



Item 8.a

Ordinance 23-22

Tradition MPUD – 14<sup>th</sup> Amendment

City Council Meeting

March 27, 2023



TRADITION



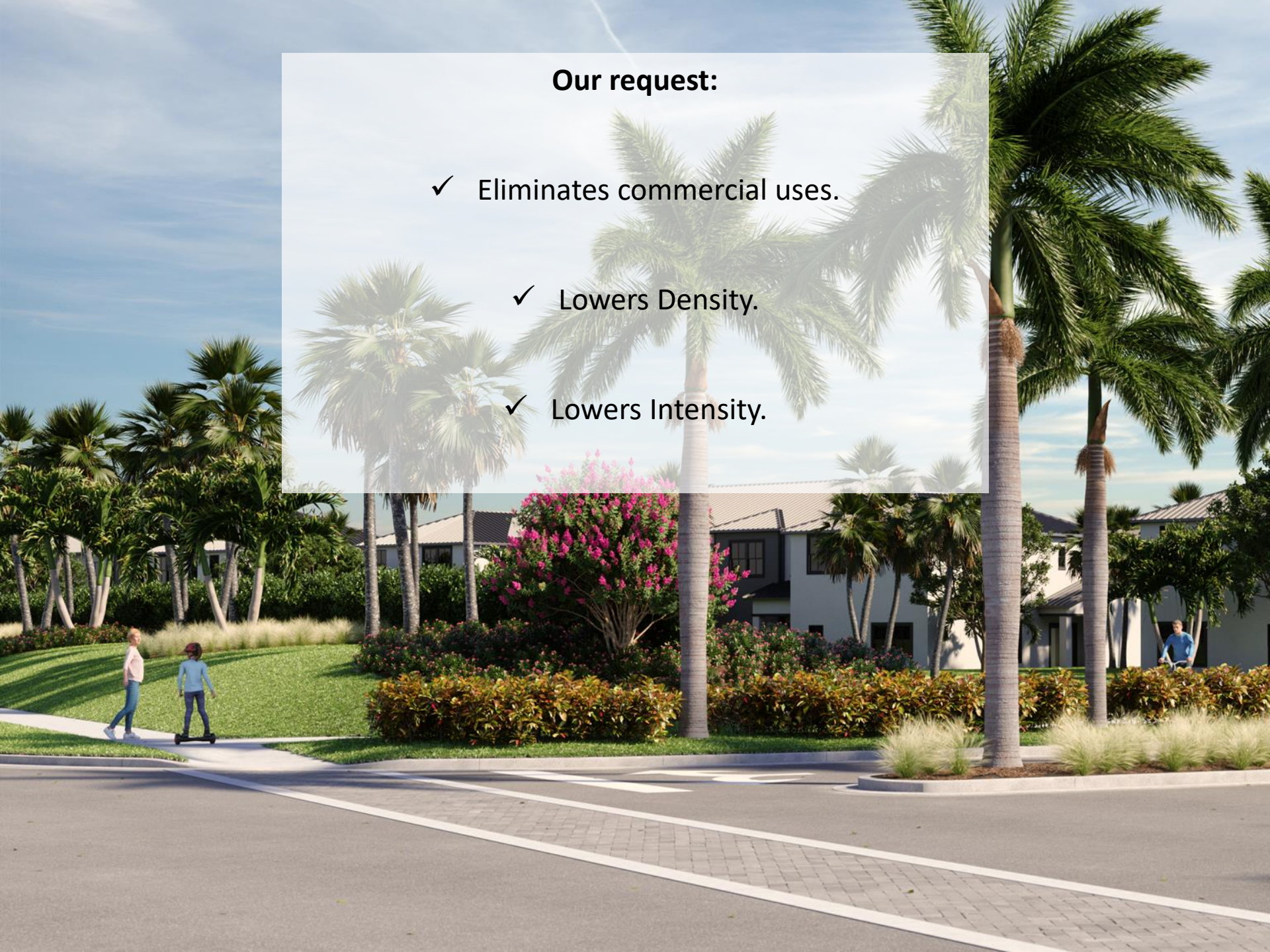
## Our request:

- ✓ Protects the vision and character of Tradition
- ✓ Reduces overall activity onsite
- ✓ Prevents a precedent on height



## Our request:

- ✓ Eliminates commercial uses.
- ✓ Lowers Density.
- ✓ Lowers Intensity.



