



Tradition MPUD Amendment No. 16

Project No. P26-026

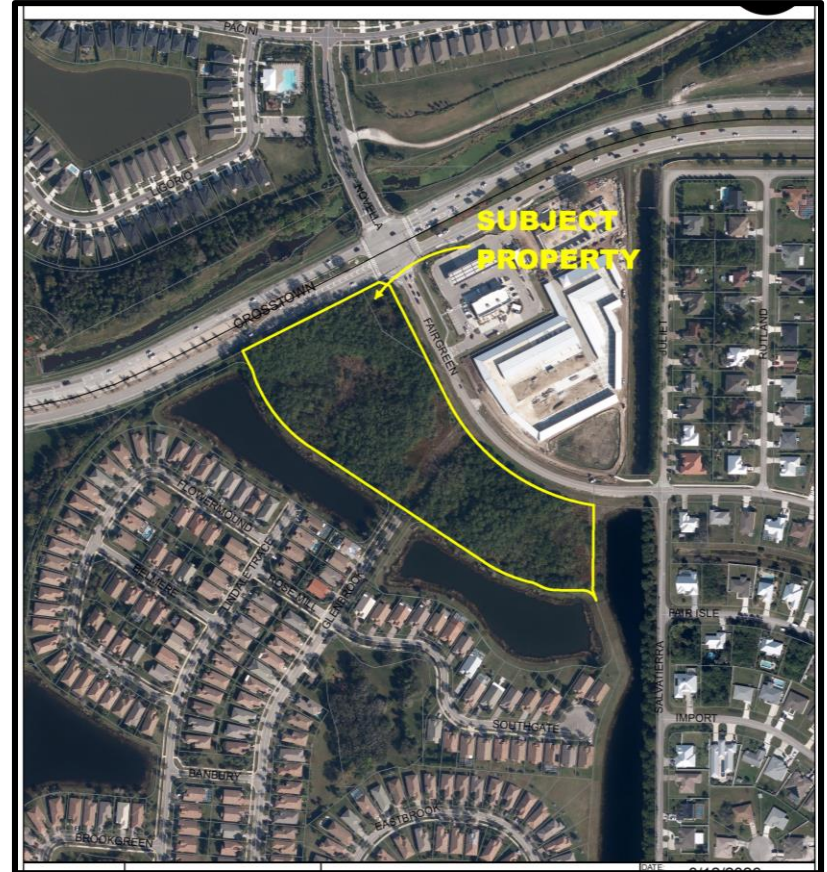
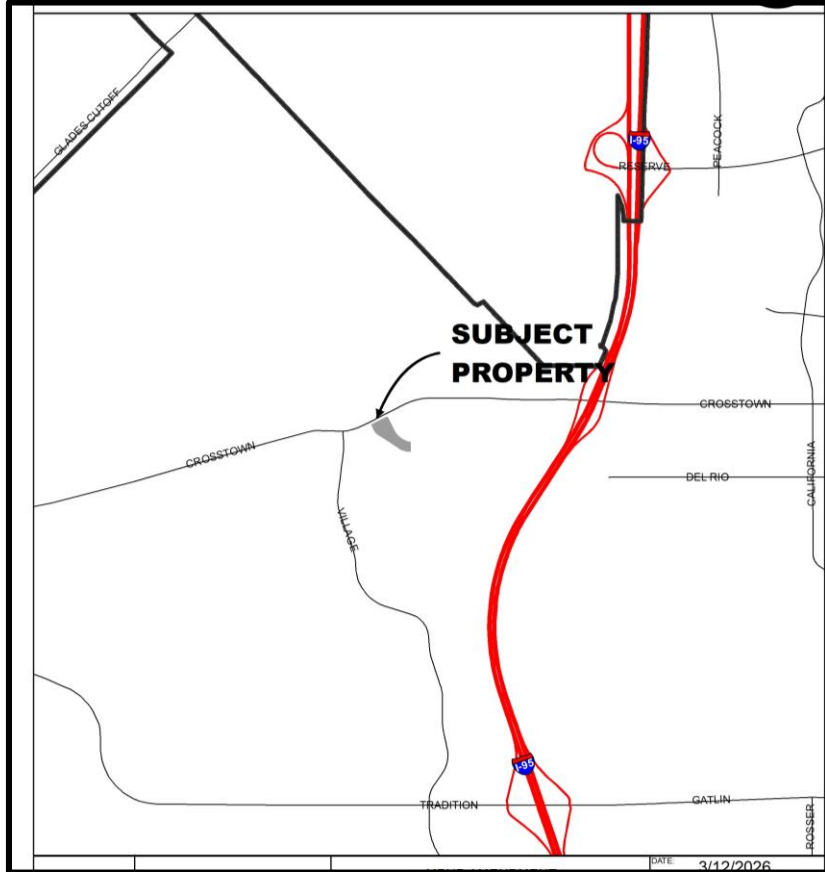
Planning and Zoning Board Meeting

