

Western Grove MPUD Amendment

Application for 1st Amendment to the Western Grove MPUD
P20-193

City Council Meetings
February 8, 2021
Bridget Kean, AICP
Senior Planner



Applicant and Owner

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

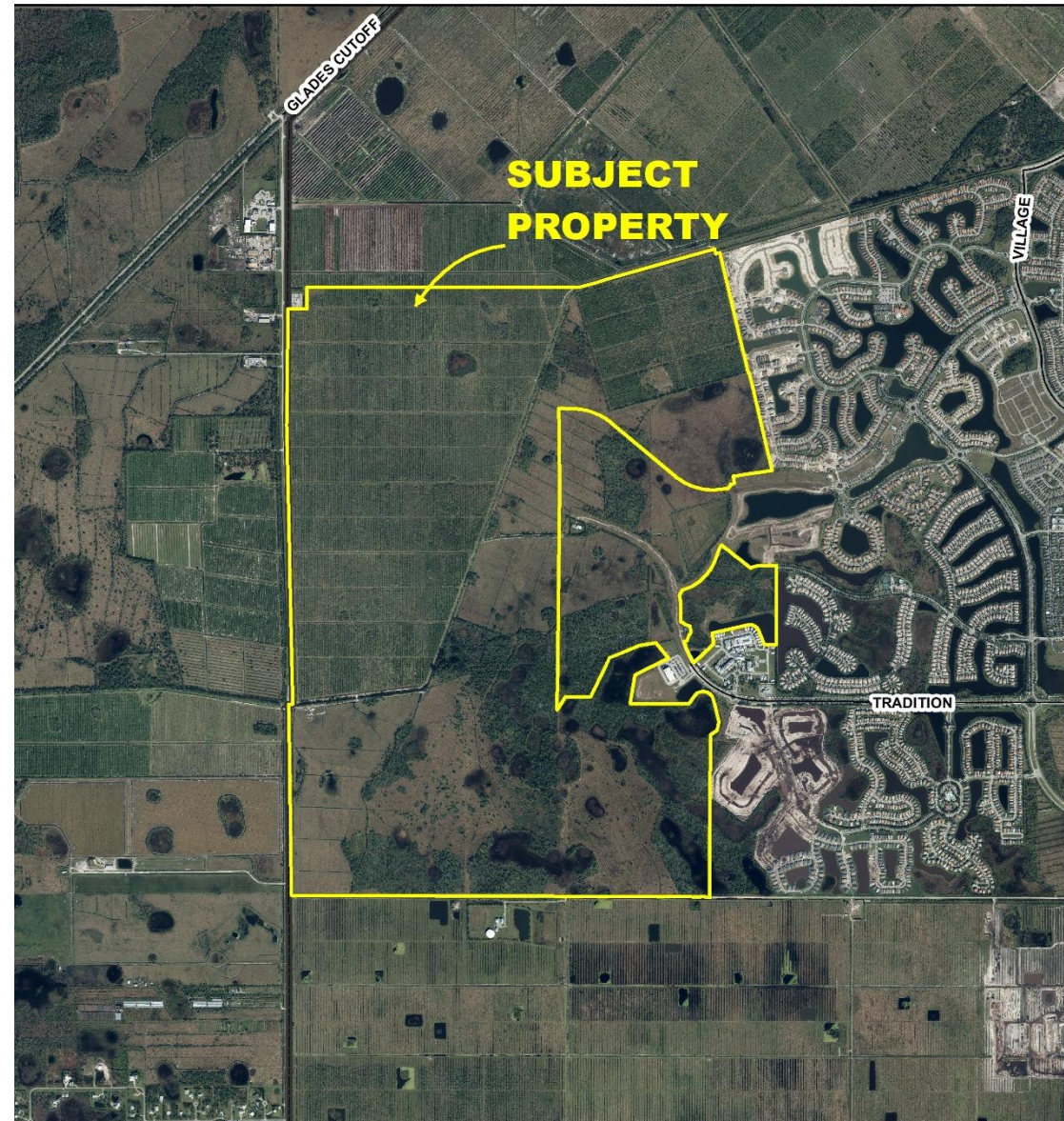


Proposed Project

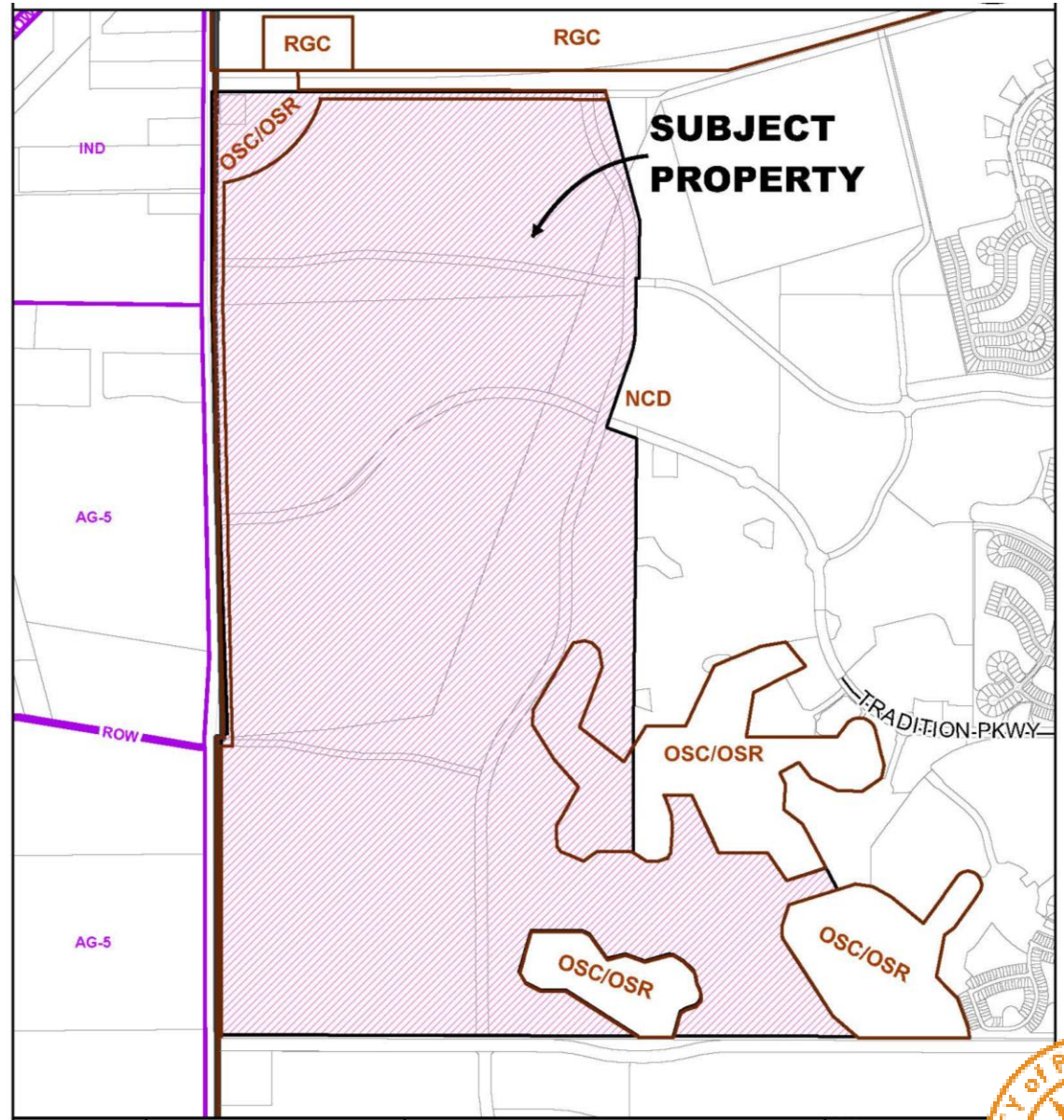
- An amendment to the Western Grove MPUD and conceptual development plan to:
 - Revises development entitlements
 - Revises site acreage for residential, neighborhood/village commercial, and road rights-of-way
 - Provides for re-alignment of N/S A
 - Designates 10.64 acres for future utility site
 - Depicts the western extension of Tradition Parkway from N/ A to Range Line Road
 - Other miscellaneous changes



