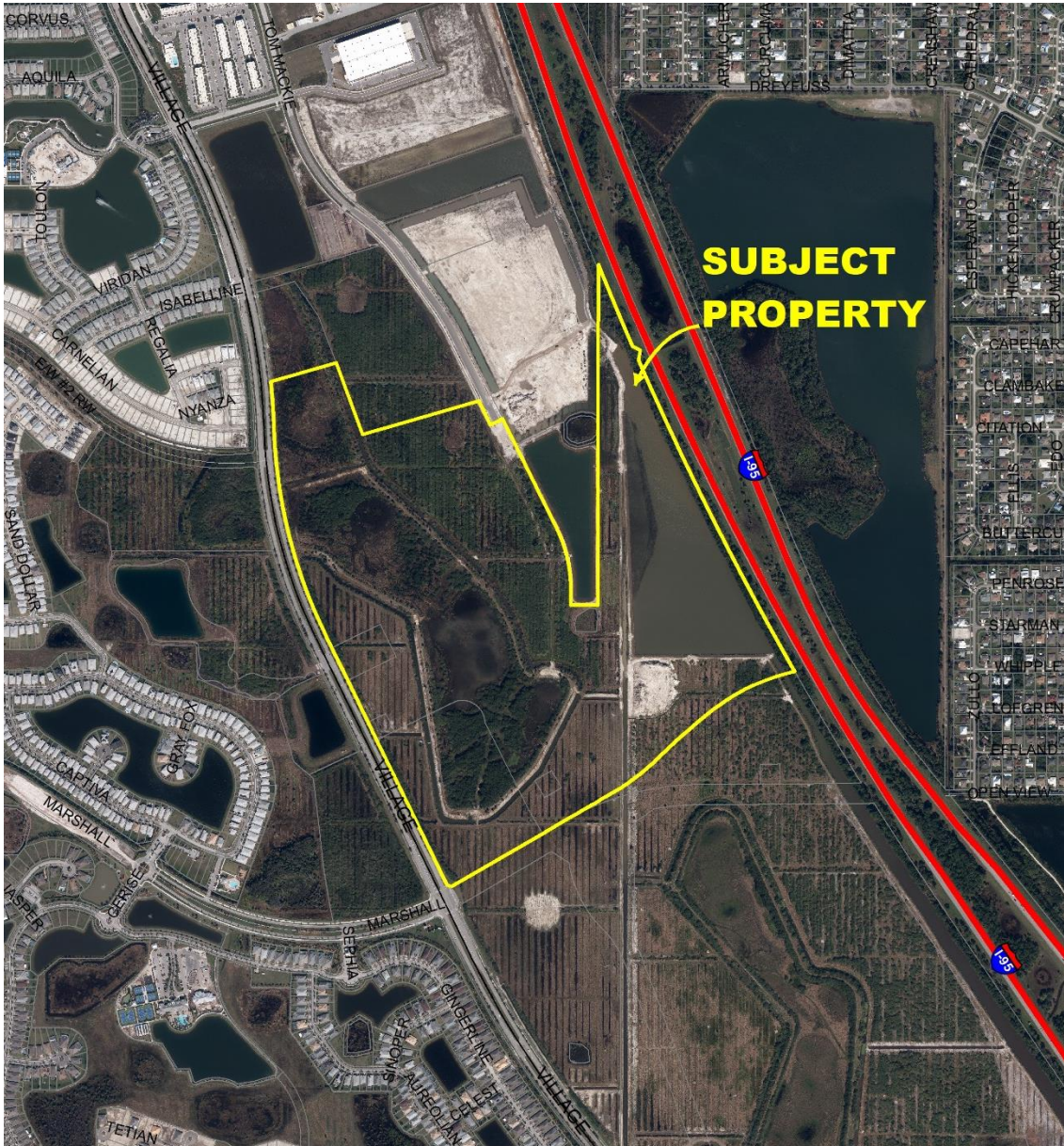


**Destination at Tradition MPUD  
MPUD Rezoning Application  
P24-099**



Project Location Map

**SUMMARY**

Applicant's Request:	A request to rezone approximately 226 acres of land from the Tradition Commerce Park North MPUD to the Destination at Tradition MPUD
Agent:	Dennis Murphy, Culpepper and Terpening, Inc.
Applicants/Property Owners:	City of Port St. Lucie, Port St. Lucie Governmental Finance Corporation and the St. Lucie County Fire District
Location:	The subject property is generally located west of Interstate 95, south of SW Destination Way, east of SW Village Parkway and north of Marshall Parkway.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Deputy Director

**Project Description**

The Port St. Lucie Governmental Finance Corporation, the City of Port St. Lucie, and the St. Lucie County Fire District have applied to rezone approximately 226 acres of land that is currently located within the Tradition Commerce Park North MPUD. The request is to rezone the land to a separate MPUD to be known as Destination at Tradition MPUD. The Tradition Commerce Park North MPUD is generally located on the east side of SW Village Parkway and between SW Discovery Way and Marshall Parkway right-of-way. The subject property is the southern 1/3 undeveloped area of the Tradition Commerce Park North MPUD. Most of the land is under the ownership of the Port St. Lucie Governmental Finance Corporation. The City of Port St. Lucie is the owner of certain utility use parcels and road right-of-way within the MPUD and the St. Lucie County Fire District is the owner of a 2.5 acre parcel that has a site plan approved for a fire station (P23-117).

This application is associated with an application to amend Figure 1-4 of the Future Land Use Element (P24-065) and an application to amend Map H, the master development plan, of the Southern Grove DRI (P24-086). Both the amendment to Figure 1-4 and the amendment to Map H revised the land use sub-districts for the 226 acres, more or less, from the Employment Center and Neighborhood/Village Commercial sub-districts to the Regional Business Center sub-district. The applicants are applying to create a new MPUD zoning regulation book and concept plan for the 226 acres known as Destination at Tradition MPUD.

