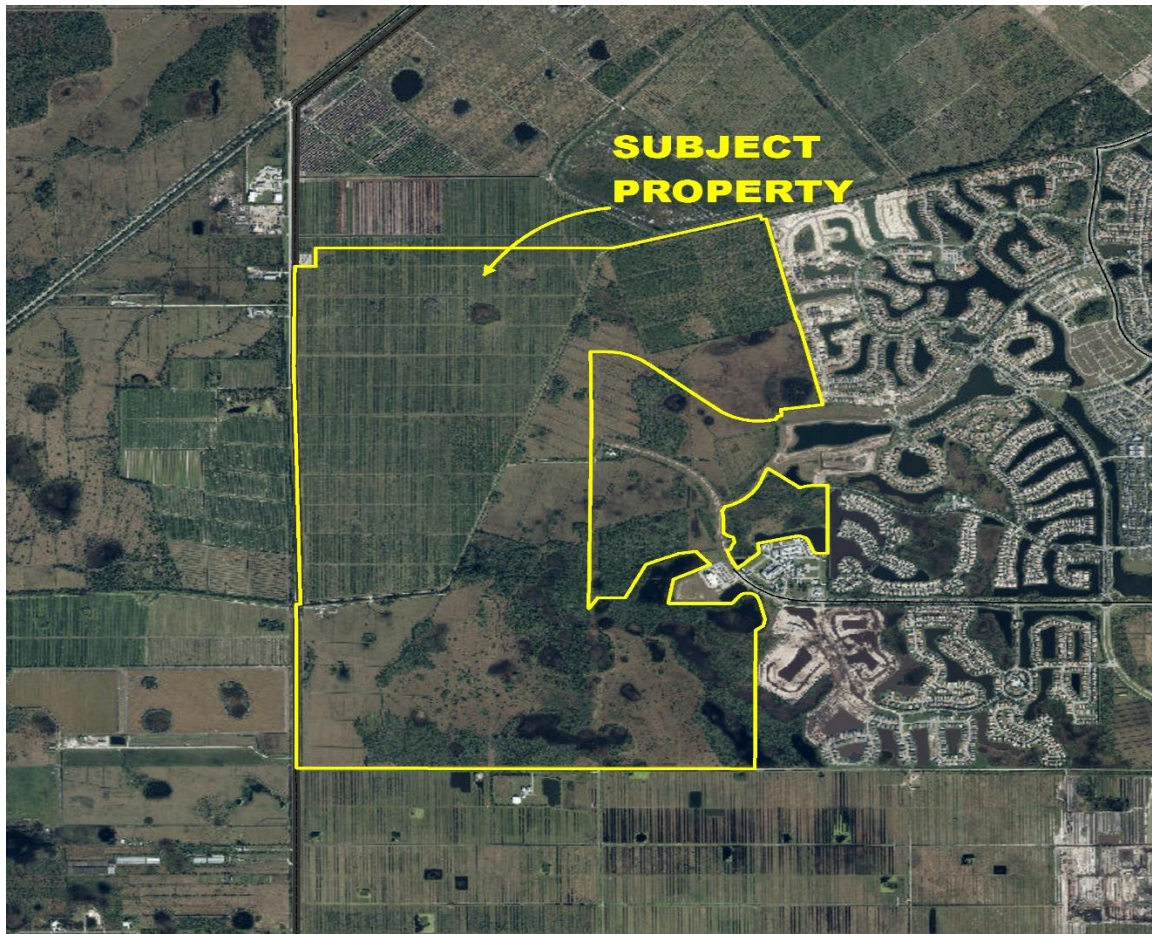




Comprehensive Plan Large Scale Text Amendment Application
Mattamy Palm Beach, LLC, Western Grove DRI
Project No. P20-188



SUMMARY

Applicant's Request:	A comprehensive plan text amendment (CPA) to amend Figure 1-3 of the Future Land Use Element.
Applicants:	Steve Garrett, Lucido and Associates
Property Owner:	Mattamy Palm Beach, LLC, as owner and developer of the Southern Grove DRI
Location:	The property is located west of Interstate 95, east of Range Line Road, north of the SW Discovery Road right-of-way and south of the Crosstown Parkway road right-of-way.
Legal Description:	A parcel of land lying in Sections 5, 6, 7, 8, 17 and 18, Township 37 South, Range 39 East, St. Lucie County, Florida.
Application Type:	Large Scale CPA Text Amendment
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description/Proposed Amendment

Mattamy Palm Beach, LLC, has applied for an amendment to the City's comprehensive plan to amend the text of the future land use element by amending Figure 1-3. Figure 1-3 is the conceptual land use plan for the Tradition/Western Grove NCD District. It is required by Policy 1.2.1.3 of the comprehensive plan to illustrate how the land use sub-categories (Residential, Neighborhood/Village Commercial, Employment Center, Regional Business Center and Mixed Use) are allocated, where they are located, and how they would function in relation to each other.