# Regulatory Inconsistencies:

Comprehensive Plan  
and Tradition DRI



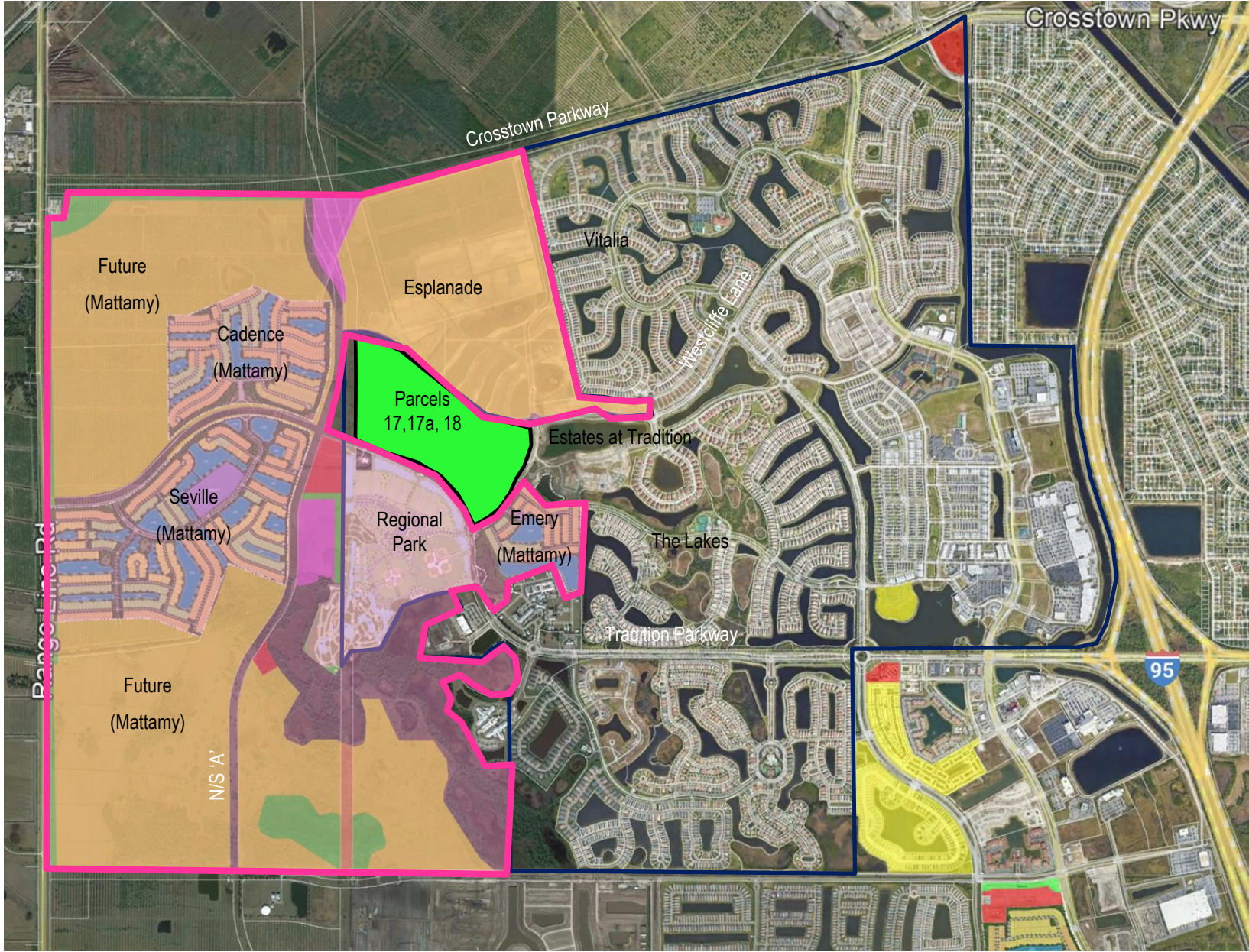
TRADITION MPUD

- ✓ Maintains all commercial uses at 50' height max.
- ✓ Requires a Higher Density
- ✓ Allows Greater Intensity

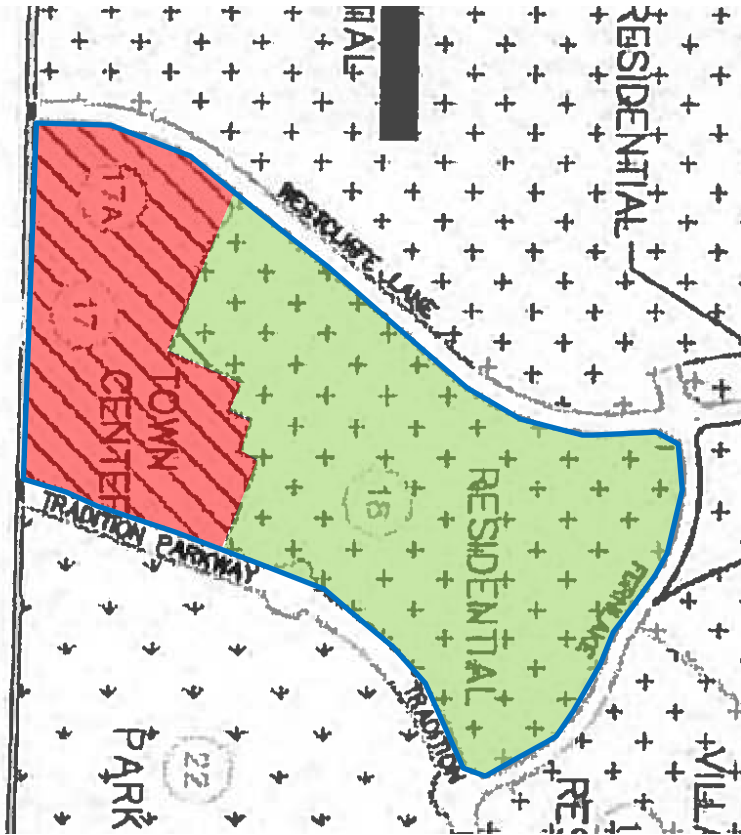


- ✓ Eliminates commercial uses.
  - ✓ Lowers Density.
  - ✓ Lowers Intensity.
- ✓ Sets a higher level of restriction.
- ✓ Protects the character and vision of Tradition.

