



Warm Mineral Springs AC 7 Potential Comprehensive Plan Amendments

Planning & Zoning Division

Environmental Advisory Board – May 1, 2023
Parks & Recreation Advisory Board – May 18, 2023

NEIGHBORHOOD DEVELOPMENT SERVICES

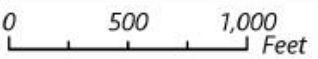
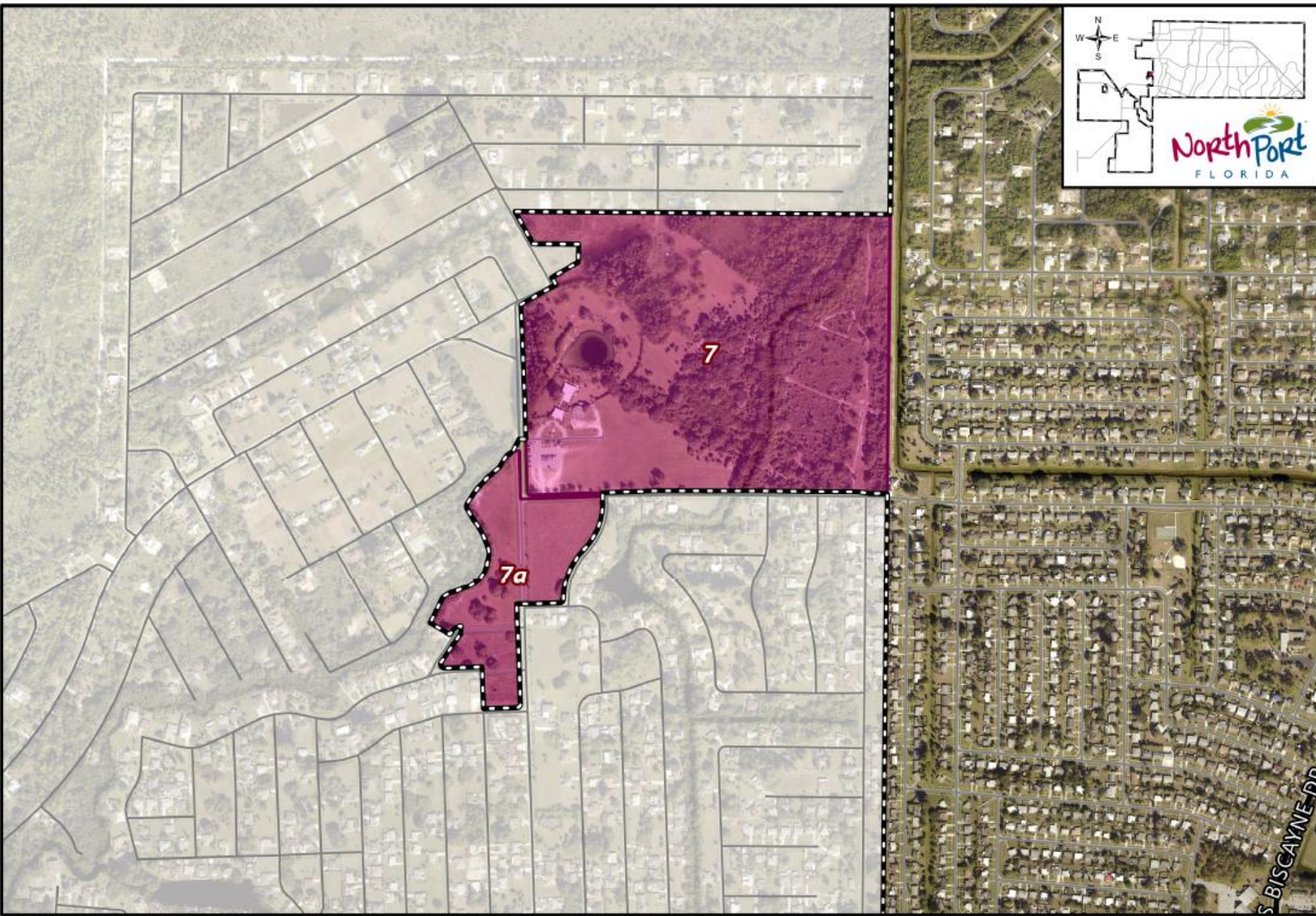
Background



- September/November 2022: City Commission accepted an unsolicited Public Private Partnership (P3) conceptual proposal submitted by Warm Mineral Springs Development Group, LLC; they were informed of City’s intent to continue the pursuit of the project under the P3 statute. An unsolicited P3 detailed proposal was submitted with the required review fee as documented in the City Code,
- November 22, 2022: The City Commission made a preliminary determination that the Warm Mineral Springs Development Group LLC’s unsolicited detail proposal is meets the definition of a “qualifying project” in Florida Statutes Section 255.065(1)(I).

