

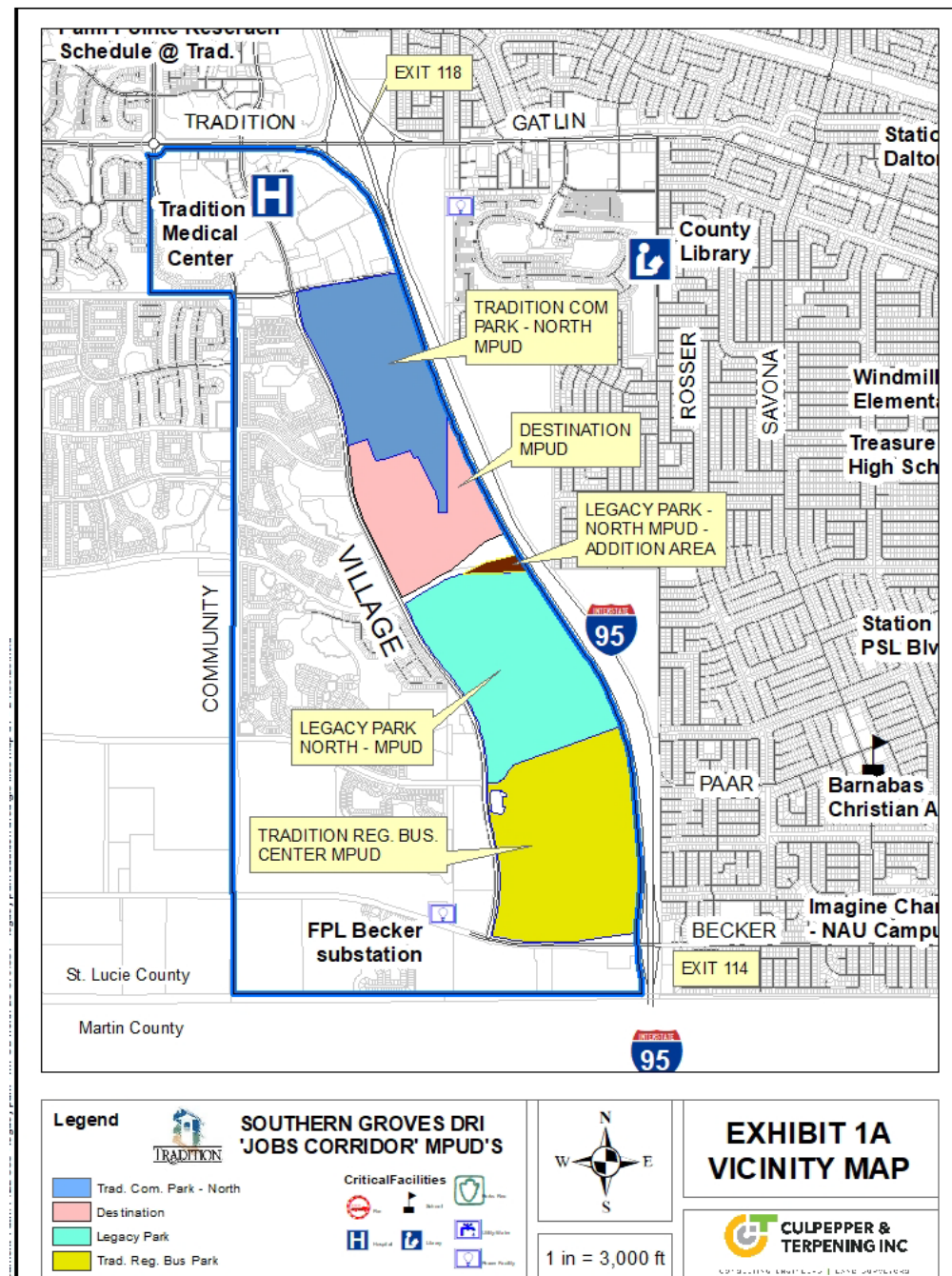


Tradition Commerce Park North MPUD 4<sup>th</sup> Amendment  
P24-100  
Planning and Zoning Board Meeting  
September 5, 2024

# Request Summary

Applicant's Request:	A request for a major amendment (4 <sup>th</sup> Amendment) to the MPUD zoning regulation book and concept plan for Tradition Commerce Park North MPUD
Agent:	Dennis Murphy, Culpepper and Terpening, Inc.
Applicants:	Port St. Lucie Governmental Finance Corporation, City of Port St. Lucie, and Tradition Commercial Association
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.

