



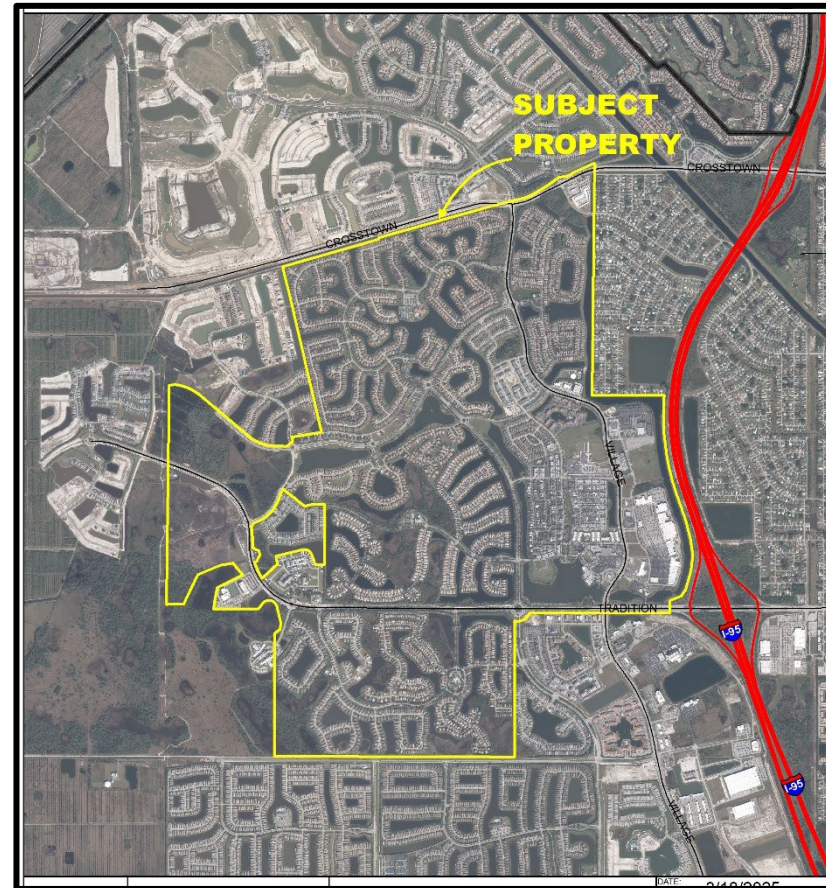
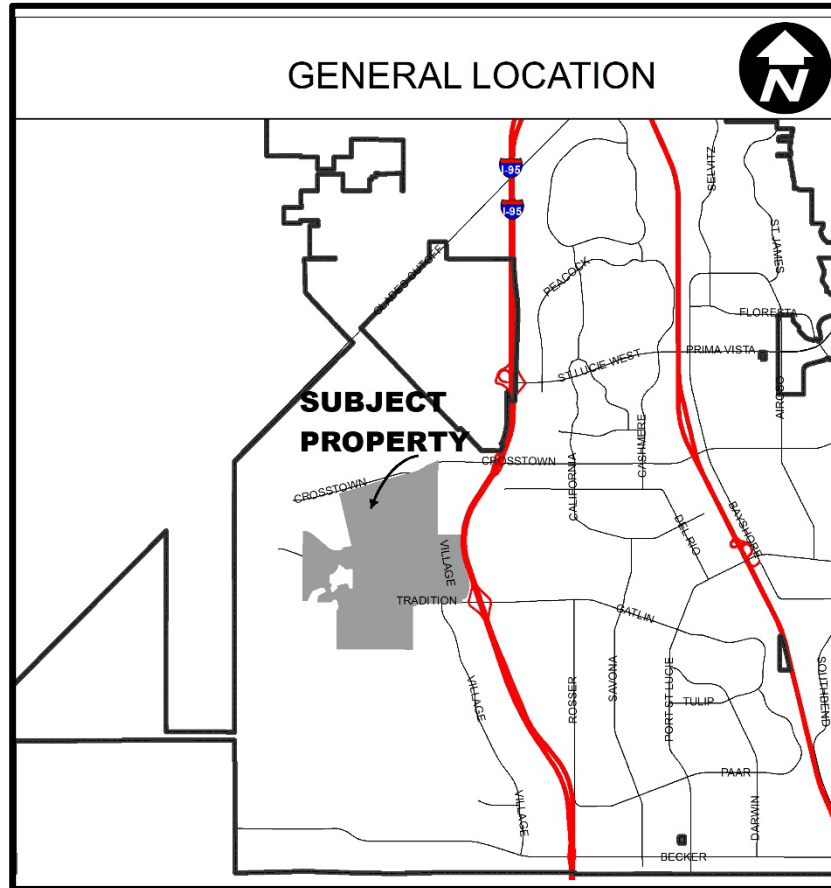
P22-093 7<sup>th</sup> Amendment to the Tradition DRI

