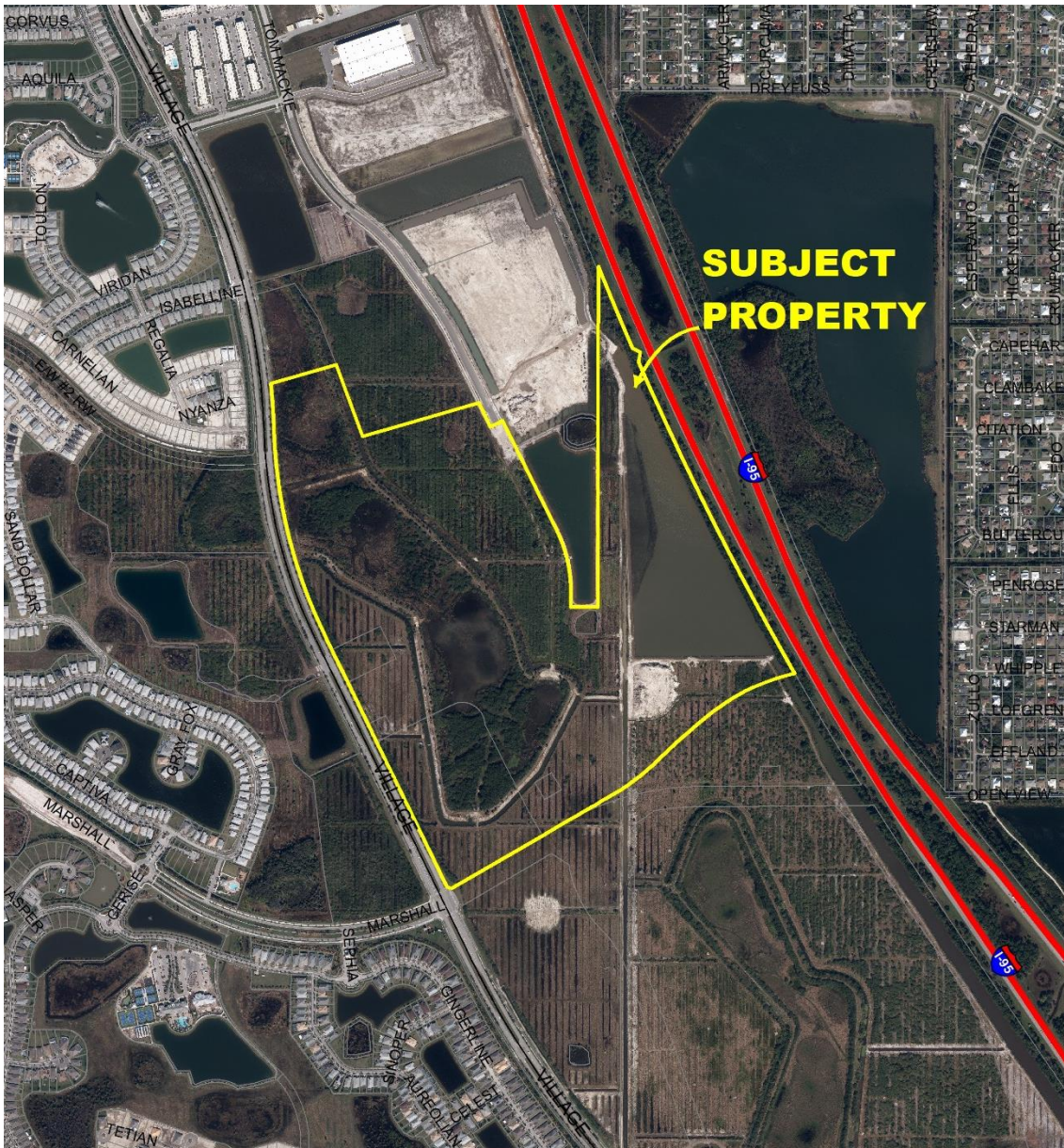


**Destination at Tradition MPUD Amendment No. 1**  
**MPUD Amendment Application**  
**P26-005**



Project Location Map

## SUMMARY

Applicant's Request:	A request to amend the Destination at Tradition MPUD
Agent:	Brad Currie, AICP, Haley Ward
Applicants/Property Owners:	Port St. Lucie Governmental Finance Corporation and Mattamy Palm Beach, LLC
Location:	The property is located west of Interstate 95, south of future road Destination Way, east of SW Village Parkway, and north of Marshall Parkway.
Address:	N/A
Project Planner:	Bridget Kean, AICP, Deputy Director

