

# Western Grove DRI Amendment

Application for 3rd Amendment to the Western Grove DRI  
P20-187

City Council Meeting  
January 25<sup>th</sup>, 2021  
Bridget Kean, AICP  
Senior Planner



# Proposed Project

- 3<sup>rd</sup> Amendment to the Western Grove DRI to amend Map H, the master development plan, changes to certain conditions of approval and to revise the buildout and expiration dates.

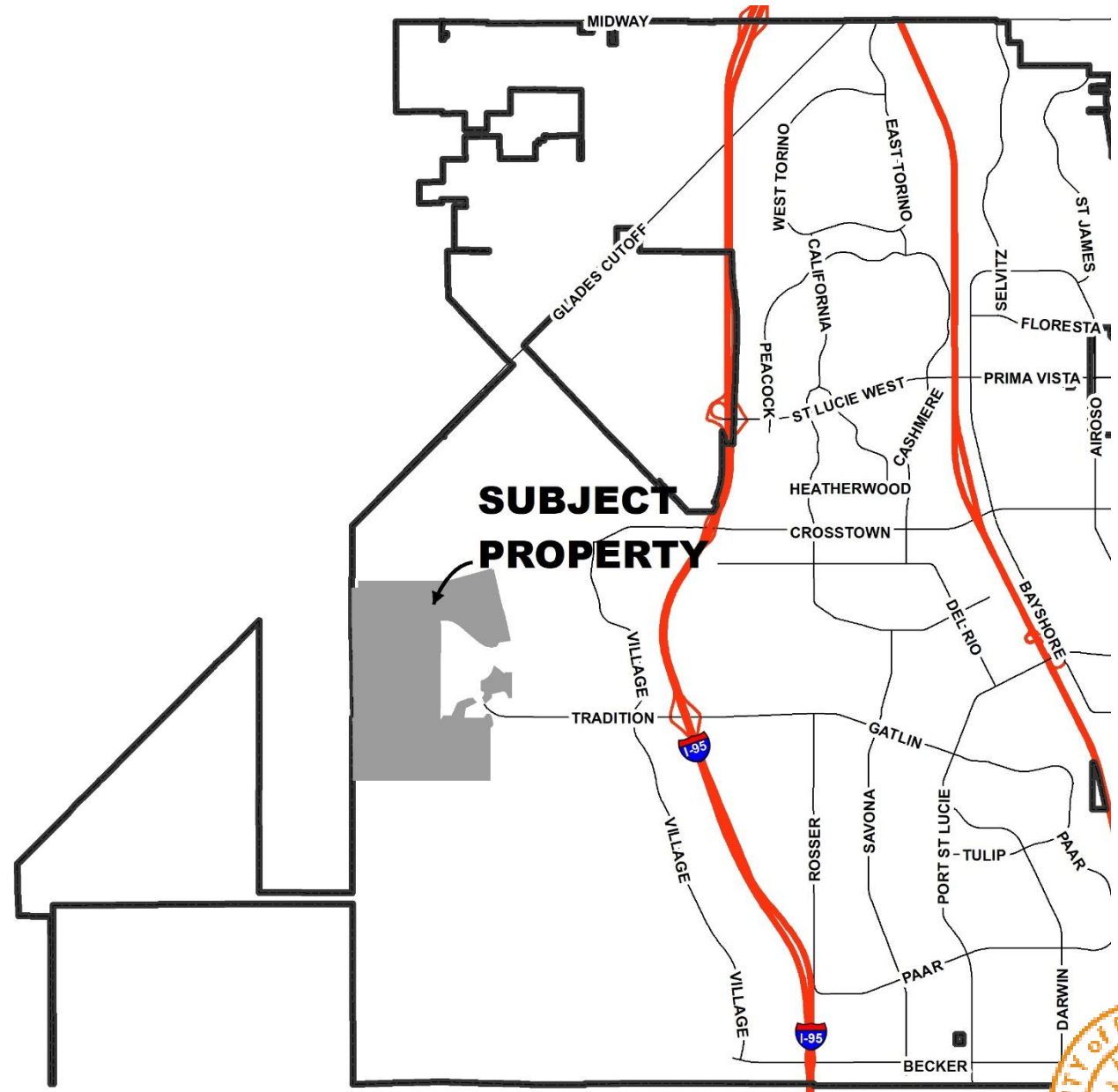


# Applicant and Owner

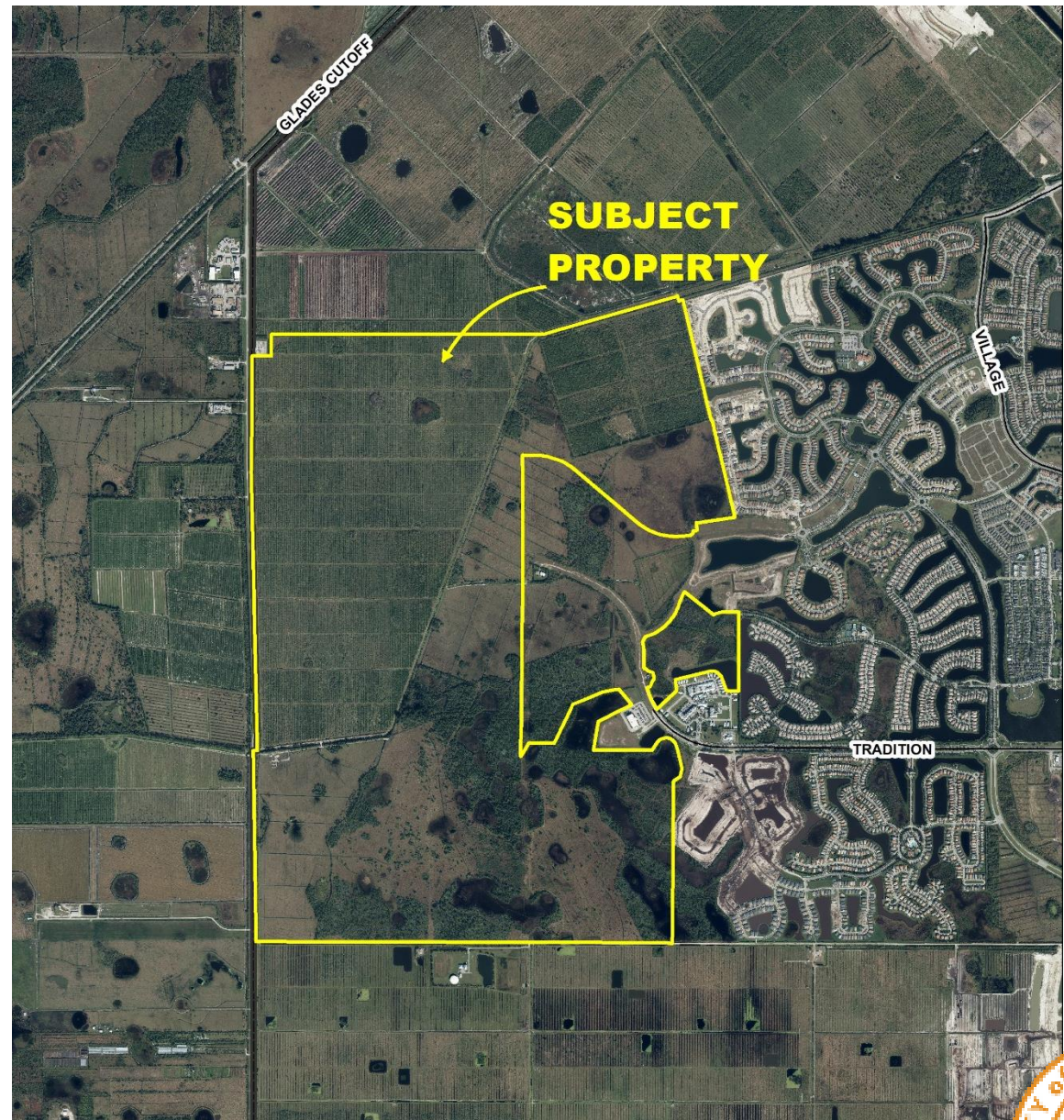
Autumn Sorrow, AJ Entitlements  
Steve Garrett, Lucido and Associates  
acting as the agents for  
Mattamy Palm Beach, LLC



