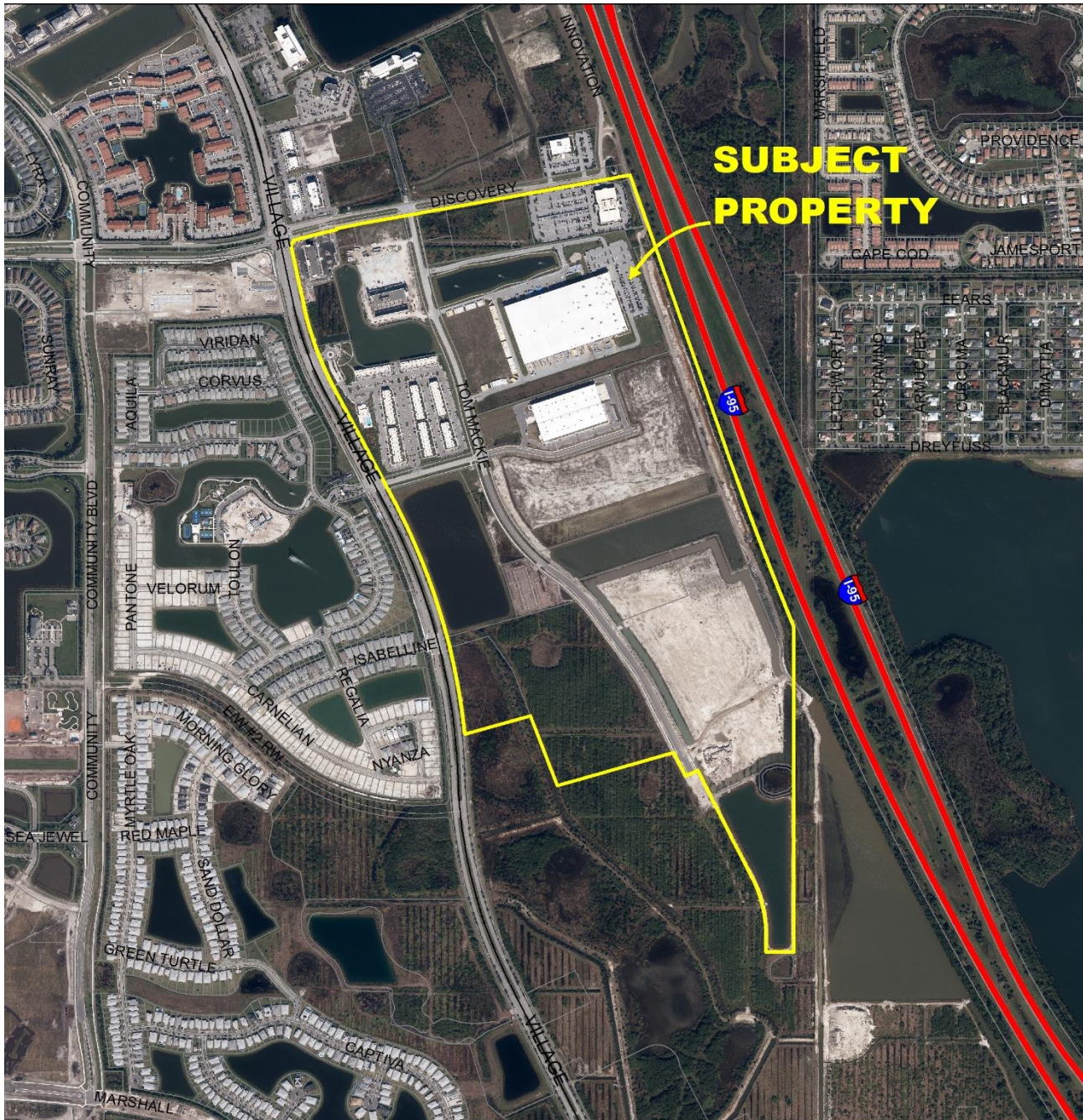


**Tradition Commerce Park North Master Planned Unit Development Amendment No. 4
MPUD Major Amendment Application
P24-100**