April 13, 2026 City Council Public Hearing

# Request Summary

Applicant's Request:	An application for the 7 <sup>th</sup> Amendment to the Tradition DRI Development Order.
Agents:	Steve Garrett, Lucido and Associates Autumn Sorrow, AJ Entitlements and Planning
Applicant/Master Developer:	Mattamy Palm Beach, LLC
Location:	The subject property is generally located west of Interstate 95, south of Crosstown Parkway, east of North/South A, and on the north and south sides of Tradition Parkway.

# Location and Aerial



# Project Background

This application went before the City Council on April 28, 2025.

Council action at the public hearing was to table the project to the June 23, 2025 meeting. At the June 23 meeting, the applicant requested to table to a date uncertain.

The application has been revised since April 28, 2025 submittal.

The proposal will amend the development order entitlements, amend certain conditions of approval, update project phasing, buildout, and expiration dates.

# Summary of Changes

- The Tradition DRI is approved for a total of 6,161 residential units with 4,990 units designated for single family use and 1,171 units designated for multi-family use.
- This application will reclassify 264 single-family units to the multi-family designation with no increase in residential units.
- Single family use will decrease to 4,726 units and multi-family use will increase to 1,435 units.
- The total number of residential units will stay at 6,161 units with no increase in residential development in the Tradition DRI.
- The previous proposal from the April 28, 2025 City Council meeting proposed an increase in multi-family units by 397 units and no decrease in single-family units.

# Proposed Changes

	Current Development Totals	Proposed Development Totals	Difference
Single-Family Units	4,990	4,726	-264
Multi-family Dwelling Units	1,171	1,435	+264
<b>No Net Increase in Residential Units</b>	<b>6,161</b>	<b>6,161</b>	
Assisted Living Units	300	410	+110
Hotel Rooms	150	150	No changes
Commercial Square Footage	920,795	1,000,000	+79,205
Office Square Footage	627,823	353,348	-274,475
Warehouse Square Footage	177,046	177,046	No changes

# Additional Changes

- Updates to the phasing, buildout and expiration dates per previously approved statutory extensions
- Revisions to Section 5 F., Public Facilities, relating to reclaimed water for irrigation, a requirement for a reclaimed water agreement, the addition of a date for donation of Utility site.
- Revisions to Section 5.N., Transportation, to add date certain requirements to existing transportation requirements and to add new transportation requirements

# Revisions to Utility Conditions

- Clarifies the requirement for irrigation to be provided by the reclaimed water main running down North/South A from Crosstown Parkway to the Tradition Regional Park site.
- Adds a new condition to require a Reclaimed Water Agreement, including reserving 1 million gallons per day of capacity, line charges and take or pay provisions, to be executed within 90 days of the approval of the 7<sup>th</sup> Amendment to the Tradition DRI being approved by City Council.
- Adds a date certain to the condition for the developer to provide a utility site not less than 10 acres, to be platted and conveyed to the City, prior to September 30, 2026.

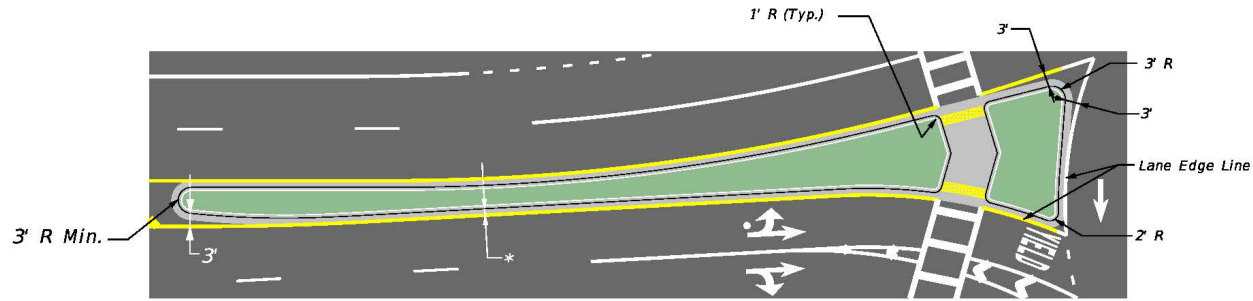
# New or Revised Transportation Requirements

