

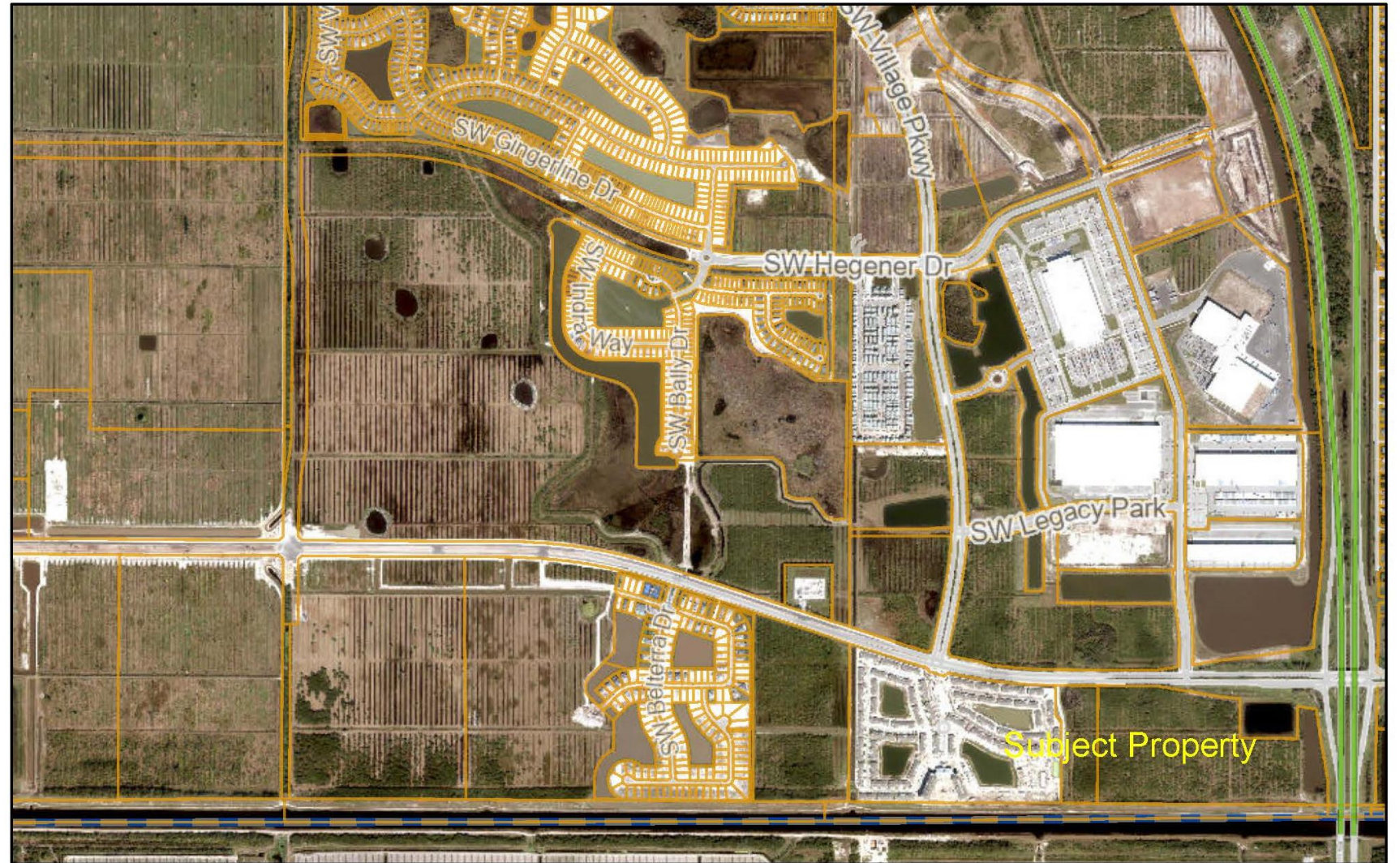


America Walks MPUD 1th Amendment
P24-149
Planning and Zoning Board Meeting
April 1, 2025

