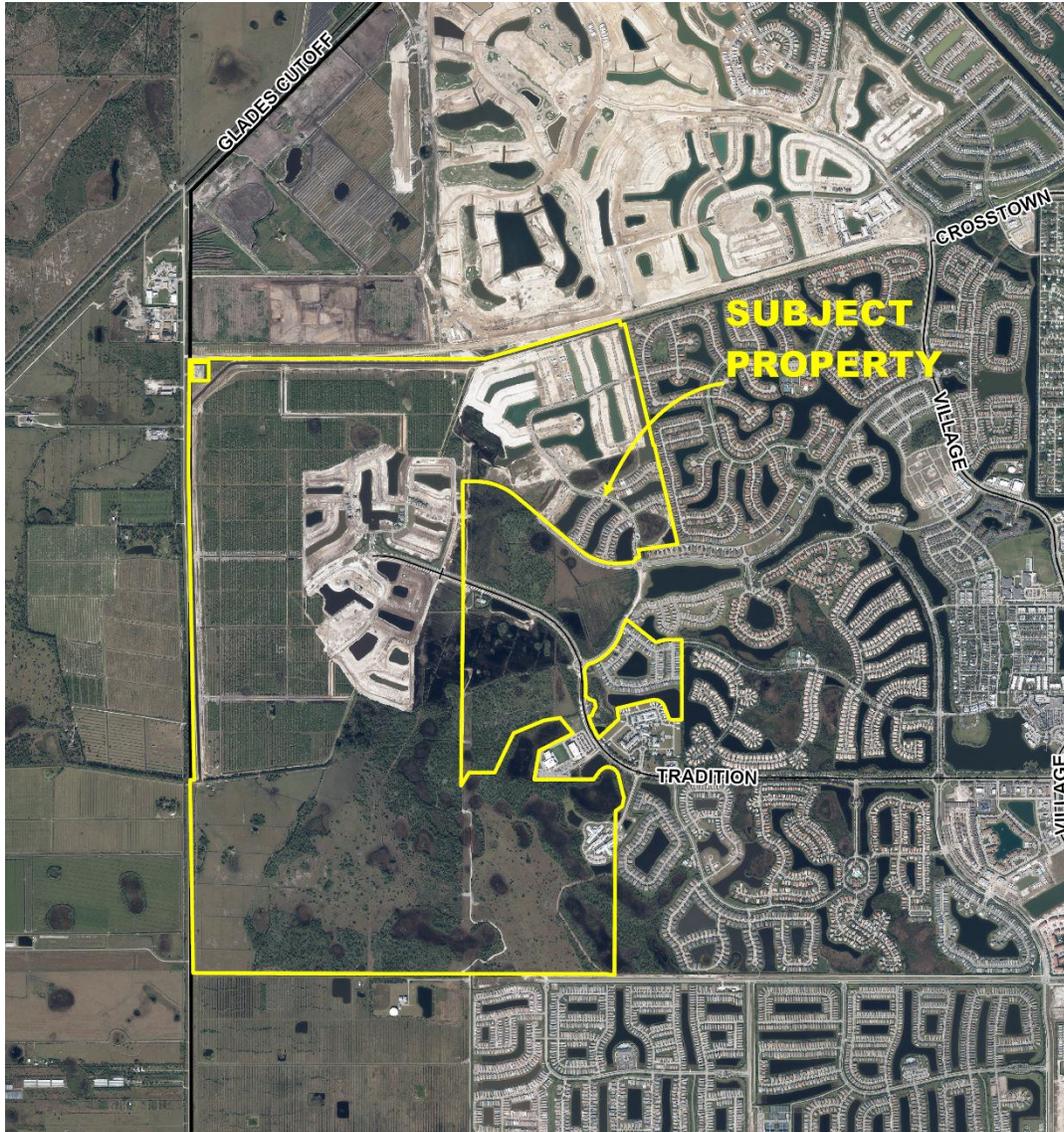




Western Grove Development of Regional Impact (DRI) Amendment  
4<sup>th</sup> Amendment to the DRI Development Order to Amend Map H, the Master Development Plan  
Project No. P23-170



Project Location Map

**SUMMARY**

Applicant's Request:	This is an application for the 4 <sup>th</sup> Amendment to the Western Grove DRI to modify Map H, the master development plan. No other changes are proposed to the DRI development order conditions.
Agent:	Matt Yates, Lucido and Associates
Applicant:	Mattamy Palm Beach, LLC
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.
Legal Description:	A parcel of land lying in Sections 5, 6, 7, 8, 17 and 18, Township 37 South, Range 39 East.
Application Type:	DRI Amendment
Project Planner:	Bridget Kean, AICP, Deputy Director

**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 use; and 50,000 square feet of office use.

Mattamy Palm Beach, LLC, has applied to amend the master development plan, Map H, of the Western Grove DRI. The amendment revises the wetland and conservation areas depicted on Map H to be consistent with the regulatory permits for the project. It updates the locations for the water management tracts depicted on Map H to be consistent with current development plans. It revises 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 following discussions with the St. Lucie County School District and the St. Lucie County Fire District. The Western Grove DRI was last amended in 2021 through Resolution 21-R06. Following that amendment, the applicant did work with the St. Lucie County Fire District and the St. Lucie County School District based on their desired locations and/or configurations for a proposed fire station and a proposed K-8 school.