# Tradition Pkwy and Community Blvd Roundabout

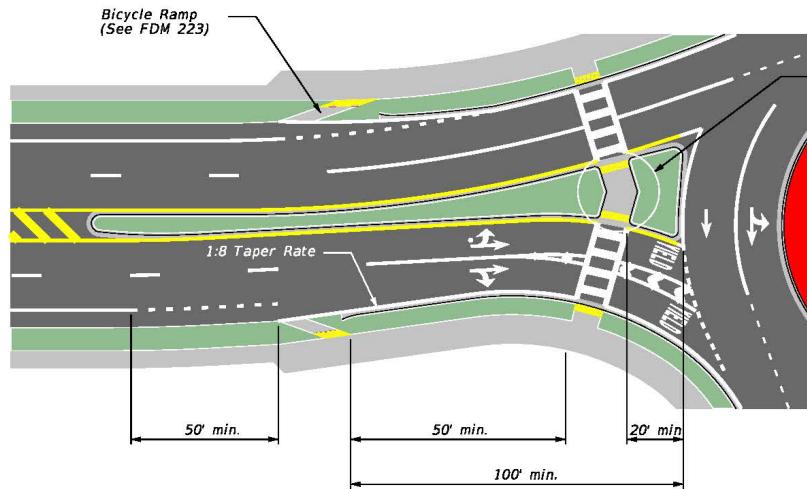
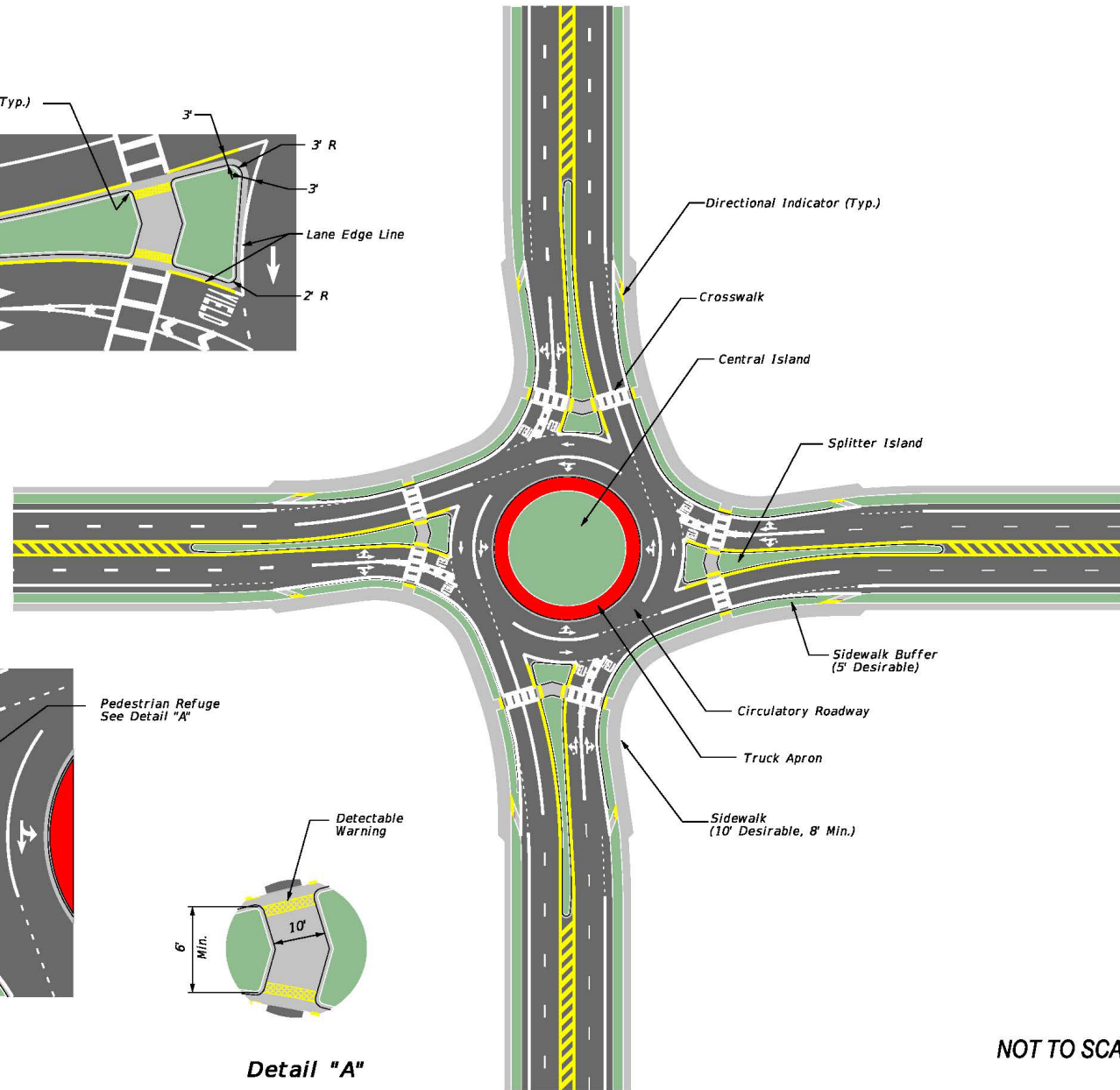
- Adds a requirement and specifications for the Tradition Parkway & Community Boulevard roundabout to be reconstructed to conform to FDOT Florida Design Manual standards as a 2-lane roundabout to improve on safety and operations and opened to the public by April 1, 2028.
- The intent is to modify the existing roundabout to be safest while accommodating the increased traffic as much as possible until the traffic exceeds the function of a roundabout.