These three parcels **are stuck between inconsistency** in the primary regulatory documents. The City's Comprehensive Plan and the Tradition MPUD – each document states and provides for something different from the other.



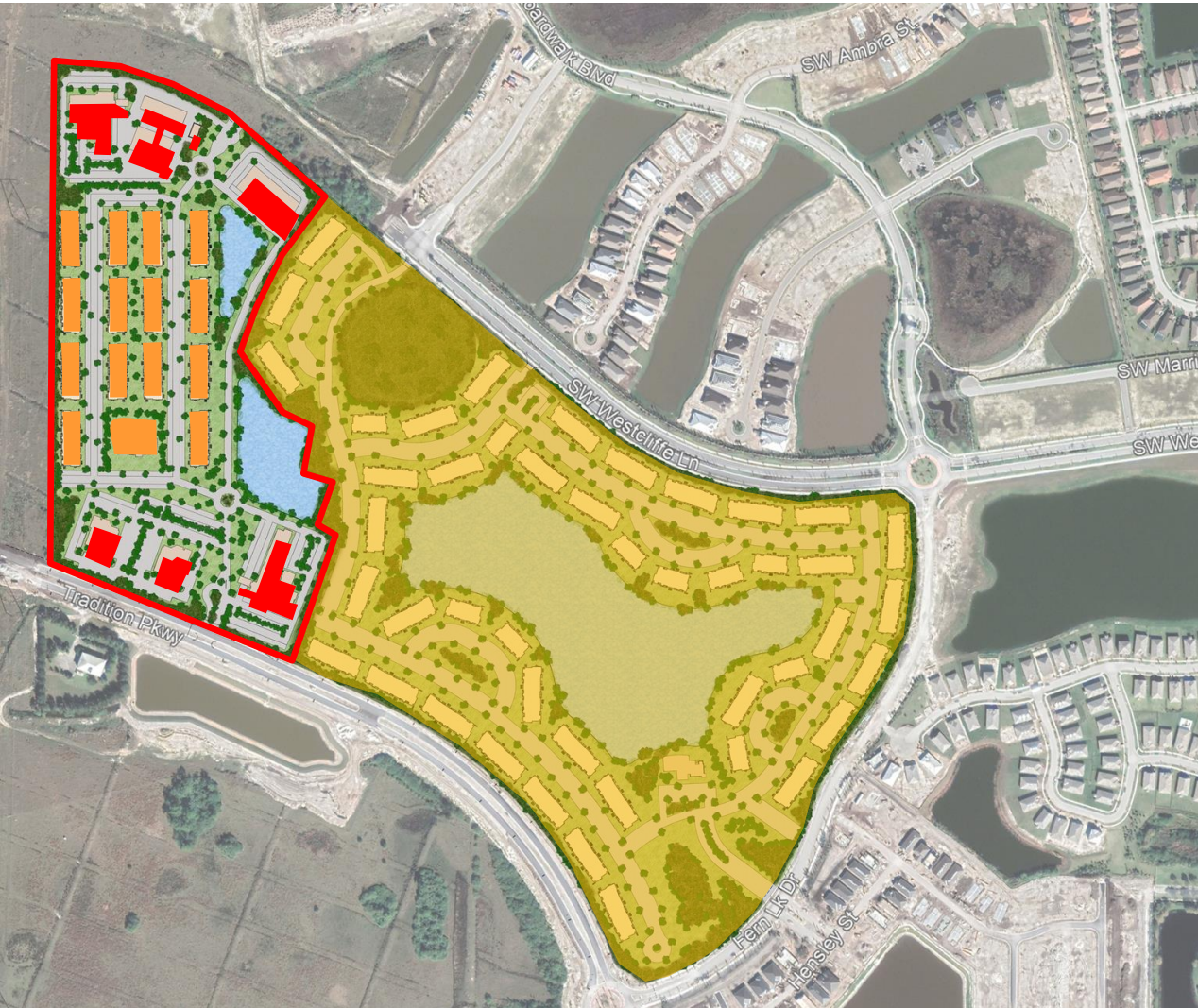
# Tradition MPUD – Current sub-districts



- Town Center allows:
  - 50' Height for Commercial uses
  - Theater
  - Gas Stations w/ car wash
  - Restaurants w/drive thru
  - Retail Sale of Alcohol for on/off site consumption
  - Recreation Amusement Facility
  - Retail/Office
  - Apartments (max 35'/ 3 stories)

- Residential Allows:
  - Apartments (max. 35'/ 3 stories)
  - Townhomes and Single Family
  - Public/Private Recreation or Clubs with or without alcohol sales
  - Day care and Schools

