

SUNCOAST LAKES MPUD AMENDMENT NARRATIVE

A. HISTORY

On July 28, 1987, the Board of County Commissioners approved the original GBY MPUD Master Planned Unit Development District for the project which then consisted of approximately 601 acres pursuant to Petition No. 3689. The overall size of the original development was reduced as a result of right-of-way acquisition for the Suncoast Parkway. Thereafter, the Board approved the current Suncoast Lakes MPUD on July 31, 2001. The project is located at the southwest corner of the intersection of State Road 52 and the Suncoast Parkway. The project as approved by the Board comprises approximately 483.5 acres with a future land use classifications of MU (Mixed Use), Res-1 (Residential-1 dwelling unit per acre), Res-3 (Residential-3 dwelling units per acre) and CON (Conversation Lands).

The project as approved is comprised of 540 single-family detached dwelling units, 30.7 acres (310,000 square feet) of commercial, 24.7 acres (34,000 square feet) of warehouse/flex space/office space, and 13.1 acres of other uses including church/public service and community recreational facilities. Access to the site is provided via State Road 52.

On December 3, 2002 the Board of County Commissioners approved a non-substantial amendment to the Suncoast Lakes MPUD which authorized a name change for the project, certain minor reconfigurations of roadways and residential villages, and increased minimum lot widths.

On April 5, 2005, the Board of County Commissioners approved an additional non-substantial amendment to the Suncoast Lakes MPUD which amended Condition No. 7 to allow the developer to the construct a PVC privacy fence and resurface Murcott Way and Grovewood Blvd. instead of installing an 8' masonry buffer wall.

On July 28, 2009, the Board of County Commissioners approved a MPUD amendment To combine parcels 2 and 4 to create one large commercial parcel; reduce the acreage for flex space from 18.7 acres to 16 acres; relocate office uses from Parcel 4 to Parcels 6 and 7 and reduce office acreage from 20.6 acres to 16.5 acres; eliminate warehouse as an approved use; and, reduce the acreage for church/quasi-public from 13.2 to 7.7 acres.

B. PROPOSED MPUD MODIFICATIONS

The applicant proposes to make the following changes to the currently approved Suncoast Lakes MPUD:

On December 16, 2013, the applicant met with the Long Range Planning Department to discuss a MPUD Amendment for an additional 150 single family units as an alternate use for parcels 6, 7 and 8/9 and a portion of parcel 2/4/5. County staff responded that they could support residential expansion into these parcels as an alternate use if 10 acres of commercial and 37.2 acres of office (185,000 sf) or industrial/flex (150,000 sf) were retained. Staff also suggested, to provide flexibility, that the applicant consider adding 250 units, instead of 150, that could be used for single-family, townhomes or apartments/condominiums. A copy of staff's email and sketch is attached.

The County's attached sketch proposal reduces office by 45,000 sf and industrial by 18,000 sf. This decreases trips by 619. In order to offset the increase in daily driveway trips in excess of 100 (i.e. the trigger for a timing and phasing analysis) for the additional 250 residential units, the applicant proposes to reduce the commercial from 210,000 sf to 189,600 sf.

The attached MPUD plan proposes the following:

Split approved Parcel 2/4/5 into 3 parcels. Other parcels remain the same.

Parcel 2 12.1 +/- ac

Parcel 4 27.7 +/- ac

Parcel 5 7.1 +/- ac

Add 250 new residential units (single-family, townhomes and apartments/condominiums) as approved alternative uses for Parcel 5 (new), and Parcels 6, 7, 8/9 and 11.

185,000 sf office (existing entitlements) on Parcels 3, 4 (new), 5 (new), 6, 7, 8/9 and 11. 150,000 sf. flex/industrial (existing entitlements) on Parcels 4,5, 6, 7, and 8/9. On Parcel 4 (new), flex/industrial is limited to 15 acres maximum.

179,600 sf commercial (existing entitlements) on Parcel 2 (new).