



Tradition MPUD Amendment No. 16

Project No. P26-026

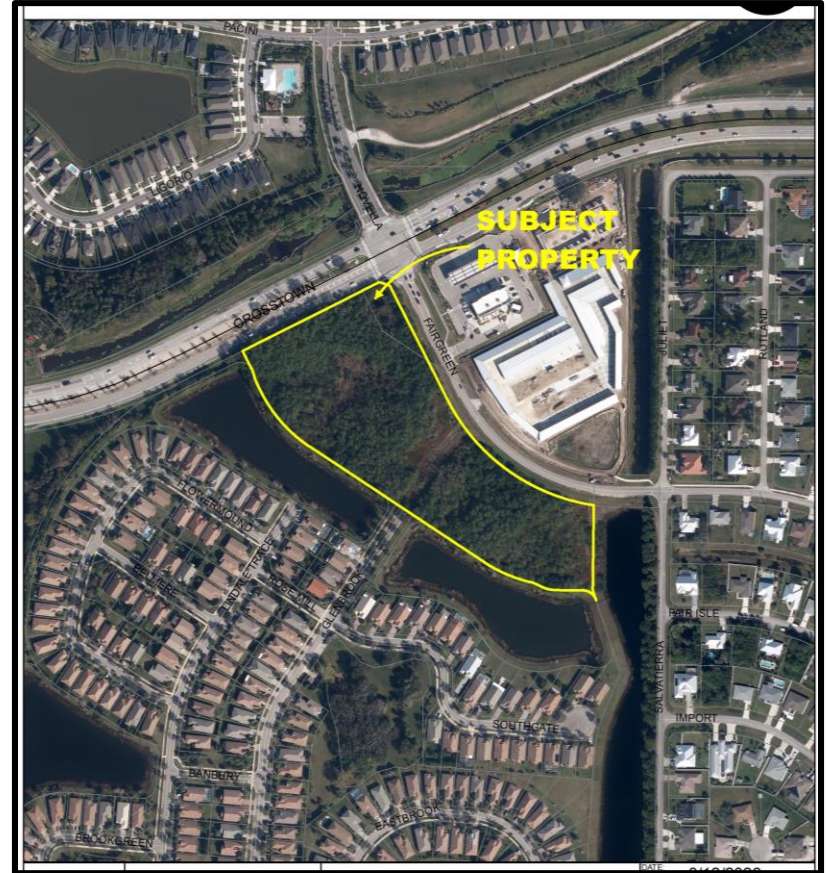
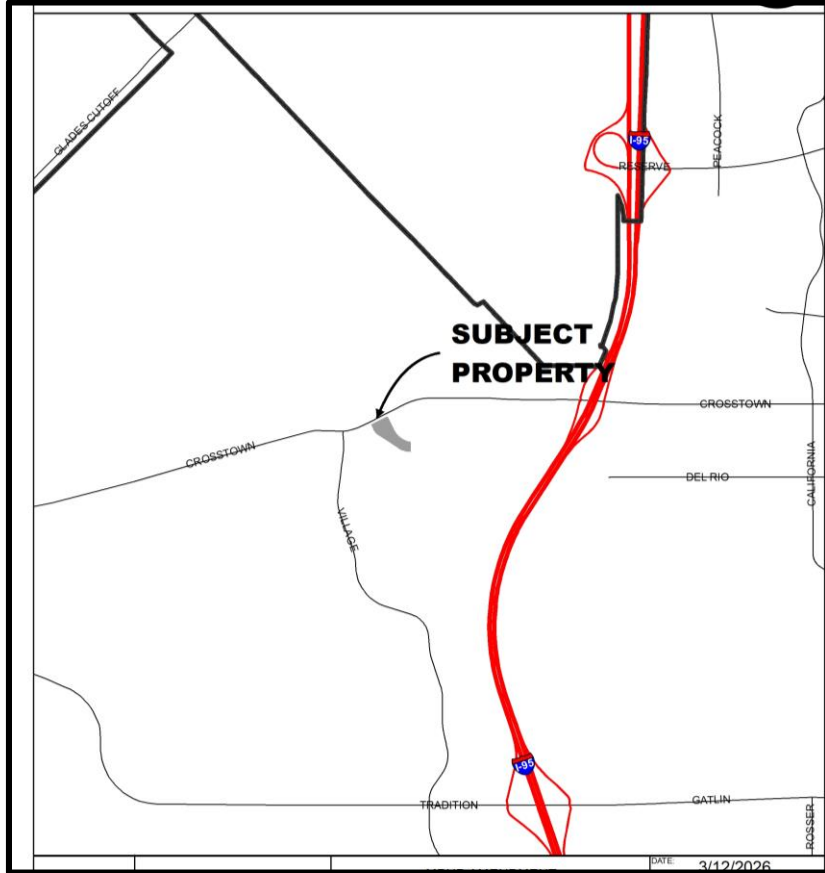
City Council Meeting

