



P22-097

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

Planning & Zoning Board

February 7, 2023



# Our Request

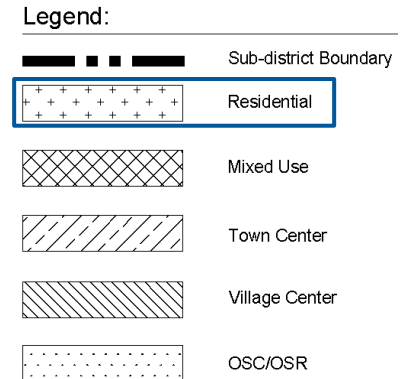
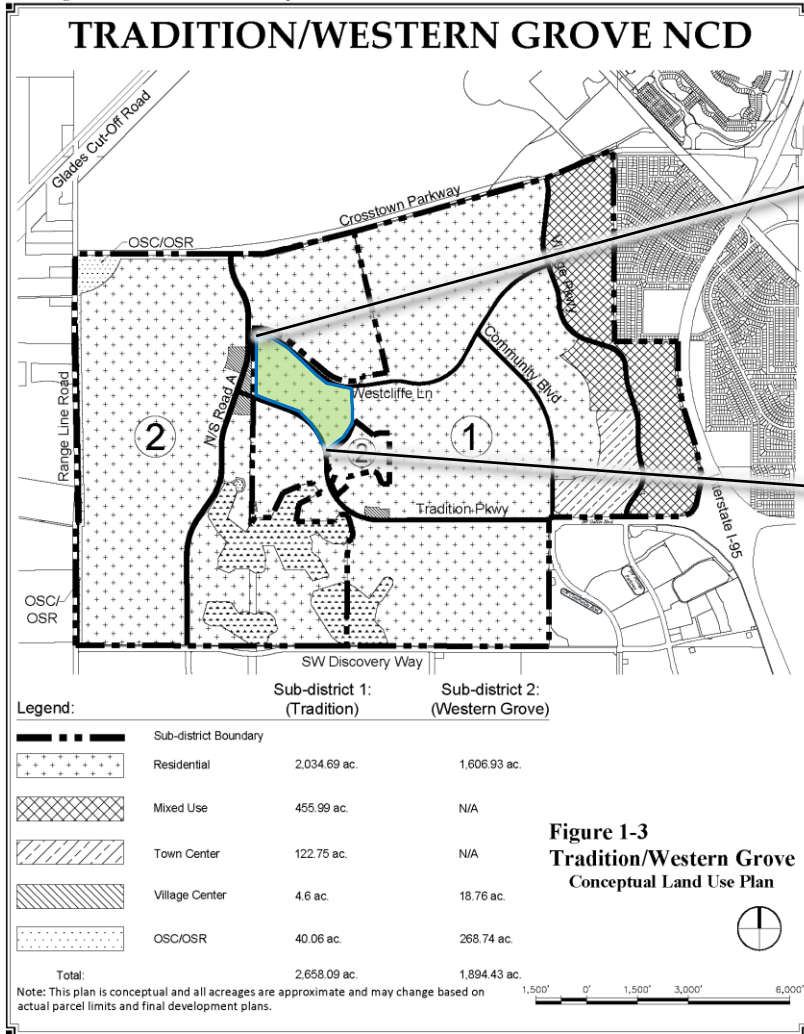


- Amending the Tradition MPUD for consistency with existing governing documents
  - Tradition DRI Map 'H'
  - Tradition/ Western Grove NCD Figure 1-3
  - City of PSL Comprehensive Plan
  - Setbacks updated to match other current neighborhoods
- Continuing to development within the existing entitlements that are granted with the Tradition Development of Regional Impact (DRI) and Development Order
- Addressing the continued need for an adequate mix of housing types
- Specific to three parcels and NOT the entire Tradition MPUD area



# Tradition/Western Grove NCD Fig 1-3 (Ord20-73):

Exhibit "A"  
Existing Tradition/Western Grove Conceptual Land Use Plan



# City of Port St. Lucie Comprehensive Plan:

**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:

a. Minimum Size Neighborhood:	10 acres
Maximum Size Neighborhood:	750 acres
Minimum Density:	1.00 units/gross acre <sup>1</sup>
Maximum Density:	28.0 units/gross acre
Maximum Building Lot Coverage:	60%
Maximum Impervious:	80%
Maximum Building Height:	
Single-Family	35 feet
Multi-Family	65 feet
Schools	65 feet
Other permitted uses	35 feet