NCD is a future land use classification for developments of regional impact to facilitate the development of mixed-use communities. An NCD District may be divided into defined sub-districts. A plan depicting these sub-districts is adopted into the City's comprehensive plan. Figure 1-3 is the conceptual land use plan for both the Tradition and the Western Grove developments of regional impact. It depicts the Residential, Mixed Use, Town Center, and Neighborhood/Village Commercial sub-districts in Tradition and the Residential and Neighborhood/Village Commercial sub-districts in Western Grove as well as open space. Mattamy Palm Beach, LLC, is applying to adjust the conceptual plan for Western Grove as described below:

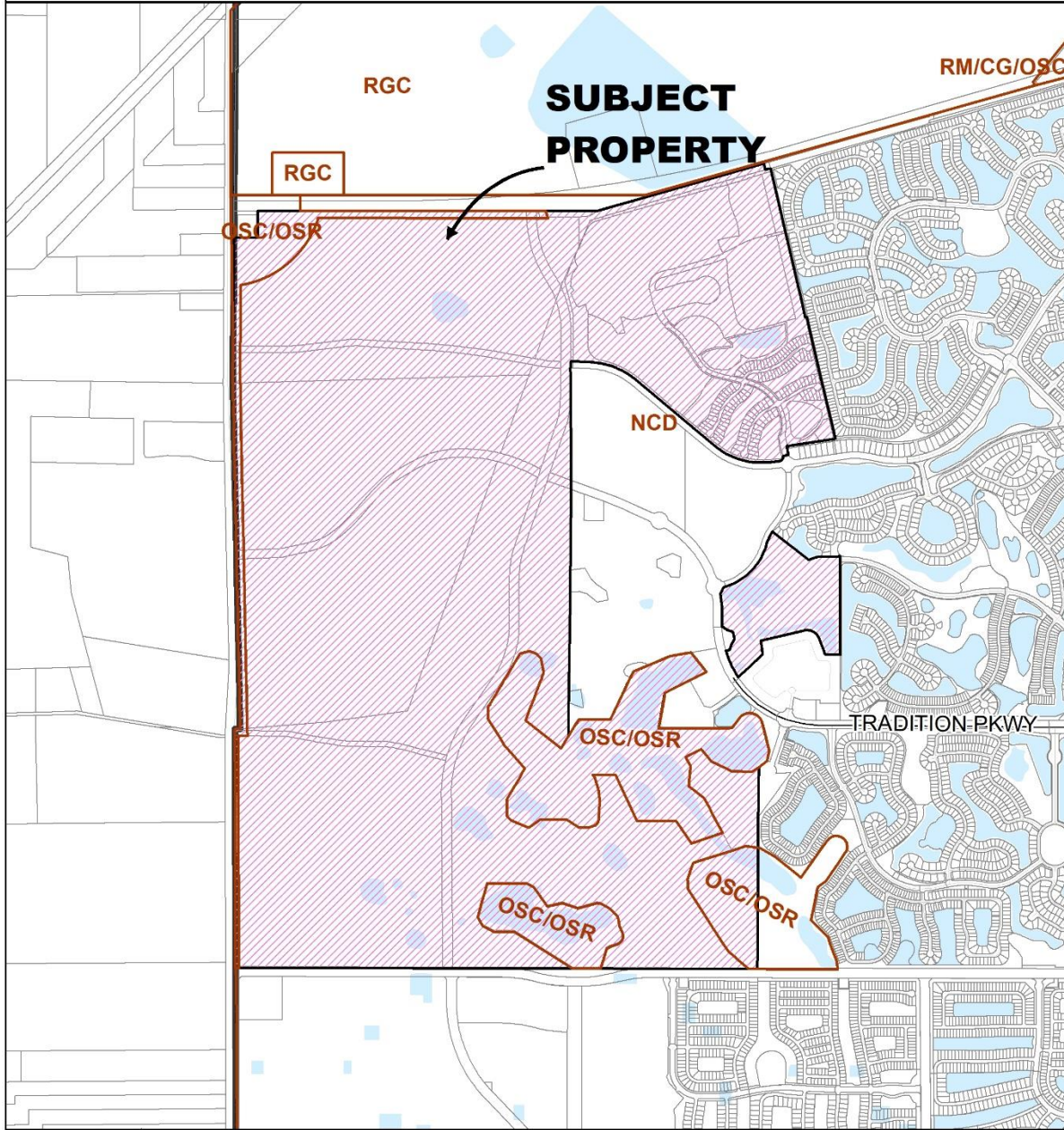
1. Approximately 8.12 acres located west of the N/S A road right-of-way between the Westcliffe Lane road right-of-way and the Tradition Parkway road right-of-way from Neighborhood/Village Commercial sub-district to the Residential sub-district classification in Western Grove to accommodate new development proposals.
2. The extension of Tradition Parkway from N/S A west to Range Lane Road has been added to Figure 1-3. The extension of Tradition Parkway was deleted from the Western Grove DRI in 2016 and added back in 2018 through Resolution 18-R84.
3. Re-alignment of the portion of N/S A located north of Westcliffe Lane and south of future Crosstown Parkway to accommodate a utility site.

