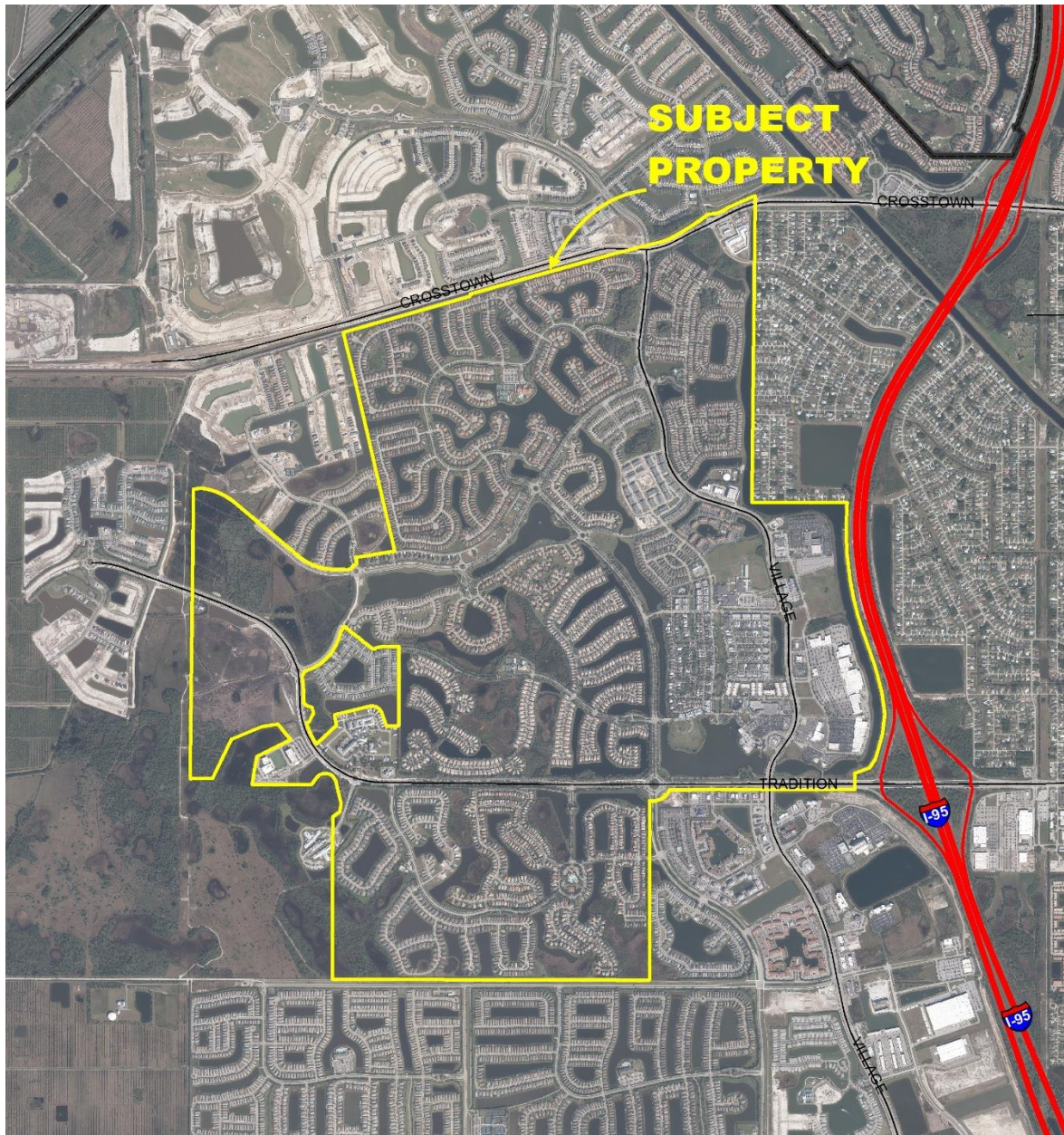


**Tradition DRI Amendment
7th Amendment to the DRI Development Order
P22-093**



Project Location Map

SUMMARY

Applicant's Request:	An application for the 7 th Amendment to the Tradition DRI Development Order to amend the development order entitlements, amend certain development order conditions of approval, revise the conversion matrix and update project phasing, buildout, and expiration dates per statutory extensions.
Agent:	Steve Garrett, Lucido and Associates Autumn Sorrow, AJ Entitlements and Planning
Applicant:	Mattamy Palm Beach, LLC
Property Owner/DRI 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.
Legal Description:	A parcel of land being all of Section 9 and a portion of Sections 4, 5, 6, 7, 8, 10, 15, 16, 17 and 18, Township 37 South, Range 39 East, a portion of Section 33, Township 36 South, Range 39 East, St. Lucie County, Florida.
Application Type:	DRI Amendment
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Description

