

Mattamy Palm Beach, LLC Southern Grove DRI 6th Amendment

DRI Amendment Application
(P20-067)

City Council Meeting

January 25, 2021

Bridget Kean, AICP

Senior Planner



Proposed Project

- Mattamy Palm Beach, LLC, has applied for the 6th amendment to the Southern Grove DRI development order.
- Purpose of the amendment is to amend the master development plan, Map H and Map H (2) of the DRI and to revise the buildout and expiration dates pursuant to the legislative time extensions granted by the Governor.

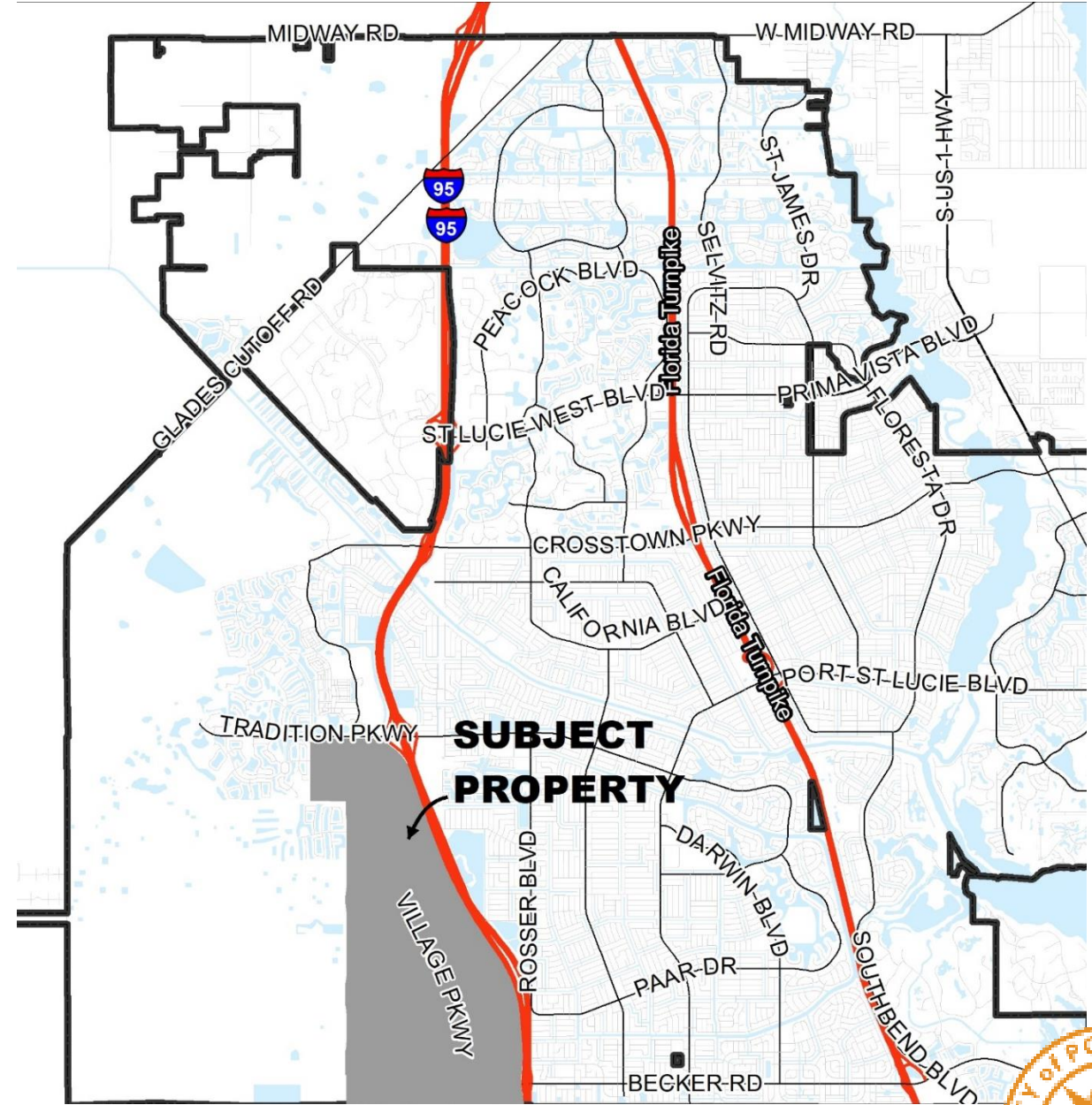


Applicant and Owner

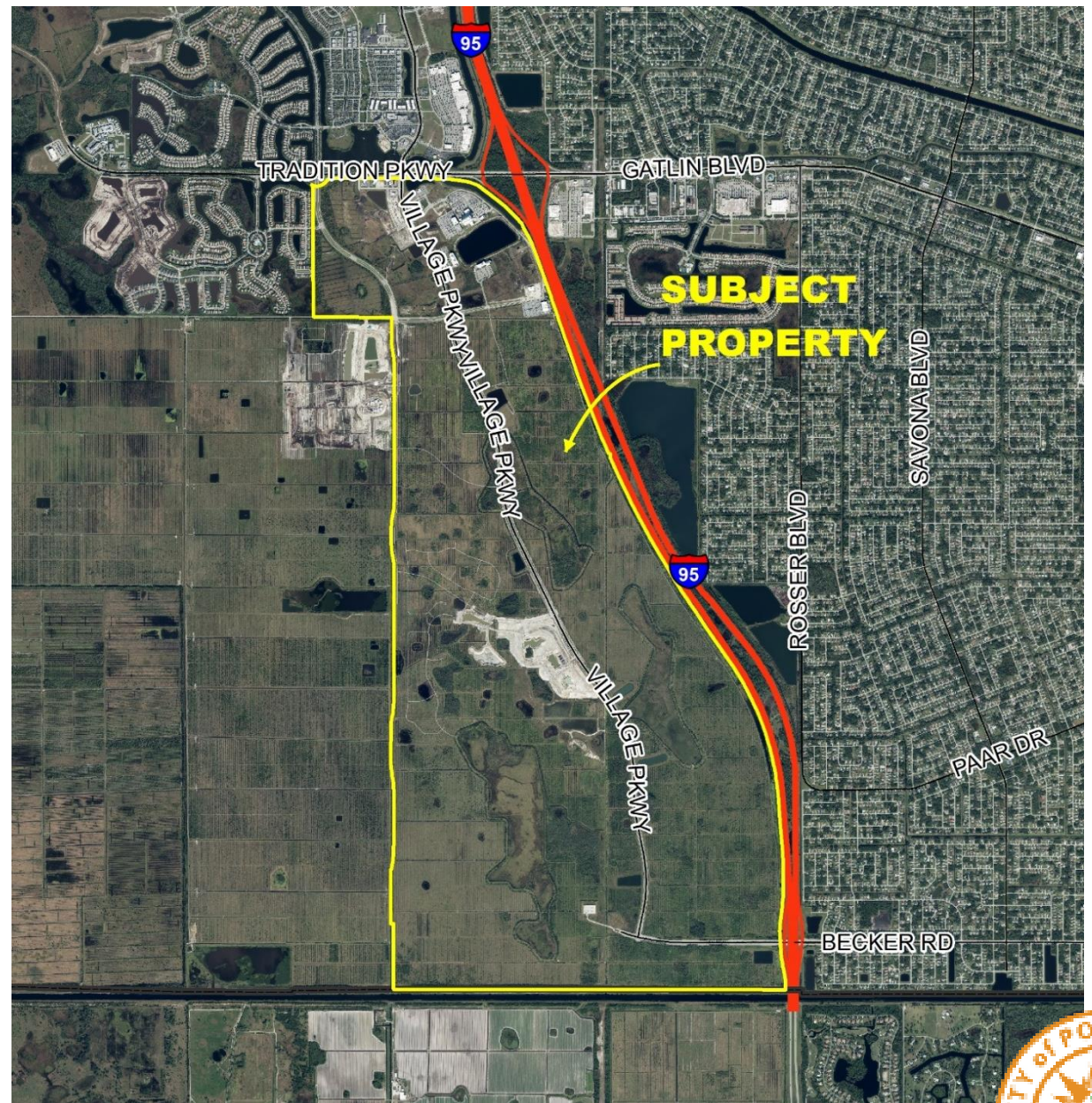
Autumn Sorrow, AJ Entitlements, and Steve Garrett, Lucido and Associates, are acting as the agents for
Mattamy Palm Beach, LLC



