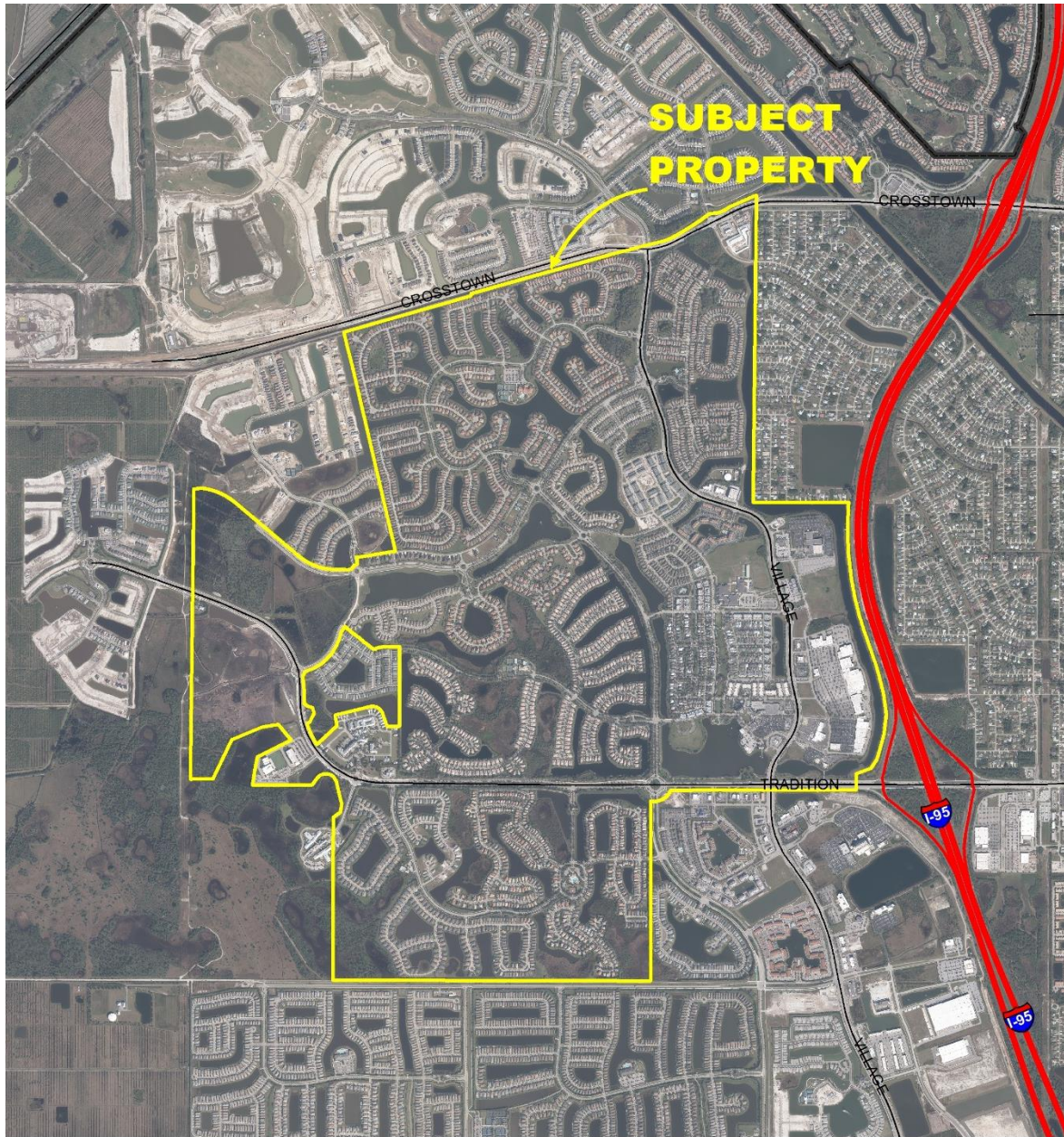


**Tradition DRI Amendment
7th Amendment to the DRI Development Order
P22-093**



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 conditions of approval, 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 located west of Interstate 95, south of Crosstown Parkway, east of North/South A, and on the north and south sides of Tradition Parkway.
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 and Background

Mattamy Palm Beach, LLC, as the developer of the Tradition DRI, has applied for the 7th Amendment to the Tradition 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. Exhibit "F" of the Tradition DRI provides for the use of an equivalency matrix to convert or increase the entitlements of one land use with a corresponding decrease in one or more land uses provided the p.m. peak hour trips generated by each use are equivalent. 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. Any changes that exceed the 25 percent thresholds require an amendment to the DRI.