The current Figure 1-4 is attached to the staff report as Exhibit "A" and the revised (proposed) Figure 1-4 is attached as Exhibit "B".

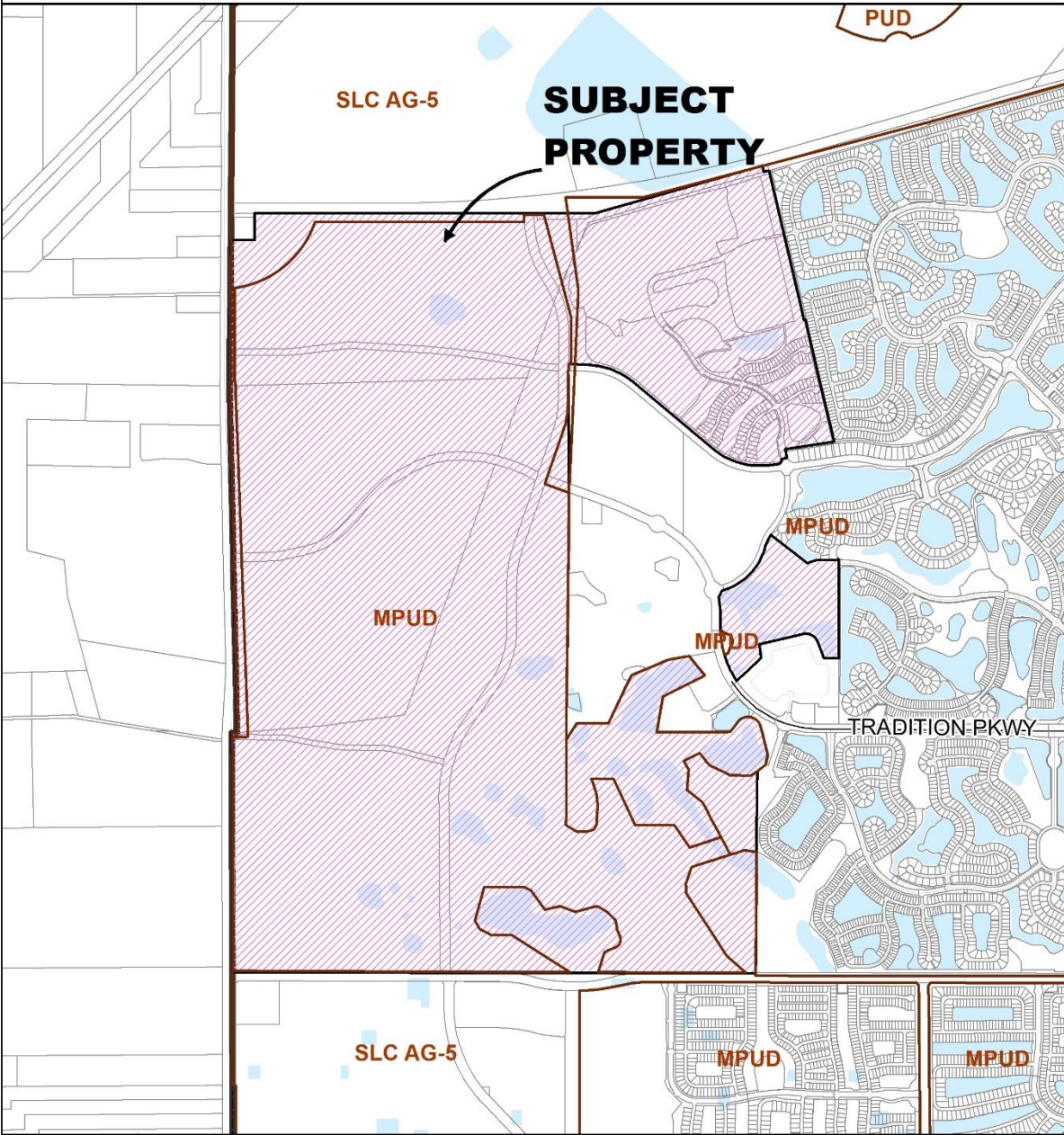
Previous Actions and Prior Reviews

Figure 1-4 of the comprehensive plan was last amended on April 25, 2016 through Ordinance 16-11.