The proposed Destination at Tradition MPUD will provide for approximately 600,000 square feet of industrial use; approximately 60,000 square feet of office use; approximately 500,000 square feet of commercial use; approximately 200,000 square feet of Research and Development use; 400 residential units and 300 hotel rooms. The Destination at Tradition MPUD will include two distinct development areas with approximately 31 acres designated for Business Park type uses (warehouse, manufacturing, etc. type uses) and approximately 80 acres is designated for Mixed Commercial type uses (residential, retail, restaurants, office, etc.) with the remainder of the acreage designated for stormwater management, road rights-of-way, utility uses, and previously designated conservation tracts. As depicted on the MPUD concept plan, the mixed commercial areas will front SW Village Parkway and Marshall Parkway and the Business Park area will be located along the internal spine road known as Tom Mackie Boulevard. The proposed Destination at Tradition MPUD is provided as Attachment "A" of the staff report.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the July 24, 2024 Site Plan Review Committee meeting.

**Public Notice Requirements**

Notice of the rezoning was mailed to property owners within a maximum of 750 feet of the subject property.

**Location and Site Information**

Parcel Numbers:	Included in the MPUD document
Property Size:	Approximately 226 acres
Legal Description:	Included in the MPUD document
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	Tradition Commerce Park MPUD
Proposed Zoning:	Destination at Tradition MPUD
Proposed Uses:	Mixed use commercial, hotel, multi-family residential, and light industrial type uses

