



Destination at Tradition MPUD Rezoning and Concept Plan

P24-099

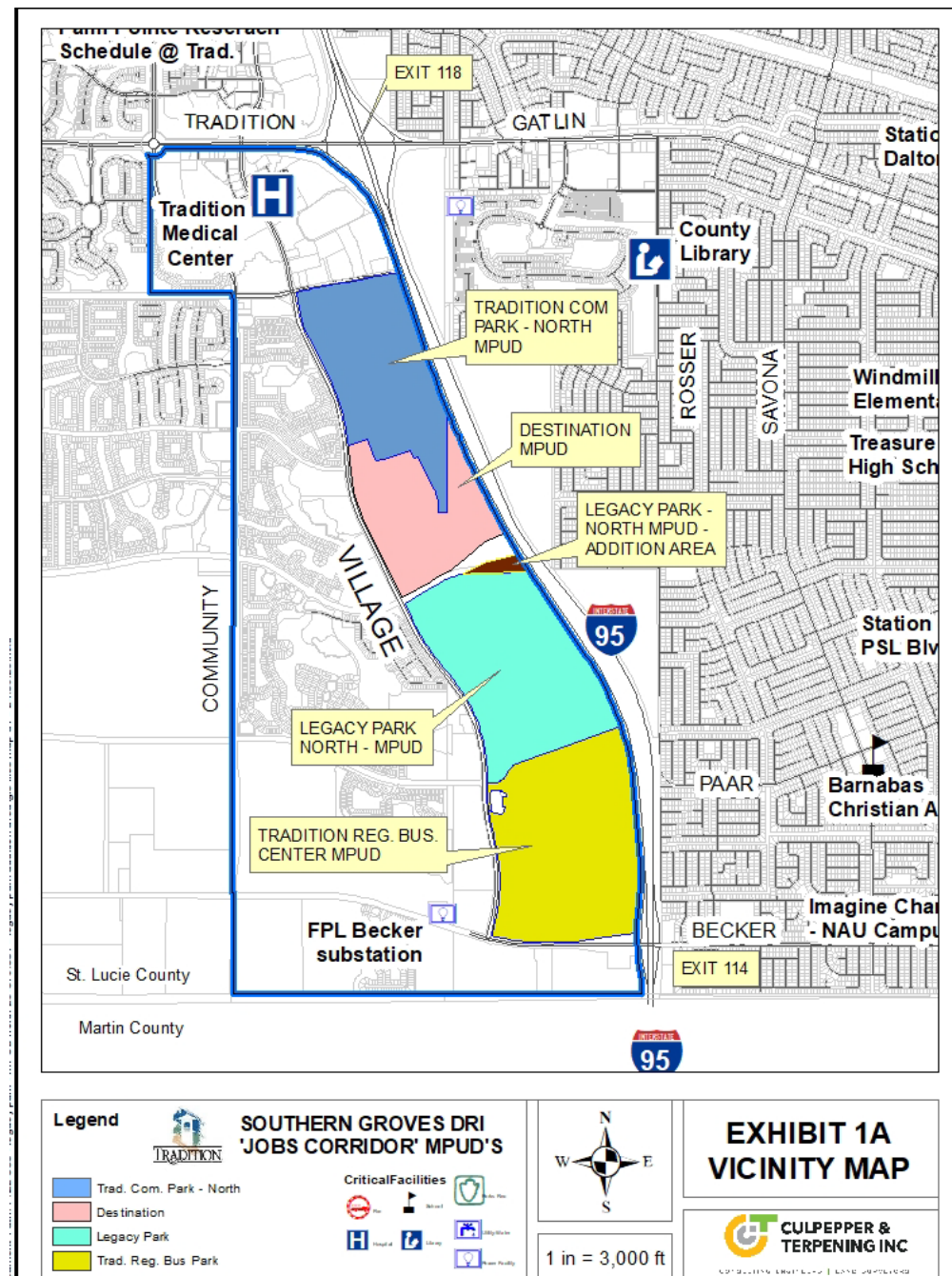
City Council Meeting

September 23, 2024

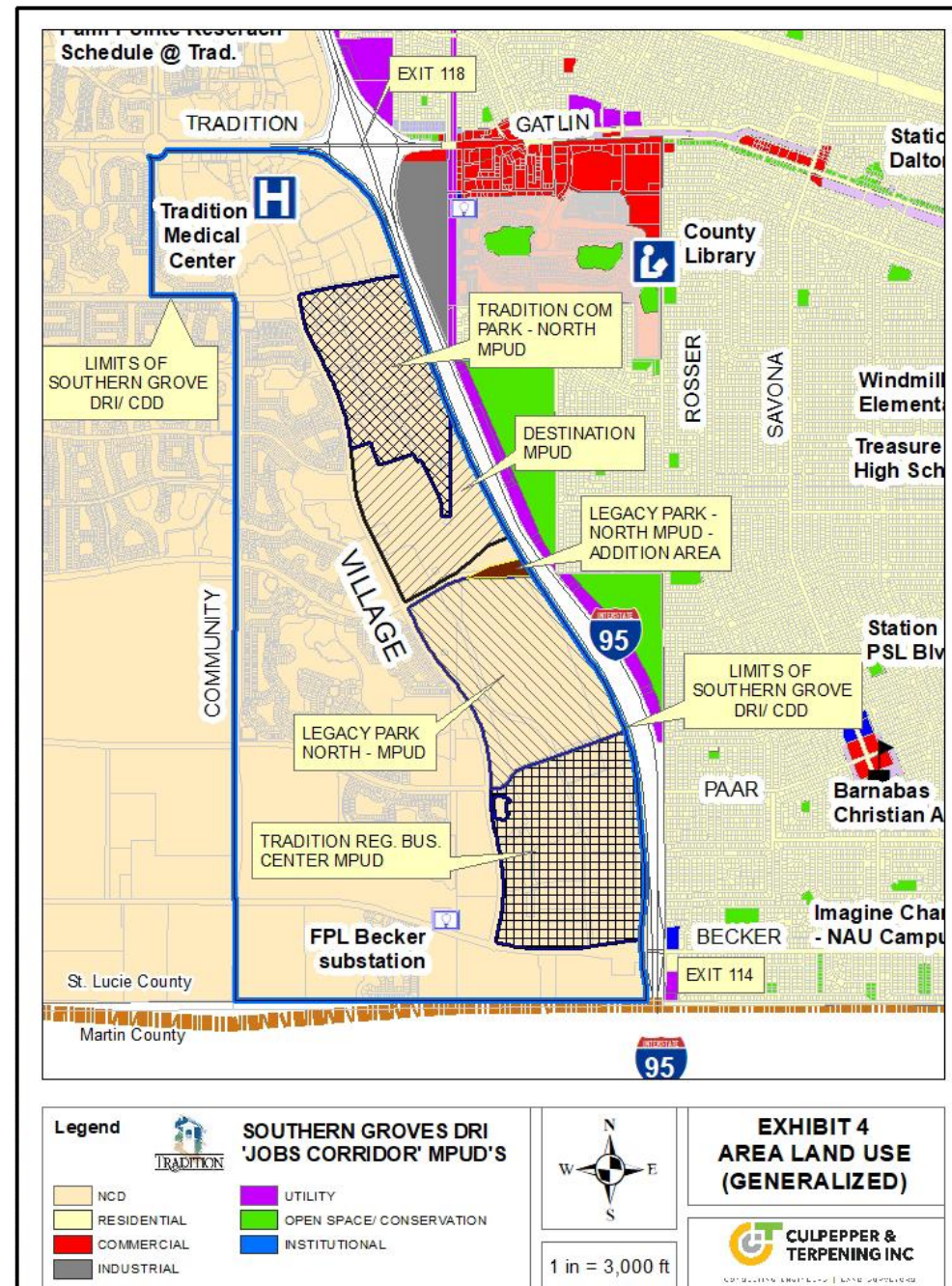
Request Summary

Applicant's Request:	A request to rezone approximately 217 acres of land from the Tradition Commerce Park North MPUD to the Destination at Tradition MPUD
Agent:	Dennis Murphy, Culpepper and Terpening, Inc.
Applicants:	Port St. Lucie Governmental Finance Corporation, City of Port St. Lucie, and St Lucie County Fire District
Location:	The subject property is generally located west of Interstate 95, south of Destination Way, east of SW Village Parkway and north of Marshall Parkway.