# Currently Approved MPUD: Allowable *uses*



▪ TOWN CENTER

▪ Apartments

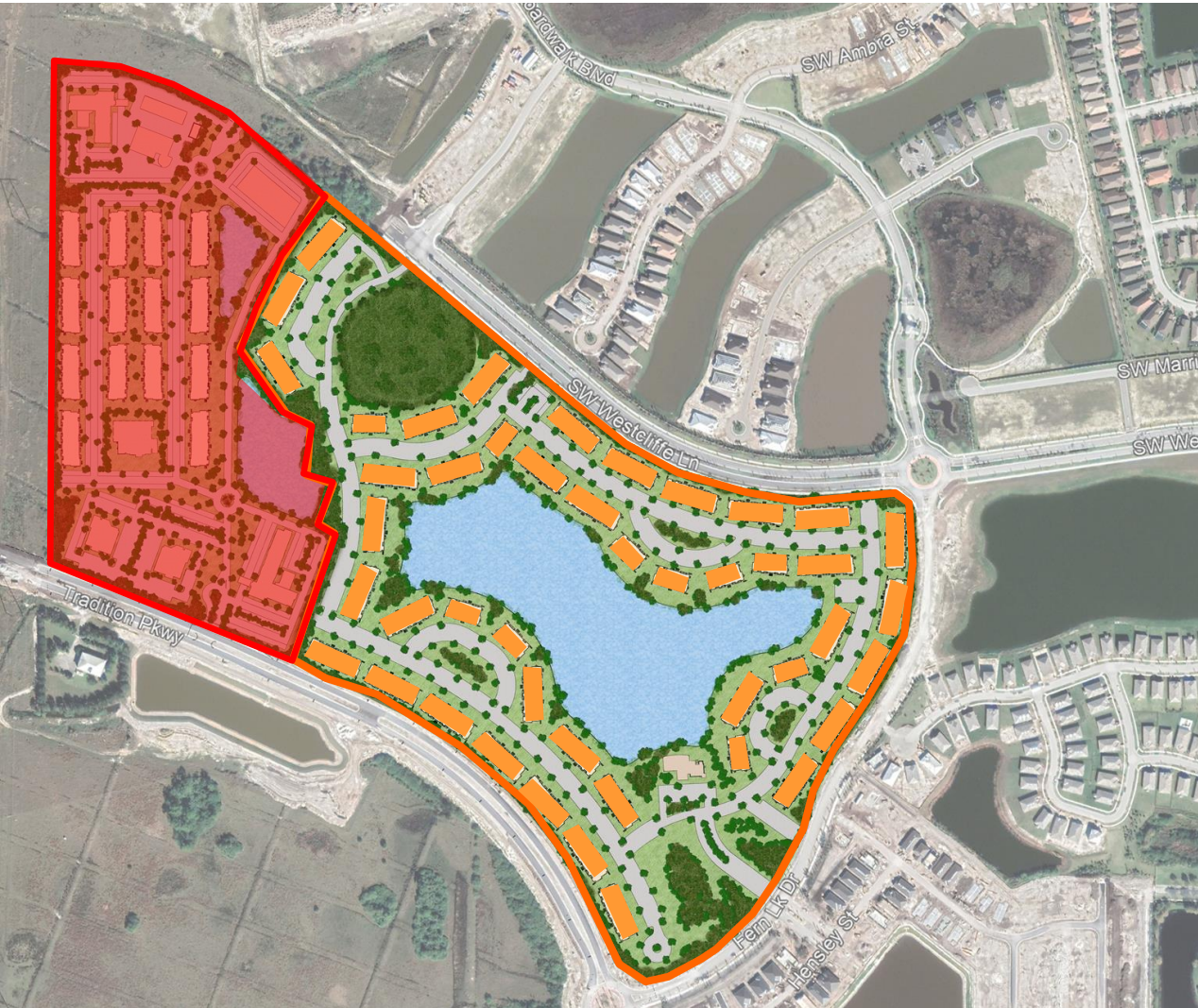
▪ Hotels, Gas Station w/  
car wash and  
Restaurants w/ Drive-thru