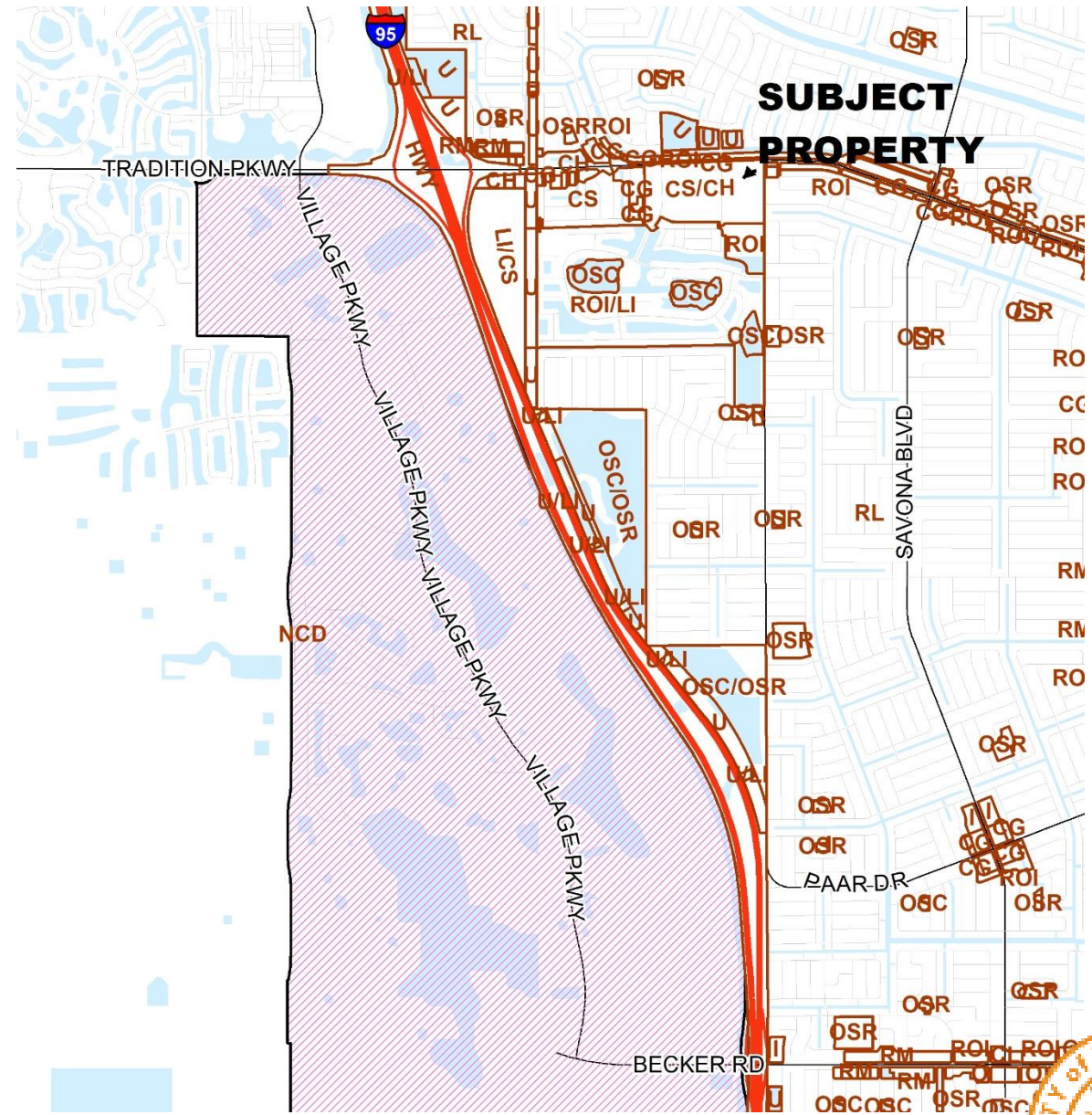
Location



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

- Proposed amendment adjusts the locations for the Residential, Mixed Use, Neighborhood/Village Commercial, and Regional Business Center subcategories to accommodate new development proposals; shifts the location for a proposed school and park site on SW Community Boulevard; realigns the Paar Road right-of-way between SW Village Parkway and Interstate 95 and reconfigures Tradition Trail.



