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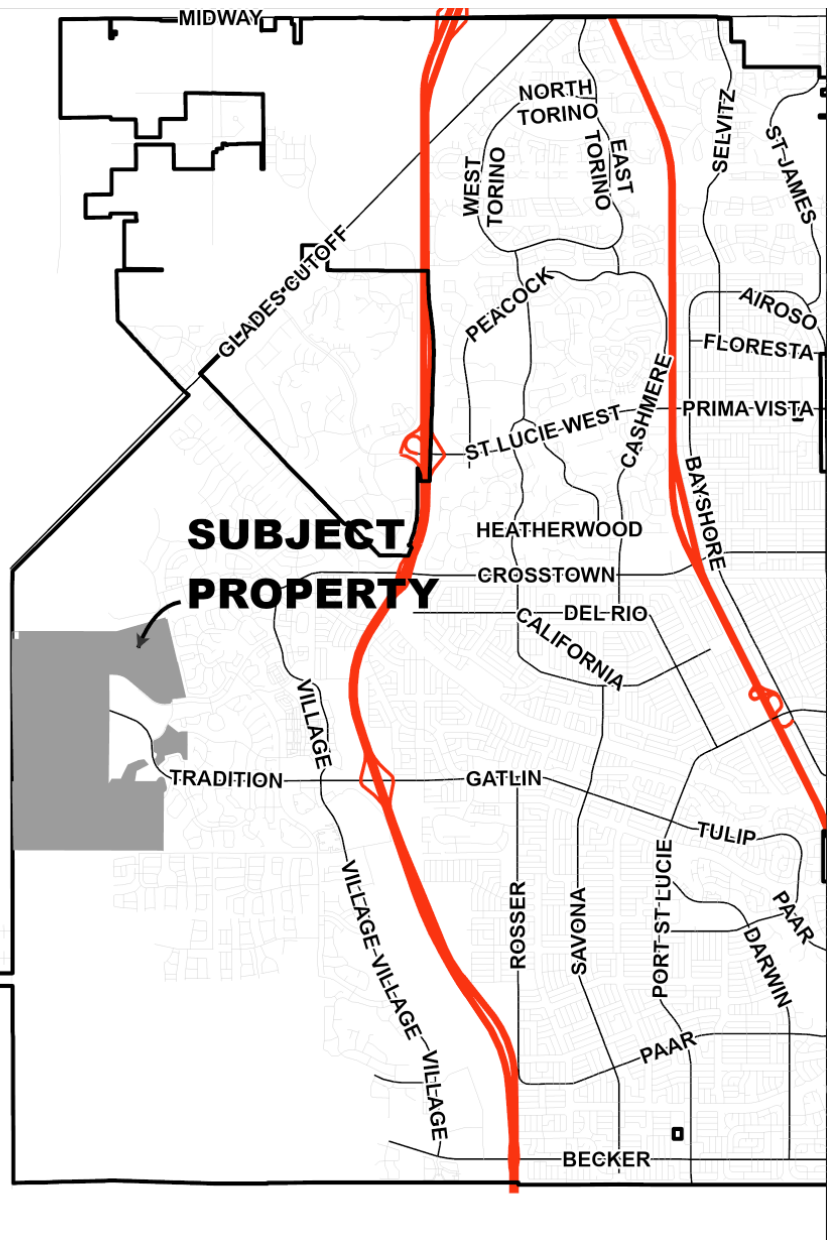
4th Amendment to the Western Grove DRI  
P23-170  
City Council Meeting January 22, 2024

