



HALEY WARD®

Tradition MPUD Amendment # 16

City Council Meetings

May 26 & June 8, 2026

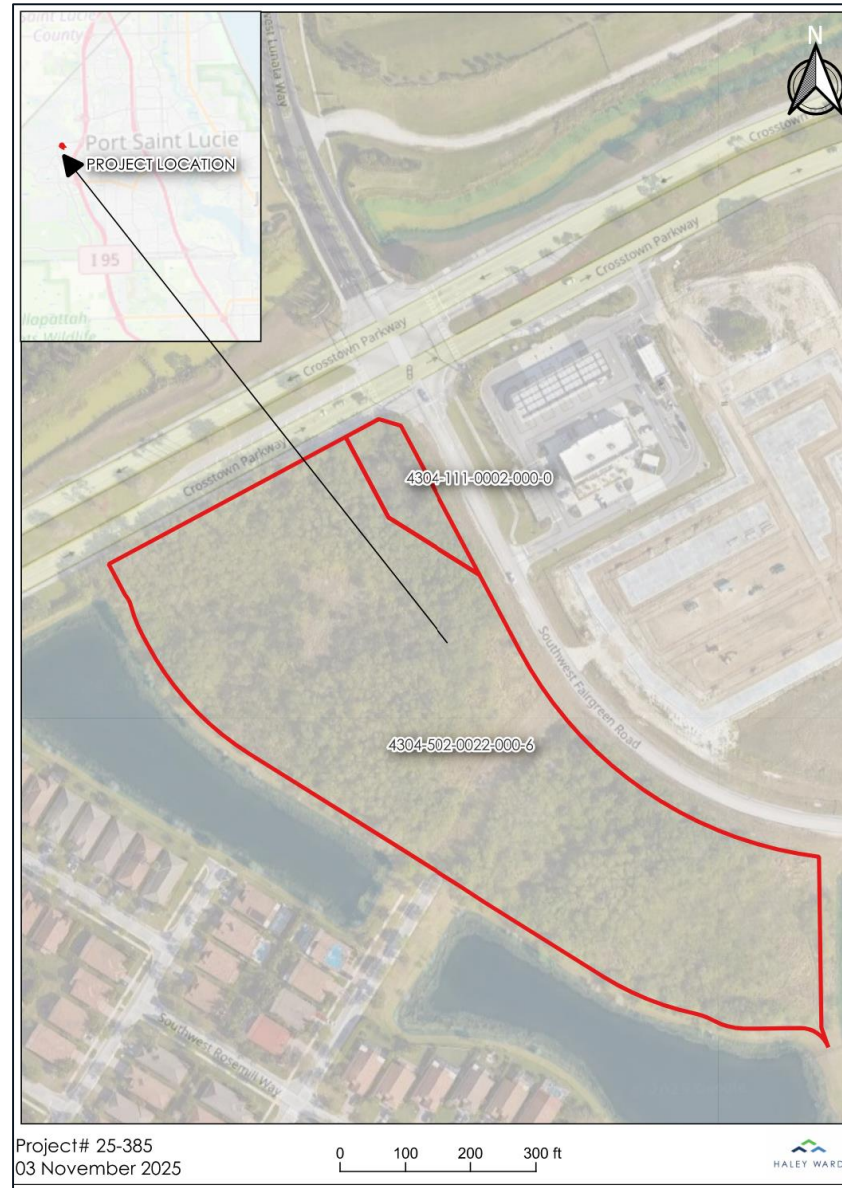


Amendment No. 16 Request:

- Tradition MPUD Amendment to 9.48 acres of vacant land (two parcels) located south of SW Crosstown Blvd and west of SW Fairgreen Road.
- The parcels current designated use is multi-family residential. Previously proposed for development of 106 units, previously “Phase C” of Heritage Oaks.
- Approval of this amendment would remove the 9.48 acres from “Parcel 10” of the Tradition MPUD and create separate “Parcel 11A”.
- The request is to amend the Tradition MPUD and concept plan for two parcels from Residential use to Commercial use.



Site Location:





MPUD Amendment:

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: 1,961.27 ACRES

PARCELS DESIGNED 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: % OF TOTAL: 36.4%
 PARCELS 1, 1A, 1B, 1C AREA: 7.89 ACRES
 PARCEL 2 AREA: 39.99 ACRES

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: % OF TOTAL: 44.93%
 PARCEL 7 AREA: 23.79 ACRES
 PARCEL 10 AREA: 175.59 ACRES

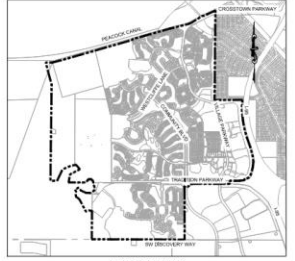
RETAIL / OFFICE / HOSPITAL / UTILITY / CIVIC / INSTITUTIONAL / ASSISTED LIVING FACILITIES / NURSING HOMES
 PARCEL 4 AREA: 179.03 ACRES
 PARCEL 8 AREA: 10.41 ACRES

