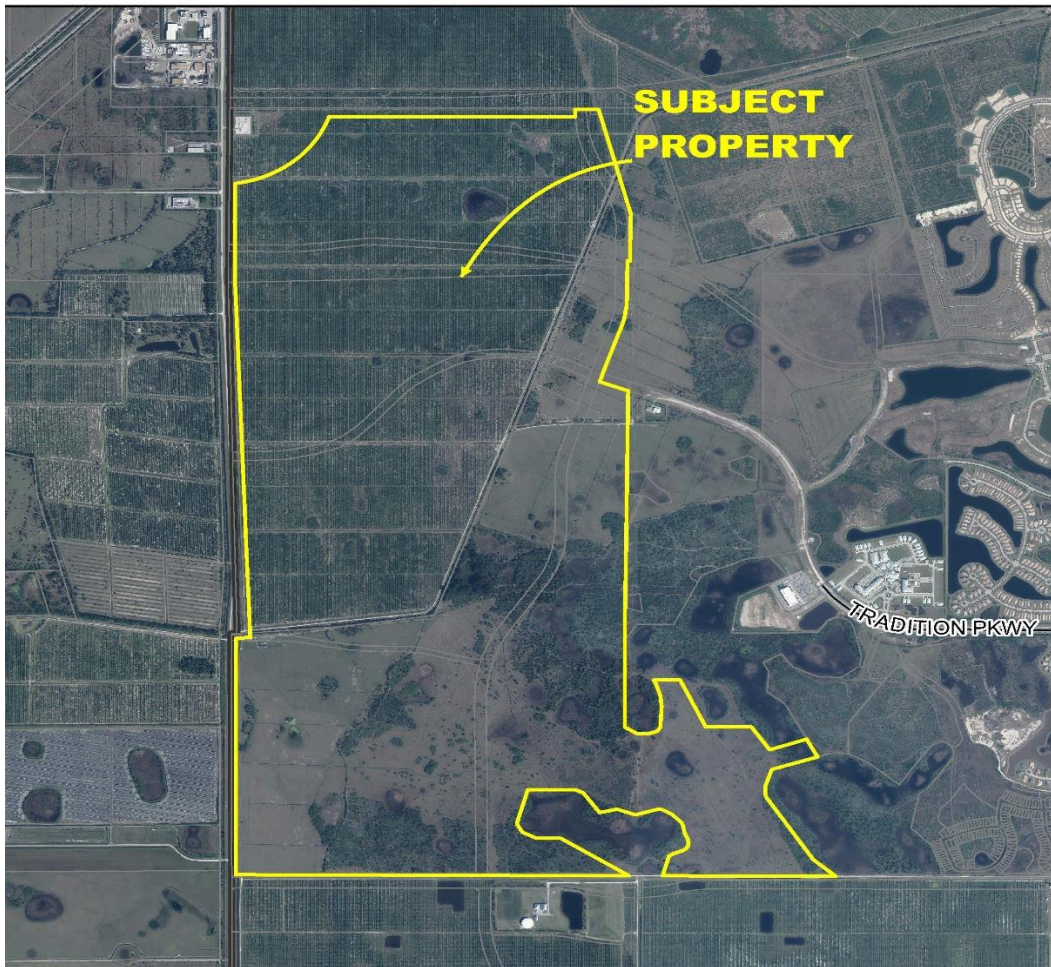




**Western Grove MPUD Amendment No. 1  
 MPUD Amendment Application  
 P20-193**



General Location Map

**SUMMARY**

Applicant's Request:	An application for an amendment to the Western Grove MPUD and conceptual development plan
Applicant:	Steve Garrett, Lucido and Associates
Property Owner:	Mattamy Palm Beach, LLC
Location:	The property is located directly east of Range Line Road, south of the proposed extension of Crosstown Parkway and north of the Discovery Way right-of-way.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

## **Project Description and Background**

Mattamy Palm Beach, LLC, has applied to amend the Western Grove MPUD (Master Planned Unit Development) zoning regulation book and conceptual development plan. The Western Grove MPUD consists of 1,339.94 acres within the larger Western Grove Development of Regional Impact (DRI). The Western Grove DRI is located directly east of Range Line Road, south of the proposed extension of Crosstown Parkway, north of the Discovery Way right-of-way and is approximately 1,940 acres in size. The future land use classification is New Community Development District (NCD). The current development plan allows for 4,000 residential dwelling units; 200,000 square feet of retail; and 50,000 square feet of office. The Western Grove DRI was originally approved in 2007. At the time, the Western Grove DRI was comprised of approximately 1,585 acres. In 2016, the Western Grove DRI was amended to transfer 348.19 acres from the Tradition DRI into the Western Grove DRI for a total of 1,941.41 acres (Resolution R16-R05).