April 7, 2026

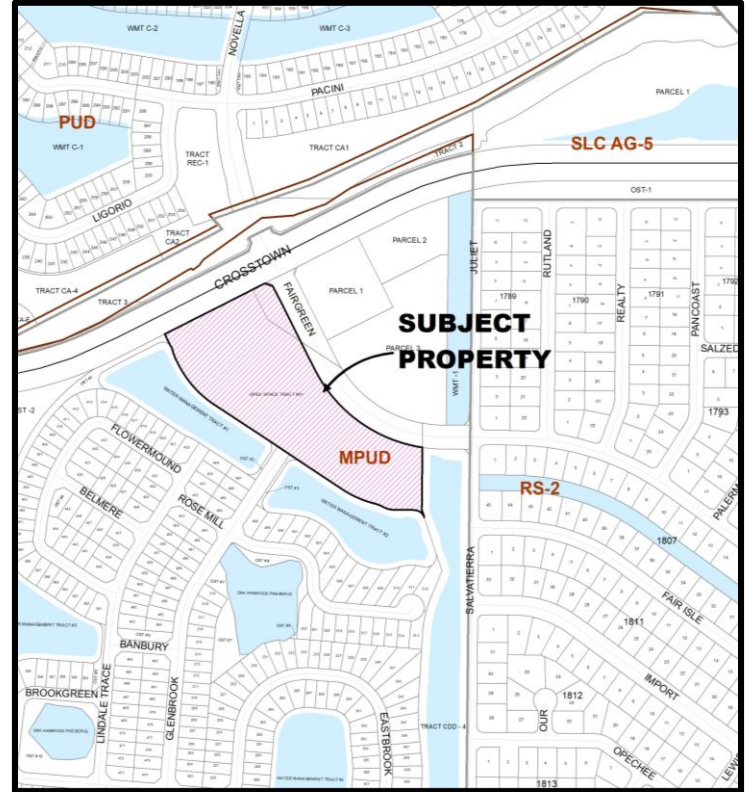
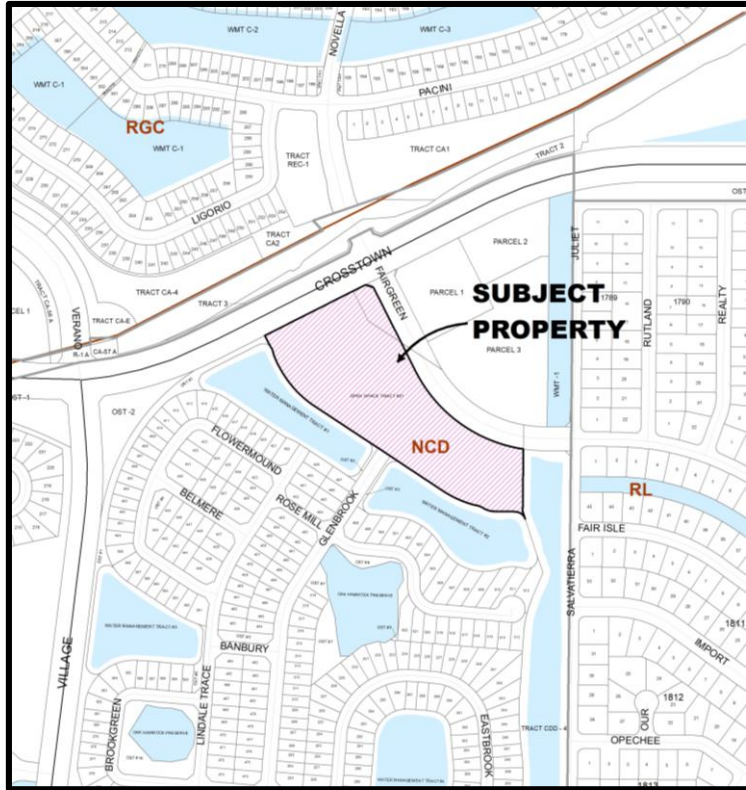
Request Summary

Owner:	Winding River Crosstown, LLC
Applicant:	Brad Currie, AICP, Haley Ward
Location:	Southwest corner of the intersection at Crosstown Parkway and SW Fairgreen Drive
Request:	A request to amend the Tradition MPUD for 9.48 acres of property.

