

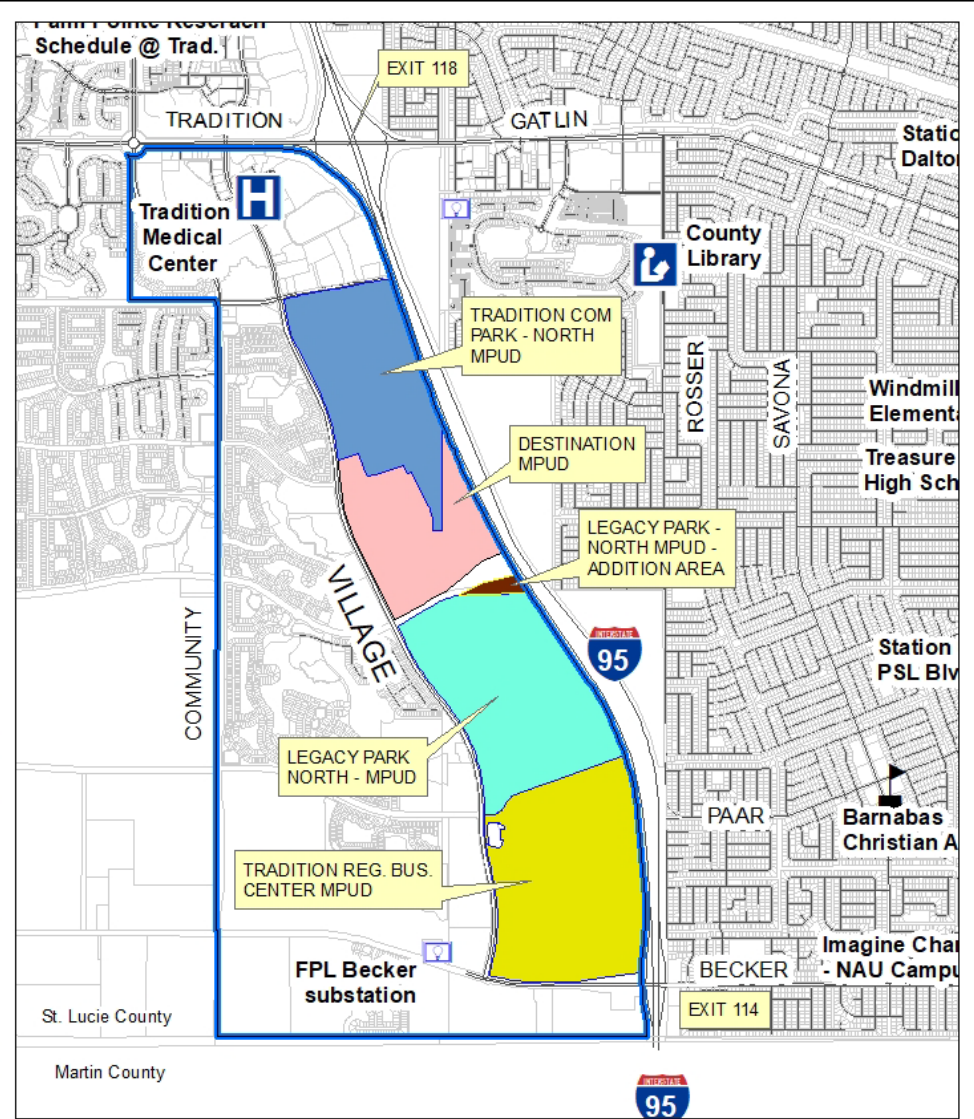


Destination at Tradition MPUD Amendment No. 1
P26-005
City Council Meeting
April 27, 2026

