

Recommend Denial of this project at this time.

Approval at this time is premature, inconsistent with adopted policies and harmful to the character and infrastructure of the area.

1) Inconsistent with the I-75/SR50 PDD vision in the Comp Plan (Objective 1.05A)

The entire purpose of the objective is to maximize the economic potential of the I-75/SR50 corridor through coordination of multiple land uses of commercial, industrial and mixed residential land uses. **This project fails that objective.** This project is 100% single family residential units. Pure 100% single family residential is inconsistent with the Planned Development District.

2) Excessive Deviations

Side Setbacks	5' requested	10' required
Rear Setbacks	15' requested	20' required
Lot Size	5500sf requested	6000sf required
Building Coverage	65% required	35% required

Note: The compounded impact of the requested deviations has numerous drawbacks

- a) Dramatically increases impervious surfaces
- b) Intensifies water runoff and the potential for flooding
- c) Reduces open space character
- d) Loss of neighborhood character through crowding units together, closer to the road
- e) Increased safety concerns (fire, law enforcement)

3) The Application is premature and incomplete, missing Developers Agreement

The Developers Agreement will address critical public facility impacts, including Fire Rescue, Utilities, Transportation and Schools. Approving the land use before the Developers Agreement puts the cart before the horse and violates Comp Plan Strategy 1.05A(2). Rezoning now without the Developers Agreement negates the County's leverage in negotiating the Developers Agreement.