Mattamy Palm Beach, LLC, as the developer of the Tradition DRI, has applied to amend the DRI Development Order. The Tradition DRI is approximately 2,727.45 acres. The original Tradition DRI was approved by the City Council on September 22, 2003, by Resolution 03-R67. The Tradition DRI has been amended six times. The last amendment, Resolution 16 R-25, revised the legal description and maps to transfer approximately 348.19 acres into the Western Grove DRI. It reduced the number of single-family residential units by 955 from 5,945 to 4,990, along with a corresponding decrease in PM peak hour traffic trips and other changes. Previous amendments also revised project entitlements with corresponding changes to p.m. peak hour trips.

Proposed Amendment

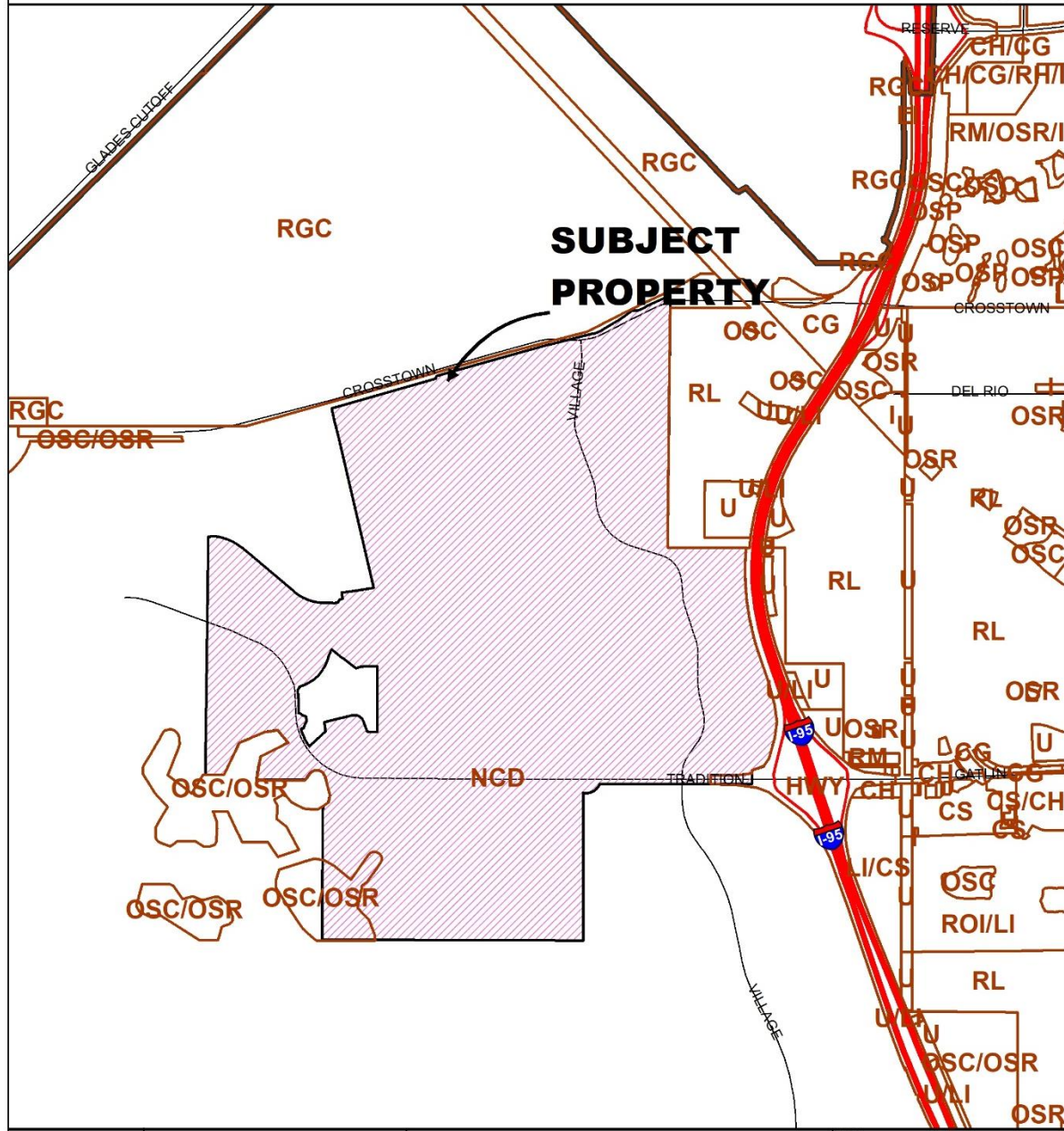
The proposed amendment revises the entitlements for the Tradition DRI with corresponding updates to the PM Peak Hour Trip Generation to support the buildout of the project. The exchange of land use intensities utilizes the adopted conversion or equivalency matrix contained in Exhibit F of the DRI. Exhibit F provides for the use of the 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. The proposed changes are as follows:

