

Future Land Use Element (FLUE) Policy 4.4.11

In accordance with Ordinance 2020-162/L-5325-18A, which designates a 2,795.50 acre LDR land use category on the Future Land Map, the owner or authorized agent shall develop a conceptual long-term master plan addressing the entire 2,795.50 acre site. The conceptual master plan shall commence within one (1) year of the approval date of Ordinance 2020-162/L-5325-18A, and concluded no later than three (3) years from the approval date of Ordinance 2020-162/L-5325-18A. The LDR land use category and companion rezoning are intended to be holding categories prior to the development of the long-term master plan. The conceptual master plan, and proposed revisions or amendments to the approved plan, shall be subject to review and approval by the Planning Commission prior to submittal of land development reviews and approvals. It is the intention of the owner to amend the Future Land Map to land use designations and companion rezonings consistent with the master plan. However, approximately 350 acres of the site can be developed or rezoned prior to approval of the conceptual master plan. Revisions or amendments to the plan that do not change the approved densities or intensities may be administratively modified by the Planning and Development Department. Development within the site shall be consistent with the conceptual master plan. The conceptual master plan shall, at a minimum, address the following conditions:

1. The general distribution, location and densities/intensities of residential and non-residential development;
2. Acknowledgement that future land use map amendments and rezonings will be submitted where such uses and densities are inconsistent with the current land use and/or zoning designations;
3. The general distribution and location of conservation areas and wetland buffers;
4. The strategy for providing centralized utilities for water and sewer service throughout the planning area, including a general phasing plan that identifies when development is anticipated to require the need for additional facilities, and the Water Supply Facilities Work Plan (WSFWP) must be updated prior to any development phase requiring construction of potable, treatment, and/or non-potable water supply facilities to incorporate the applicable planned facilities into the WSFWP;
5. Identification of the major internal transportation facilities necessary to serve the future land uses through an efficient and connected network;
6. General identification of how the major internal transportation facilities will connect to the external transportation network with proposed future connections to any State facilities subject to review by the Florida Department of Transportation;
7. A basic assessment shall be conducted of the currently identified and expected roadway operating conditions of the immediately surrounding transportation network for the conceptual master plan (methodologies and assumptions used in this assessment shall be agreed upon by the Planning and Development Department, the Florida Department of Transportation, and the owner or authorized agent); and
8. Coordination with the Florida Fish and Wildlife Conservation Commission staff in the design of the conceptual master plan.

The approved conceptual master plan shall be on file with the Planning and Development Department.