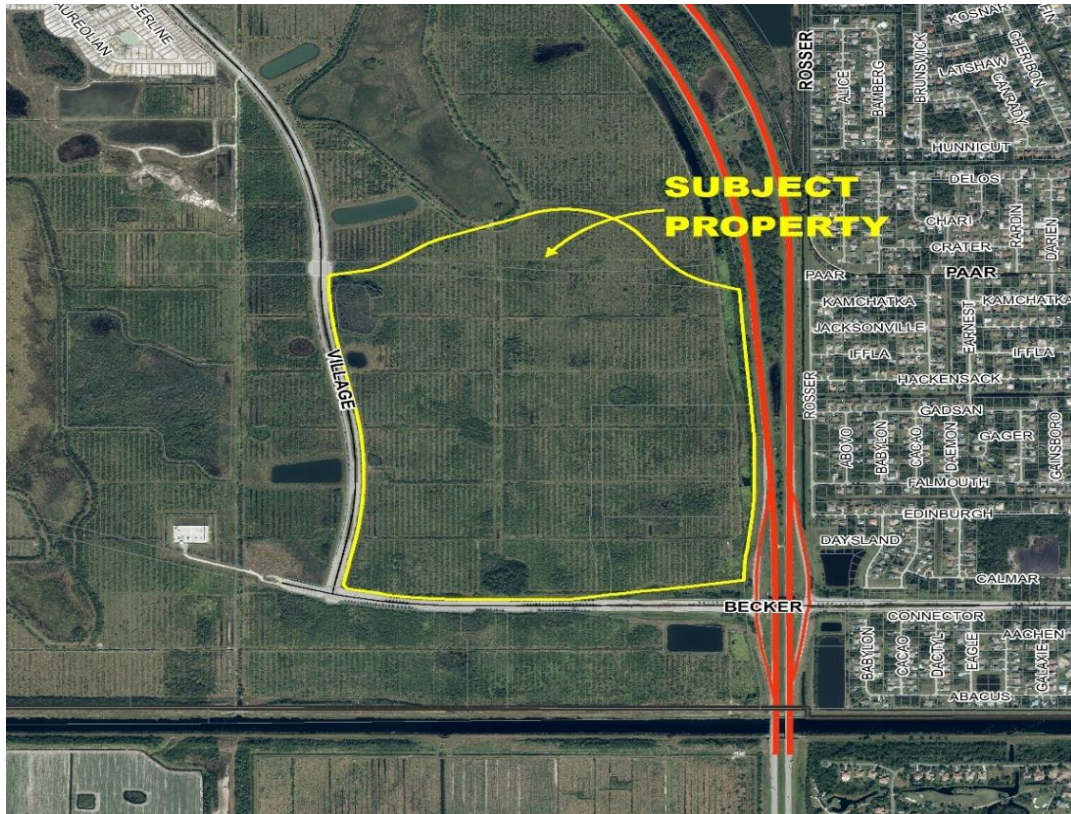




**Tradition Regional Business Park @ Southern Grove MPUD Amendment No. 1
 Rezoning and MPUD Amendment Application
 P21-032**



