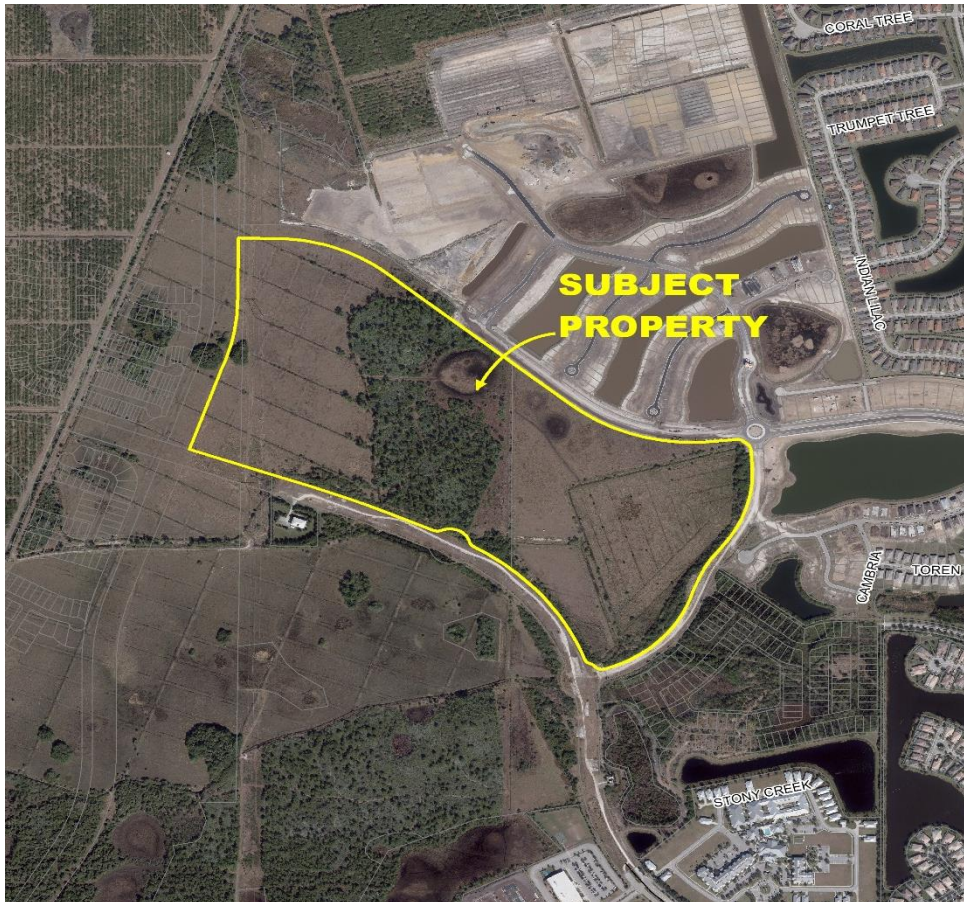




**Tradition Master Planned Unit Development 14th Amendment
MPUD Amendment Application
P22-097**



Project Location Map

SUMMARY

Applicant's Request:	A request to amend the Tradition MPUD (Master Planned Unit Development) zoning regulation book and concept plan for property identified as parcels 17, 17 A, and 18 on the Tradition MPUD concept plan (14 th Amendment)
Applicant's Agent:	Steve Garrett, Lucido and Associates
Applicant/Property Owner:	Mattamy Palm Beach, LLC
Location:	The subject property is generally bordered by SW Westcliffe Lane to the north, Tradition Parkway to the south, SW Fernlake Drive to the east, and future N/S A to the west.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