Limiting maximum height to 55' and not the allowable maximum of 65'

<sup>1</sup> Unless a higher minimum density is specified by the Conceptual Land Use Plan.

b. Neighborhoods within the Residential Area shall be within a 2-mile radius of shops, services, and other activities. The radius may be relaxed where natural or community facilities and services interrupt the design;

# City of Port St. Lucie Comprehensive Plan:

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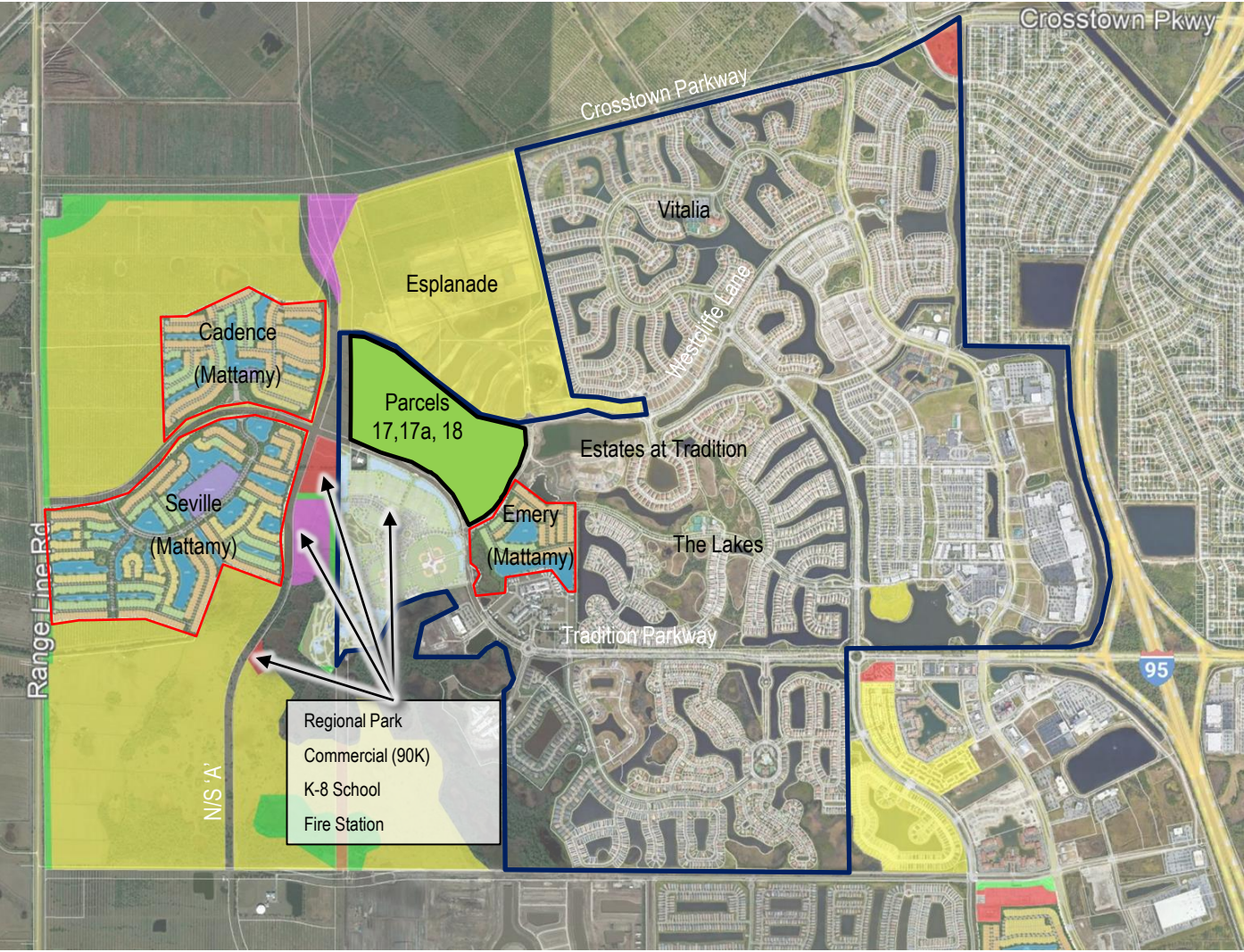
- c. Neighborhoods within the Residential Area shall contain a variety of dwelling and/or lot types; ✓ Yes
- d. Neighborhoods within the Residential Area shall contain useable open space in uses such as squares, greens and parks whose uses are encouraged through placement and design; and, ✓ Yes
- e. Neighborhoods within the Residential Area shall contain local and collector streets, pedestrian paths and bike paths that contribute to a system of fully connected routes from individual neighborhoods to neighborhood commercial uses, schools and other neighborhoods. ✓ Yes
- f. Gated neighborhoods are permitted provided they are integrated into the overall community via pedestrian and bicycle connections and arterial or collector roads are not gated. ✓ Yes