Background

- January 9, 2023: P & Z staff presented at City Commission Workshop the Comprehensive Plan amendments that would be necessary to accomplish the P3. City Commission requested a follow-up presentation separating the 21.67-acre park area and the 59.9-acre future development area, as well as several different density/intensity options for consideration.
- April 10, 2023: P & Z staff presented at City Commission Workshop four different Comprehensive Plan amendment options. City Commission directed staff to present the options to EAB and PRAB and obtain their recommendations, and to reach out to indigenous people for input.



"Warm Mineral Springs" Activity Center 7 & 7a

File Location: \\Departments\Planning\Maps\Activity Centers
Prepared by NDS - Planning on 12/6/2022

- Activity Center 81.59 acres
- Activity Center 15.69 acres
- City Boundary

S. BISCAYNE DR

Current CP Standards

Figure 1: Standards for Activity Centers

Activity Centers	AC#1 US-41/ Mediterranea	AC#2 Town Center/ Heron Creek	AC#3 Sunter Blvd./ Gateway	AC#4 Toledo Blade/I-75/ Panacea	AC#5 Toledo Blade/Price Blvd/ Midway	AC#6 YorkshireBlvd/I- 75-The Shire	AC#7 Golden Springs/ Warm Mineral Springs ¹	AC#8 River Road Office Park The Gardens (3,4)	AC#9 Greenwood/ Appomattox/ Central Parc (7)
Future Land Use Map Designation	D/I %	D/I %	D/I %	D/I %	D/I %	D/I %	D/I %	D/I %	D/I %
Low Density Residential	NPU 0	4.0/ 10	NPU 0	4.0/ 27	NPU 0	NPU 0	4.0/ 52 A: 0/ 0	n/a n/a	4.0 / 85
Medium Density Res.	5.5/ 2	10.0/ 16	NPU 0	10.0/ 5	10.0/ 4	10.0/ 9	0 0 A:10.0/ 30	n/a n/a	n/a n/a
High Density Residential	15.0/ 2	15.0/ 27	NPU 0	15.0/ 4	15.0/ 4	15.0/ 9	0 0 A: 0/0	15.0/ 20	n/a n/a
Professional Office	/0.95 18	/0.95 13	/0.95 23	/0.95 13	/0.95 13	/30 10	See foot note 2	/0.55 24	n/a n/a
Commercial	/0.95 58	/0.95 22	/0.95 ⁴ 75	/0.95 20	/0.95 44	/30 16	/15 12 A: 0.6/90	/0.55 20	n/a n/a
Industrial	/0.95 9	/0.95 ² 1	/0.95 ² 2	/0.95 29	/0.95 31	/30 38	0 0 A: 0/0	n/a n/a	NPU 0
Public – Rec/Open	— 11	— 11	— 0	— 1	— 4	n/a 6	36 A: 20 ⁶	36	0
Utility Ind. Corr						n/a 12			NPU 0
Mixed-Use Development									See foot note 8 /15

Current CP Standards

Recreation / Open Space - These lands are designated for either active or passive recreational uses. **The density/intensity shall be the same as defined in the Low Density Residential designation.** Prior to permitting, the property owner shall be encouraged to seek other opportunities including transfer of development rights, land trade, acquisition to preserve such lands in an undeveloped condition, as well as other strategies and mechanisms that may be used to bring private lands into public control (Applies only to the City limits as of 1999). No active recreational facilities shall be permitted within wetlands or wetland systems, unless approved by the appropriate state and federal regulatory agencies.

