

Mattamy Palm Beach, LLC, Large Scale Comprehensive Plan Text Amendment

Large Scale Comprehensive Plan Text Amendment Application
(P20-059)

City Council Adoption Hearing

January 25, 2021

Bridget Kean, AICP

Senior Planner

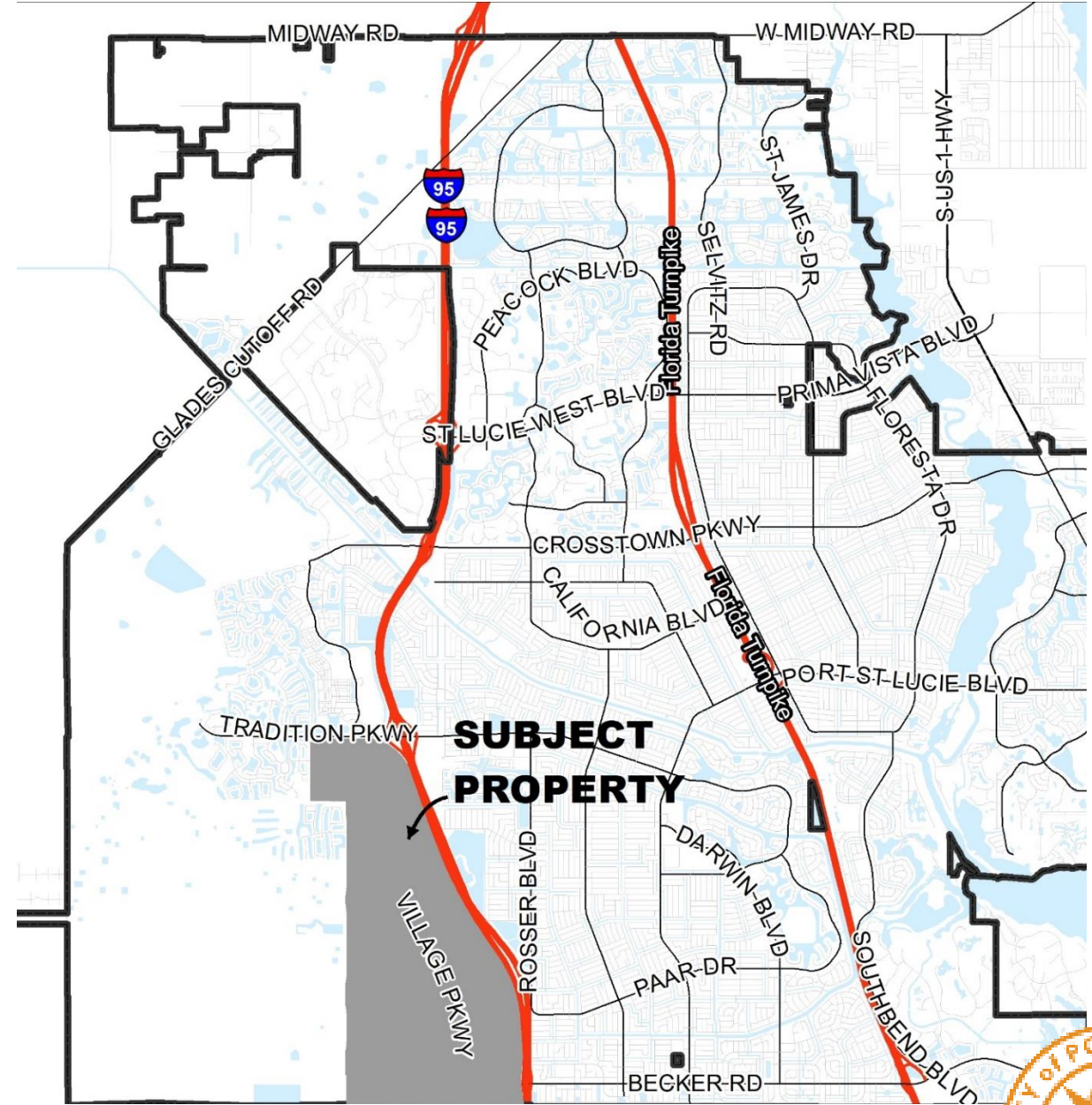


Applicant and Owner

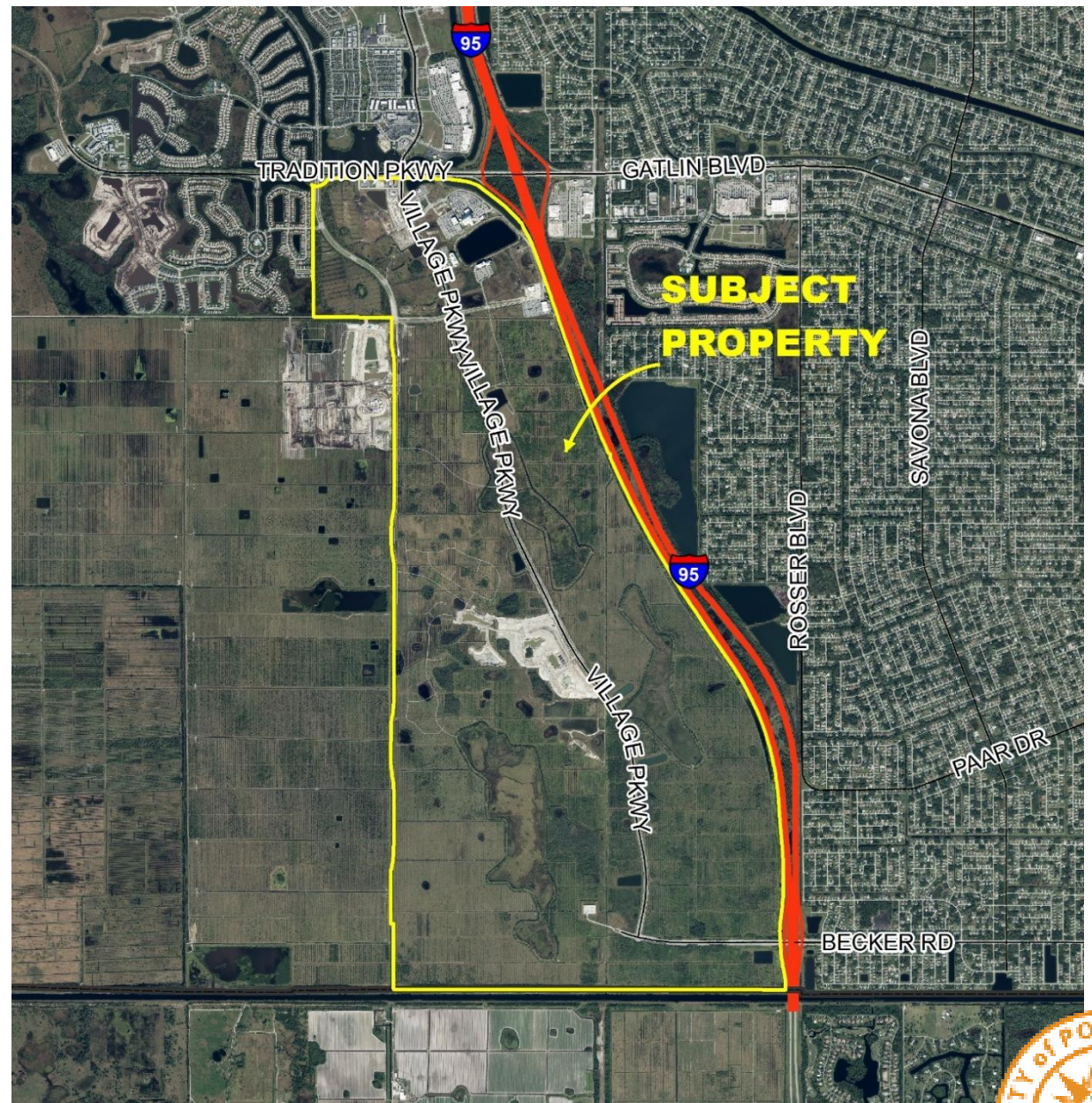
Autumn Sorrow, AJ Entitlements, and Steve Garrett, Lucido and Associates,
are the agents for
Mattamy Palm Beach, LLC



