

DEVELOPMENT SERVICES PUBLIC HEARING ITEMS

Board of County Commissioners Meeting
June 25, 2024

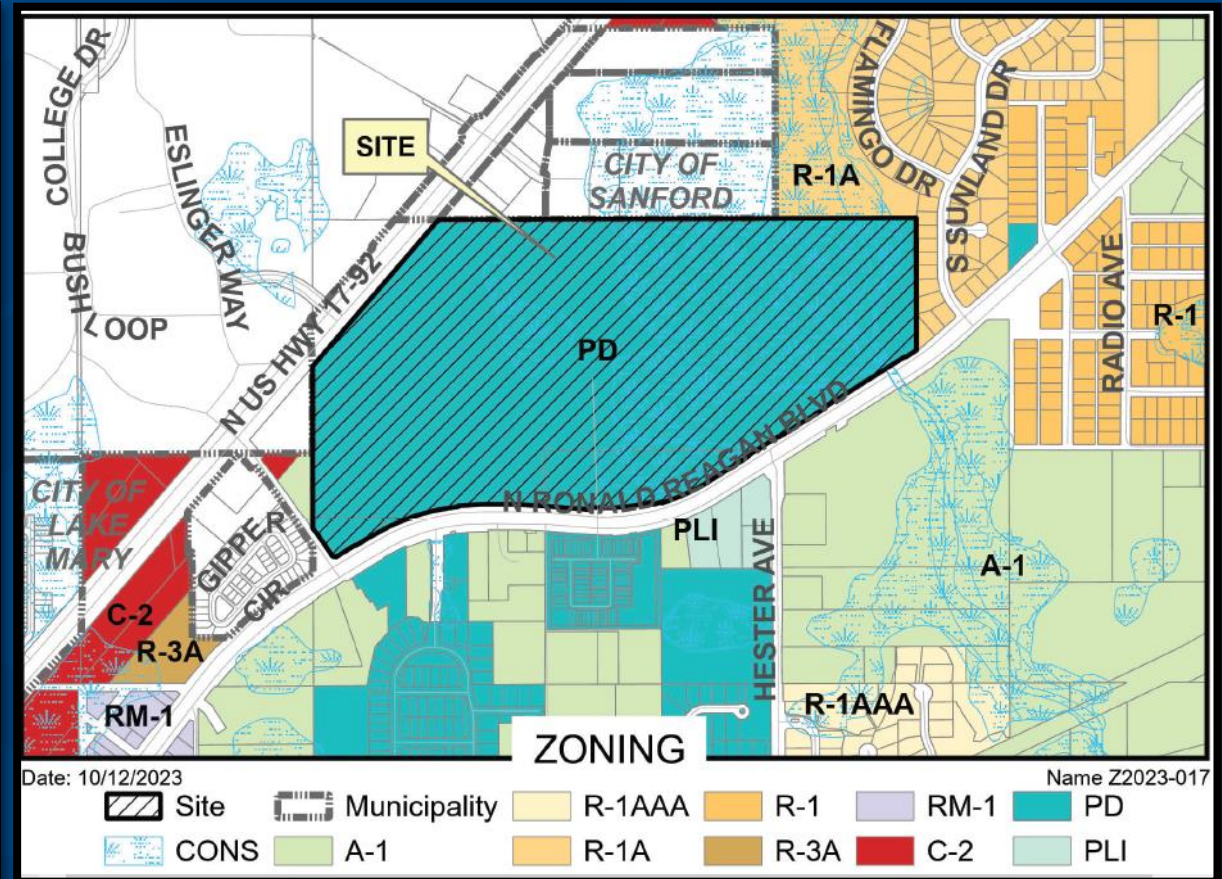
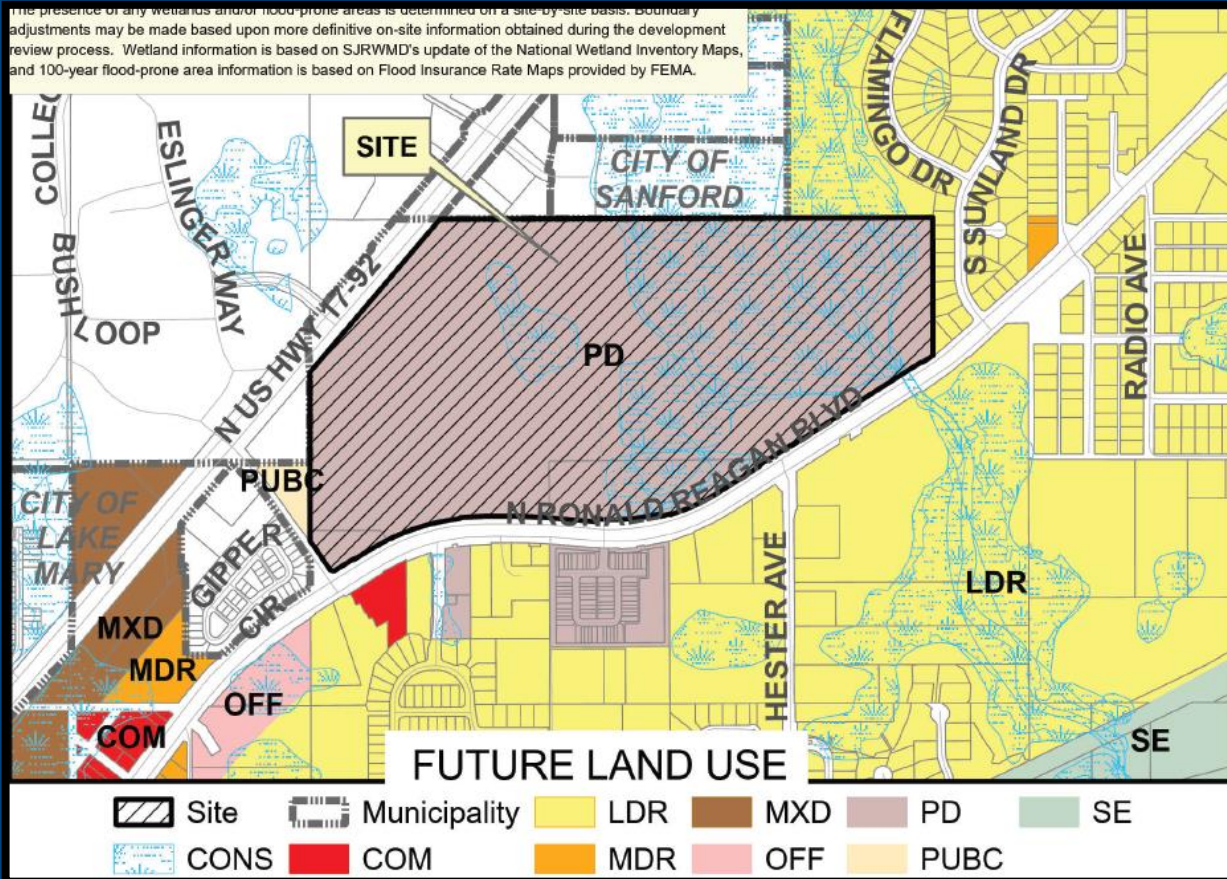
REAGAN CENTER PD REZONE