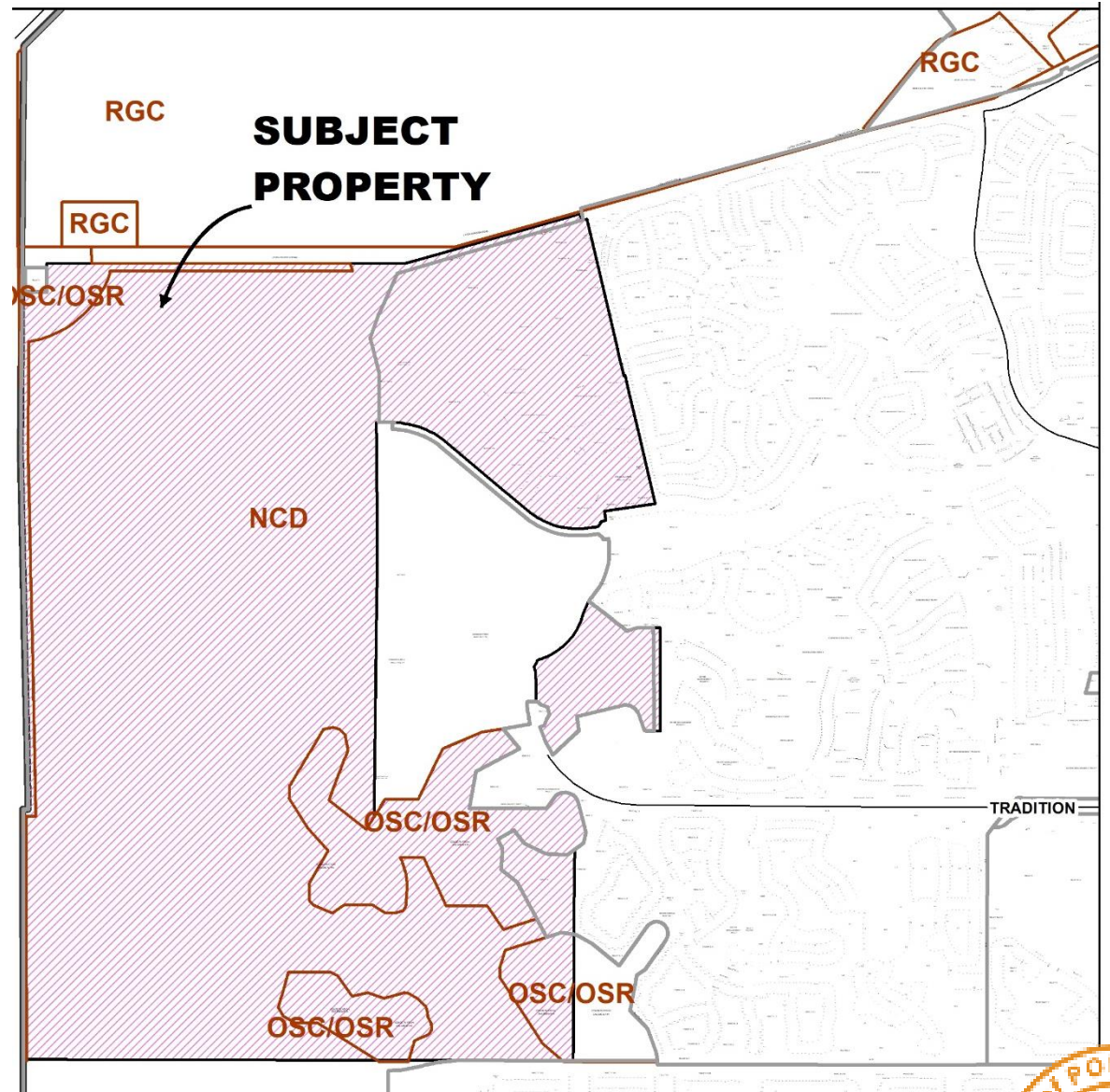
# Location



# 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

- Changes to Map H (Master Development Plan)
  - Revise sub-district land use designation from Neighborhood/Village Commercial to Residential for approximately 8.12 acres located west of the N/S A between Westcliffe Lane and Tradition Parkway.
  - Re-alignment of the portion of N/S A located north of Westcliffe Lane and south of future Crosstown Parkway to accommodate a proposed utility site.
  - Update the conceptual lake system to consistent with developer's current subdivision plans.