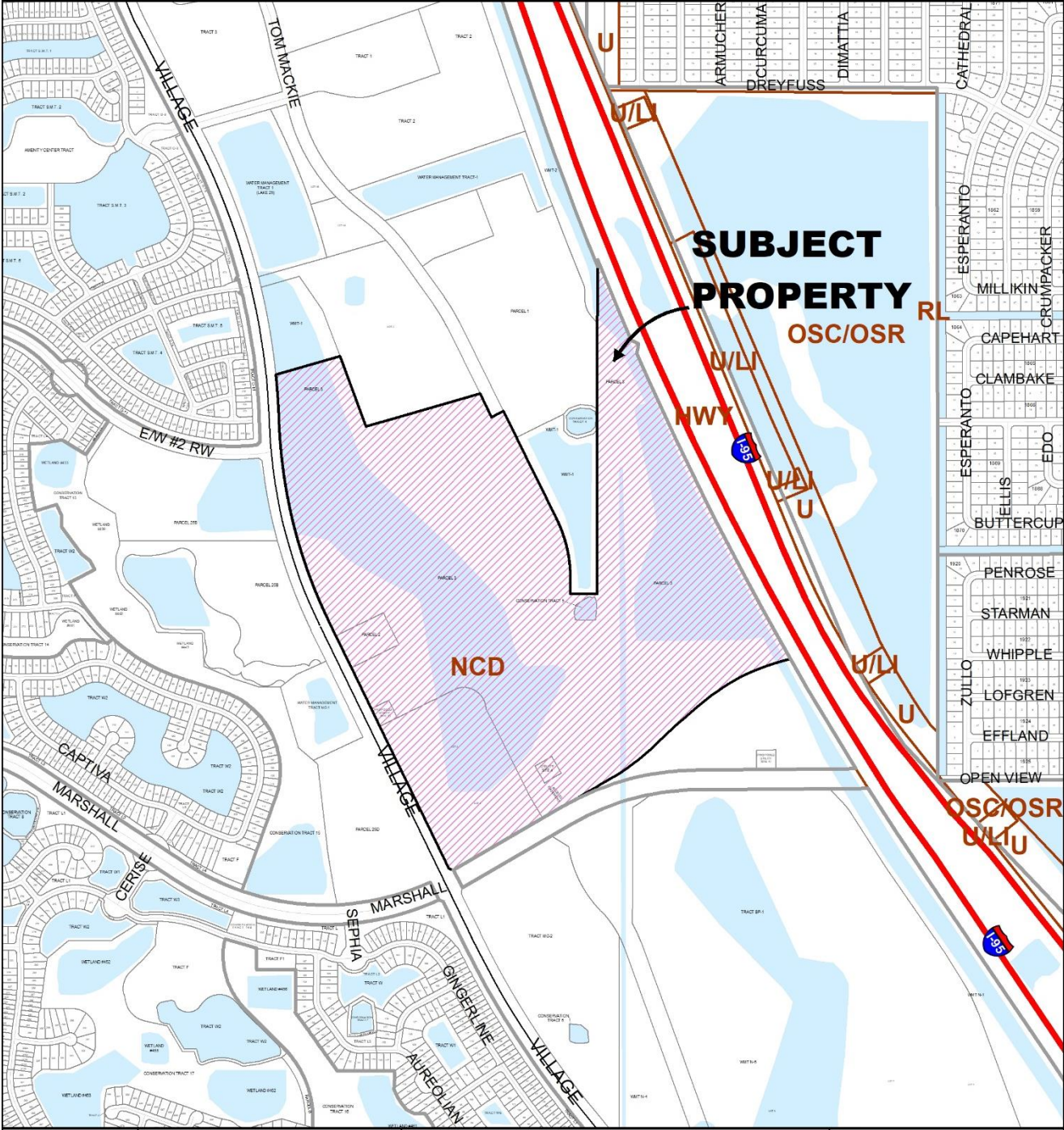
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Commercial uses and warehouse industrial type uses
South	NCD	MPUD	Future commercial uses and Costco Distribution site
East	NCD	MPUD	Duda canal and I-95
West	NCD	MPUD	Stars and Stripes Park, Del Webb residential community, self storage and multi-family residential