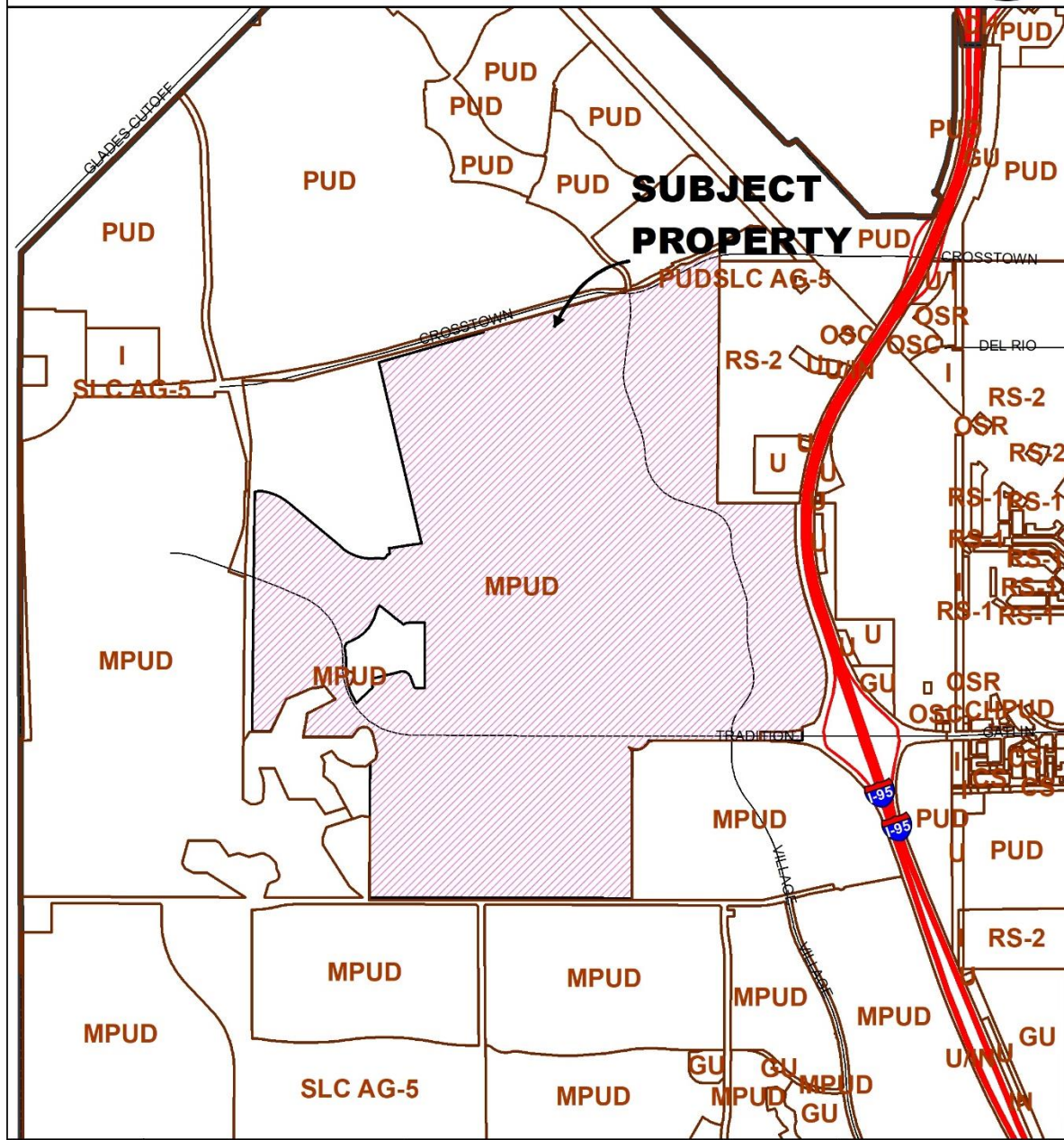
- Decrease commercial square footage from 950,000 to 904,295
- Decrease office square footage from 700,000 to 467,823
- Increase warehouse square footage from 90,000 to 177,046
- Increase multi-family dwelling units from 1,000 to 1,568
- Increase assisted living facilities from 300 dwelling units to 420 dwelling units
- Updates to PM peak hour trips based on an updated traffic study
- Updates to Exhibit F, Conversion/Equivalency Matrix, to reflect revised entitlements
- Updates to the phasing, buildout and expiration dates per previously approved statutory extensions