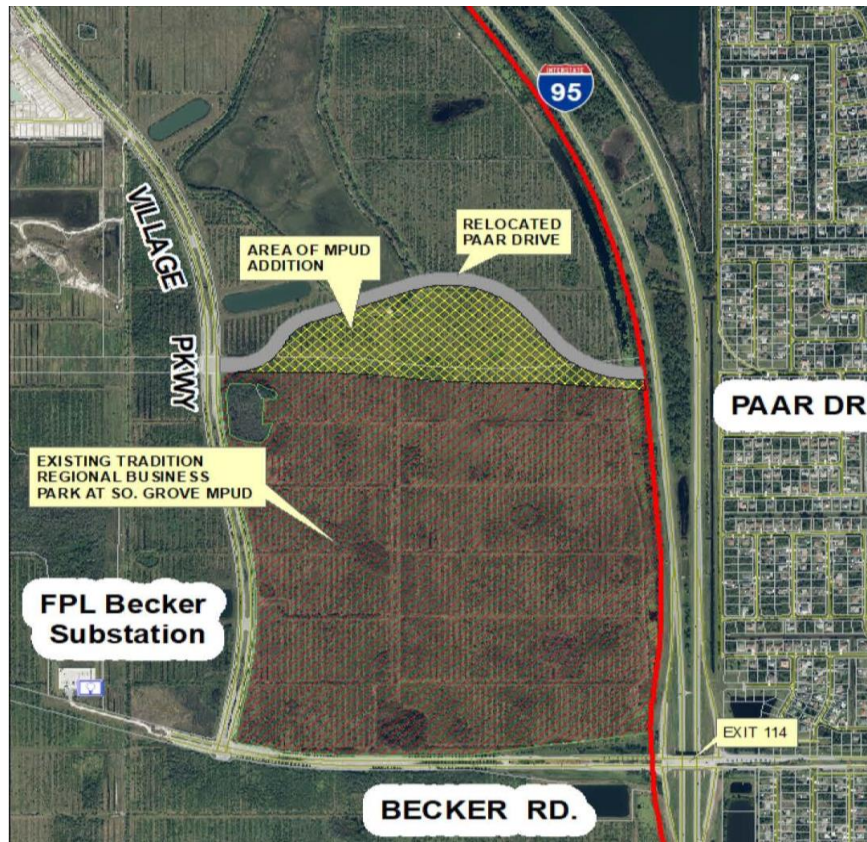
Project Location Map

SUMMARY

Applicant's Request:	An application to rezone 36 acres, more or less, of property and to amend the Tradition Regional Business Park MPUD (Master Planned Unit Development) Regulation Book and Conceptual Development Plan
Applicant:	Dennis Murphy, Culpepper and Terpening, Inc.
Property Owners:	Port St. Lucie Governmental Finance Corporation City of Port St. Lucie PSL Industrial Owner, LLC
Location:	The property is generally located west of Interstate 95, north of Becker Road, east of south SW Village Parkway, and north and south of the Paar Road right-of-way.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

Culpepper and Terpening, Inc., acting as the agent for the Port St. Lucie Governmental Finance Corporation (GFC), the City of Port St. Lucie, and PSL Industrial Owner, LLC, owners, has applied to amend the Tradition Regional Business Park MPUD and to rezone approximately 36 acres of property from the zoning designation of St. Lucie County Agricultural (SLC AG 5 - 1 dwelling unit per 5 acres) to the Tradition Regional Business Park MPUD. The Tradition Regional Business Park MPUD is located west of Interstate 95, north of Becker Road, east of south SW Village Parkway, south of the Paar Road right-of-way and approximately 298.37 acres in size. The 36 acres abuts the MPUD boundary to the north of the Paar Road right-of-way and is legally described as a portion of Parcel 31, Southern Grove Plat No. 3. The additional acreage is the hatched area shown below:



The Tradition Regional Business Park MPUD was approved on November 9, 2020 (Ordinance 20-67) to allow for approximately 2.6 million square feet of industrial use, approximately 550,000 square feet of mixed retail/office use, and up to 750 residential units (limited to the mixed commercial land use subareas). The MPUD includes two distinct development areas with 144 acres designated as a Business Park (to be known as Legacy Park at Tradition) and approximately 68 acres designated as mixed commercial development. The mixed commercial development is along Becker Road and SW Village Parkway and allows for retail, commercial, and multi-family development. The Business Park is along the I-95 corridor and allows for warehouse/distribution, light industrial, manufacturing, and other similar uses.

There is an approved preliminary and final subdivision plat for Tradition Regional Business Park MPUD known as Southern Grove Parcel No. 33 (P20-171) and an approved site plan known as Tradition Regional Business Park Site Plan (P20-181). Both projects were approved by the City Council on January 4, 2021. The site plan is currently under construction to provide for a 245,000 square foot warehouse and distribution facility on 22.5 acres.

The proposed MPUD amendment revises the project maps, legal description, conceptual plan, and development program to include the new acreage and other minor miscellaneous changes. The 36 acres will be added to the business park acreage. There are no changes to entitlements. The revised project acreage is as follows:

Project Acreage by Use	Current	Proposed
Total	298.37 ac	335 ac
Business Park	143.9 ac	181 ac
Mixed Commercial	67.8 ac	66 ac
Primary Road Right-of-Way	14.87 ac	23.7 ac
Open Space/Lakes	71.8 ac	64.3 ac

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed MPUD amendment at the February 24, 2021 Site Plan Review Committee meeting.

