

# Mattamy Palm Beach, LLC Western Grove DRI CPA

Large Scale Comprehensive Plan Text Amendment Adoption Hearing  
(P20-188)

City Council Meeting

January 25, 2021

Bridget Kean, AICP

Senior Planner

INCORPORATED

[CityofPSL.com](http://CityofPSL.com)



# Applicant and Owner

Steve Garrett, Lucido and Associates, is acting as the agent for  
Mattamy Palm Beach, LLC

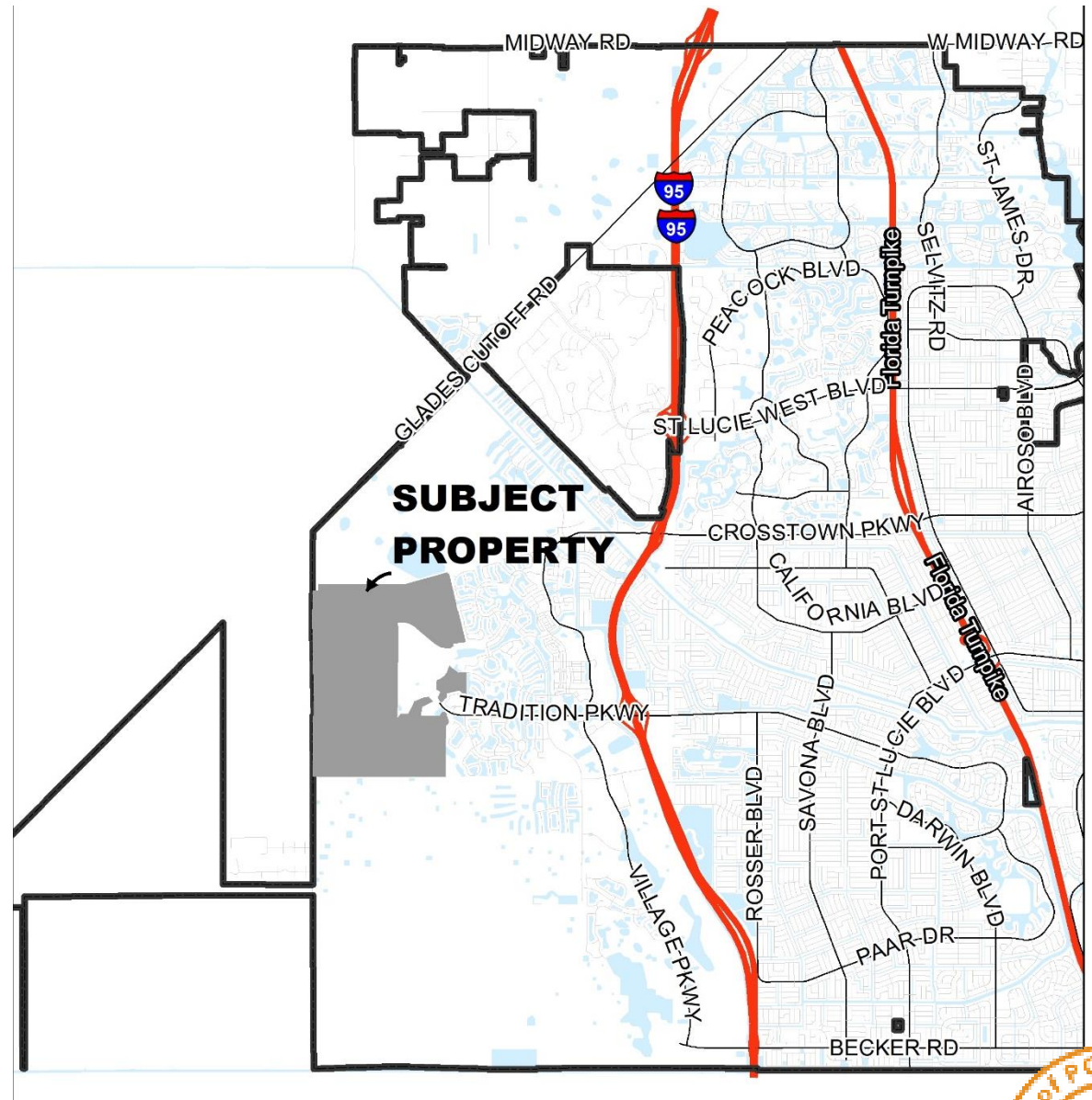


# Proposed Project

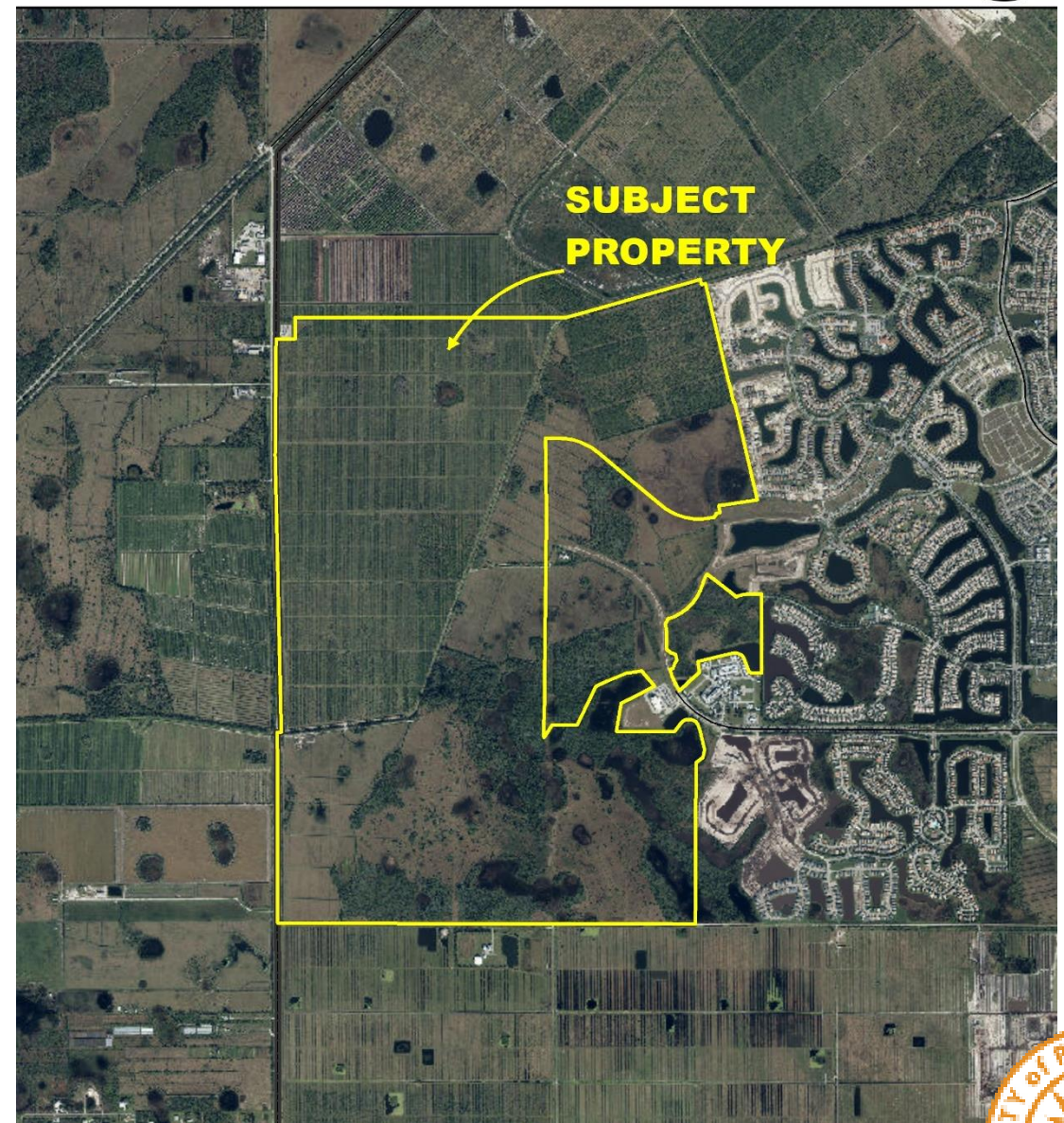
- An application to amend the text of the comprehensive plan by revising Figure 1-3 of the Future Land Use Element
- Figure 1-3 is the conceptual land use plan for the Tradition/Western Grove NCD District.
- Adjustments to the conceptual land use plan for Western Grove



