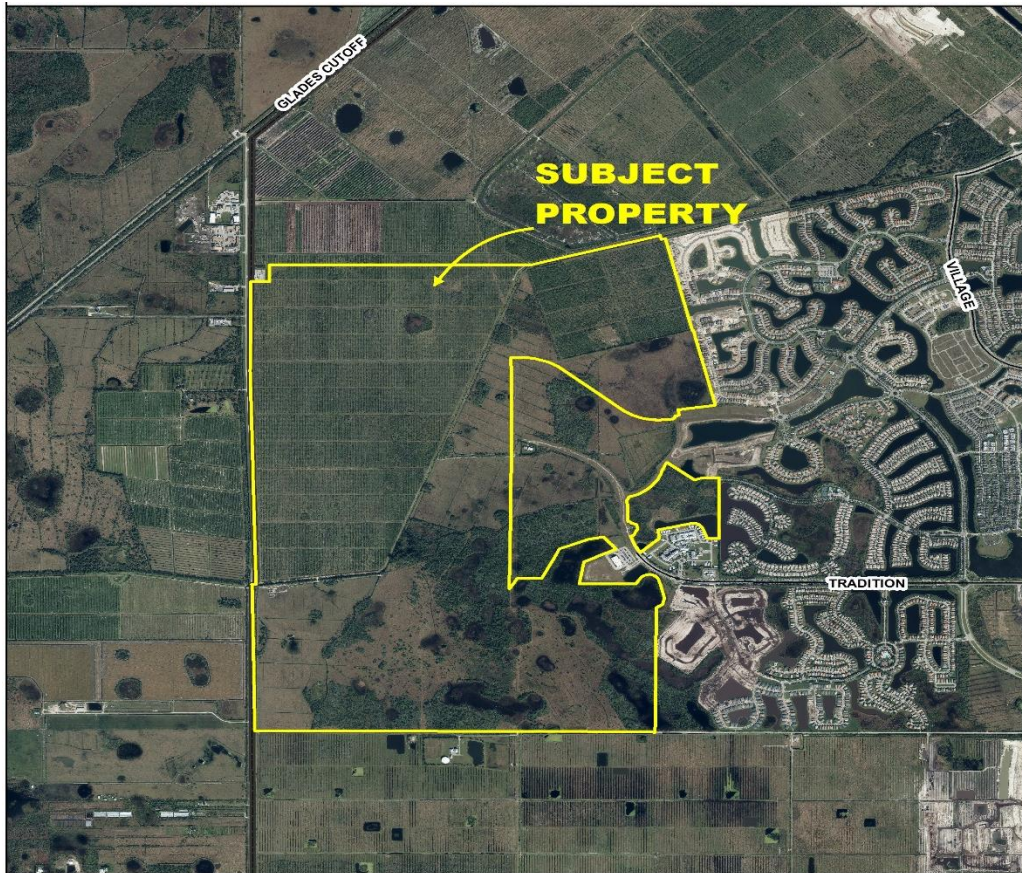




Western Grove Development of Regional Impact (DRI) Amendment Application
 3rd Amendment to the DRI Development Order
 P20-187



Location Map

SUMMARY

Applicant's Request:	An application to amend the development order for the Western Grove DRI (3 rd amendment).
Applicant:	Autumn Sorrow, AJ Entitlements and Planning Steve Garrett, Lucido and Associates
Property Owner:	Mattamy Palm Beach, LLC (owner and developer of the Western Grove DRI)
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.
Legal Description:	A parcel of land lying in Sections 5, 6, 7, 8, 17 and 18, Township 37 South, Range 39 East. A complete legal description is attached to the proposed resolution.
Application Type:	DRI Amendment
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

Western Grove is an approved Development of Regional Impact (DRI) that 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 for the Western Grove DRI is New Community Development District (NCD). The property is zoned MPUD for the Western Grove Master Planned Unit Development Zoning District. The current development plan allows for 4,000 residential dwelling units; 200,000 square feet of retail; and 50,000 square feet of office.

