



P22-093 7th Amendment to the Tradition DRI

April 1, 2025 Planning and Zoning Board Meeting

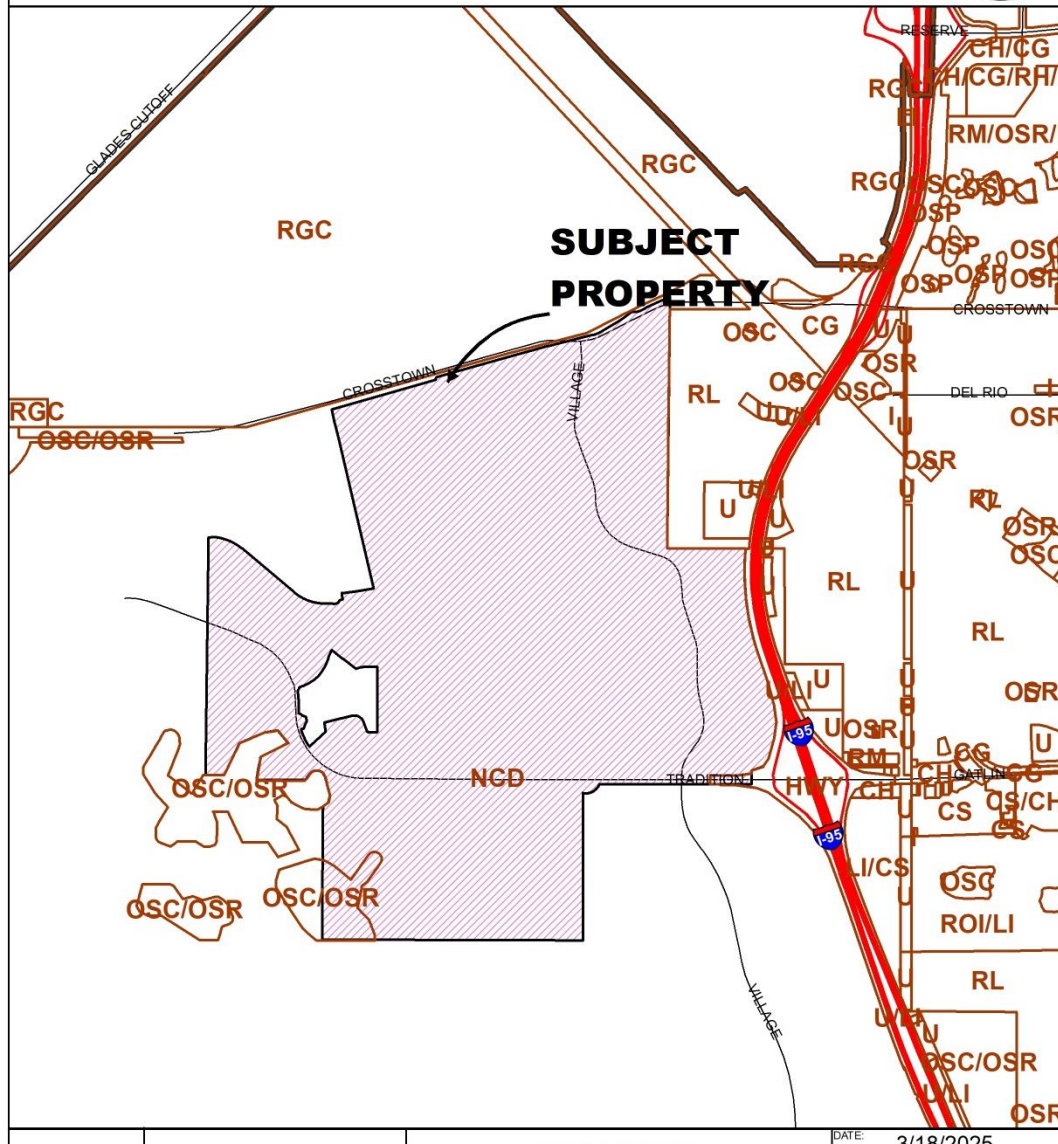
Request Summary

Applicant's Request:	An application for the 7 th Amendment to the Tradition DRI Development Order to amend the development order entitlements, updates to certain conditions of approval, revise the conversion matrix, and updates to project phasing, buildout, and expiration dates per statutory extensions.
Agents:	Steve Garrett, Lucido and Associates Autumn Sorrow, AJ Entitlements and Planning
Applicant/Master Developer:	Mattamy Palm Beach, LLC
Location:	The subject property is generally bordered by Crosstown Parkway to the north, Tradition Parkway to the south, SW Village Parkway to the east, and future N/S A to the west.