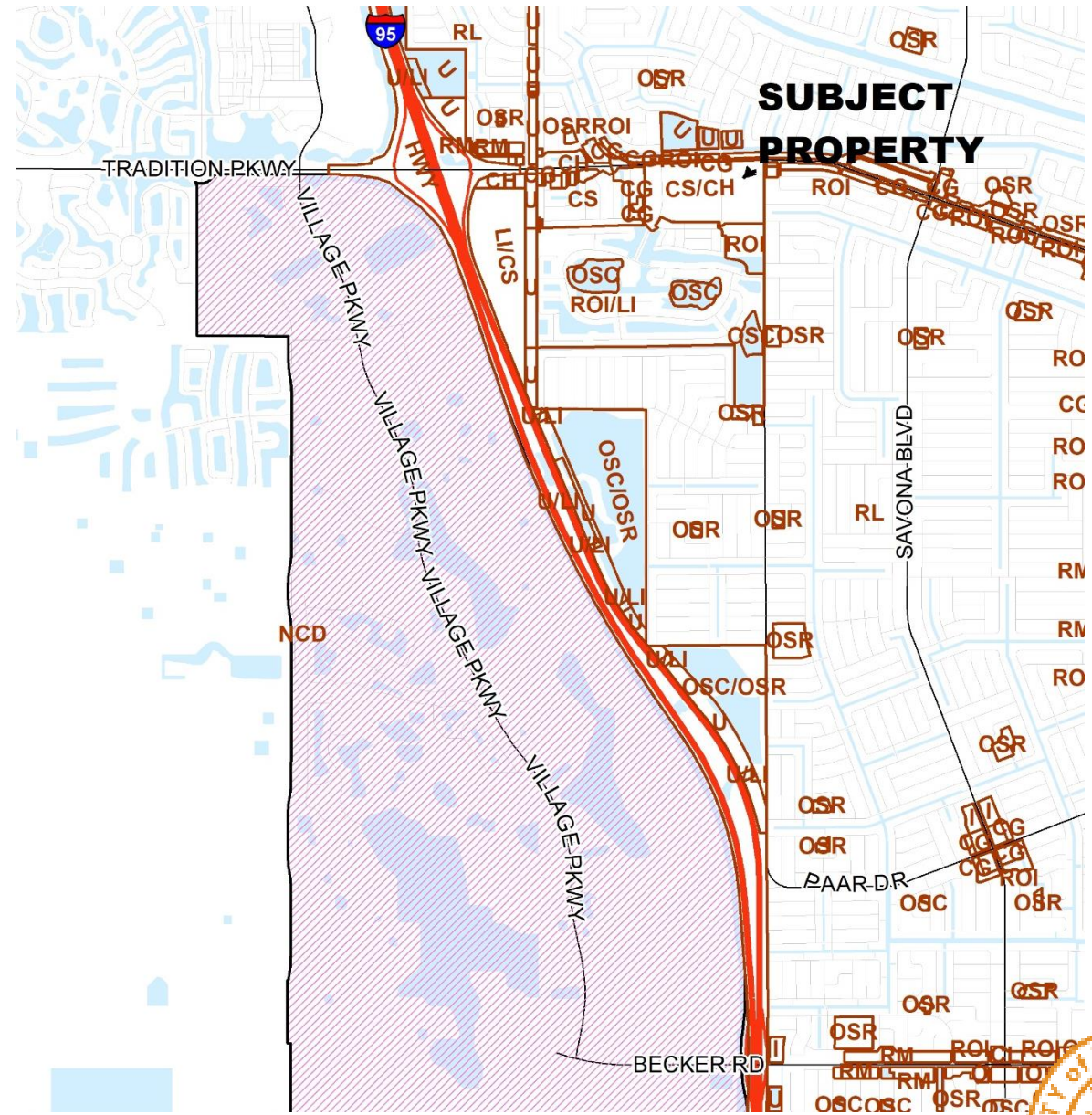
Location



Aerial

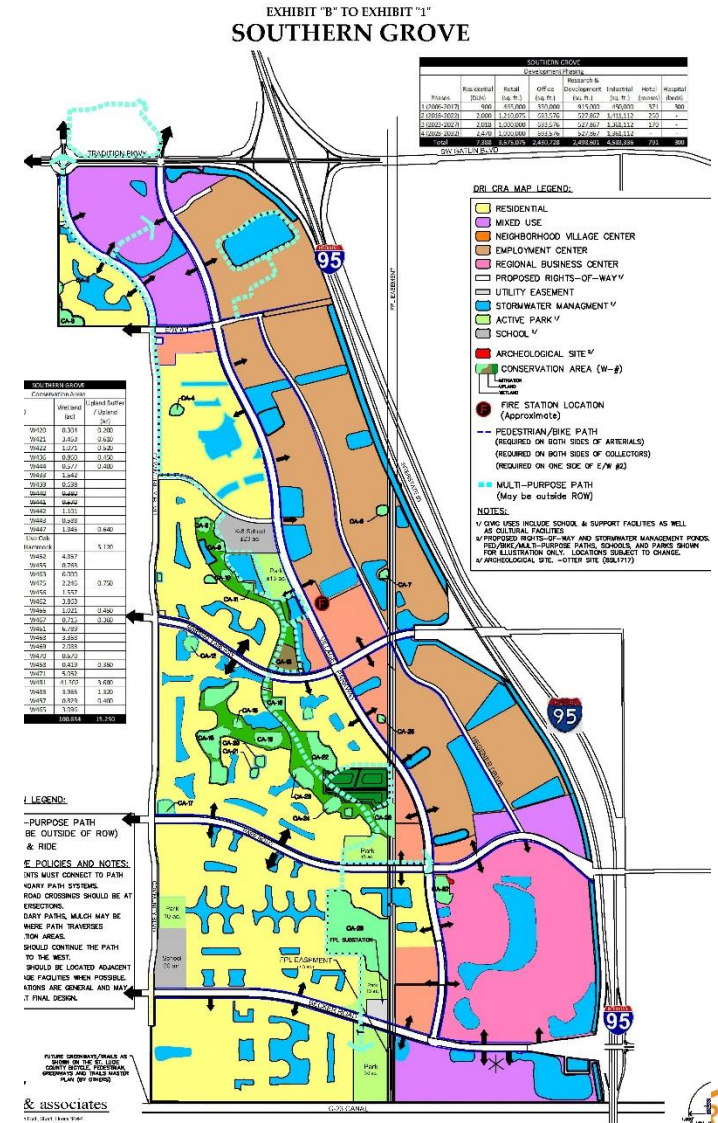


Future Land Use



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 Project

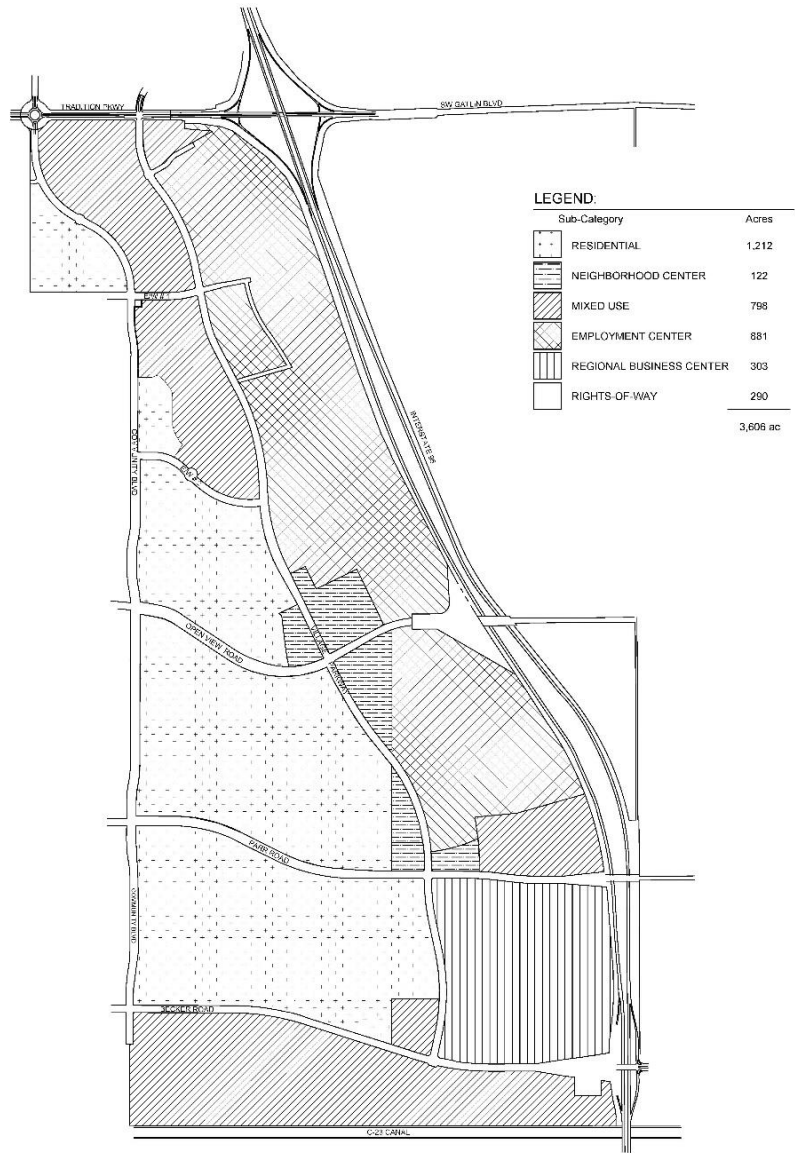
- An application to amend the text of the comprehensive plan by revising Figure 1-4 of the Future Land Use Element
- Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District.
- Proposed amendment adjusts the locations for the Residential, Mixed Use, Neighborhood/Village Commercial, Regional Business Center sub-districts to accommodate new development proposals and the re-alignment of Paar Road right-of-way