AC 7 Max. Density/Intensity



Current Standards
Based on Total Acreage

AC 7 – 81.59 Acres

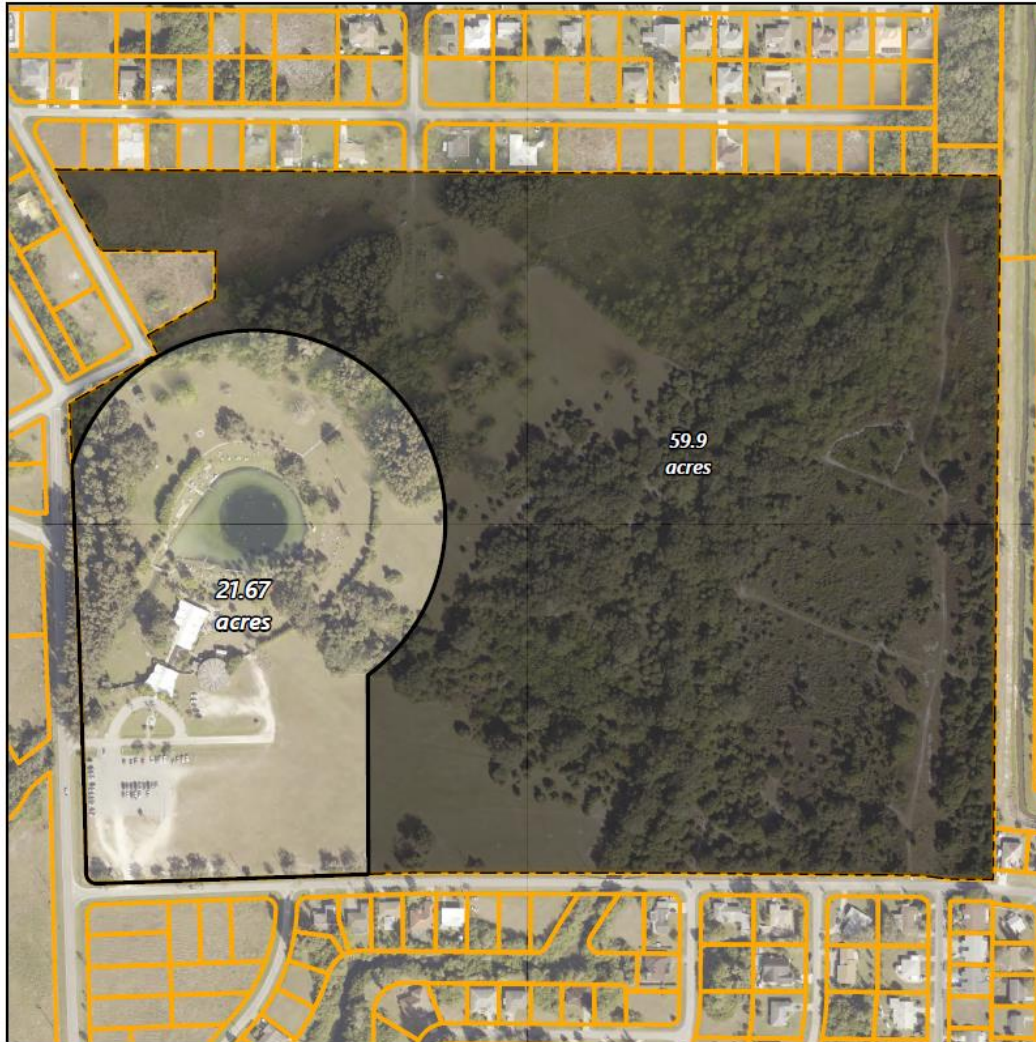
(51.41 Ac Activity Center 63.1%; 30.15 Ac Rec/Open 36.9%)

Development Standard	Percent of Site & Acre Yield	Density or Intensity & Development Yield
Residential	52% (42.42 Acres)	4 DU/AC (169 DU)
Commercial & Office	12% (9.79 Acres)	0.15 (63,967 SF)
Rec/Open	36% (29.37 Acres)	4 DU/AC (117 DU)

Additional AC 7 “Limitations”

- 7.02 AC conservation area
- Residential NTE 270 SFR
(conflicts with total potential 286)
- Retail and tourist/spa commercial NTE 62,000 SF
- Institutional/conference center NTE 45,000 SF
(conflicts if built at NTE 107,000 combined vs 63,973)
- No residential w/400 feet of the conservation area
- 300-foot natural resource buffer between the springs and any residential lot or structure. Uses within said buffer shall be restricted to passive recreation.