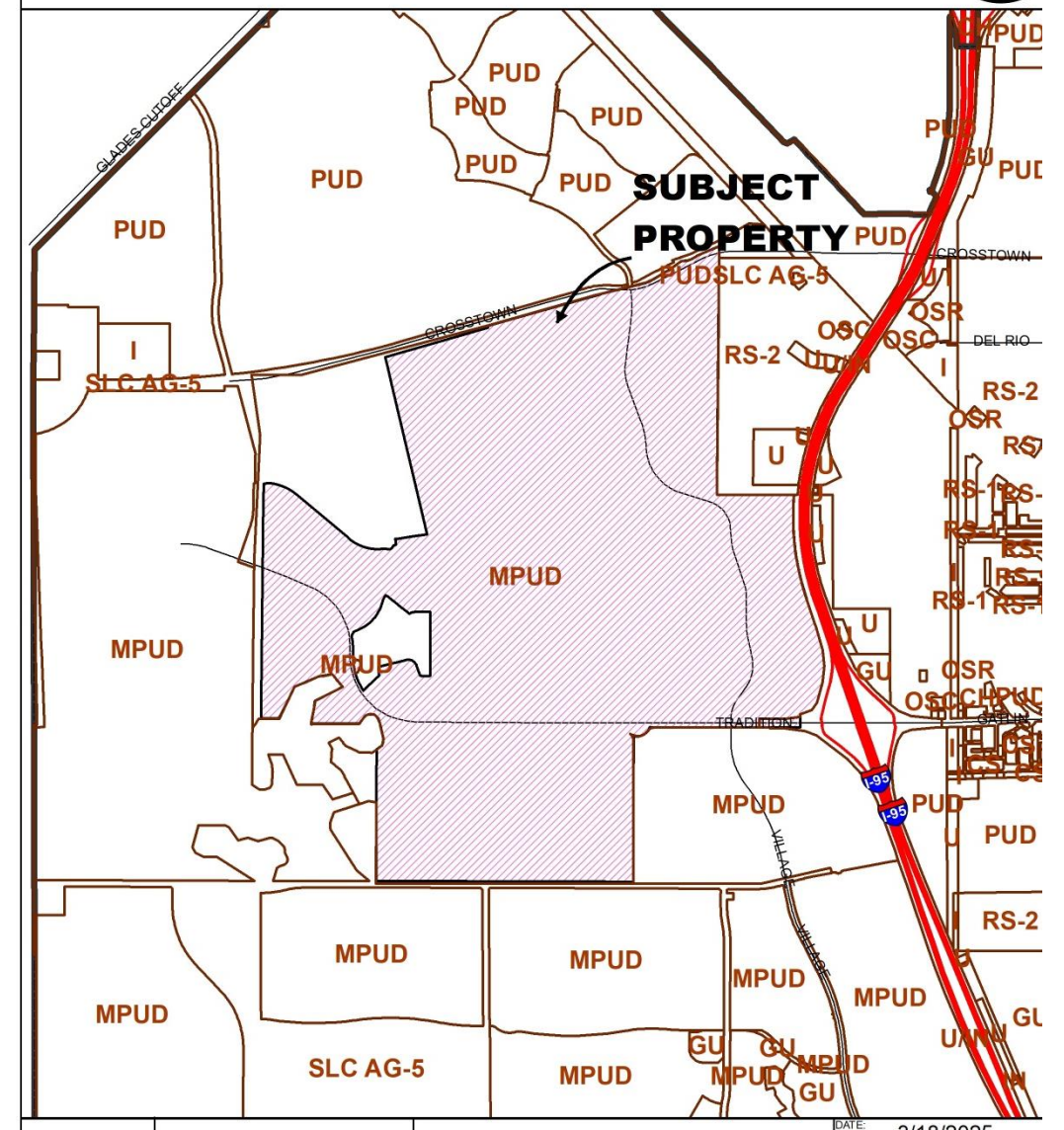
Project Background

- Tradition is an approved Development of Regional Impact (DRI) and approximately 2,727.45 acres in size.
- The Tradition DRI is approved for: 4,990 residential dwelling units; 1,000 multi-family dwelling units, 300 assisted living units; 150 hotel rooms, 950,000 sq ft of commercial use; 700,000 sq ft of office use; 90,000 sq ft of warehouse use
- The future land use classification is New Community Development District (NCD).