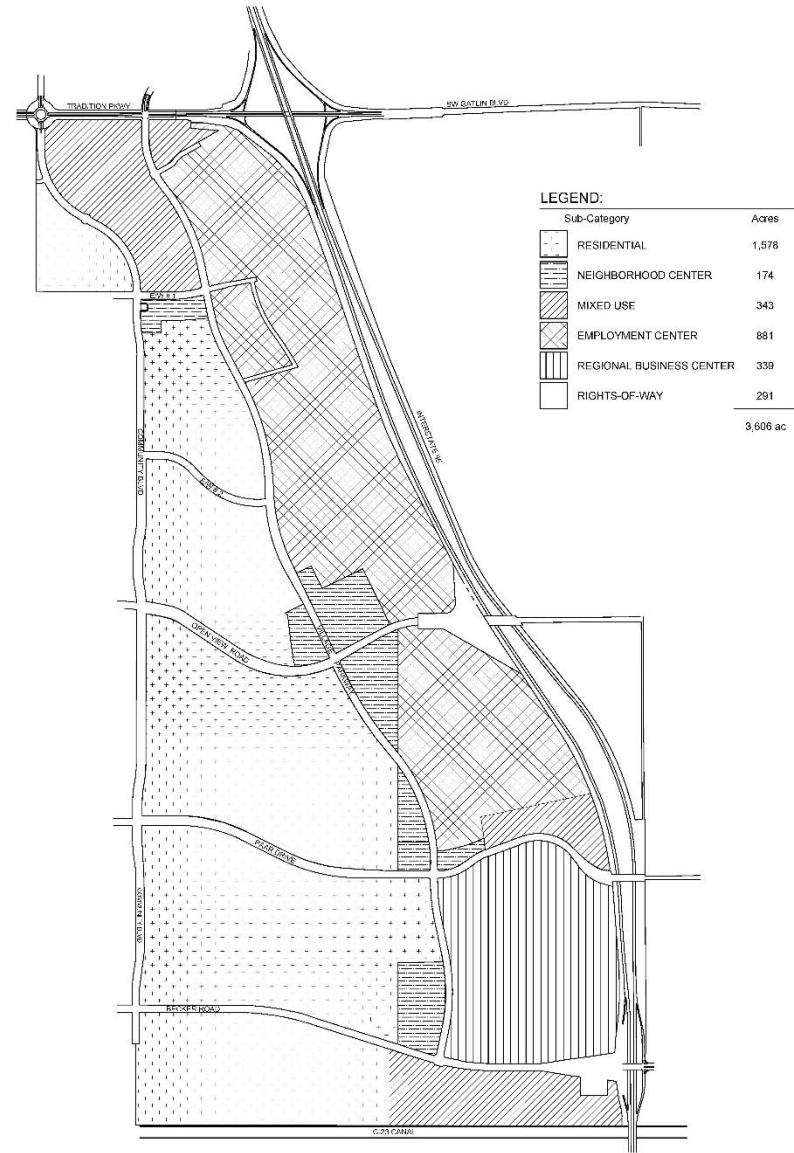
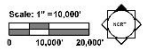
Proposed Changes

- 138 acres south of SW Discovery Way and west of SW Village Parkway from Mixed-Use to 16 acres of Neighborhood/Village Commercial and 121.96 acres Residential
- 232 acres south of Becker Road and west of SW Village Parkway from Mixed Use to Residential (GHO Homes)
- 42 acres at the northwest corner of Becker Road and SW Village Parkway from Mixed Use and Residential to Neighborhood/Village Commercial
- 36 acres east of SW Village Parkway and north of Paar Road right-of-way from Mixed Use and Neighborhood Commercial to Regional Business Center to accommodate a proposed re-alignment of Paar Road (GFC request)

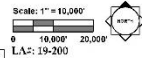




SOUTHERN GROVE NCD
FIGURE 1-4 CONCEPTUAL LAND USE PLAN
 July 24, 2019



SOUTHERN GROVE NCD
FIGURE 1-4 CONCEPTUAL LAND USE PLAN
 October 12, 2020



Impacts and Findings

- Policy 1.2.1.3 of the Comprehensive Plan requires the adoption of a conceptual land use plan for a DRI with the NCD Future Land Use classification.
- The conceptual plan is to illustrate how the land use sub-categories are allocated, where they are located, and how they would function in relation to each other.
- Policy 1.2.2.1 of the Comprehensive Plan requires an NCD District to contain a minimum of three land use subdistricts.
- Policy 1.2.9.1 states that the Southern Grove NCD District shall, at a minimum, contain the Residential, Mixed Use and Employment Center as the three areas required by Policy 1.2.2.1.
- The proposed text amendment to Figure 1-4 is consistent with these policies.