EXHIBIT "B" TO EXHIBIT "1"
SOUTHERN GROVE

Phases	Residential		Office		Research & Development		Industrial		Hotel		Hospital	
	Area (Ac)	Units	Area (Ac)	Units	Area (Ac)	Units	Area (Ac)	Units	Area (Ac)	Units	Area (Ac)	Units
1 (2006-2011)	300	400,000	300,000	300,000	50,000	400,000	100,000	100,000	100,000	100,000	100,000	100,000
2 (2012-2017)	2,000	2,400,000	600,000	600,000	100,000	800,000	150,000	150,000	150,000	150,000	150,000	150,000
3 (2018-2023)	2,000	2,400,000	600,000	600,000	100,000	800,000	150,000	150,000	150,000	150,000	150,000	150,000
4 (2024-2029)	2,000	2,400,000	600,000	600,000	100,000	800,000	150,000	150,000	150,000	150,000	150,000	150,000
Total	7,000	8,400,000	2,400,000	2,400,000	400,000	3,200,000	500,000	500,000	500,000	500,000	500,000	500,000

ID	Westface (ac)	Upland Buffer / Upland
CA2	W420	0.304
CA3	W421	0.453
CA4	W422	0.571
CA5	W423	0.850
CA6	W424	0.577
CA7	W425	1.542
CA8	W426	0.688
CA9	W427	1.191
CA10	W428	0.588
CA11	W429	0.640
CA12	W430	1.129
CA13	W431	0.763
CA14	W432	0.900
CA15	W433	0.750
CA16	W434	0.750
CA17	W435	1.937
CA18	W436	0.450
CA19	W437	0.450
CA20	W438	0.730
CA21	W439	0.730
CA22	W440	1.283
CA23	W441	0.610
CA24	W442	0.410
CA25	W443	1.582
CA26	W444	1.380
CA27	W445	1.320
CA28	W446	0.400
CA29	W447	0.400
CA30	W448	1.520
CA31	W449	1.520
CA32	W450	1.520
CA33	W451	1.520
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CA336	W754	1.520
CA337	W755	1.520
CA338	W756	1.520
CA339	W757	1.520
CA340		

EXHIBIT "B-2" TO EXHIBIT "I"
SOUTHERN GROVE

CIA PLAN LEGEND

- PROPOSED RIGHTS-OF-WAY
- UTILITY EASEMENT
- STORMWATER MANAGEMENT (EXISTING)
- ACTIVE PARKY
- SCHOOL
- ARCHAEOLOGICAL SITE
- CONSERVATION AREA (W-2)
- WALKWAY
- BIKEWAY
- PODESTIAN/BIKE PATH
 - (1) Pedestrian/Bike Path on 5' sidewalks and shoulders (see notes required on both sides of street)
 - (2) Sidewalks and shoulders (see notes required on both sides of Hogester Drive and E/W # 2)
- MULTI-PURPOSE PATH - "V"
 - (May be outside ROW)
- PARK & RIDE

NOTES:

- 1) PROPOSED RIGHTS-OF-WAY AND STORMWATER MANAGEMENT ARE SUBJECT TO THE BEST PRACTICES, PATHS, SCHOOLS, AND PARKS ARE SHOWN FOR ILLUSTRATION ONLY. LOCATIONS SUBJECT TO CHANGE.
- 2) ARCHAEOLOGICAL SITE - OTHER SITE (AS LPT)

SUPPORTIVE POLICIES AND NOTES:

- 1) DEVELOPMENTS MUST CONFORM TO PATH AND MULTI-PURPOSE PATH SYSTEMS
- 2) ALL LOCAL ROAD CROSSINGS SHOULD BE AT MINOR INTERSECTIONS
- 3) ON MULTI-PURPOSE PATHS, MURCH MAY BE ALLOWED WHERE PATH TRAVELLED CONSERVATION AREAS
- 4) THE CITY SHOULD CONTINUE THE PATH PROGRAM TO THE FUTURE
- 5) THE PATH LOCATIONS OF LOCATIONS ADJUSTED TO SHOWN FACILITIES WHEN POSSIBLE
- 6) PATH LOCATIONS ARE GENERAL AND MAY CHANGE AT FINAL SITE PLAN