# Proposed Amendment

- Changes to Development Order Conditions:
  - Revises Condition 23 for intersection design.
  - New Condition 68 to support the development of a mass transit system that may include autonomous vehicles.
  - Extends buildout and expiration dates per Executive Orders issued by Governor
  - Other miscellaneous changes that update the development order to identify conditions that are satisfied/addressed and to remove outdated statutory requirements or procedures.

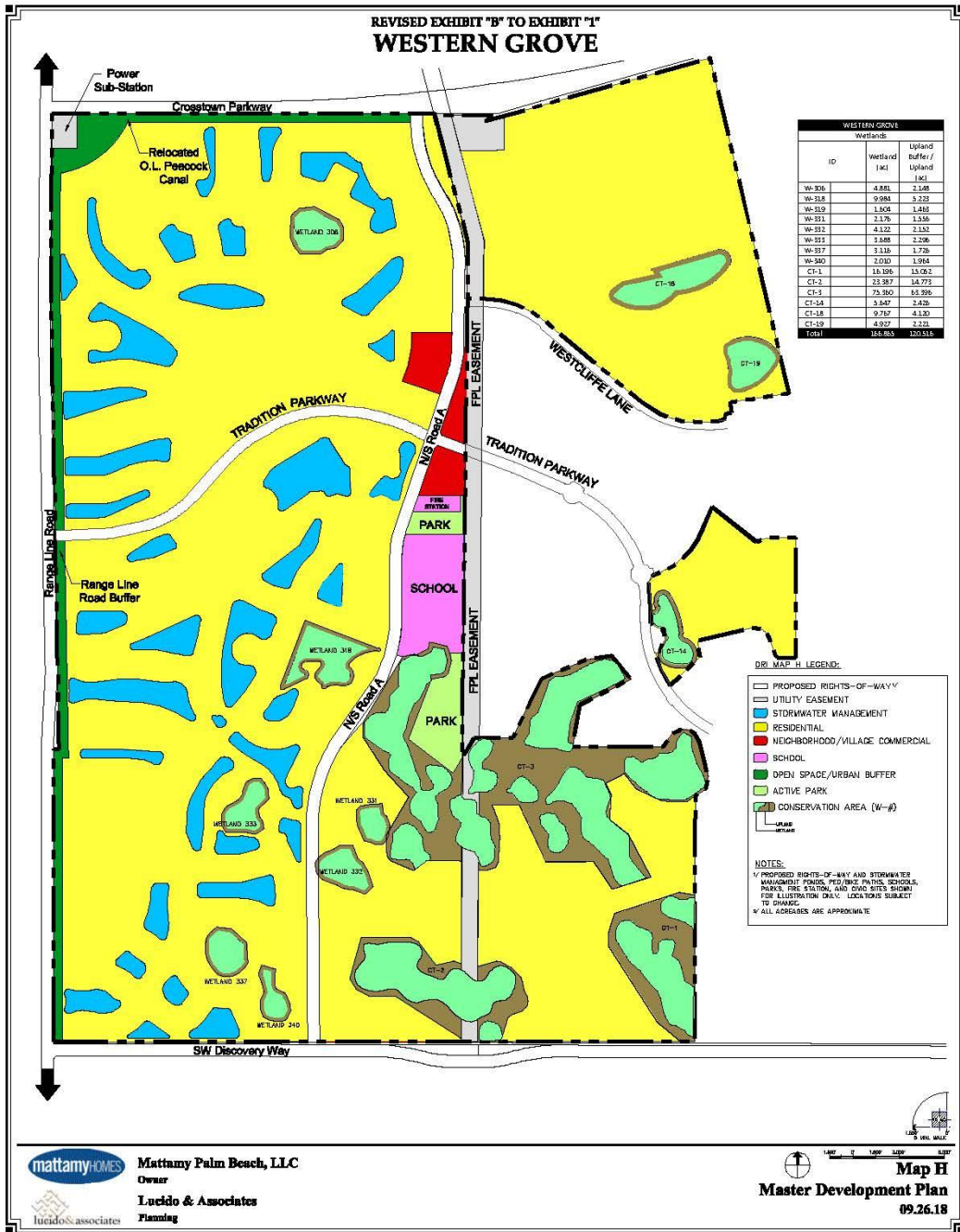


# Analysis

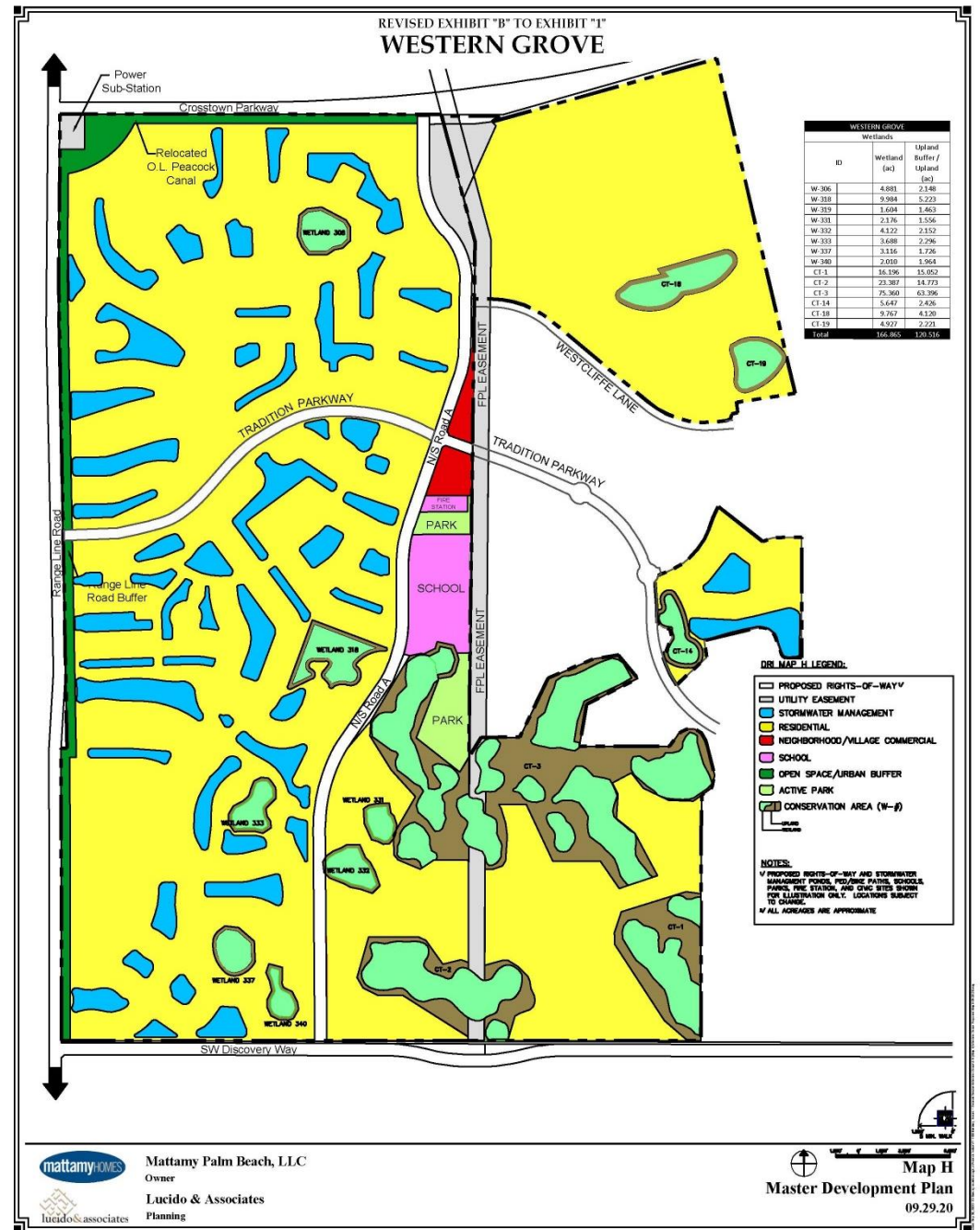
- Section 380.06(7)(a), F.S., requires a proposed change to an approved DRI to be reviewed based on local government comprehensive plan and adopted land development regulations.
- Associated comprehensive plan text amendment to amend Figure 1-3 of the Future Land Use Element (P20-188)
  - Figure 1-3 is the conceptual land use plan for the Tradition/Western Grove NCD District
  - Planning and Zoning Board hearing for comprehensive plan amendment was held on November 3, 2020



# Existing Map H



# Proposed Map H



# Recommendation

- The Planning and Zoning Board recommended approval of the proposed DRI amendment at the January 5, 2021 Planning and Zoning Board meeting.