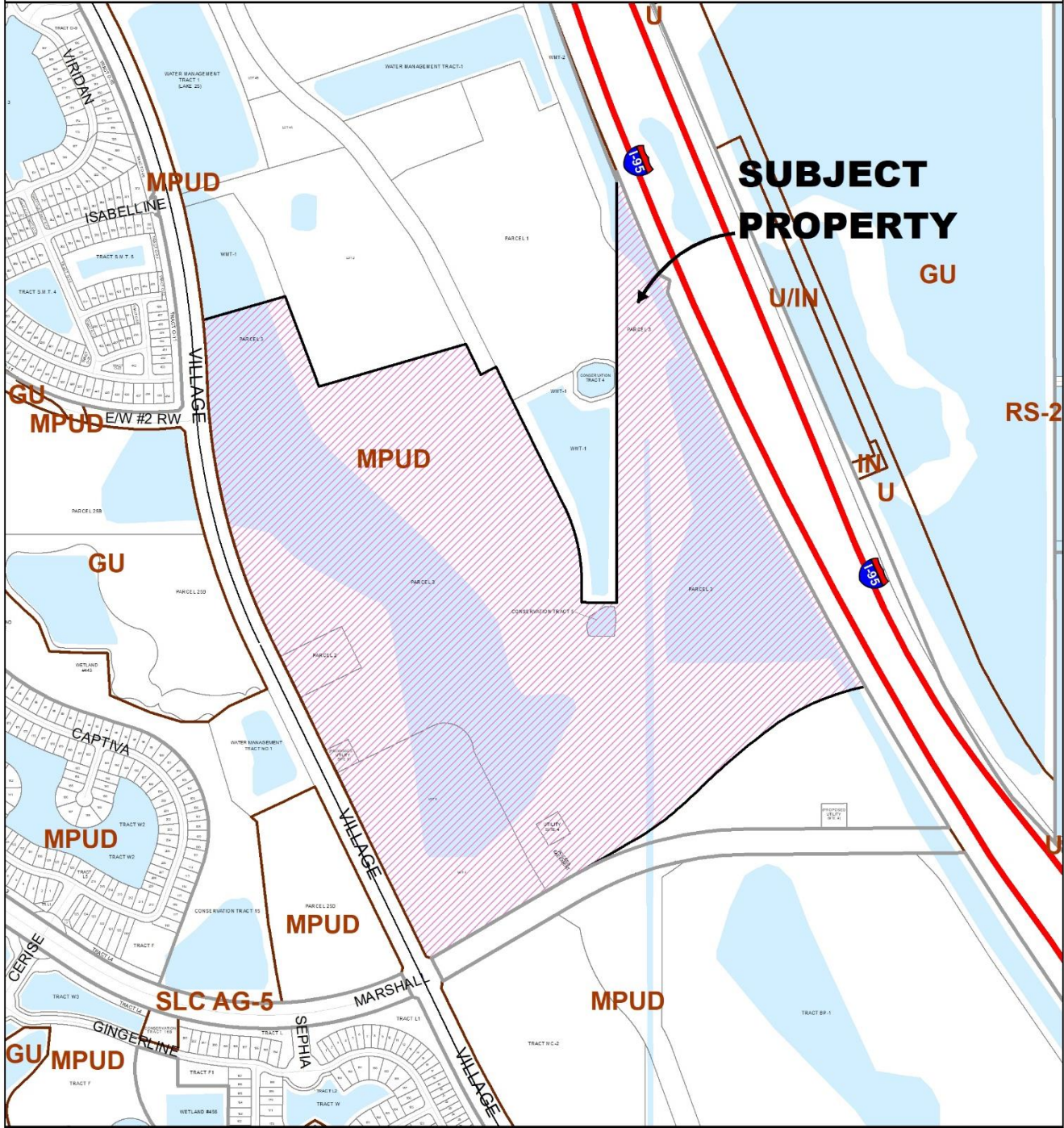
NCD – New Community Development District

MPUD – Master Planned Unit Development

# FUTURE LAND USE



# EXISTING ZONING



## IMPACTS AND FINDINGS

### COMPREHENSIVE PLAN REVIEW

**Land Use Consistency:** The subject property is located within the Southern Grove Development of Regional Impact (DRI) and is within an area designated as a Regional Business Center sub-district on Map H of the Southern Grove DRI and Figure 1-4 of the Future Land Use Element. Map H is the master development plan for the Southern Grove DRI and Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District.