SCHOOL / CIVIC / INSTITUTIONAL
 PARCEL 5 AREA: 33.63 ACRES

RETAIL / OFFICE
 PARCEL 11 AREA: 11.73 ACRES

RETAIL / OFFICE
 PARCEL 11A AREA: 9.48 ACRES

VILLAGE CENTER: PARCELS 19A, 19B
TOTAL: 7.37 ACRES
 RETAIL / OFFICE / CIVIC / CHURCH AREA: 7.37 ACRES

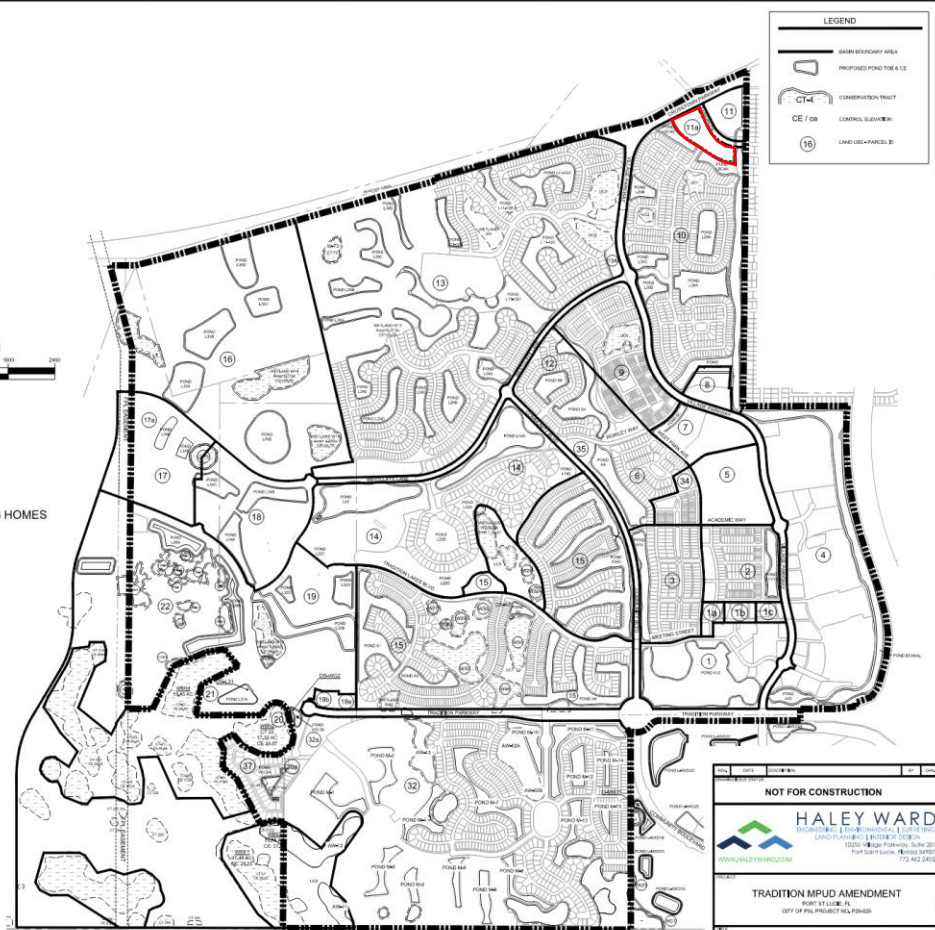


TRADITION WETLANDS	
ID	WETLAND AREA (AC)
W-1	3.93
W-22	3.76
W-22A	0.25
W-24	1.21
W-24A	0.69
W-27	0.71
W-28	0.16
W-29	1.76
W-30	1.46
W-31	5.75
W-32	10.27
W-40	1.71
W-48	3.34
W-56	0.16
W-73	1.96