Public Notice Requirements

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

Location and Site Information

Parcel Number:	4335-500-0002-000-0; 4335-500-0003-000-7; 4335-500-0004-000-4; 4335-500-0001-000-3; and a portion of 4315-700-0034-000-5
Property Size:	335 acres, more or less
Legal Description:	A portion of Parcel 31, Southern Grove Plat No. 3, and all of Southern Grove Plat No. 33
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	298 acres, more or less, Tradition Regional Business Park MPUD and 36 acres, more or less, St. Lucie County AG-5 (1 dwelling unit per 5 acres)
Existing Use:	Vacant land
Proposed Zoning:	MPUD (Master Planned Unit Development)
Proposed Use:	Mixed use, light industrial, warehouse/distribution and other similar uses

Surrounding Uses

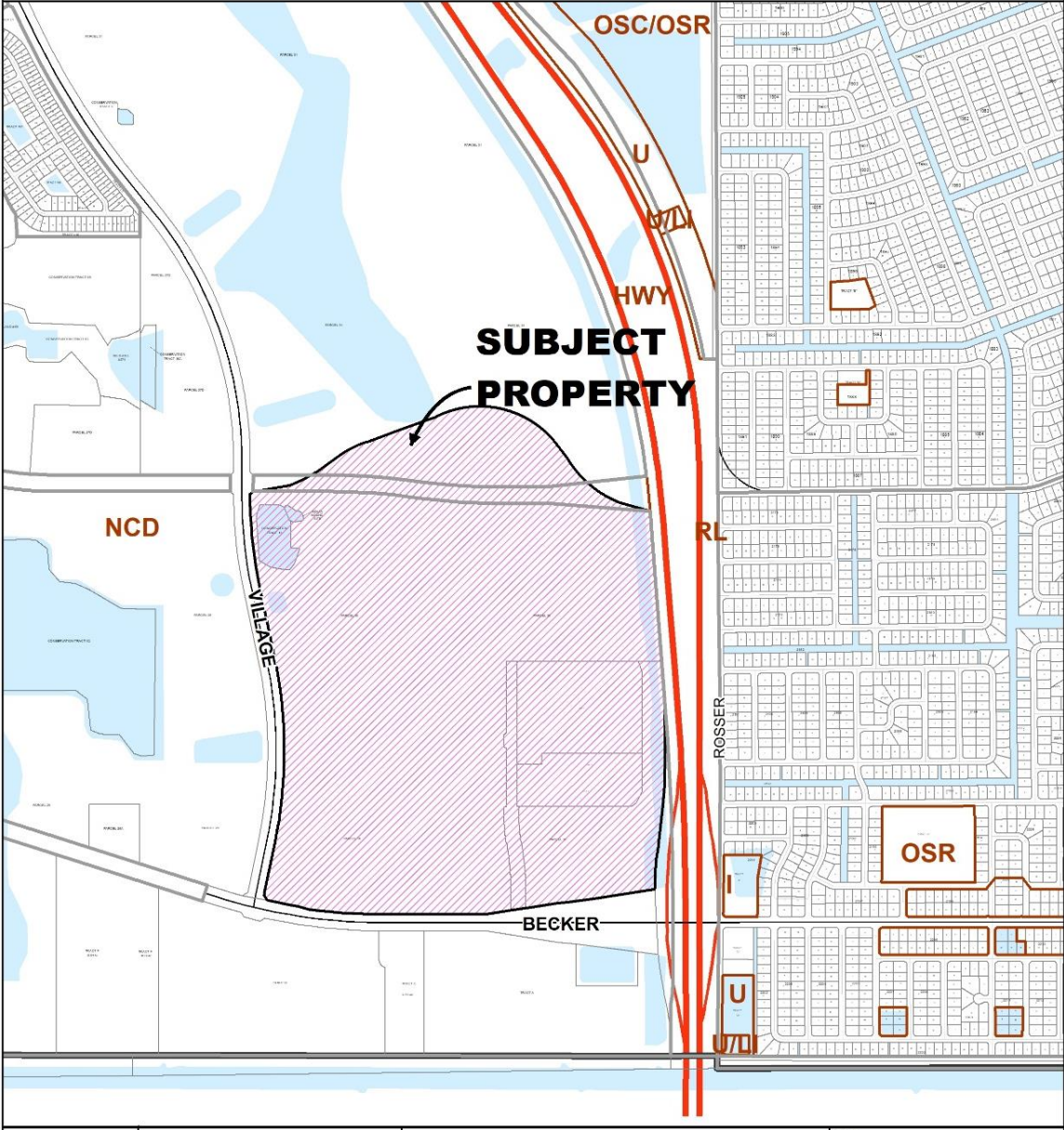
Direction	Future Land Use	Zoning	Existing Use
North	NCD	SLC AG-5	Vacant land
South	NCD	MPUD	Vacant land (proposed mixed use area per America Walks MPUD)
East			Interstate 95
West	NCD	MPUD and SLC AG-5	Vacant land