May 26, 2026

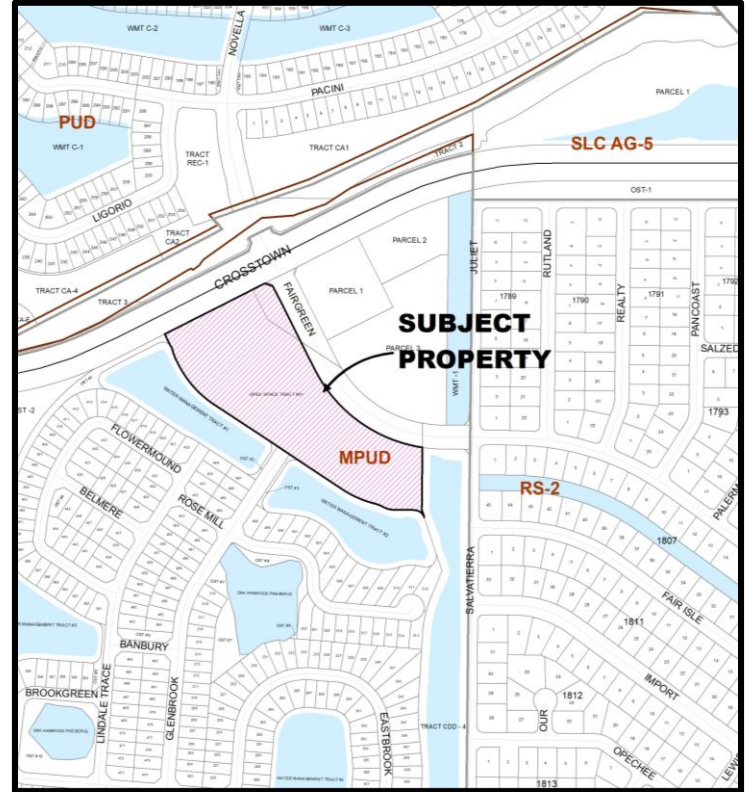
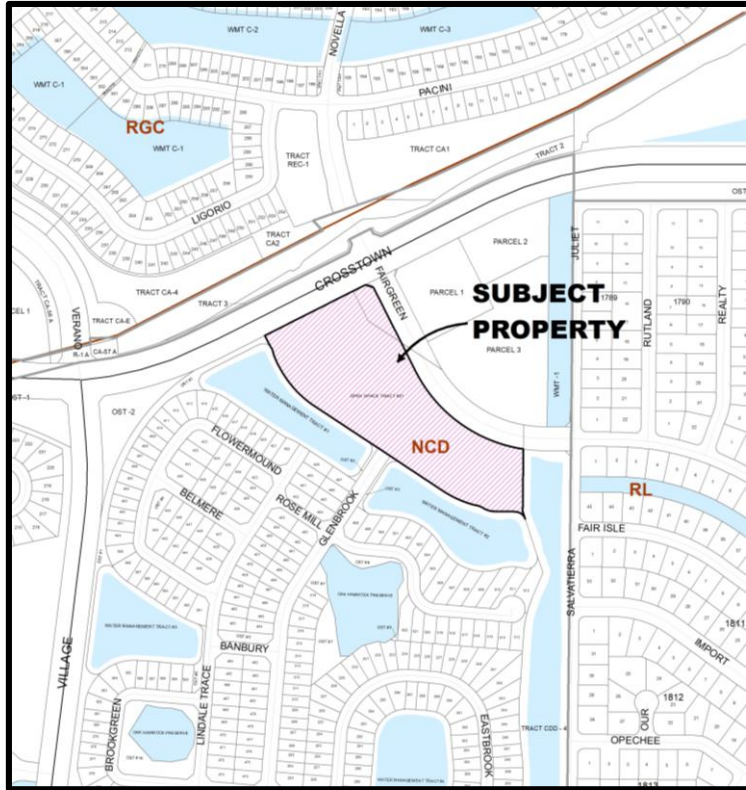
Request Summary

Owner:	Winding River Crosstown, LLC
Applicant:	Brad Currie, AICP, Haley Ward
Location:	Southwest corner of the intersection at Crosstown Parkway and SW Fairgreen Drive
Request:	A request to amend the Tradition MPUD for 9.48 acres of property.

