

4th Amendment to the Western Grove DRI P23-170

Planning and Zoning Board Meeting
January 2, 2024



Request Summary

Applicant's Request:	This is an application for the 4 th Amendment to the Western Grove DRI. The proposal is to amend Map H, the DRI master development plans. No changes are proposed to the DRI development order conditions of approval.
Agent:	Matt Yates, Lucido and Associates
Applicant /Property Owner:	Mattamy Palm Beach, LLC
Location:	The property is generally located south of the future extension of Crosstown Parkway, north of the future extension of SW Discovery Way, east of Range Line Road and west of SW Community Boulevard.

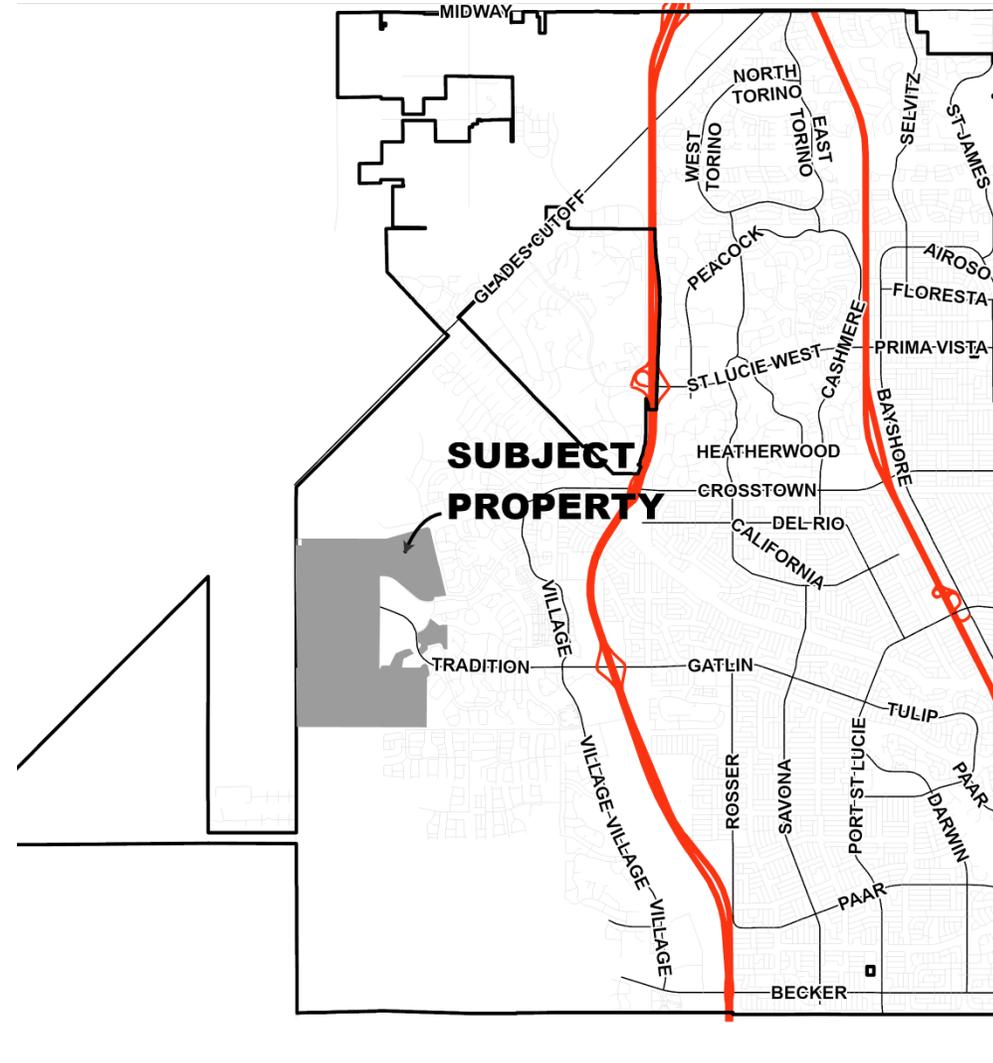


Project Background