Since the adoption of the 6th amendment, the developer has utilized the conversion matrix to increase multi-family units by 171 with a corresponding decrease in commercial entitlements by 29,205 square feet and to increase warehouse entitlements by 87,046 sq ft with a corresponding decrease in office entitlements by 72,177.45 sq ft. As result of these changes, the approved entitlements in the Tradition DRI are as follows: 4,990 single-family residential units, 1,171 multi-family residential units, 300 assisted living units, 150 hotel rooms, 920,795 square feet of commercial use, 627,823 square feet of office use, and 177,046 square feet of warehouse use.

Proposed Amendment

The proposed 7th amendment to the Tradition DRI revises the development entitlements and updates the PM Peak Hour Trip Generation to support the buildout of the project. The Tradition DRI is approved for a total number of 6,161 residential units. This includes 4,990 single family units and 1,171 multi-family units. A total of 4,726 residential units have been constructed in the Tradition DRI and 264 single-family

units are available for future development. With this application, the developer is proposing to reclassify the 264 units available under the single-family category to the multi-family category. This change will increase multi-family residential from 1,171 multi-family units to 1,435 multi-family units with a decrease in single-family from 4,990 single-family units to 4,726 single-family units. There is no increase in the number of residential units approved for the Tradition DRI. The total number of residential units approved for the Tradition DRI will remain at 6,161 units.

This application will increase commercial square footage by 79,205 sq ft from 920,795 sq ft to 1,000,000 sq ft; increase warehouse square footage by 87,046 sq ft from 90,000 sq ft to 177,046 sq ft; increase assisted living units by 110 units from 300 units to 410 units; and decrease office square footage by 274,475 sq ft from 627,823 sq ft to 353,348 sq ft. An updated traffic study was prepared for the project and reviewed by the City's 3rd Party traffic consultant, Kittelson and Associates. The review found that the proposed development program is consistent with the traffic analysis prepared by MacKenzie Engineering and Planning which shows a net decrease in daily, AM peak-hour, and PM peak-hour trips from the previously approved development program to the proposed development program.

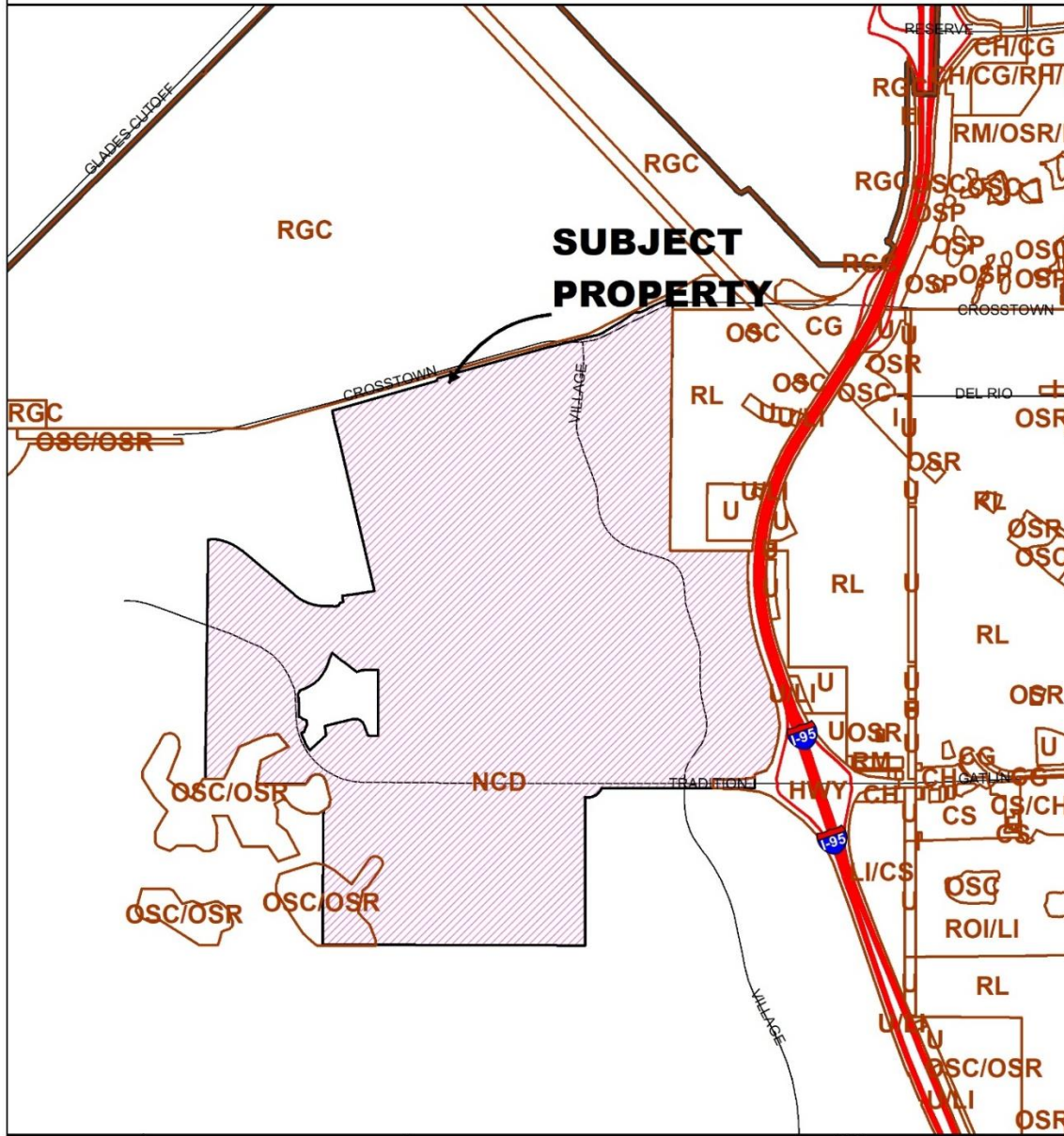
In addition to changes to development entitlements, city staff worked with the applicant to update utility requirements to provide for the use of reclaimed water, to require a reclaimed water agreement reserving 1 million gallons per day of capacity, line charges and take or pay provisions, and to require the agreement to be executed within 90 days of the approval of this amendment. A date certain and other specifications were added to the existing requirement for the developer to convey a 1 utility site of not less than 10 acres free and clear of all liens and material encumbrances prior to September 30, 2026. City staff worked with Kittelson Engineering to update the transportation conditions in the DRI to improve traffic flow and roadway connectivity in the Tradition DRI. The proposed changes to the roadway conditions are as follows:

- Section 5.N.5., Internal Roadway Improvements:
 - 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.
 - Adds a new condition for the City to request a signal warrant analysis be performed for the Tradition Parkway and Community Boulevard roundabout, if needed. The City may require the signal warrant analysis study to be repeated on a biennial basis to determine if a signal is warranted. The analysis shall be performed during the peak season and presented as part of the biennial report.
 - Adds a requirement for Fern Lake Drive to be constructed to Westcliffe Lane and opened to the public, as a 2-lane road prior to the 100th Public Works residential permit being issued for the Brynlie Subdivision.
 - Adds a requirement for the final segment of Westcliffe Lane from SW Portico Way (Esplanade at Tradition, Phase 3 entrance) to North/South A to be platted and constructed as 2-lane divided roadway and opened to the public within 6 months of North/South A from Tradition Parkway to Crosstown Parkway being opened to the public.
 - Adds a new requirement and specifications for the intersection of Crosstown Parkway and SW Fairgreen Road to be modified to add additional westbound lane on Crosstown and a receiving lane on SW Fairgreen Road by December 31, 2027 or within 6 months of

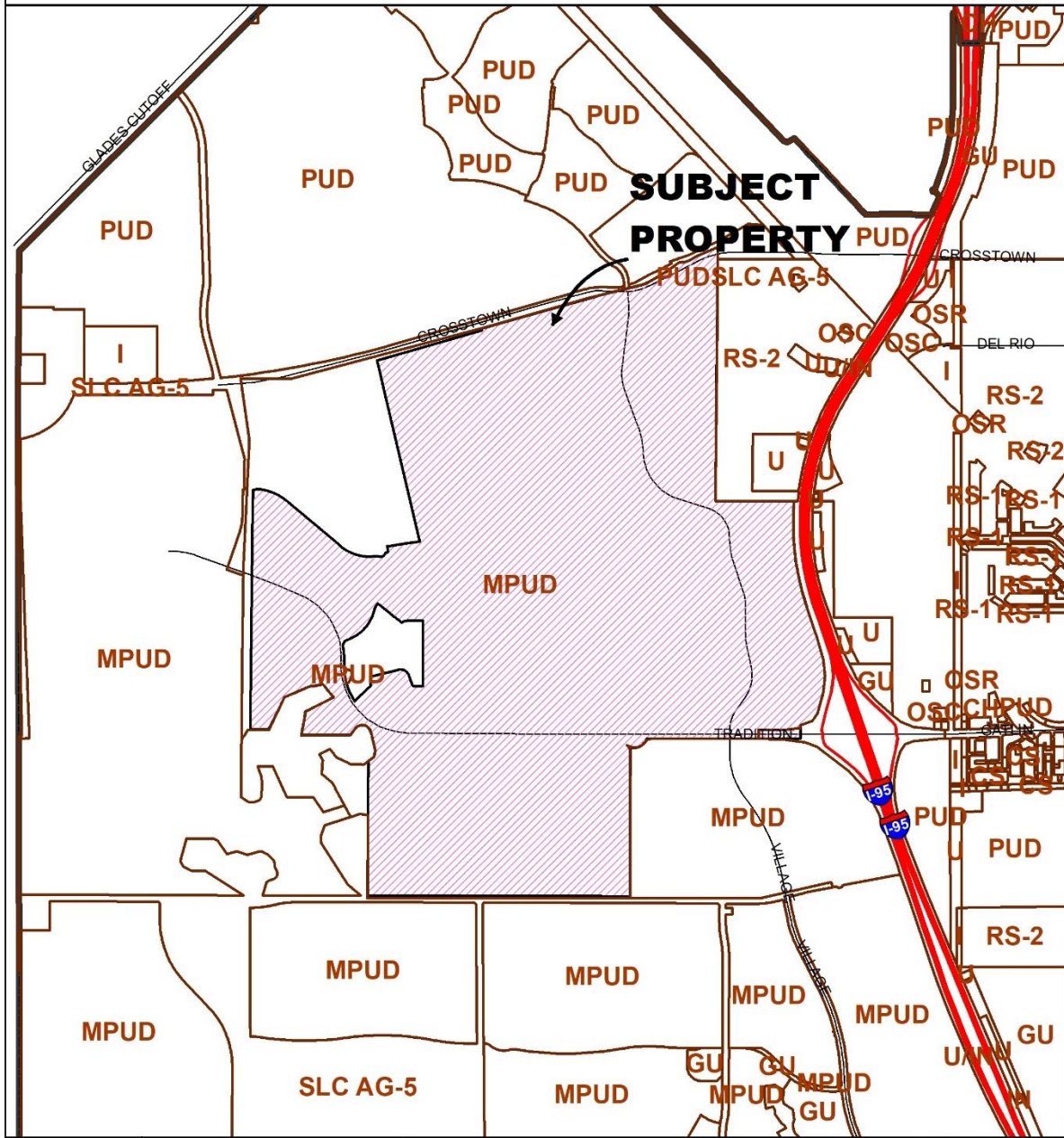
the Pre-construction meeting for proposed development on the southwest corner of Crosstown Parkway and SW Fairgreen Drive, whichever comes first.

Project phasing, buildout and expiration dates have also been updated to reflect previously approved statutory extensions. The DRI development order has been reformatted to be consistent with the formatting of the other approved southwest annexation area DRIs. The conditions are now listed as Exhibit 1 of the proposed resolution and not included in the body of the resolution. -

FUTURE LAND USE