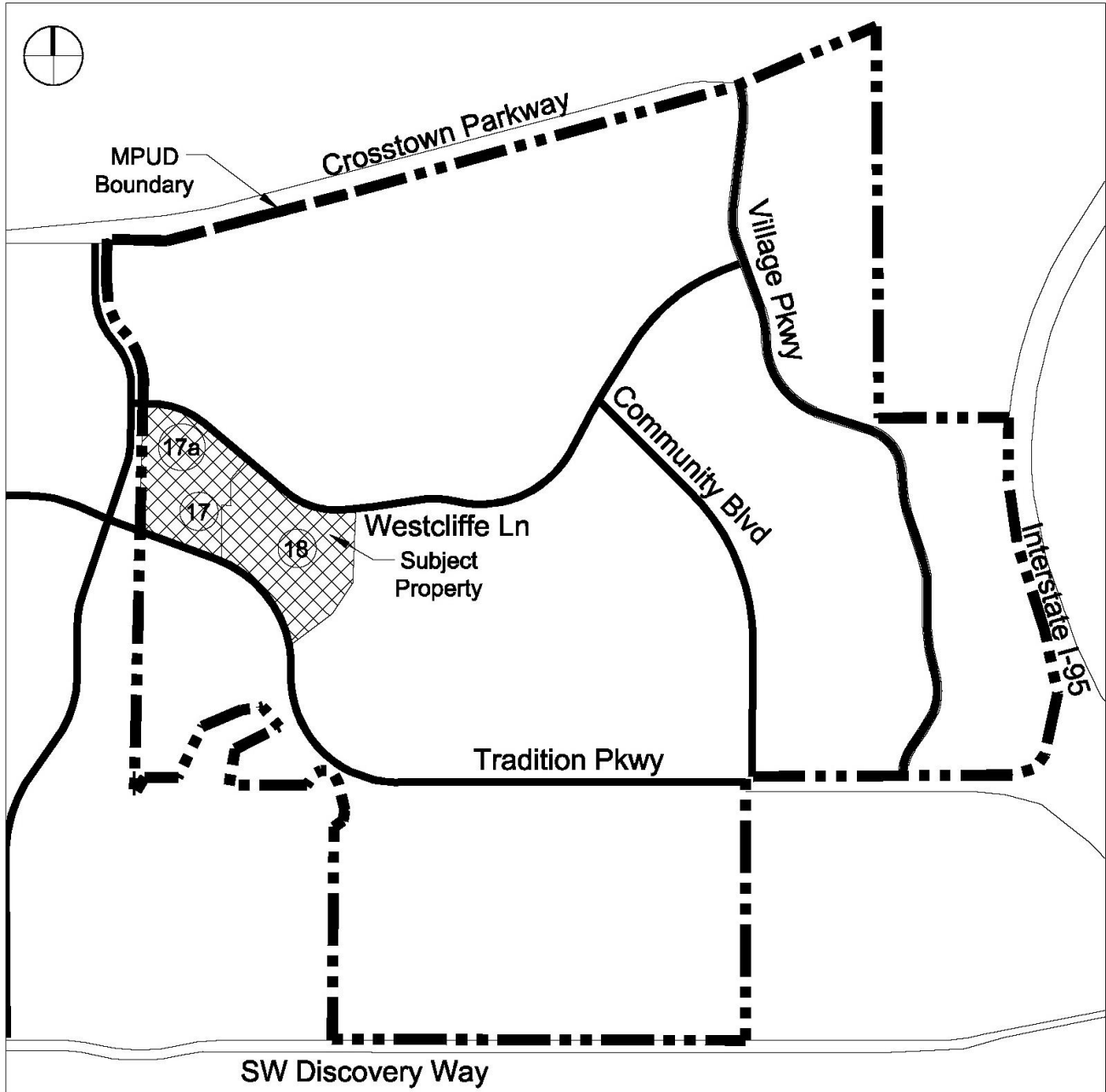
Project Description

Mattamy Palm Beach, LLC, has applied to amend the Tradition MPUD zoning regulation book and concept plan. The Tradition MPUD was adopted in September 2004 and last amended in August 2019 (13th Amendment). The Tradition MPUD encompasses all the land that was included in the original Tradition DRI for a total of 3,038 acres. The proposed amendment addresses the development of approximately 110 acres of undeveloped land in Tradition that is located on the north side of Tradition Parkway, across from the city owned Tradition Regional Park site, and immediately west of SW Fernlake Drive and other miscellaneous changes. The 110 acres of undeveloped land is identified as Parcels 17, 17A, and 18 on the Tradition MPUD concept plan.