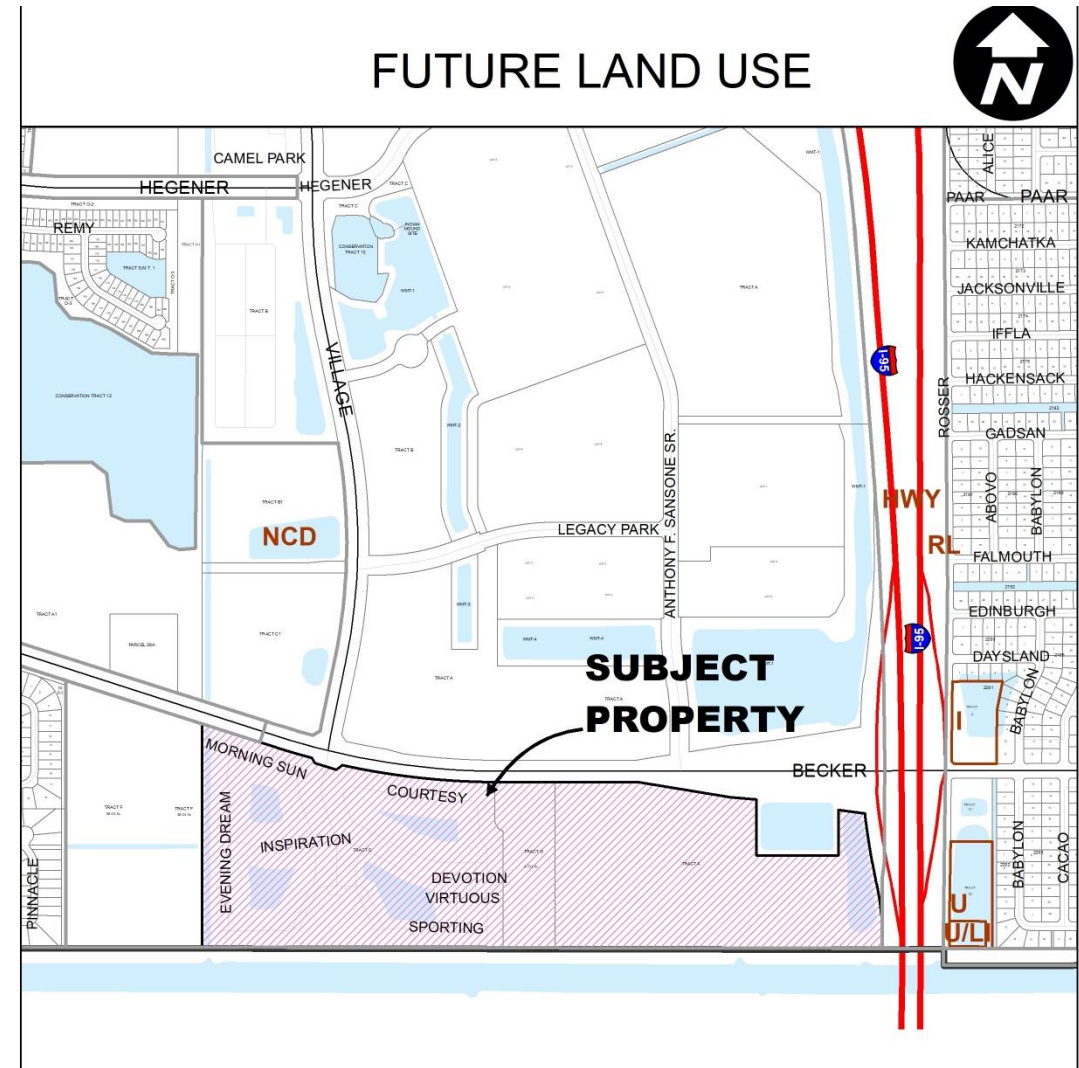
Request Summary

Applicant's Request:	An application for a major amendment to the America Walks – Becker Road MPUD regulation book and concept plan.
Agent:	Derrick Phillips, Lucido and Associates, Inc.
Applicants:	Mattamy Palm Beach, LLC, and AW-PSL Land Holdings, LLC
Location:	The subject property is generally located south of Becker Road and between Interstate 95 and SW Village Parkway.

Location Map



Future Land Use NCD



Project Background

- 1th Amendment to the America Walks - Becker Road MPUD
- The America Walks – Becker Road MPUD is located within the Southern Grove DRI and was first approved in April 2020.
- The MPUD is approx. 119 acres in size and includes the 60-acre Encore at Tradition age restricted multi-family residential community
- 59 acres of vacant land is owned by Mattamy Palm Beach, LLC
- The 59 acres is currently designated for 10 acres of institutional use and 49 acres for mixed use.