# Location Map

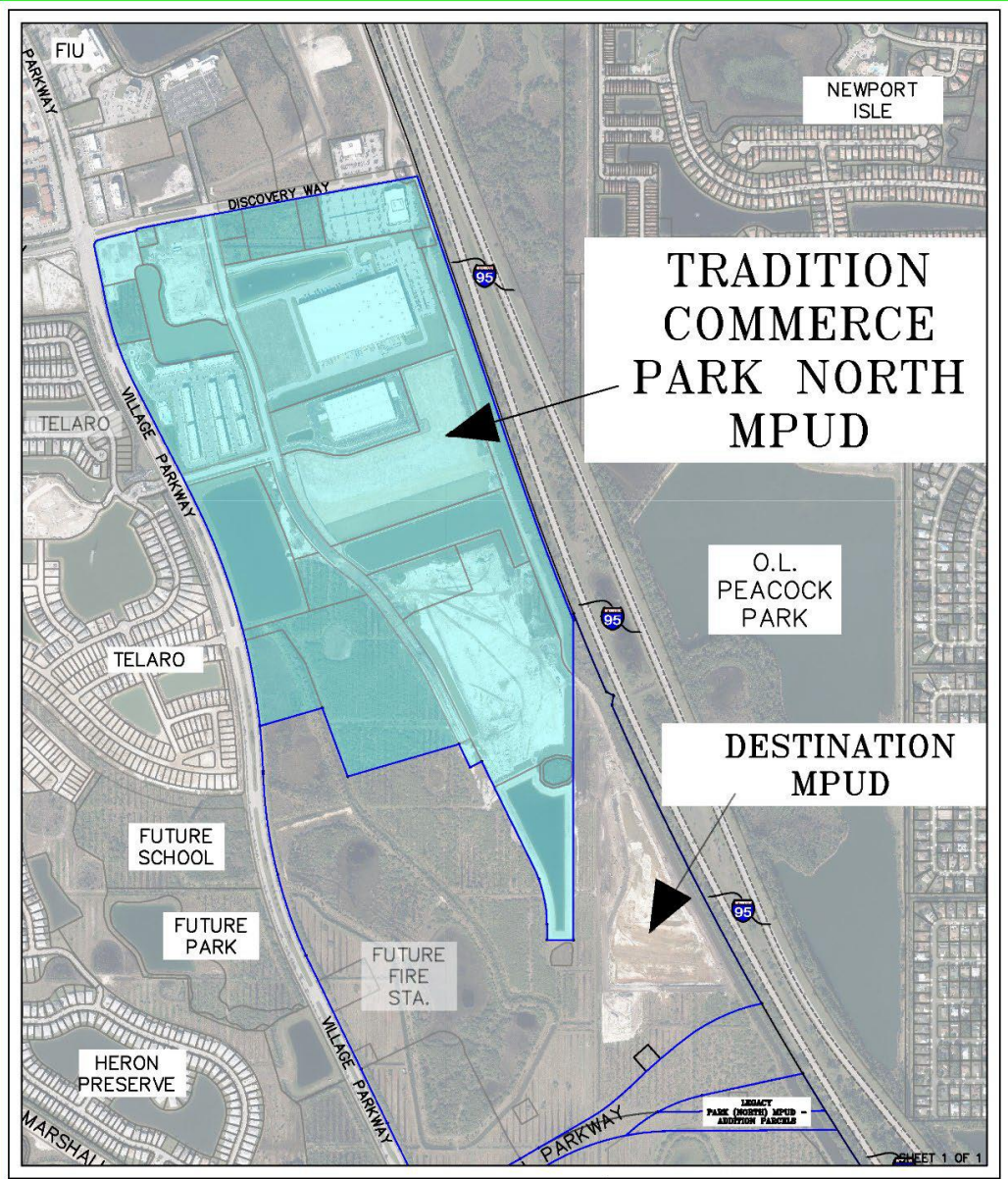


<p><b>Legend</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #0070c0; border: 1px solid black; margin-right: 5px;"></span> Trad. Com. Park - North</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e41e3d; border: 1px solid black; margin-right: 5px;"></span> Destination</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #76d7c4; border: 1px solid black; margin-right: 5px;"></span> Legacy Park</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> Trad. Reg. Bus. Park</li> </ul>	<p><b>SOUTHERN GROVES DRIVE 'JOBS CORRIDOR' MPUD'S</b></p> <p><b>Critical Facilities</b></p> <ul style="list-style-type: none"> <li style="width: 25%;">  Hospital             </li> <li style="width: 25%;">  Library             </li> <li style="width: 25%;">  School             </li> <li style="width: 25%;">  Park             </li> <li style="width: 25%;">  Bus Stop             </li> <li style="width: 25%;">  Fire Station             </li> </ul>	<p>North Arrow</p> <p>Scale: 1 in = 3,000 ft</p>	<p><b>EXHIBIT 1A VICINITY MAP</b></p> <p><b>CULPEPPER &amp; TERPENING INC</b></p> <p>CONCEPT ENGINEERING &amp; LANDSCAPE ARCHITECTURE</p>
--	--	--	---

# Future Land Use Map



# Aerial



# Project Background

- 4<sup>th</sup> Amendment to the Tradition Commerce Park North MPUD
- Tradition Commerce Park North MPUD is located within the Southern Grove DRI and was first approved in 2015.
- The MPUD is approx. 488 acres in size and has been amended 3 times.
- Most of the land is within an Employment Center sub-district
- As depicted on the MPUD concept plan, 40 acres at the intersection of Village Parkway and Marshall Parkway is designated as Neighborhood/Village Commercial sub-area.

