

Case#: PUD2021-04

Birkland PUD Rezone

City of LaBelle

Board of County Commissioners Public Hearing
December 12, 2024

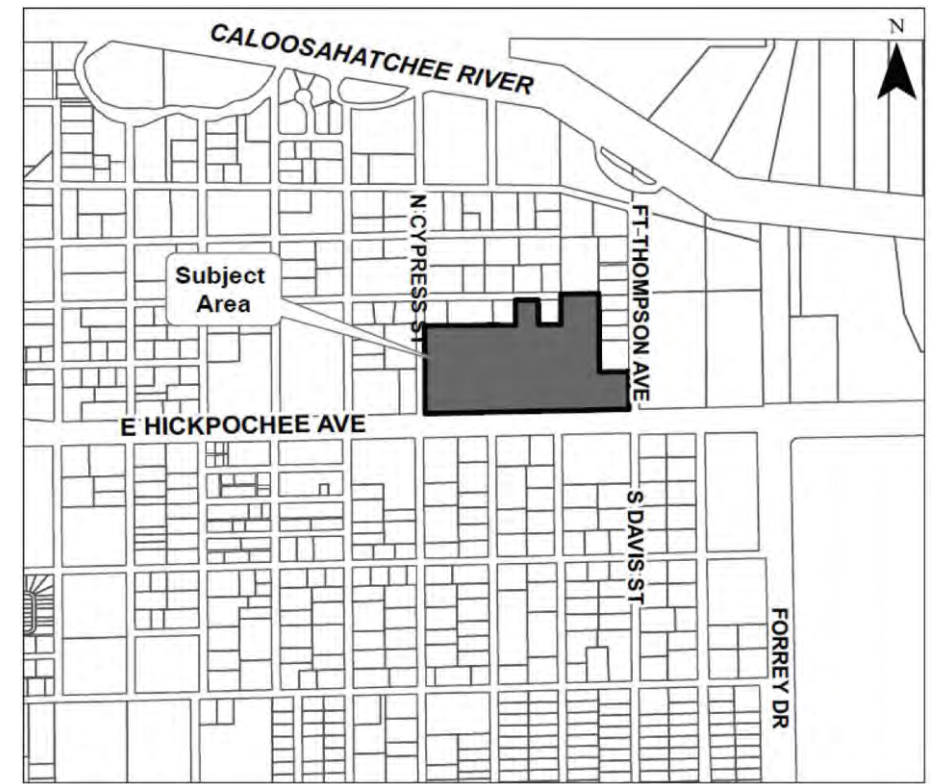
Applicant Birkland, LLC

Project Team Christine Fisher, AICP, Johnson Engineering LLC
Amanda Martin, AICP, Johnson Engineering LLC
Jeff Nagle, RLA, Johnson Engineering LLC
Josh Hildebrand, PE, Johnson Engineering LLC
Joseph Geller, Greenspoon Marder LLP



Project Description

Site Area: ±15.95 acres
Location: NW corner of SR 80 and Ft Thompson Ave
Zoning: Residential (R-1A)
Future Land Use: Outlying Mixed Use (13.21 acres)
Residential (2.74 acres)