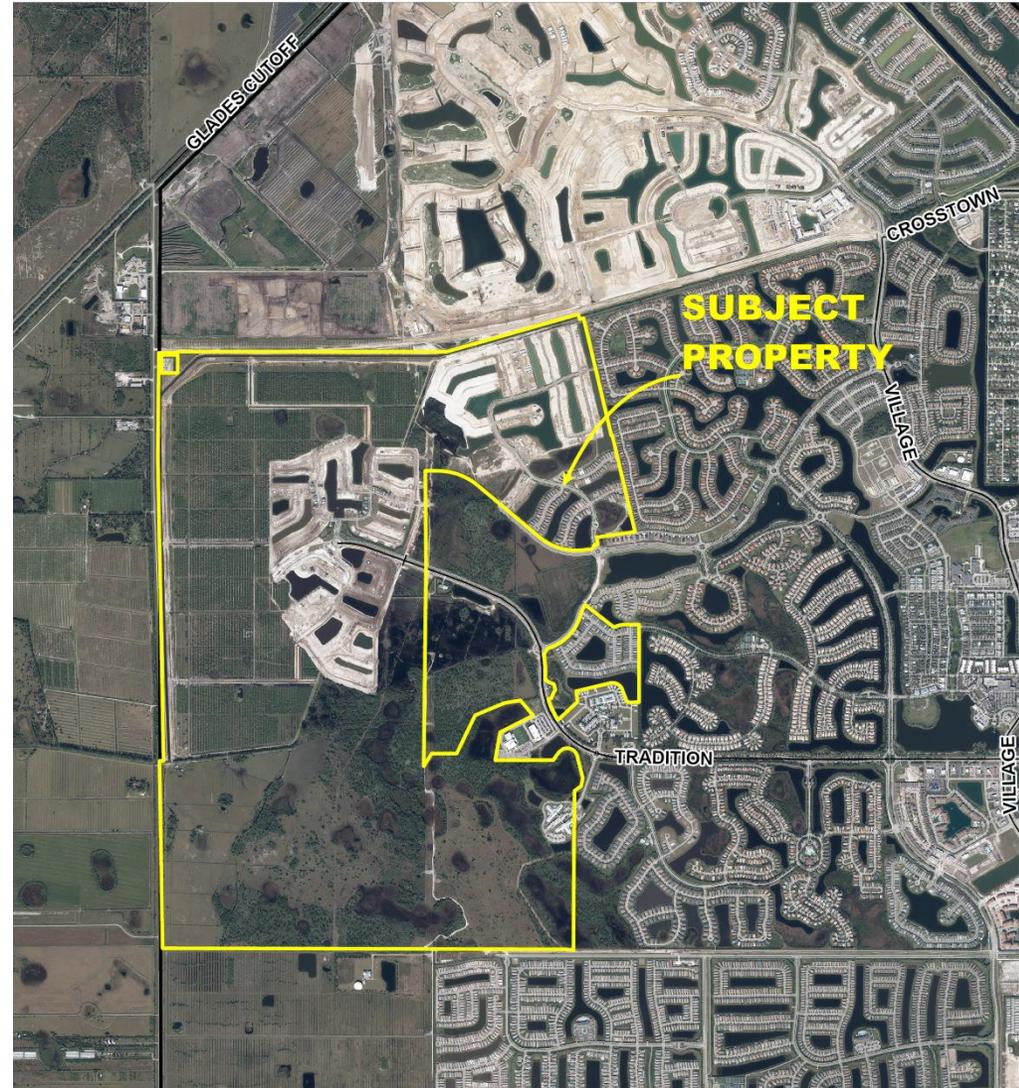
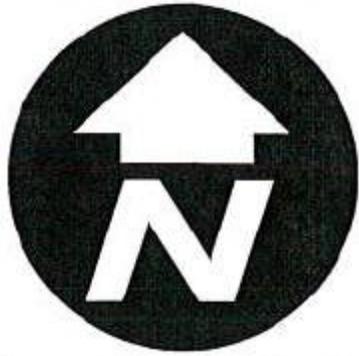
- Western Grove is an approved Development of Regional Impact (DRI) and approximately 1,940 acres in size.
- Development program includes 4,000 residential dwelling units; 200,000 square feet of retail use; and 50,000 square feet of office use.
- The future land use classification for the Southern Grove DRI is New Community Development District (NCD).
- The Western Grove DRI was last amended in 2021 through Resolution 21-R06.
- No other changes are proposed to the development order.
- Except for a new Map H, the Development Order conditions adopted under Resolution 21-R06 remain unchanged and in full force and effect.