Location and Aerial



Land Use and Zoning



Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Convenience store, gas, and self-storage
South	NCD	MPUD	Heritage Oaks residential community
East	RL	RS-2	Single-family residential community
West	RGC	Verano South PUD 1 Pod C	Open space tracts

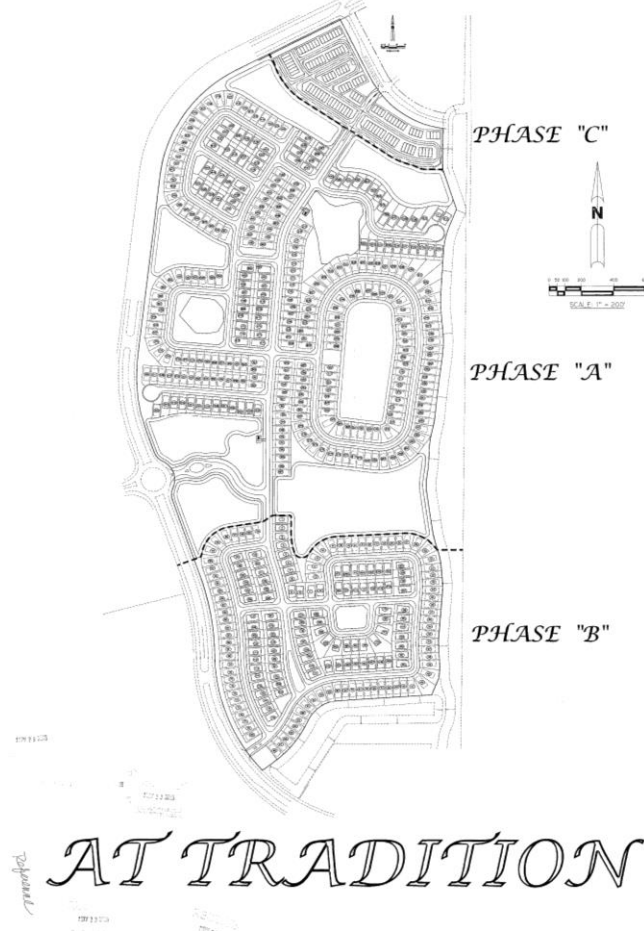
Project Background

- The Tradition MPUD is approximately 3,038 acres and is located south of the Crosstown Parkway, West of I-95, and North and South of Tradition Parkway.
- The development plan divides the project into major sub-areas - Residential, Mixed Use, Village Center, and Town Center.
- Each sub-area is divided into parcels for planning purposes with each parcel designated for a certain use or combination of uses.

Proposed Project

- The proposed amendment pertains to 9.48 acres of undeveloped land that is located at the southwest corner of Crosstown Parkway and SW Fairgreen Drive.
- The subject property was previously Phase C of Heritage Oaks at Tradition.
- A conceptual site plan for Phase 3 was submitted in 2006 for approximately 106 townhome units.
- The project was never built and it is staff's understanding that the property is no longer associated with the Heritage Oaks community.

HERITAGE OAKS



Proposed Project

- The MPUD currently designates the 9.48 acres for residential use as part of the larger Parcel 10 (Heritage Oaks).
- This application will remove the 9.48 acres from Parcel 10, reclassify the 9.48 acres as Parcel 11A, and designate the use for Parcel 11A as Retail/Office to provide for the property to be developed for commercial and other uses in the future.

Proposed Project

- The non-residential uses permitted in the MPUD for Mixed Use include: office use, medical use, banks, restaurant with drive through, retail, service station, car wash, multi-family dwellings, day care, and recreation facility as well as civic and cultural uses.
- To accomplish the change, the application amends Exhibits 5 of the MPUD document, Exhibit 8, the MPUD concept plan, and Exhibit 8B, the conceptual land use plan, to add Parcel 11A and designate it for Retail/Office use.