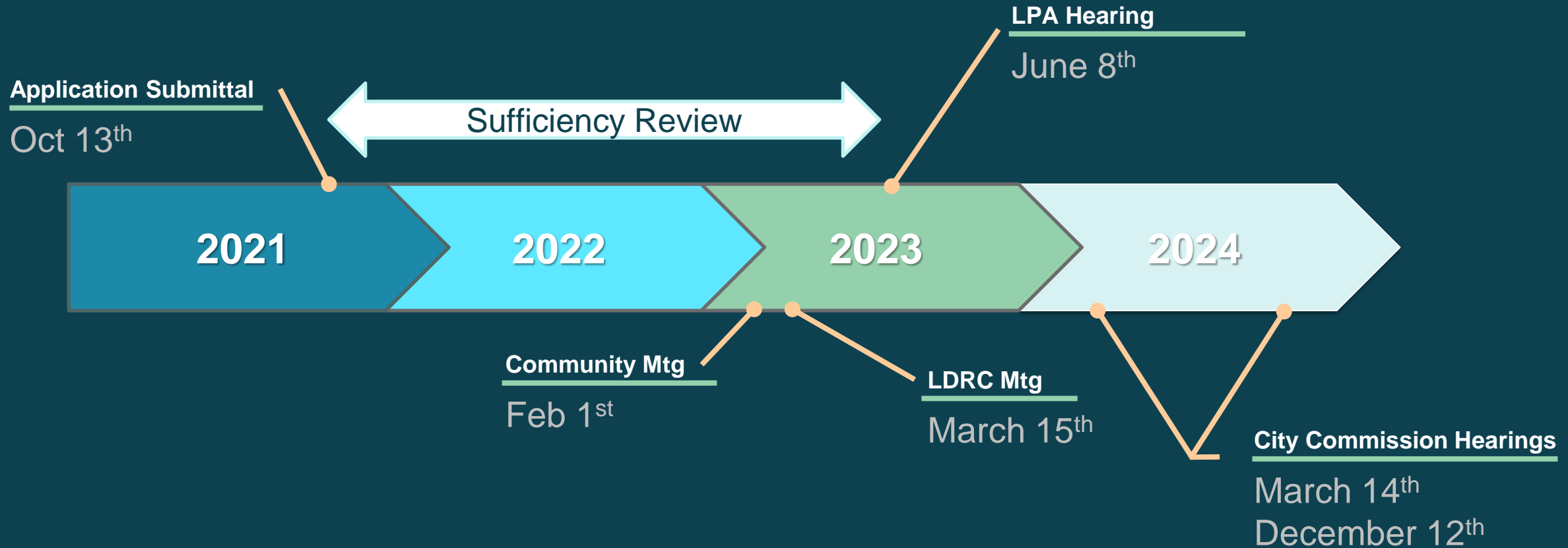
Request:

Rezone property from R-1A to Planned Unit Development (PUD) district for a mixed use project with up to 120 multifamily dwelling units and up to ~~30,000~~ 20,000 sf commercial.

Rationale:

Current zoning (R-1A) only allows for low density, single family; schools; utility stations; passive park uses
Outlying Mixed Use Land Use Category requires rezoning through the Planned Unit Development process