EXISTING ZONING



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 totals for both the Tradition DRI and Western Grove DRI under 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 proposed changes to the Tradition DRI do not exceed the requirements of Policy 1.2.8.1 as shown below:

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 Amendment	6,161	150	1,530,394
Combined Totals	10,161	150	1,780,394
Amount allowed per Policy 1.2.8.1	11,307	150	2,358,810

The proposed amendment does not increase the total number of residential units allowed in the Tradition DRI. Instead, the amendment reclassifies 264 single-family units as multi-family units resulting in no net increase of residential units. The amendment increases commercial square footage by 79,205 sq ft with a decrease in office square footage by 274,475 square feet. The proposed changes to warehouse square footage by 87,046 square feet from 90,000 square feet to 177,046 square feet reflect a previous conversion of 72,177 square feet of office use to 87,046 square feet of warehouse use. The 177,046 square feet of warehouse use is already constructed as self storage buildings. No warehouse entitlements available for development in the Tradition DRI. The increase in assisted living units by 110 units from 300 units to 410 units is to account previously approved site plans for assisted living facilities.

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 review by Kittelson and Associates found that the proposed development program is consistent with the traffic analysis prepared by MacKenzie Engineering and Planning, showing a net decrease in daily, AM peak-hour, and PM peak-hour trips from the previously approved development program to the proposed development program. 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.

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.