## Project Description

The Port St. Lucie Governmental Finance Corporation in association with Mattamy Palm Beach, LLC, has applied for an amendment to the Destination at Tradition MPUD. The Destination at Tradition MPUD is approximately 226 acres and within a designated Regional Business Center land use sub-district per the Southern Grove DRI and the Figure 1-4 of the City's comprehensive plan. The Destination at Tradition MPUD includes two distinct development areas with approximately 31 acres designated for Business Park type uses (warehouse, manufacturing, etc. type uses) and approximately 80 acres designated for Mixed Commercial type uses (residential, retail, restaurants, office, etc.). The remainder of the acreage is designated for stormwater management, road rights-of-way, utility uses, and previously designated conservation tracts.

This application amends the MPUD to add additional uses to the Mixed Commercial Area. The additional uses are: Post Acute Medical Facility and Veterinary Hospital or Clinic. The proposed MPUD amendment identifies a Post Acute Medical Facility as a physical hospital or healthcare center that provides rehabilitative and/or specialized healthcare services to patients recovering from a serious illness, injury, surgery, complex medical condition, or acute care hospital stay. The proposed amendment adds the parking requirements for Post Acute Medical Facility, Veterinary Hospital or Clinic, enclosed assembly area, recreational facility, and daycare center. Enclosed assembly area, recreational facility, and daycare center are already permitted uses in the MPUD but the parking requirements for these uses were not included in the original MPUD document. This amendment also updates the amount of non-residential development permitted in the MPUD by adding 54 hospital beds for the post-acute care facility and an additional 30,000 square feet of office space to accommodate the veterinary hospital or clinic and future office uses. Office space has increased from 60,000 square feet to 90,000 square feet. The amendment also revises the minimum lot size and minimum width for parcels within the Business Park area. It updates the legal description and other minor changes.

A site plan application has been submitted for a Post Acute Medical Facility on 7.86 acres of property located at the northeast corner of the intersection of SW Village Parkway and Destination Way (P26-037).

The proposed amendment is attached as Exhibit A to the staff report with additions shown as underlined and deletions shown as ~~strikethrough~~.

## Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed MPUD amendment at the January 28, 2026 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:	4322-801-0005-000-5, 4322-801-0001-000-7, 4322-801-0006-000-2, 4315-804-0004-000-5, 4322-801-0002-000-4, 4322-801-0009-000-3, 4315-505-0010-020-8, 4322-801-0008-000-6, 4322-801-0007-000-9, 4322-801-0010-000-3, 4322-801-0003-000-1
Property Size:	Approximately 226 acres
Legal Description:	All of Southern Grove Plat No. 46 together with Southern Grove Plat No. 40, Parcel 2, and Southern Grove Plat No. 14, Conservation Tract 5
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	Destination at Tradition MPUD