Park Area vs Future Development Area

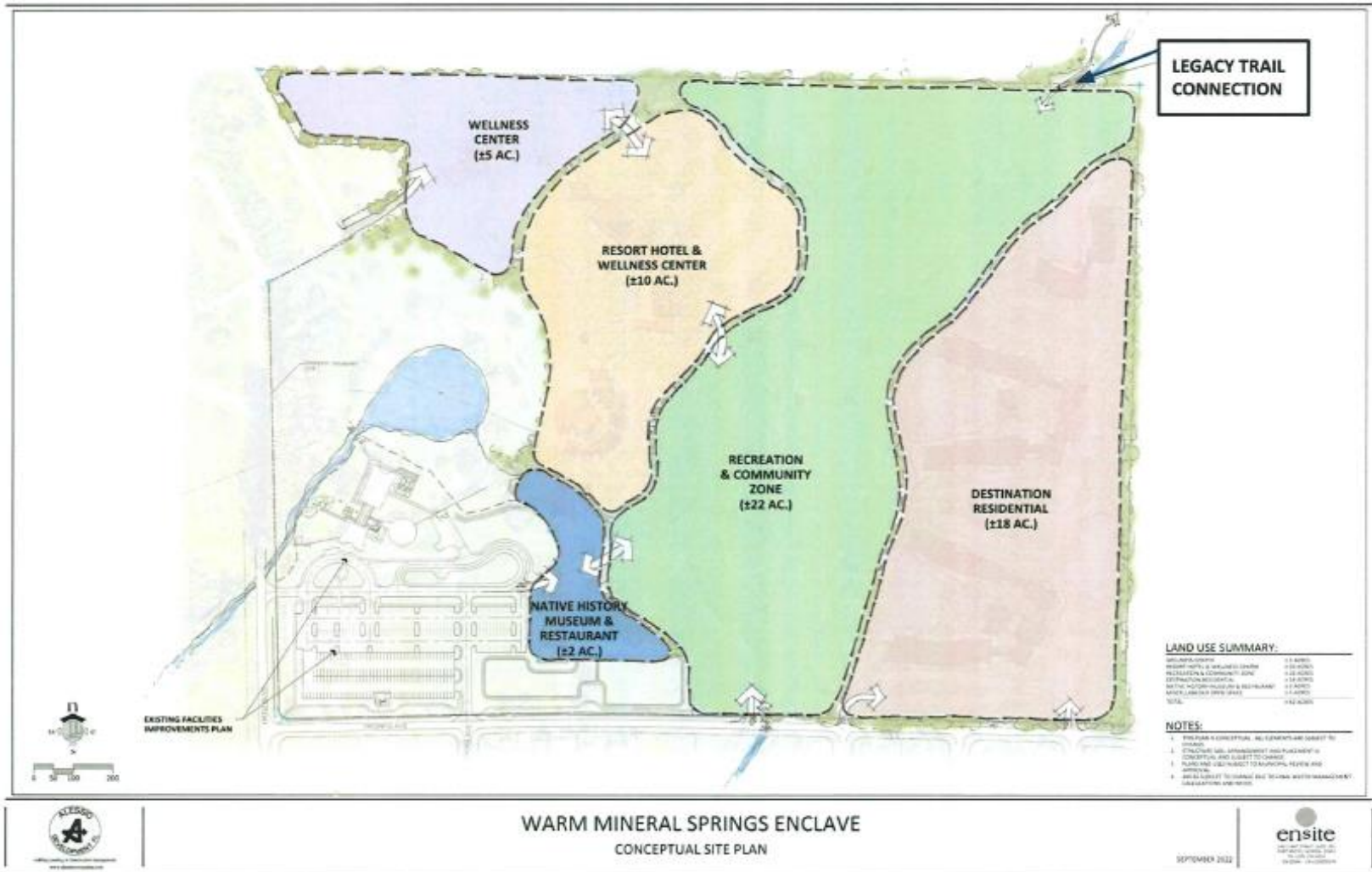


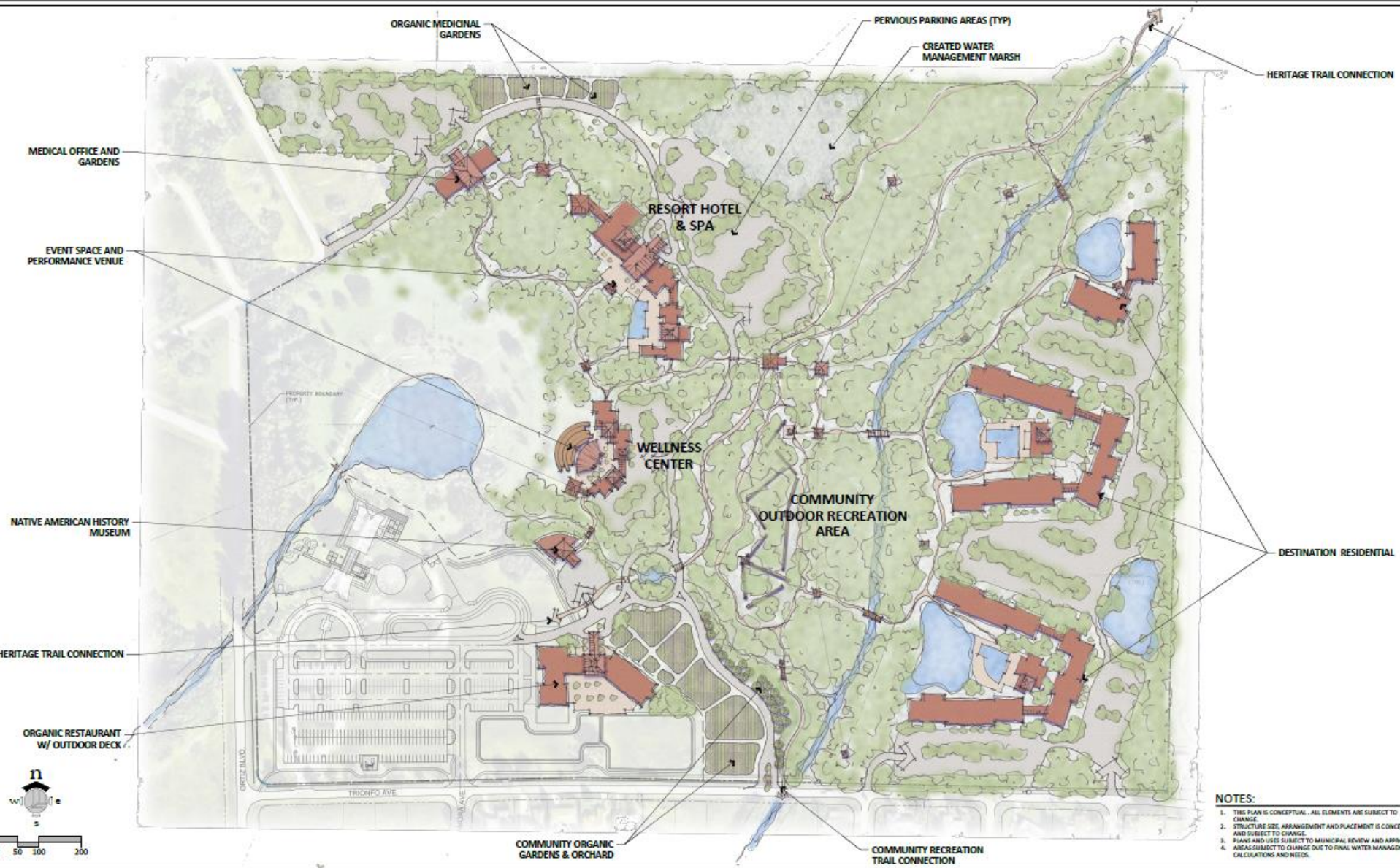
Warm Mineral Springs

-  Existing Park -- 21.67 acres
-  Future Development Area -- 59.9 acres
-  Parcel Boundaries

Prepared by NDS - Planning Division
2/28/2023

WMS P3 Proposal





- NOTES:**
1. THIS PLAN IS CONCEPTUAL. ALL ELEMENTS ARE SUBJECT TO CHANGE.
 2. STRUCTURE SIZE, ARRANGEMENT AND PLACEMENT IS CONCEPTUAL AND SUBJECT TO CHANGE.
 3. PLANS AND USES SUBJECT TO MUNICIPAL REVIEW AND APPROVAL.
 4. AREAS SUBJECT TO CHANGE DUE TO FINAL WATER MANAGEMENT CALCULATIONS AND NEEDS.