Project Location Map

SUMMARY

Applicant's Request:	A request for a major amendment (4 th Amendment) to the MPUD zoning regulation book and concept plan for Tradition Commerce Park North MPUD
Agent:	Dennis Murphy, Culpepper and Terpening, Inc.
Applicants/Property Owners:	City of Port St. Lucie, Port St. Lucie Governmental Finance Corporation and Mattamy Palm Beach, LLC.
Location:	The subject property is generally located west of Interstate 95, south of SW Discovery 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 Mattamy Palm Beach, LLC, have applied to amend the Tradition Commerce Park North 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 Tradition Commerce Park North MPUD was first approved on November 9, 2015, through Ordinance 15-80 and is approximately 488 acres in size. The MPUD has been amended three times. The majority of the acreage within the Tradition Commerce Park North MPUD is within an Employment Center sub-district. As depicted on the MPUD concept plan, 40 acres at the northeast quadrant of the SW Village Parkway and Marshall Parkway intersection is designated as a Neighborhood/Village Commercial sub-area.

This application is associated with an application for a large-scale comprehensive plan text amendment to amend Figure 1-4 of the Future Land Use Element (P24-065). Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District. This application is also associated with an application to amend the Southern Grove DRI by amending the DRI master development maps, Map H and Map H-2 (P24-086). Both the amendment to Figure 1-4 and the amendment to Map H revise the land use sub-districts for approximately 226 acres of vacant land within the Tradition Commerce Park North MPUD from the Employment Center and Neighborhood/Village Commercial sub-districts to the Regional Business Center sub-district. The comprehensive plan text amendment (P24-065) was approved by the Planning and Zoning Board on July 2, 2024, and the Southern Grove DRI amendment (P24-086) was approved by the Planning and Zoning Board on August 6, 2024.

This application revises the Tradition Commerce Park North MPUD to remove the 226 acres, more or less, from the Tradition Commerce Park MPUD. There is a separate application to rezone the 226 acres to a new MPUD to be known as Destination at Tradition MPUD (P24-099). To accommodate these changes, this application revises the Tradition Commerce Park MPUD boundary lines, concept plan, project maps, and project acreage to remove approximately 226 acres of land from the MPUD. The 226 acres is generally located east of SW Village Parkway, south of Destination Way, and north of Marshall Parkway from the MPUD.

The MPUD is also being updated to:

1. Remove 40 acres of a Neighborhood/Village Commercial sub-area from the MPUD concept plan
2. Remove the Neighborhood/Village Commercial sub-area development standards from the MPUD
3. Updates the legal description
4. Updates the development standards
5. Updates the development entitlements

The proposed MPUD is attached as Exhibit "A" of the staff report. A complete list of the proposed changes is included in the MPUD document and the changes are shown as ~~strike through~~ and underlined.

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 240 acres
Legal Description:	Included in the MPUD document
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	St. Lucie County AG-5 (1 dwelling unit per 5 acres)
Existing Use:	Warehouse, distribution, manufacturing, retail, hotel, higher education, and residential uses