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: 1,981.27 ACRES

PARCELS DESIGNATED 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:

PARCELS 1, 1A, 1B, 1C AREA: 7.89 ACRES
 PARCEL 2 AREA: 39.99 ACRES

% OF TOTAL: 36.4%

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:

PARCEL 7 AREA: 23.79 ACRES
 PARCEL 10 AREA: 175.59 ACRES

% OF TOTAL: 44.93%

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 / CIVIC / INSTITUTIONAL (ALL NON-RESIDENTIAL USES LISTED IN EXHIBIT 6, SECTION 4, MIXED USE AREAS, BELOW):

PARCEL 11A AREA: 9.48 ACRES

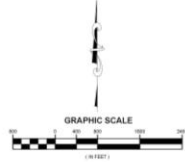
VILLAGE CENTER: PARCELS 19A, 19B

TOTAL: 7.37 ACRES

RETAIL / OFFICE / CIVIC / CHURCH AREA: 7.37 ACRES

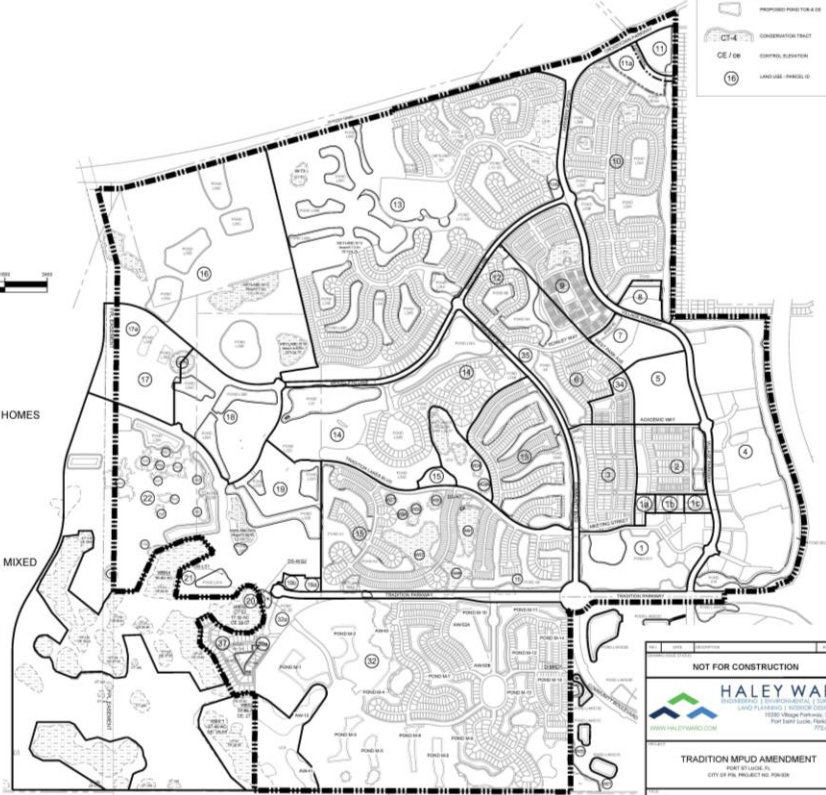


LOCATION MAP
 SCALE: 1" = 100'



LEGEND

- BACK BOUNDARY AREA
- PROPOSED ROAD RIGHT OF WAY
- CONSERVATION TRACT
- CONTROL PLANTINGS
- LAND USE PARCEL ID



TRADITION WETLANDS	
ID	WETLAND AREA (AC)
W-1	3.93
W-22	3.78
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
 PLANNING CONSULTANTS & ENGINEERS, INC.
 10320 Village Park Lane, Suite 300
 Fort Lauderdale, Florida 33328
 754.467.2355