Location and Aerial



Land Use and Zoning



Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Convenience store, gas, and self-storage
South	NCD	MPUD	Heritage Oaks residential community
East	RL	RS-2	Single-family residential community
West	RGC	Verano South PUD 1 Pod C	Open space tracts

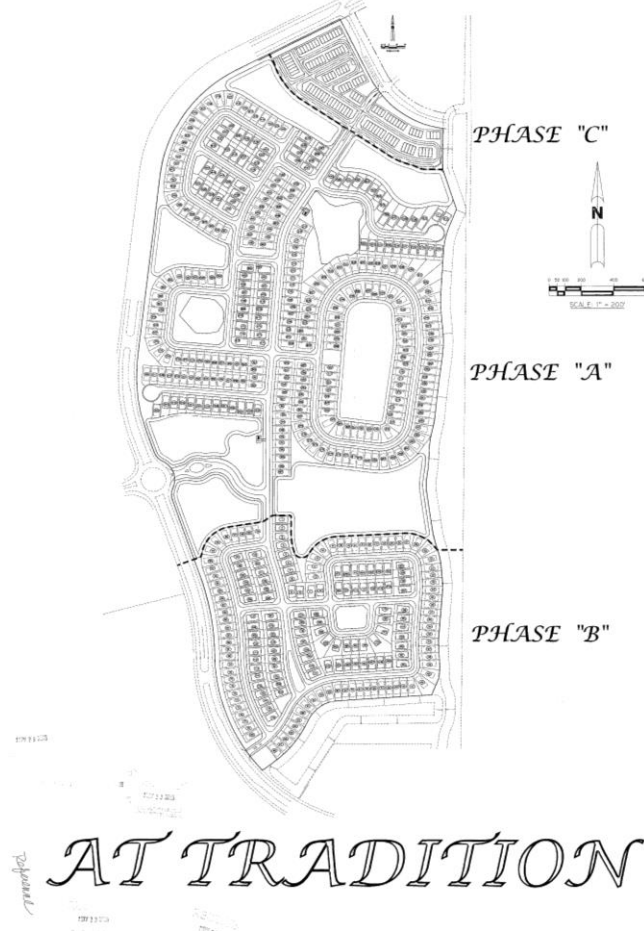
Project Background

- The Tradition MPUD is approximately 3,038 acres and is located south of the Crosstown Parkway, West of I-95, and North and South of Tradition Parkway.
- The development plan divides the project into major sub-areas - Residential, Mixed Use, Village Center, and Town Center.
- Each sub-area is divided into parcels for planning purposes with each parcel designated for a certain use or combination of uses.

Proposed Project

- The proposed amendment pertains to 9.48 acres of undeveloped land that is located at the southwest corner of Crosstown Parkway and SW Fairgreen Drive.
- The subject property was previously Phase C of Heritage Oaks at Tradition.
- A conceptual site plan for Phase 3 was submitted in 2006 for approximately 106 townhome units.
- No additional applications were submitted and the property has is undeveloped.

HERITAGE OAKS



Proposed Project

- The MPUD currently designates the 9.48 acres for residential use as part of the larger Parcel 10 (Heritage Oaks).
- This application will remove the 9.48 acres from Parcel 10, reclassify the 9.48 acres as Parcel 11A, and designate the use for Parcel 11A as Retail/Office to provide for the property to be developed for commercial and other uses in the future.

Proposed Project

- The non-residential uses permitted in the MPUD for Mixed Use include office use, medical use, banks, restaurant with drive through, retail, service station, car wash, multi-family dwellings, day care, and recreation facility as well as civic and cultural uses.
- To accomplish the change, the application amends Exhibits 5 of the MPUD document, Exhibit 8, the MPUD concept plan, and Exhibit 8B, the conceptual land use plan, to add Parcel 11A and designate it for Retail/Office use.

