

Tradition Regional Business Park @ Southern Grove Rezoning and MPUD Amendment 1

MPUD Rezoning and Amendment Application
(P21-032)

City Council Meeting

March 22, 2021 and April 12, 2021

Bridget Kean, AICP
Senior Planner

INCORPORATED

CityofPSL.com



Proposed Project

- The request is to rezone 36 acres of property from the zoning designation of St. Lucie County AG-5 and to amend the Tradition Regional Business Park MPUD.



Applicant and Owner

Dennis Murphy, Culpepper and Terpening, Inc., is acting as the agent
for

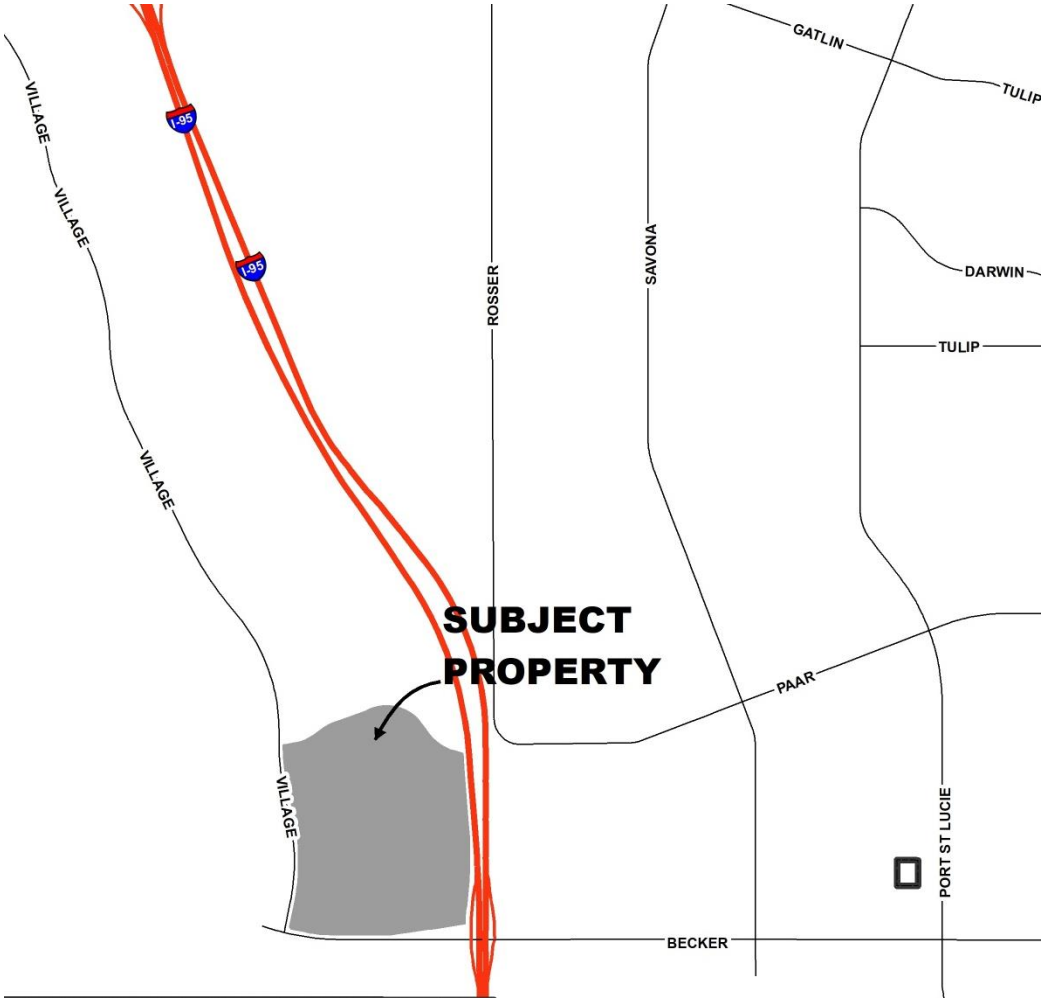
Port St. Lucie Governmental Finance Corporation