Mattamy Palm Beach, LLC, has applied to amend the DRI Development Order for Western Grove to accommodate new development proposals. The proposed changes include amendments to Map H, the master development plan; amendments to certain development order conditions; and revisions to the buildout and termination dates pursuant to Executive Orders issued by the Governor as described below:

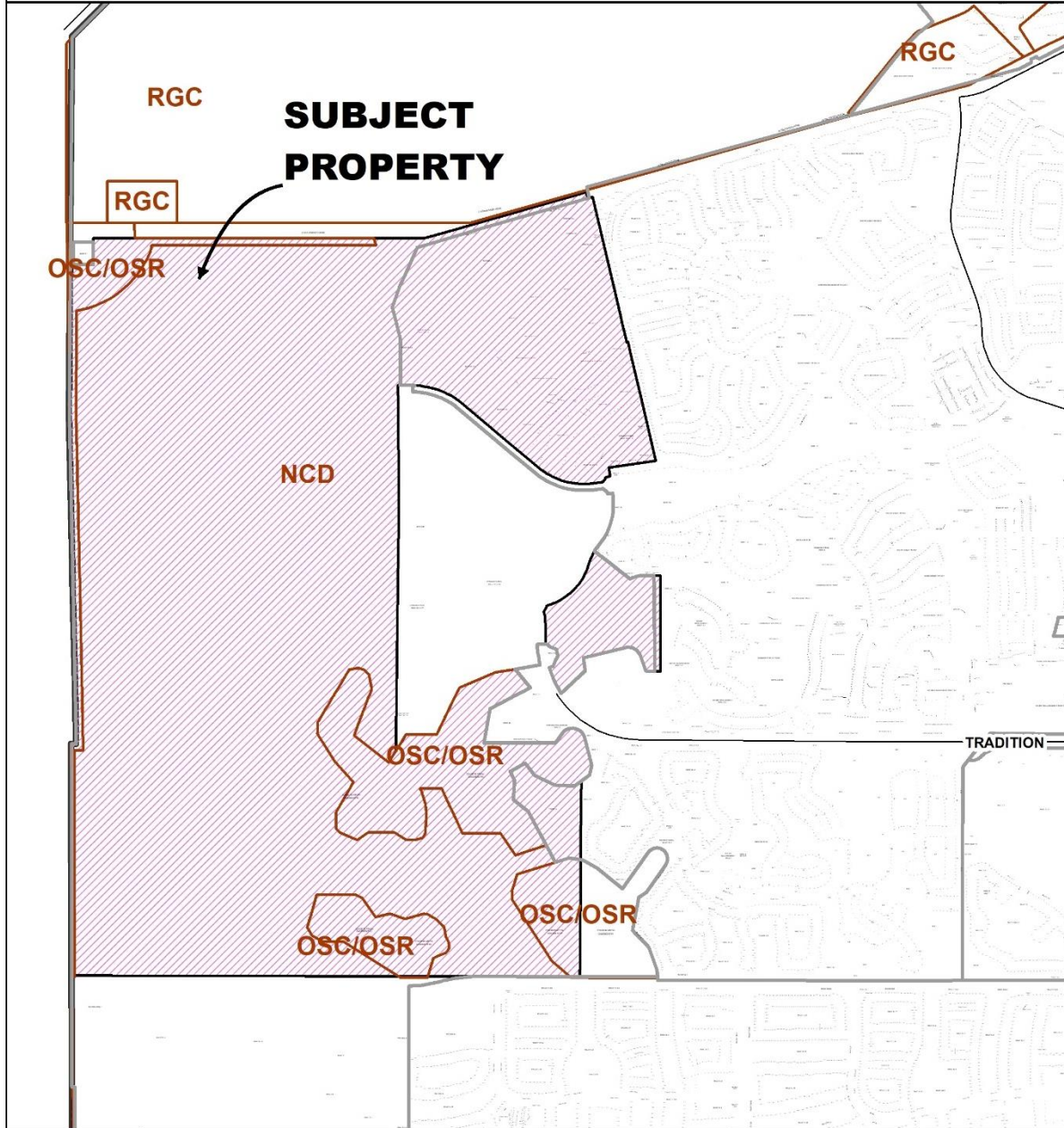
1. Proposed revisions to Map H include:
 - a. Revise the sub-district land use designation for approximately 8.12 acres located west of the N/S A road right-of-way between the Westcliffe Lane road right-of-way and the Tradition Parkway road right-of-way from Neighborhood/Village Commercial to Residential.
 - a. Re-align a portion of N/S A located north of Westcliffe Lane and south of future Crosstown Parkway to accommodate a proposed utility site on the east side of N/S A.
 - b. Updates to the conceptual lake system to be consistent with developer's current subdivision plans.
2. Amend Condition 23 to remove specific intersection design standards. Instead of specifying the number of required turn lanes, the proposed revision will allow for a traffic study/analysis to determine the design at the time of construction. This change was recommended by the Public Works Department.
3. Add a new condition to the development order to address mass transit. Proposed Condition 68 states that the developer has the right, but not the obligation, to develop and construct a mass transit system that may include autonomous vehicles, trolleys, cargo vans, and buses. This condition was added in support of the current Beep program. Beep is an autonomous vehicle platform that is currently operating in Tradition under a pilot program.
2. The buildout and expiration dates are proposed to be extended per statutory extensions and Executive Orders. The dates are proposed to be extended an additional one (1) year and ten (10) months.
3. Other miscellaneous changes that update the development order to identify conditions that are satisfied/addressed and to remove outdated statutory requirements or procedures.