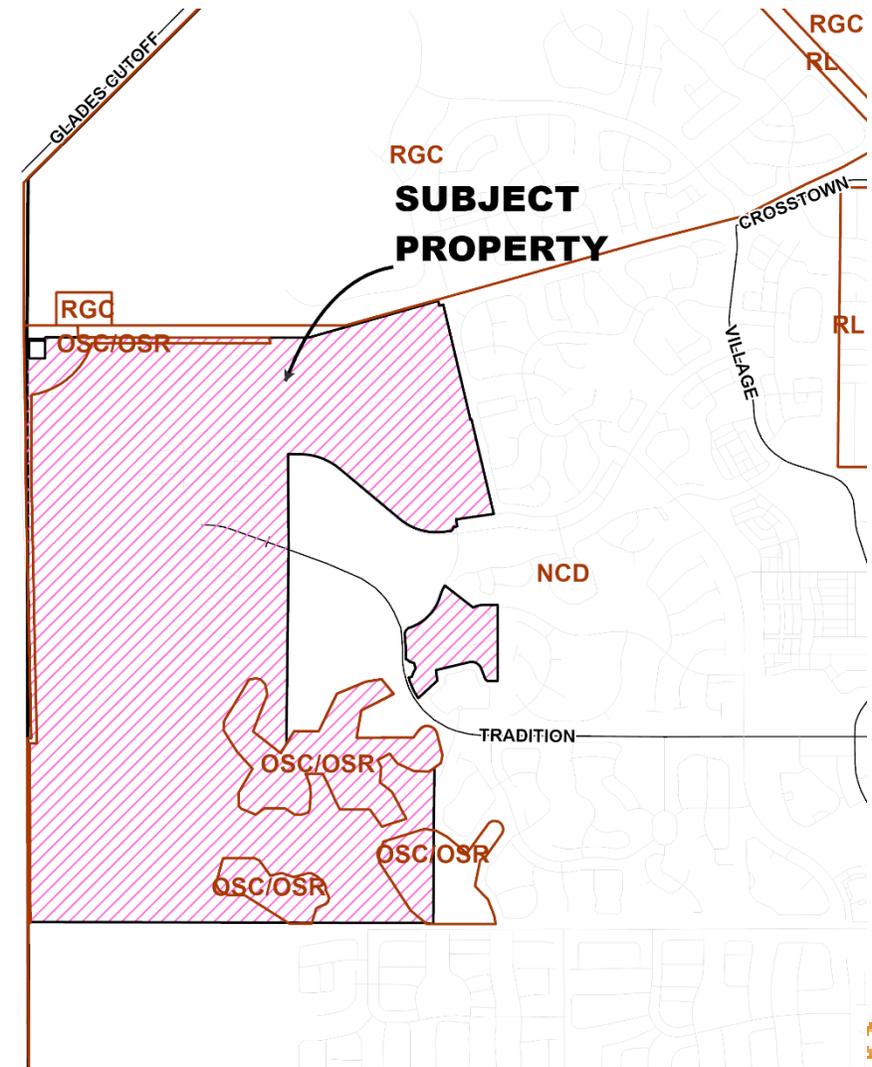
Location



Aerial



Future Land Use



Proposed Amendment

- This application is a proposed amendment to Map H, the master development, of the Western Grove DRI to:
 1. Revise the wetland and conservation areas depicted on Map H to be consistent with the regulatory permits for the project.
 2. Update the locations for the water management tracts depicted on Map H to be consistent with current development plans.
 3. Revise the layout and locations for a 2.9-acre fire station site, a 20-acre K-8 school site, and a 6.3-acre park site shown on Map H.