Applicant: Integra Land Company

Request: Consider a Rezone from PD (Planned Development) to PD (Planned Development) for a mixed-use development on approximately 110 acres, located on the east side of U.S. Highway 17-92 approximately 550 feet north of County Home Road.

REAGAN CENTER PD REZONE

The presence of any wetlands and/or flood-prone areas is determined on a site-by-site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process. Wetland information is based on SJRWMD's update of the National Wetland Inventory Maps, and 100-year flood-prone area information is based on Flood Insurance Rate Maps provided by FEMA.



REAGAN CENTER PD REZONE



REAGAN CENTER PD REZONE ENTITLEMENTS COMPARISON TABLE

PREVIOUSLY APPROVED PARKSIDE PLACE PD			PROPOSED REAGAN CENTER PD MAJOR AMENDMENT		
USE	Max Density/ Intensity	Max Units/ Square Footage	USE	Max Density/ Intensity	Max Units/ Square Footage
Retail Commercial	1.25 F.A.R.	290,000 sq ft	General Commercial & Retail	0.60 F.A.R.	880,000 sq ft
Office	1.25 F.A.R.	1,392,876 sq ft	Professional Office	0.19 F.A.R.	275,000 sq ft
			Medical Office	0.08 F.A.R.	110, 000 sq ft
Multi-Family Residential	85 d.u./acre	5,012 units	Multi-Family Residential	25 d.u./acre	1,003 units
Hotel	250 rooms	150,000 sq ft	Hotel	200 rooms 0.08 F.A.R.	120,000 sq ft
Assisted Living Facility	312 beds	200,000 sq ft	Senior Living Continuum of Care - ALF/ILF	200 beds Included in General Commercial & Retail F.A.R.	N/A Square footage is calculated from the allotted square footage for General Commercial & Retail.