Previous Actions and Prior Reviews

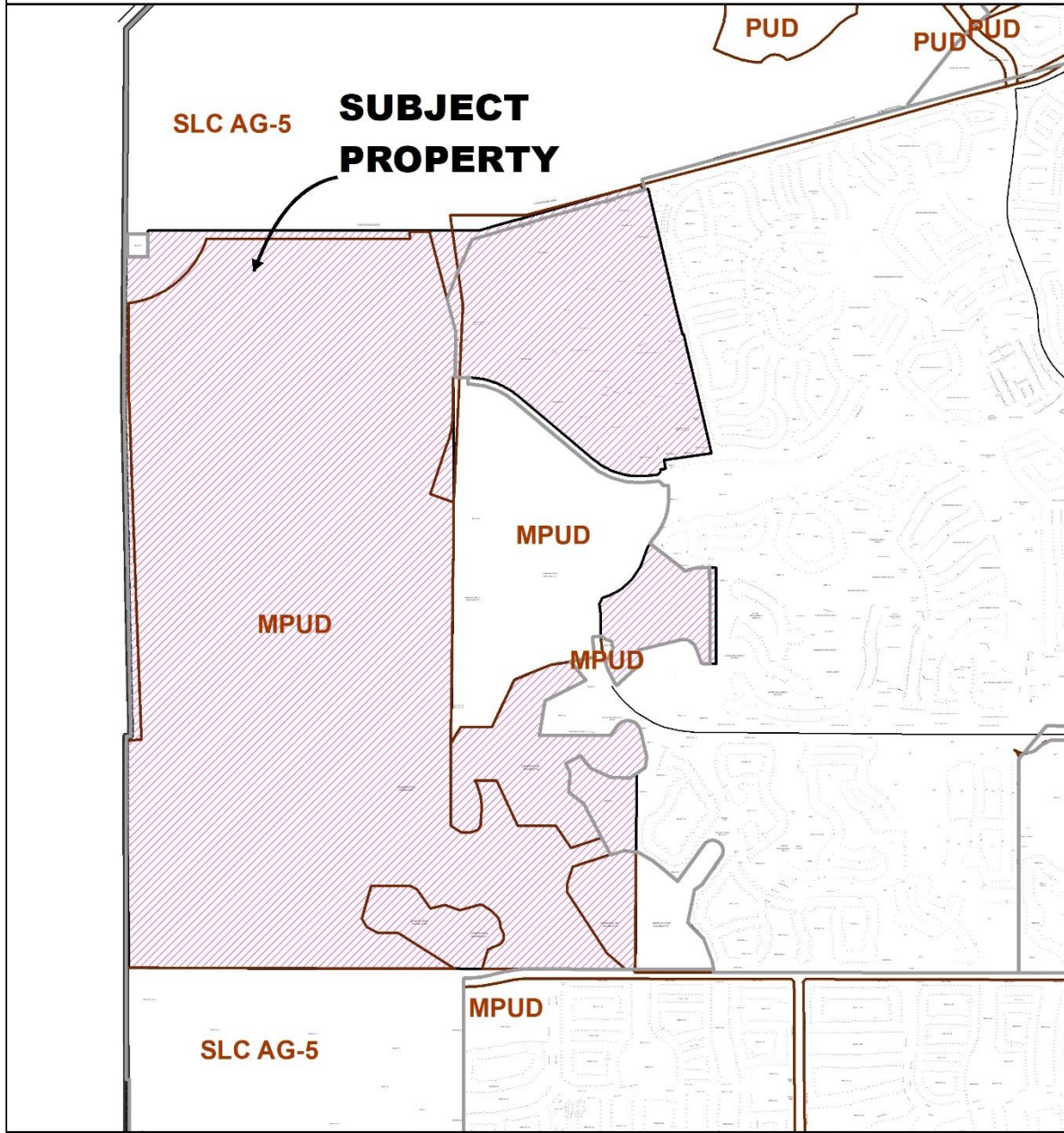
The Western Grove DRI Development Order (Resolution 06-R77) was originally approved by the City Council on February 26, 2007. The City Council approved the first amendment to the DRI Development Order (Resolution 16-R24) on April 25, 2016 and the second amendment to the DRI Development Order (Resolution 18-R84) on November 13, 2018.