Request Summary

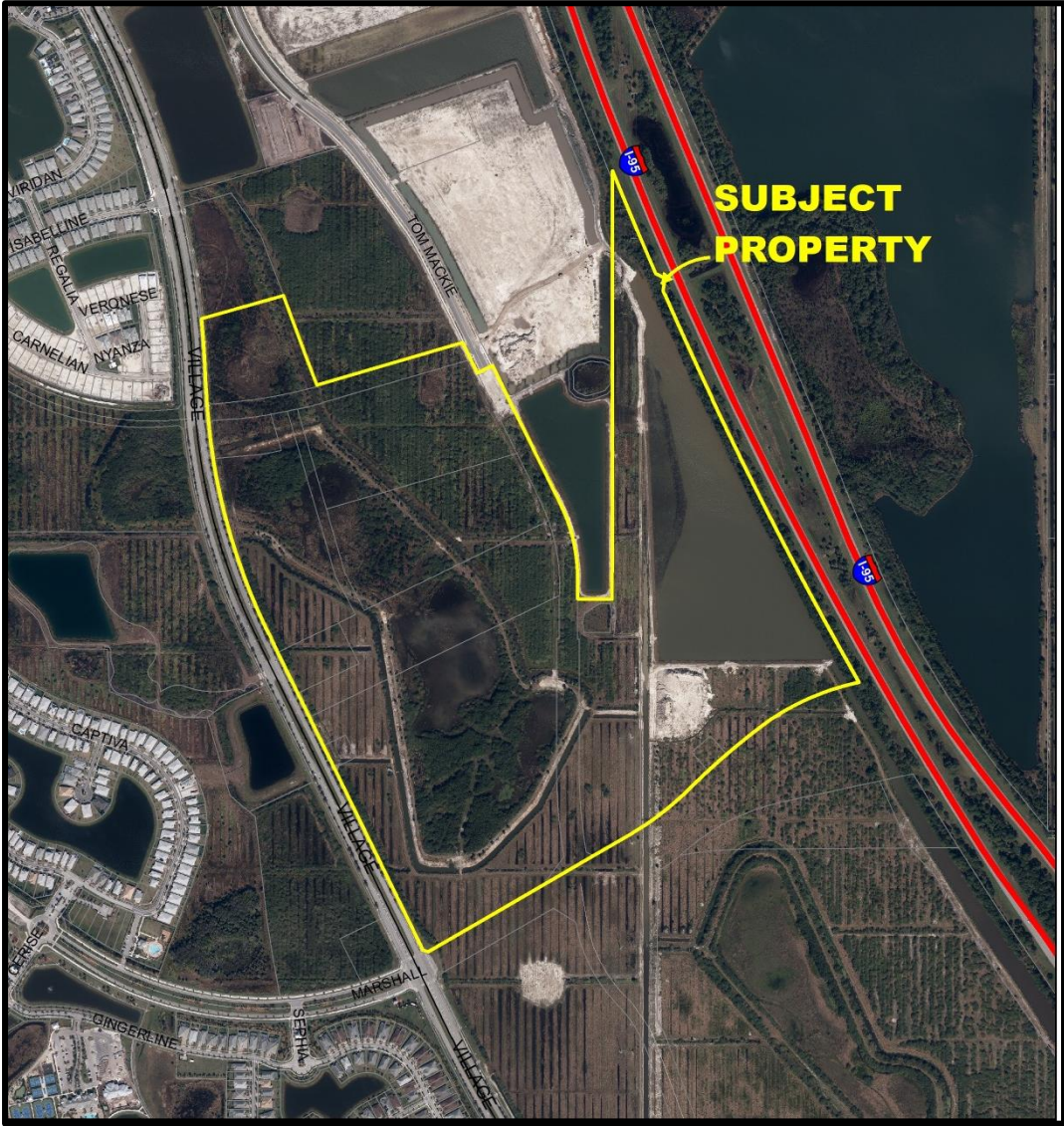
Owner:	Port St. Lucie Governmental Finance Corporation and Mattamy Palm Beach, LLC
Applicant:	Brad Currie, AICP, Haley Ward
Location:	The subject property is generally located west of Interstate 95, south of SW Destination Way, east of SW Village Parkway and north of Marshall Parkway.
Request:	A request to amend the Destination at Tradition MPUD