REAGAN CENTER PD REZONE

MASTER DEVELOPMENT PLAN

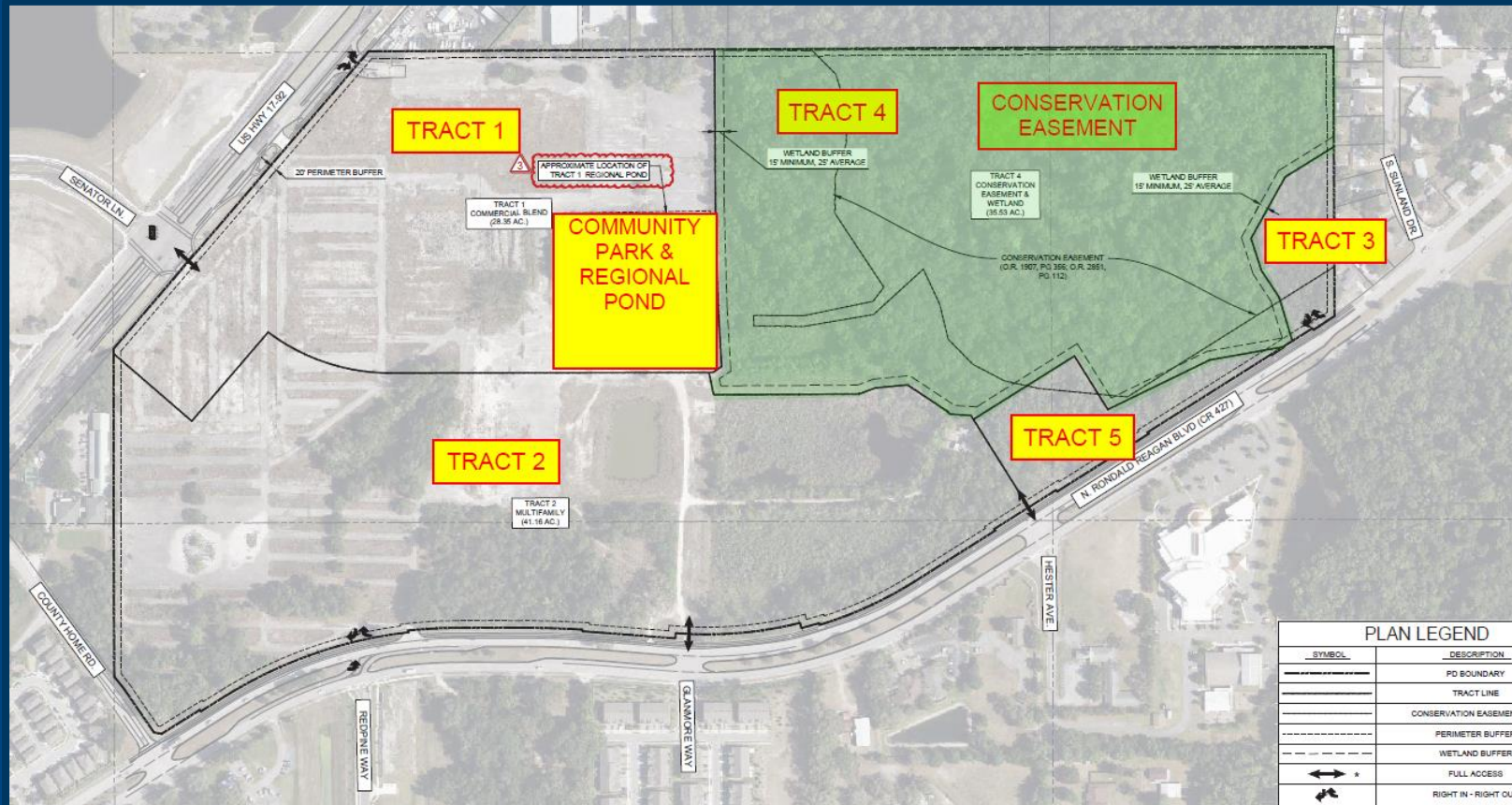
**TRACT 1
COMMERCIAL
BLEND**

**TRACT 2
MULTI-FAMILY**

**TRACT 3
COMMERCIAL**

**TRACT 4
CONSERVATION**

**TRACT 5
COMMERCIAL**



REAGAN CENTER PD REZONE

TRIP EQUIVALENCY MATRIX

Trip Equivalency Matrix
Rates obtained from ITE Trip Generation Handbook, 11th Edition.