Birkland PUD Rezoning Timeline



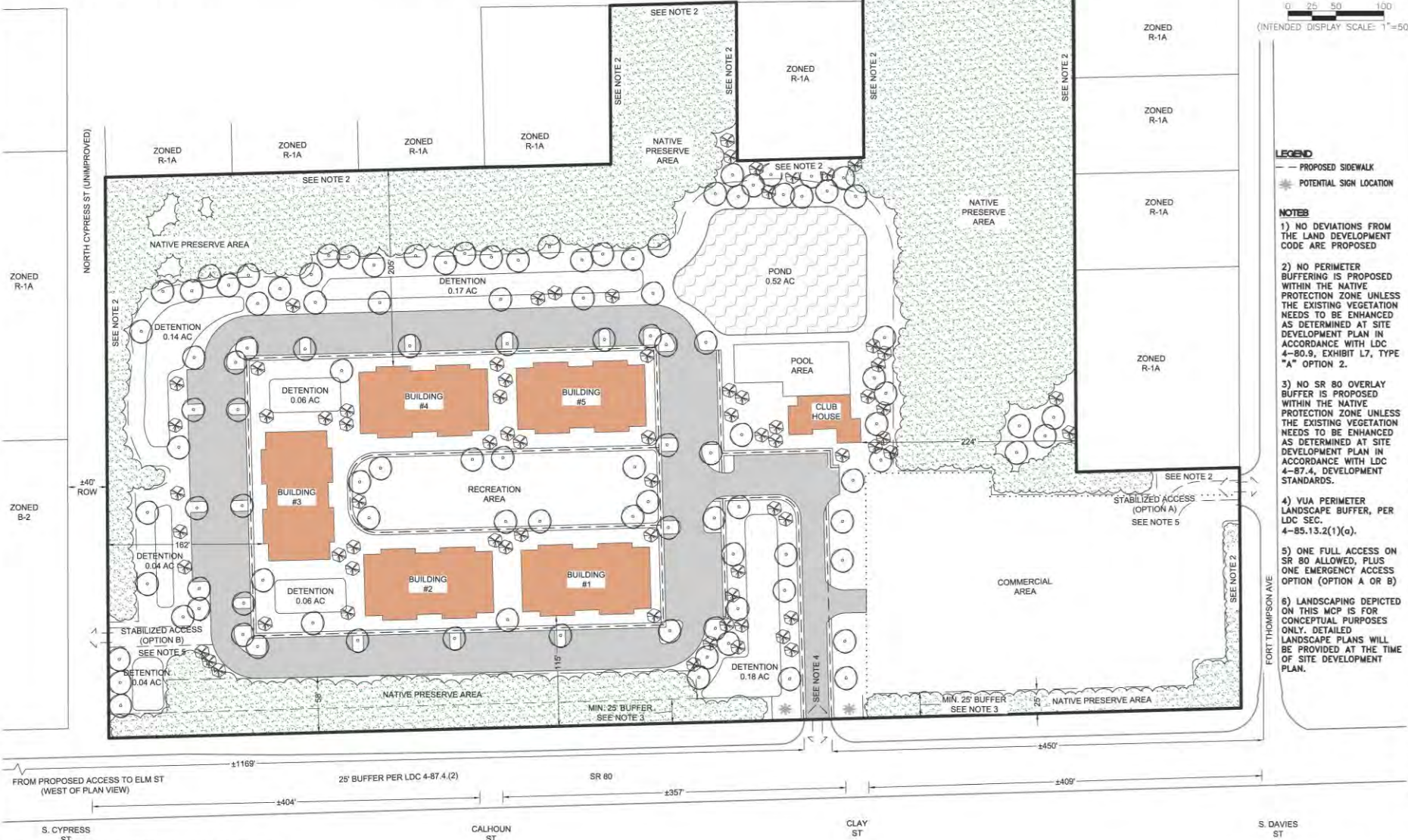
SITE DATA

TOTAL SITE AREA: 15.95 ACRES
 COMMERCIAL DEVELOPMENT AREA: 2.09 ACRES
 RESIDENTIAL DEVELOPMENT AREA: 13.86 ACRES
 COMMERCIAL FLOOR AREA: MAX 30,000 S.F.
 RESIDENTIAL DWELLING UNITS: 120 UNITS
 GROSS RESIDENTIAL DENSITY: 8.66 DU/AC
 MAXIMUM BUILDING HEIGHT: 35 FEET
 OPEN SPACE REQUIRED: 30% (4.79 ACRES)
 OPEN SPACE PROVIDED: >30%
 NATIVE PRESERVE AREA REQUIRED: 30% (4.79 ACRES)
 NATIVE PRESERVE AREA PROVIDED: >30%

USE	REQUIRED PARKING SPACES	PROPOSED PARKING SPACES
MULTIFAMILY RESIDENTIAL:	(1.5 SPACES PER UNIT)	-REGULAR = 176 -HANDICAP = 7 TOTAL = 183
120 UNITS	-REGULAR & HANDICAP= 180 SPACES	
COMMERCIAL:	(VARIES BASED ON GROSS FLOOR AREA BY TYPE OF USE)	PARKING WILL BE IN ACCORDANCE WITH THE LDC
UP TO 30,000 SF		

DENSITY CALCULATIONS

LAND USE CATEGORY	ACREAGE	MAX DENSITY	MAXIMUM UNITS	PROPOSED DENSITY	PROPOSED UNITS
OUTLYING MIXED USE RESIDENTIAL	11.12 AC	14 DU/AC	156 UNITS	10.80 DU/AC	120 UNITS
COMMERCIAL	2.09 AC	0 DU/AC	0 UNITS	0 DU/AC	0 UNITS