This application to amend the Tradition MPUD was submitted in response to staff's preliminary review of two applications for the development of Parcels 17, 17A, and 18. Mattamy Palm Beach, LLC, has applied for site plan approval for a multi-family development consisting of 520 residential units for a project known as the Slopeside Site Plan (P22-348). Slopeside is proposed for the area identified as Parcel 17 and 17A on the Tradition MPUD concept plan for a total of 31.59 acres. Parcels 17 and 17A are currently designated for Town Center use. As proposed, the Slopeside project will consist of vertically attached multi-family units in two buildings for a total of 336 units, horizontally attached multi-family units similar in design to town house units for a total of 158 units, and detached units for a total of 26 units similar to the Cottages at Tradition project. The proposed maximum building height for the vertically attached multi-family units and the proposed building separation distances are not consistent with the currently approved Tradition MPUD. Mattamy Palm Beach, LLC, has also submitted an application for preliminary subdivision plat approval for a residential subdivision consisting of 210 single-family lots to be known as Tradition Brynlie Preliminary Plat (P22-277) on 78.484 acres. Brynlie is proposed for the area identified as Parcel 18 on the Tradition MPUD concept plan. The setbacks proposed for this development are less than the minimum allowed by the currently approved Tradition MPUD.

The proposed amendment revises the land use sub-area designation for Parcels 17 and 17A from the Town Center sub-area to the Residential sub-area on the MPUD concept plan and adds updated development standards for single-family and multi-family residential development for Parcels 17, Parcel 17A, and Parcel 18. The subject area of this application is shown below:

Tradition MPUD - 14th Amendment Exhibit



Proposed Amendment

The proposed changes are as follows and only applicable to Parcels 17, 17A, and 18:

1. Revise the MPUD concept plan (Exhibit 8B) and development tables (Exhibit 5) to change the sub-area designation on 31.59 acres identified as Parcels 17 and 17 A from the Town Center sub-area to the Residential sub-area as shown on proposed Exhibit 8B.
2. Revise the maximum building height requirements for the residential sub-area under Exhibit 6, Section 1 (H) to allow a maximum building height of fifty-five (55) feet for multi-family vertically attached residential development for Parcels 17 and 17A. The Tradition MPUD sets a maximum height of thirty-five (35) feet for all residential development located within a residential sub-area. The MPUD does not distinguish between single-family residential development and multi-family residential development even though the City's Comprehensive Plan allows a maximum height of sixty-five (65) feet for multi-family residential development in a residential sub-district (Policy 1.2.2.3 of the Future Land Use Element). This amendment will set a maximum height of fifty-five (55) feet for multi-family vertically attached residential development for Parcels 17 and 17A. It maintains the maximum height of thirty-five (35) feet for multi-family horizontal development.
3. Revise the side setback requirement for single-family residential lots and paired villas under Exhibit 6, Section 1 (J.1) and (J.7) from a minimum side setback of six (6) feet to a minimum side setback of five (5) feet for Parcels 17, 17A, and 18. This change is consistent with the side setback requirements the City has approved for single-family residential development in other MPUDs in Southern Grove as well as the Western Grove MPUD.
4. Establish the setback requirements for multi-family development for Parcels 17 and 17A under Exhibit 6, Section 1 (J.3) to require each multiple-family lot to have a building setback of twenty-five (25) feet from the front yard and public road rights of way, and ten (10) feet from side and rear property lines. The Tradition MPUD does not establish specific setback standards for multi-family development. It allows the standards to be set as part of site plan review. This change is similar to the standards the City has adopted for other MPUDs in Southern Grove.
5. Establish separate building separation requirements for multi-family development for Parcels 17 and 17A under Exhibit 6, Section 1 (J.3) to distinguish between multi-family vertically attached buildings, multi-family four-plex to eight-plex horizontal attached buildings, and multi-family horizontal detached units. The Tradition MPUD requires a minimum building separation of twenty (20) feet where two or more buildings are situated upon a parcel for multi-family development. This amendment will require a minimum building separation of twenty (20) feet between multi-family vertical buildings, a minimum building separation of fifteen (15) feet between multi-family horizontally attached four-plex to eight-plex buildings, and a minimum building separation of ten (10) feet for multi-family horizontal detached units. These changes are similar to the standards the City has adopted for other MPUDs in Southern Grove.
6. Add parking requirements for multi-family development for Parcels 17 and 17A as Section 7 (C) (9). The Tradition MPUD requires 1.5 spaces per dwelling unit. This amendment will require 1.75 parking spaces per dwelling unit for multi-family residential and one guest parking space for every five (5) units for Parcels 17 and 17A. It will allow dwelling units with garages to include the garage spaces as required parking spaces for Parcels 17 and 17A. The parking requirements for multi-family residential developments are consistent with the parking standards the City has adopted for other MPUDs in Southern Grove.