- Condition Section 5. F. Public Facilities, (1) Water Supply, has been updated as follows:
 - Section 5.F.1.b. has been updated to identify the City's reclaimed water main running down North/South A from Crosstown Parkway to the Tradition Regional Park site for irrigation.
 - Section 5.F.1.e. has been updated to require the developer to dedicate a 10- acre site for utility uses to the City of Port St. Lucie by deed on or before Sept 30, 2025. Failure to do so will result in the Utility Systems Department not clearing any parcels for building permits in the development.
- Condition Section 5.N. Transportation, 5. Internal Roadway Improvements, has been updated as follows:
 - Section 5.N.5.e has been updated to require the Tradition Parkway and Community Boulevard roundabout be converted from a 1-lane roundabout to a 2-lane roundabout and turned over to the City by April 1, 2026.
 - Section 5.N.5.f. has been added to require that a signal warrant analysis be performed and submitted every two years as part of the biennial report for the Tradition Parkway and Community Boulevard roundabout starting in the year 2025.
 - Section 5.N.5.g. has been added to require Fernlake Avenue to Westcliffe Lane be constructed and turned over to the City, as a 2-lane road prior to the 100th residential building permit being issued within the Brynlie Subdivision Plat.
 - Section 5.N.5.h. has been added to require the platting and conveyance to the City 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.
 - Section 5.N.5.i has been added that requires a time frame for the construction or installation of an improvement required by the Development Order. This condition was already in the DRI but is being relocated.

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 PM 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





Analysis

Section 380.06(7)(a), Florida Statutes, requires any proposed changes to a previously approved DRI to be reviewed by the local government based on the standards and procedures in its adopted local comprehensive plan and adopted local 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 above development units as may be provided for in an Equivalency Matrix adopted as part of an approved DRI Development Order.

The combined development totals for the Tradition DRI and the Western Grove DRI, including the proposed DRI amendment, do not exceed the entitlements established under Policy 1.2.8.1. as shown in the following table:

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
Totals	10,978	150	1,799,164

*Includes existing and proposed entitlements of 4,990 single-family DUs, 1,568 multi-family DUs, and 420 assisted living units.

The conversion/equivalency matrix has been utilized in the past to add an additional 171 multi-family units with a corresponding decrease in retail entitlements by 29,205 square feet and to add an additional 87,046 warehouse entitlements with a corresponding decrease in office entitlements by 72,177.45 square feet. The DRI development order limits the use of the conversion matrix to no more than 25 percent for increases or decreases in any one land use. Otherwise, a DRI amendment is required.

The formatting for the Tradition DRI has been revised by the City Attorney's Office to match the formatting of other DRIs in the city. The conditions of approval are now attached Exhibit "1" to the resolution and not part of the body of the resolution. An updated traffic study was prepared by MacKenzie Engineering and Planning, reviewed by the City's 3rd Party Traffic Consultant, Kittelson and Associates, and approved by the Public Works Department. The proposed development program represents an increase in p.m. peak hour trip generation of 1.1%. As noted, the exchange of land use intensities is based on the equivalency matrix adopted for the DRI as allowed by Policy 1.2.8.1 of the City's Comprehensive Plan. The updates to the Utility conditions were recommended by the Utility Systems Department and the updates to the transportation conditions were recommended by the Public Works Department.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's comprehensive plan and recommends approval.

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.