The first amendment to the Western Grove DRI transferred approximately 348.19 acres from the Tradition DRI into the Western Grove DRI; reduced residential, retail space, and office space entitlements; and re-conveyed previously dedicated road right-of-way back to the developer including an extension of Tradition Parkway from west of N/S A to Range Line Road and a portion of Westcliffe Lane from N/S A to Range Line Road. This application was associated with a planned development for WCI Communities. The proposed development did not move forward. The second amendment to the Western Grove DRI re-conveyed the right of way for the extension of Tradition Parkway back to the City as well as other changes.

FUTURE LAND USE



EXISTING ZONING



Analysis

Section 380.06(7)(a) of the Florida Statutes requires any proposed change to a previously approved DRI to be reviewed by the local government based on the standards and procedures in its adopted local comprehensive plan and adopted local land development regulations. The Western Grove DRI has a future land use of New Community Development District or NCD. NCD is a future land use classification for DRIs to facilitate the development of mixed-use communities. Objective 1.2.8 of the Future Land Use Element of the City of Port St. Lucie Comprehensive Plan establishes the Tradition/Western Grove NCD District. Policy 1.2.8.1 identifies the density and intensity of the Tradition/Western Grove NCD District. Since no changes are proposed to approved entitlements in the Western Grove DRI, the proposed DRI amendment is consistent with Policy 1.2.8.1.

Figure 1-3 of the Future Land Use Element is the conceptual land use plan for both the Tradition and the Western Grove DRIs. 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, has submitted an application for a comprehensive plan amendment to amend Figure 1-3 (P20-188). The proposed comprehensive plan amendment is to adjust the land use sub-district classification for 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 and within the Western Grove from the Neighborhood/Village Commercial sub-district to the Residential sub-district. The amendment also depicts the proposed re-alignment of a portion of N/S A located north of Westcliffe Lane and south of future Crosstown Parkway to accommodate a utility site. It also adds the extension of Tradition Parkway from N/S A to Range Line Road to Figure 1-3.

A transmittal hearing for the proposed comprehensive plan amendment (P20-188) was held on November 23, 2020. The proposed amendment was approved by the City Council for transmittal to the Department of Economic Opportunity ((DEO) as the state land planning agency and the reviewing agencies for comment. Once comments are received, the adoption hearing for the comprehensive plan amendment will be scheduled for City Council approval. Following adoption of the comprehensive plan amendment (P20-188), the DRI amendment will be consistent with the City's comprehensive plan and can move forward to City Council.

RELATED PROJECTS

P20-188 – Western Grove Comprehensive Plan Amendment

P20-193 – Western Grove MPUD Amendment

P20-174 – Western Grove 5 A – Aria Preliminary Subdivision Plat

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.