City of Port St. Lucie

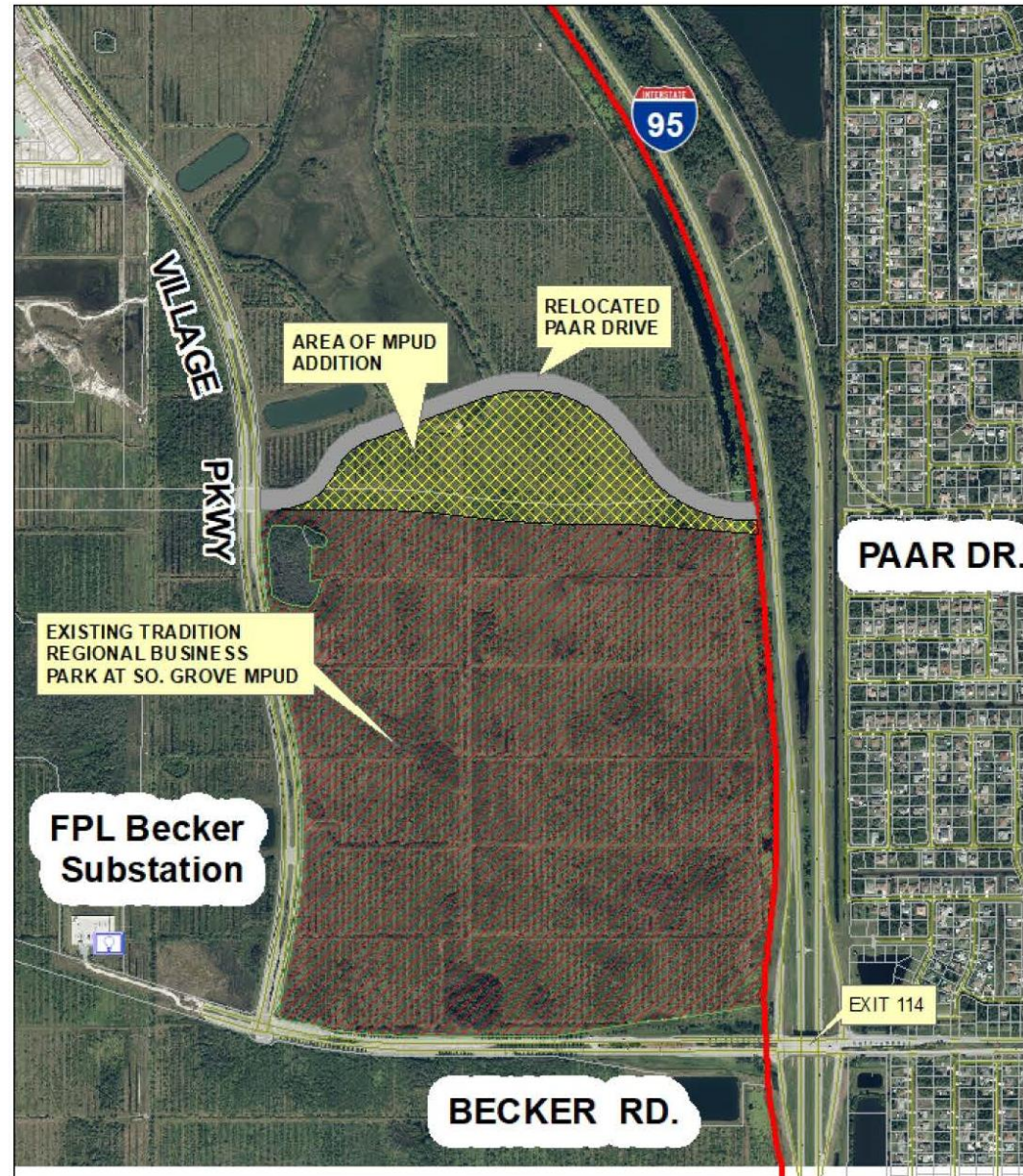
PSL Industrial Owner, LLC



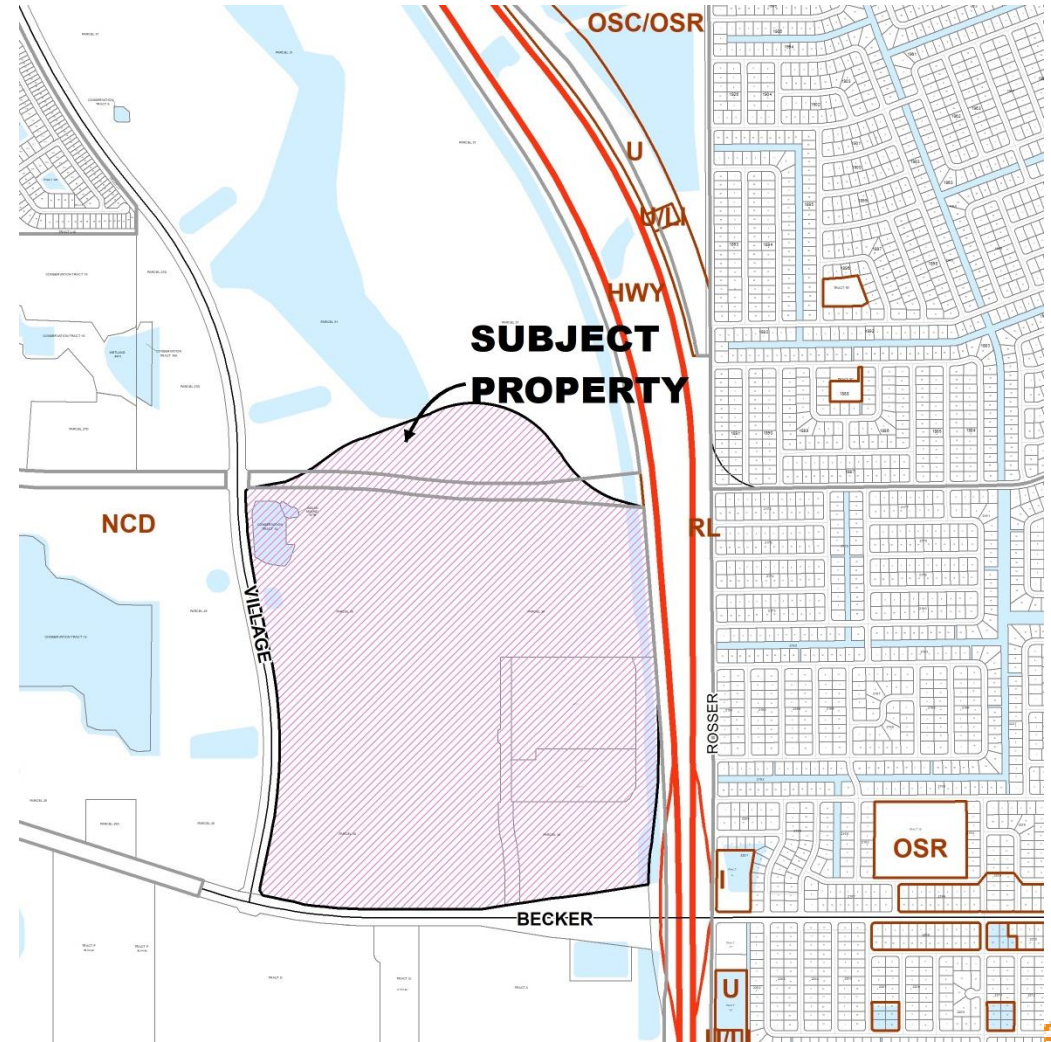
Location Map



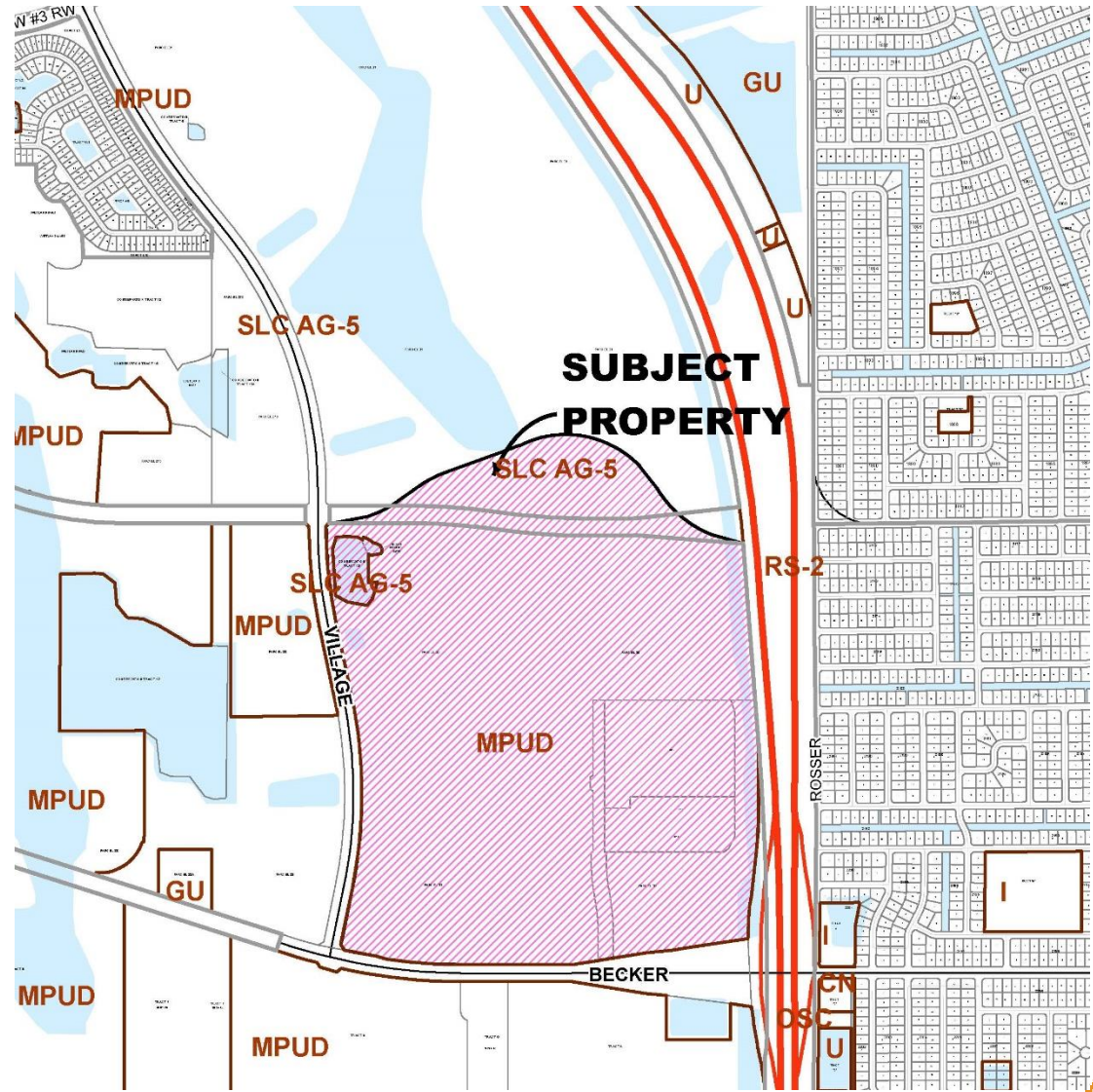
Aerial



Future Land Use



Zoning



Background

- Tradition Regional Business Park is approximately 298.37 acres and approved for:
 - 2.6 million square feet of industrial use
 - 550,000 square feet of mixed retail/office use
 - 750 residential units (limited to the mixed commercial land use subareas).
 - Two distinct development areas:
 - 144 acres designated as a Business Park (to be known as Legacy Park at Tradition) along I-95 Corridor
 - 68 acres designated as mixed commercial development along Becker Road and SW Village Parkway
 - Remaining acreage is lakes, open space, and roads



