

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

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

City Council Transmittal Hearing

October 26, 2020

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Senior Planner



# 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

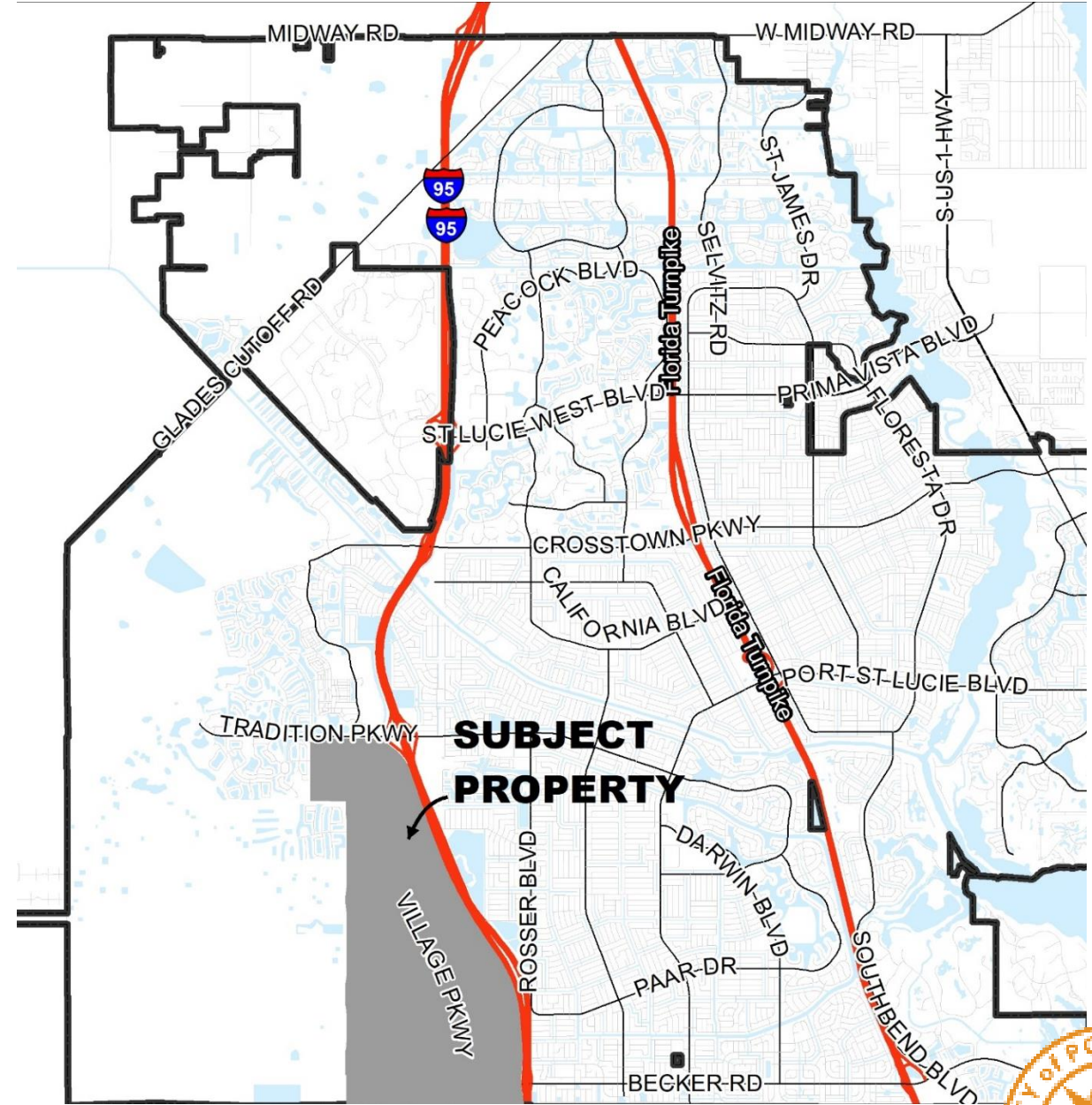