MULTI-PURPOSE PATH

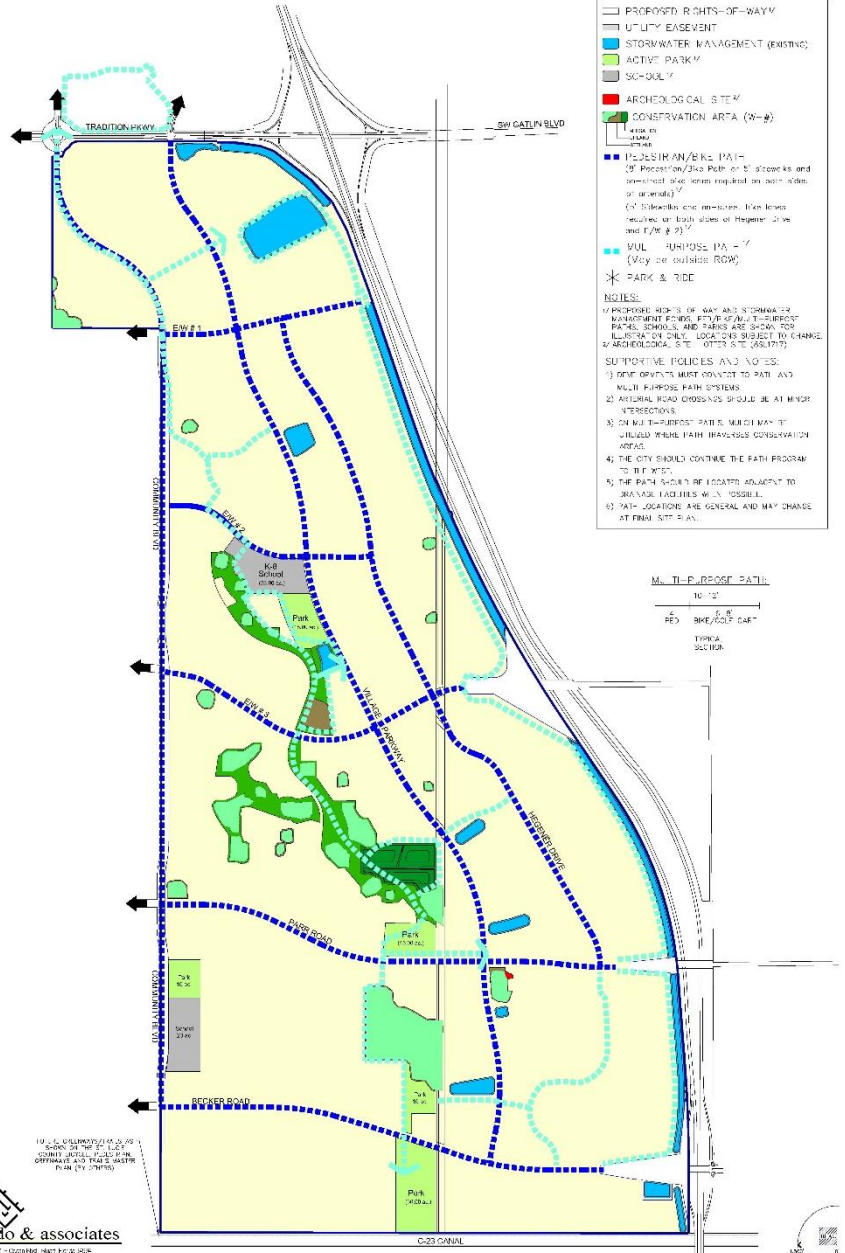
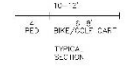


EXHIBIT "B-2" TO EXHIBIT "I"
SOUTHERN GROVE

CIA PLAN LEGEND

- PROPOSED RIGHTS-OF-WAY
- UTILITY EASEMENT
- STORMWATER MANAGEMENT (EXISTING)
- ACTIVE PARKY
- SCHOOL
- ARCHAEOLOGICAL SITE
- CONSERVATION AREA (W-2)
- WALKWAY
- BIKEWAY
- PODESTIAN/BIKE PATH
 - (1) Pedestrian/Bike Path on 5' sidewalks and shoulders (see notes required on both sides of street)
 - (2) Sidewalks and shoulders (see notes required on both sides of Hogester Drive and E/W # 2)
- RADICAL RAIL
- MULTI-PURPOSE PATH "V"
 - (May be outside ROW)
- PARK & RIDE