The proposed changes are included in the proposed Tradition MPUD 14th Amendment attached as Exhibit "A".

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed MPUD amendment at the September 14, 2022 Site Plan Review Committee meeting.

Public Notice Requirements

Notice of the MPUD amendment was mailed to property owners within a maximum of 750 feet of the subject property.

Location and Site Information

Parcel Number:	4308-132-0002-000-7 and 4305-333-0002-000-5
Property Size:	Parcel Size is 118.07 acres of which 7.997 acres is an FPL easement. A subdivision plat was approved for the subject property by the City Council on January 23, 2023 (P22-204).
Legal Description:	A portion of land located in Sections 5, 6, 7, and 6, Township 37 South, Range 39 East, St. Lucie County, Florida. Once the plat is recorded, the new legal descriptions will be Parcels 4A (Slopeside Site Plan) and 4B (Brynlie subdivision), Tradition 4 Subdivision Plat.
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD
Existing Use:	Vacant land

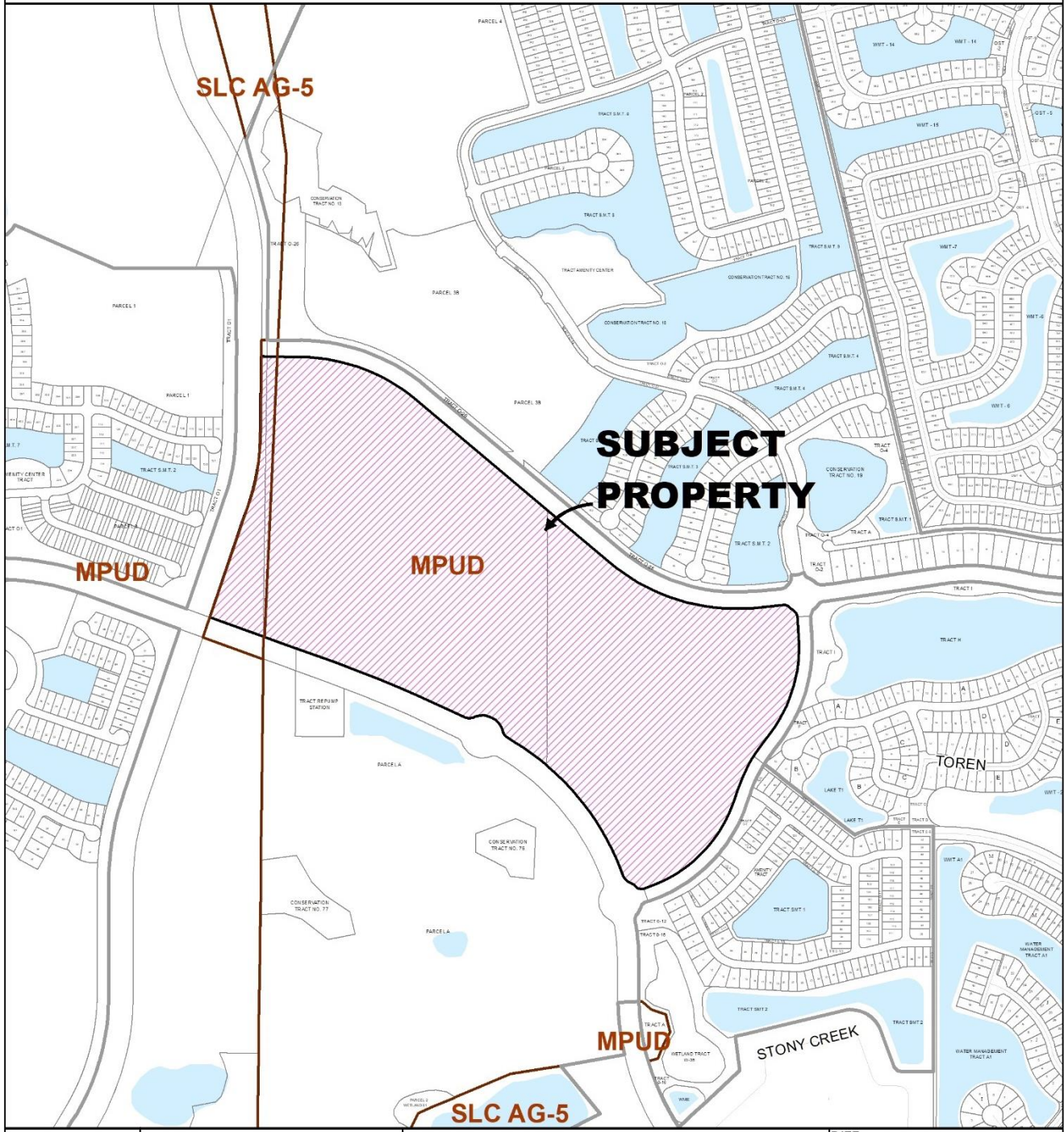
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Residential Subdivision (Esplanade)
South	NCD	MPUD	Future Tradition Regional Park
East	NCD	MPUD	Residential Subdivision (Emery & The Preserve)
West	NCD	MPUD	Vacant land – approved residential subdivision under construction (Cadence)