The Western Grove MPUD was approved on August 8, 2016 through Ordinance 16-49 (P16-046) to allow for 2,900 residential dwelling units; 200,000 square feet of retail use; 50,000 square feet of office use; and to include sites for a school, park and fire station. The residential units may be a combination of detached single family, attached villas, townhomes, and multi-family units. The Western Grove MPUD does not include the 348.19 acres that was transferred from the Tradition DRI. The 348.19 acres is within the Western Grove DRI but zoned Tradition MPUD. Mattamy Palm Beach, LLC, has allocated 731 dwelling units within the Western Grove DRI to two projects within the 348.19 acres. It includes 600 units for the Esplanade at Tradition subdivision plat (P19-100) that is located west of the Vitalia neighborhood in Tradition and 131 units for the WG-1 Emry subdivision plat (P20-196) that is located west of the Brennity at Tradition senior living community.

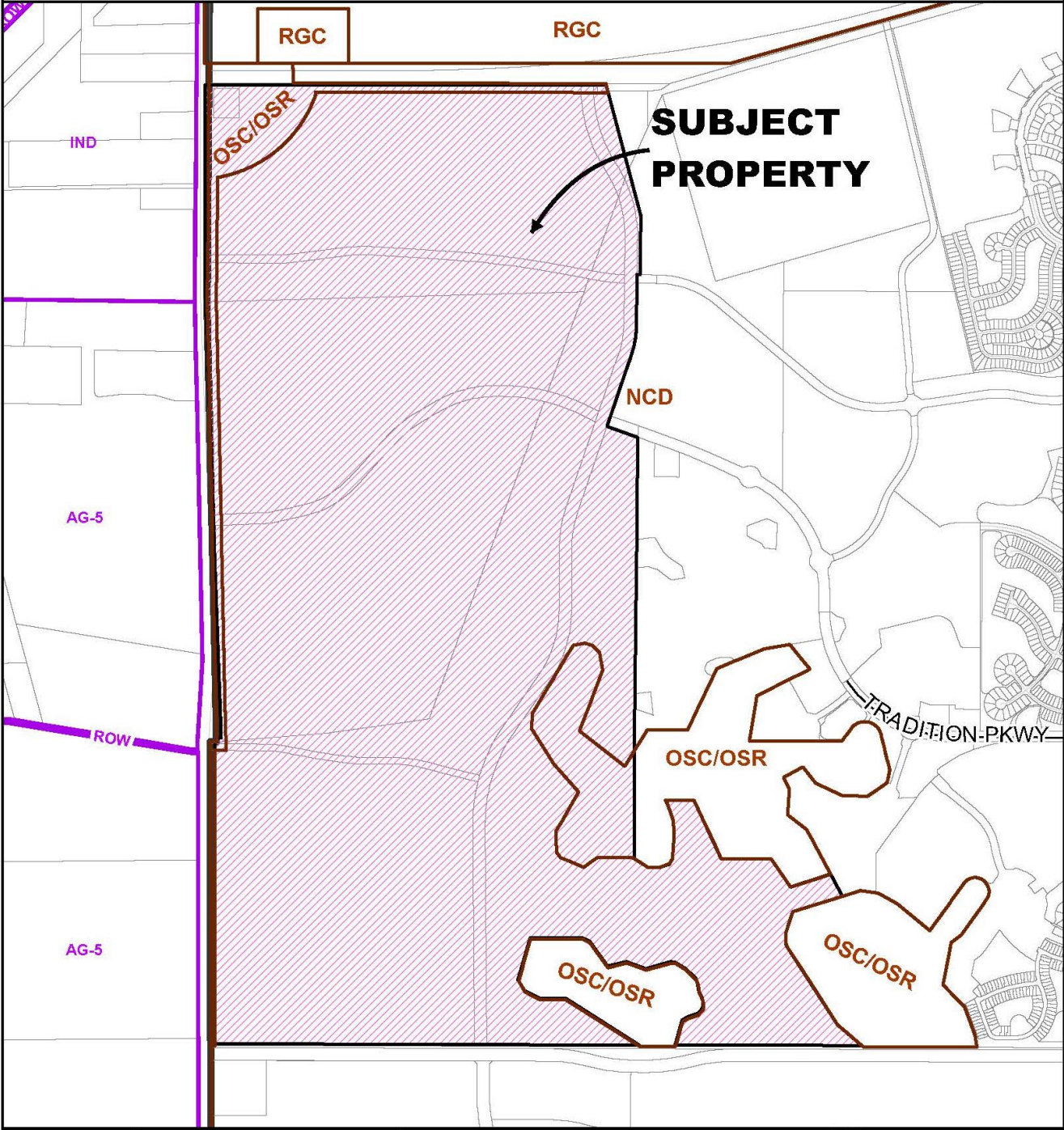
The proposed Western Grove MPUD amendment revises the development entitlements for residential development and retail development. It adjusts the site acreage for the Residential sub-district, Neighborhood/Village Commercial su-district, and road rights-of-way as well other changes. The revised development plan is 3,269 residential units, 170,000 square feet of retail, and 50,000 square feet of office. Residential development is increased by 369 units to account for the remaining residential entitlements in the Western Grove DRI minus Esplanade and WG-1/Emry developments. The decrease in retail entitlements from 200,00 square feet to 170,000 square feet is to account for the allocation of 30,000 square feet of retail entitlements in the Western Grove DRI to the adjacent 73.21-acres owned by B-D2 Holdings, LLC, (BBX parcels). A portion of the 73.21-acre property, approximately 4.78 acres, is within the Western Grove DRI. The remaining 68.43 acres is within the Tradition DRI.