# The request before you this evening:

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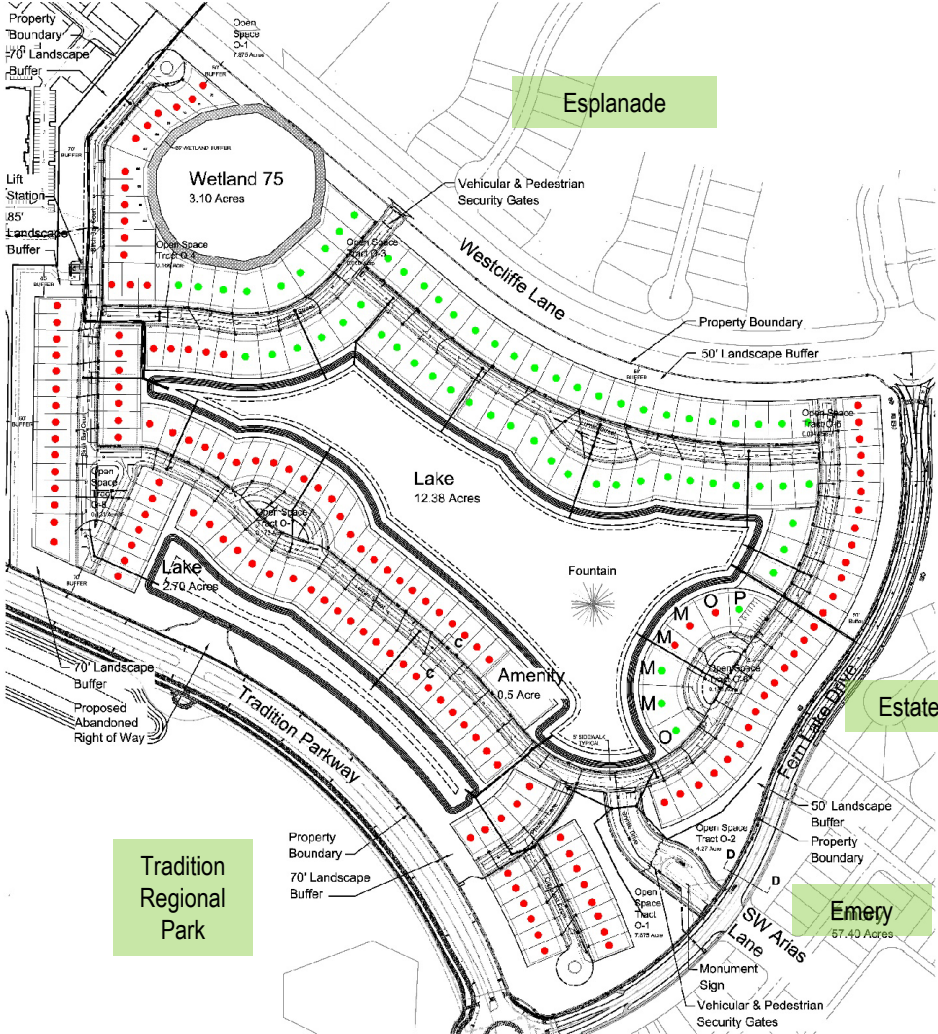
- Is to amend the current Tradition MPUD to be consistent with existing governing documents and development criteria applied elsewhere within Tradition DRI's;
- The specific site plans which are currently under review **ARE NOT** before you this evening;
- We have worked with City staff to be very specific as to what and how we are amending the MPUD (specific to only these Parcels 17, 17a and 18);
- Community Outreach:
  - Quarterly Meetings with all HOA Boards – last series Dec 1 & 2, 2022
  - An additional meeting at Town Hall: 3:30pm February 21, 2023
- AND 'Yes' – We agree with the two conditions contained in the staff recommendation of approval