NCD – New Community Development District

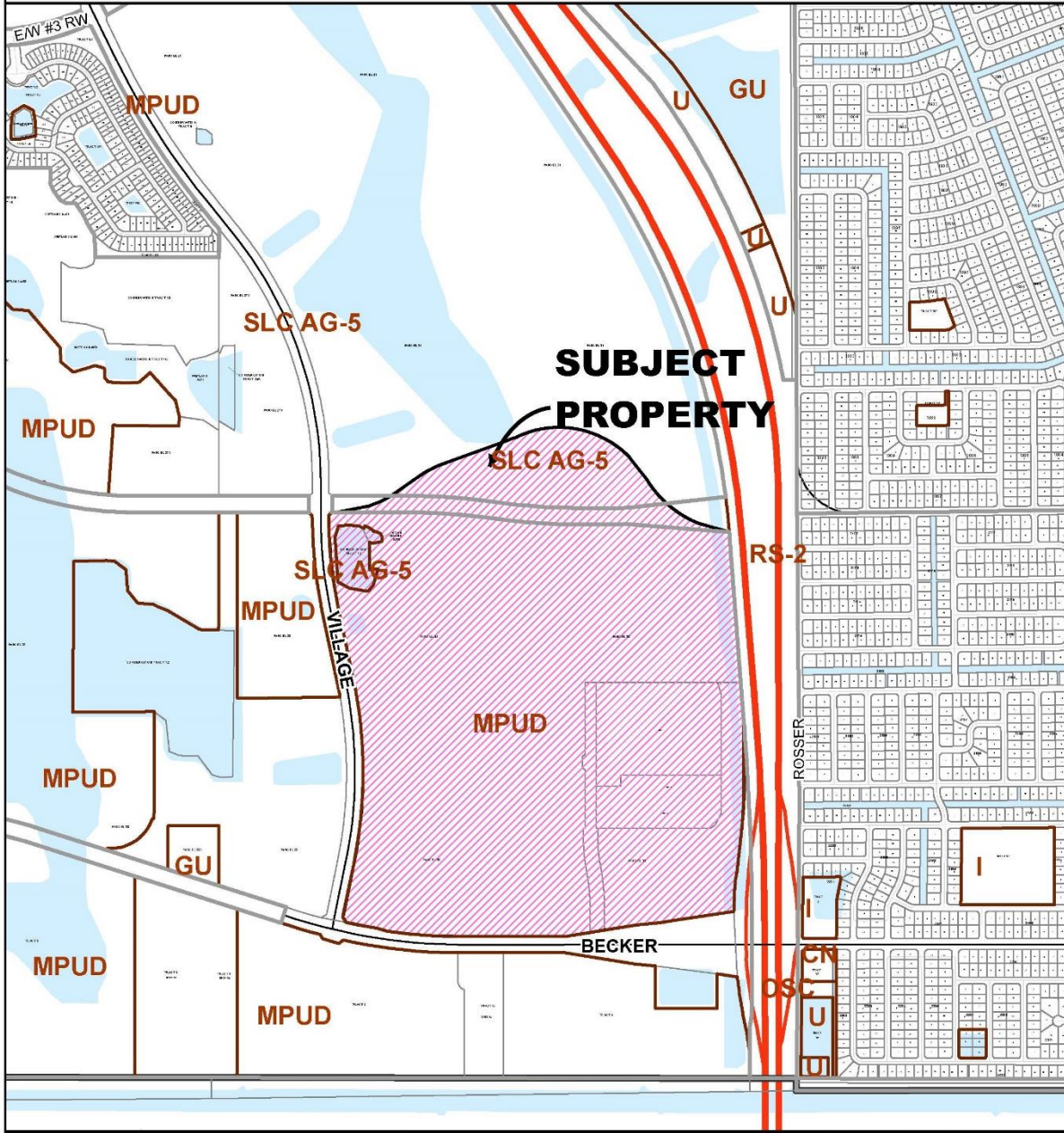
MPUD – Master Planned Unit Development

SLC AG-5 – St. Lucie County Agricultural (1 dwelling unit per 5 acres)

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. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD Land Use District. Figure 1-4 is required by Policy 1.2.1.3 of the comprehensive plan to illustrate how the land use sub-categories in Southern Grove are allocated, where they are located, and how they would function in relation to each other. On January 25, 2021, the City Council approved a comprehensive plan text amendment that amended Figure 1-4 (Ordinance 20-56). The amendment changed the land use sub-district for 36 acres located east of SW Village Parkway and north of the Paar Road right-of-way from the Mixed Use and Neighborhood Commercial subdistrict classifications to the Regional Business Center sub-district classification and other changes.

On January 25, 2021, the City Council approved an amendment to the development order for the Southern Grove DRI (Resolution 21-R05) that amended Map H, the master development plan for the Southern Grove DRI to designate 36 acres located east of SW Village Parkway and north of the Paar Road right-of-way from the Mixed Use and Neighborhood Commercial subdistrict classifications to the Regional Business Center sub-district classification and other changes. The proposed rezoning and MPUD amendment application is consistent with Figure 1-4 of the comprehensive plan and Map H of the Southern Grove DRI.

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 335 acres, more or less, the Tradition Regional Business Park 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 amendment sets a minimum density of ten (10) units per acre and a maximum density of thirty-five (35) unit per acre. Tradition Regional Business Park 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: Tradition Regional Business Park MPUD allows for approximately 2.6 million square feet of industrial use; approximately 550,000 square feet of mixed retail/office use, and 750 residential units (limited to the mixed commercial land use subareas).

Standards for District Establishment

