

Southern Grove-SOGRO Park

**Rezoning Application
Project No. P23-104**

City Council
August 28, 2023 and
September 11, 2023
Cody Sisk, Planner II



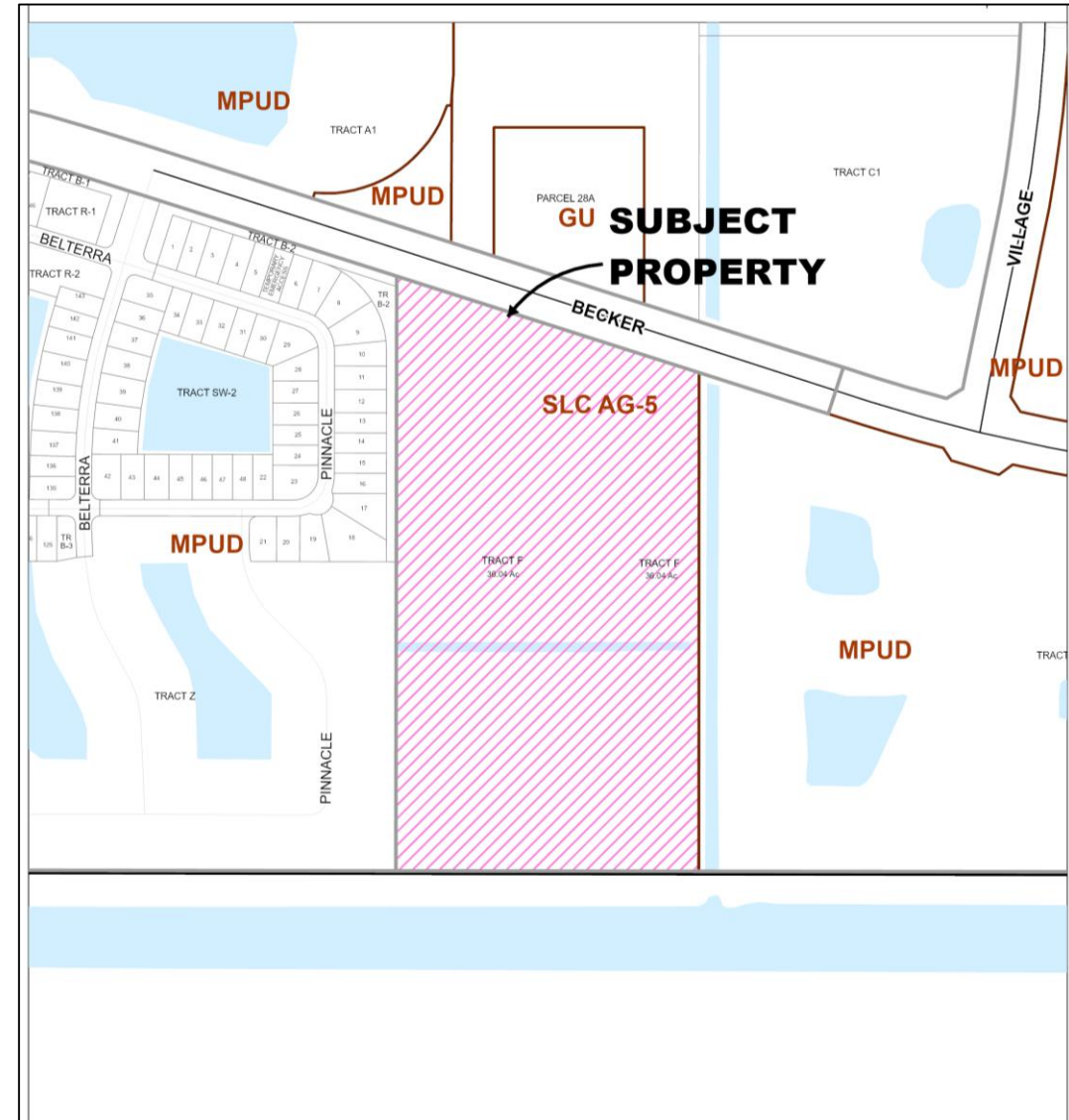
Request Summary

Applicant's Request:	A request to rezone 36.04 acres of property from SLC Agricultural 5 (SLC AG-5) to General Use (GU) zoning district
Agent:	Derrick Phillips, Lucido and Associates
Applicant /Property Owner:	Mattamy Palm Beach, LLC
Location:	The subject property is located on the south of Becker Road and west of SW Village Parkway



Surrounding Areas

Direction	Future Land Use	Zoning	Existing Use
North	New Community Development (NCD)	Master Planned Unit Development (MPUD), General Use (GU), SLC AG-5	Vacant Agricultural Lots
South	Martin County Line Canal - C23	Martin County Line Canal - C23	Martin County Line Canal - C23
East	New Community Development (NCD)	Master Planned Unit Development (MPUD)	Single-family residences
West	New Community Development (NCD)	Master Planned Unit Development (MPUD)	Single-family residences
Existing	New Community Development (NCD)	SLC AG-5	Vacant Agricultural Lots



Justification

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.
- The proposed GU (General Use) zoning district is listed as a compatible zoning district under the NCD (New Community Development) future land use classification.

Policy 1.1.4.13 Future Land Use Element

Future Land Use Classification

Compatible Zoning District

NCD (New Community Development)

MPUD, **GU**, OSC



Recommendation

- On August 1, 2023, the Planning and Zoning Board recommended approval of the rezoning.