# Currently Approved MPUD: Allowable *uses*

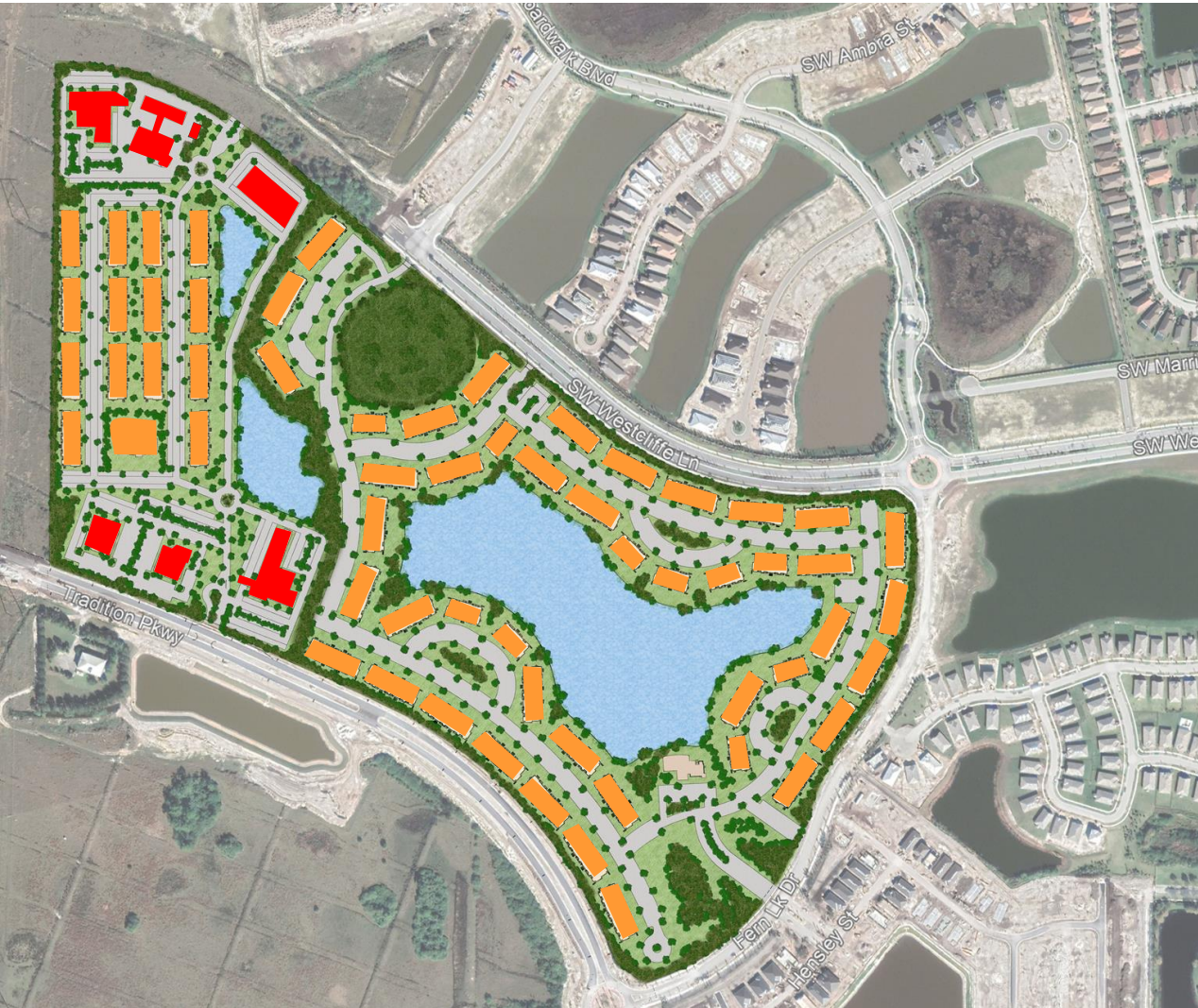
- RESIDENTIAL

- Apartments





# Currently Approved MPUD: Allowable *uses*



- Apartments



- Hotels, Gas Station w/ car wash Restaurants and w/ Drive-thru



## Mattamy is COMMITTED to PROTECTING the vision of Tradition .

### Mattamy's commitment:

- Prioritizing high quality of life for existing and new residents
- Identifying potential challenges/concerns and taking protective actions
- Recognized property's ALLOWABLE commercial uses threatened character of community

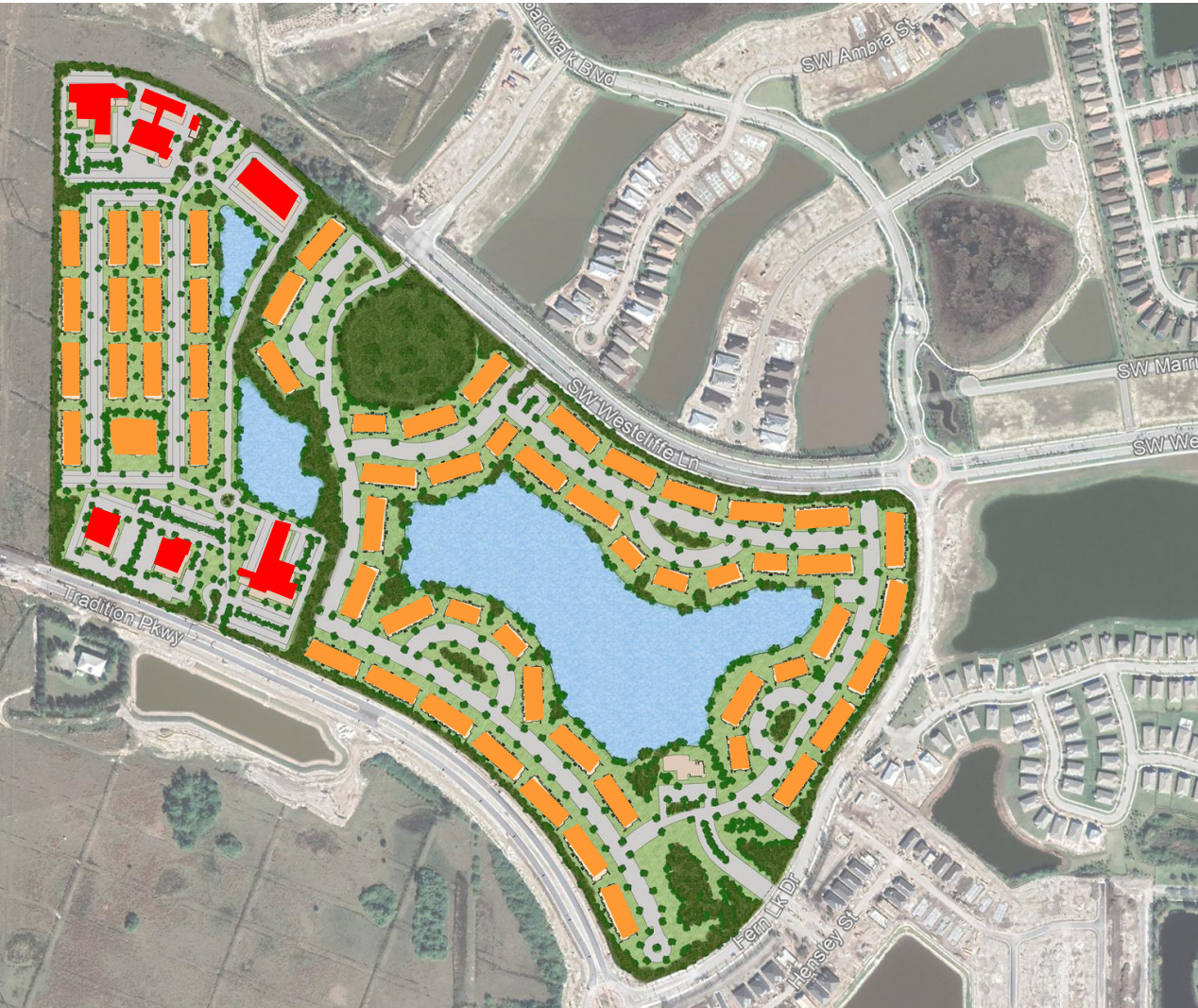
### Mattamy's protective actions and efforts:

- Purchased property
- Pursuing EXCLUSIVELY residential zoning—even though doing so removing significant economic benefits
- Removing CURRENTLY PERMISSIBLE zoning for 50'-foot-high hotels
- Enabling allowable zoning for two 47'-foot-high luxury apartments

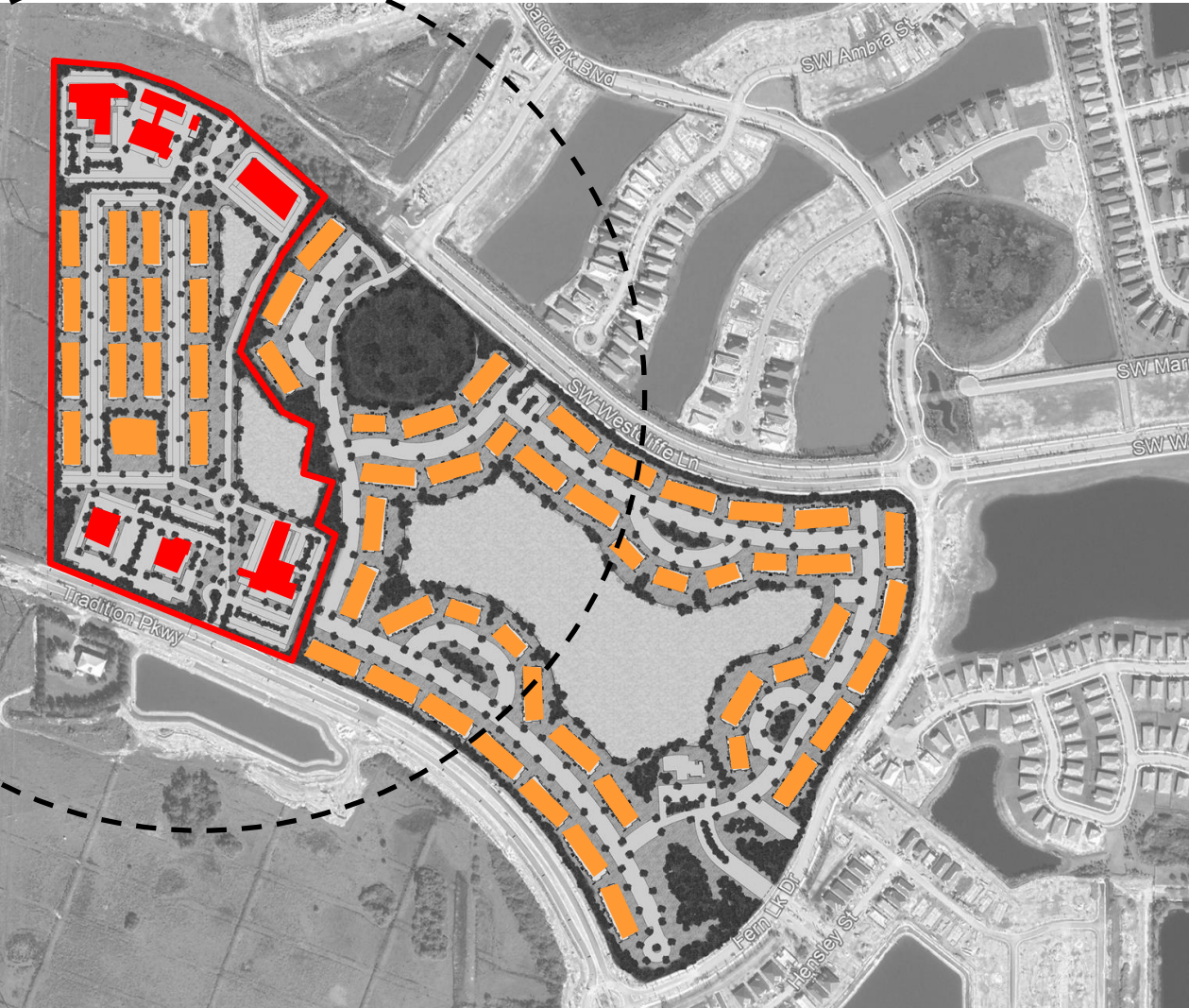
### Mattamy's results:

- Employed time-tested smart design principles
- Limited overall footprint of building
- Ensured greatest amount of green space
- Luxury rentals with features including higher ceiling and doorways, elevators, club house, billiards room, pools, dog park and more