Proposed Amendment

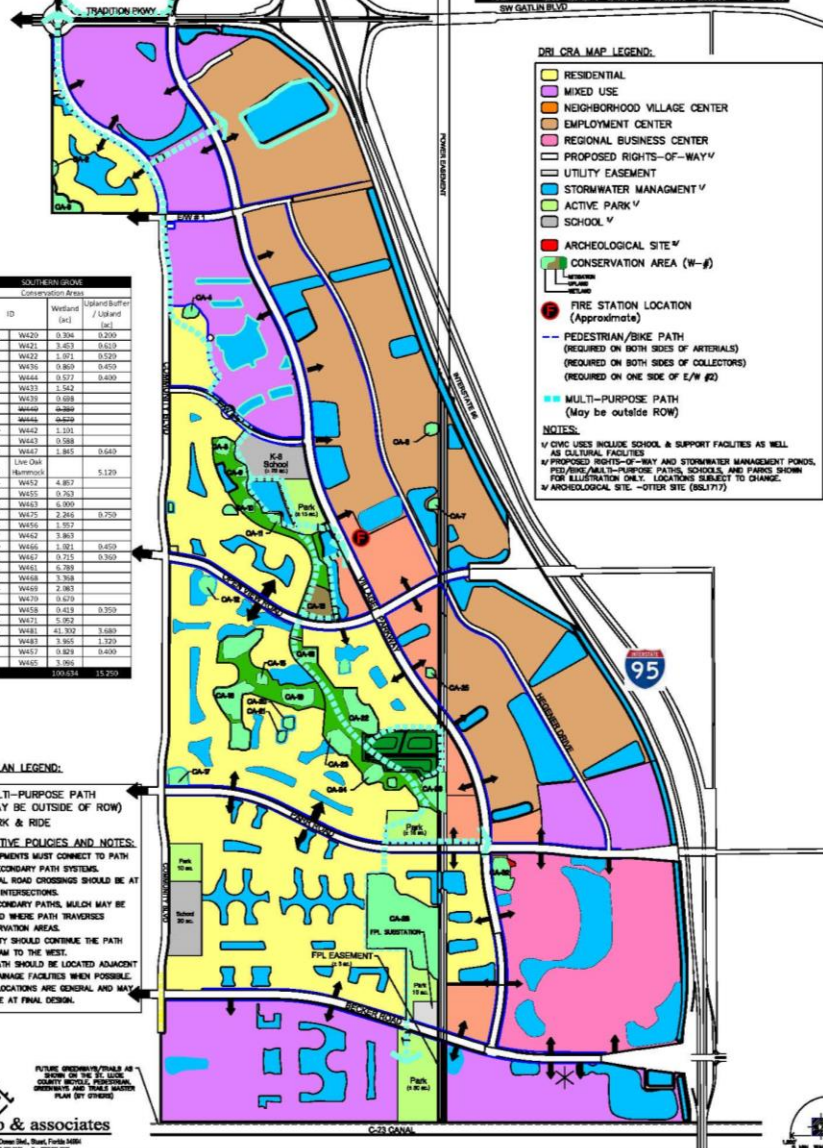
- Revised development program adds 36 acres to the MPUD for a revised total of 165 acres.
- 36 acres designated for Business Park use with no changes to entitlements

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



EXHIBIT "B" TO EXHIBIT "1"
SOUTHERN GROVE

Phase	Residential		Office		Development		Industrial		Hotel		Hospital	
	(Sq. Ft.)	(No. of Units)	(Sq. Ft.)	(No. of Units)	(Sq. Ft.)	(No. of Units)	(Sq. Ft.)	(No. of Units)	(Sq. Ft.)	(No. of Units)	(Sq. Ft.)	(No. of Units)
1 (2008-2012)	700	400,000	700,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
2 (2013-2017)	2,000	1,200,000	600,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
3 (2018-2022)	2,000	1,200,000	600,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
4 (2023-2027)	2,000	1,200,000	600,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
5 (2028-2032)	2,000	1,200,000	600,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Total	7,000	4,200,000	2,100,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000