RESIDENTIAL	2.74 AC	3 DU/AC	8 UNITS	0 DU/AC	0 UNITS
TOTAL RESIDENTIAL	13.86 AC	11.83 DU/AC	164 UNITS	8.66 DU/AC	120 UNITS



LEGEND
 - - - PROPOSED SIDEWALK
 * POTENTIAL SIGN LOCATION

NOTES
 1) NO DEVIATIONS FROM THE LAND DEVELOPMENT CODE ARE PROPOSED
 2) NO PERIMETER BUFFERING IS PROPOSED WITHIN THE NATIVE PROTECTION ZONE UNLESS THE EXISTING VEGETATION NEEDS TO BE ENHANCED AS DETERMINED AT SITE DEVELOPMENT PLAN IN ACCORDANCE WITH LDC 4-80.9, EXHIBIT L7, TYPE "A" OPTION 2.
 3) NO SR 80 OVERLAY BUFFER IS PROPOSED WITHIN THE NATIVE PROTECTION ZONE UNLESS THE EXISTING VEGETATION NEEDS TO BE ENHANCED AS DETERMINED AT SITE DEVELOPMENT PLAN IN ACCORDANCE WITH LDC 4-87.4, DEVELOPMENT STANDARDS.
 4) VIA PERIMETER LANDSCAPE BUFFER, PER LDC SEC. 4-85.13.2(1)(c).
 5) ONE FULL ACCESS ON SR 80 ALLOWED, PLUS ONE EMERGENCY ACCESS OPTION (OPTION A OR B)
 6) LANDSCAPING DEPICTED ON THIS MCP IS FOR CONCEPTUAL PURPOSES ONLY. DETAILED LANDSCAPE PLANS WILL BE PROVIDED AT THE TIME OF SITE DEVELOPMENT PLAN.