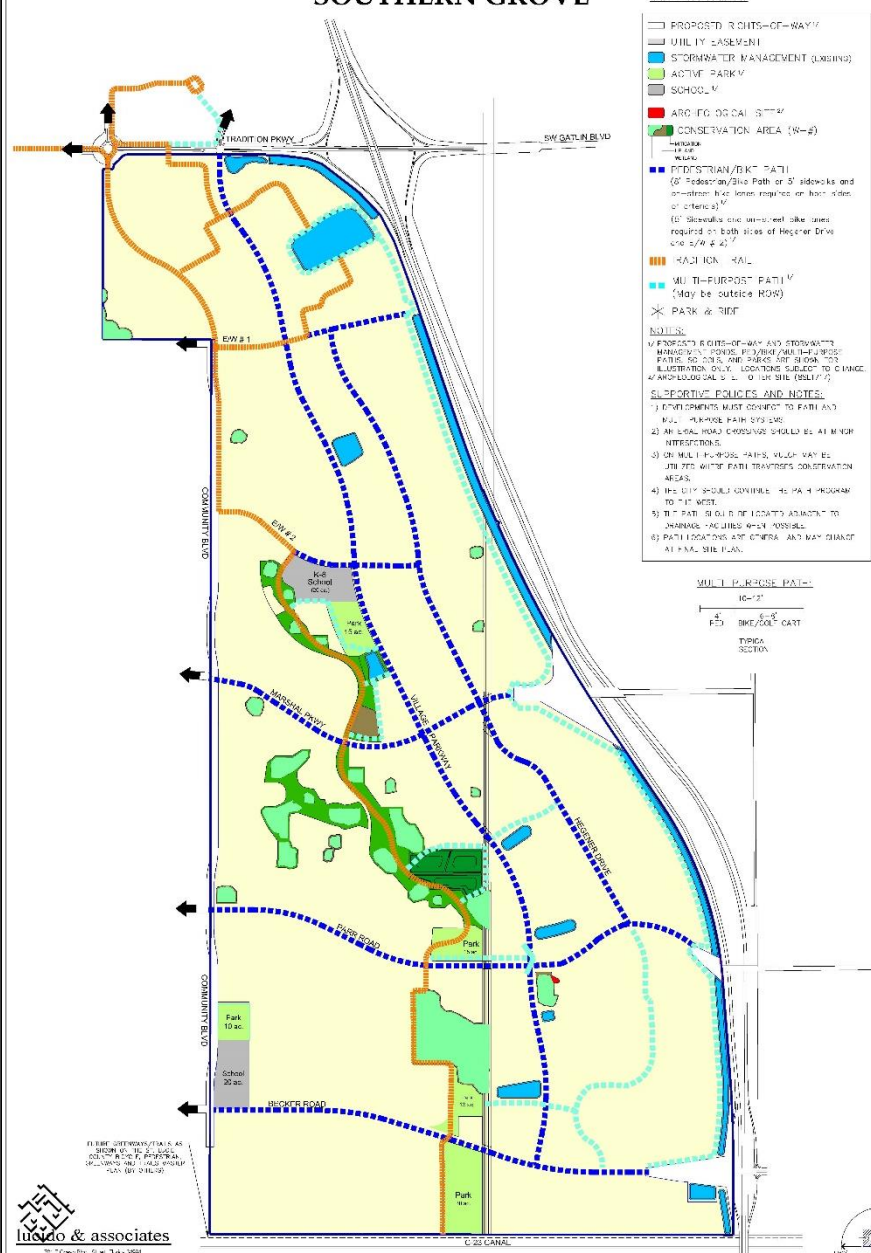
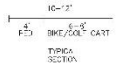
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- 2) ARCHAEOLOGICAL SITE - OTHER SITE (AS LPT)

SUPPORTIVE POLICIES AND NOTES:

- 1) DEVELOPMENTS MUST CONFORM TO PATH AND MULTI-PURPOSE PATH SYSTEMS
- 2) ALL LOCAL ROAD CROSSINGS SHOULD BE AT MINOR INTERSECTIONS
- 3) ON MULTI-PURPOSE PATHS, MURCH MAY BE ALLOWED WHERE PATH TRAVELLED CONSERVATION AREAS
- 4) THE CITY SHOULD CONTINUE THE PATH PROGRAM TO THE FUTURE
- 5) THE PATH LOCATIONS OF LOCATIONS ADJUSTED TO SHOWN FACILITIES WHEN POSSIBLE
- 6) PATH LOCATIONS ARE GENERAL AND MAY CHANGE AT FINAL SITE PLAN

MULTI-PURPOSE PATH



Tradition Land Company, L.L.C. Fishkind & Associates, Inc. Lucido & Associates
 Owner Economics & Development Planning
 Kimley-Horn & Associates Bill Hamilton & Associates Holland & Knight
 Traffic Environmental Legal

Map H(2)
Master Development Plan

REVISED: January 6, 2020



Mattamy Palm Beach, L.L.C. E&W Consultants, Inc. Lucido & Associates
 Owner Environmental Planning
 MacKenzie Engineering & Planning, Inc. Environmental
 Traffic

Map H(2)
Master Development Plan

REVISED: September 24, 2019

Recommendation

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