# Associated Applications

- P24-065 – Southern Grove Large Scale Comprehensive Plan Text Amendment to amend Figure 1-4 of the Future Land Use Element.
  - Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District.
- P24-086 – Southern Grove DRI Map “H” Amendment
  - Map H is the master development plan for the Southern Grove DRI
- Both applications revised the land use sub-districts for approx. 226 acres of land that is located within the Tradition Commerce Park North MPUD from the Employment Center and the Neighborhood/Village Commercial to Regional Business Center sub-district.

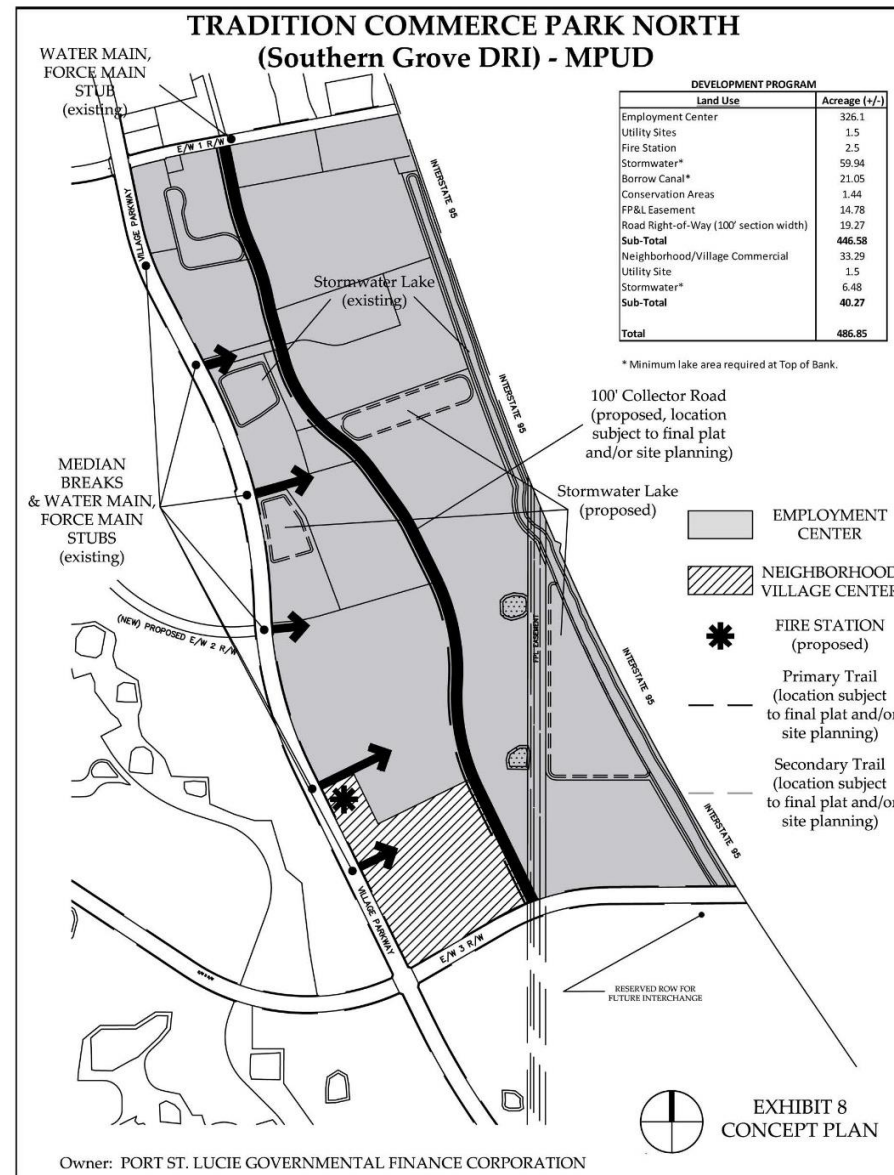
# Proposed Project

- This application revises the Tradition Commerce Park North MPUD boundary lines, concept plan, and other documents to remove the 226 acres from the 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).
- The revises the MPUD boundary lines, concept plan, project maps, and project acreage and it updates the development entitlements and development standards in the MPUD.