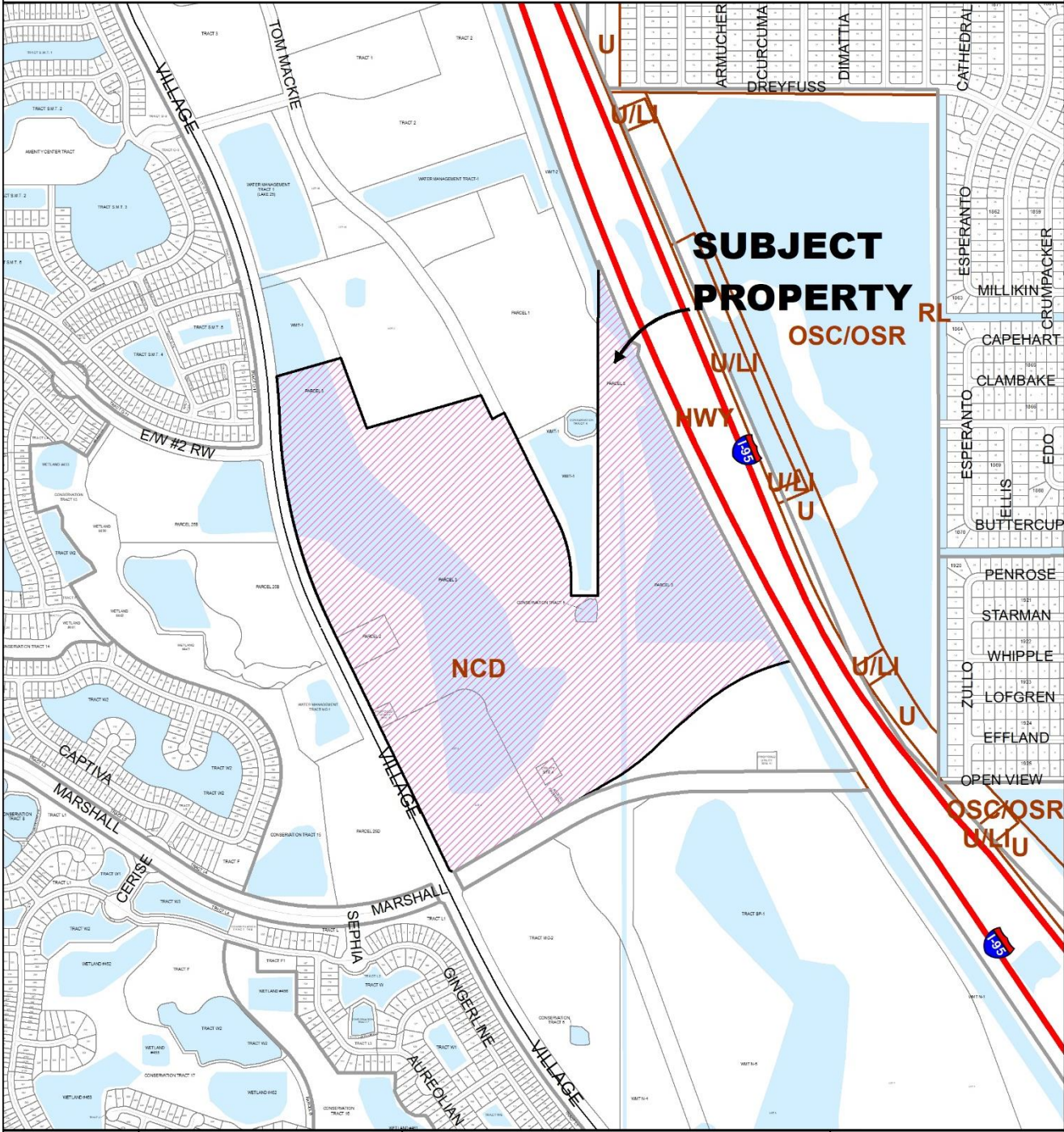
**Surrounding Uses**

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

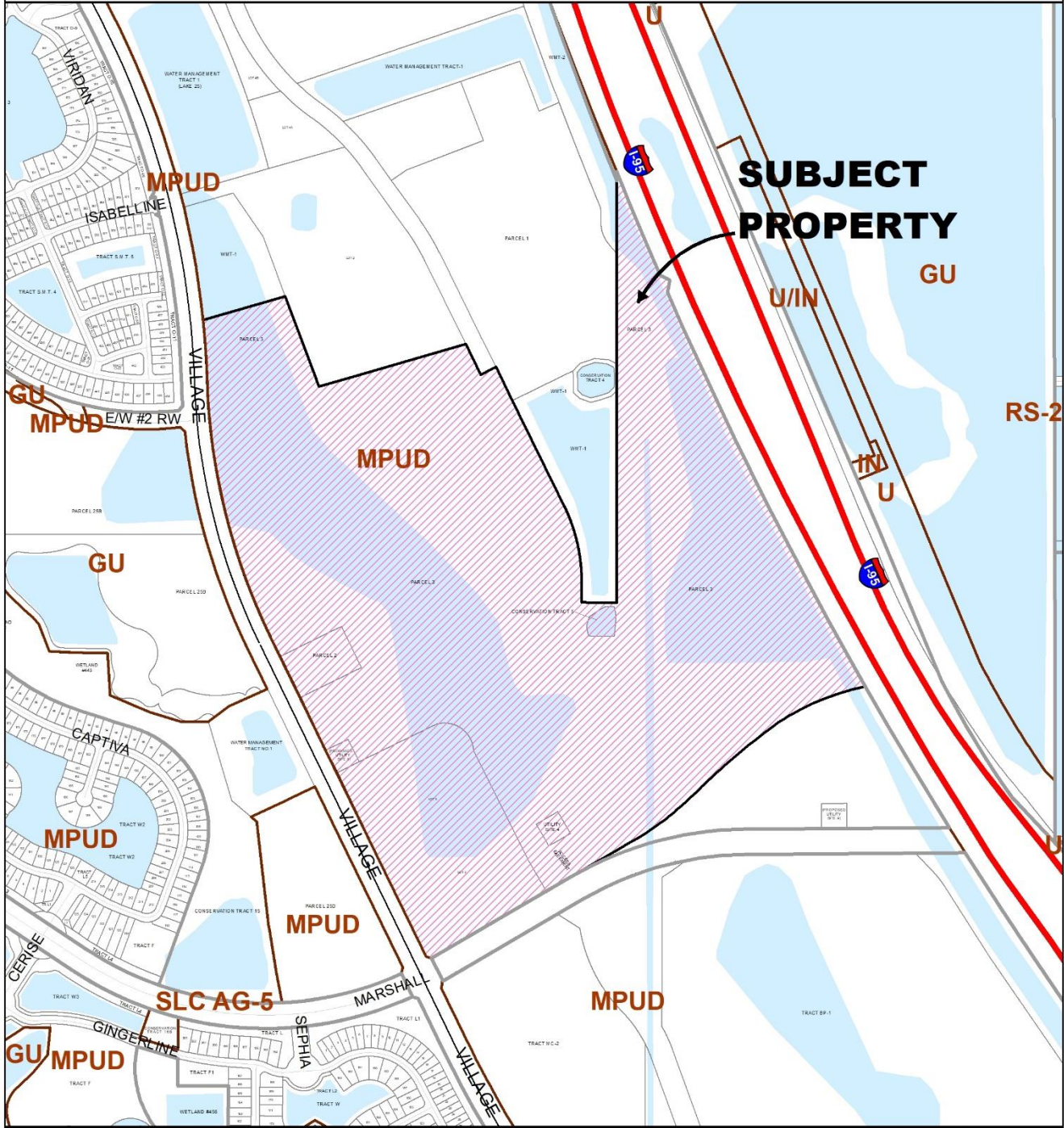
NCD – New Community Development District

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, the Regional Business Center sub-district (developments with more than 1,000,000 non-residential square feet) shall 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.

The proposed amendment adds additional medical and office uses and entitlements to the MPUD for a post-acute care facility and veterinary clinic. These changes are consistent with the uses allowed under the Regional Business Center sub-district per Policy 1.2.2.8 of the comprehensive plan. These uses are designed to meet the needs of the larger area.

The changes to entitlements are consistent with the Southern Grove DRI. The GFC has available office entitlements in the Southern Grove DRI to add an additional 30,000 square feet to the MPUD. The GFC utilized 208,286 square feet of research and development entitlements it has available in the Southern Grove DRI to convert to 54 hospital beds as provided for under the adopted conversion matrix in the DRI.

## STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed MPUD amendment at the January 28, 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 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.