# MODERN ROUNDABOUT DETAILS

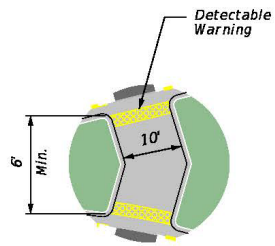
\*Min Offset From Lane Edge  
 Line to Face of Curb:  
 18" With Type E Curb and Gutter  
 15" With Traffic Separator



SPLITTER ISLAND DETAIL



BICYCLE AND PEDESTRIAN DETAIL



Detail "A"

NOT TO SCALE

EXHIBIT 213-1  
 01/01/2026



# Signal Warrant Analysis

- A new condition provides for the City to request a signal warrant analysis to be performed and submitted for the Tradition Parkway & Community Boulevard roundabout at the City's discretion.
- Intended to make sure the roundabout operates at an acceptable level of service and to make sure any safety deficiencies are identified.
- If so, the City can require operational or geometric improvements to the roundabout or the City can require the roundabout be replaced with a traffic signal.

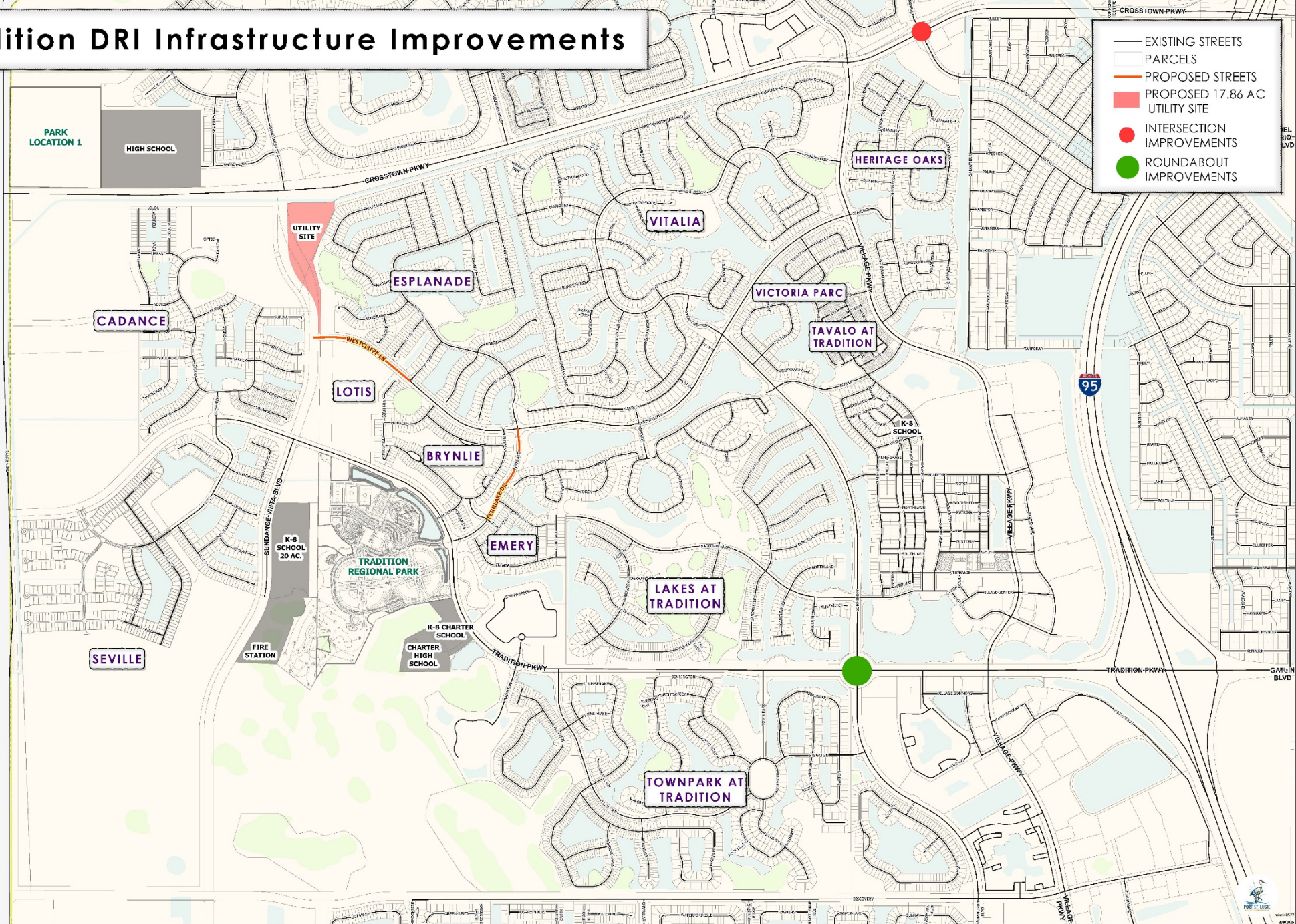
# Fernlake Drive and Westcliffe Lane

- Adds a requirement for Fern Lake Drive to be constructed to Westcliffe Lane as a 2-lane road and opened to the public prior to the 100<sup>th</sup> Public Works residential permit for the Brynlie Subdivision.
- Adds a requirement for Westcliffe Lane to be platted and constructed as a 2-lane divided roadway from SW Portico Way (Esplanade at Tradition, Phase 3 entrance) to Sundance Vista Boulevard (North/South A) and opened to the public within 6 months of Sundance Vista Boulevard (North/South A) from Tradition Parkway to Crosstown Parkway being opened to the public.

# SW Fairgreen Road and Crosstown Parkway

- Adds a new requirement and specifications for improvements to be made to the intersection of Crosstown Parkway and SW Fairgreen Road by December 31, 2027 or within 6 months of the pre-construction meeting for proposed development on the southwest corner of Crosstown Parkway and SW Fairgreen Rd, whichever comes sooner.