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

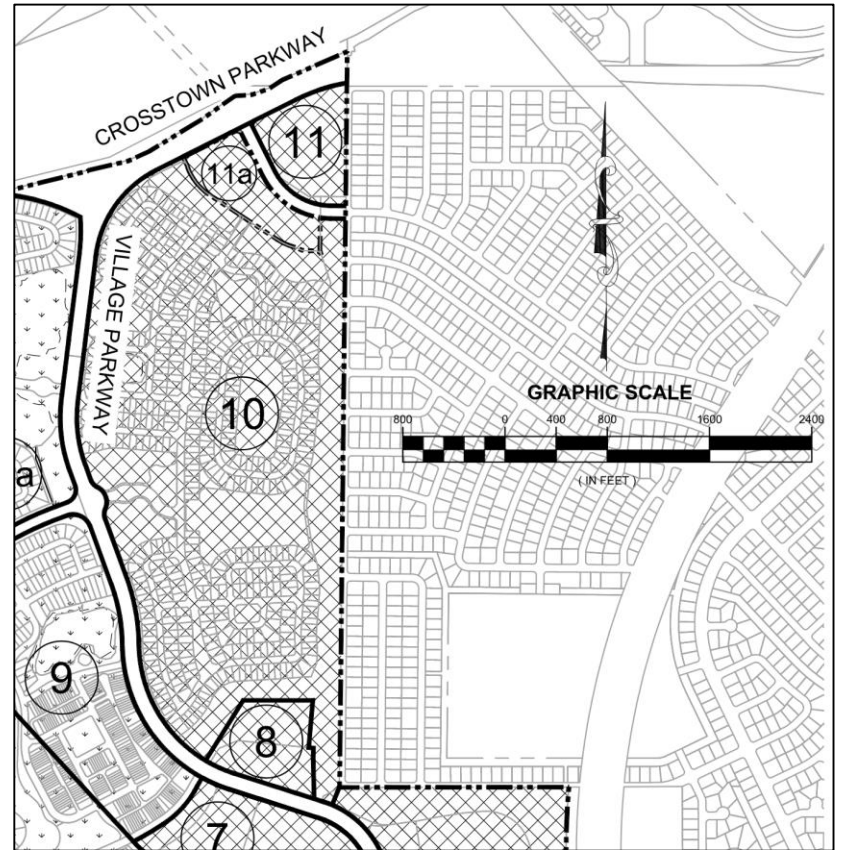
HALEY WARD
 PROFESSIONAL LAND PLANNING & DESIGN
 10225 W. Gulf Parkway, Suite 200
 Fort Lauderdale, Florida 33308
 754.462.2443

TRADITION MPUD AMENDMENT
 PORT ST. LUCE, FL
 CITY OF PALM BEACH PROJECT FILE # 16-000000

EXHIBIT 8

DATE: 03/14/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]