TRADITION MPUD AMENDMENT
 1986 PLANNING
 CITY OF FORT LAUDERDALE, FLORIDA

EXHIBIT 8

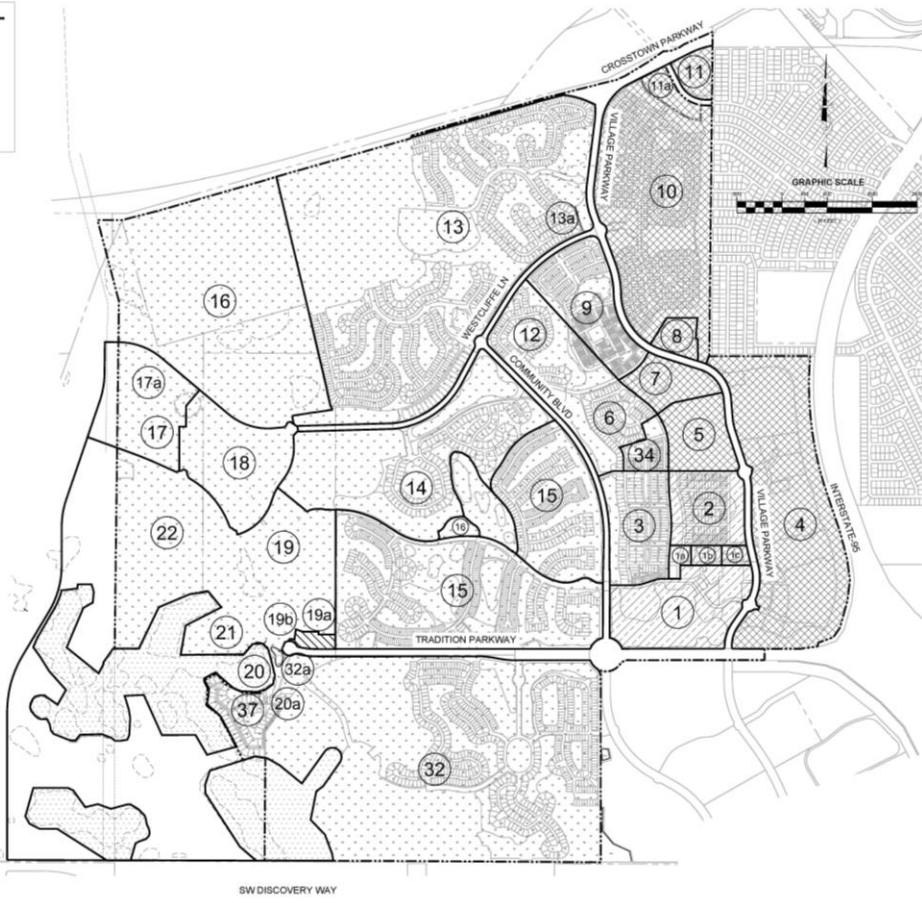
DATE: 11/11/2024
 DRAWN BY: J. BROWN
 CHECKED BY: J. BROWN
 SCALE: AS SHOWN

EXHIBIT 8



LEGEND

- SUB-EXTRACT BOUNDARY
- RESIDENTIAL
- MIXED USE
- TOWN CENTER
- VILLAGE CENTER
- OFFICE
- LAND USE: PARCEL ID



NOT FOR CONSTRUCTION	
HALEY WARD ENGINEERING, ARCHITECTURE, & DESIGN LAND PLANNING & DESIGN DIVISION 1020 Village Parkway, Suite 200 Fort Lauderdale, Florida 33404 754.463.5000	
TRADITION MPUD AMENDMENT	
PART 17, LAND USE	
EXHIBIT 8B	
202209	AS SHOWN
25-MAP EXHIBIT'S DMS	33804
EXHIBIT 8B	



Land Use Consistency

- The subject property is located within the Tradition DRI and within a designated Mixed Use sub-district as depicted on Map H of the Tradition DRI and Figure 1-3 of the Future Land Use Element.
- Per Policy 1.2.2.7 of the comprehensive plan, Mixed-Use Areas can include commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution, residential and other similar services designed to meet the needs of the larger area.
- Each mixed-use area must contain a minimum of three or more uses as described above, one of which shall be residential. A minimum of 30% and a maximum 70% of the net acreage within a Mixed-Use Area shall be residential.

Staff Findings

- The Tradition MPUD provides for a variety of uses under the Mixed-Use Sub-Area including residential.
- The removal of 9.48 acres from residential will not adversely impact the amount of acreage designated for residential use in the Mixed-Use Area.
- It is currently at approx. 47% this application will reduce it to 44.93%.

Staff Findings

- Policy 1.1.7.3 of the comprehensive plan states that the City should encourage commercial and mixed-use nodes at or near arterial intersections and utilize urban design standards and techniques to beautify and enhance community appearance along major corridors.
- Given the proximity of the subject property to residential development to the south and east, staff is recommending a condition of approval to require future development of the property to include the installation of an architectural wall and enhanced landscaping along the eastern and southern boundaries of the property.

Staff Recommendation

The Site Plan Review Committee recommended approval of the proposed MPUD amendment at the February 25, 2026 Site Plan Review Committee meeting.

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval subject to the following condition:

1. Future development of the property shall include the installation of an architectural wall and enhanced landscaping along the eastern and southern boundaries of the property.