# Parcels 17,17a,18 – Comparison of Plans



# Parcels 17,17a,18 – Comparison of Plans



- Hotels, Gas Station w/ car wash, Restaurants w/ Drive-thru

- Apartments

- Town Center requires minimum 800 units within ¼ mile

# Luxury Rental Community at Tradition – Our Request

- Only (2) Apartments

- Townhomes and Single Family Homes



# Luxury Rental Community at Tradition – Our Request



- Eliminates ALL High Intensity commercial uses

- 1/3<sup>rd</sup> is luxury rental community with majority Townhomes and only two apartment buildings

- 2/3rds of the property is single family neighborhood

- The entire property is exclusively Residential

- Reduces potential residential units on these parcels

# Luxury Rental Community – View from Tradition Parkway



# Luxury Rental Community – View from Westcliffe Lane

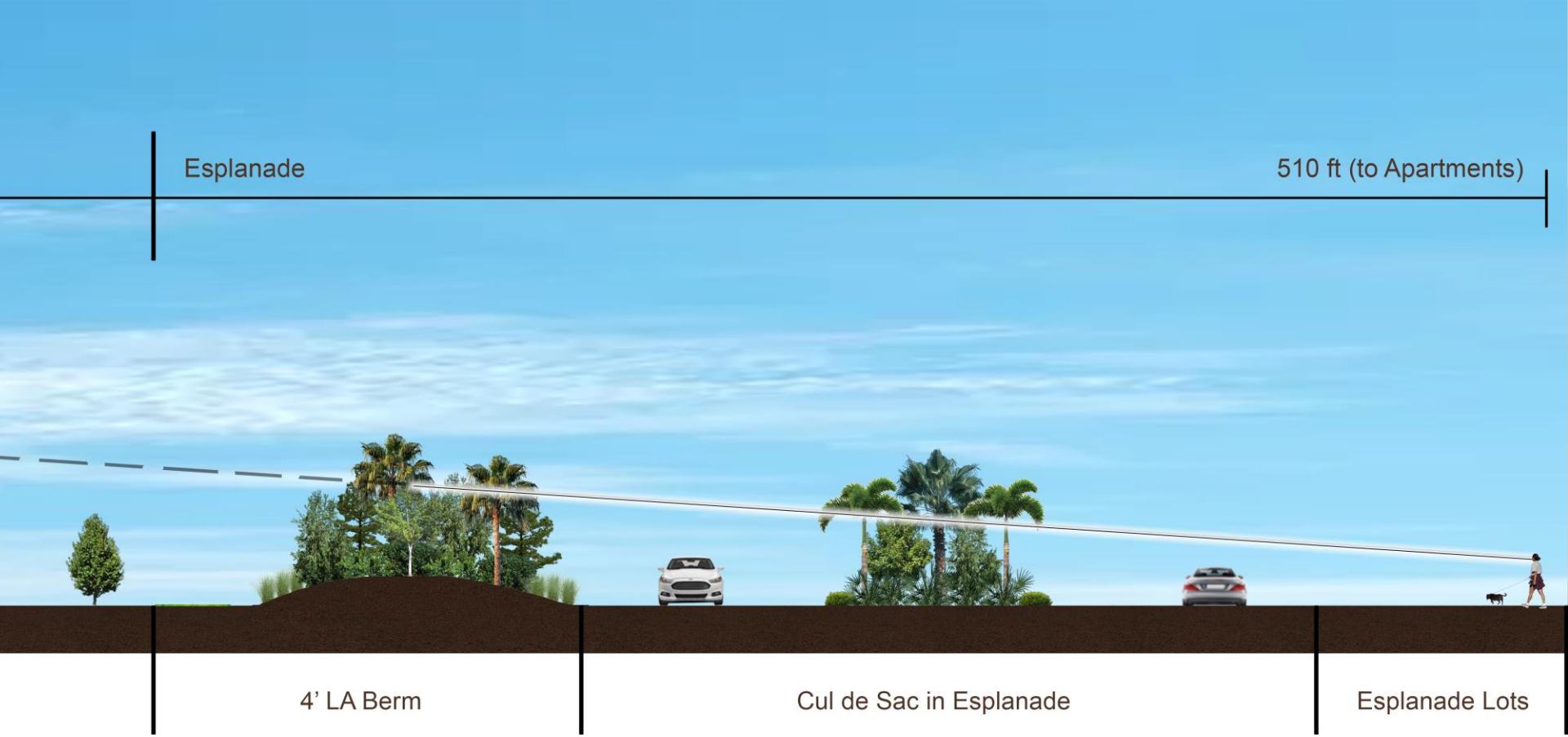




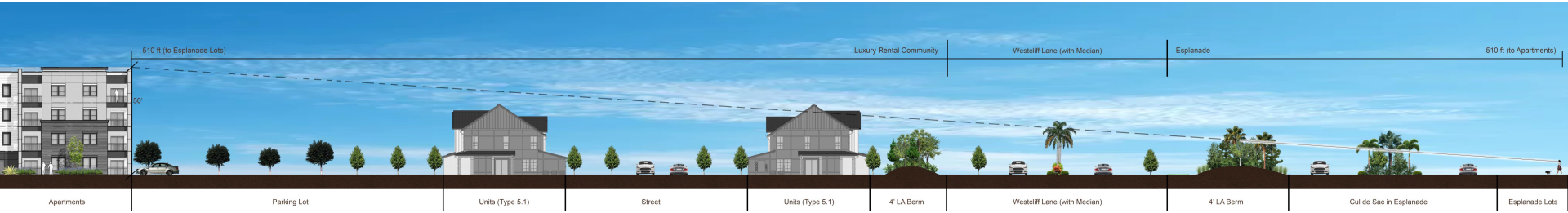
# Luxury Rental Community— Esplanade Cross-section



