



NCD District Large Scale Comprehensive Plan Text Amendment Application
Mattamy Palm Beach, LLC
Project No. P21-200

SUMMARY

Applicant's Request:	A comprehensive plan text amendment to the Future Land Use Element
Applicant:	Autumn Sorrow, AJ Entitlements and Planning and Steve Garrett, Lucido and Associates representing Mattamy Palm Beach, LLC.
Application Type:	Large Scale CPA Text Amendment
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

This is an application for a proposed large scale comprehensive plan text amendment to amend Policy 1.1.4.13, Policy 1.2.6.1, and Policy 1.2.6.2 of the Future Land Use Element. The proposed changes address the zoning of land under the NCD (New Community Development District) future land use classification. NCD is a future land use classification for large scale mixed-use developments that are designated as Developments of Regional Impact or DRIs. NCD is the future land use classification for five DRIs in the City's western annexation area. It includes the Tradition DRI, the Western Grove DRI, the Southern Grove DRI, the Riverland-Kennedy DRI, and the Wilson Groves DRI.

To ensure the establishment of mixed-use communities, the comprehensive plan requires a NCD District to be divided into defined sub-districts (Residential, Neighborhood/Village Commercial Areas, Town Center, Resort, Employment Center, Regional Business Center and Mixed-Use). Policies 1.2.2.2 through 1.2.2.10 establish the development standards for each of these seven land use sub-districts including minimum size requirements, maximum building height, minimum and maximum density standards, list of compatible uses, and other standards. Each NCD District must contain a minimum of three sub-districts. A conceptual master plan is required for each NCD District to illustrate how the land use sub-districts are allocated, where they are located, and how they would function in relation to each other. The conceptual master plan for each NCD District is adopted as part of the City's Comprehensive Plan.

Proposed Amendments

Policy 1.1.4.13 and Policy 1.2.6.1 identify the two zoning districts that are compatible with the NCD District future land use classification. The two zoning districts are the General Use Zoning District (GU) and the Master Planned Unit Development Zoning District (MPUD). The GU zoning district is only allowed for public parks, publicly owned or operated buildings such as schools, and utility type uses. All other development has to be zoned as a MPUD. This application adds the Open Space Conservation Zoning District (OSC) to the list of compatible zoning districts to Policy 1.1.4.13 and to Policy 1.2.6.1.

Policy 1.2.6.2 sets the standards for the adoption of a MPUD zoning district, regulation book, and concept plan. It requires a minimum size of fifty (50) acres to establish a MPUD. The proposed amendment

modifies the minimum size requirement from fifty (50) acres to the minimum acreage required by the land use sub-district for the Neighborhood/Village Commercial sub-district, Town Center sub-district, Resort Area sub-district, Mixed Use sub-district, Regional Business Center subdistrict, and the Employment Center sub-district. A minimum size of 50 acres will still be required to rezone property to a MPUD under the residential land use sub-district. The purpose of this change is to create consistency between the acreage required to establish a land use sub-district and the acreage required to rezone property under that sub-district for non-residential and mixed use purposes.

The proposed minimum sizes to rezone to MPUD within each land use sub-district are shown below:

Future Land Use Policy	NCD District	NCD District Minimum Size	Proposed MPUD District Minimum Size
Policies 1.2.2.2 and 1.2.2.3	Residential Areas	10 acres	50 acres
Policy 1.2.2.4	Neighborhood/Village Commercial Areas	3 acres	3 acres
Policy 1.2.2.5	Town Centers	30 acres	30 acres
Policy 1.2.2.6	Resort Areas	100 acres	100 acres
Policy 1.2.2.7	Mixed-Use Areas	30 acres	30 acres
Policy 1.2.2.8	Regional Business Centers	30 acres	30 acres
Policy 1.2.2.10	Employment Centers	50 acres	50 acres

The proposed changes are attached as Exhibit “A-1” through “A-3”.

ANALYSIS:

The proposed changes to Policy 1.1.4.13 and Policy 1.2.6.1 to add the Open Space Conservation as a compatible zoning district with the NCD future land use will allow for land set aside for conservation purposes to be designated as such on the City’s zoning map. The proposed change to Policy 1.2.6.2 will allow for smaller non-residential and mixed use MPUD zoning districts. The intent is to create zoning areas of compatible uses. To establish a MPUD or to amend an existing MPUD, the City’s land development regulations require evidence of the unified control of the entire area within a proposed or existing MPUD. This presents a challenge when a number of uses or sub-districts are combined into one large MPUD. It’s harder to reach consensus to amend the MPUD and to provide evidence of unified control due to the number of property owners and diversity of uses.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City’s comprehensive plan and recommends approval.