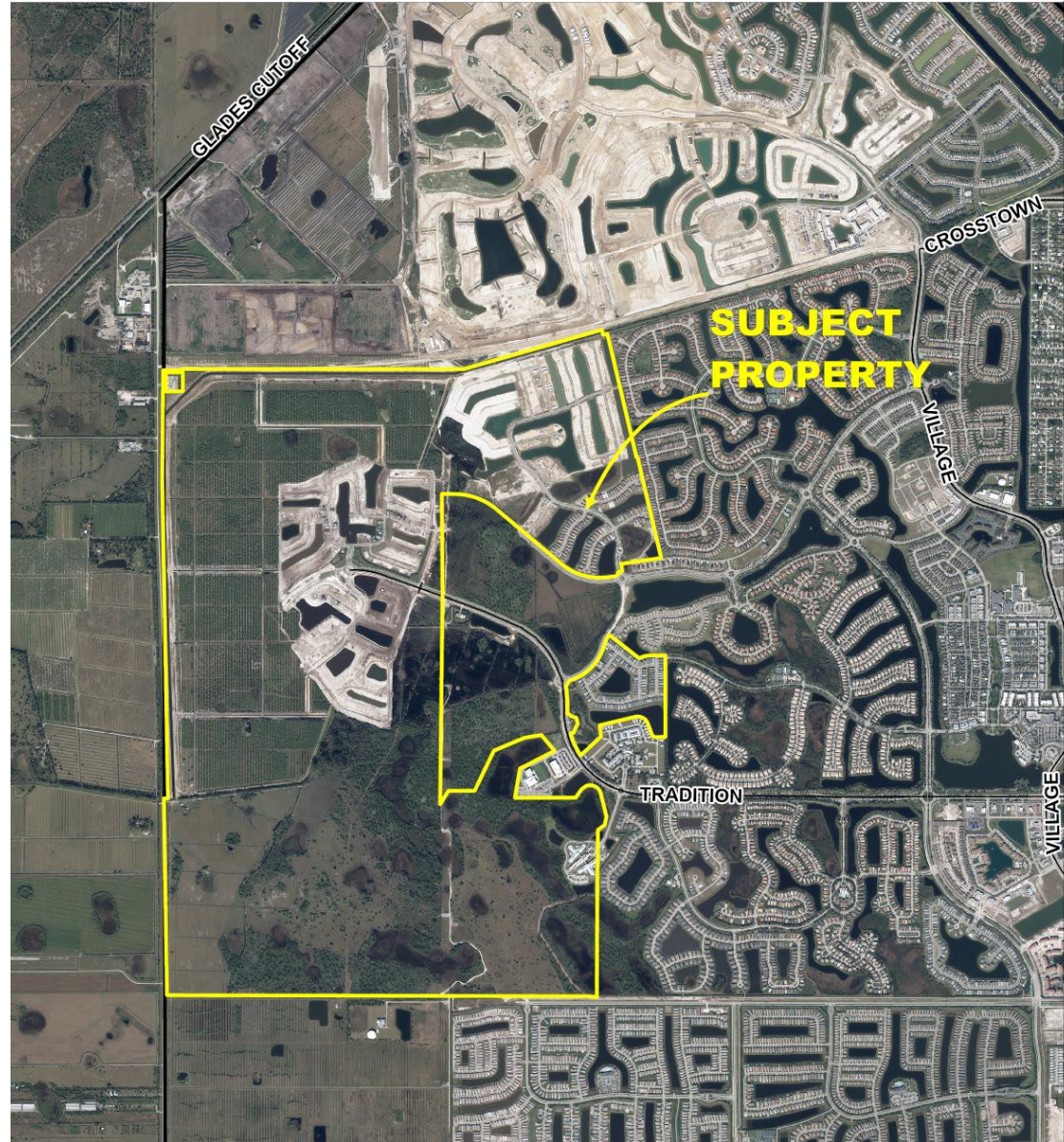
# Request Summary

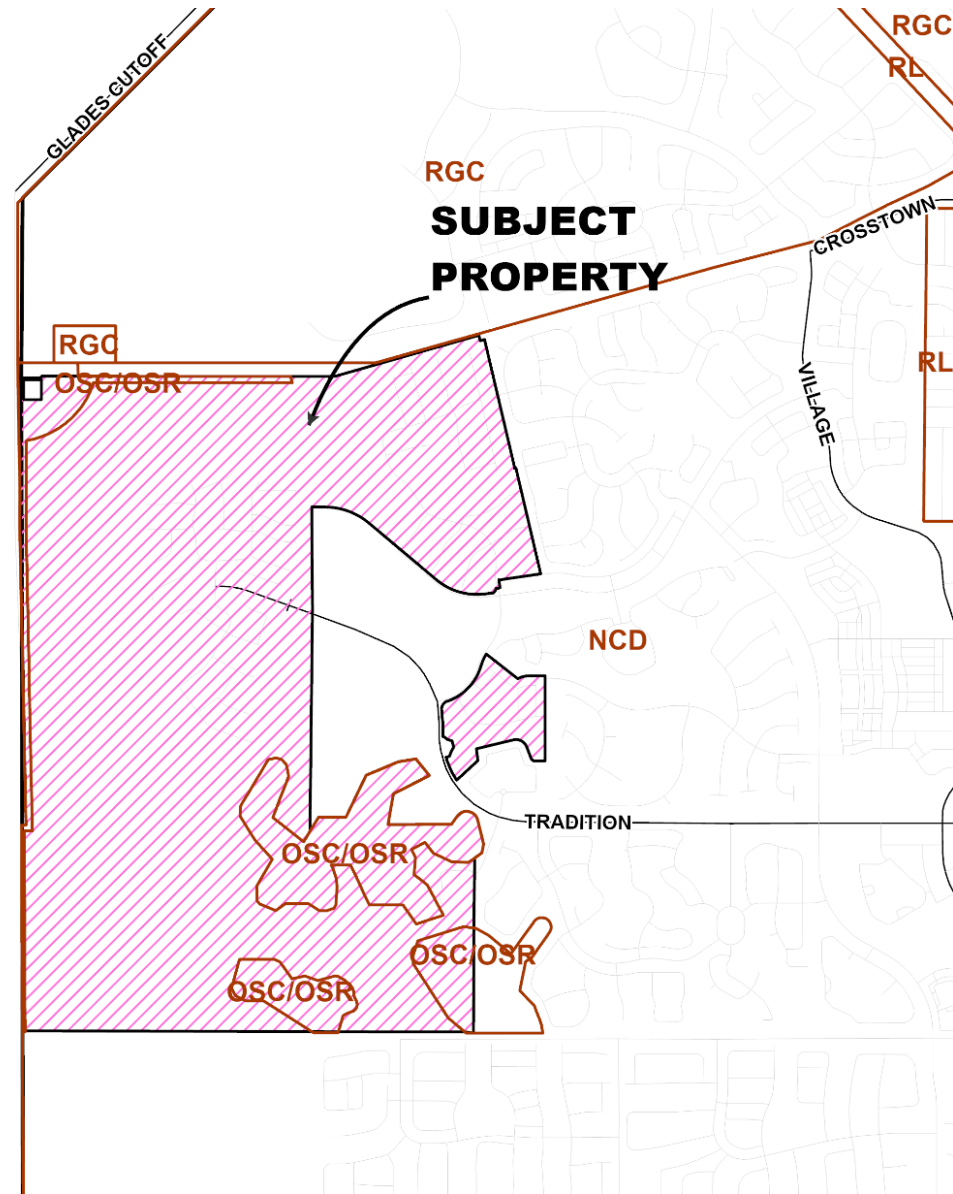
Applicant's Request:	This is an application for the 4 <sup>th</sup> Amendment to the Western Grove DRI. The proposal is to amend Map H, the DRI master development plans. No changes are proposed to the DRI development order conditions of approval.
Agent:	Matt Yates, Lucido and Associates
Applicant/Property Owner:	Mattamy Palm Beach, LLC
Location:	The property is generally located south of the future extension of Crosstown Parkway, north of the future extension of SW Discovery Way, east of Range Line Road and west of SW Community Boulevard.

# Background

- Western Grove is an approved Development of Regional Impact (DRI) and approximately 1,940 acres in size.
- Development program includes 4,000 residential dwelling units; 200,000 square feet of retail use; and 50,000 square feet of office use.
- The future land use classification for the Southern Grove DRI is New Community Development District (NCD).
- The Western Grove DRI was last amended in 2021 through Resolution 21-R06.
- No other changes are proposed to the DRI development order.
- Except for a new Map H, the Development Order conditions adopted under Resolution 21-R06 remain unchanged and in full force and effect.







