem.	The proposed development will be required to meet all federal, state, and local stormwater management standards. Drainage will likely be improved as a result.
10	The proposed change will seriously reduce light and air to adjacent areas.	No changes are proposed that would result in reduced light and air for the surrounding areas. Extreme building heights are not proposed.

REZONING CONSIDERATIONS: STAFF'S EVALUATION CRITERIA

#	EVALUATION CRITERIA	STAFF FINDINGS
11	The proposed change will adversely affect property values in the adjacent area.	The proposed development will not adversely affect property values. It is possible that the value of property in the vicinity will increase as a result.
12	The proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.	The proposed development is likely to encourage improvement and development of adjacent property.
13	The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.	The development rights that are being requested through this rezoning application are not a detriment to the public welfare.
14	There are substantial reasons why the property cannot be used in accord with existing zoning.	The existing zoning does not permit the array of proposed uses or the specifically proposed development standards.
15	Whether the change suggested is out of scale with the needs of the neighborhoods or the County.	The proposed development will meet the housing needs of existing and new County residents and will provide additional commercial and industrial options in an area where few currently exist.
16	It is impossible to find other adequate sites in the County for the proposed use in districts already permitting such use.	The array of uses proposed could only be permitted through a planned development rezoning. Planned developments can only be approved for a specific location.