Location Map



Future Land Use

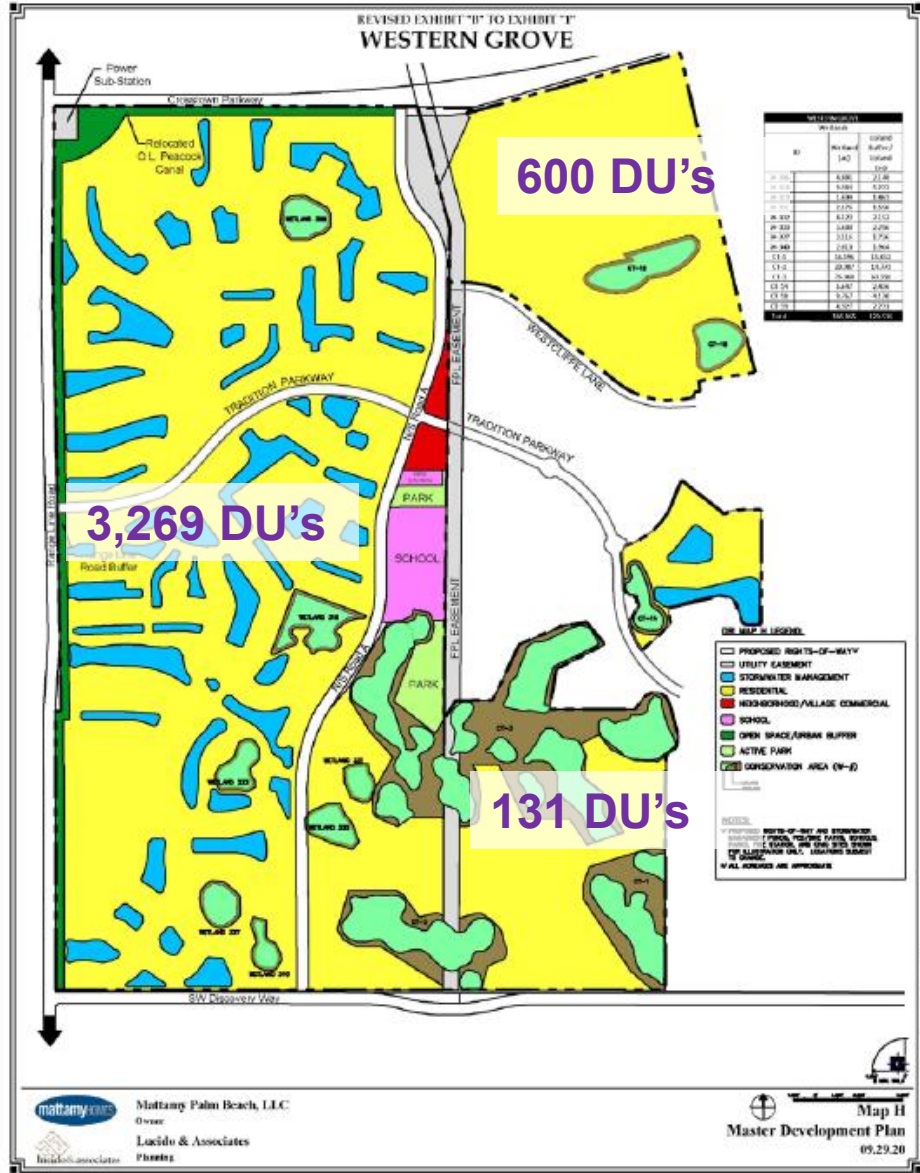


Background

- Western Grove DRI allows for 4,000 residential dwelling units; 200,000 square feet of retail; and 50,000 square feet of office
- DRI originally approved in 2007 and approximately 1,585 acres in size
- DRI boundaries expanded in 2016 to include 348.19 acres from Tradition DRI for a total size of approximately 1,940 acres
- 348.19 acres is outside the Western Grove MPUD and includes the Esplanade at Tradition subdivision and the proposed WG-1 Emery subdivision