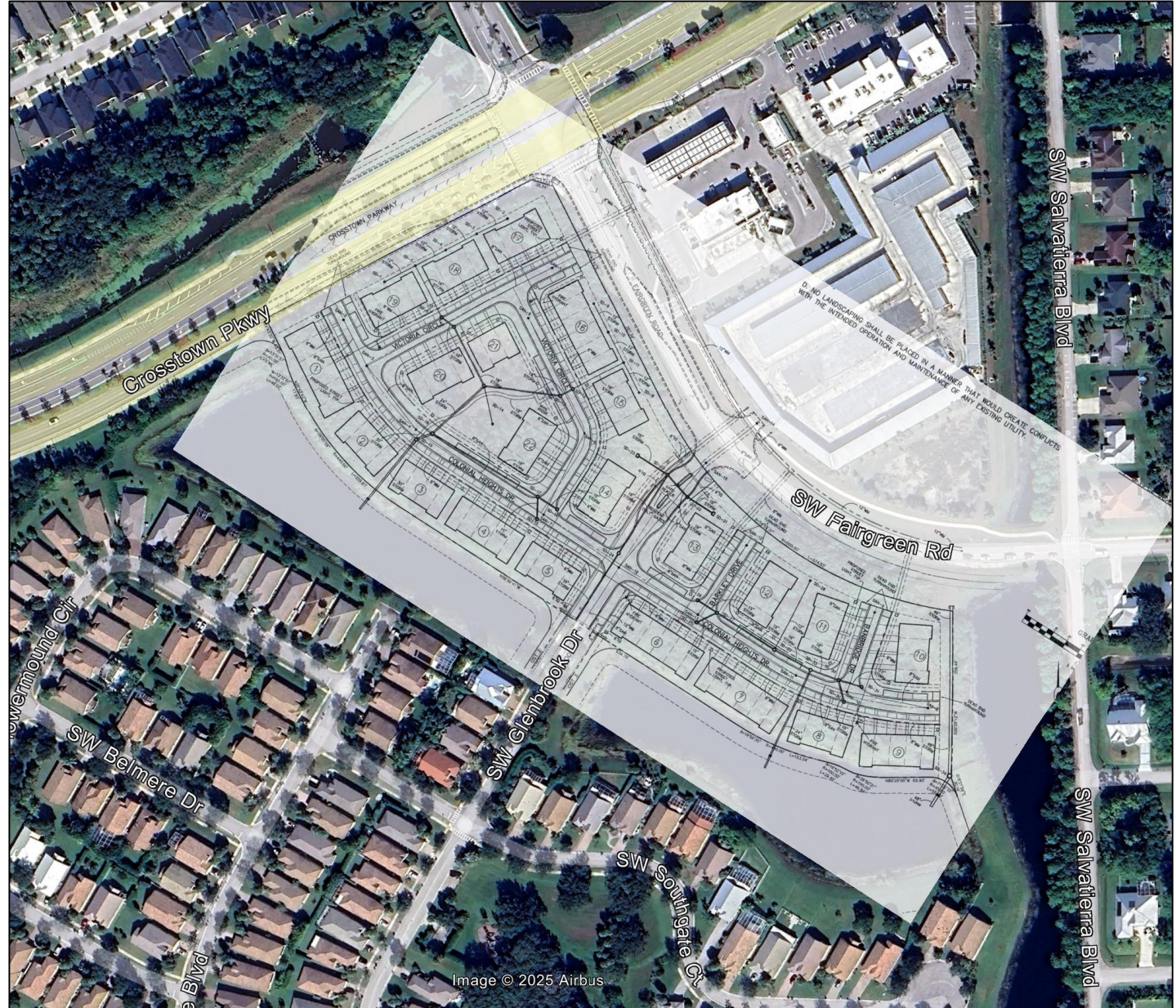
EXHIBIT 8





Site History

- Heritage Oaks Phase C
- 19 Townhome Buildings
- Totaling 106 units
- Connectivity of SW Glenbrook Dr through to Fairgreen Rd
- No screening berm or wall





Site History



2003 AERIAL IMAGE



2005 AERIAL IMAGE



2009 AERIAL IMAGE



2011 AERIAL IMAGE



Project# 25-385
03 November 2025

0 100 200 300 ft

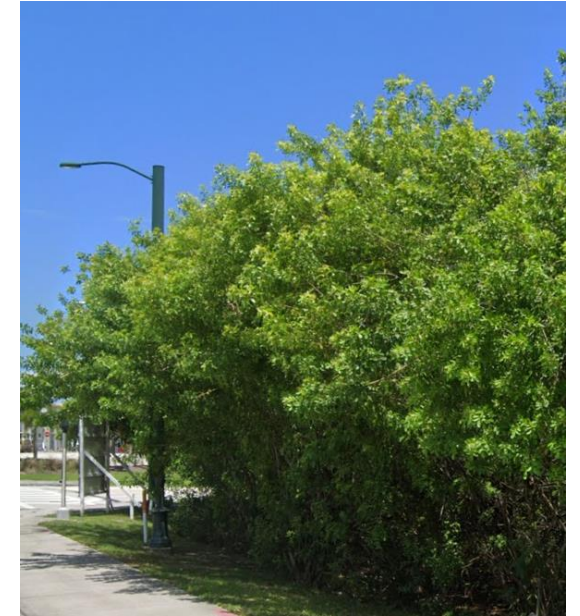


HALEY WARD



Environmental

- Haley Ward, Inc. conducted an environmental assessment throughout the property to investigate the presence of any plant or animal listed species.
- Found considerable presence of nuisance/exotic vegetation
- No gopher tortoises, nor their burrows or habitat were observed on site at the time of assessment.
- No sandhill cranes or their nests were identified on site at the time of assessment.
- Due to past, man-made disturbances onsite many listed species may not be found due to the lack of suitable foraging and nesting habitat. No other state or federally listed plant/animal species were found on site at the time of assessment.
- Site will be re-assessed for species presence prior to any construction on-site



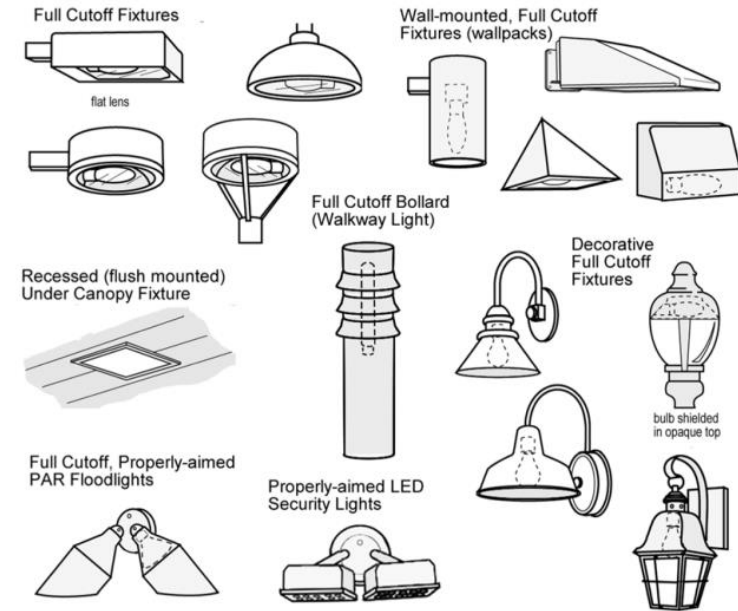
Schinus terebinthifolia
Brazilian Peppertree



Imperata cylindrica
Cogon Grass

Shielded Site Lighting

- The applicant is in support of a condition site lighting will be shielded and/or oriented to minimize impacts to adjacent residential parcels to the west/south.
- Photometric Plan of proposed lighting will be included at time of site plan submittal(s).