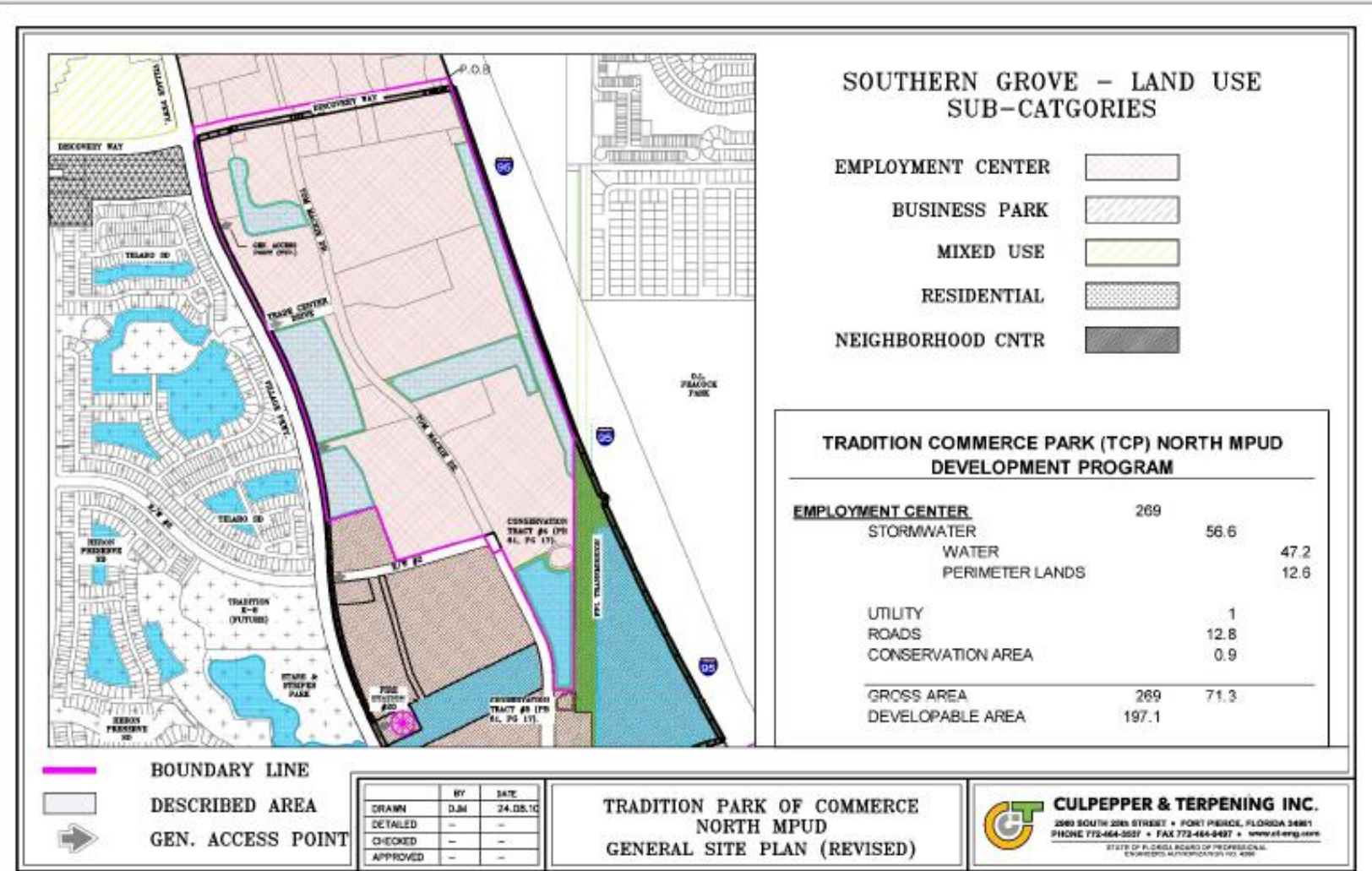
# Current MPUD Concept Plan

## EXHIBIT 8



TRADITION COMMERCE PARK NORTH at Southern Grove  
P21-  
4/26/2021

# Proposed MPUD Concept Plan



# Land Use Consistency

- The proposed MPUD amendment is consistent with Policy 1.2.2.10 of the Future Land Use Element.
- Policy 1.2.2.10 sets the standards for rezoning and development within an Employment Center sub-district under the NCD future land use classification.
- Employment Centers shall 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 of 50 acres is required to rezone land to an MPUD under the Employment Center sub-district and Tradition Commerce Park North MPUD 4<sup>th</sup> Amendment is approximately 240 acres in size.

# 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.