FUTURE LAND USE



EXISTING ZONING



Proposed Amendment

- Revises the entitlements for the Tradition DRI with corresponding updates to the PM Peak Hour Trip Generation to support the buildout of the project.
- The exchange of land use intensities utilizes the adopted conversion or equivalency matrix contained in Exhibit F of the DRI.
- Exhibit F provides for the use of an equivalency matrix to increase the amount of one land use with a concurrent reduction in one or more land uses provided the trips generated by each use are equivalent and there are no additional unmitigated impacts.

Proposed Changes to Entitlements and PM Peak Hour Trips

Use	Current Entitlements dwelling units/Sq Ft	Proposed dwelling units/Sq Ft	Current Approved PM Peak Hour Trips	Proposed P.M. Peak Hour Trips
Single Family	4,990 units	No changes	3,572	3,922
Multi-family	1,000 units	1,568 units	560	695
Assisted Living	300 units	420 units	51	101
Hotel	150 rooms	No changes	107	83
Commercial	950,000	904,295	2775	No changes
Office	700,000	467,823	864	562
Warehouse	90,000	277,046	88	48
Total Trips			8,053	8,218

Additional Changes

- Updates to the phasing, buildout and expiration dates per previously approved statutory extensions
- Updates to Public Facility requirements to identify the use of reclaimed water for irrigation and to require the developer to deed a 10 acre site to the City for utility related needs on or before Sept 30, 2025

Updates to Transportation Conditions

- Require the Tradition Parkway and Community Boulevard roundabout be converted to a 2-lane roundabout by April 1, 2026
- Require a signal warrant analysis for the Tradition Parkway & Community Boulevard roundabout starting in the year 2025 as part of the DRI [biennial](#) report requirements
- Require the construction of Fernlake Avenue to Westcliffe Lane as a 2-lane road prior to the 100th residential building permit for the Brynlie Subdivision Plat
- Require the platting and conveyance of Westcliffe Lane to N/S A, including the intersection of N/S A and Westcliffe Lane, prior to the start of site work on Phase I of the development of Parcel 4 B, Tradition Plat No. 4 (P24- 175 proposed Lotis Site Plan). The road must be constructed and turned over to the City prior to the start of vertical construction.



Analysis

- Section 380.06(7)(a), Florida Statutes, requires any proposed change to an approved DRI be reviewed based on the standards and procedures in the City's comprehensive plan and land development regulations.
- Policy 1.2.8.1 of the future land use element establishes the density and intensity of the Tradition/Western Grove NCD District.
- Per Policy 1.2.8.1, the density and intensity of the Tradition/Western Grove NCD District shall be limited to 11,307 residential units, 2,358,810 non-residential square feet, 150 hotel rooms, and institutional, civic, recreation and accessory uses.
- The City may increase or decrease the development units as provided for in an Equivalency Matrix adopted as part of an approved DRI Development Order.

Combined Development Totals Tradition and Western Grove DRIs

	Residential Units	Hotel Rooms	Non-residential Square Feet
Western Grove DRI	4,000		250,000
Tradition DRI	6,978*	150	1,549,164
Total	10,978	150	1,799,164
Total Allowed per Policy 1.2.8.1	11,307	150	2,358,810

*Includes existing and proposed entitlements

Analysis

- A traffic study was reviewed and approved by the City's 3rd Party Traffic Consultant, Kittelson and Associates, and approved by the Public Works Department.
- The difference in p.m. peak hour trip generation represents and increase of 1.1%.
- The proposed changes to the Public Facilities conditions of approval were recommended by the Utility Systems Department.
- The proposed changes to the transportation conditions were recommended by the Public Works Department.

Staff Recommendation

- The Planning & Zoning (P&Z) Department staff finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan and land development regulations and recommends approval.