

Mattamy Palm Beach, LLC Western Grove DRI CPA

Large Scale Comprehensive Plan Text Amendment Transmittal Hearing
(P20-188)

City Council Meeting
November 23, 2020
Bridget Kean, AICP
Senior Planner



Applicant and Owner

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

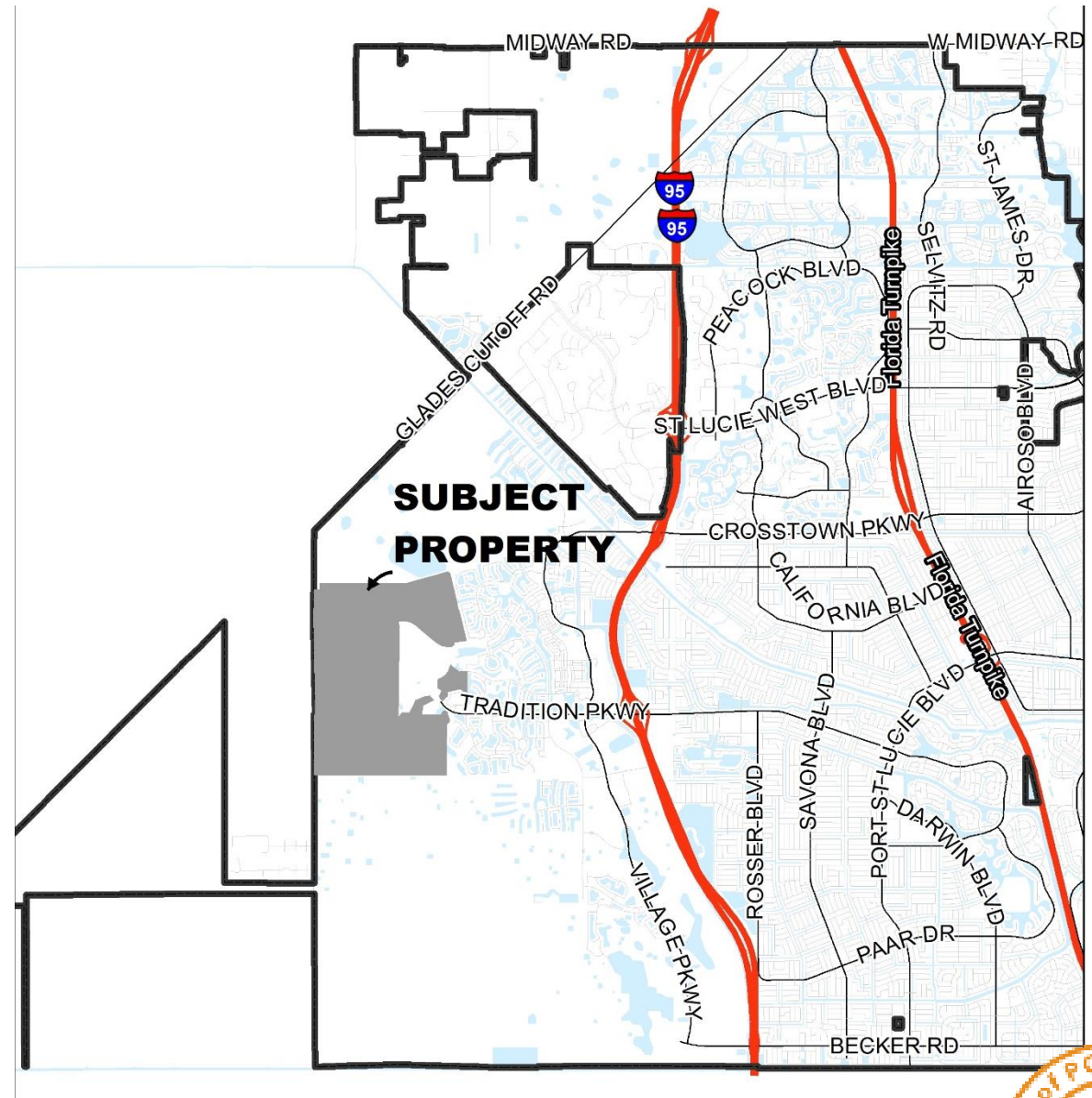


