

Marco Shores / Fiddler's Creek GMPA

Project Narrative

A portion of the Fiddler's Creek DRI/PUD Is located within the Rural Fringe Mixed Use District, neutral Lands Future Land Use Designation. The Future Land Use Element describes in the Rural Fringe Mixed Use District the uses permitted in the area designated as "Neutral Lands" on the Future Land Use Map. Paragraph 3(s) of the Neutral Lands description specifically mentions Fiddler's Creek DRI, and recognizes that the existing units may be reallocated to those portions of the Fiddler's Creek project located in Sections 18 and 19, Township 51 S, Range 27 E and in part of Section 29, Township 51 S, Range 27 E as long as no new units are added to the 6,000 previously approved units.

The subject amendment proposes to recognize the previously approved and vested 325,000 square feet of non-residential development (commercial) within the DRI and to allow the commercial square footage to also be reallocated within the same Sections, Township and Range as the residential dwelling units. The amendment does not add any new commercial square footage, nor add any new residential dwelling units.

The amendment proposes only an amendment to the text of the Future Land Use Element as noted below.

3. Allowable Uses:

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- s) Existing residential units and commercial square footage approved for the Fiddler's Creek DRI may be reallocated to those parts of Sections 18 and 19, Township 51 South, Range 27 East added to Fiddler's Creek DRI together with part of Section 29, Township 51 South, Range 27 East, ~~at~~ The units may exceed a density greater than 1 unit per 5 gross acres provided that no new units are added to the 6,000 previously approved units, which results in a gross density of 1.6 units per acre for the Fiddler's Creek DRI; and further provided that no residential units shall be located on that part of Section 29 within the Fiddler's Creek DRI; and further provided that South Florida Water Management District jurisdictional wetlands impacted by the DRI in said Sections do not exceed 10 acres. The commercial development may not exceed 325,000 square feet as previously approved for the DRI.

Now that a significant portion of the Fiddler's Creek community has been developed, and shifted in both population and commercial development opportunities have changed since inception of the DRI/PUD, it is logical that shifting the location of some of the commercial development previously approved to be shifted within the project.

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Companion DRI and PUD amendments have been filed and include the development standards and conceptual Master Plans for the Fiddler's Creek DRI/PUD. The DRI/PUD applications contain additional information regarding the property including a recent environmental assessment and traffic analysis. The plan amendment modifies text in the Future Land Use Element, and the proposed amendment would authorize the previously approved commercial square footage to be redistributed to lands designated Rural Fringe – Neutral Lands, just as previously approved residential units are currently allowed to be re-distributed to neutral lands. The proposed text revision is provided below;

3. Allowable Uses:

*** *** *** *** *** Text break *** *** *** *** ***

- s) Existing residential units and commercial square footage approved for the Fiddler's Creek DRI may be reallocated to those parts of Sections 18 and 19, Township 51 South, Range 27 East added to Fiddler's Creek DRI together with part of Section 29, Township 51 South, Range 27 East, ~~at~~. The units may exceed a density greater than 1 unit per 5 gross acres provided that no new units are added to the 6,000 previously approved units, which results in a gross density of 1.6 units per acre for the Fiddler's Creek DRI; and further provided that no residential units shall be located on that part of Section 29 within the Fiddler's Creek DRI; and further provided that South Florida Water Management District jurisdictional wetlands impacted by the DRI in said Sections do not exceed 10 acres. The commercial development may not exceed 325,000 square feet as previously approved for the DRI.