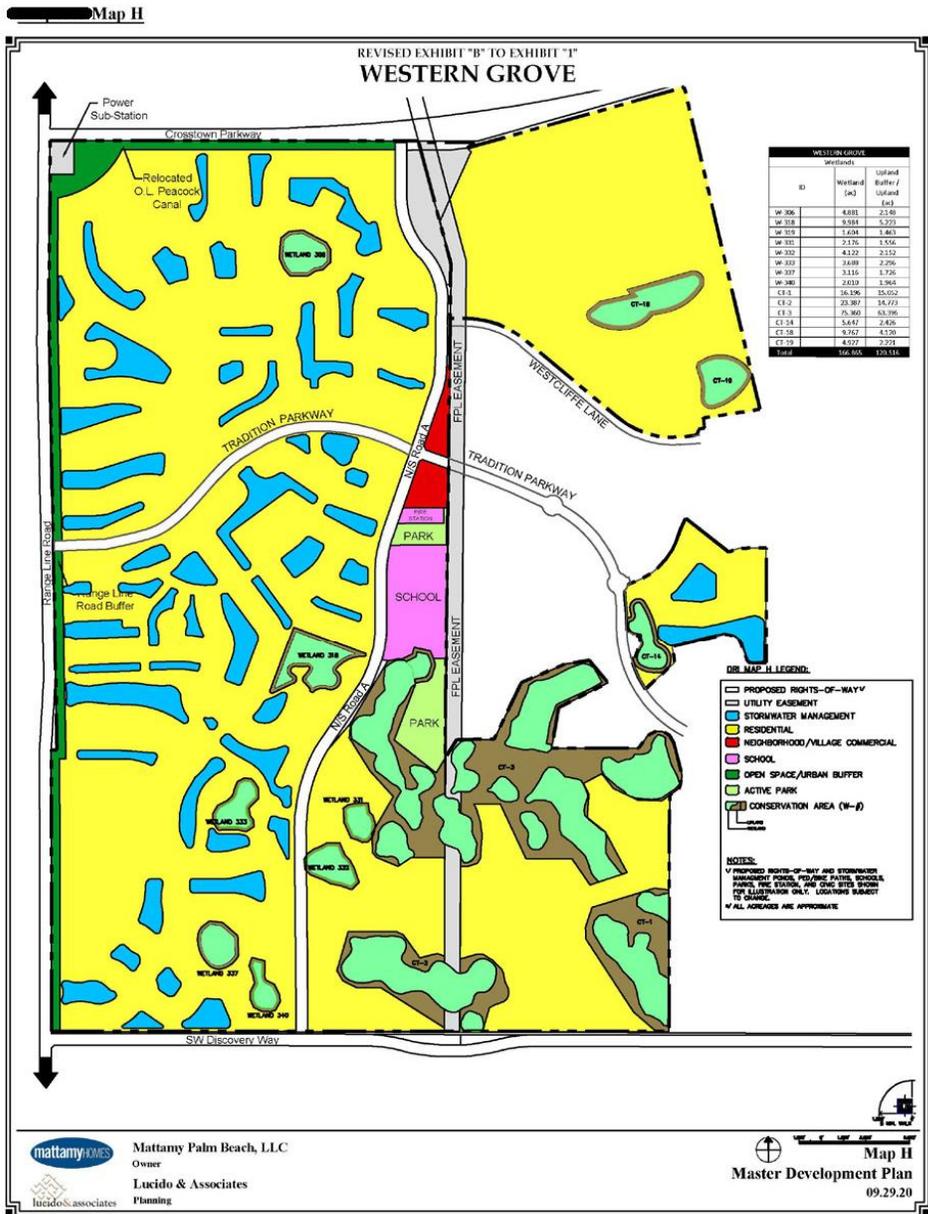


Justification

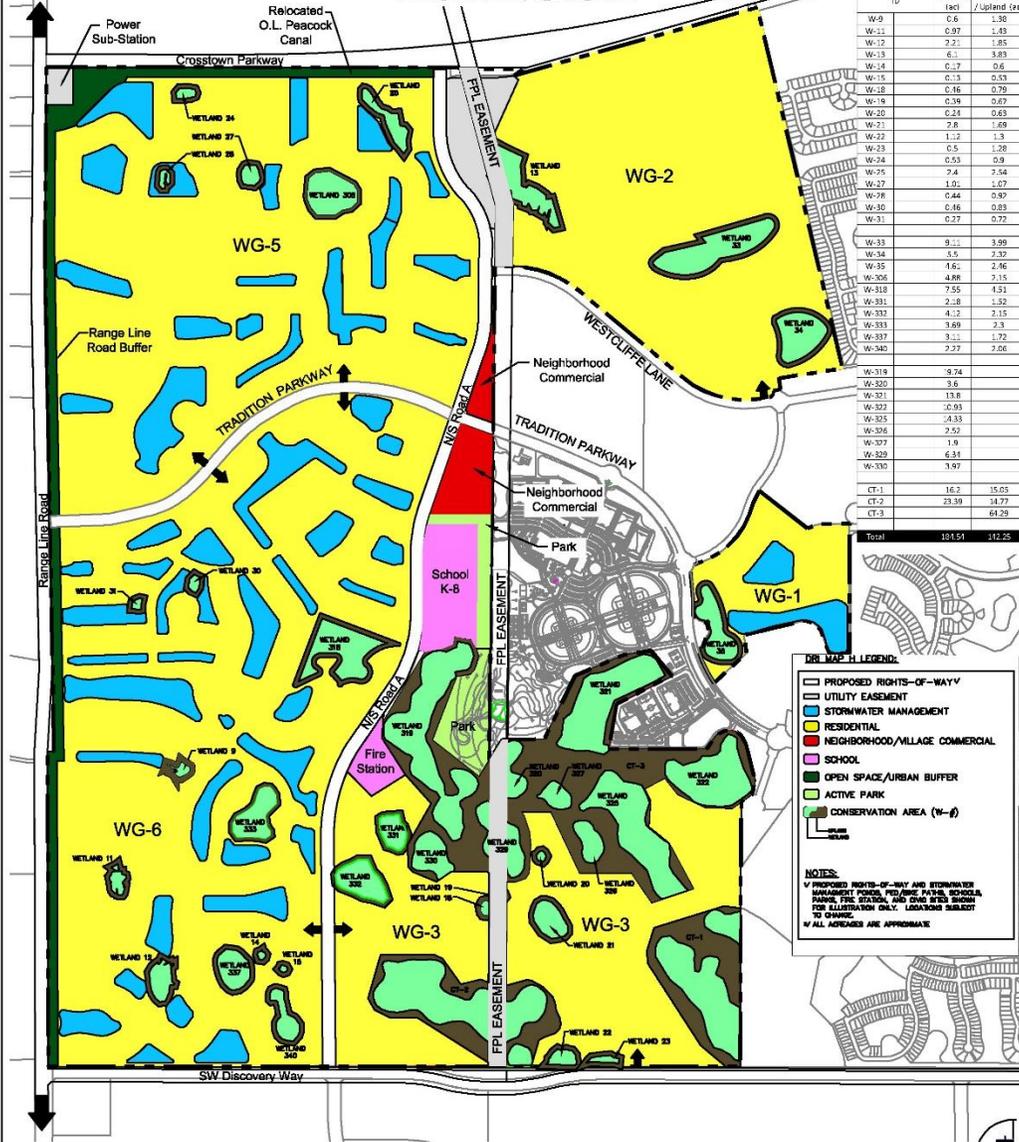
- The proposed changes to the school and park sites were undertaken in consultation with the St. Lucie County Fire District and the St. Lucie County School District.
- A location analysis was conducted for the Fire District. Based on that analysis, the location the fire station was relocated further south on N/S A for more even distribution to the surrounding future residences and more even distances between fire stations.
- Proposed changes to 20-acre K-8 school site are based on discussions with the school district and the need to buffer the K-8 school site from the existing FPL transmission lines easement to the east.
- School site is now buffered by a 6.3-acre linear park that will be directly adjacent to Tradition Regional Park and provide non-motorized access to the regional park.
- The 6.3 acres is in addition to 50 acres of land the developer has to provide to meet the park and recreation requirements of the Western Grove DRI.