Proposed Project

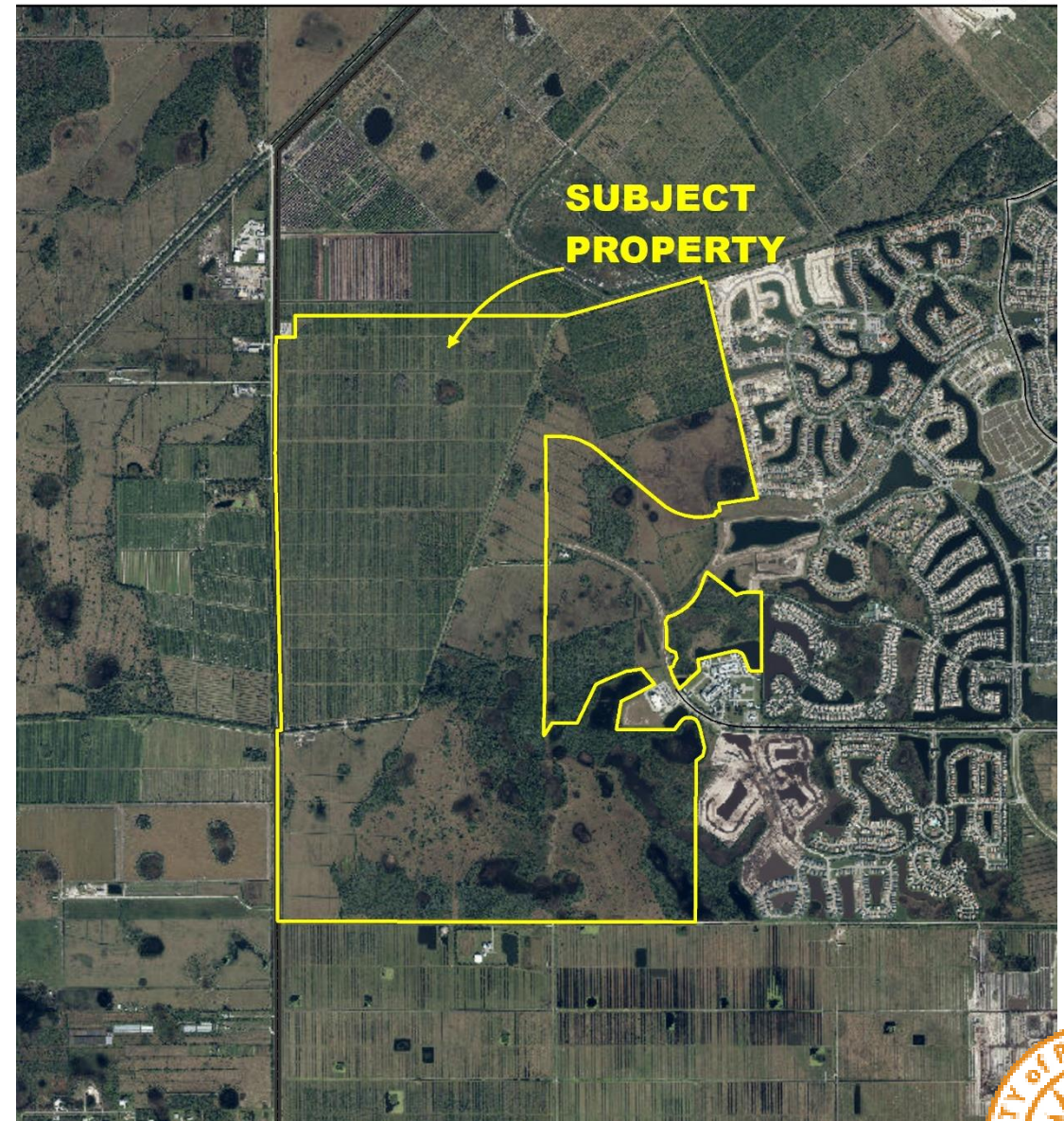
- An application to amend the text of the comprehensive plan by revising Figure 1-3 of the Future Land Use Element
- Figure 1-3 is the conceptual land use plan for the Tradition/Western Grove NCD District.
- Adjustments to the conceptual land use plan for Western Grove