# Parcels Location & Surrounding Development:



# Active Site Plan Applications:

(Not part of this MPUD Application)

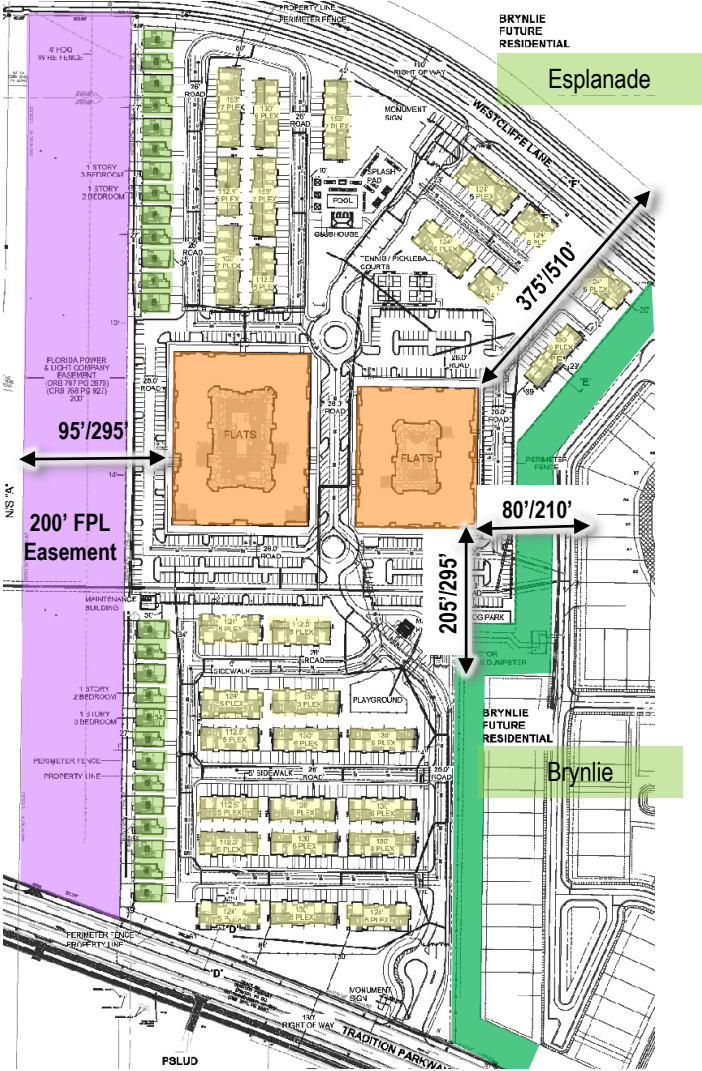


- Brynlie – Mattamy Single Family Neighborhood
- Approximately 211 units
- Surrounded by Tradition roadways
  - Tradition Parkway
  - Fern Lake Drive
  - Westcliffe Lane
- Bordered by Slopeside to the west
- Setbacks:
  - Single Family/Paired Villas
    - Side from 6' to 5'