A location analysis was conducted for the Fire District which showed proposed and existing locations for fire stations. Based on the analysis, the location for the Western Grove 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.

The proposed change to the 20- acre school site is 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. The proposed revisions to Map H now depict the school site buffered by approximately 6.3 acres of park land to the north and the east. The 6.3 acres will be developed as a linear park that will be directly adjacent to Tradition Regional Park and provide non-motorized access to the regional park. The 6.3 acres is in addition to the park acreage that the developer has to deed to the City to meet the requirements of the Western Grove DRI. Per Condition 63 of the Western Grove DRI development order, the developer is required to provide 50 acres of net usable land for public parks to meet the demand created by the residential

component of the Western Grove DRI. Tradition Regional Park meets the park and recreation requirements for both the Tradition DRI and the Western Grove DRI.

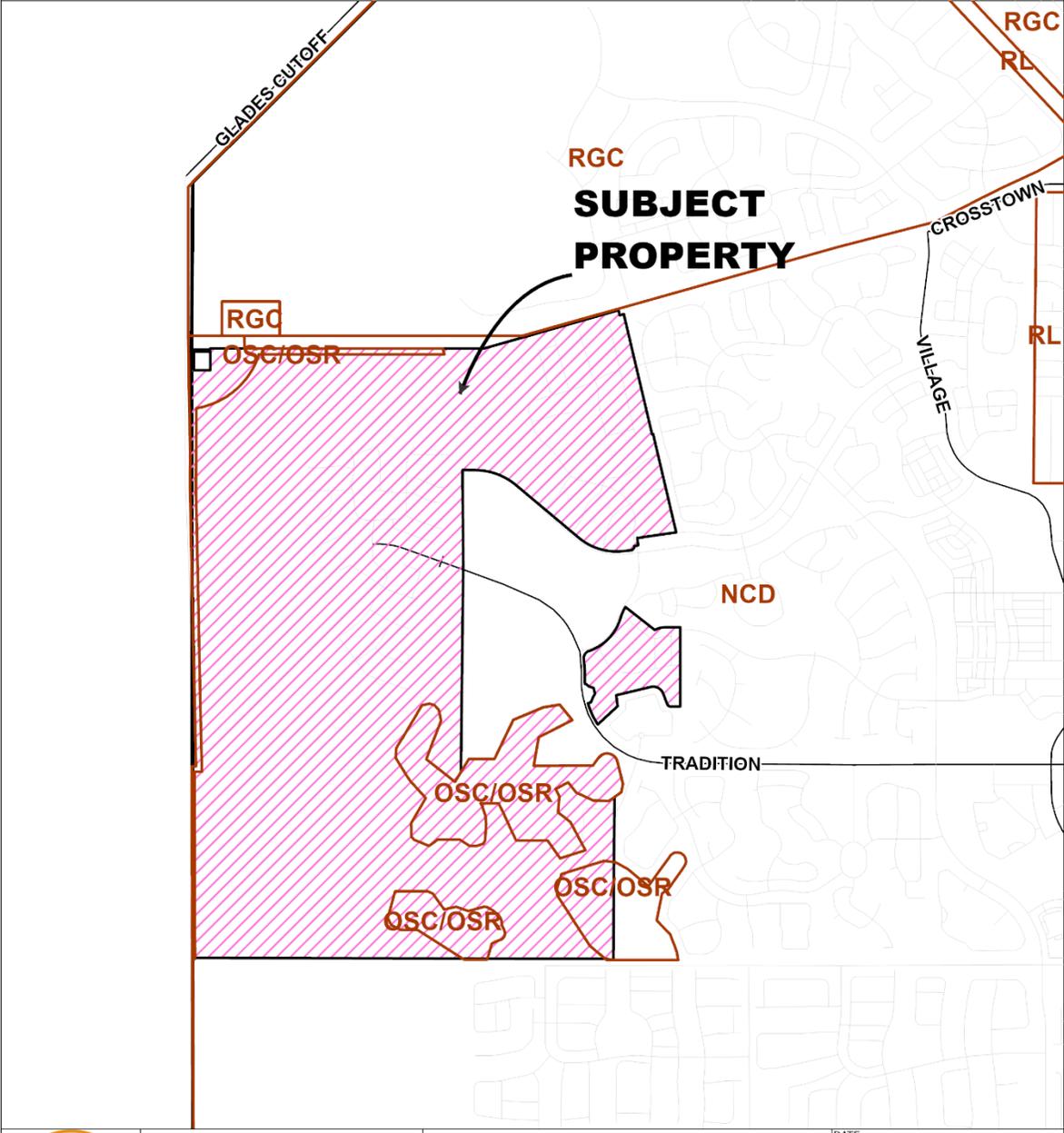
The existing Map H is adopted as Exhibit “B” to Exhibit 1 of Resolution 21-R06. No other changes are proposed to the development order other than the adoption of a revised Map H. Except for a new Map H, the Development Order conditions adopted under Resolution 21-R06 remain unchanged and in full force and effect.