Exhibit 1



REVISED EXHIBIT "B" TO EXHIBIT "1"
WESTERN GROVE



WESTERN GROVE Wetlands		
ID	Wetland Acre	Upland Buffer / Upland Adj.
W-9	0.6	1.30
W-11	0.97	1.43
W-12	2.21	1.85
W-13	6.1	3.83
W-14	0.17	0.6
W-15	0.13	0.53
W-18	0.46	0.79
W-16	0.39	0.67
W-20	0.24	0.63
W-21	2.8	1.69
W-22	1.12	1.3
W-23	0.5	1.28
W-24	0.53	0.9
W-25	2.4	2.54
W-27	1.01	1.67
W-28	0.44	0.89
W-30	0.46	0.83
W-31	0.27	0.72
W-33	9.11	3.99
W-34	5.5	2.32
W-35	1.62	2.46
W-305	4.88	2.15
W-318	7.55	1.51
W-331	2.28	1.52
W-332	4.12	2.15
W-333	3.69	2.3
W-337	3.11	1.72
W-340	2.27	2.06
W-319	8.74	
W-320	3.6	
W-321	13.8	
W-322	-0.93	
W-325	4.33	
W-326	2.92	
W-327	1.9	
W-329	6.31	
W-330	3.97	
CT-1	16.2	15.03
CT-2	23.39	14.77
CT-3		64.29
Total	104.51	112.25

DR MAP H LEGEND:

- PROPOSED RIGHTS-OF-WAY
- UTILITY EASEMENT
- STORMWATER MANAGEMENT
- RESIDENTIAL
- NEIGHBORHOOD/VILLAGE COMMERCIAL
- SCHOOL
- OPEN SPACE/URBAN BUFFER
- ACTIVE PARK
- CONSERVATION AREA (W-#)

NOTES:
 V PROPOSED RIGHTS-OF-WAY AND STORMWATER MANAGEMENT POWER, FUTURE PARKS, SCHOOLS, PARKS, FIRE STATION, AND OTHER BUFFER ZONES FOR ILLUSTRATION ONLY. LOCATIONS SUBJECT TO CHANGE.
 IF ALL AREAS ARE APPROXIMATE

FILED: OCT 18, 2023 11:52 AM BY: [unclear] COUNTY OF PALM BEACH, FLORIDA
 PROJECT: WESTERN GROVE
 DRAWING: DR MAP H

Impacts and Findings

- Section 380.06(7)(a) of the Florida Statutes requires any proposed change to a previously approved DRI to be reviewed by the local government based on the standards and procedures in its adopted local comprehensive plan and adopted local land development regulations.
- Objective 1.2.8 of the Future Land Use Element of establishes the Tradition/Western Grove NCD District.
- Policy 1.2.8.1 identifies the density and intensity of the Tradition/Western Grove NCD District.
- Figure 1-3 of the Future Land Use Element is the conceptual land use plan for both the Tradition and the Western Grove DRIs.
- No changes are proposed to approved entitlements in the Western Grove DRI.
- The proposed changes to the locations for the school and fire station are within a residential sub-district and do not impact Figure 1-3.



Recommendation

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's comprehensive plan and recommends approval of the proposed DRI amendment as depicted in Attachment "A" of the staff report.

- Planning and Zoning Board Action Options:

Motion to recommend approval to the City Council

Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