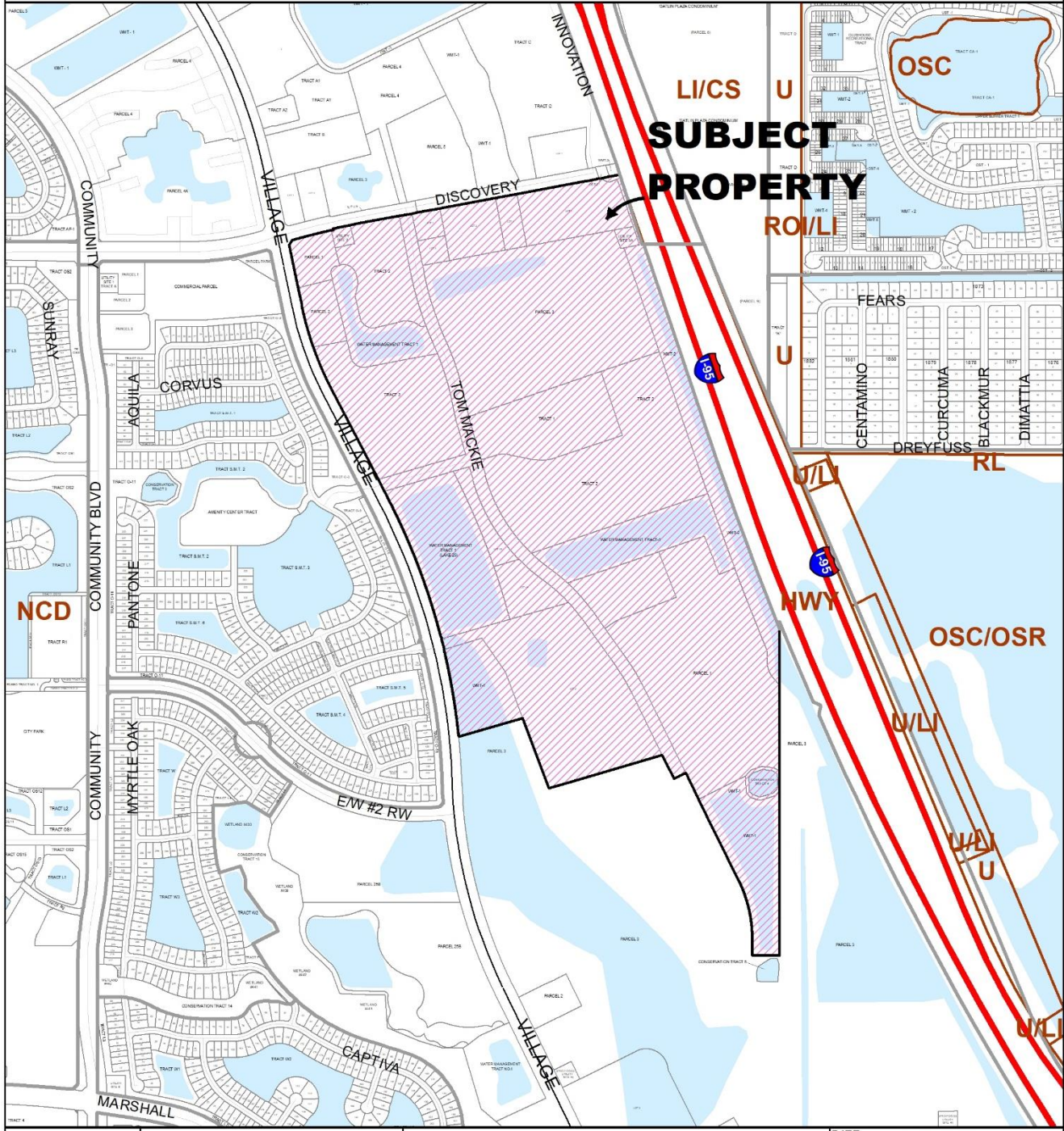
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Research, hotel, retail and vacant land
South	NCD	MPUD	Vacant land within proposed Destination at Tradition MPUD
East	NCD	MPUD	Duda canal and I-95
West	NCD	MPUD	Shoppes at the Heart and Telaro residential community