# Applicant and Owner

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

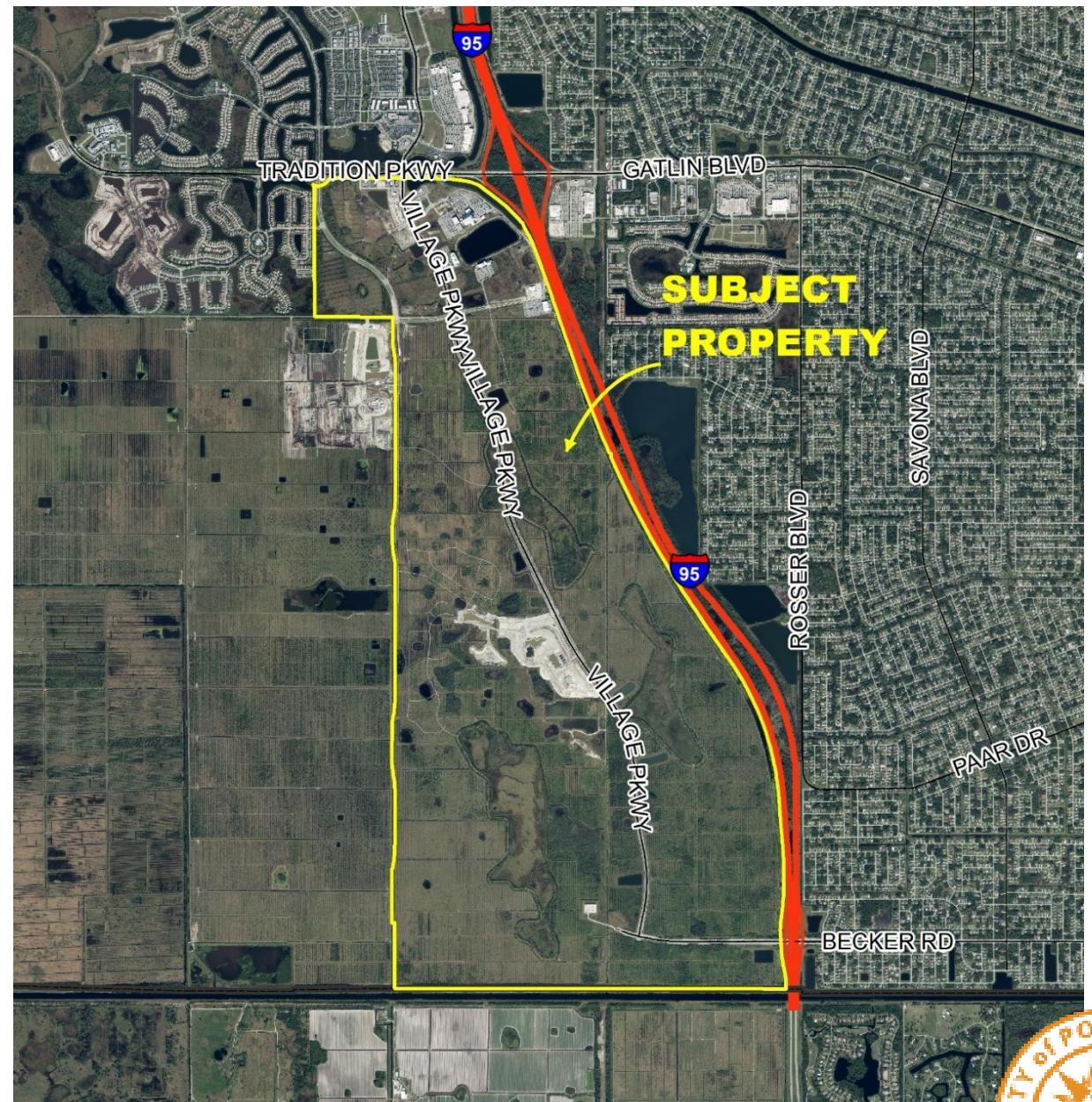


# Location



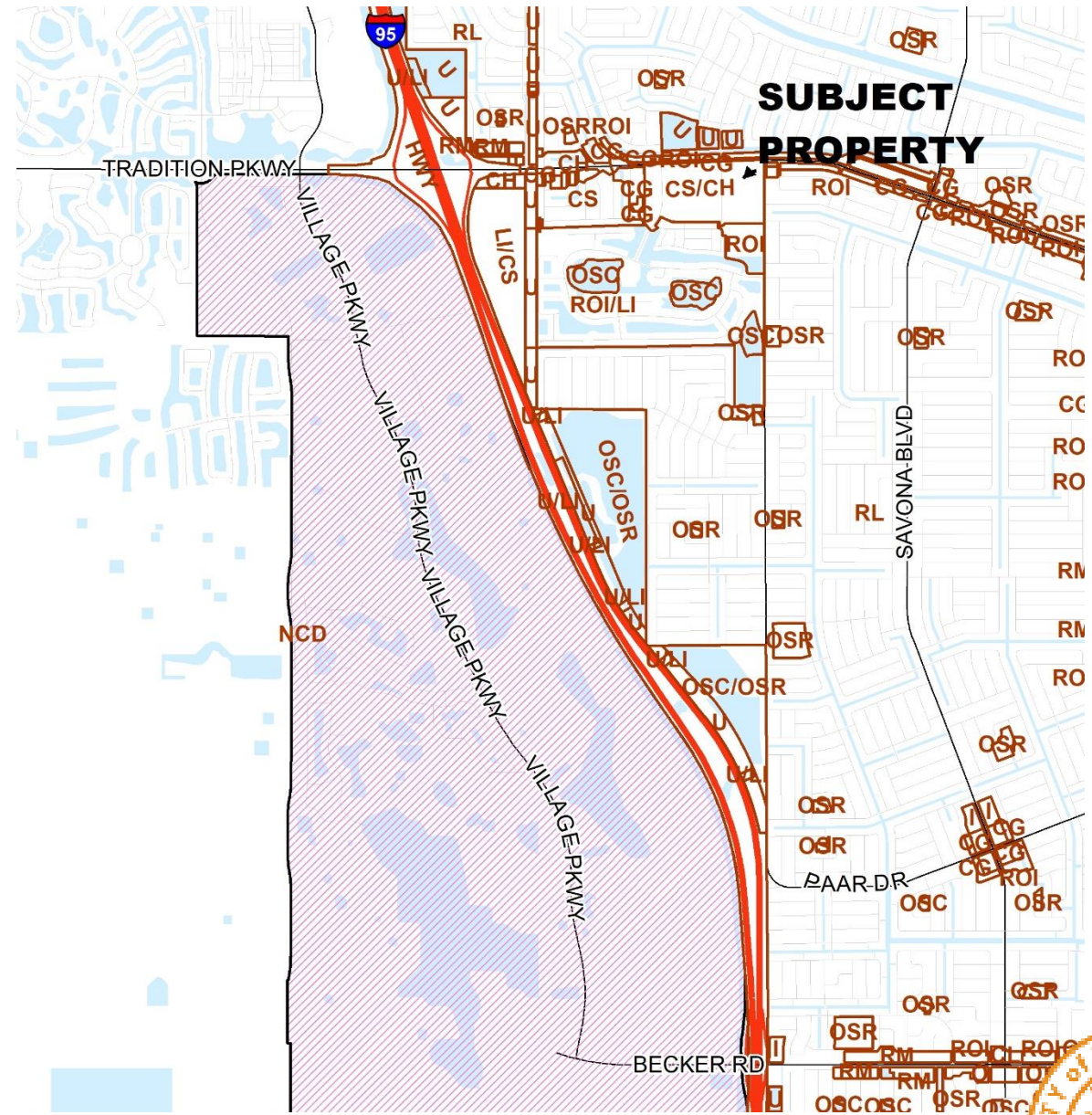


# Aerial





# Future Land Use



# Background

- Southern Grove is an approved Development of Regional Impact (DRI) approximately 3,606 acres in size.
- Development plan divides the project into major districts consistent with the NCD (New Community Development) future land use classification and policies.
- 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