Western Grove DRI Map H



Western Grove MPUD Boundaries

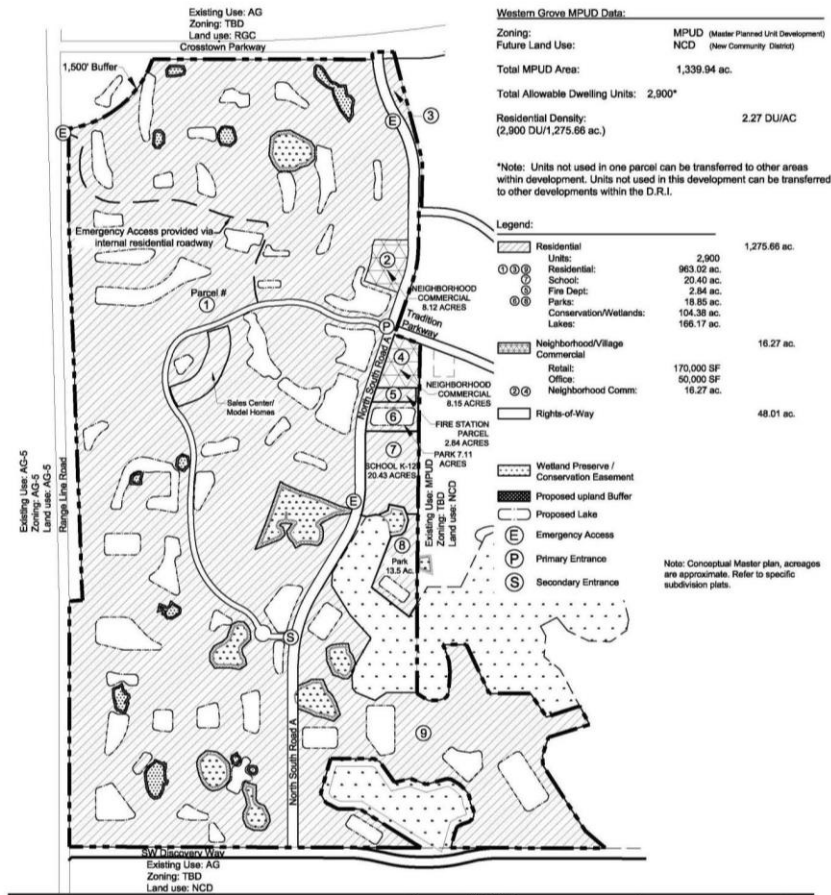


Western Grove MPUD Amendment

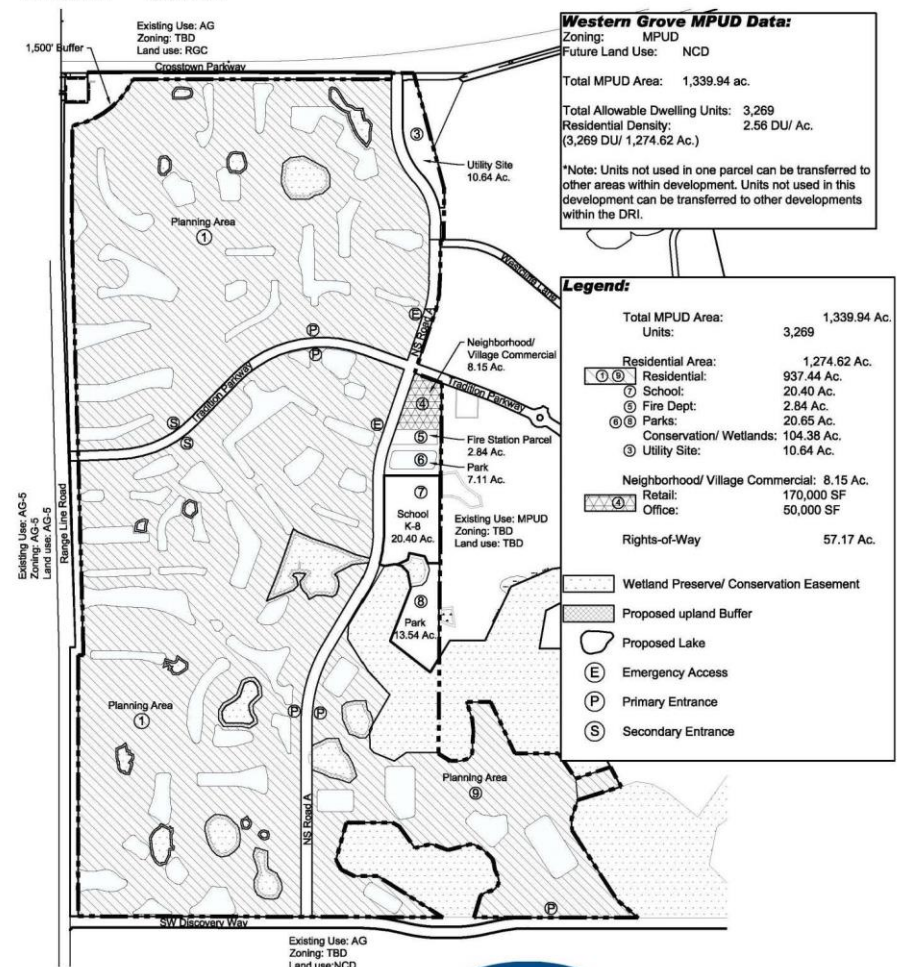
- Western Grove MPUD approved in 2016 for 2,900 residential dwelling units; 200,000 square feet of retail use; 50,000 square feet of office use; and include sites for a school, park and fire station
- Proposed amendment revises entitlements to include:
 - 3,269 residential units
 - 170,000 square feet of retail
 - 50,000 square feet of office



EXHIBIT 8 CONCEPT MASTER PLAN (PREVIOUSLY APPROVED)



CONCEPT MASTER PLAN (REVISED)



Project Team:

lucido & associates
 2012 Ocean Blvd., Suite 2000
 Port St. Lucie, FL 34952
 772.228.9100 Fax: 772.228.4222

WCI
 Your Best Address
 Conceptual Master Plan

Kimley-Horn
EDC
WV

Scale: 1" = 1,500'
1 of 1

Scale: 1" = 1,500'
 0 750' 1,500' 3000'

North

Date: 1.27.2021

mattamy HOMES

Western Grove MPUD
 Port St. Lucie
 Conceptual Master Plan



EXHIBIT 9

PREVIOUSLY APPROVED

Development Program			
Parcel #	Land Use/Use	Acreage	Units