Tradition DRI - Traffic Impact

- In addition to City of PSL code, site development is required to demonstrate consistency with planned traffic generation and level of service on roads within Tradition DRI.
- City Council Workshop in February 2026, recommended improvements at Crosstown and Fairgreen.
- April 13th, 2026, City Council unanimously approved Tradition DRI Amendment (Resolution 25-R12).
- Approval - Increase to allowed commercial space by 79,205 sq ft, a decrease in office space for a total of 353,348 sq ft, and warehouse space is increased by 90,000 sq ft to reflect previous conversion of office space to warehouse space.
- Resolution 25-R12 included a traffic analysis that considers the subject property utilizing a portion of the approved commercial square footage. This was coordinated directly between the applicant/owner and Tradition Master Developer.
- **Results** - Tradition DRI road network will see a **reduction of -5.4% AM Peak Hr Trips, -2.2% PM Peak Hr Trips, and -0.6% total daily trips** compared to the approved Tradition DRI

Traffic Impact

- The proposed change in use is being submitted for consistency with the latest Tradition DRI amendment and the associated reduction in trips
- Excerpt – Mackenzie Engineering & Planning, Approved Tradition DRI Amendment Resolution 25-R12

- AM Trip Reduction: 232 trips (-5.4%)
- PM Trip Reduction: 145 trips (-2.2%)
- Daily Trip Reduction: 443 trips (-0.6%)

Table 1. Comparison of November 2025 Proposed Tradition DRI Buildout

Use	Units	Current Approved	Proposed 3/10/2025	Proposed 11/7/2025	Δ to Approved	Δ to Proposed 3-10
Regional Park	Fields	11	11	11	0	0
Warehousing	SF	177,046	177,046	177,046	0	0
Single Family Detached	DU	4,990	4,990	4,726	(264)	(264)
Multi-family Housing (Low-rise)	DU	1,171	1,568	1,435	264	(133)
Assisted Living	Beds	300	420	410	110	(10)
Hotel	Rooms	150	150	150	0	0
General Office Building	SF	627,823	467,823	353,348	(274,475)	(114,475)
Shopping Center (>150k)	SF	920,795	904,295	1,000,000	79,205	95,705
AM Net Proposed Trips		4,276	4,269	4,044	(232) -5.4%	(225) -5.3%
PM Net Proposed Trips		6,446	6,532	6,301	(145) -2.2%	(231) -3.5%
Daily Net Proposed Trips		72,091	73,582	71,648	(443) -0.6%	(1,934) -2.6%

Proposed Intersection Improvements

- Improvements will be made to the intersection of Crosstown Parkway and SW Fairgreen Road by **within 6 months of the pre-construction meeting for proposed development on the subject property OR by December 31, 2027 whichever comes first.**
- Improvements proposed to improve existing traffic and handle proposed traffic from commercial use on subject property.
- Improvements include:
 - Additional turn lane on Crosstown Parkway
 - Extend the turn lanes on Crosstown Parkway to 400 feet
 - Include an additional receiving lane on SW Fairgreen Road.
 - Dedicated left turn, thru and right turn lane configuration for the northbound Fairgreen Road traffic at Crosstown Parkway

Moving forward with the commercial development anytime before July 2027 will accelerate completion of the intersection improvements.

Traffic Impact – Level of Service

- Per The St. Lucie Transportation Planning Organization (TPO) Standardized Traffic Impact Studies (TIS) Methodology and Procedures an insignificant impact is that which would have less than 5% to adjacent roadways

Data obtained from latest edition of St. Lucie Transportation Planning Organization (TPO) Traffic Counts and Level of Service Report

STANDARDIZED TRAFFIC IMPACT STUDIES (TIS) METHODOLOGY AND PROCEDURES

- ST. LUCIE COUNTY
- CITY OF FORT PIERCE
- CITY OF PORT ST. LUCIE

Roadway		AADT ¹	Number of Lanes (E+C)	Two Way PM Peak Hour Service Capacity	AM Peak Hour Two Way			PM Peak Hour Two Way		
From	To				Volume	LOS	V/C	Volume	LOS	V/C
Crosstown Parkway										
Village Parkway	Commerce Center Drive	27,500	4	2,100	1,550	D	0.74	1,498	D	0.71
Commerce Center Drive	I-95	19,924	6	3,170	948	D	0.30	1,014	D	0.32
I-95	California Boulevard	39,646	6	3,170	2,339	D	0.74	2,238	D	0.71
Village Parkway										
Tradition Parkway	Westcliffe Lane	27,668	4	1,710	1,491	D	0.87	1,471	D	0.86
Westcliffe Lane	Crosstown Parkway	18,528	4	1,710	982	D	0.57	1,038	D	0.61
Commerce Center Drive										
Crosstown Parkway	St. Lucie West Boulevard	5,927	4	1,710	352	C	0.21	425	C	0.25
Tradition Parkway										
Community Boulevard	Village Parkway	8,010	2	1,710	838	D	0.49	812	D	0.47