SITE DATA
 LAND USE: NCD
 ZONING: MPUD
 GROSS SITE AREA: 2,798.07 ACRES

DEVELOPMENT AREA - OVERALL

RESIDENTIAL: PARCELS 3, 6, 9, 12, 13, 13A, 14, 15, 16, 17, 17A, 18, 19, 20, 20A, 21, 22, 23, 32, 34, 35, 36, AND 37

TOTAL: 1,981.27 ACRES

PARCELS DESIGNATED AS CIVIC/INSTITUTIONAL:

PARCEL 13A AREA: 2.40 ACRES
 PARCEL 34 AREA: 2.31 ACRES
 PARCEL 35 AREA: 3.44 ACRES

PARCEL DESIGNATED AS PARK:

PARCEL 22 AREA: 118.54 ACRES
 PARCEL 23 AREA: 0.948 ACRES

TOWN CENTER: PARCELS 1, 1A, 1B, 1C, 2

TOTAL: 242.19 ACRES

RESIDENTIAL USE:

PARCELS 1, 1A, 1B, 1C AREA: 7.89 ACRES
 PARCEL 2 AREA: 39.99 ACRES

% OF TOTAL: 36.4%

OFFICE/RETAIL, CIVIC:

PARCEL 1 AREA: 75.89 ACRES

MIXED USE: PARCELS 4, 5, 7, 8, 10, 11, 11A

TOTAL: 443.73 ACRES

RESIDENTIAL, PARCEL 7 & PARCEL 10:

PARCEL 7 AREA: 23.79 ACRES
 PARCEL 10 AREA: 175.59 ACRES

% OF TOTAL: 44.93%

RETAIL / OFFICE / HOSPITAL / UTILITY / CIVIC / INSTITUTIONAL / ASSISTED LIVING FACILITIES / NURSING HOMES

PARCEL 4 AREA: 179.03 ACRES
 PARCEL 8 AREA: 10.41 ACRES

SCHOOL / CIVIC / INSTITUTIONAL

PARCEL 5 AREA: 33.63 ACRES

RETAIL / OFFICE

PARCEL 11 AREA: 11.73 ACRES

RETAIL / OFFICE / CIVIC / INSTITUTIONAL (ALL NON-RESIDENTIAL USES LISTED IN EXHIBIT 6, SECTION 4, MIXED USE AREAS, BELOW):

PARCEL 11A AREA: 9.48 ACRES

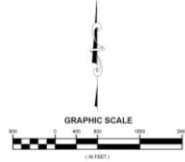
VILLAGE CENTER: PARCELS 19A, 19B

TOTAL: 7.37 ACRES

RETAIL / OFFICE / CIVIC / CHURCH AREA: 7.37 ACRES

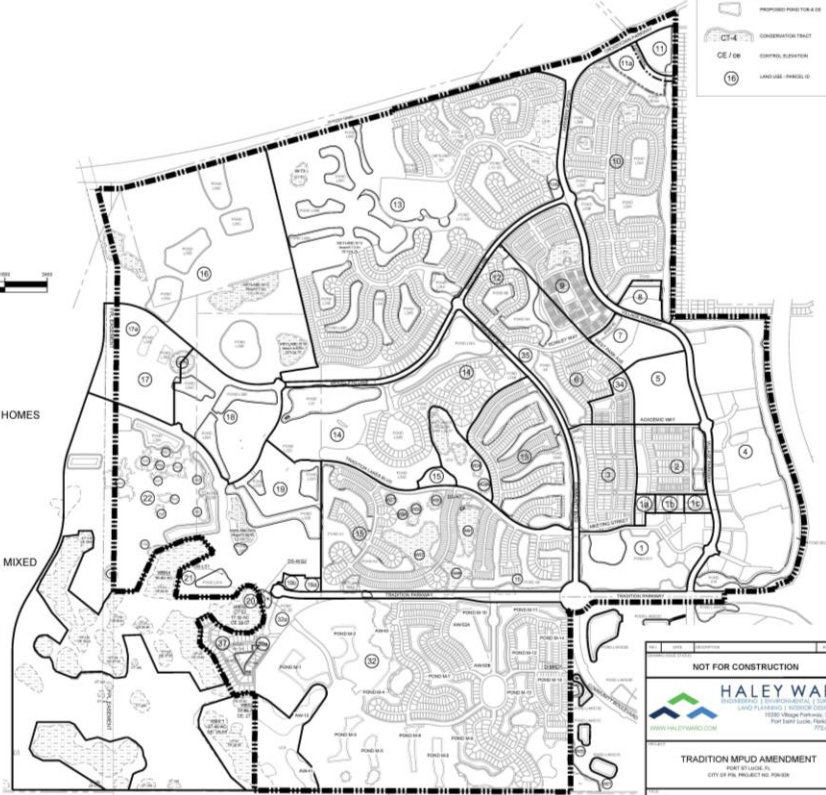


LOCATION MAP
 SCALE: 1" = 1000'