Per Policy 1.2.2.8 of the Future Land Use Element, Regional Business Centers (developments with more than 1,000,000 non-residential square feet) shall be established that include industrial uses, warehouse/distribution, manufacturing, retail, commercial and office uses, and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), residential and other similar services designed to meet the needs of the larger area. A regional business center subdistrict requires a minimum of two uses and the two uses must be identified on the MPUD concept plan. Individual parcels within a Regional Business Center may undergo separate site-specific applications for development approvals without individually meeting such multi-use requirement provided the site-specific development application is consistent with the MPUD master plan.

At 226 acres, more or less, the Destination at Tradition MPUD falls within the size requirements for a Regional Business Center sub-district. Policy 1.2.2.8 establishes a minimum size of 30 acres and a maximum size of 500 acres. Residential density is set at a minimum of five (5) dwelling units per acre and a maximum of thirty-five (35) dwelling units per acre. The proposed MPUD sets a minimum density of five (5) units per acre and a maximum density of twenty-eight (28) dwelling units per acre. The proposed MPUD provides for a mix of uses including industrial, manufacturing, warehouse distribution, retail, commercial, and other uses.

The proposed MPUD is also consistent with Policy 1.2.3.1 of the Future Land Use Element regarding providing a mix of land uses within close proximity to work and home.

### MPUD REZONING REQUIREMENTS

**Project Description:** The MPUD regulations and concept plan are attached as Exhibit "A".

#### Standards for District Establishment

Area Requirement	A minimum size of 30 acres and a maximum size of 500 acres is required to rezone property to an MPUD under the Regional Business Center sub-district classification. The Destination at Tradition MPUD is approximately 226 acres in size.
Relation to Major Transportation Facilities	The Destination at Tradition MPUD property is located on the east side of SW Village Parkway and immediately south of Destination Way and north of Marshall Parkway. The area is served by two north-south roadways - SW Village Parkway and Tom Mackie Blvd and three east west roadways - SW Discovery Way, Trade Center Drive, and Destination Way.
Development of Regional Impact	The subject property is located with the Southern Grove DRI.
Relation to Utilities, Public Facilities, and Services	The subject property is served by Port St. Lucie Utility Systems Department, FPL, and the other private and public utility providers in the Tradition area.

Evidence of Unified Control of Area	Evidence of unified control has been provided
-------------------------------------	---

**MPUD Conceptual Master Plan and Regulation Book Requirements**

MPUD Concept Plan and Regulation Book	Provided
Land Use sub-areas	The Destination at Tradition MPUD property is within a designated Regional Business Center sub-district as shown on Figure 1-4 of the Comprehensive Plan. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District.
Zoning Regulations for each land use	Provided in the MPUD document
Provision for Pedestrian Circulation	The MPUD provides for sidewalks adjacent to streets with connections to the neighborhoods.
Transit Oriented Design Features	A sidewalk system will be provided with connections to neighborhoods, community services, and districts.
Off Street Parking and Loading Requirements	Provided for in the MPUD zoning document
Underground Utilities	All utilities will be underground
Open Space	Provided for in the MPUD zoning document including requirements for usable open space.
Wetlands and Uplands	Development of the land within the MPUD is subject to the regulatory permits issued for the Southern Grove DRI. The permits that have been issued already provide for mitigation for any impacts to wetlands within the Southern Grove DRI. There are two designated conservation areas within the MPUD that have already been deeded to the Southern Grove CDD for preservation and maintenance purposes.
Stormwater	Each application for site plan approval with be reviewed for stormwater management.
Landscaping and Buffering Requirements	Provided for in the MPUD zoning document

**STAFF RECOMMENDATION**

The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the July 24, 2024 Site Plan Review Committee meeting. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.