

Mattamy Palm Beach, LLC Southern Grove DRI 7th Amendment

DRI Amendment Application
(P21-058)

City Council

April 12, 2021

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Senior Planner



Proposed Project

- Mattamy Palm Beach, LLC, has applied for the 7th amendment to the Southern Grove DRI development order.
- Purpose of the amendment is to add a condition in support of Mass Transit to the DRI.



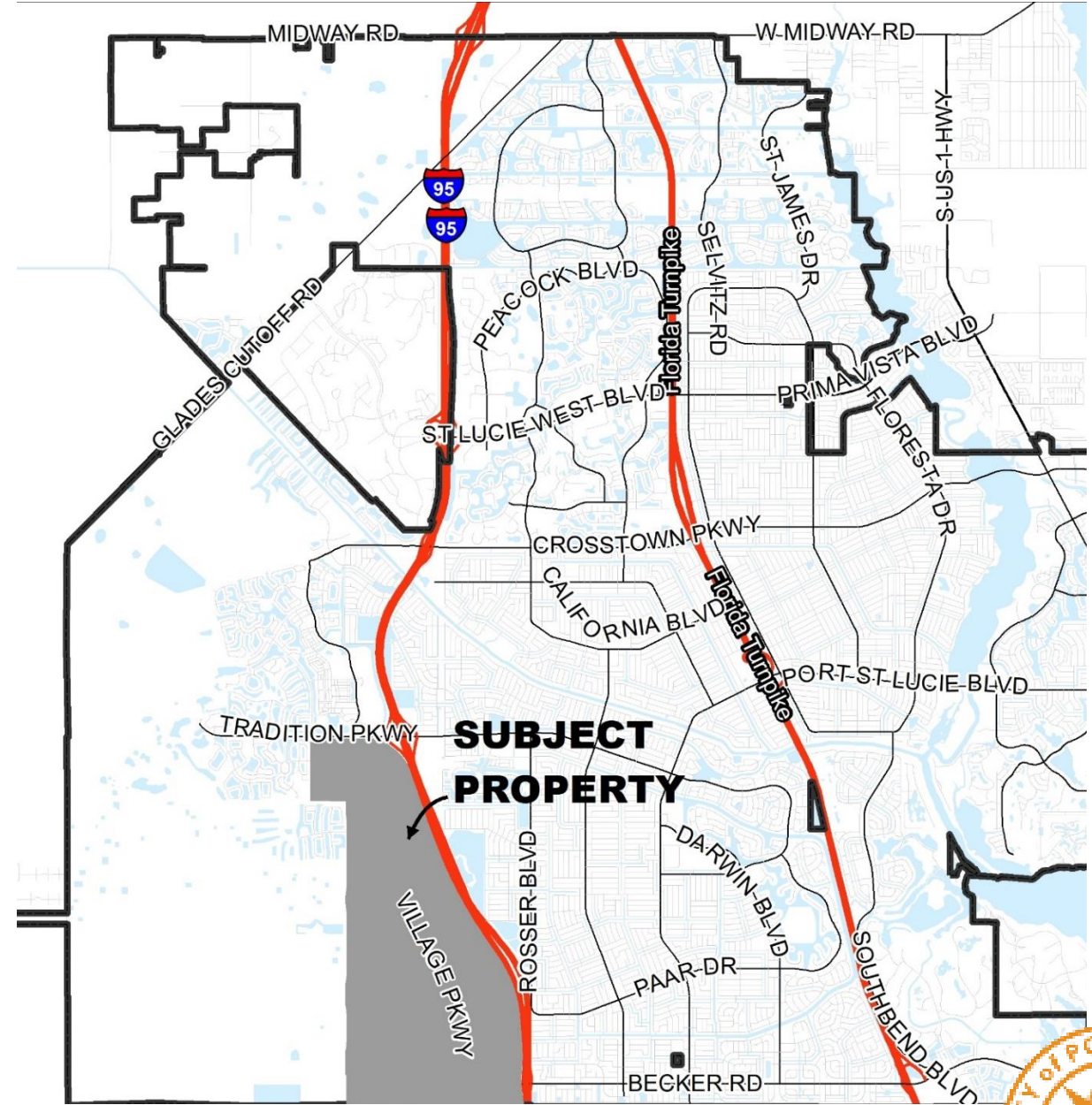
Applicant and Owner

Autumn Sorrow, AJ Entitlements, and Steve Garrett, Lucido and Associates, are acting as the agents for

