

# Powerpoint Presentation



CPA 20-03

Aquarius Land Holdings

# Proposed Text Amendment

- Site-specific amendment to Policy 4.1B.2.(1) to permit residential development on the 34.96 acre subject site, located on the north side of SE Cove road and west side of SE Willoughby Blvd
- The proposal amends the sub-area policy pertaining to the subject site





- ▶ The site has COR future land use, with COR-2 zoning, which permit residential uses at 10 upa and office uses
- ▶ Policy 4.1B.2.(1) currently limits the site's non-residential use to 365,904 square feet and does not allow residential use on the property
- ▶ Proposed amendment would allow residential development (as permitted by COR), limited to 340 trips
- ▶ PWD staff reviewed the transportation study submitted with this text amendment. The limitation to 340 net outbound PM peak hour trips aligns with long range transportation planning assumptions



The following is the applicant's proposed amendment:

*Policy 4.1B.2. Analysis of availability of public facilities.*

Sub-area development restrictions apply to the following sites:

(1) The tract of real property described in the Warranty Deed recorded at OR Book 2157, Page 2403, of the Public Records of Martin County, ~~which is limited to 365,904 square feet of nonresidential use,~~ shall be developed consistent with the assigned future land use designation, and on which residential uses shall not be allowed. provided, however, the net outbound PM peak hour trips generated by all uses shall be limited to 340 trips, trip generation shall be determined at final site plan for any use based on the then current ITE Trip Generation Manual rates.

## Staff's recommendation:

(1) The tract of real property described in the Warranty Deed recorded at OR Book 2157, Page 2403, of the Public Records of Martin County, ~~which is limited to 365,904 square feet of non-residential use,~~ shall be developed consistent with the assigned future land use designation, and on which residential uses shall not be allowed. However, the net outbound PM peak hour trips generated by all uses on the subject property shall be limited to 340 trips, as demonstrated during the review of final site plans consistent with Article 5, Adequate Public Facilities, Division 3, Traffic Impact Analysis, Land Development Regulations.

- ▶ Proposed amendment will limit the net outbound PM peak hour trips generated by all uses to 340 trips, instead of limiting nonresidential development to 365,904 square feet
- ▶ Roadway improvements have now occurred in the area of subject site, including expansion of Kanner Highway from a four lane to a six-lane road
- ▶ PD&E Study for the widening of SE Cove Road to a four-lane divided facility is scheduled to start in FDOT 2021/2022 fiscal year
- ▶ Site is within the PUSD and all mandatory public facilities and services are available



## Staff Recommendation: Approval

- ▶ The amendment only applies to the subject site
- ▶ No matter what usage, the net outbound PM peak hour trips will be limited to 340
- ▶ Considering all factors such as the existing availability of capital/public facilities, staff recommends approval