Transmittal Hearing and State Review

- Proposed Comprehensive Plan Amendment was approved by the City Council for transmittal to DEO and review agencies at the October 26, 2020 City Council meeting (1st Reading Ordinance).
- There were no objections or comments to the proposed amendment from DEO or the review agencies.



Martin County Request

- A request to include in proposed amendment to Figure 1-4, Southern Grove NCD Conceptual Plan, a southern extension of SW Village Parkway into Martin County as depicted on 2035 Regional Long-Range Transportation Plan (RLPTP).
- 2035 RLPTP, adopted in 2011, depicts a proposed southern of SW Village Parkway to County Road 714 (SW Martin Highway).
- Figure 1-4 depicts the roads required by the Southern Grove DRI Development Order.
- Proposed extension not included in 2040 St Lucie TPO LRTP plan and not required by Southern Grove DRI Development Order.



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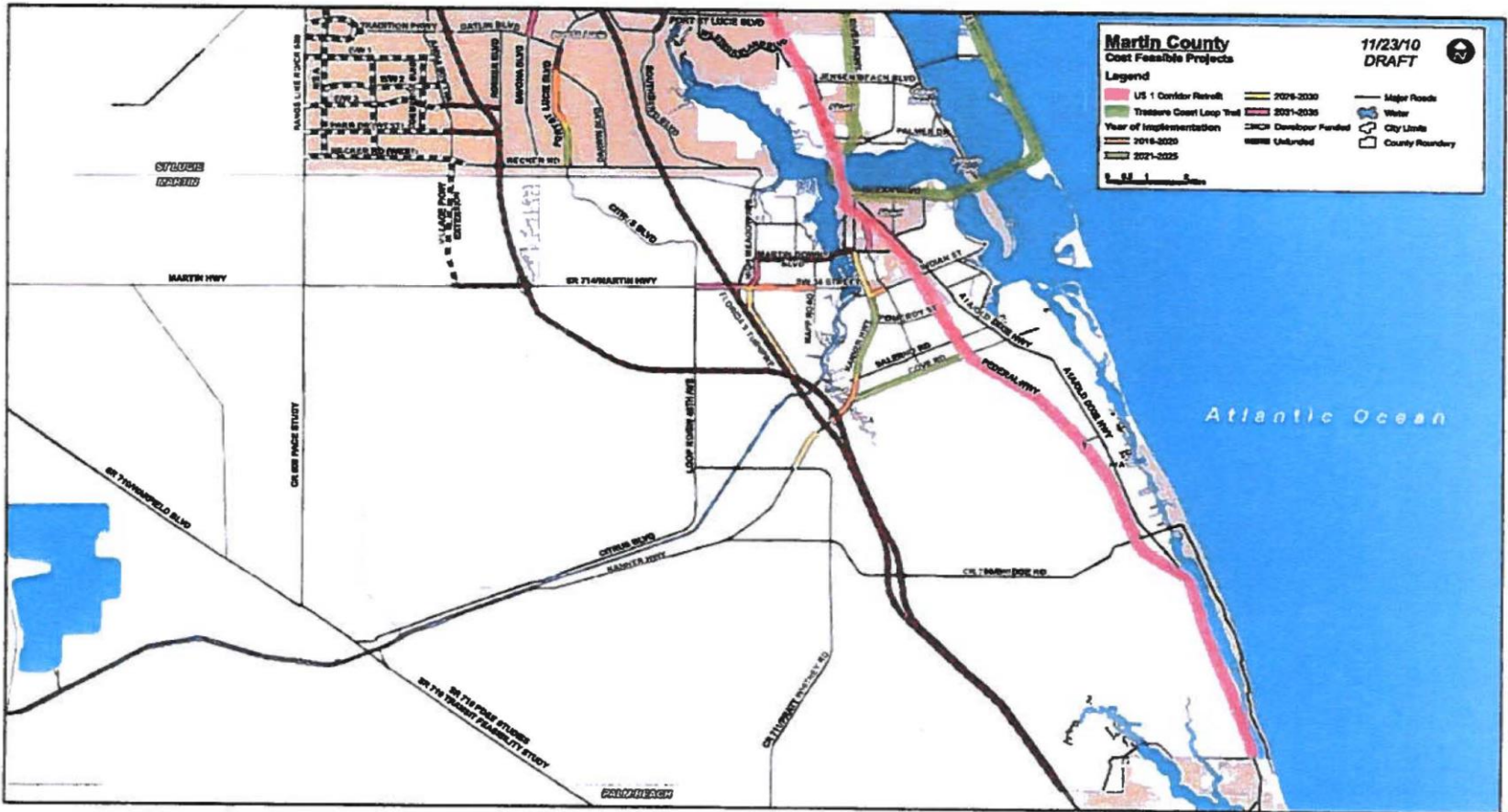