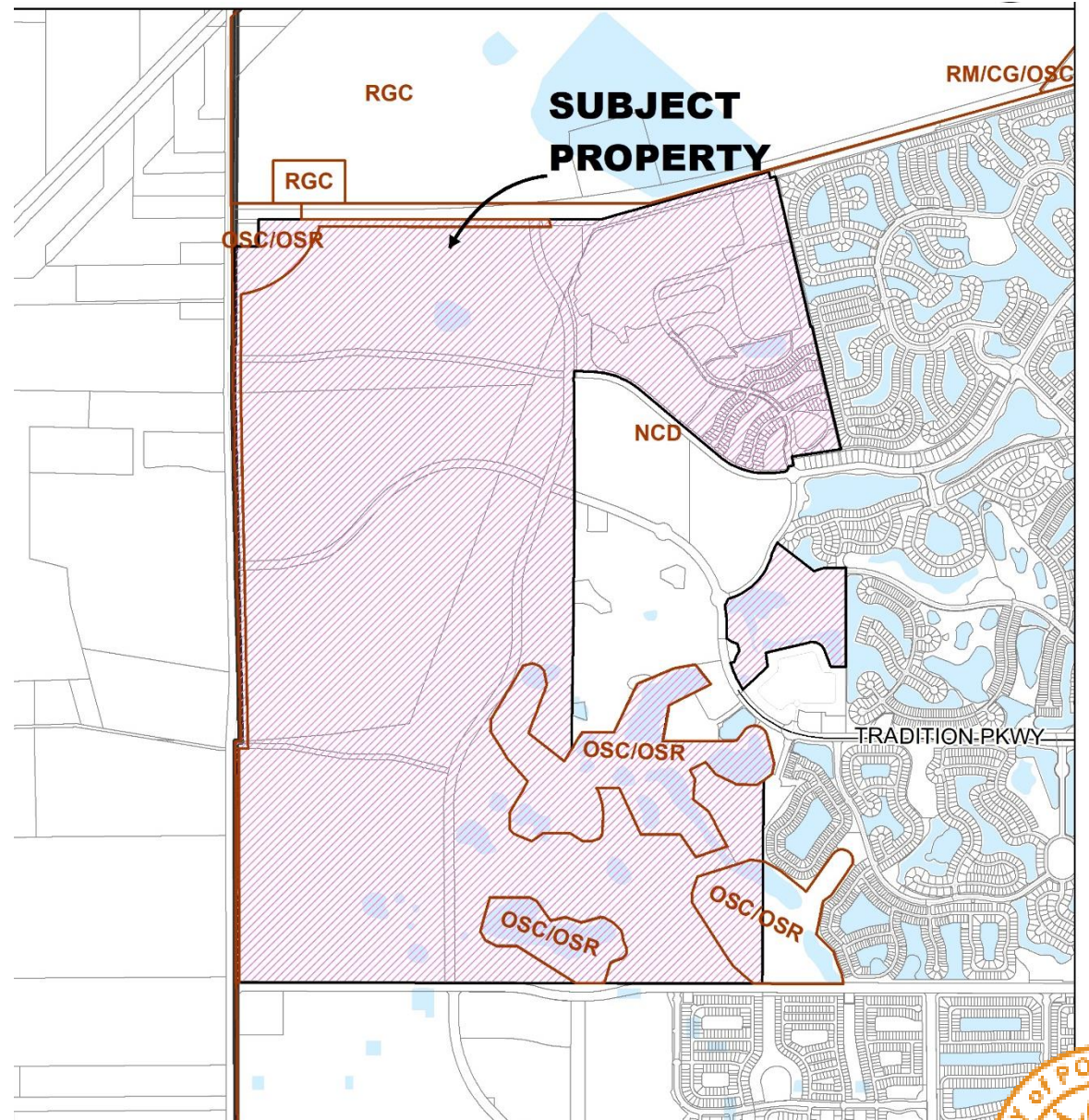
# Location



# Aerial



# Future Land Use



# Background

- Western Grove is an approved Development of Regional Impact (DRI) that is approximately 1,941.41 acres in size.
- Last amended in 2018
- Entitlements include:
  - 4,000 residential dwelling units
  - 200,000 square feet of retail use
  - 50,000 square feet of office use