ID	Westside (ac)	Island/Buffer/Land (ac)
CA2	0.504	0.200
CA3	1.423	0.510
CA4	1.971	0.720
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CA23	1.320	0.450
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CA32	1.980	0.700
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CA34	1.920	0.650
CA35	0.820	0.300
CA36	1.972	0.720
CA37	1.980	0.700
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CA39	1.920	0.650
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CA41	1.972	0.720
CA42	1.980	0.700
CA43	1.921	0.650
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CA45	0.820	0.300
CA46	1.972	0.720
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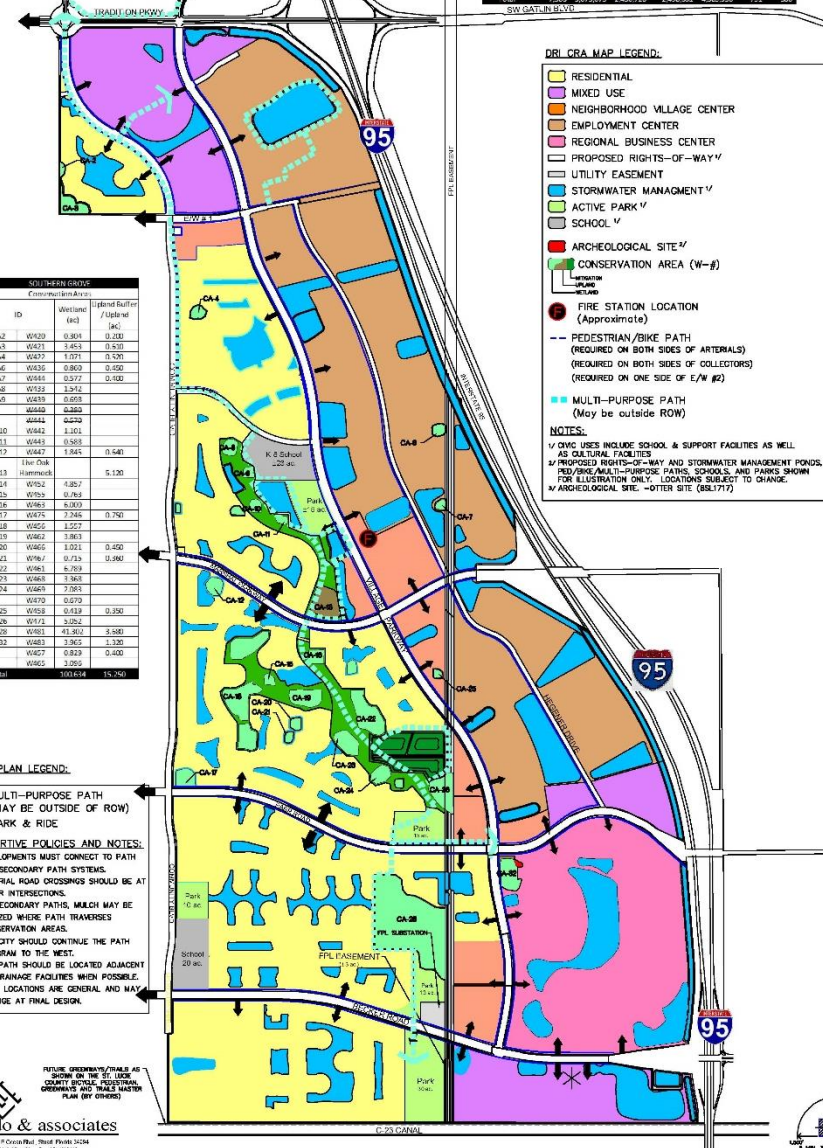
- DRI CRA MAP LEGEND:**
- RESIDENTIAL
 - MIXED USE
 - NEIGHBORHOOD VILLAGE CENTER
 - EMPLOYMENT CENTER
 - REGIONAL BUSINESS CENTER
 - PROPOSED RIGHTS-OF-WAY
 - UTILITY EASEMENT
 - STORMWATER MANAGEMENT
 - ACTIVE PARK
 - SCHOOL
 - ARCHAEOLOGICAL SITE
 - CONSERVATION AREA (W-#)
 - FIRE STATION LOCATION (Approximate)
 - PEDESTRIAN/BIKE PATH (REQUIRED ON BOTH SIDES OF ARTERIALS) (REQUIRED ON ONE SIDE OF E/W #2)
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Impacts and Findings

- The proposed MPUD is consistent with Policies 1.2.2.8 and 1.2.2.9 of the Future Land Use Element regarding the development of Regional Business Centers and Policy 1.2.3.1 regarding providing a mix of land uses within close proximity to work and home.



Recommendation

- The Planning and Zoning Board recommended approval of the proposed rezoning and amendment to the Traditional Regional Business Center @ Southern Grove MPUD at the March 2, 2021 Planning and Zoning Board meeting.