NCD – New Community Development District

MPUD – Master Planned Unit Development

EXISTING ZONING



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed MPUD amendment is consistent with Policy 1.2.2.3 of the Future Land Use Element. Policy 1.2.2.3 provides the thresholds for development for neighborhoods within a Residential sub-district. It establishes a maximum building height of 35 feet for single-family development and a maximum building height of 65 feet for multi-family development.

Policy 1.2.2.3: The following standards shall be met in designing Neighborhoods within the Residential Area and incorporated into any MPUD Conceptual Plan and Regulation Book adopted pursuant to Policies 1.2.6.1 and 1.2.6.2:

<i>a. Minimum Size Neighborhood:</i>	<i>10 acres</i>
<i>Maximum Size Neighborhood:</i>	<i>750 acres</i>
<i>Minimum Density:</i>	<i>1.00 units/gross acre¹</i>
<i>Maximum Density:</i>	<i>28.0 units/gross acre</i>
<i>Maximum Building Lot Coverage:</i>	<i>60%</i>
<i>Maximum Impervious:</i>	<i>80%</i>
<i>Maximum Building Height:</i>	
<i>Single-Family</i>	<i>35 feet</i>
<i>Multi-Family</i>	<i>65 feet</i>
<i>Schools</i>	<i>65 feet</i>
<i>Other permitted uses</i>	<i>35 feet</i>

The proposed amendment is also consistent with Goal 3.1 of the Housing Element, which pertains to the need for adequate mix of safe and sanitary housing to meet the needs of existing residents. Objective 3.1.1 addresses the need for the City to assist the private sector in providing dwelling units of various types, sizes, and costs to meet the needs of future residents.

RELATED PROJECTS

P22-204 - Tradition 4 Preliminary and Final Subdivision Plat

P22-348 – Slopeside Residential Major Site Plan

P22-277 - Tradition Brynlie Preliminary Subdivision Plat (P22-277)

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed MPUD amendment at the September 14, 2022 Site Plan Review Committee meeting. 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 based on the following conditions:

1. Development on Parcels 17, 17A, and Parcel 18 shall be designed with school bus turnaround, stops, and shelter internal to the site on all road frontages so traffic on the public roadways is not obstructed.
2. The development of Parcels 17, 17A, and Parcel 18 shall include the platting and construction of SW Westcliffe Lane to N/S A including the intersection of SW Westcliffe Lane and N/S A. The plat for the portion of Westcliffe lane adjacent to N/S A must be platted prior to construction of Westcliffe Lane and must include

the intersection of Westcliffe /N/S A. Westcliffe lane must be constructed concurrent with the Slopeside site development.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- 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.