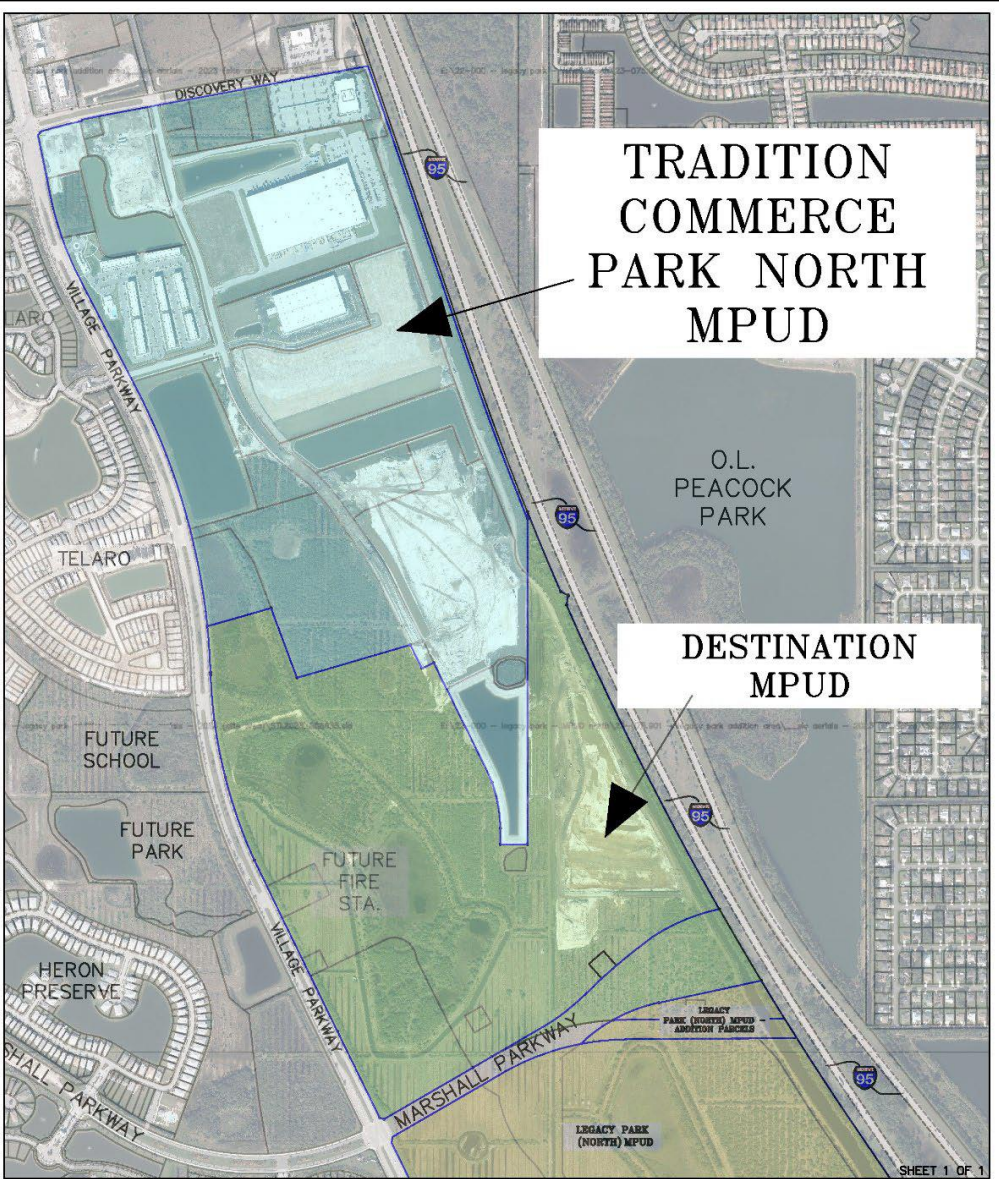
Location Map



Future Land Use Map



Aerial



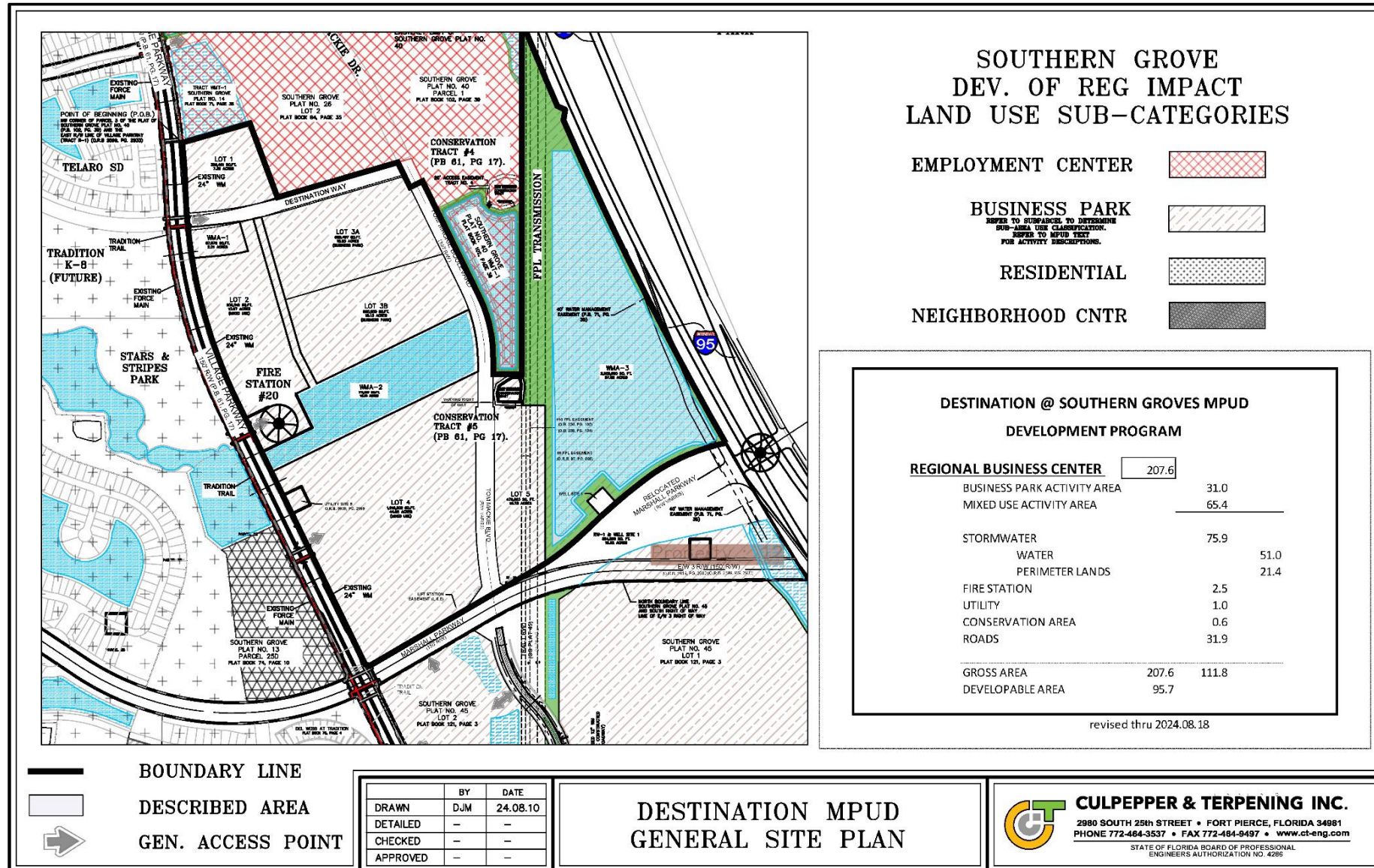
Project Background

- The subject property is the southern 1/3 undeveloped area of the Tradition Commerce Park North MPUD.
- Most of the land is under the ownership of the Port St. Lucie Governmental Finance Corporation.
- Two associated application to amend Figure 1-4 of the Future Land Use Element (P24-065) and Map H, the master development plan, of the Southern Grove DRI (P24-086).
- Both the amendment to Figure 1-4 and the amendment to Map H revised the land use sub-districts for the ±226 acres from the Employment Center and Neighborhood/Village Commercial sub-districts to the Regional Business Center sub-district.
- This application will rezone approximately 217 acres to a separate MPUD to be known as the Destination at Tradition MPUD.
- There is a separate application to amend the Legacy Park North MPUD to add approximately 9 acres from the Tradition Commerce Park North MPUD to the Costco site to the south (P24-137).

Proposed Project