WARM MINERAL SPRINGS ENCLAVE
CONCEPTUAL SITE PLAN



SEPTEMBER 2022

Development Intensity Assumptions



1. Hotel w/115 rooms average 48,000 SF; a 250-room hotel is estimated at +/- 105,000 SF; assume a 10,000 to 20,000 SF conference center for a total of 125,000 SF
2. Amenity, event, and performance areas +/- 100,000 SF
3. Medical offices 50,000 to 100,000 SF
4. Restaurant (free-standing) +/- 10,000 SF
5. Wellness center +/- 70,000 SF

Option 1 (Maintain/Separate)

- Maintain Current Standards Limiting Percentages of Land Area Allocated to Certain Land Uses
- Maintain Current Density and Intensity Maximums
- Maintain Recreation Open Space Future Land Use with Associated Residential Density
- Separate Park Area from Future Development Area
- Apply Standards to Individual Areas vs. Allocated Over the Entire Site

Option 1 (Maintain/Separate)



AC 7 Park 21.67 Acres

(8.55 Ac Activity Center 39%; 13.12 Ac Rec/Open 61%)

Development Standard	Percent of Site	Density or Intensity & Development Yield
Residential	52% (11.26 Acres)	4 DU/AC (45 DU)
Commercial & Office	12% (2.6 Acres)	0.15 (16,988 SF) (current bldgs. 17,176 SF)
Rec/Open	36% (7.8 Acres)	4 DU/AC (31 DU)

Option 1 (Maintain/Separate)



AC 7 Future Development Area 59.9 Acres
(42.88 Ac Activity Center 71.5%; 17.02 Ac Rec/Open 28.4 %)

Development Standard	Percent of Site	Density or Intensity & Development Yield
Residential	52% (31.14 Acres)	4 DU/AC (124 DU)
Commercial & Office	12% (7.18 Acres)	0.15 (46,914 SF)
Rec/Open	36% (21.56 Acres)	4 DU/AC (86 DU)

Option 1 (Maintain/Separate) Advantages



Advantages:

- Requires Simple Lot Split to Establish Official Park Area
- Reduces Level of Public Opposition
- Maintains Supposition that Development will Negatively Impact Environment and Karst Features
- Provides Some Economic Benefit (Ad Valorem \$173K)

Option 1 (Maintain/Separate)

Disadvantages



Disadvantages:

- Retains Conflicts in Comprehensive Plan FLUE
- Makes Park Buildings SF Non-Conforming
- Results in Lower Intensity Development \neq AC Intent
- Disallows P3 Resort Development
- Creates Residential SF Exceeding Non-Residential SF
- Segregates and Limits Residential and Non-Residential Areas
- Increases but does NOT Maximize Economic Benefit to City

Option 2 (Low Intensity)

Park Only



- Eliminate Future Development Area
- Change Future Land Use of Spring and Surrounding Area to Conservation
- Apply Activity Center Land Use to Existing Park Building Area and Parking Lot Only
- Eliminate Recreation Open Space and Associated Density
- Prohibit Residential in this Activity Center

Option 2 (Low Intensity)



AC 7 Park 81.59 Acres

Land Use	Acres	Density or Intensity & Development Yield
Residential	0	n/a
Commercial	3.26 Acres	0.15 (21,300 SF) (current bldgs. 17,176 SF)
Conservation	78.3 Acres	n/a

Option 2 (Low Intensity)

Advantages



Advantages:

- Preserves Spring and Surrounding Land
- Allows Limited Flexibility for Park Building Expansion
- Eliminates Residential Density Allocation
- Voids Supposition that Development will Negatively Impact Environment and Karst Features
- Eliminates Public Opposition

Option 2 (Low Intensity)

Disadvantages

Disadvantages:

- Requires Comprehensive Plan/ULDC Amendments
- Maintains Current Economic Benefit (Park Revenues Only)
- Eliminates Future Development Area
- Prohibits P3 Resort Development
- Reduces Overall Land Area for Commercial Development
- Results in Lower Intensity Development \neq AC Intent
- Does NOT Maximize Economic Benefit to City

Option 3 (Medium Intensity) Park & Future Development Area



- Establish Separate Park Area
- Assign Conservation Future Land Use Around Spring
- Maintain Current Acreage of Activity Center in Park Area
- Prohibit Residential in Park Portion of Activity Center
- Reduce Density in Future Development Area
- Increase Non-Residential Intensity in Future Development Area
- Eliminate Recreation Open Space/Associated Density

Option 3 (Medium Intensity)



AC 7 Park 21.67 Acres

Land Use	Acres	Density or Intensity & Development Yield
Activity Center	8.66 Acres	0 DU/AC 0.135 (50,925 SF) (current bldgs.17,176 SF)
Conservation	13.01 Acres	n/a

Option 3 (Medium Intensity)



AC 7 Future Development Area 59.9 Acres

Land Use	Acres	Density or Intensity & Development Yield
Activity Center	59.59 Acres	4 DU/AC (238 DU) 0.15 (389,361)

Option 3 (Medium Intensity)

Advantages



Advantages:

- Establishes Separate Park Area and Conservation Area
- Allows Greater Flexibility for Expansion of Park Amenities
- Maintains Current Density/Intensity Standards on FDA
- Eliminates Density Allocation Associated with Rec/Open
- Allows Resort Development and Residential at Lower Intensity
- Allocates Density and Intensity Over the Entire FDA
- Provides Some Economic Benefit (Ad Valorem \$384K)

Option 3 (Medium Intensity)

Disadvantages



Disadvantages:

- Requires Comprehensive Plan/ULDC Amendments
- Results in Lower Intensity Development \neq AC Intent
- Reduces (or eliminates) Private Interest in a P3
- Maintains (or exaggerates) Supposition that Development will Negatively Impact Environment and Karst Features
- Increases (or maintains) Level of Public Opposition
- Increases but does NOT Maximize Economic Benefit to City

Option 4 (High Intensity)

- Establish Separate Park Area
- Apply Conservation Future Land Use Around Spring
- Maintain Current Acreage Activity Center in Park Area
- Maintain Current Non-Residential FAR in Park Area
- Prohibit Residential in Park Portion of Activity Center
- Increase Density in Future Development Area
- Increase Intensity in Future Development Area
- Eliminate Recreation Open Space/Associated Density

Option 4 (High Intensity)



AC 7 Park 21.67 Acres

Land Use	Acres	Density or Intensity & Development Yield
Activity Center	8.66 Acres	0 DU/AC 0.15 (56,584 SF) (current bldgs. 17,176 SF)
Conservation	60% 13.01 Acres	n/a

Option 4 (High Intensity)



AC 7 Future Development Area 59.9 Acres

Land Use	Acres	Density or Intensity & Development Yield
Activity Center	59.9 Acres	6 DU/AC (359 DU) 0.30 (782,773)

Option 4 (High Intensity)

Advantages



Advantages:

- Establishes Separate Park Area and Conservation Area
- Allows Greater Flexibility for Expansion of Park Amenities
- Eliminates Density Allocation Associated with Rec/Open
- Allows Resort Development/Residential at Intensities Consistent with the Intent of Activity Centers
- Increases Private Interest in P3
- Allocates Density and Intensity Over the Entire FDA
- Provides Maximum Economic Benefit (Ad Valorem \$688K)

Option 4 (High Intensity) Disadvantages



Disadvantages:

- Requires Comprehensive Plan/ULDC Amendments
- Increases Level of Public Opposition
- Exaggerates Supposition that Development will Negatively Impact Environment and Karst Features

Additional Staff

Recommendations All Options



1. Add minimum open space requirement 35%
2. Add maximum impervious surface area 30%
3. Require low-impact development (LID) and minimization of site disturbance
4. Require native landscaping
5. Maximum building height (ULDC) 40-feet (3-story)



A C H I E V E A N Y T H I N G

Questions?

Board Discussion & Recommendation