- This improvement will add an additional turn lane on Crosstown Parkway, extend the turn lanes on Crosstown, and include an additional receiving lane on SW Fairgreen Road.

# Tradition DRI Infrastructure Improvements



- EXISTING STREETS
- PARCELS
- PROPOSED STREETS
- PROPOSED 17.86 AC UTILITY SITE
- INTERSECTION IMPROVEMENTS
- ROUNDABOUT IMPROVEMENTS

# Traffic Review

- An updated traffic study was prepared by MacKenzie Engineering and Planning, reviewed by the City's 3<sup>rd</sup> Party Traffic Consultant, Kittelson and Associates, and approved by the Public Works Department.
- The review by Kittelson and Associates found that the proposed development program is consistent with the traffic analysis prepared by MacKenzie Engineering and Planning, showing that the proposed changes to the DRI development totals does not result in an increase in trips compared to the current DRI totals.
- The findings show that the proposed changes in entitlements results in a slight decrease in daily, AM peak-hour, and PM peak-hour trips.

# Analysis

- Section 380.06(7)(a), Florida Statutes, requires any proposed change to an approved DRI be reviewed based on the standards and procedures in the City's comprehensive plan and 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. The proposed changes to entitlements are consistent with Policy 1.2.8.1.
- Policy 1.2.8.1 also states that the City may increase or decrease the development entitlements as provided for in an Equivalency Matrix adopted as part of an approved DRI Development Order.
- The proposed changes are based on the adopted equivalency matrix for the Tradition DRI (Exhibit F).

# Staff Recommendation

- The Planning and Zoning Board recommended approval of the proposed amendment at the April 1, 2025 Planning and Zoning Board meeting.
- The Planning & Zoning Department staff finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan and land development regulations and recommends approval.