# Active Site Plan Applications:

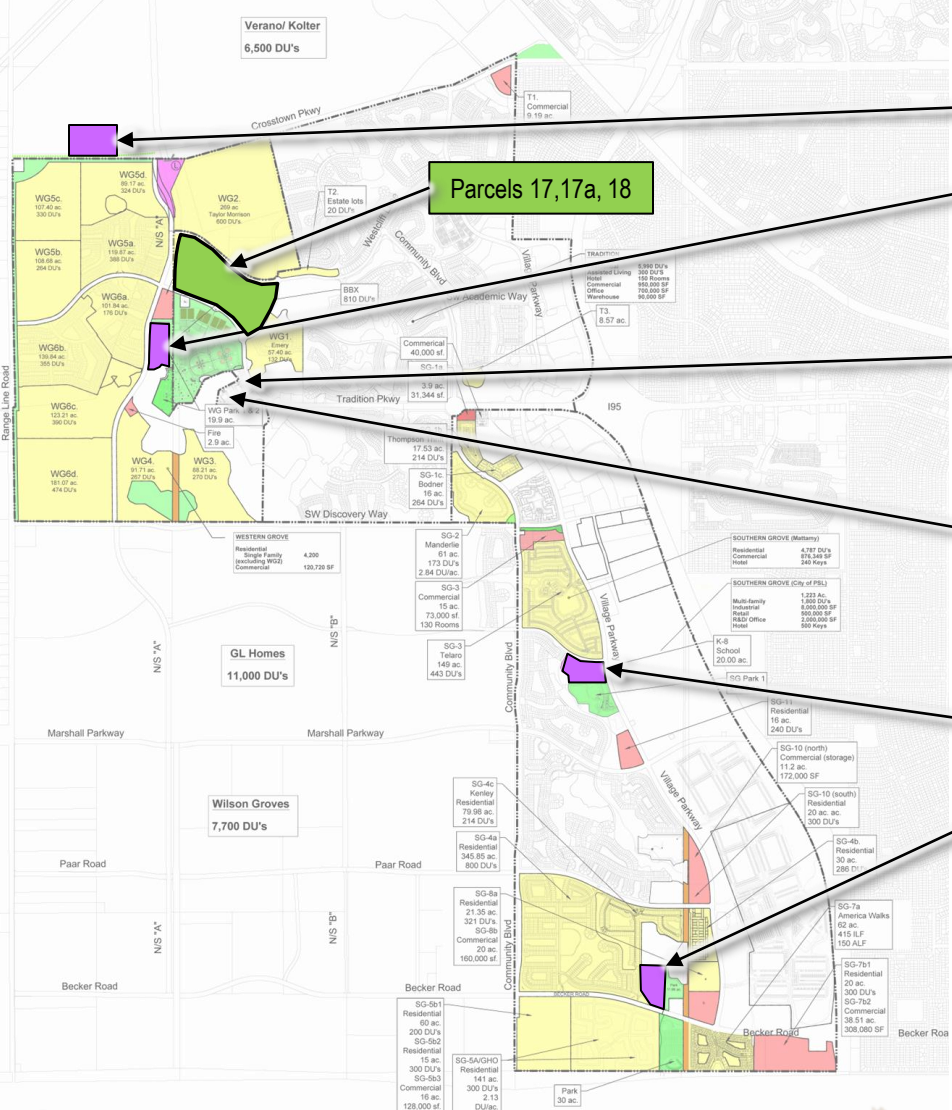
(Not part of this MPUD Application)



- Slopeside Neighborhood
  - 26 Single Family
  - 163 Townhomes
  - 336 Flats
- Approximately 525 units
- Surrounded by:
  - Tradition Parkway - South
  - Westcliffe Lane – North
  - FPL Powerlines – West
  - Brynlie – East
- Setbacks:
  - Single Family/Paired Villas
    - Side from 6' to 5'
  - Multi Family
    - Front 25'
    - Side /Rear 10'



# New Schools for Tradition



- High School (49 acres – Kolter); Fall of 2025
- K-8 (20 acres – Mattamy); 2027



**TRADITION**  
PREPARATORY HIGH SCHOOL

- K-8 (20 acres – Mattamy); TBD
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# Conclusion:

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- Amending the Tradition MPUD for consistency with existing governing documents
- Continuing to development within the existing entitlements that are granted with the Tradition Development of Regional Impact (DRI) and Development Order
- Addressing the continued need for an adequate mix of housing types
- Specific to three parcels and NOT the entire Tradition MPUD area
- AND 'Yes' – We agree with the two conditions contained in the staff recommendation of approval
- As always, we appreciate your time and consideration.



# Questions?

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