The adopted Map H and the proposed revision to Map H are provided as Attachment “A” to this staff report.

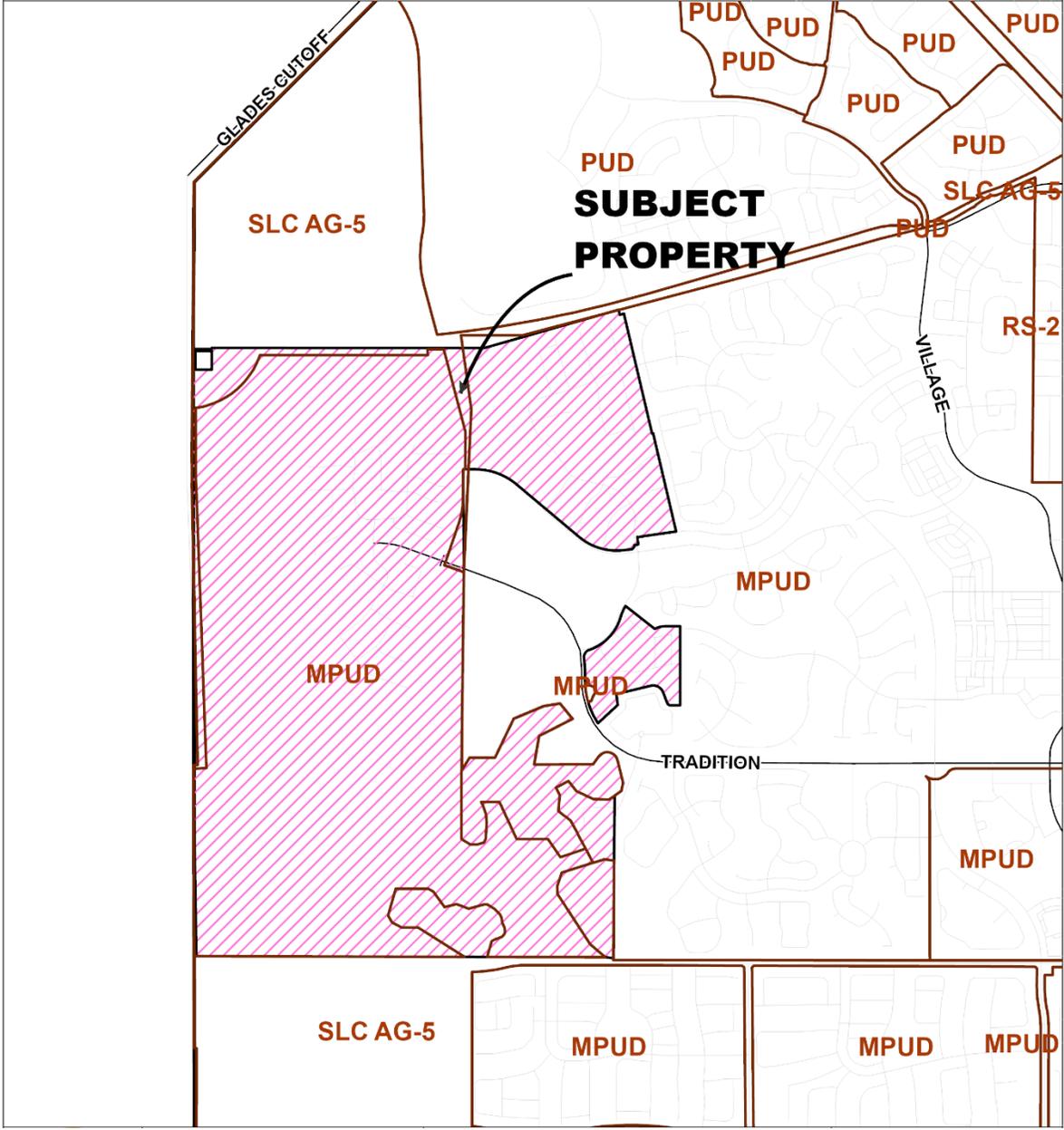
#### **Previous Actions and Prior Reviews**

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 third amendment to the Western Grove DRI Development Order was approved by the City Council on January 25, 2021 through Resolution 21-R06.

# 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 land use sub-districts in Tradition and the Residential and Neighborhood/Village Commercial land use sub-districts in Western Grove as well as open space. 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.

### **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 of the proposed DRI amendment as depicted in Attachment "A" to the staff report.

#### 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.