Location Map

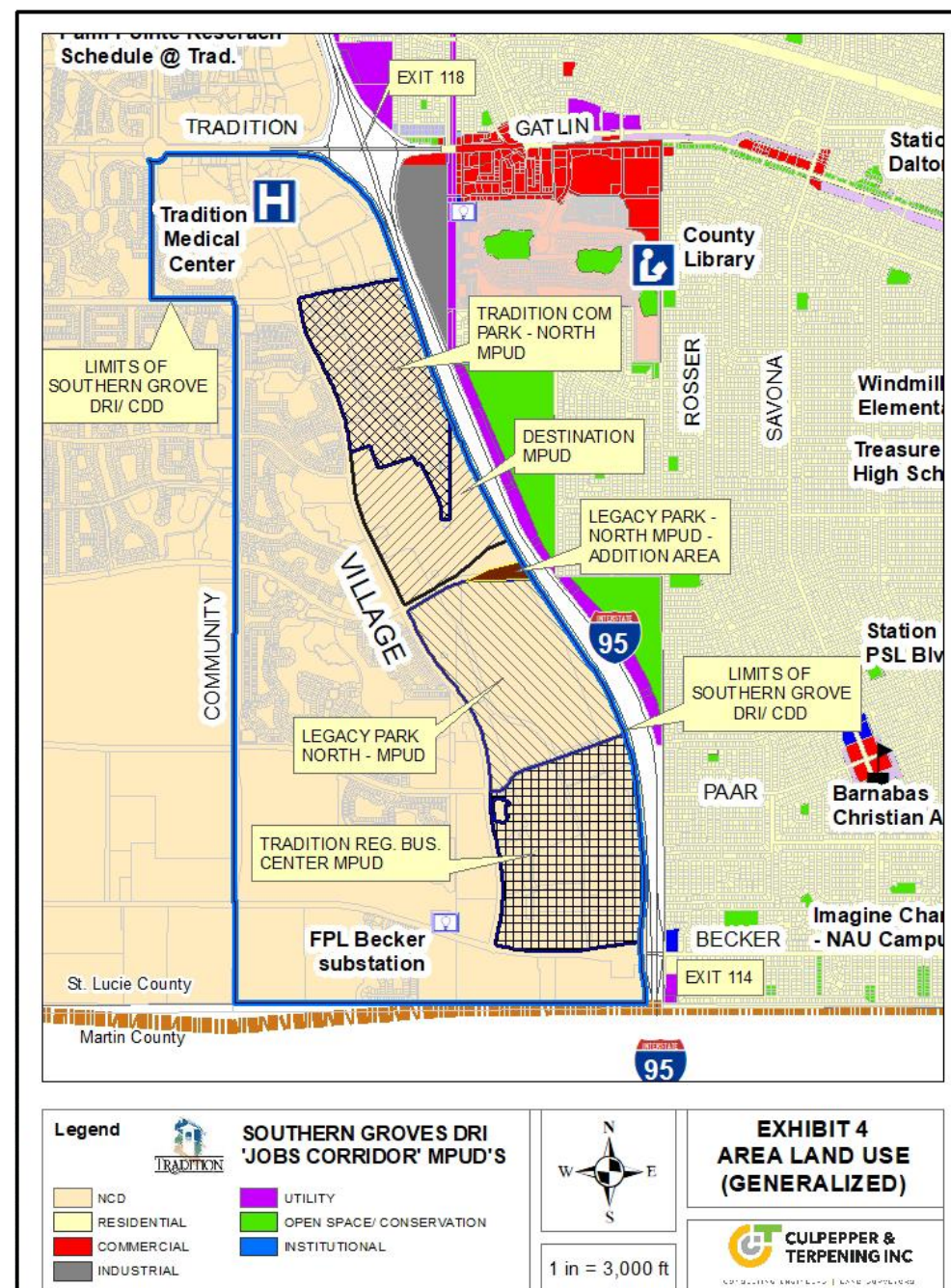


Legend 	SOUTHERN GROVES DRI 'JOBS CORRIDOR' MPUD'S		EXHIBIT 1A VICINITY MAP
<ul style="list-style-type: none"> Trad. Com. Park - North Destination Legacy Park Trad. Reg. Bus. Park 	Critical Facilities 	1 in = 3,000 ft	 CULPEPPER & TERPENING INC. <small>CONSULTING ENGINEERS PLANNERS ENVIRONMENTALISTS</small>

Aerial



Future Land Use Map



Project Background

- The Destination at Tradition MPUD is approximately 217 acres in size. The MPUD was approved in October 2024.
- The Destination at Tradition MPUD is approved for industrial use, office use, commercial use, hotel, and multi-family development.
- The MPUD is divided into two development areas with approximately 31 acres designated as a Business Park and 80 acres designated as Mixed Commercial. The remainder of the acreage is drainage, roads, etc.

Proposed Project

- This application is the first amendment to the MPUD.
- It adds two new uses to the Mixed Commercial Area: Post Acute Medical Facility and Veterinary Hospital or Clinic.
- It updates the amount of non-residential development allowed in the MPUD by adding 54 hospital beds for the post-acute care facility and an additional 30,000 sq ft of office use to accommodate the veterinary hospital/clinic and future office development.
- The proposed amendment also adds parking requirements for Post Acute Medical Facility and Veterinary Hospital or Clinic and other uses.
- 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.