EXHIBIT "B" TO EXHIBIT "1"
SOUTHERN GROVE

SOUTHERN GROVE		Development Type	
Phase	Residential (Units)	Office (Sqm)	Research & Development (Sqm)
1 (2006-2012)	803	488,036	590,000
1 (2013-2019)	2,003	1,210,076	495,376
1 (2020-2027)	2,043	1,200,036	491,376
1 (2028-2035)	2,403	1,400,036	491,376
Total	7,252	4,498,524	2,068,128

CRA PLAN LEGEND		
ID	Area (sq ft)	Planned (sq ft)
CA1	60,000	0.000
CA2	60,000	0.000
CA3	60,000	0.000
CA4	60,000	0.000
CA5	60,000	0.000
CA6	60,000	0.000
CA7	60,000	0.000
CA8	60,000	0.000
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CA198	60,000	0.000
CA199	60,000	0.000
CA200	60,000	0.000

- CRA PLAN LEGEND:**
- MULTI-PURPOSE PATH (MAY BE OUTSIDE OF ROW)
 - * PARK & RIDE
- SUPPORTIVE POLICIES AND NOTES:**
- 1) DEVELOPMENTS MUST CONNECT TO PATH AND SECONDARY PATH SYSTEMS.
 - 2) ARTERIAL ROAD CROSSINGS SHOULD BE AT UNDER INTERSECTIONS.
 - 3) ON SECONDARY PATHS, MARCH MAY BE UTILIZED WHERE PATH TRAVELERS CONSERVATION AREAS.
 - 4) THE CITY SHOULD CONTINUE THE PATH PROGRAM TO THE WEST.
 - 5) THE PATH SHOULD BE LOCATED ADJACENT TO DRAINAGE FACILITIES WHEN POSSIBLE.
 - 6) PATH LOCATIONS ARE GENERAL AND MAY CHANGE AT FINAL DESIGN.