LEGEND

- BACK BOUNDARY AREA
- PROPOSED ROAD RIGHT OF WAY
- CONSERVATION TRACT
- CONTROL PLANTINGS
- LAND USE PARCEL ID



TRADITION WETLANDS	
ID	WETLAND AREA (AC)
W-1	3.93
W-22	3.78
W-22A	0.25
W-24	1.21
W-24A	0.69
W-27	0.71
W-28	0.16
W-29	1.76
W-30	1.46
W-31	5.75
W-32	10.27
W-40	1.71
W-48	3.34
W-56	0.16
W-73	1.96
W-75	3.09
W-77	1.44
W-80	1.13
W-81	0.61
AW-12	11.31
AW-40A	7.17
AW-40B	1.57
AW-41	5.26
AW-43	6.73
AW-46	3.70
AW-52A	7.08
AW-52B	1.61
AW-55	5.00
AW-61	2.85
AW-62A	12.26
AW-62B	2.83
TOTAL	110.76

TRADITION UPLAND CONSERVATION AREAS	
ID	WETLAND AREA (AC)
UC-1	2.20
UC-2	1.10
UC-3	6.80
UC-4	4.90
UC-5	4.90
UC-6	19.10
UC-7	6.50
UC-8	15.70
UC-9	14.60
TOTAL	75.30

NOT FOR CONSTRUCTION

HALEY WARD
 PLANNING & LANDSCAPE ARCHITECTS, L.L.C.
 10320 Village Park Lane, Suite 100
 Fort Pierce, Florida 34949
 888.444.4444 | 888.444.4444

TRADITION MPUD AMENDMENT
 1986 PLANNING
 CITY OF FORT PIERCE, FLORIDA

EXHIBIT 8








DATE	APPROVED
DATE	APPROVED
DATE	APPROVED

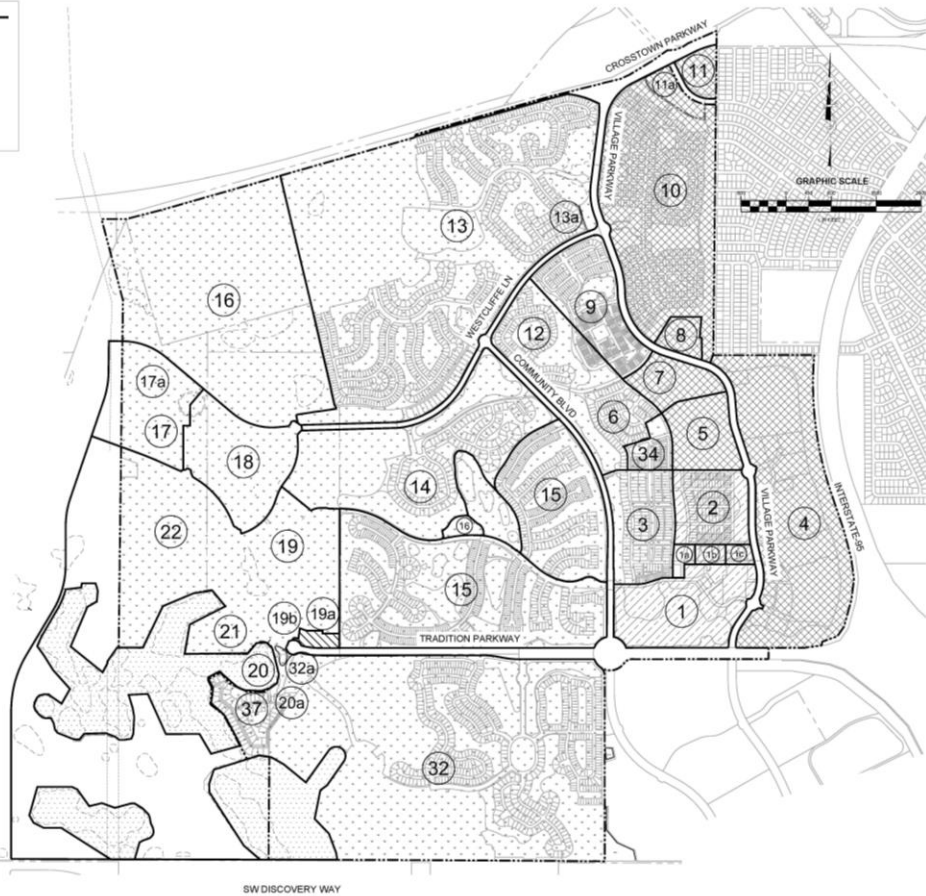
DAVID L. BARNETT, P.E. (SCALE: 1" = 1000')
 08/15/2024
 PREPARED BY: DAVID L. BARNETT, P.E.
 CHECKED BY: DAVID L. BARNETT, P.E.
 DATE: 08/15/2024