* Counts & Capacity for SW Fairgreen Rd is not included in the St. Lucie TPO due to being a local road

Traffic Impact – Level of Significance

- Existing Allowed Use:
Multi-Family Residential @ 106 Units
Peak Hour: 60 Trips
0.83% Project Significance to Crosstown Parkway
0.91% Project Significance to Village Parkway
0.17% Project Significance to Commerce Center Drive
Near 0% Project Significance to Tradition Parkway
- Conceptual Commercial Use 1:
Retail (24,500 SF, Strip Plaza)
Peak Hour: 325 Trips
4.49% Project Significance to Crosstown Parkway
4.94% Project Significance to Village Parkway
0.95% Project Significance to Commerce Center Drive
Near 0% Project Significance to Tradition Parkway
- Level of Significance Less than 5%, accounting for distribution.
- *Data obtained from latest edition of St. Lucie Transportation Planning Organization Traffic Counts and Level of Service Report, and Institute of Traffic Engineers Trip Generation Manual*

Traffic Impact – Level of Significance

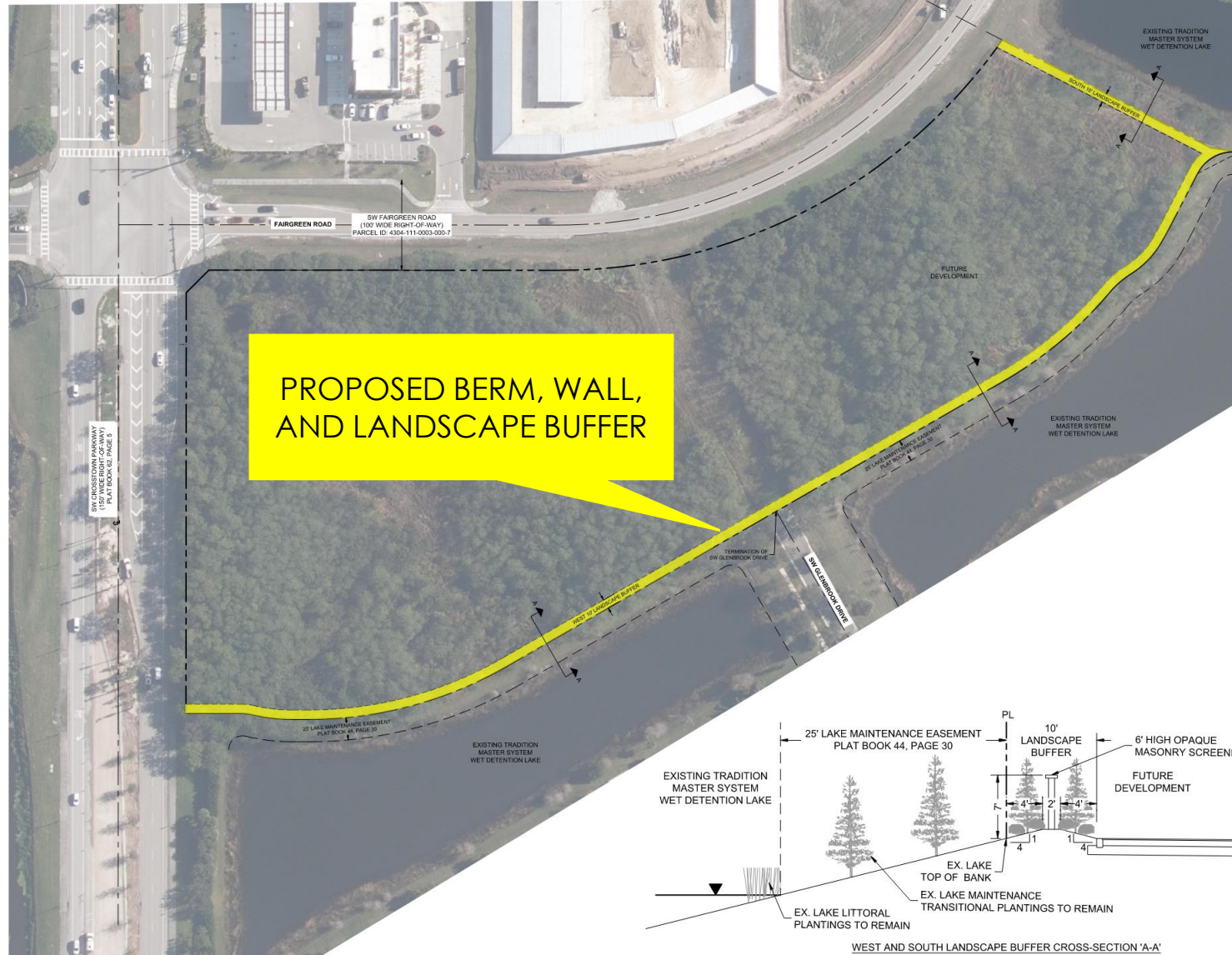
- Conceptual Commercial Use 2:
Fast-Food Restaurant w/ Drive Thru
Retail (6,250 SF, Strip Plaza)
Convenience Store / Gas Station (5.5-10K SF, 16 fueling positions)
Peak Hour: 327 Trips
4.51% Project Significance to Crosstown Parkway
4.97% Project Significance to Village Parkway
0.96% Project Significance to Commerce Center Drive
Near 0% Project Significance to Tradition Parkway
- Level of Significance Less than 5%, accounting for distribution

