



Planning / Applications / P#: P22-093

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Project Name:

Tradition-DRI/N.O.P.C.

- Management/Property Information
- Reviewers

Management

Project Type: * DRI AMENDMENT ▾	Status: P&Z MEETING SCHEDULED ▾	Approved Date: <input type="text"/>
Project Number: * P22-093	Amended Number: <input type="text"/>	Utility File Number : 11-342-00
Building Type : Select... ▾	Primary Email Address: Autumn@ajentilements.com	

Describe Request:

The subject application involves a request by Mattamy Palm Beach, LLC for a Development Order (DO) Amendment to the Tradition Development of Regional Impact (DRI). The proposed amendments include changes to the Development Order:

Check this if Exempt from Public Records Request:

Property Information

Address: <input type="text"/>	Project Site Location: <input type="text"/>	
City Section: <input type="text"/>	Block: Tradition	Lot: <input type="text"/>

Legal Description:

+

Parcel Number

No data

Current Land Use:

Current Zoning:

Proposed Zoning:

Utility Provider:

Acreage:

Administrative:

Architectural Elevations:

Agent/Applicant

Property Owners

Authorized Signatory of Corporation

Project Architect/Engineer

Agent First Name:

Agent Last Name:

Agent Business Name:

Agent Phone:

Agent Address:

Agent City:

Agent State:

Agent Zip:

Agent Email:

Save



TRADITION DRI
City of Port St. Lucie Florida
DEVELOPMENT ORDER AMENDMENT
APPLICATION
PROJECT NARRATIVE/COVER LETTER
MARCH 2, 2022; REVISED 1/6/2025; 7/23/25; 9/26/25; AND 11/10/25

REQUEST SUMMARY

The subject application involves a request by Mattamy Palm Beach, LLC for a Development Order (DO) Amendment to the Tradition Development of Regional Impact (DRI). As more specifically described herein and indicated on the accompanying documents the proposed amendments do not include changes to the master development plans (Map H).

BACKGROUND AND PROJECT HISTORY

The Tradition DRI was originally approved by the City Council on September 22, 2003, pursuant to the adoption of Resolution 03-R67. Since the initial approval, the DRI has been amended several times with the most recent approval on April 25, 2016, pursuant to Resolution 16-R25. The adoption of Resolution 16-R25 approved the following amendments:

- Amend Exhibit A to remove 348.18 acres of property from the Tradition DRI thereby reducing the total acreage to 2,727.43 acres and amended Exhibits A, B, and C accordingly;
- Reduce the number of single-family units from 5,945 to 4,999;
- Document the previous statutory extensions; and
- Extend the compliance dates for Conditions J and N.6.h to December 16, 2016

Use Conversion Approvals and Time extension approvals

- On August 25, 2016, the Developer noticed the City of a change in the development program via the conversion of 29,205 square feet of retail to 171 multi-family residential units per the Conversion Matrix included in Exhibit F of the adopted Development Order; and
- On March 4, 2020, the Developer noticed the City of a change in the development program via the conversion of 72,117 square feet of office entitlement to 87,046 square feet of warehouse use per the Conversion Matrix for the Tradition Storage P19-133 site plan application; and
- On December 7, 2022, as amended, the Developer noticed the City of a change in the development program via the conversion of 91,500 square feet of office and 16,500 square feet

of commercial entitlement to 289 multi-family units per the Conversion Matrix submitted for the Alta Terra/Slopeside Residential site plan application (note: this has not been approved); and

- Extension of buildout and expiration pursuant to the Legislative Extensions thereby extending Resolution 03-R67 Buildout Date until August 18, 2041; and 2) Resolution 03-R67 Development Order expiration until August 15, 2051.

The entirety of the Tradition DRI has a Future Land Use Designation of New Community Development (NCD). The NCD is a Future Land Use designation for DRIs to facilitate the development of mixed use communities. The four subdistricts in Tradition are: Residential, Mixed Use, Village Center, and Town Center.

The Tradition DRI is a successful project and has been developed with a mix of housing types, retail uses and eateries, office spaces, and a variety of amenities. As the buildout of the Tradition DRI nears, the Master Developer has evaluated the current residential and nonresidential market trends versus the approved entitlements of the DRI DO and has determined that the entitlements need to be updated. The applicant has hired Mackenzie Engineering and Planning, Inc. to prepare a Traffic Analysis of the proposed increases and reductions in entitlements; please refer to the exhibit for the traffic impact statement.

PROPOSED AMENDMENTS TO THE DEVELOPMENT ORDER:

The Tradition DRI was approved, as amended, for a total of 4,990 single family units; 1,000 multifamily units; 300 assisted living facilities; 950,000 square feet of commercial; 700,000 square feet of office; 90,000 square feet of warehouse; and 150 hotel rooms. [Note: the November 2025 revision reduces multi-family dwelling units]

The proposed amendments includes changes to the Development Order:

1. Entitlement of uses:

Use	Approved Entitlements	Proposed Entitlements	Net Difference
Single-Family DU	4,990	4,726	-264
Multi-Family DU	1,171*	1435	264
Assisted Living Facility Beds	300	410	110
Hotel Rooms	150	N/A	N/A
Commercial Sq.Ft	920,795	1,000,000	79,205
Office Sq.Ft	627,823	353,348	-274,475
Warehouse Sq.Ft	177,046*	N/A	N/A
Conservation	207.3	N/A	N/A
Open Space/Parks	245	N/A	N/A

* Previously approved conversion use matrix request

2. Amend Exhibit 8B which more clearly defines N/S Road A and the Tradition DRI boundaries;

3. Amend Exhibit F, the Trade-Off Equivalency Matrix to reflect new minimum and maximum use quantities the PM Trip Rate; and
4. Correct the Brennity Entitlements to reflect that all units constructed at Brennity are Adult Living Facility Units (beds).

PROPOSED AMENDMENTS TO THE CONDITIONS OF APPROVAL:

With this application request, the applicant(s) will also be seeking several amendments to the conditions of approval. The condition modifications are included as a separate exhibit.

CONCLUSION

On behalf of the Property Owner and consultant team, Lucido & Associates and AJ Entitlements & Planning LLC respectfully request favorable review and consideration of this application. The agent at AJ Entitlements & Planning is Autumn Sorrow who can be reached at: autumn@ajentitlements.com.



Mattamy Homes • Southeast Florida
Division
2500 Quantum Lakes Dr., Suite 215
Boynton Beach, FL 33426
T 561-413-6101

LETTER OF AUTHORIZATION

March 19, 2025

Mary F. Savage-Dunham, AICP, CFM, Director
Planning and Zoning Department
City of Port St. Lucie
121 S.W. PSL Blvd
Port St. Lucie FL, 34984

RE: TRADITION DRI AMENDMENT

Dear Mrs. Savage-Dunham:

I hereby give consent to Autumn Sorrow/ with AJ Entitlements & Planning LLC and Steve Garrett with Lucido & Associates to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the parties designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have full knowledge the property that have an ownership interest in is the subject of this application. I further certify the statement or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material, and all attachments become official records of the City of Port St. Lucie. I acknowledge that additional information may be required to process this application. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Karl Albertson", written over a horizontal line.

Karl Albertson, Vice President
Mattamy Palm Beach LLC