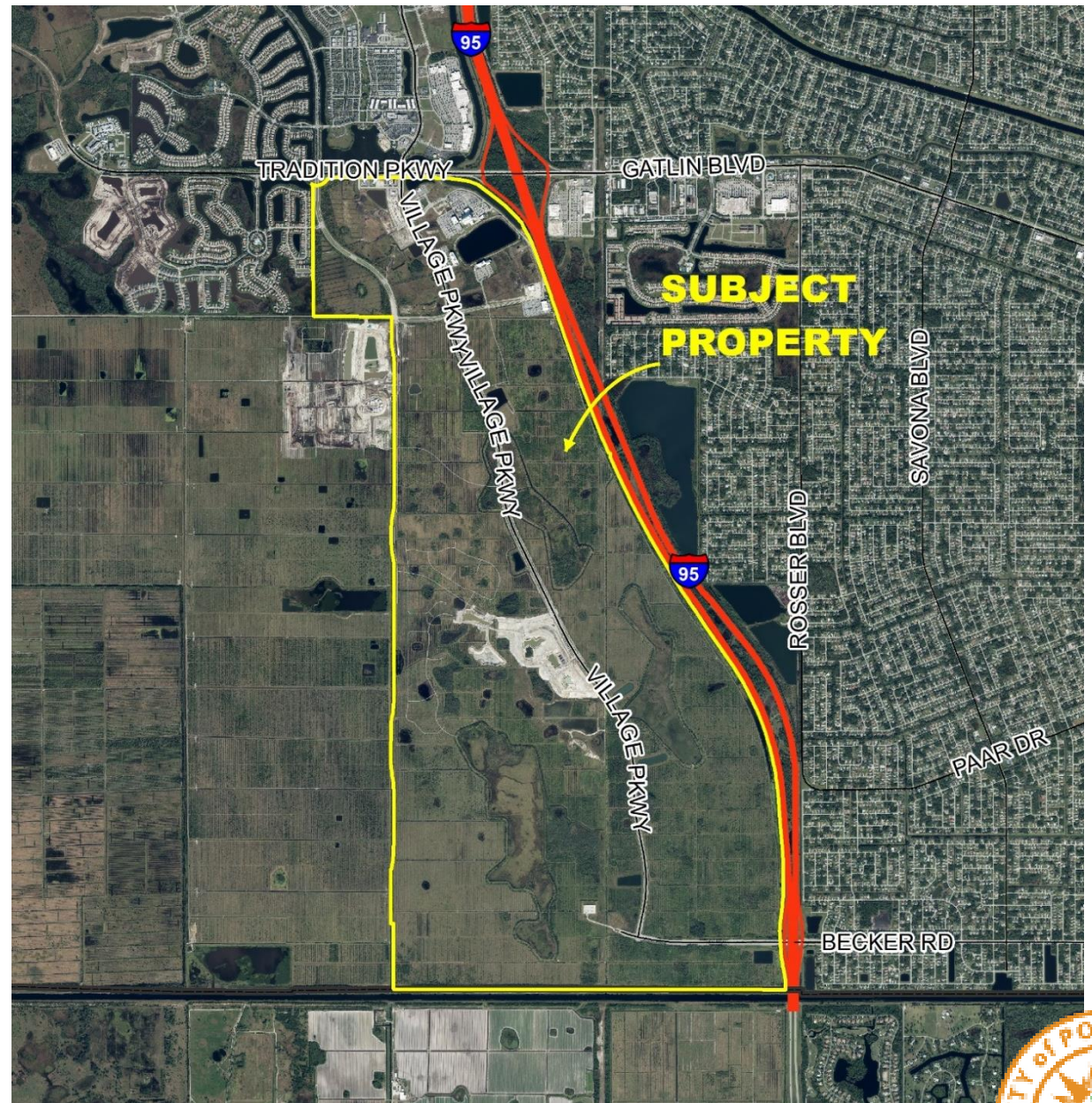
Mattamy Palm Beach, LLC



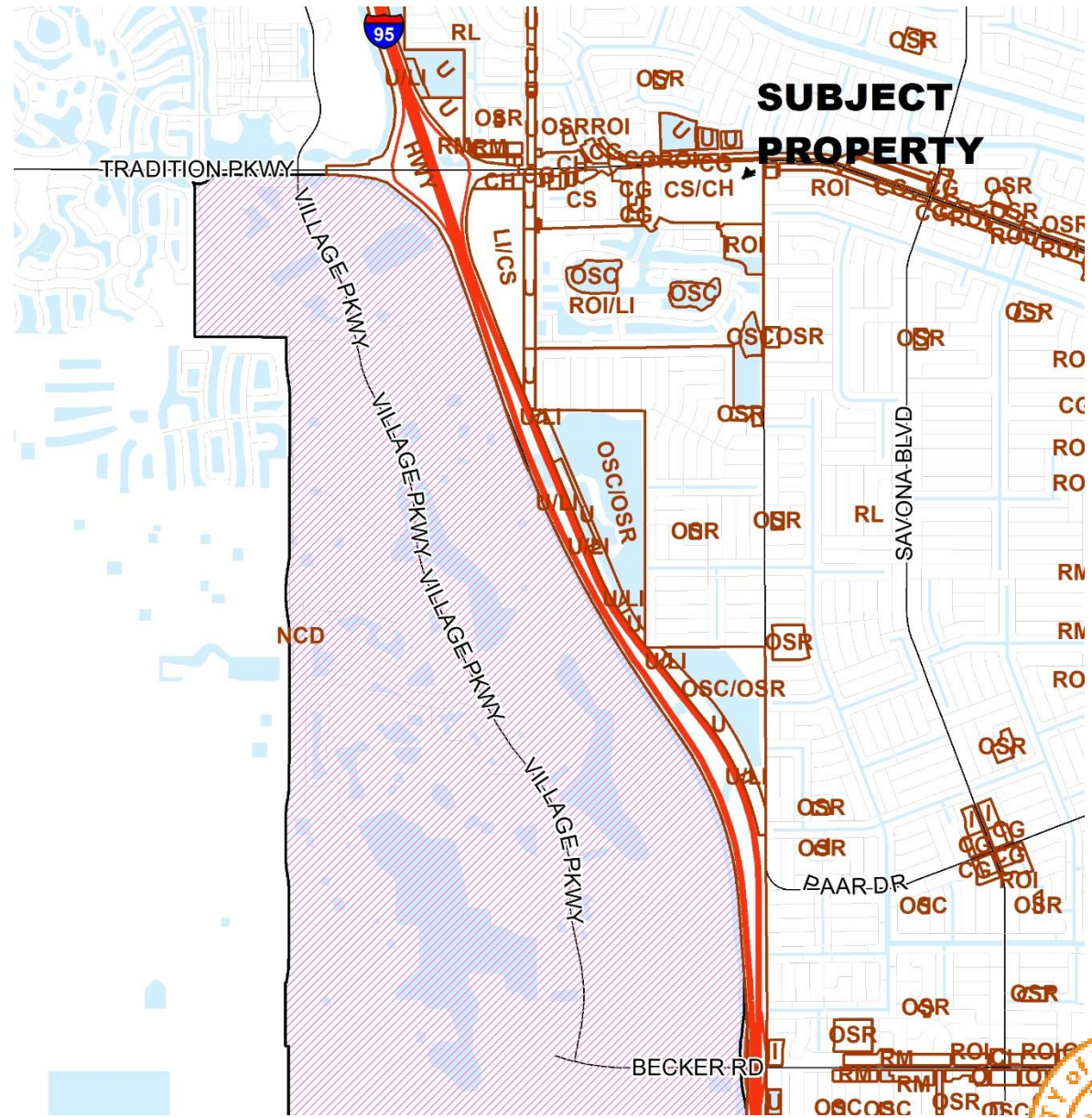
Location



Aerial

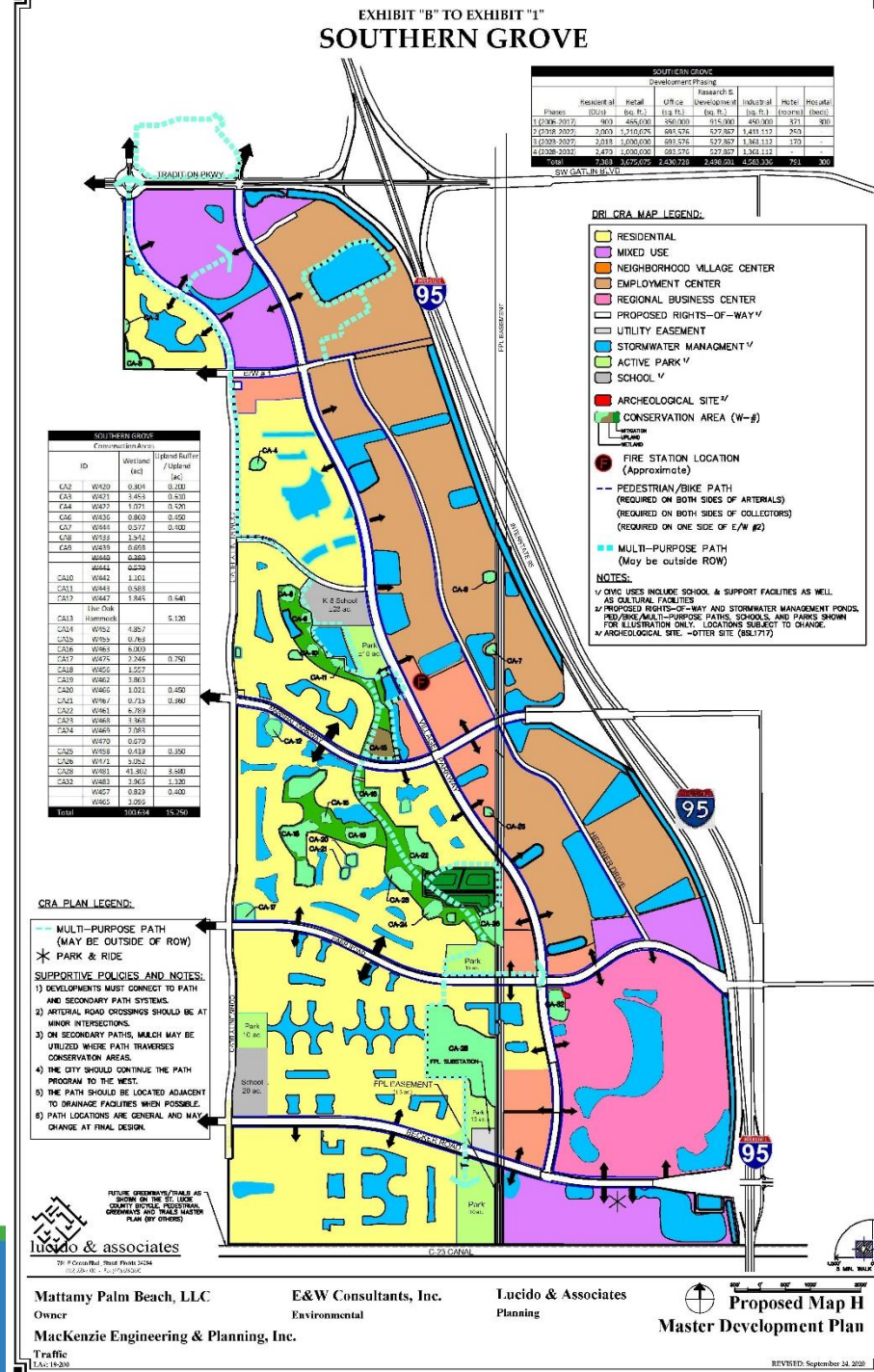


Future Land Use



Background

- Southern Grove is an approved Development of Regional Impact (DRI) approximately 3,606 acres in size.
- Entitlements include:
 - 7,388 residential dwelling units
 - 3,675,075 square feet of retail use
 - 2,430,728 square feet of office use
 - 2,498,602 square feet of research and development
 - 4,583,336 square feet of warehouse/industrial use
 - 791 hotel rooms
 - 300 hospital beds



Proposed Amendment

Adds Condition 72 to the DRI:

Mass Transit

The Southern Grove DRI developer has the right, but not the obligation to develop and construct a mass transit system within and extending outside of the Southern Grove property. The mass transit system may include autonomous vehicles, trolleys, cargo vans, and buses. The developer may monitor the roadways consistent with Condition 16 to determine the effects of the mass transit system.

Analysis

- Section 380.06(7)(a), F.S., requires a proposed change to an approved DRI to be reviewed based on local government comprehensive plan and adopted land development regulations.
 - Objective 1.2.2 of the Future Land Use Element supports the implementation of policies that ensure that development within the New Community Development District will be:
 - Mixed-Use, providing a greater variety of uses closer to home and work;
 - Pedestrian oriented, reducing reliance on the automobile and building a sense of place and community;
 - Environmentally sensitive, providing wildlife corridors and upland habitat preservation; and,
 - Able to provide a diversity of housing types to enable citizens from a wide range of economics levels and age groups to live within its boundaries.
 - Policy 1.2.3.4 supports shortcuts and alternatives to travel along high-volume streets via a network of pedestrian/bicycle paths and accommodations for low speed vehicles.



Recommendation

- The Planning and Zoning Board recommend approval of the proposed amendment at the April 6,2021 Planning and Zoning Board meeting.