# Proposed Amendment

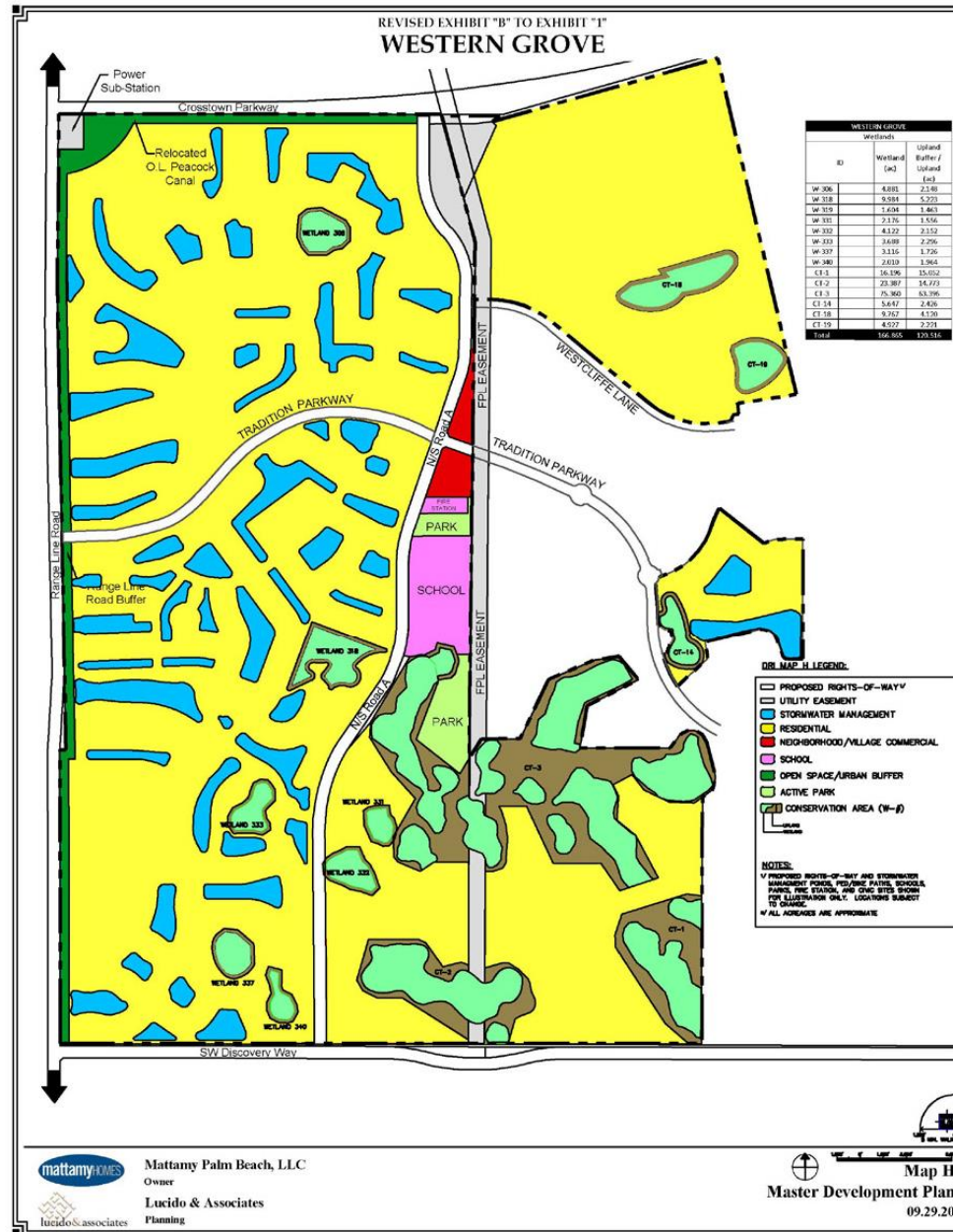
- This application amends Map H, the master development, of the Western Grove DRI to:
  1. Revise the wetland and conservation areas depicted on Map H to be consistent with the regulatory permits for the project.
  2. Update the locations for the water management tracts depicted on Map H to be consistent with current development plans.
  3. Revise the layout and locations for a 2.9-acre fire station site, a 20-acre K-8 school site, and a 6.3-acre park site shown on Map H.

# Justification

- The proposed changes to the school and park sites were undertaken in consultation with the St. Lucie County Fire District and the St. Lucie County School District.
- A location analysis was conducted for the Fire District. Based on that analysis, the location the fire station was relocated further south on N/S A for more even distribution to the surrounding future residences and more even distances between fire stations.
- Proposed changes to 20-acre K-8 school site are based on discussions with the school district and the need to buffer the K-8 school site from the existing FPL transmission lines easement to the east.
- School site is now buffered by a 6.3-acre linear park that will be directly adjacent to Tradition Regional Park.
- The 6.3 acres is in addition to 50 acres of land the developer has to provide to meet the park and recreation requirements of the Western Grove DRI.



