



## Legislation Text

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**File #:** 19-0022, **Version:** 1

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Grand Harbor North Land LLC's Request to Rezone Approximately 413.01 Acres from RS-3, Residential Single-Family (up to 3 units/acre) and CON-2, Estuarine Wetlands Conservation District to PD, Planned Development and to Obtain Conceptual PD Plan Approval for a Project to be known as Spoonbill Reserve PD [PD-18-01-01 / 99080024-80533] (Quasi-Judicial)

Staff recommends that the Board of County Commissioners grant approval of the PD rezoning request and the conceptual PD plan, with the following conditions:

1. Prior to issuance of a land development permit for Phase 1, the applicant shall:
  - a. Dedicate without compensation the ultimate road right-of-way for 63<sup>rd</sup> Street, as shown on the conceptual PD plan.
  - b. Provide a cost estimate of the project's fair share paving costs for the remaining 63<sup>rd</sup> Street frontage and obtain Public Works approval of the cost estimate.
  - c. Obtain Public Works approval of the final design of 63<sup>rd</sup> Street extension including the external sidewalk and eastbound right-turn lane.
  - d. Enter into a Developer's Agreement for the required 49<sup>th</sup> Street and 58<sup>th</sup> Avenue intersection improvements.
  - e. Grant an access easement for the Spoonbill Marsh facility in favor of the County over the "57<sup>th</sup> Street" parcel.
2. Prior to issuance of a land development permit for any respective phase, the applicant shall:
  - a. Obtain Planning staff approval of the final landscape plan for the respective phase, including a required Type "A" buffer along all three sides of the adjacent Richey property for that respective phase.
  - b. Obtain Planning staff approval of the final streetlighting plan for the respective phase.
  - c. Obtain Environmental Planning staff approval of the final tree protection and mitigation plan for the respective phase.
3. Prior to issuance of a certificate of completion for any project phase or sub-phase, the applicant shall construct required improvements such as sidewalks and buffers that are tied to that specific phase or sub-phase, or otherwise guarantee completion of the improvements as provided for in the LDRs.
- a. Prior to issuance of a certificate of completion for Phase 1, the applicant shall construct the 63<sup>rd</sup> Street extension including the external sidewalk and eastbound right-turn lane, and deposit the future road paving funds for the remaining 63<sup>rd</sup> Street frontage into escrow.
4. Prior to or via the final plat for each respective phase, the applicant shall:
  - a. Establish conservation easements over existing native upland and/or wetland areas, as shown on the conceptual PD plan.
  - b. Establish access rights through the project for surrounding property owners as described in this staff report.
5. The neighborhood commercial development area shall meet all of the specific criteria identified in Section 915.12 of the PD ordinance.
6. The Spoonbill Reserve PD project site shall revert to its original RS-3 and CON-2 zoning if project construction has not commenced within 10 years of the date of the PD rezoning and conceptual PD plan approval.