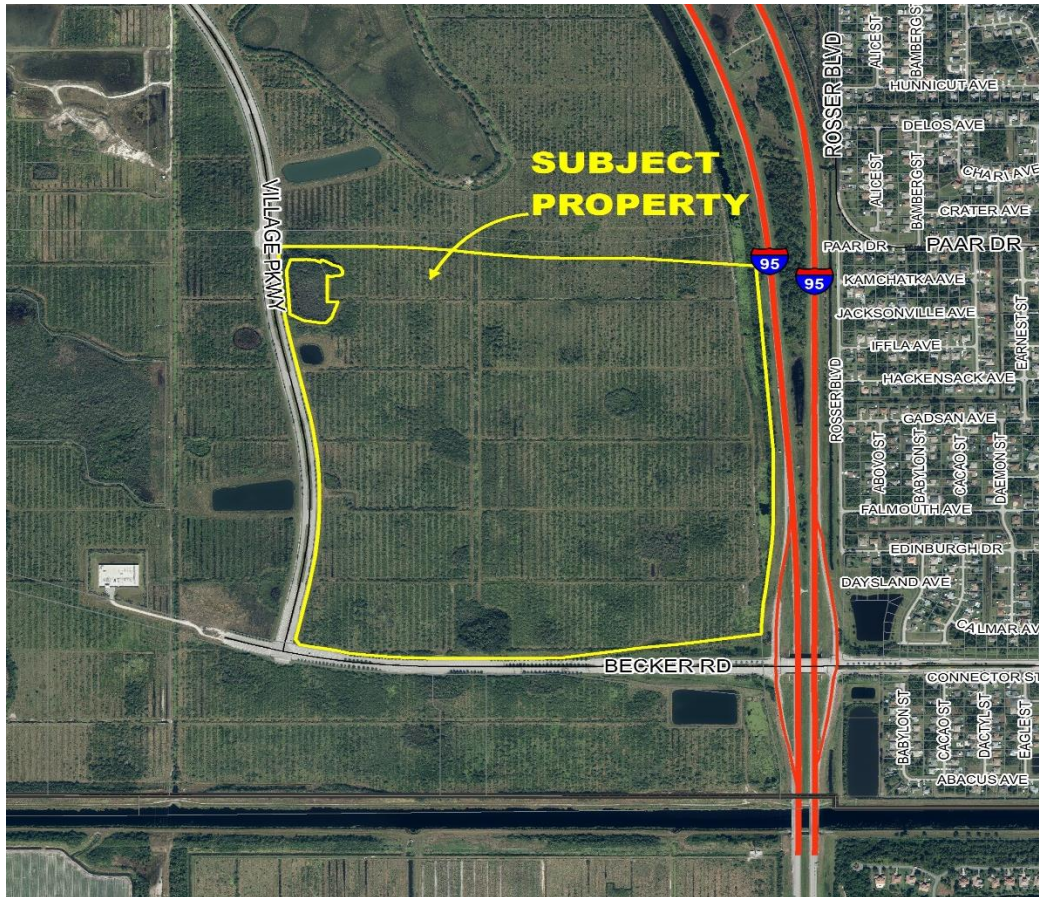




**Tradition Regional Business Park @ Southern Grove MPUD
 MPUD Rezoning Application
 P20-158**



Project Location Map

SUMMARY

Applicant's Request:	A request to rezone 298.37 acres of property located in Southern Grove to MPUD (Master Planned Unit Development).
Applicant:	Dennis Murphy, Culpepper and Terpening, Inc.
Property Owner:	Port St. Lucie Governmental Finance Corporation
Location:	The property is generally located west of Interstate 95, north of Becker Road, east of south SW Village Parkway, and south of the Paar Road right-of-way.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

The Port St. Lucie Governmental Finance Corporation (GFC), owner, has applied to rezone approximately 298.37 acres of land located west of Interstate 95, north of Becker Road, east of south SW Village Parkway, and south of the Paar Road right-of-way from St Lucie County Agricultural 5 (one dwelling unit per five acres) to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD) for a project known as the Tradition Regional Business Park MPUD. The proposed MPUD will provide for approximately 2.6 million square feet of industrial use; approximately 550,000 square feet of mixed retail/office use and up to 750 residential units (limited to the mixed commercial land use subareas). Tradition Regional Business Park MPUD will include two distinct development areas with 144 acres designated as a Business Park (to be known as Legacy Park at Tradition) and approximately 68 acres designated as mixed commercial development as depicted on the proposed MPUD concept plan. The mixed commercial development will be located along Becker Road and SW Village Parkway and allow for retail, commercial, and multi-family development. The Business Park will be along the I-95 corridor. Business park uses include warehouse/distribution, light industrial, manufacturing, and other similar uses. The remaining acreage will be utilized for stormwater/open space (± 72 acres) and roadways (± 15 acres). The proposed Tradition Regional Business Park is provided as Attachment “A” of the staff report.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the September 9, 2020 Site Plan Review Committee meeting.