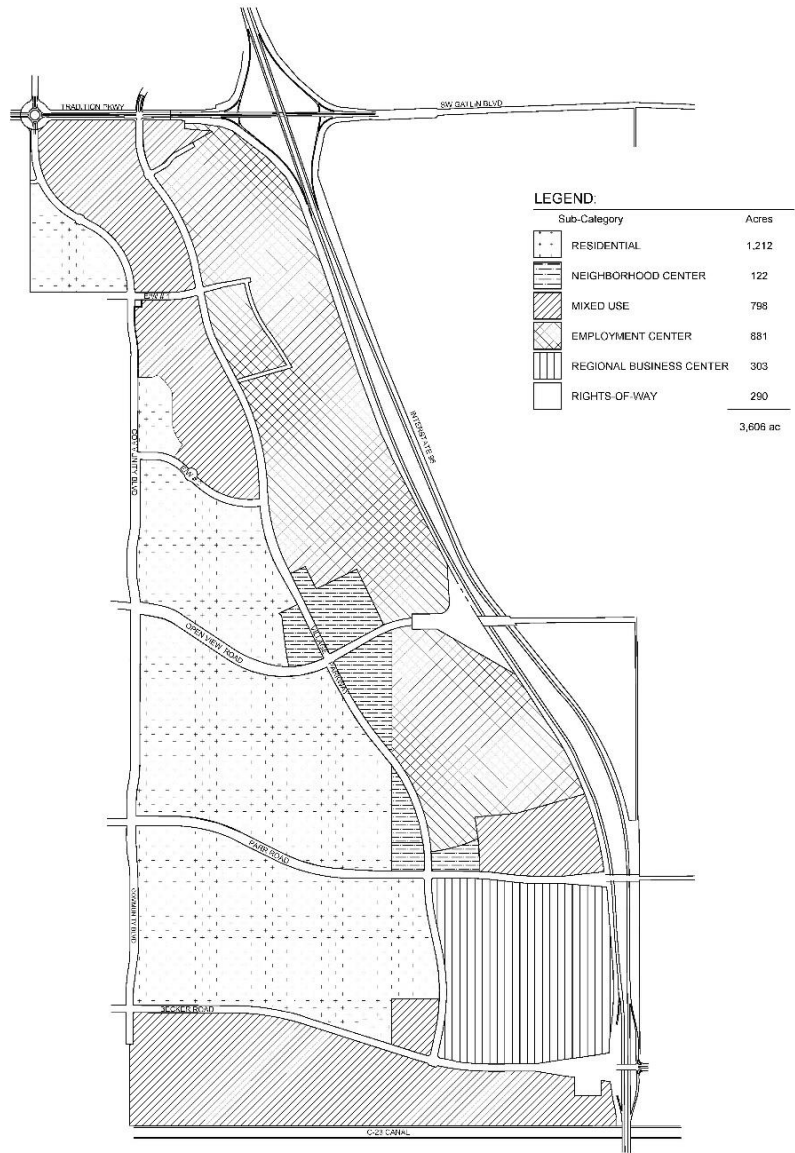


# Proposed Amendment

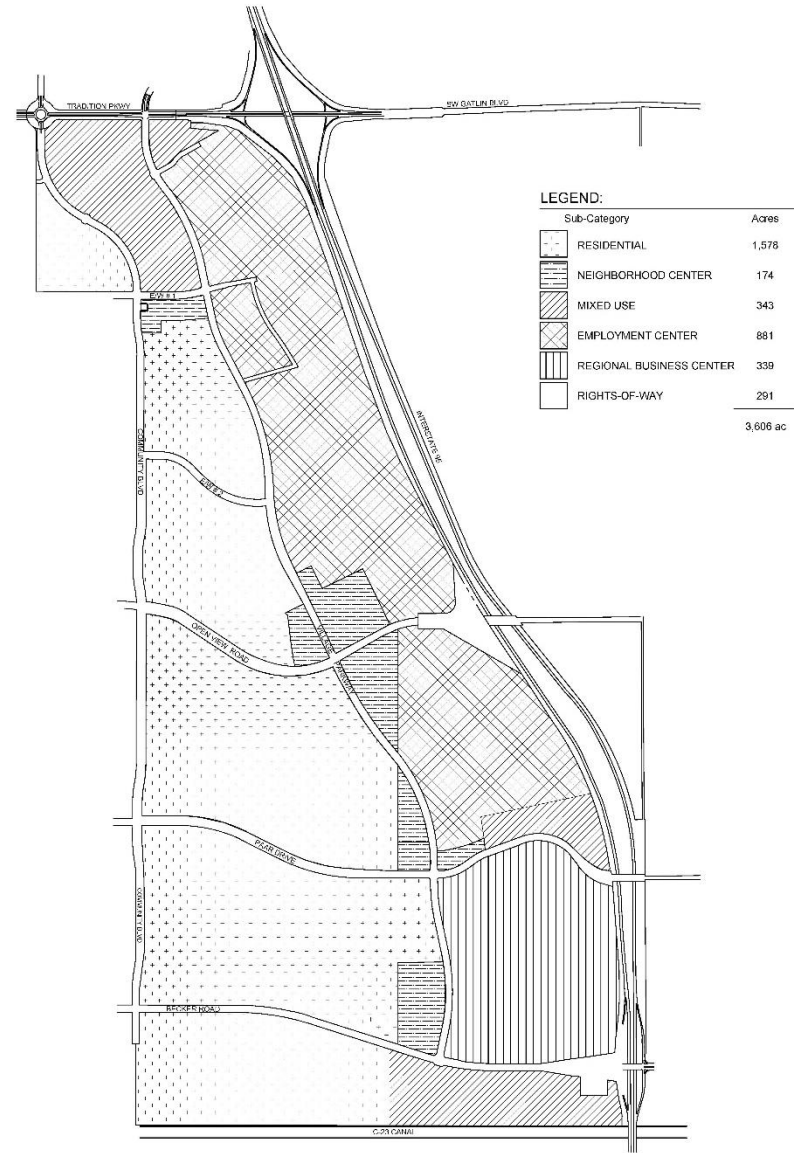
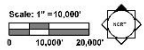
- 138 acres south of SW Discovery Way and west of SW Village Parkway from Mixed-Use to:
  - 16 acres of Neighborhood/Village Commercial
  - 121.96 acres Residential
- 232 acres south of Becker Road and west of SW Village Parkway from Mixed Use to Residential (GHO Homes)
- 42 acres at the northwest corner 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)



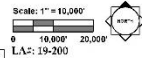




**SOUTHERN GROVE NCD**  
**FIGURE 1-4 CONCEPTUAL LAND USE PLAN**  
 July 24, 2019



**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.



# 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.