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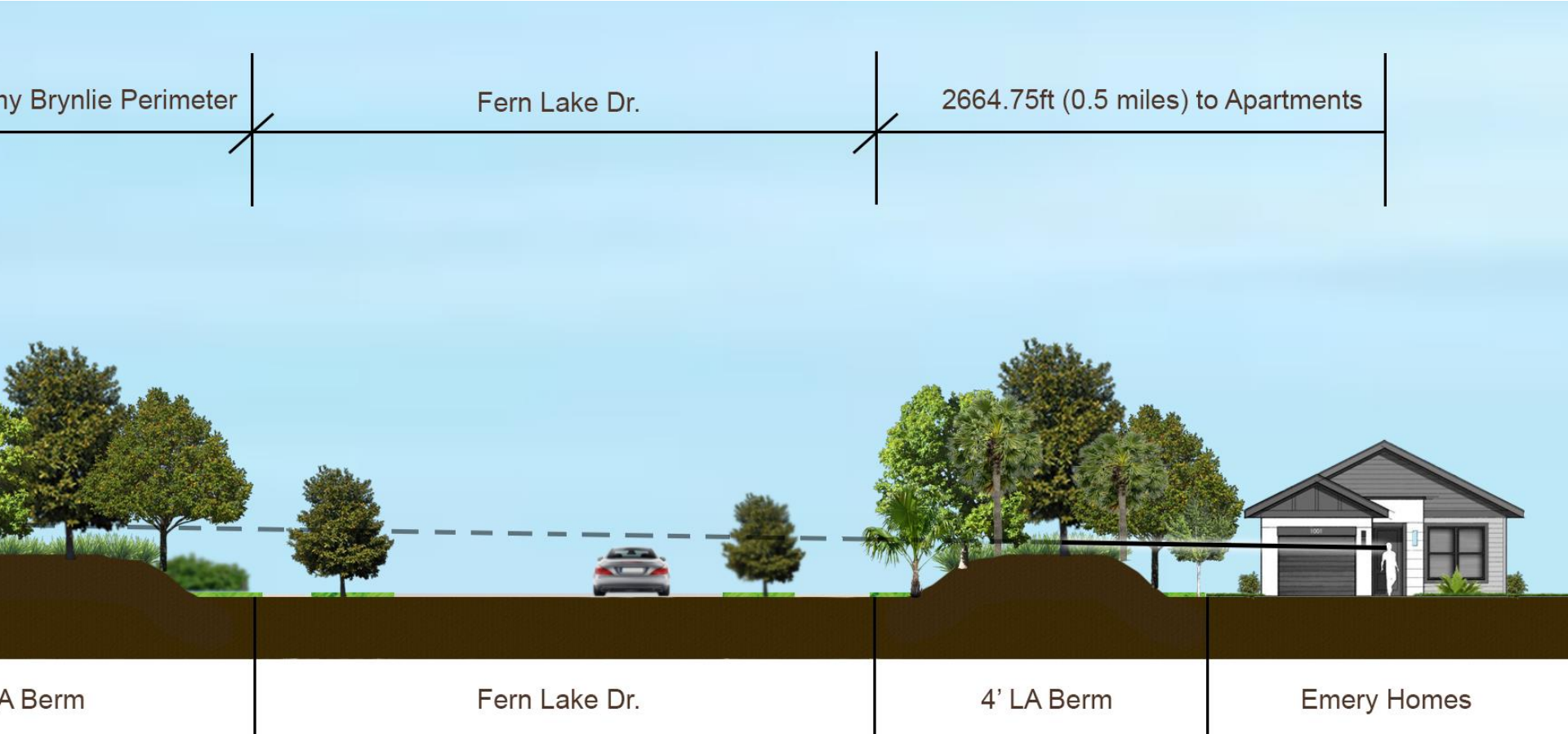
# Luxury Rental Community— Esplanade Cross-section



# Luxury Rental Community – Emery Cross-section



# Luxury Rental Community – Emery Cross-section



# Luxury Rental Community – Emery Cross-section

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50'

36'

25'



TRADITION

**mattamy**HOMES



lucido&associates



47'-6"



Typical 3-story Apartment  
(Allowed and built throughout Tradition)

Luxury 4-story Apartment  
(Proposed)



## We respectfully request:

1. Council approval of our request with an increase in allowable height controlled and restricted within the MPUD document:

(H) Maximum Building Height. Thirty-five (35) feet measured to midpoint of roof pitch, provided that steeples and similar architectural embellishments shall have a maximum height of sixty-five (65) feet. Schools (K-8th and High) shall have a maximum height of fifty (50) feet. Vertically attached multiple-family dwelling unit buildings on Parcels 17 and 17a, as depicted on the Tradition MPUD Concept Plan, shall have a maximum height of 47'-6" subject to the following conditions:

(a) Aggregately parcels 17 and 17a are restricted to two (2) vertically attached multi-family dwelling unit buildings not to exceed four stories.

(b) The buildings must be located no less 360 feet south of Westcliffe Lane, 765 feet north of Tradition Parkway, 65 feet west of Parcel 18 and 80 feet east of the FPL Easement located adjacent to Parcels 17 and 17A.