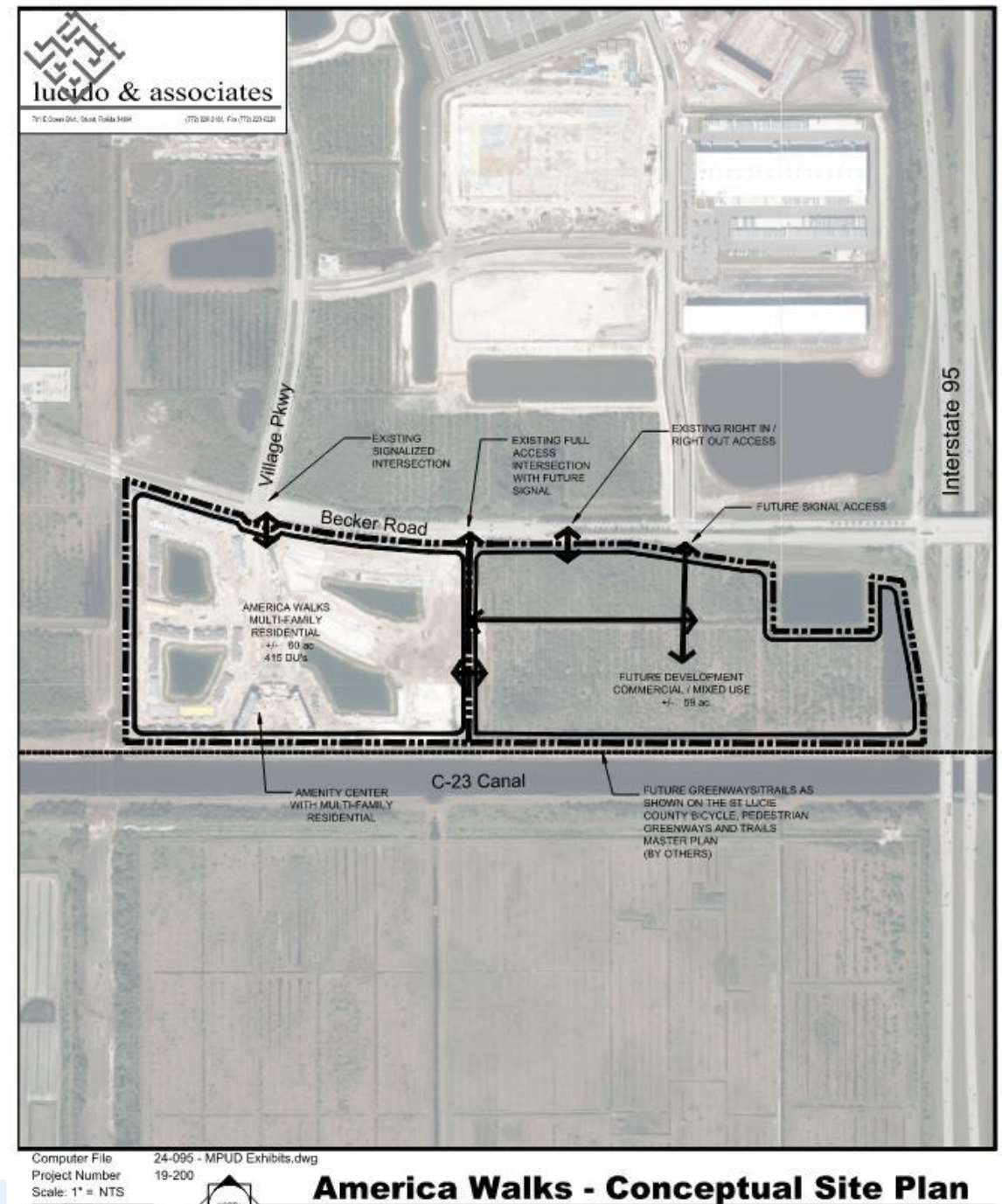
Proposed Project

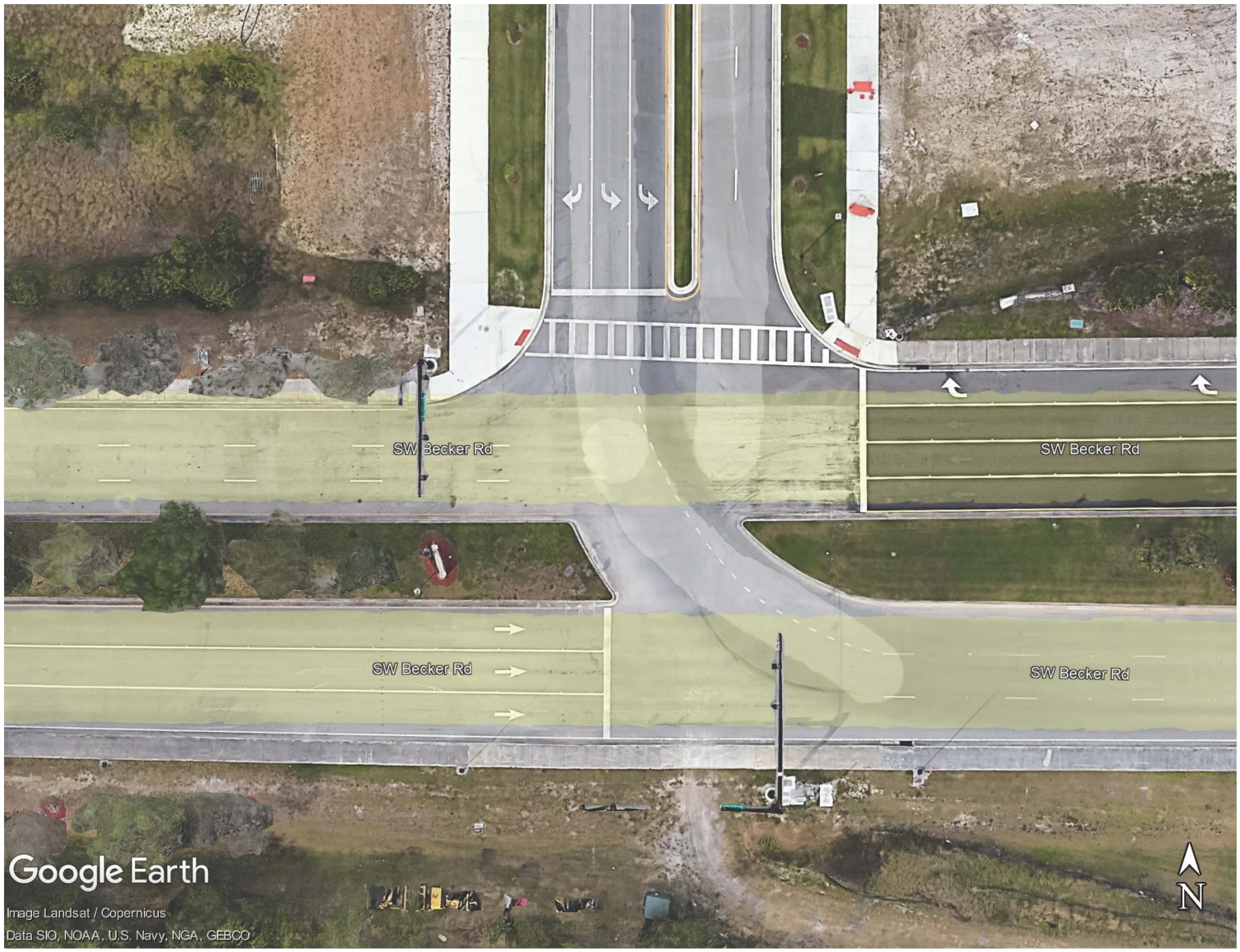
- This application revises the America Walks – Becker Road MPUD to remove the institutional designation for 10 acres of land as depicted on the MPUD concept plan.
- It removes a designated institutional area, permitted uses, and development standards from the MPUD regulation book.
- It removes the institutional entitlements for a 150 bed assisted living facility from the MPUD regulation book.
- It classifies the entire 59 acres of vacant land within the MPUD for commercial mixed use development.
- It updates the development entitlements for the 59 acres.
- No changes are proposed for the Encore at Tradition area of the MPUD

Proposed Project

- The MPUD concept plan has been updated to add a fourth access point to the project to align with the T-intersection at SW Anthony F. Sansone Sr. Boulevard and Becker Road.
- The proposed fourth access point is at a limited signalized intersection at SW Anthony F. Sansone Sr. Blvd and Becker Road that only allows a left turn from SW Anthony F. Sansone Sr. Blvd onto Becker or a right turn from SW Anthony F. Sansone Sr. Blvd onto Becker Road.
- Final signal design and intersection improvements will require separate Public Works approval of all construction plans, an approved agreement for a four- way signalized traffic signal, other improvements as needed, and additional coordination with FDOT, if required, prior to the issuance of the Public Works site work permit.
- Until all plans are approved, and an agreement is in place for a four-way traffic signal at the intersection of SW Anthony F. Sansone Sr. Boulevard and Becker Road, access at this location shall be limited to right-in and right-out access only from the south.

Proposed MPUD Concept Plan





Google Earth

Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO



Land Use Consistency

- The America Walks – Becker Road MPUD is consistent with Figure 1-4 of the City's comprehensive plan.
- Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District.
- The America Walks-Becker Road MPUD is located in a designated Mixed Use sub-district as depicted on Figure 1-4.
- A minimum size of 30 acres and a maximum size of 500 acres is required to rezone property to an MPUD under the Mixed Use sub-district classification. The America Walks – Becker Road MPUD is approximately 119 acres in size.

Recommendation

- The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the October 23, 2024, Site Plan Review Committee meeting.
- The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.