Traffic Impact – SW Fairgreen Rd

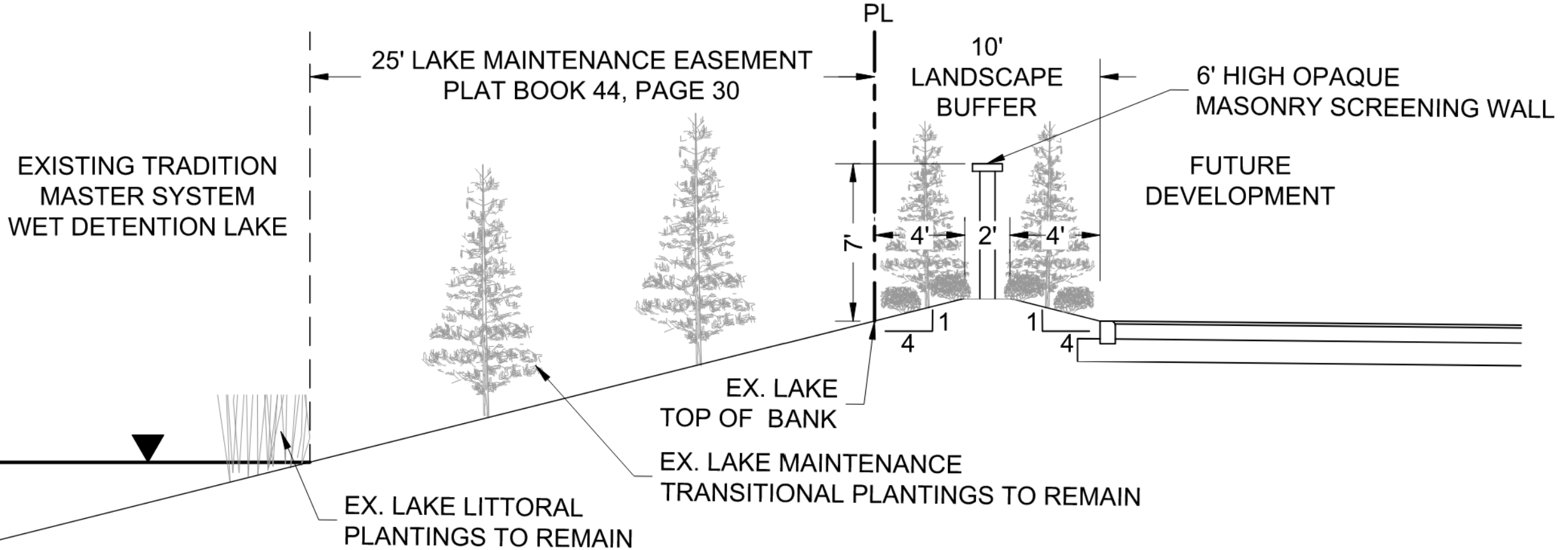
- SW Fairgreen Rd – No recorded counts or capacity in the St. Lucie TPO reporting.
- New trips routed primarily on the adjacent Major Roadways.
- Local roadway traffic consists of mostly pass-by capture for existing trips coming from residential area to the southeast, rather than Fairgreen Rd being used as a primary route for new trips.
- St Lucie TPO methodology – the impact to a local/non-major road (that provides access to development) from the Major Road network shall be analyzed at the intersection.
- **Result** – Intersection Improvements to Crosstown and Fairgreen will be constructed no later than December 31, 2027
- Access will be further assessed at time of final site plan submittal for any other required improvements that may be necessary (additional turn lanes, driveway/intersection spacing, etc).
- Traffic Impact Report for specific development use(s) provided at time of final site plan submittal

Landscape Buffer Exhibit

The applicant is in support of a condition that a wall with a landscape berm will be required along the property line that abuts Heritage Oaks and along the eastern property line when it abuts residential in PSL Section 35.

