

Tradition Regional Business Park @ Southern Grove Rezoning and MPUD Amendment 2

MPUD Rezoning and Amendment Application
(P21-222)

City Council Meetings

November 22, 2021 and December 6, 2021

Bridget Kean, AICP
Senior Planner

INCORPORATED

CityofPSL.com



Proposed Project

- The request is to rezone 47 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

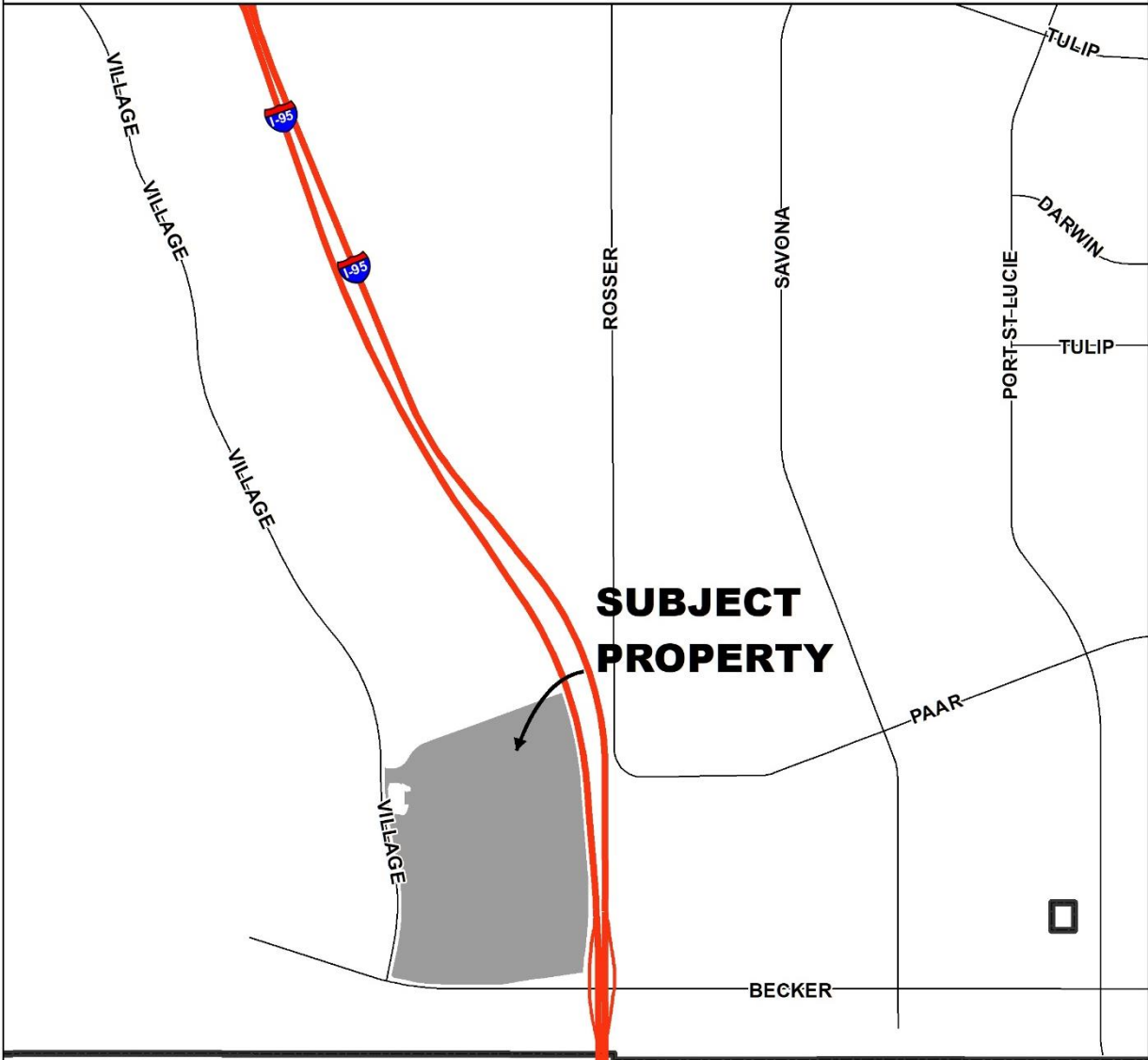
PSL Industrial Owner, LLC

NBPIII Legacy IV, LLC

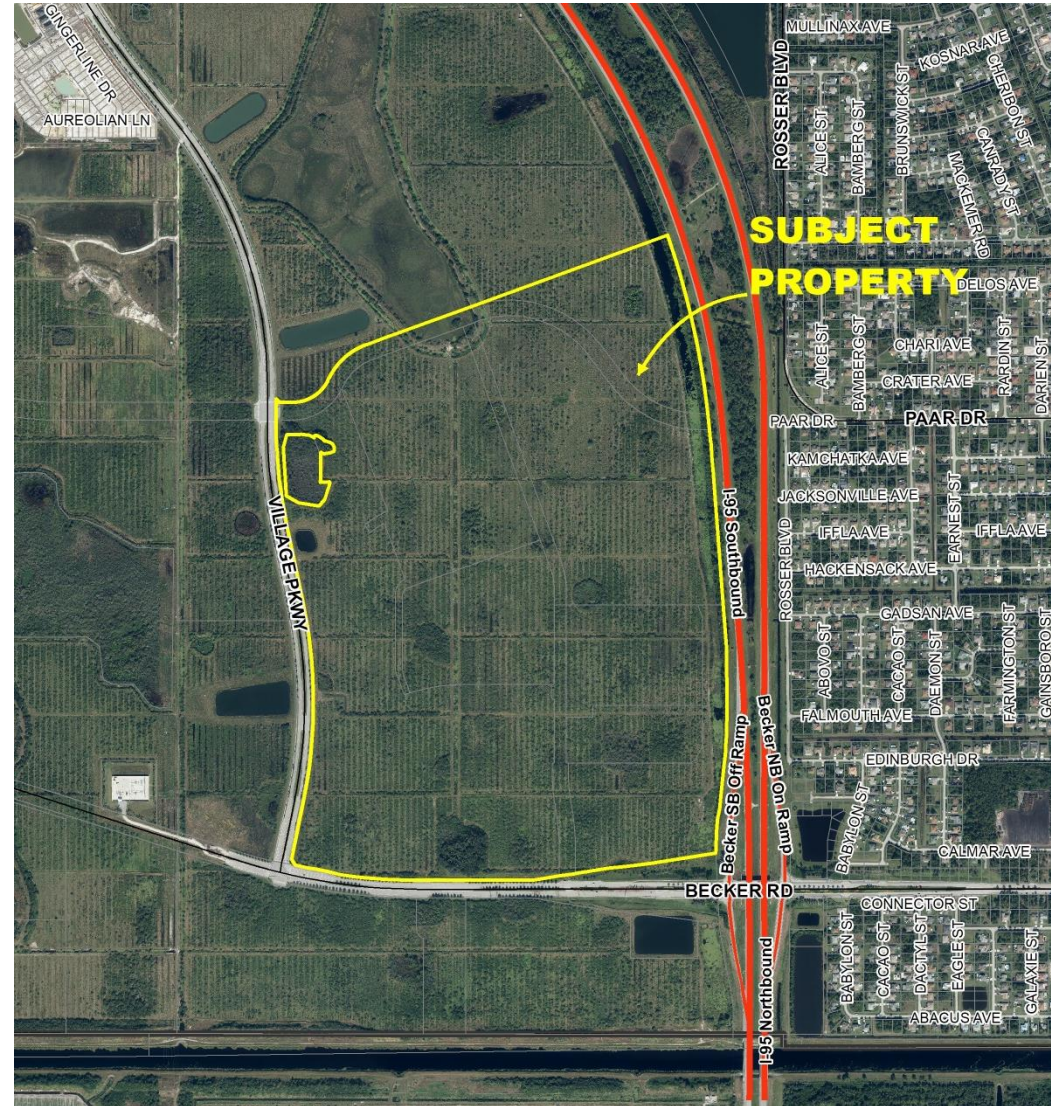
NBPIII Legacy III, LLC



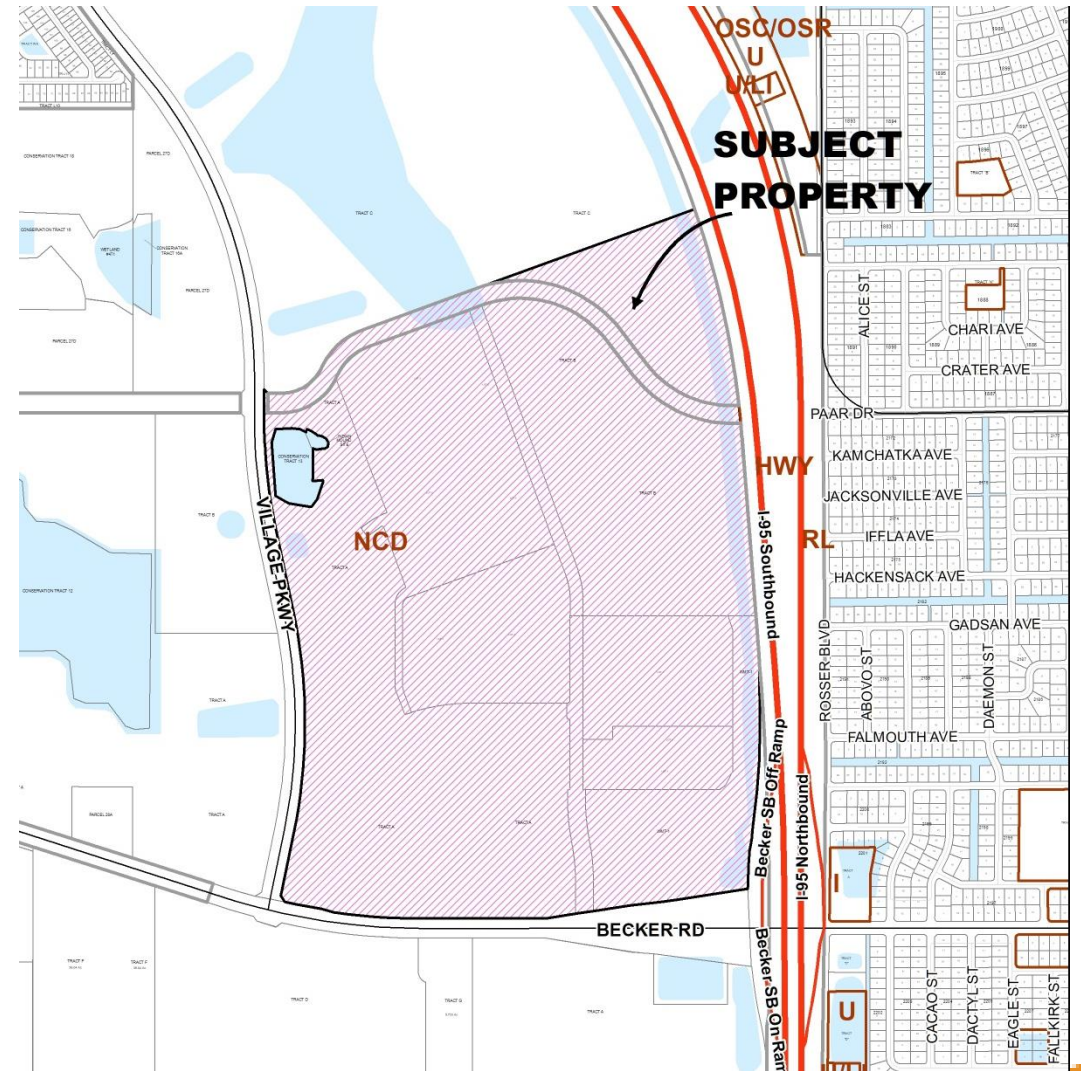
Location Map



Aerial



Future Land Use



Background

- Tradition Regional Business Park MPUD approved on November 9, 2020
- Provides for 2.6 million S.F. industrial use, 550,000 S.F. mixed, retail and office uses, and 750 dwelling units on ±298 acres
- 1st Amendment to the MPUD was approved on April 12, 2021 and added add 36 acres to the MPUD
- 2nd Amendment adds an additional 47 acres to the MPUD
- Total of ±382 acres