EXHIBIT 8



LEGEND

-  SUB-EXTRACT BOUNDARY
-  RESIDENTIAL
-  MIXED USE
-  TOWN CENTER
-  VILLAGE CENTER
-  OFFICE
-  LAND USE PARCEL ID



NOT FOR CONSTRUCTION	
 HALEY WARD ENGINEERING, ARCHITECTURE, & DESIGN LAND PLANNING & DESIGN DIVISION 1020 Village Parkway, Suite 201 Fort Lauderdale, Florida 33404 754.463.5000	
TRADITION MPUD AMENDMENT	
PART 17, LAND USE	
EXHIBIT 8B	
202009	AS SHOWN
25-989 EXHIBIT'S DMS	33864
EXHIBIT 8B	

JESSIE E. BRADY, P.E. (SEALED)
 4851 W. 11th Avenue, Suite 201
 Fort Lauderdale, FL 33309
 754.463.5000



Land Use Consistency

- The subject property is located within the Tradition DRI and within a designated Mixed Use sub-district as depicted on Map H of the Tradition DRI and Figure 1-3 of the Future Land Use Element.
- Per Policy 1.2.2.7 of the comprehensive plan, Mixed-Use Areas can include commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution, residential and other similar services designed to meet the needs of the larger area.
- Each mixed-use area must contain a minimum of three or more uses as described above, one of which shall be residential. A minimum of 30% and a maximum 70% of the net acreage within a Mixed-Use Area shall be residential.

Staff Findings

- The proposed change is consistent with the requirements of Policy 1.2.2.7 for a mixed use area to be between 30% to 70% residential use.
- The mixed use area in the Tradition DRI is currently at 47% residential and this application will reduce it to 44.93% residential.

April 7, 2026 Planning and Zoning Hearing

A public hearing before the Planning and Zoning Board was held on April 7, 2026. Given the proximity of the subject property to residential, staff recommended a condition of approval to require future development of the property to install an architectural wall and enhanced landscaping along the eastern and southern boundaries of the property.

At the April 7 meeting, the Planning and Zoning Board voted to table the item to the May 5, 2026 Planning and Zoning Board hearing due to the Board's request for additional information on traffic.

May 7, 2026 Planning and Zoning Board Hearing

- At the May 5, 2026 Planning and Zoning Board hearing, the applicant provided a presentation that addressed transportation, supported staff's recommendation for landscape buffer walls along the eastern and southern boundaries of the property, supported the addition of a condition to eliminate any potential access to Heritage Oaks at Glenbrook Drive, and supported the addition of a condition to require site lighting to be shielded and/or oriented to minimize impacts to residential.

Planning and Zoning Board Recommendation

- At the May 5, 2026 Planning and Zoning Board public hearing, the Planning and Zoning Board voted to recommend approval with the following conditions:

Planning and Zoning Board Recommendation

1. Future development of Parcel 11A shall require a minimum ten-foot enhanced landscape buffer strip and architectural wall in accordance with the Landscape Code along the eastern and southern boundaries of the property. The landscape buffer strips shall be located on the inside and outside of the architectural wall. One tree, at least 12 feet in height, shall be provided for each 20 linear feet of the landscape buffer strip, or fractional part thereof, and the wall shall be installed on a one (1) foot berm.
2. All lighting shall be shielded and/or oriented to prevent light spillover. A photometric plan shall be required with each site plan for future development of Parcel 11A.
3. The right-of-way connection to SW Glenbrook Drive shall be eliminated through legal documentation approved by the City Attorney's Office.