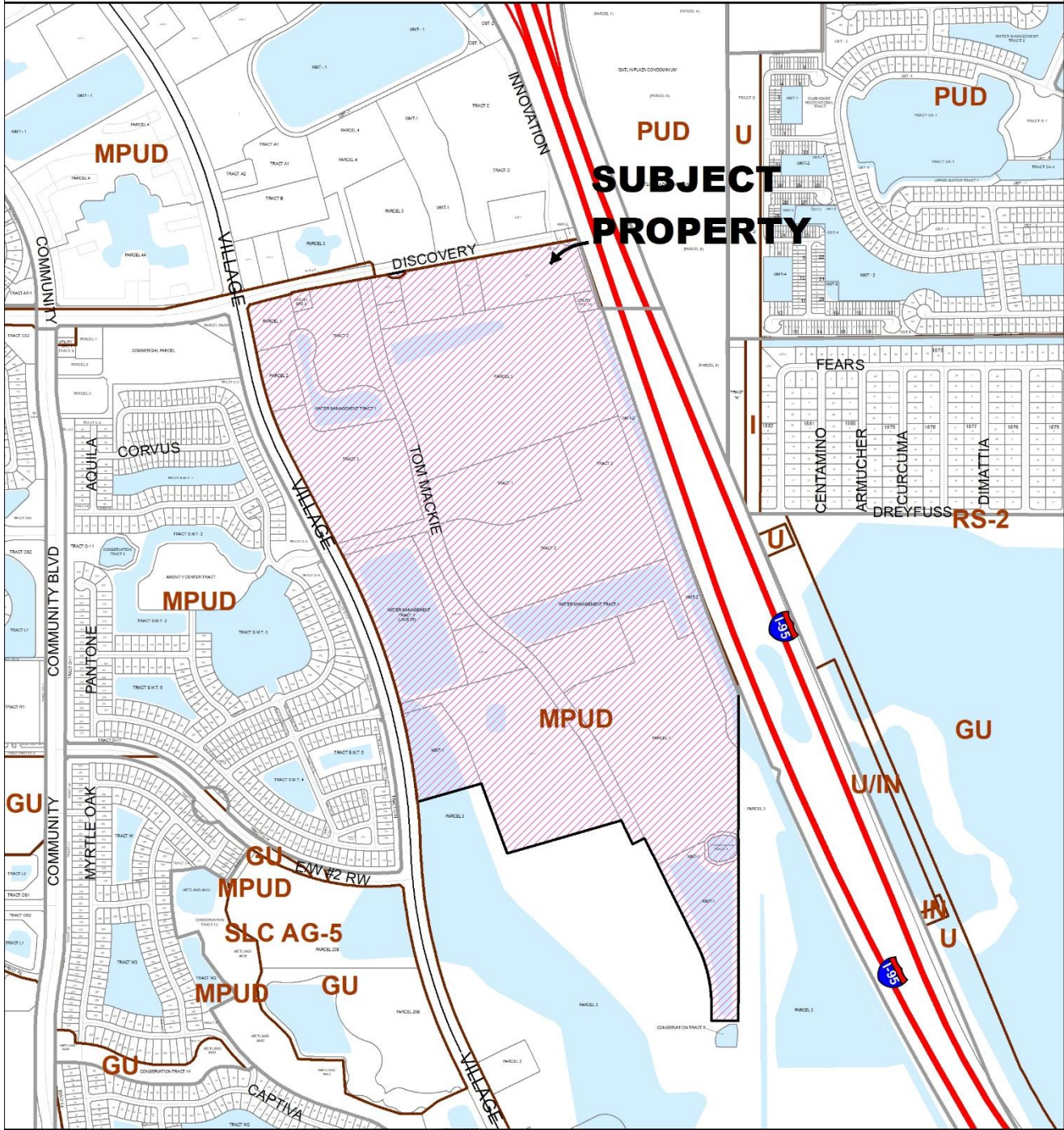
NCD – New Community Development District

MPUD – Master Planned Unit Development

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed MPUD is consistent with Policy 1.2.2.10 of the Future Land Use Element. Policy 1.2.2.10 establishes the standards for the Employment Center sub-district under the NCD future land use classification. Per Policy 1.2.2.10, Employment Centers shall be established to include office uses, medical uses, hospitals, industrial uses, warehouse/distribution, research and development, manufacturing, institutional uses, educational facilities including college, technical, or vocational schools (including dormitories), public facilities (including utilities), sports and recreation, retail, hotel, multi-family housing, and other similar uses and services to support the City’s targeted industries list and improve the economic vitality of the area. A minimum size of 50 acres is required to rezone land to an MPUD under the Employment Center sub-district classification. The Tradition Commerce Park North MPUD 4th Amendment is approximately 240 acres in size.

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 50 acres is required to rezone land to an MPUD under the Employment Center sub-district classification. The Tradition Commerce Park North MPUD 4 th Amendment is approximately 240 acres in size.
Relation to Major Transportation Facilities	The Tradition Commerce Park North MPUD property is located on the east side of SW Village Parkway and immediately south of SW Discovery Way. 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 Tradition Commerce Park North MPUD property is within a designated Employment Center sub-area 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. Policy 1.2.2.10 of the Comprehensive Plan requires Employment Center areas to be a minimum size of 50 acres. The proposed MPUD is approximately 240 acres.
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 including a connection to a proposed multi-use trail known as Tradition Trail.
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	Most of the land within the Tradition Commerce Park North MPUD has been developed. The regulatory permits issued for the development of the Southern Grove DRI provide for mitigation to wetlands and the setting aside of natural areas for preservation.
Stormwater	Each application for site plan approval will 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.