Public Notice Requirements

Notice of the rezoning was mailed to property owners within a maximum of 750 feet of the subject property.

Location and Site Information

Parcel Number:	4315-700-0033-000-8
Property Size:	Parcel Size is 298.37 acres
Legal Description:	Southern Grove Plat No. 3, Parcel 30
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	St. Lucie County AG-5 (1 dwelling unit per 5 acres)
Existing Use:	Vacant land
Proposed Zoning:	MPUD (Master Planned Unit Development)
Proposed Use:	Residential development

Surrounding Uses

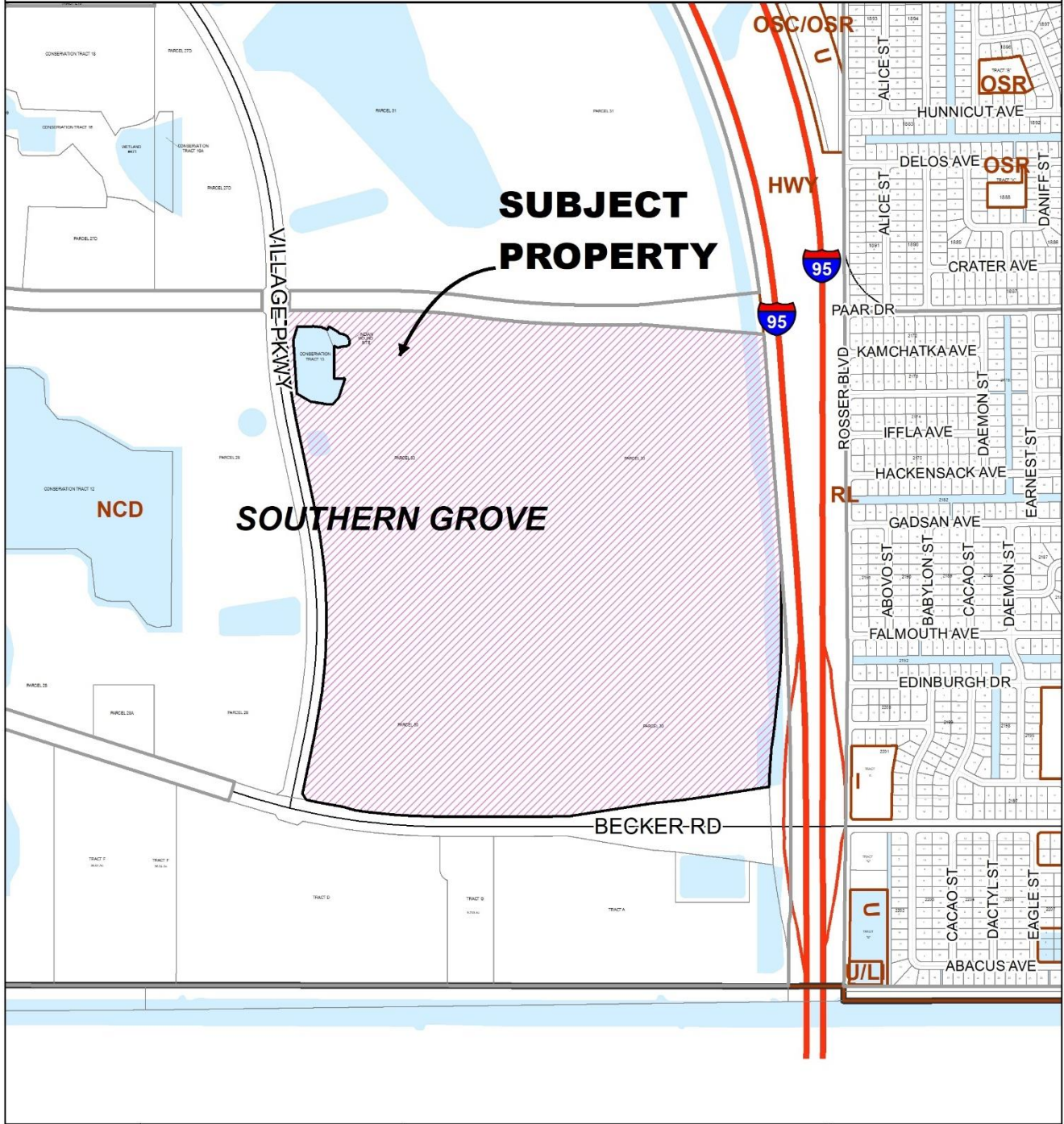
Direction	Future Land Use	Zoning	Existing Use
North	NCD	SLC AG-5	Vacant land
South	NCD	MPUD	Vacant land (proposed mixed use area per America Walks MPUD)
East			Interstate 95
West	NCD	MPUD and SLC AG-5	Vacant land

NCD – New Community Development District

MPUD – Master Planned Unit Development

SLC AG-5 – St. Lucie County Agricultural (1 dwelling unit per 5 acres)

FUTURE LAND USE



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The subject property is located within the Southern Grove Development of Regional Impact (DRI) and is within an area designated as a Regional Business Center sub-district on Map H of the Southern Grove DRI and Figure 1-4 of the Future Land Use Element. Map H is the master development plan for the Southern Grove DRI and Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District.