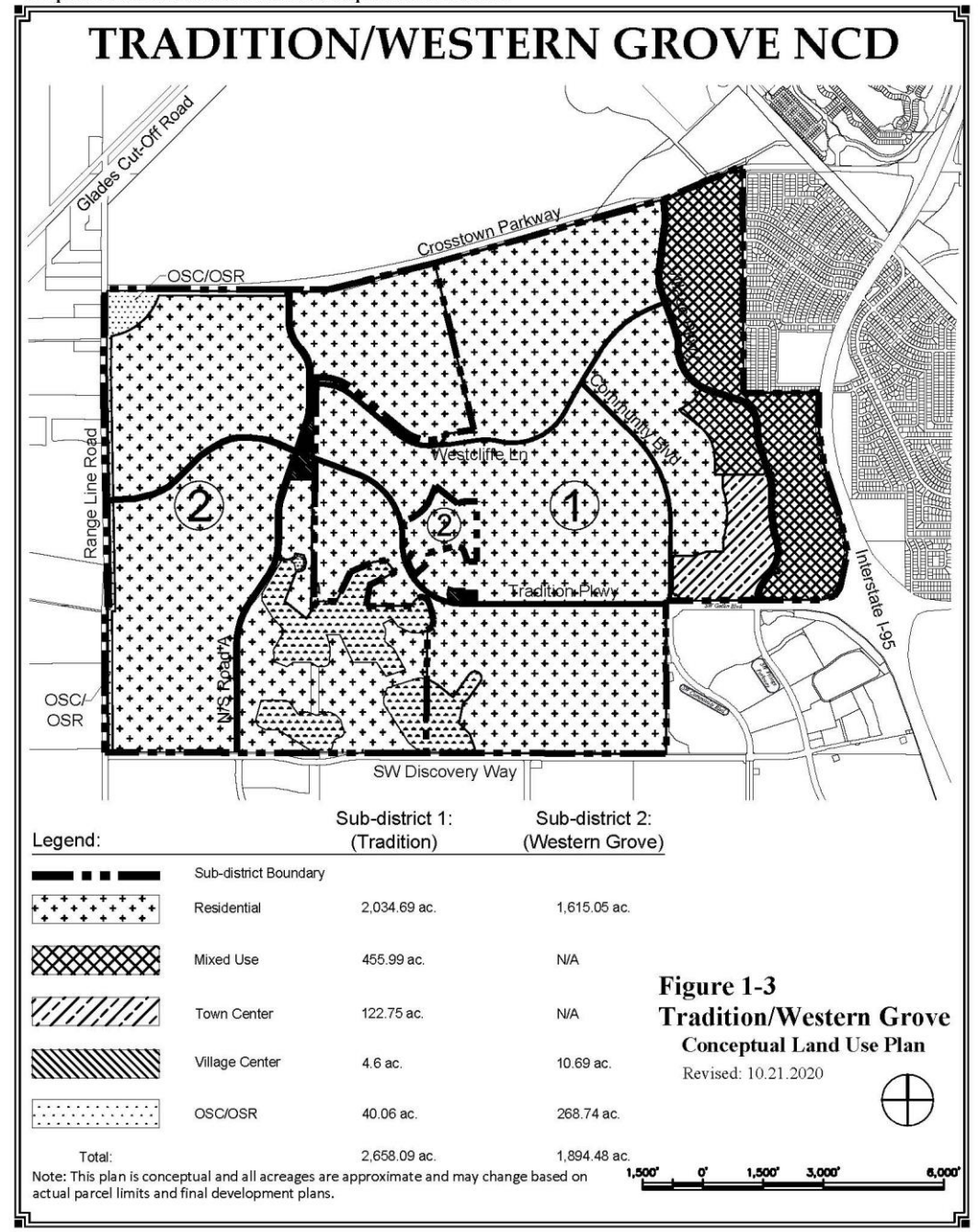
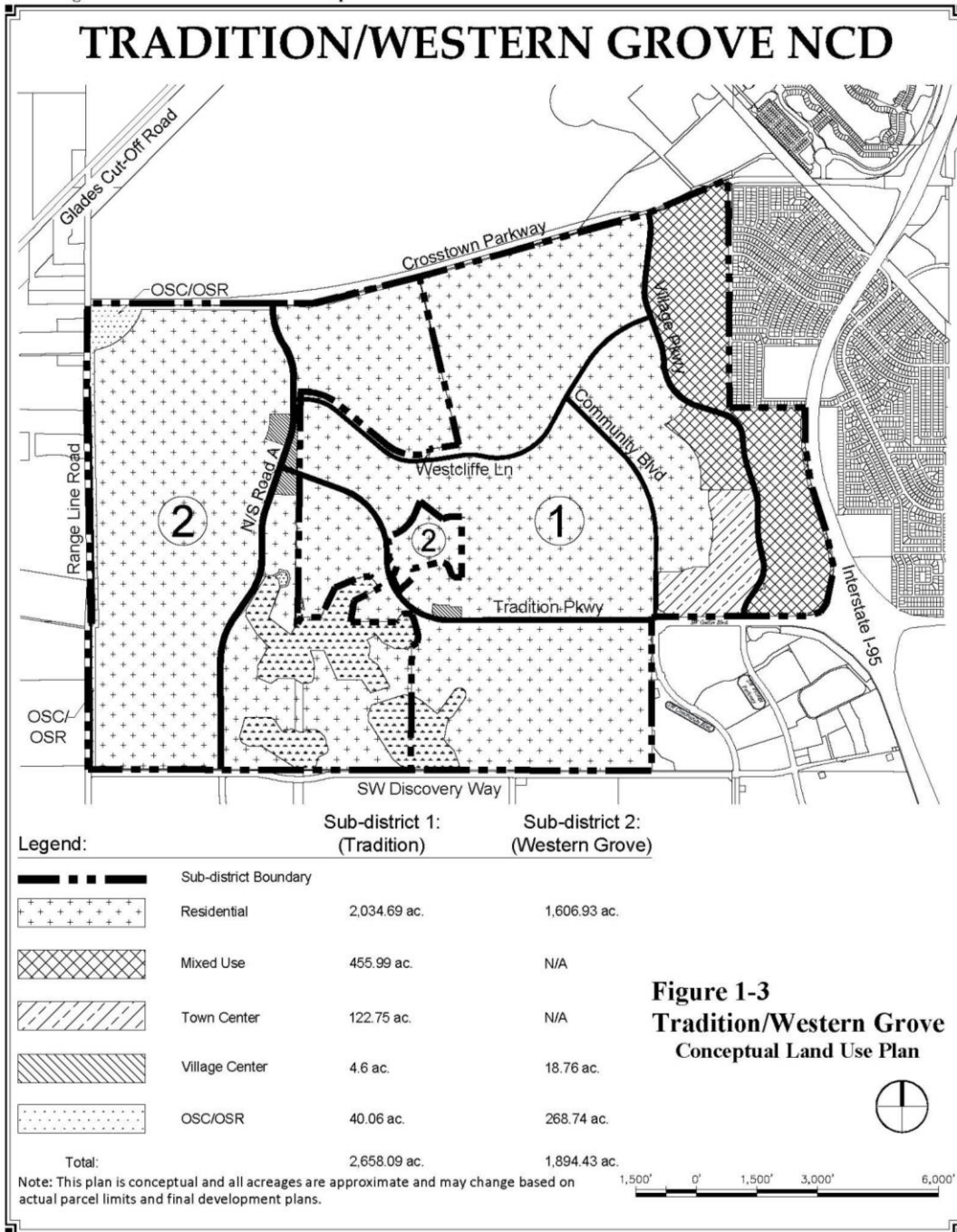


# Proposed Amendment

- Adjusts the locations for the Residential and Neighborhood/Village Commercial sub-districts to accommodate new development proposals
  - Approximately 8 acres from neighborhood village commercial to residential
- Adds the extension of Tradition Parkway from N/S A west to Range Lane Road in Western Grove to Figure 1-3
- Provides for the re-alignment of N/S A north of Westcliffe Lane and south of the future Crosstown Parkway in Western Grove to accommodate a utility site







# Transmittal Hearing and State Review

- Proposed Comprehensive Plan Amendment was approved by the City Council for transmittal to DEO and review agencies at the November 23, 2020 City Council meeting (1st Reading Ordinance).
- There were no objections or comments to the proposed amendment from DEO or the review agencies.



# Recommendation

- The Planning and Zoning Board recommended approval at their meeting on November 3, 2020.