Residential sub-district acreage is changed from 1,275.66 acres to 1,274.62 acres. Neighborhood/Village Commercial subdistrict acreage is changed from 16.27 acres to 8.15 acres. This change corresponds to a change in the conceptual development plan to amend the subdistrict land use for 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 to Residential. Road rights of way acreage is increased from 48.01 acres to 57.15 acres to account for the inclusion of the extension of Tradition Parkway from N/S A to Range Line Road in the development program and conceptual development plan. When the Western Grove MPUD was approved in 2016, the extension of Tradition Parkway from N/S A to Range Line Road was removed from the Western Grove DRI. The extension of Tradition Parkway to Range Line Road was reinstated in the Western Grove DRI in 2018.

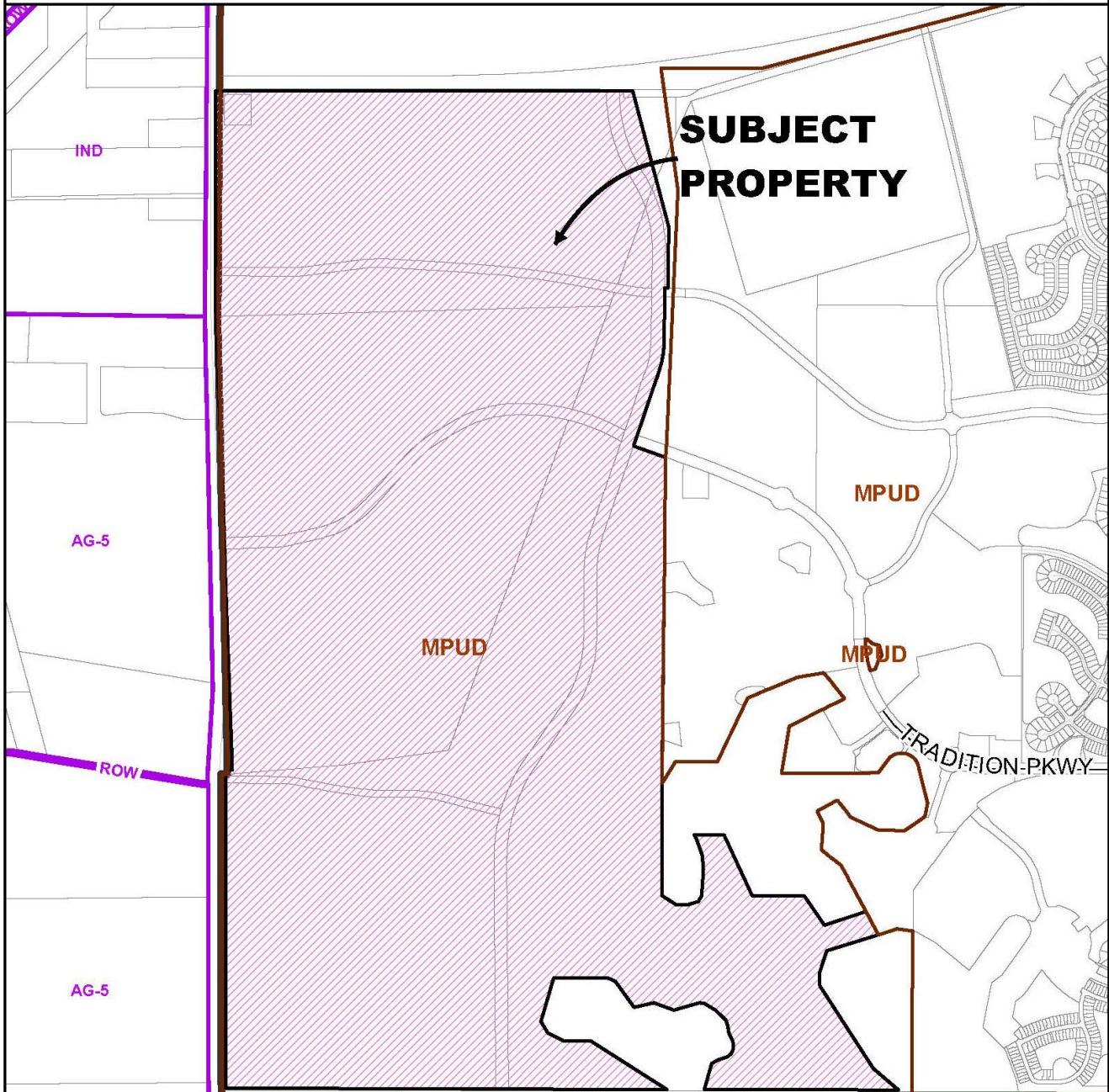
In addition, the conceptual development is amended to depict the re-alignment of a portion of N/S A from north of Westcliffe Lane and south of the future Crosstown Parkway to accommodate a 10.64 acre future utility site. The revised conceptual development plan is Exhibit 8 of the MPUD document and the revised development program is Exhibit 9. The proposed MPUD amendment also includes a revision to side setback requirements for residential development to allow a for a five-foot side setback instead of a six-foot side setback. It includes a requirement for gated subdivisions to provide adequate space for buses and trucks to maneuver outside the gated entry and it includes a requirement for the submittal of a conceptual subdivision plan prior to submittal of a subdivision plat.