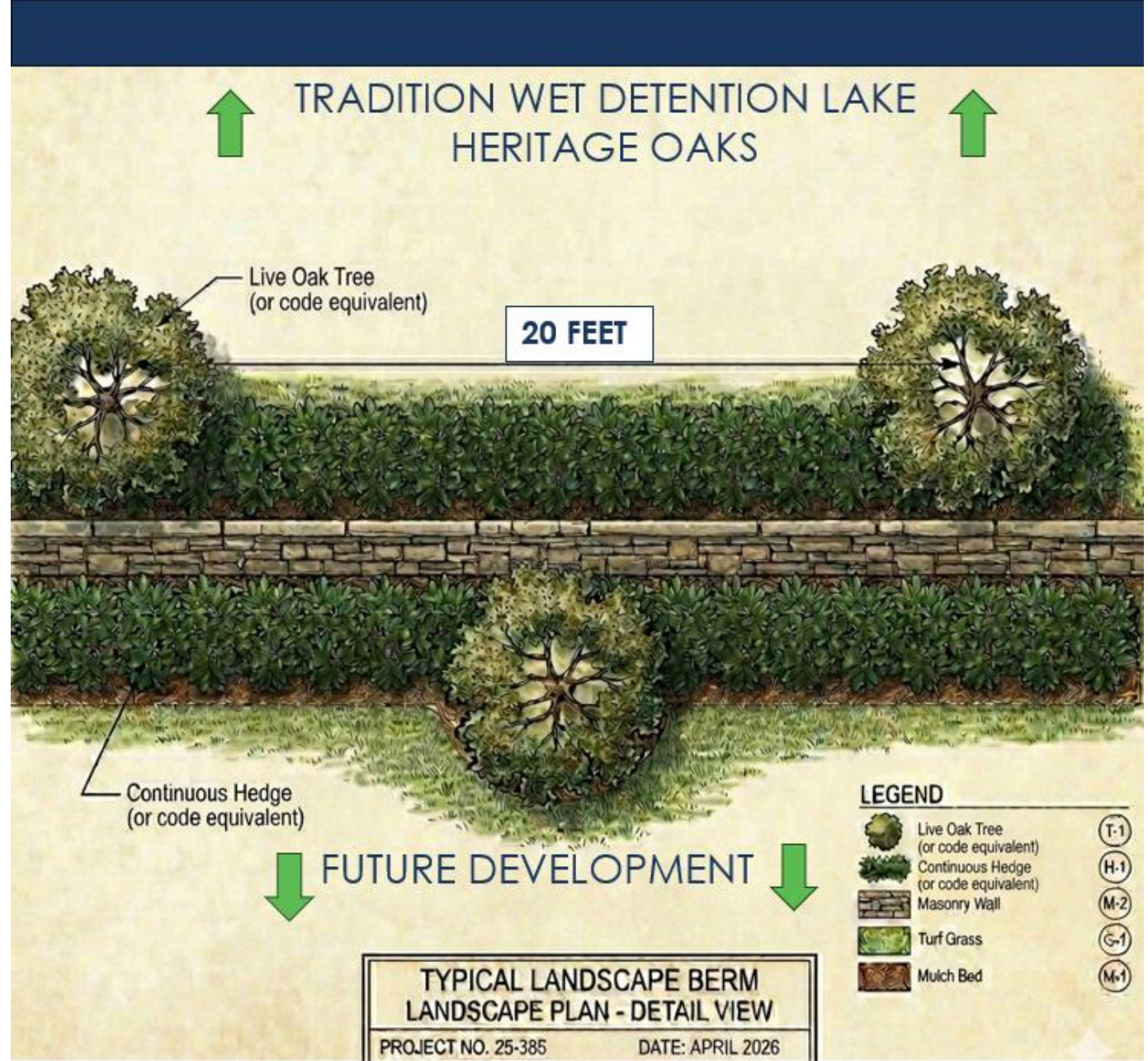


Landscape Buffer Exhibit



WEST AND SOUTH LANDSCAPE BUFFER CROSS-SECTION 'A-A'

Proposed Landscape Berm and Wall Typical Section



Summary & Conditions

- The request is to amend the Tradition MPUD and concept plan for two parcels from Residential use to Commercial use.
- Change of use on the subject property is not anticipated to result in adverse impacts to the Tradition DRI and proposes consistency with the recent Tradition DRI Amendment Resolution 25-R12.
- All commercial development on the site will be required to submit for final site plan and construction plan approval. Required to demonstrate compliance with the City of Port St. Lucie Code and the Tradition DRI including environmental, landscaping, lighting, drainage, utilities, access and traffic.

Summary & Conditions

The applicant agrees to the following conditions as apart of the Amended MPUD:

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.

**THANK YOU FOR YOUR TIME AND
CONSIDERATION THIS EVENING**