Area Requirement	Section 158.187(A) of the Zoning Code establishes a minimum size of 50 acres for an MPUD. The proposed MPUD amendment is approximately 335 acres.
Relation to Major Transportation Facilities	The Tradition Regional Business Park is located in the northwest quadrant of the intersection of SW Becker Road and I 95 with access along SW Village Parkway and Becker Road.
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, Home Town Communications, and the Tradition Irrigation Company for irrigation water.
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 Tradition Regional Business Park MPUD is within a designated Regional Business Center sub area as shown on Figure 1-4 of the Comprehensive Plan.
Zoning Regulations for each land use	Provided in the MPUD document
Provision for Pedestrian Circulation	The MPUD provides for sidewalks adjacent to streets and incorporates the development of a proposed multi-use trail known as Tradition Trail.
Transit Oriented Design Features	A sidewalk system will be provided with connections to SW Village Parkway and SW Becker Road to provide access to future transit locations if proposed for these roadways.
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	There are existing wetlands on site that have been mitigated off site per the Army Corp of Engineers (ACOE) permit for the Southern Grove DRI. The site adjoins a 5.65-acre conservation tract and archeological site deeded to the Tradition Commercial Association and the Southern Grove Community Development District, respectively. Both parcels will be preserved in the development plan.
Stormwater	The project provides for onsite stormwater retention as depicted on the conceptual master plan.
Landscaping and Buffering Requirements	Provided for in the MPUD zoning document

RELATED PROJECTS

- P20-059 – Mattamy Palm Beach, LLC, Comprehensive Plan Text Amendment
- P20-067 – Mattamy Palm Beach, LLC, Southern Grove DRI Amendment
- P20-158 – Tradition Regional Business Park MPUD
- P20-171 – Southern Grove Plat No. 33 Preliminary and Final Subdivision Plat
- P20-181 – Tradition Regional Business Park Site Plan

STAFF RECOMMENDATION

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 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.