FUTURE LAND USE



EXISTING ZONING



ANALYSIS

The proposed Comprehensive Plan Amendment is consistent with an application the City has received to amend the DRI Development Order for Western Grove (P20-187). The proposed DRI amendment includes an amendment to Map H, the master development plan for the Western Grove DRI, to adjust the Residential and Neighborhood/Village Commercial sub-districts, depict the extension of Tradition Parkway from the N/S A right of way to Range Line Road, and the re-alignment of the N/S A right-of-way as well as other changes.

RELATED PROJECTS

P20-187 - Mattamy Palm Beach, LLC, Western Grove DRI Amendment
P20 – 193 – Western Grove MPUD Amendment

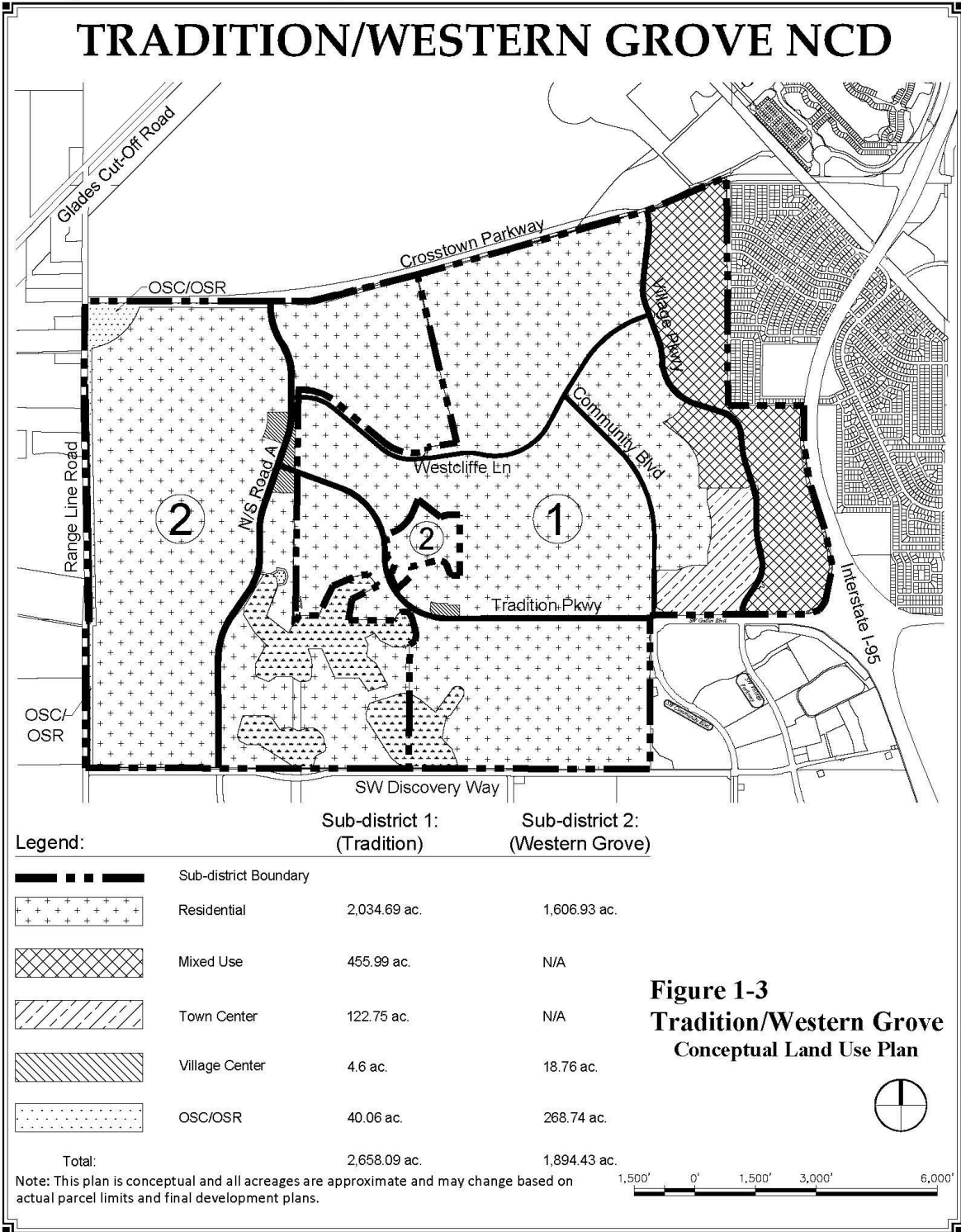
STAFF RECOMMENDATION

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.