# Existing Map H

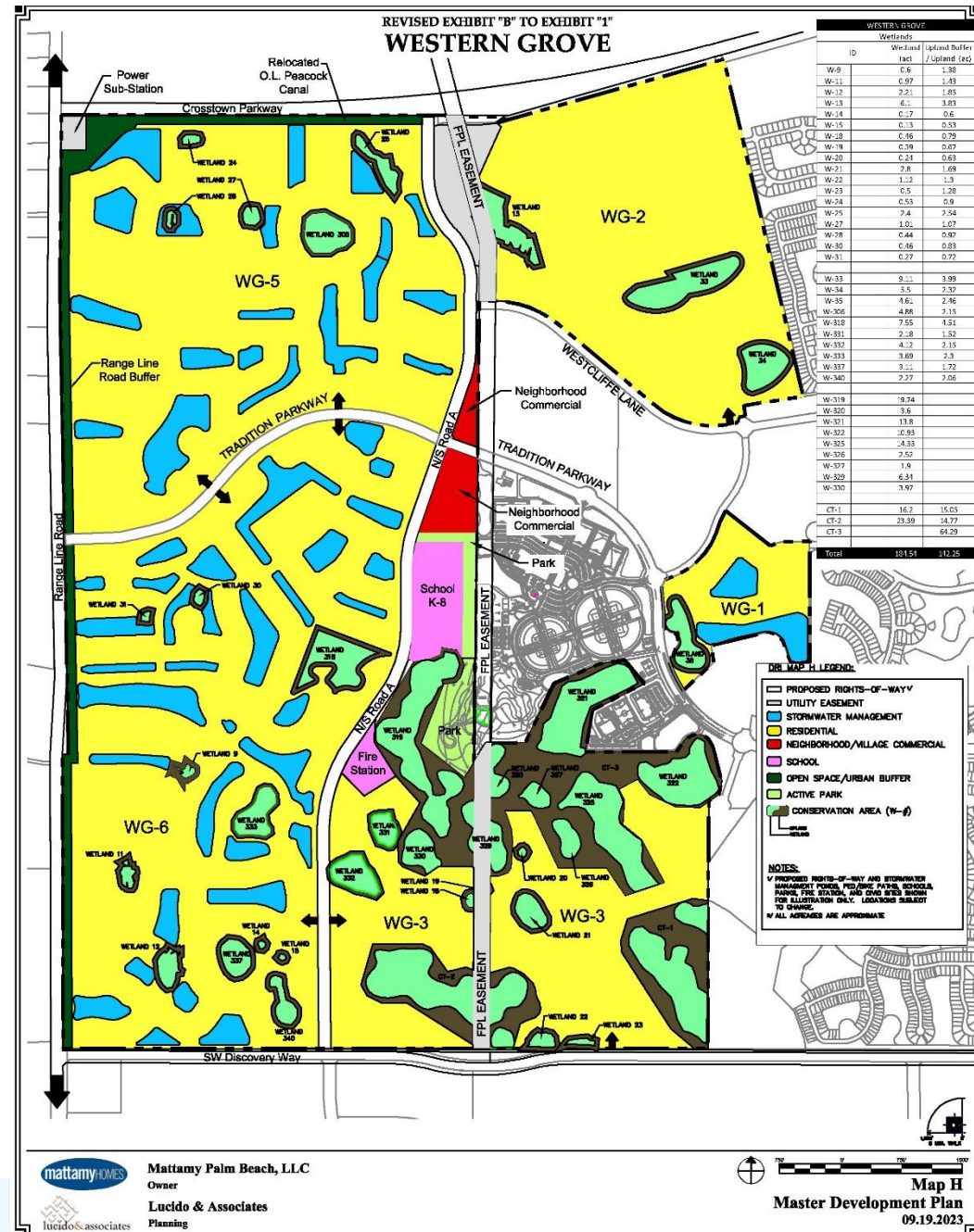


**mattamy** Mattamy Palm Beach, LLC  
 Owner  
**lucido** Lucido & Associates  
 Planning

Map H  
 Master Development Plan  
 09.29.20



# Proposed Map H



**mattamy.domes** Mattamy Palm Beach, LLC  
Owner

**lucido&associates** Lucido & Associates  
Planning

Map H  
Master Development Plan  
09.19.2023

# Impacts and Findings

- 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.
- Objective 1.2.8 of the Future Land Use Element of establishes the Tradition/Western Grove NCD District.
- Policy 1.2.8.1 identifies the density and intensity of the Tradition/Western Grove NCD District.
- Figure 1-3 of the Future Land Use Element is the conceptual land use plan for both the Tradition and the Western Grove DRIs.
- No changes are proposed to approved entitlements in the Western Grove DRI.
- The proposed changes to the locations for the school and fire station are within a residential sub-district and do not impact Figure 1-3.

# Recommendation

- The Planning and Zoning Board recommended approval at their meeting on January 4, 2024.
- 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 of the proposed DRI amendment.