JOHNSON ENGINEERING
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 2122 JOHNSON STREET
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 FAX: (239) 334-3661
 E.B. #942 & L.B. #942

Birkland, LLC
 Birkland PUD
 City of LaBelle, Florida

NO.	DATE	DESCRIPTION
1	1/22	Authority Response #1
2	07/29	Community Meeting Update
3	02/23	Authority Response #2
4	05/29	DR #1 Revised Access

DATE: AUGUST 2024
 PROJECT NO: 201920255-004
 FILE NO: 2-43-29
 SCALE: AS SHOWN
Master Concept Plan
 SHEET NUMBER
 1 OF 1

Proposed Master Concept Plan

Mixed Use

5 MF buildings

- 120 units
- Max. 35ft

Clubhouse/Pool

Commercial uses

- Max. 30,000sf, now 20,000sf

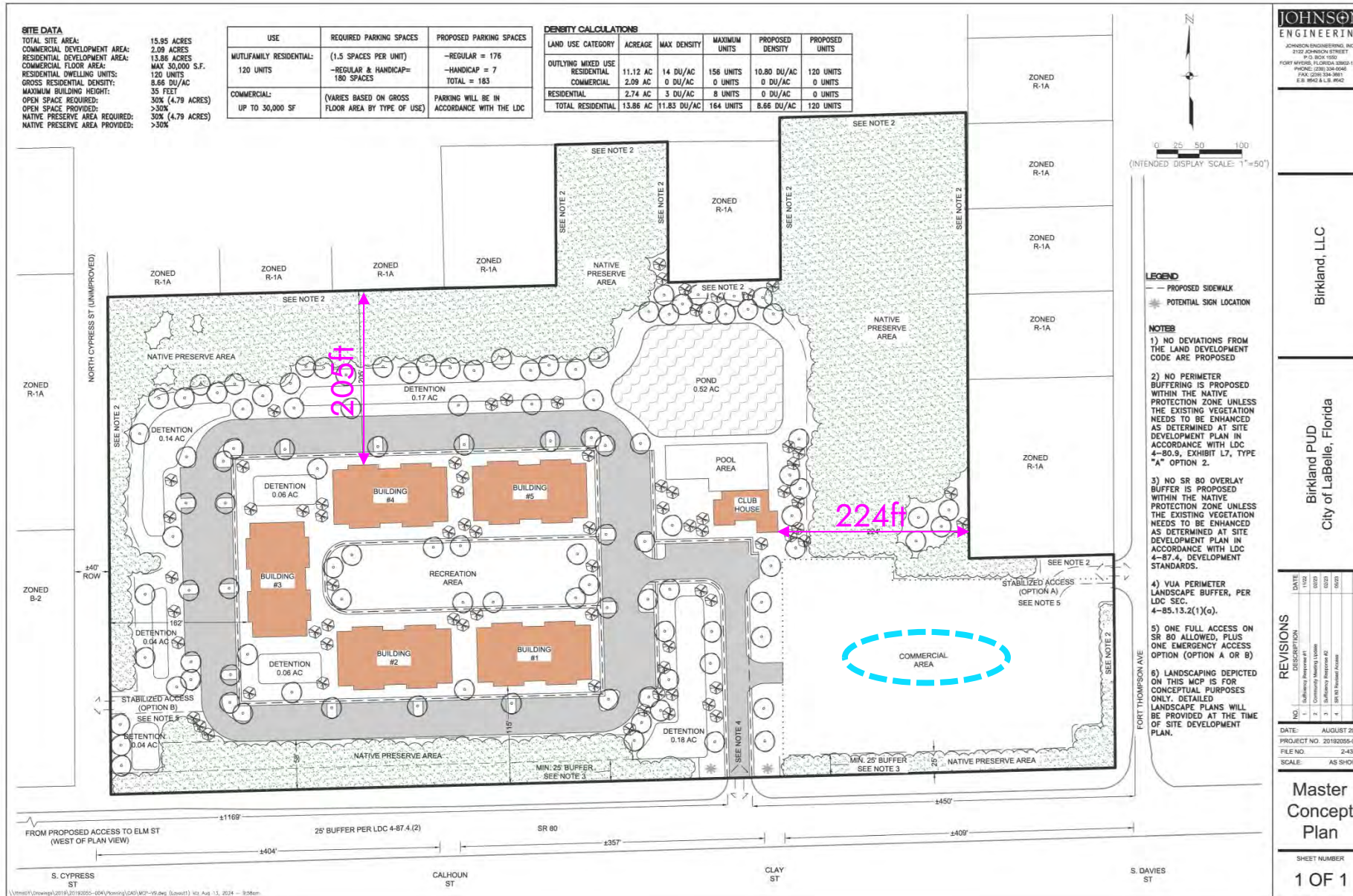
Native Preserve

- > 30% of site

Open Space

- > 30% of site

Master Plan Changes since March 2024 Hearing



- Greater Separation from Abutting Single Family Residential
- Reduced Height
- Decrease in Residential Development
- Decrease in Commercial Floor Area
- More Native Preserve Area
- More Healthy Significant Oaks Preserved

Staff Conditions

Staff has proposed 29 Conditions. The Applicant agrees to all except for the following:

Condition 3

- **[Restaurants] - On-site consumption on premises or alcohol sales for off-site consumption (as a principal or accessory use) requires a PUD amendment requiring public hearings.**
 - Proposed change to “restaurant use” in Schedule of Uses limits what may locate on the site. Most dining establishments will want to offer alcoholic beverages for on-site consumption
 - Applicant would like to have the option to allow for on-site consumption of alcoholic beverages in conjunction with restaurants, subject to local and state regulations and requests **removal of condition**

Condition 8

- **The maximum building height is 35 feet/2 stories.**
 - Current zoning on the site as well as surrounding properties is 35 feet to the midpoint of the roof
 - To achieve similar development potential, must increase the development area and reduce tree preserve area
 - Applicant requests to remove the limit on the number of stories and **retain 35 feet only**. Same visual impact.

Staff Conditions

The Applicant agrees to all Staff Conditions except for the following:

Condition 23

- **A 25-foot-wide streetscape buffer must be provided along Fort Thompson Avenue and SR 80 and must comply with the State Road 80 Overlay including a minimum of six (6) trees per one hundred (100) linear feet and shrubs to form a hedge row installed at 36" and maintained at 60".**
 - These landscape requirements are not consistent with SR 80 Overlay Right of Way Buffer requirements.
 - Applicant understands the need for understory landscaping between the ground and canopy trees, but the 5-ft tall hedge requirement essentially blocks visibility of commercial uses.
 - The Applicant agrees to 5-ft tall hedgerow only in front of the residential areas, but no greater than 3-ft tall in front of the commercial development areas along SR 80.
 - Applicant requests that this condition be amendment to add the following: "... to form a hedge row installed at 36" and maintained at 60", **except hedgerows in front of commercial areas shall be maintained at 36" along SR 80**.

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0 25 50 100
 (INTENDED DISPLAY SCALE: 1"=50')

LEGEND
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 * POTENTIAL SIGN LOCATION