1	Residential	943.64	2,300
2	Neighborhood/Village Commercial	8.12	
3	Residential	5.31	50
4	Neighborhood/Village Commercial	8.15	
5	Fire Station	2.82	
6	Park	7.11	
7	School	20.43	
8	Park	13.5	
9	Residential	178.47	550
C/W	Conservation/Wetlands	104.38	
R.O.W.	Rights-of-Way	48.01	
Total		1339.94	2,900

REVISED

Development Program			
Parcel #	Land Use/Use	Acreage	Units
1	Residential	937.44	2,800
2	(removed)		
3	Utility Site	10.64	
4	Neighborhood/Village Commercial	8.15	
5	Fire Station	2.84	
6	Park	7.11	
7	School	20.4	
8	Park	13.54	
9	Residential	178.47	469
C/W	Conservation/Wetlands	104.38	
R.O.W.	Rights-of-Way	57.17	
Total:		1,339.94	3,269



Impacts and Findings

- The proposed amendment to the Western Grove MPUD is consistent with Policies 1.2.2.2 and 1.2.2.4 of the City's Comprehensive Plan regarding Residential and Neighborhood/Village Commercial areas.



Recommendation

- The Planning and Zoning Board recommended approval of the proposed amendment to the MPUD document and concept plan at the January 5, 2021 Planning and Zoning Board meeting.