Average Daily Trip Generation Equivalent to	Commercial (KSF)	Professional Office (KSF)	Medical Office (KSF)	Hotel (rooms)	Trip Generation Rates
Commercial (1 ksf)	N/A	2.25	0.68	2	24.43*
Professional Office (1 ksf)	0.44	N/A	0.30	0.89	10.84
Medical Office (1 ksf)	1.47	3.32	N/A	2.94	36.00
Multi-Family (1 unit)	0.19	0.42	0.13	0.37	4.54
Hotel (1 room)	0.50	1.13	0.34	N/A	12.23

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UTILITIES

- A separate Utility Agreement is required for design and construction of the system capacity improvements identified in the table on the previous slide.
- The costs associated with engineering, design, permitting and construction of the water and wastewater system capacity improvements, as shown in the Capacity Improvements table under Condition J of the proposed Development Order, shall be funded via a proportionate share contribution by the Developer (41% water, 42% wastewater).

REAGAN CENTER PD REZONE UTILITIES

Based on preliminary analysis conducted by Jacobs Engineering, dated November 14, 2023 (Jacobs Memo), and the assumptions listed therein, the following water and wastewater system capacity improvements are anticipated to be required and constructed in sequential phases by the Developer or by the County via an agreement with Developer:

Reagan Center Development Phases	Water Main System Capacity Improvements	Wastewater System Capacity Improvements
Phase 1 – Multifamily	None	Construct Upgrade Hampton Park Master Pump Station
Phases 1 and 2 – Multifamily	None	None ^{1,2}
Phase 1, 2 and 3 Multifamily	Construct 12-inch water main County Home Rd. Loop, approximately 880 feet in length (PW-1)	None ^{1,2}
Phase 4 Medical, Commercial/Retail, Professional Office, and Hotel	Construct 16-inch water main from Country Club WTP to the intersection of US 17/92 & Ronald Reagan Blvd. (PW-2)	Construct 12-inch force main from Hampton Park Master Pump Station to Greenwood Lakes Water Reclamation Facility (WW-1) ^{1,2}

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TRAFFIC IMPACT CONDITIONS OF APPROVAL

- Subsequent traffic impact analysis (TIA) will be required at the Final Engineering review of each phase of development. The TIA will determine all of the offsite improvements required in the County Right-of-way for each phase. The TIA will also evaluate internal vehicular cross access needed to facilitate each phase's internal access to adjacent land uses; however, Tract 3 will access solely from Ronald Reagan Boulevard and will not have internal vehicular access to the remaining Tracts in the PD due to the existing wetlands and floodplain.
- Access through the existing median openings on Ronald Reagan Boulevard may be adjusted if a traffic study and the County Engineer determine significant safety issues or concerns with the existing configuration.

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REVIEW CRITERIA SECTION 30.443

The proposed Planned Development (PD) zoning designation and the associated Master Development Plan have been evaluated for compatibility with the Comprehensive Plan and the Land Development Code.

Staff has determined that the proposed development meets the intent of the PD (Planned Development) zoning classification by providing the required open space, perimeter buffers, a maximum building height, and defined permitted uses with maximum intensities.

REAGAN CENTER PD REZONE

PLANNING & ZONING BOARD RECOMMENDATION

The Planning and Zoning Commission met on March 6, 2024, and voted unanimously to recommend approval of the request with the condition that the proposed Development Order be amended to include the requirement that the site plan for each phase of development must be presented to the Planning & Zoning Commission followed by the Board of County Commissioners for final approval.

The proposed condition is for consideration of the Board and has not been included in the current proposed Development Order.

REAGAN CENTER PD REZONE

Requested Board Action:

- Adopt the Ordinance enacting a Rezone from PD (Planned Development) to PD (Planned Development) and approve the associated Development Order and Master Plan on approximately 110 acres, located on the east side of U.S. Highway 17-92 approximately 550 feet north of County Home Road.