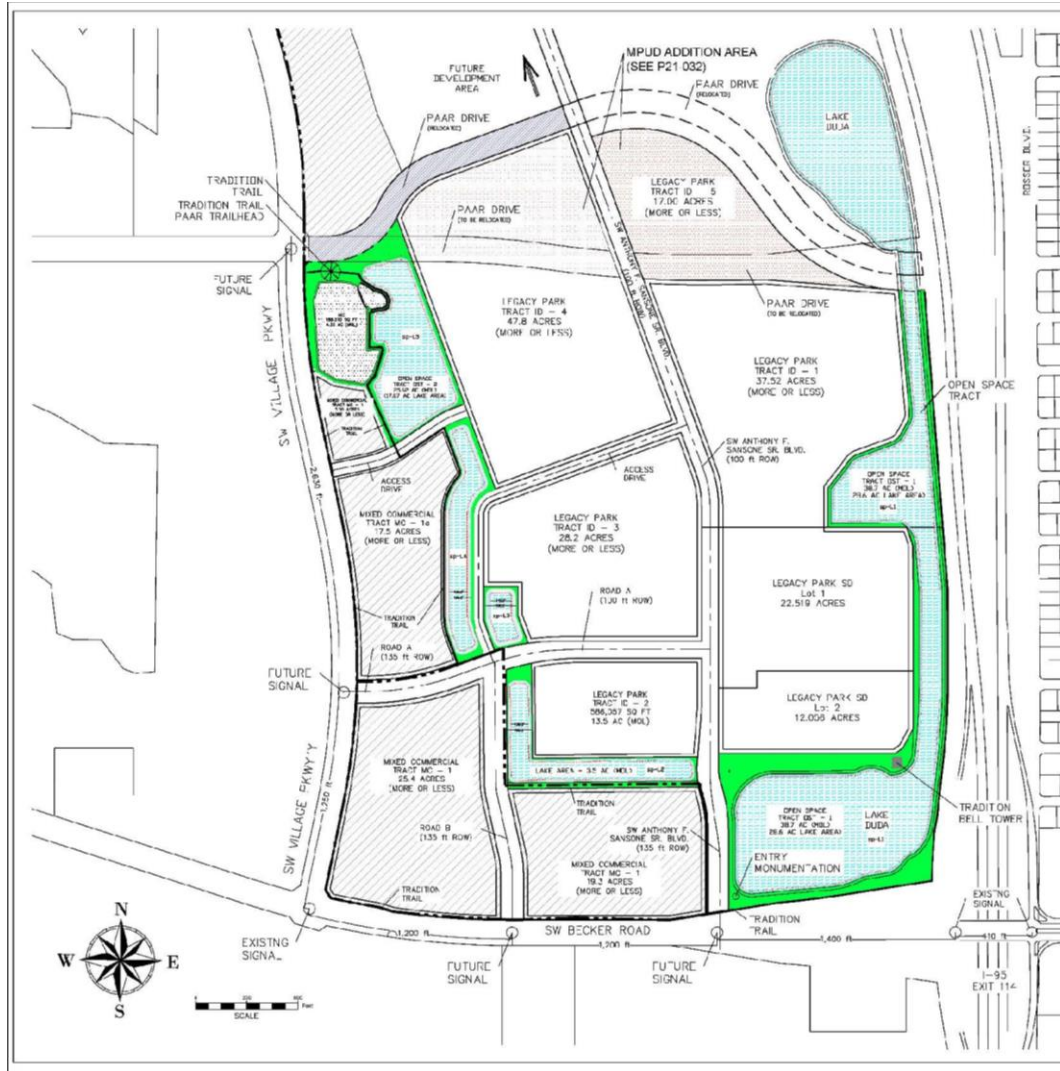
Proposed Amendment

- Revised development program adds 47 acres to the MPUD to be designated for Business Park use with no changes to entitlements.

Project Acreage by Use	Current	Proposed
Total	335 ac	382 ac
Business Park	181 ac	207.1 ac
Mixed Commercial	66 ac	61.1 ac
Primary Road Right-of-Way	23.7 ac	29.7 ac
Open Space/Lakes	64.3 ac	84.3 ac



Existing Concept Plan



Revised Concept Plan



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 amendment at the November 2, 2021 Planning and Zoning Board meeting.
- Planning and Zoning Department staff recommends approval based on the data and analysis in the staff report.