# FUTURE LAND USE



# EXISTING ZONING



## IMPACTS AND FINDINGS

### COMPREHENSIVE PLAN REVIEW

#### Land Use Consistency:

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.

### MPUD REZONING REQUIREMENTS

**Project Description:** The Western Grove MPUD is currently approved for 2,900 residential dwelling units; 200,000 square feet of retail use; 50,000 square feet of office use; and sites for a school, park and fire station. The proposed MPUD amendment adds an additional 369 residential units for a total of 3,269 units. It decreases retail use by 30,000 square feet for a total of 170,000 square feet.

#### Standards for District Establishment

Area Requirement	Section 158.187(A) of the Zoning Code establishes a minimum size of 50 acres for an MPUD. The proposed MPUD is 1,339.94 acres.
Relation to Major Transportation Facilities	The Western Grove MPUD property is located on the west side of I-95, adjacent to Range Line Road and south of Crosstown Parkway. Main access to the property will be along the extension of Tradition Parkway.
Development of Regional Impact	The subject property is located with the Western Grove DRI.
Relation to Utilities, Public Facilities, and Services	The subject property is served by Port St. Lucie Utility Systems Department, FPL, Home Town Communications, and the Tradition Irrigation Company for irrigation water.
Evidence of Unified Control of Area	Evidence of unified control has been provided

#### **MPUD Conceptual Master Plan and Regulation Book Requirements**

MPUD Concept Plan and Regulation Book	Provided
Land Use sub-areas	Figure 1-3 of the Comprehensive Plan is the conceptual land use plan for the Tradition/Western Grove NCD District. The proposed MPUD is consistent with a proposed amendment to Figure 1-3 (P20-188).
Zoning Regulations for each land use	Provided in the MPUD document
Provision for Pedestrian Circulation	The MPUD provides for sidewalks adjacent to streets with connections to the neighborhoods as well as the major arterial roadways that serve the neighborhoods. The Tradition Parkway extension through Western Grove will include the construction of the multi-use trail system known as Tradition Trail.
Transit Oriented Design Features	A sidewalk system will be provided with connections to neighborhoods, community services, and districts.
Off Street Parking and Loading Requirements	Provided for in the MPUD zoning document
Underground Utilities	All utilities will be underground

Open Space	Provided for in the MPUD zoning document including requirements for usable open space.
Wetlands and Uplands	There are existing wetlands on site that have been mitigated off site per the Army Corp of Engineers (ACOE) permit for the Western Grove DRI.
Stormwater	The project provides for onsite stormwater retention as depicted on the conceptual master plan.
Landscaping and Buffering Requirements	Provided for in the MPUD zoning document

**RELATED PROJECTS**

- P20-188 – Western Grove Comprehensive Plan Amendment
- P20-187 – Western Grove DRI Amendment
- P20-174 – Western Grove 5 A – Aria Preliminary Subdivision Plat

**STAFF RECOMMENDATION**

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies 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.