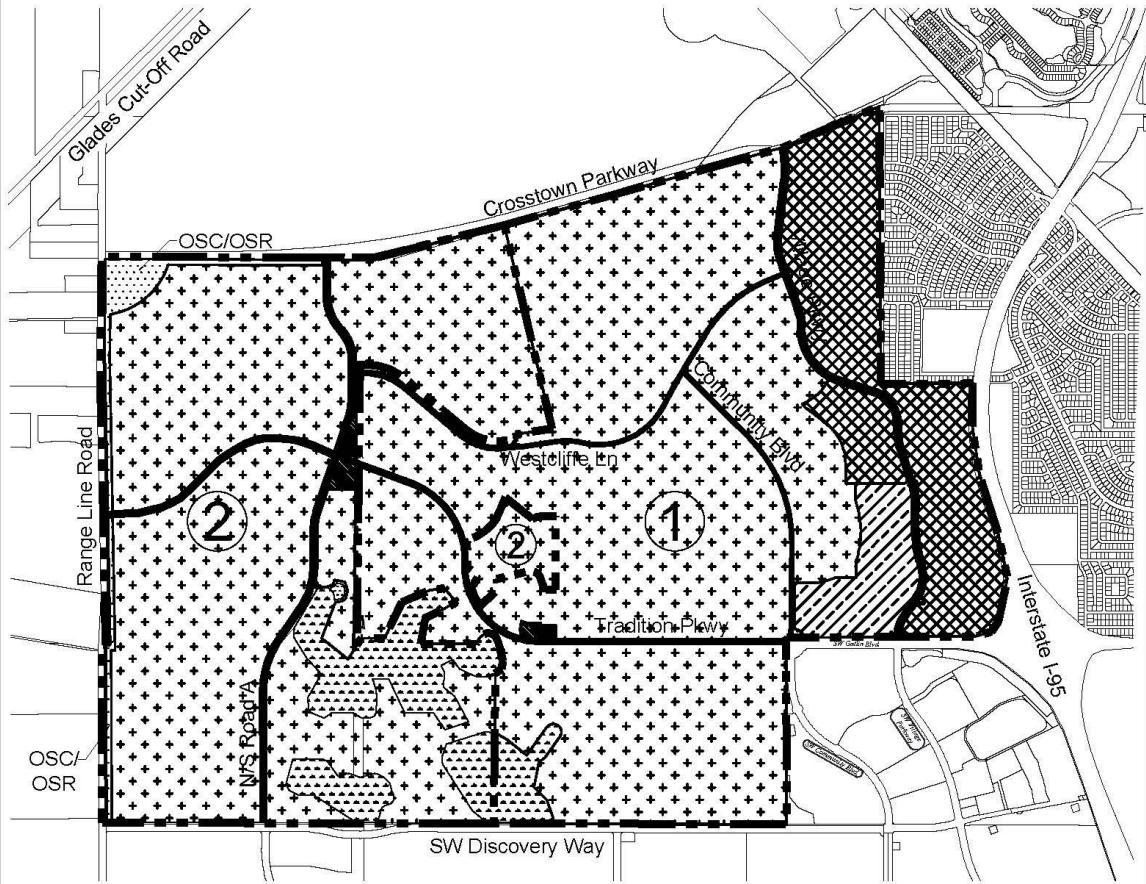
Planning and Zoning Board Action Options:

- 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.



TRADITION/WESTERN GROVE NCD



Legend:	Sub-district 1: (Tradition)	Sub-district 2: (Western Grove)
Sub-district Boundary		
Residential	2,034.69 ac.	1,615.05 ac.
Mixed Use	455.99 ac.	N/A
Town Center	122.75 ac.	N/A
Village Center	4.6 ac.	10.69 ac.
OSC/OSR	40.06 ac.	268.74 ac.
Total:	2,658.09 ac.	1,894.48 ac.

Note: This plan is conceptual and all acreages are approximate and may change based on actual parcel limits and final development plans.

Figure 1-3
Tradition/Western Grove
Conceptual Land Use Plan
 Revised: 10.21.2020