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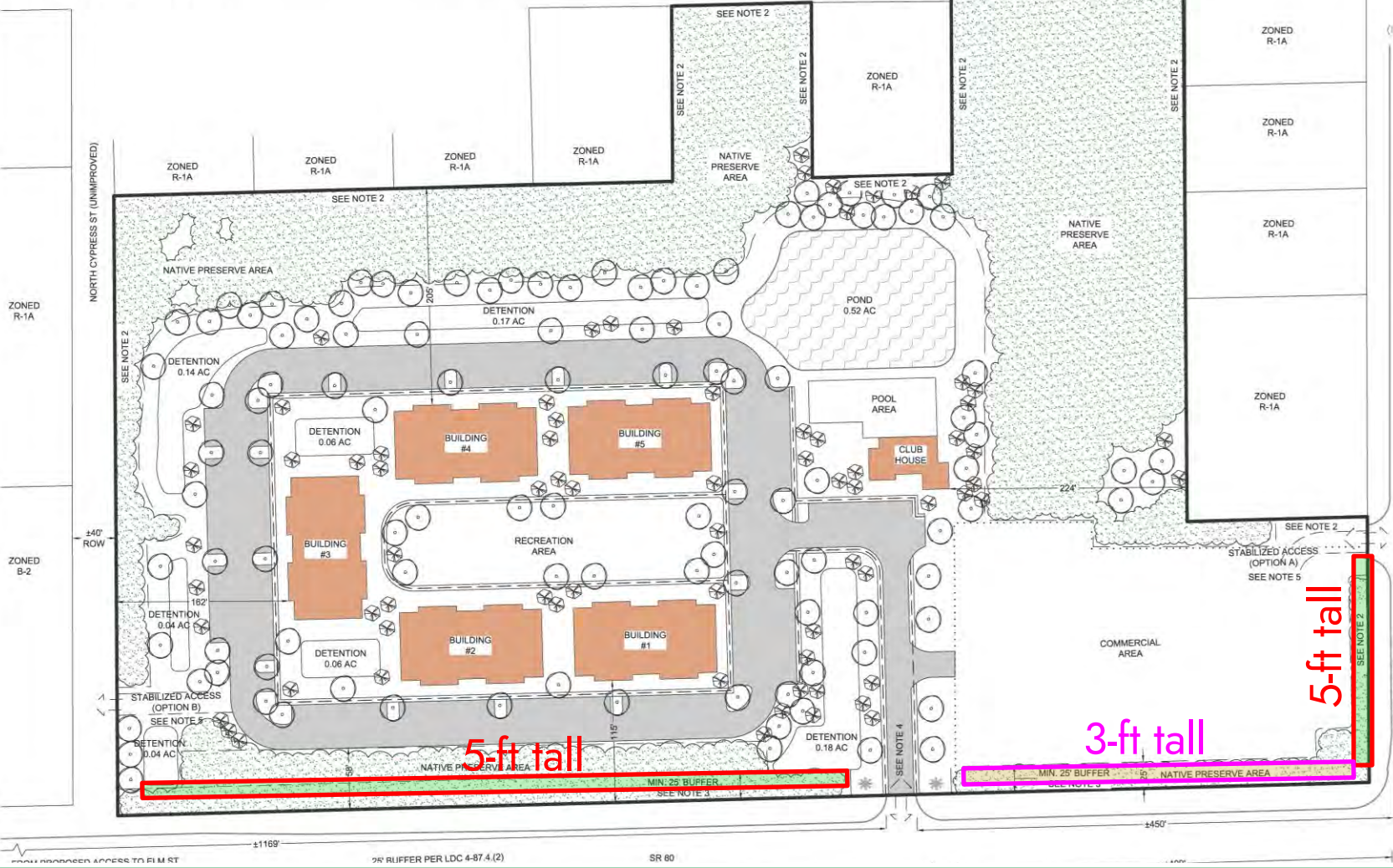
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2	07/29	Community Meeting Update
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4	07/29	SR 80 Revised Access

DATE: AUGUST 2024
 PROJECT NO: 201920055-004
 FILE NO: 2-43-29
 SCALE: AS SHOWN

Master
 Concept
 Plan



5-ft tall

3-ft tall

5-ft tall

Proposed Hedgerow Height (Maintained)

Staff Conditions

The Applicant agrees to all Staff Conditions except for the following:

Condition 27

- The PUD Master Concept Plan will remain valid for not more than five (5) years from the date of City Commission approval. Horizontal construction must commence within five (5) years or the MCP will be deemed vacated. Upon such time a new PUD zoning approval must be filed and approved by the City Commission. A one (1) time extension of two (2) years may be submitted to the City prior to vacation of the MCP and approved administratively. All other extensions require City Commission approval, except for any tolling or extensions in accordance with State law.
- Applicant is concerned that the PUD approval may expire before City utility services are proximal to the site.
- Applicant requests that this condition be amendment to "...not more than **five (5) three (3)** years from the date of **City Commission approval utility service availability to the site.**"



Thank You



FALSE STUCCO COLUMNS



PLANTATION STYLE WINDOW SHUTTERS



METAL ROOF COVERING



TEXTURED STUCCO FINNISH



CORBEL



WOOD BALUS-TRADE BALCONY

RAISED STUCCO WINDOW LEDGE



PVC WALL SIDING

RAISED STUCCO WINDOW TRIMMING