Per Policy 1.2.2.8 of the Future Land Use Element, 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. Individual parcels within a Regional Business Center may undergo separate site-specific applications for development approvals without individually meeting such multi-use requirement provided the site-specific development application is consistent with the MPUD master plan.

At 298.37 acres, the Tradition Regional Business Park MPUD falls within the size requirements for a Regional Business Center sub-district. Policy 1.2.2.8 establishes a minimum size of 30 acres and a maximum size of 500 acres. Residential density is set at a minimum of five (5) dwelling units per acre and a maximum of thirty-five (35) dwelling units per acre. The proposed MPUD sets a minimum density of ten (10) units per acre and a maximum of thirty-five (35) unit per acre. The proposed MPUD provides for a mix of uses including industrial, manufacturing, warehouse distribution, retail, commercial, and other uses.

The proposed MPUD is also consistent with Policy 1.2.3.1 of the Future Land Use Element regarding providing a mix of land uses within close proximity to work and home.

MPUD REZONING REQUIREMENTS

Project Description: Tradition Regional Business Park MPUD will allow for approximately 2.6 million square feet of industrial use; approximately 550,000 square feet of mixed retail/office use and up to 750 residential units (limited to the mixed commercial land use subareas) in two distinct areas. Approximately 144 acres adjacent to I-95 is designated for Business Park type uses. Approximately 68 acres adjacent to Becker Road and SW Village Parkway is designated for mixed commercial type uses including residential. The MPUD provides two typical roadway sections, the development of Tradition Trail, and the extension of Hegener Drive. The two roadway sections are a 135 foot road right-of-way for the east-west and north-south roadways within the mixed commercial area abutting SW Becker Road and SW Village Parkway and a 100 foot wide road right-of-way for the east-west and north-south roadways within the interior. The proposed extension of Hegener Drive will extend from Becker Road north to the Paar Road right-of-way. It will be designed as a 135 foot wide road right-of-way from Becker Road north within the mixed commercial area and the transition to a 100 foot road right-of-way from the business park to the Paar Road right-of-way. The master plan depicts the proposed locations for Tradition Trail along the open space, stormwater lakes, and mixed commercial areas.

Standards for District Establishment

Area Requirement	Section 158.187(A) of the Zoning Code establishes a minimum size of 50 acres for an MPUD. The proposed MPUD is approximately 298.37 acres.
Relation to Major Transportation Facilities	The Tradition Regional Business Park located in the northwest quadrant of the intersection of SW Becker Road and I 95 with access along SW Village Parkway and Becker Road.
Development of Regional Impact	The subject property is located with the Southern Grove DRI.
Relation to Utilities, Public Facilities, and Services	The subject property is served by Port St. Lucie Utility Systems Department, FPL, Home Town Communications, and the Tradition Irrigation Company for irrigation water.
Evidence of Unified Control of Area	Evidence of unified control has been provided

MPUD Conceptual Master Plan and Regulation Book Requirements

MPUD Concept Plan and Regulation Book	Provided
Land Use sub-areas	The Southern Grove 4 MPUD property is within a designated Regional Business Center sub area as shown on Figure 1-4 of the Comprehensive Plan. Figure 1-4 is the conceptual plan for the Southern Grove NCD District.
Zoning Regulations for each land use	Provided in the MPUD document
Provision for Pedestrian Circulation	The MPUD provides for sidewalks adjacent to streets and incorporates the development of a proposed multi-use trail known as Tradition Trail.
Transit Oriented Design Features	A sidewalk system will be provided with connections to SW Village Parkway and SW Becker Road to provide access to future transit locations if proposed for these roadways.
Off Street Parking and Loading Requirements	Provided for in the MPUD zoning document
Underground Utilities	All utilities will be underground
Open Space	Provided for in the MPUD zoning document including requirements for usable open space
Wetlands and Uplands	There are existing wetlands on site that have been mitigated off site per the Army Corp of Engineers (ACOE) permit for the Southern Grove DRI. The site adjoins a 5.65 acre conservation tract and archeological site deeded to the Tradition Commercial Association and the Southern Grove Community Development District, respectively. Both parcels will be preserved in the development plan.

Stormwater	The project provides for onsite stormwater retention as depicted on the conceptual master plan.
Landscaping and Buffering Requirements	Provided for in the MPUD zoning document

RELATED PROJECTS

P20-171 – Southern Grove Plat No. 33 Preliminary and Final Subdivision Plat
P20-181 – Tradition Regional Business Park Site Plan

STAFF 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.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

Attachment "A" Tradition Regional Business Park MPUD Concept Plan

