



**City of Port St. Lucie  
Planning and Zoning Department  
A City for All Ages**

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**TO:** PLANNING AND ZONING BOARD - MEETING OF JULY 2, 2019

**FROM:** PATRICIA A. TOBIN, AICP, LONG RANGE PLANNING ADMINISTRATOR

**RE:** TRADITION MASTER PLANNED UNIT DEVELOPMENT (MPUD)  
13<sup>TH</sup> AMENDMENT  
MPUD AMENDMENT APPLICATION  
PROJECT NO P19-079

**DATE:** JUNE 20, 2019

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**APPLICANT:** Steven Garrett of Lucido & Associates is the agent for the property owner.

**LOCATION:** The property is located south of the Crosstown Parkway, west of I-95, and north and south of Tradition Parkway.

**LEGAL DESCRIPTION:** The legal description is included as Exhibit 7 of the MPUD document.

**SIZE:** 3,038 acres

**FUTURE LAND USE:** NCD (New Community Development District)

**EXISTING ZONING:** Master Planned Unit Development (MPUD)

**EXISTING USES:** Mixed use development, including single family and multifamily residential, commercial, office, and civic uses.

**SURROUNDING USES:** To the north is the Verano DRI (currently under development), to west is the Western Groves DRI (currently undeveloped), to the south is Southern Grove DRI and Riverland DRI, and to the east is I-95.

**BACKGROUND:** In 2011, the City adopted Ordinance 11-79, which removed references to church or other places of worship, day care, club or lodge, civic or cultural facilities, and theater, as uses in various zoning districts. Instead, these uses were combined into the definition of enclosed assembly area. Enclosed assembly area is defined as, "Any enclosed area, building or structure where people assemble for a common purpose, such as social, civic, cultural, recreational and/or religious purposes, whether owned and/or maintained by a for-profit entity, and includes, but is not limited to, public assembly buildings such as

auditoriums, theaters, halls, private clubs, fraternal lodges, assembly halls, exhibition halls, convention centers, and places of worship, or other areas, buildings, or structures that are used for religious purposes or assembly by persons. Day care centers will be considered an enclosed assembly area.”

Since the City has revised its Zoning Code to address a variety of specific uses, falling under the overall definition of enclosed assembly area, it is appropriate to make this change to the MPUD.

**PROPOSED AMENDMENT:**

The proposed amendment includes the following changes:

1. Add enclosed assembly area to accommodate churches and other places of worship, to the Neighborhood/Village Commercial Area subdistrict (page 20);
2. Revise all districts to remove reference to churches/places of worship and replace with enclosed assembly area (pages 15, 23 and 26).
3. Miscellaneous changes including;
  - a. Revising the name of the Community Development District from Westchester (the original name of Tradition) to Tradition (page 11); and
  - b. Removing reference to Parcel 19 from the Residential parcels on page 13 and adding to the Village Center parcel on page 14.

**Land Use Consistency:** The proposed MPUD amendment is consistent with the land use designation of New Community District (NCD) and with the direction and policies of the Comprehensive Plan.

Objective 1.2.1 and its related policy 1.2.1.1, which states that the New Community Development district should plan to incorporate a mixture of land uses. Objective 1.2.2. of the City’s Comprehensive Plan, and its related policy 1.2.2.4, suggests the Neighborhood/Village Commercial Areas function as a community of compatible uses in a compact setting serving adjoining neighborhoods and may provide for a mix of residential and non-residential land uses. Objective 1.2.3 and its related policy 1.2.3.1 of the City’s Comprehensive Plan, require a mix of land uses within close proximity to work and home.

**STAFF RECOMMENDATION:**

The Site Plan Review Committee reviewed the request at their meeting of June 12, 2019 and recommended approval. The Planning and Zoning Department finds the request to be consistent with the direction and intent of the City’s Comprehensive Plan, as mentioned above in the Land Use Consistency section 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 changes
- Motion to recommend denial to the City Council

\* 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.