Mattamy Palm Beach, LLC
Owner

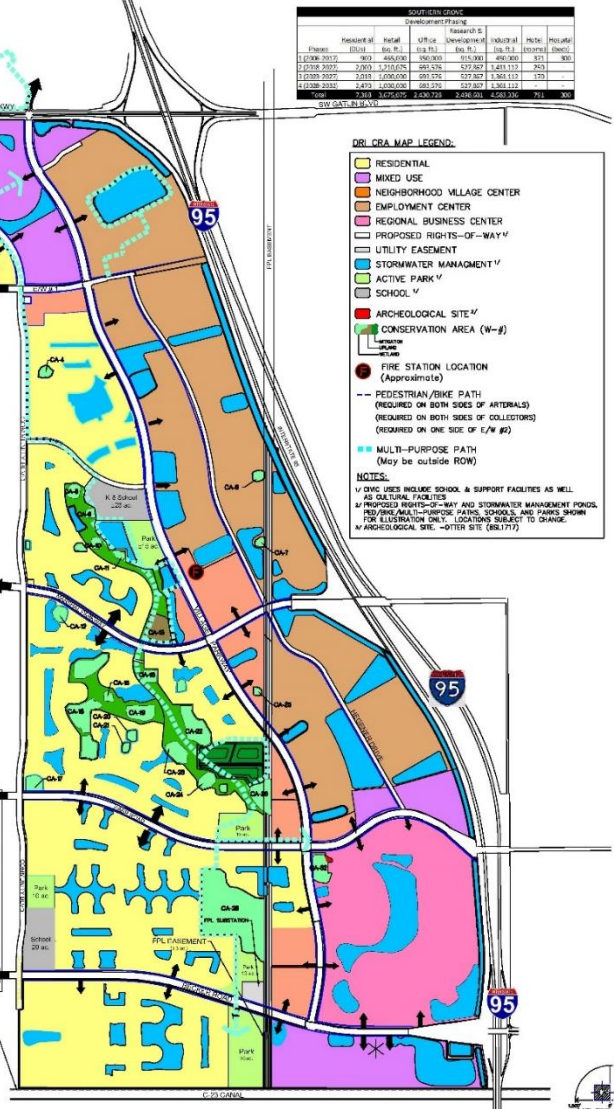
E&W Consultants, Inc.
Environmental

Lucido & Associates
Planning

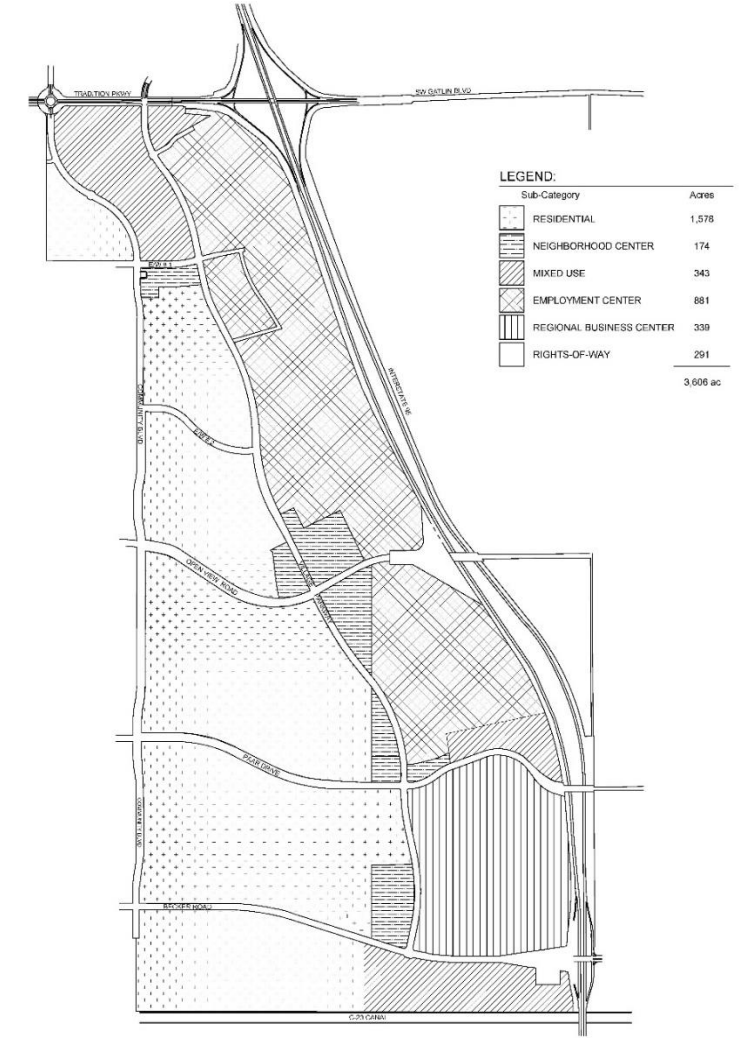
Proposed Map H
Master Development Plan

REVISED: September 24, 2020

- DRP CRA MAP LEGEND:**
- RESIDENTIAL
 - MIXED USE
 - NEIGHBORHOOD VILLAGE CENTER
 - EMPLOYMENT CENTER
 - REGIONAL BUSINESS CENTER
 - PROPOSED RIGHTS-OF-WAY
 - UTILITY EASEMENT
 - STORMWATER MANAGEMENT
 - ACTIVE PARK
 - SCHOOL
 - ARCHAEOLOGICAL SITE
 - CONSERVATION AREA (W-#)
 - FIRE STATION LOCATION (Approximate)
 - PEDESTRIAN/BIKE PATH (REQUIRED ON BOTH SIDES OF ARTERIALS) (REQUIRED ON ONE SIDE OF E/W #2)
 - MULTI-PURPOSE PATH (May be outside ROW)
- NOTES:**
- 1/ DMC USES INCLUDE SCHOOL & SUPPORT FACILITIES AS WELL AS CULTURAL FACILITIES
 - 2/ PROPOSED RIGHTS-OF-WAY AND STORMWATER MANAGEMENT FIELDS, PARKS, MULTI-PURPOSE PATHS, SCHOOLS, AND PARKS SHOWN FOR ILLUSTRATION ONLY. LOCATIONS SUBJECT TO CHANGE.
 - 3/ ARCHAEOLOGICAL SITE - OTHER SITE (681717)



PROPOSED FIGURE 1-4



LEGEND:

Sub-Category	Acres
RESIDENTIAL	1,578
NEIGHBORHOOD CENTER	174
MIXED USE	343
EMPLOYMENT CENTER	881
REGIONAL BUSINESS CENTER	339
RIGHTS-OF-WAY	291
Total	3,606 ac

SOUTHERN GROVE NCD
FIGURE 1-4 CONCEPTUAL LAND USE PLAN
October 12, 2020

Scale: 1" = 10,000'
0 10,000' 20,000'
LA: 19-200



Recommendation

- The Planning and Zoning Board recommended approval of the proposed comprehensive plan text amendment at the October 6, 2020 Planning and Zoning Board meeting.