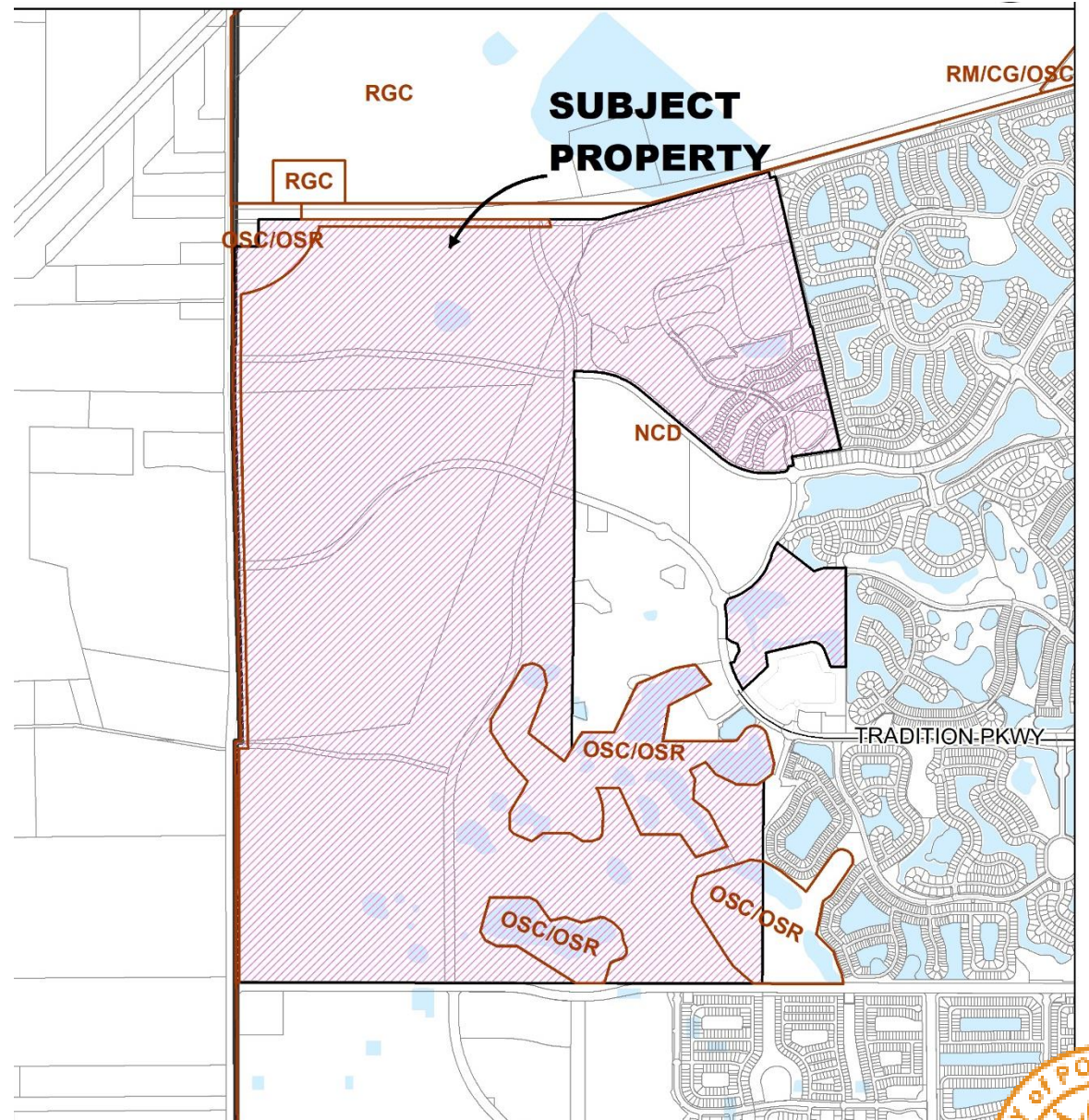
Location



Aerial



Future Land Use



Background

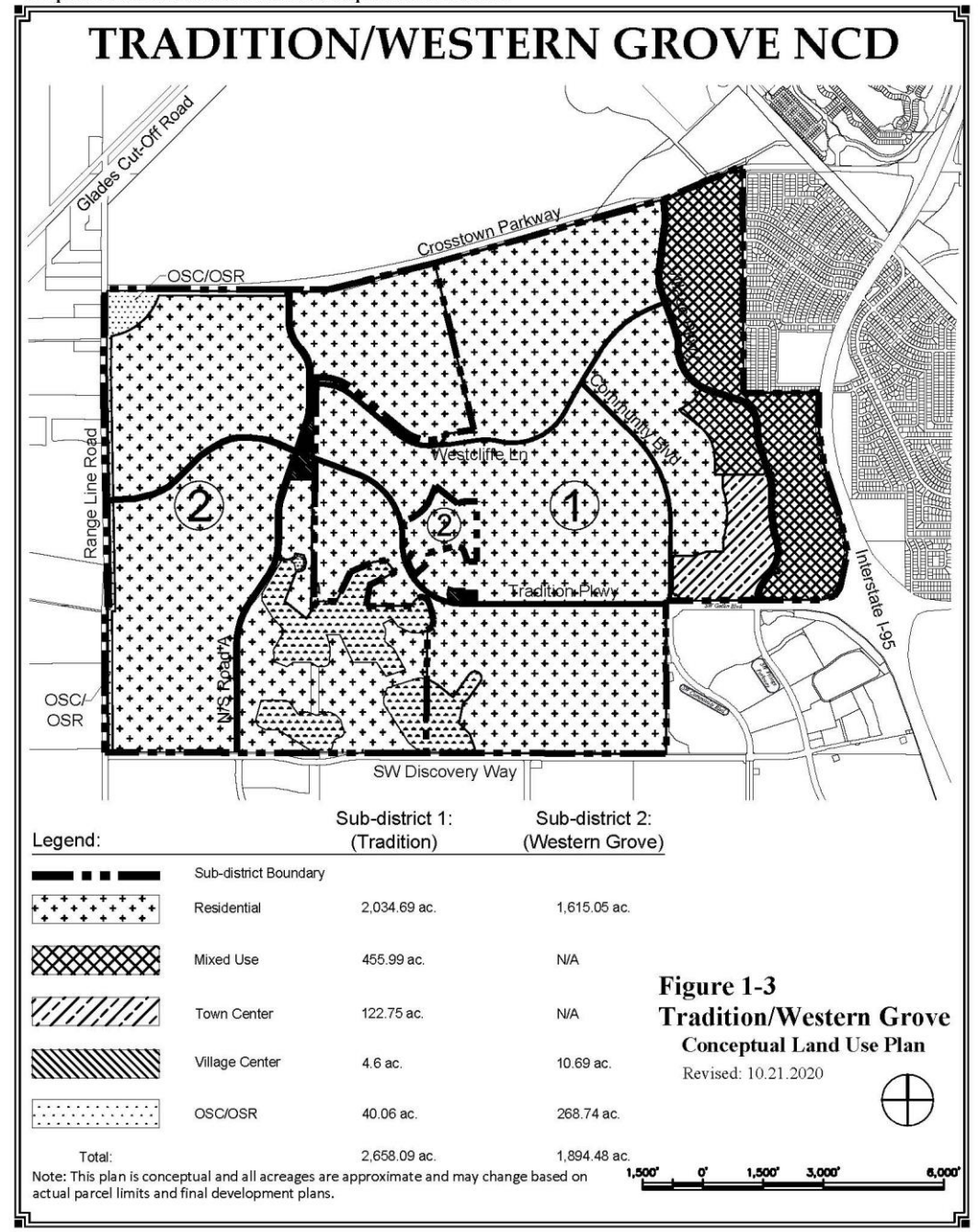
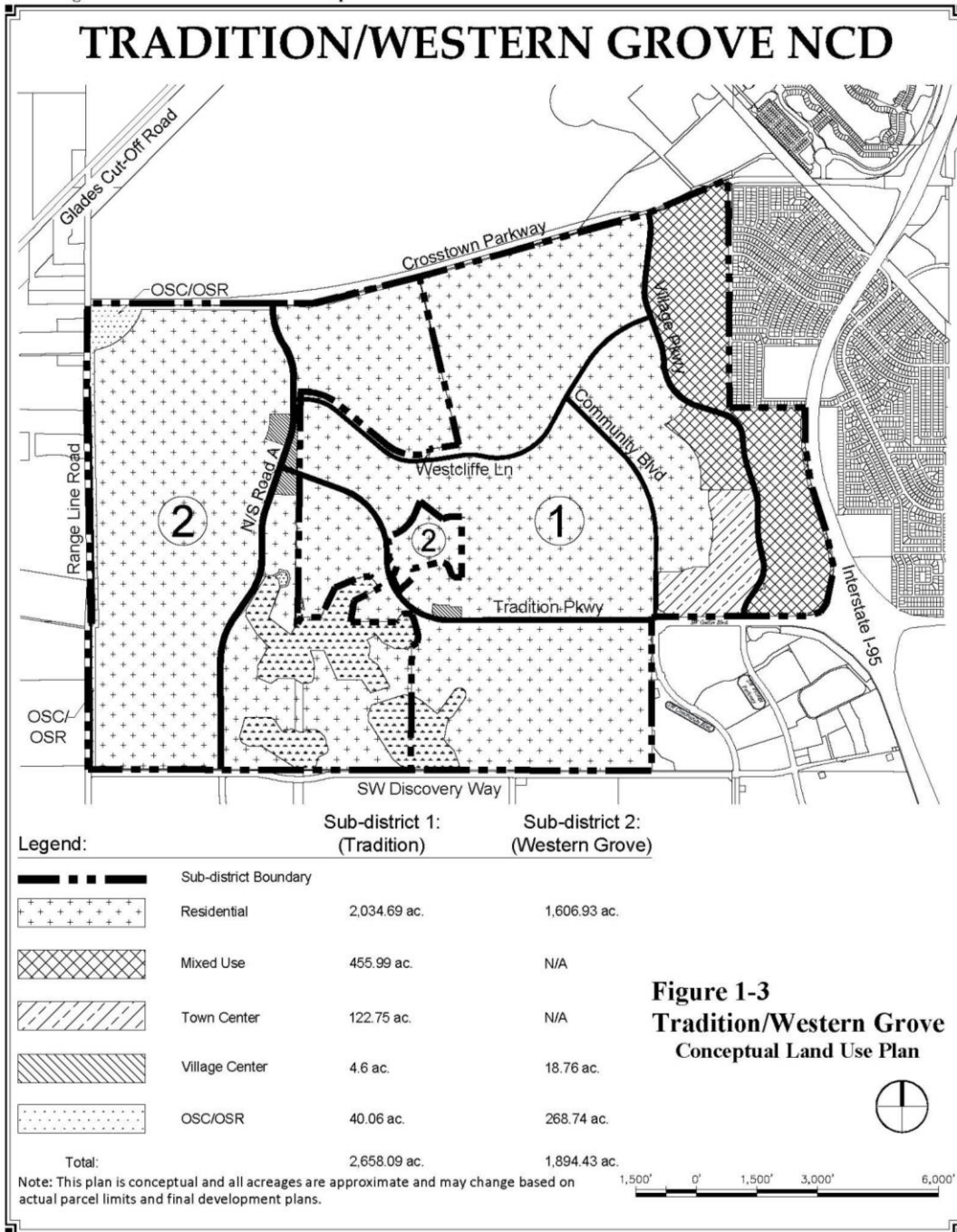
- Western Grove is an approved Development of Regional Impact (DRI) that is approximately 1,941.41 acres in size.
- Last amended in 2018
- Entitlements include:
 - 4,000 residential dwelling units
 - 200,000 square feet of retail use
 - 50,000 square feet of office use



Proposed Amendment

- Adjusts the locations for the Residential and Neighborhood/Village Commercial sub-districts to accommodate new development proposals
 - Approximately 8 acres from neighborhood village commercial to residential
- Adds the extension of Tradition Parkway from N/S A west to Range Lane Road in Western Grove to Figure 1-3
- Provides for the re-alignment of N/S A north of Westcliffe Lane and south of the future Crosstown Parkway in Western Grove to accommodate a utility site





Recommendation

- The Planning and Zoning Board recommended approval at their meeting on November 3, 2020.