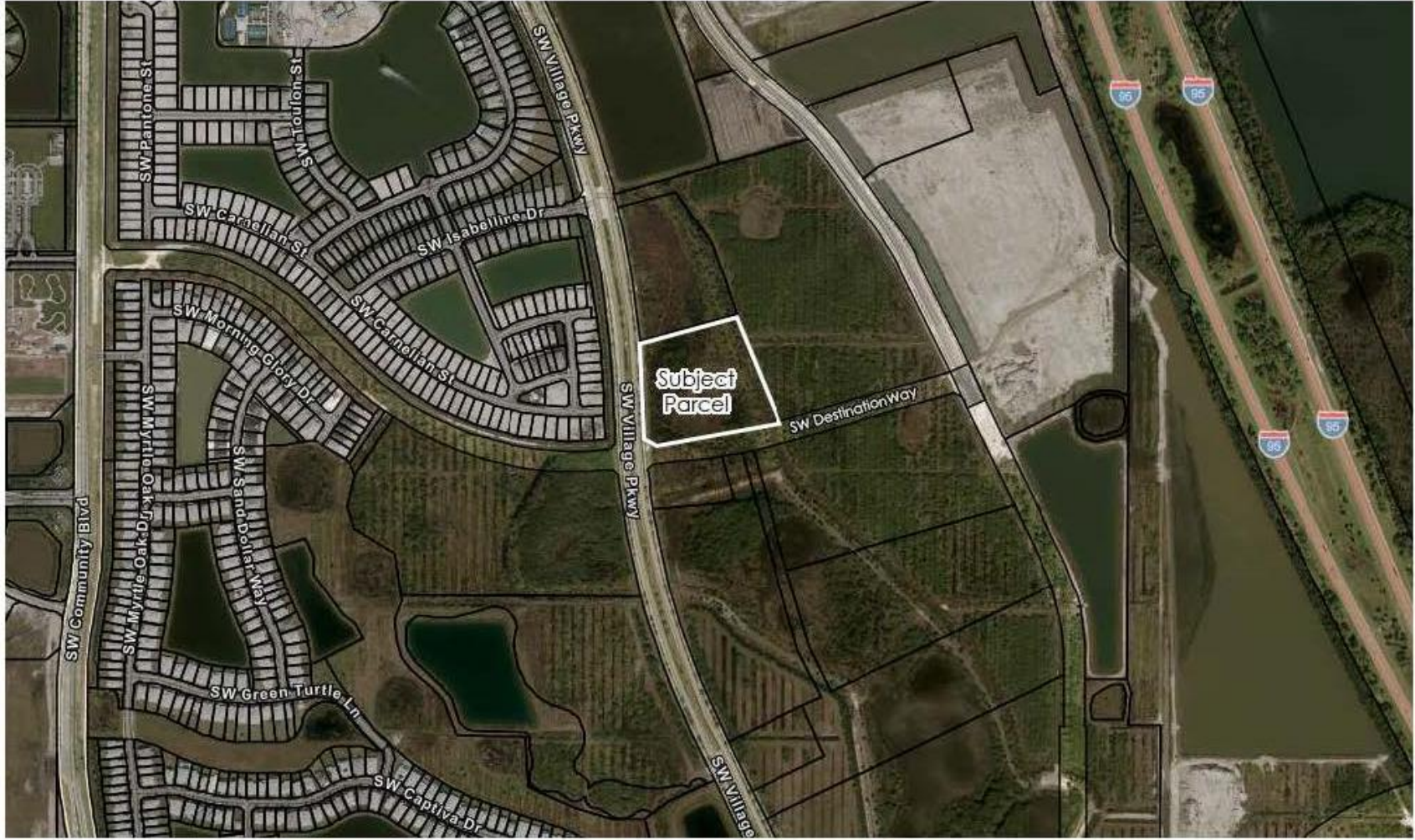
Post Acute Medical Facility

- 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.
- 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 – Catalyst Site Plan).
- The GFC utilized the conversion matrix to convert 208,286 square feet of R&D entitlements to add 54 additional hospital beds to the Southern Grove DRI for the project.



HALEY WARD

CATALYST
SITE PLAN APPLICATION
AERIAL MAP/USE MAP



Land Use Consistency

The subject property is located within the Southern Grove DRI and within a designated Regional Business Center sub-district as depicted on Map H of the Southern Grove DRI and Figure 1-4 of the Future Land Use Element.

Per Policy 1.2.2.8, 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.

Staff Findings

The proposed amendment adds additional medical and office uses to the Destination at Tradition 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.

These uses are designed to meet the needs of the larger area.

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.

The Planning and Zoning Board recommended approval of the proposed MPUD amendment at the April 7, 2026 Planning and Zoning Board meeting.