- The Destination at Tradition MPUD will provide for: ±600,000 sq ft of industrial use; ±60,000 sq ft of office use; ±500,000 sq ft of commercial use; ±200,000 sq ft of Research and Development use; 400 residential units and 300 hotel rooms.
- Will include two distinct development areas:
 - ±31 acres designated for Business Park type uses (warehouse, manufacturing, etc. type uses)
 - ±80 acres is designated for Mixed Commercial type uses (residential, retail, restaurants, office, etc.)
 - Remainder of the acreage designated for stormwater management, road rights-of-way, utility uses, and previously designated conservation tracts.

Proposed MPUD Concept Plan



SOUTHERN GROVE DEV. OF REG IMPACT LAND USE SUB-CATEGORIES

- EMPLOYMENT CENTER
- BUSINESS PARK
REFER TO SUBORDINATE TO DETERMINE SUB-AREA USE CLASSIFICATION. REFER TO MPUD TEXT FOR ACTIVITY DESCRIPTIONS.
- RESIDENTIAL
- NEIGHBORHOOD CNTR

DESTINATION @ SOUTHERN GROVES MPUD DEVELOPMENT PROGRAM

REGIONAL BUSINESS CENTER	207.6	
BUSINESS PARK ACTIVITY AREA	31.0	
MIXED USE ACTIVITY AREA	65.4	
STORMWATER	75.9	
WATER		51.0
PERIMETER LANDS		21.4
FIRE STATION	2.5	
UTILITY	1.0	
CONSERVATION AREA	0.6	
ROADS	31.9	
GROSS AREA	207.6	111.8
DEVELOPABLE AREA	95.7	

revised thru 2024.08.18

- BOUNDARY LINE
- DESCRIBED AREA
- GEN. ACCESS POINT

	BY	DATE
DRAWN	DJM	24.08.10
DETAILED	-	-
CHECKED	-	-
APPROVED	-	-

DESTINATION MPUD GENERAL SITE PLAN

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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4285



Land Use Consistency

- The subject property is located within the Southern Grove DRI and is designated as a 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.
- A Regional Business Center subdistrict requires a minimum of two uses and the two uses must be identified on the MPUD concept plan.
- A minimum of 30 acres and a maximum of 500 acres is required and the Destination at Tradition MPUD is approximately 226 acres in size.

Recommendation

- The Site Plan Review Committee recommended approval of the proposed MPUD regulation book and concept plan at the July 24, 2024, Site Plan Review Committee meeting.
- The Planning and Zoning Board recommended approval of the proposed MPUD regulation book and concept plan at the September 5, 2024, Planning and Zoning Board 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.