

# Tradition Regional Business Park @ Southern Grove MPUD

MPUD Rezoning Application  
(P20-158)

City Council Meeting

October 26, 2020 and November 9, 2020

Bridget Kean, AICP  
Senior Planner

# Proposed Project

- The request is to rezone approximately 298.37 acres of a property 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).
- The proposed MPUD will accommodate the proposed multi-use path known as Tradition Trail.



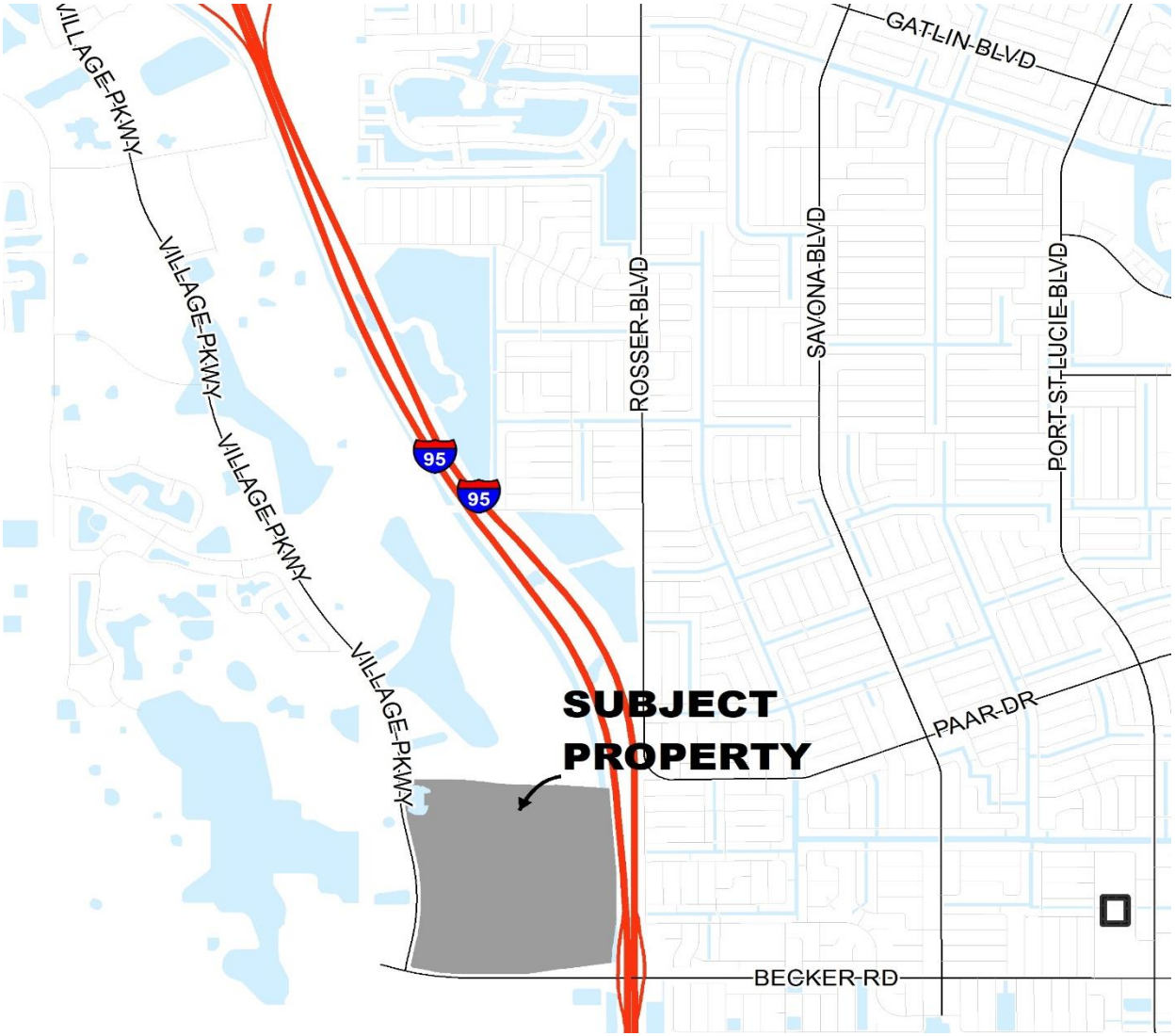
# Applicant and Owner

Dennis Murphy, Culpepper and Terpening, Inc., is acting as the agent  
for

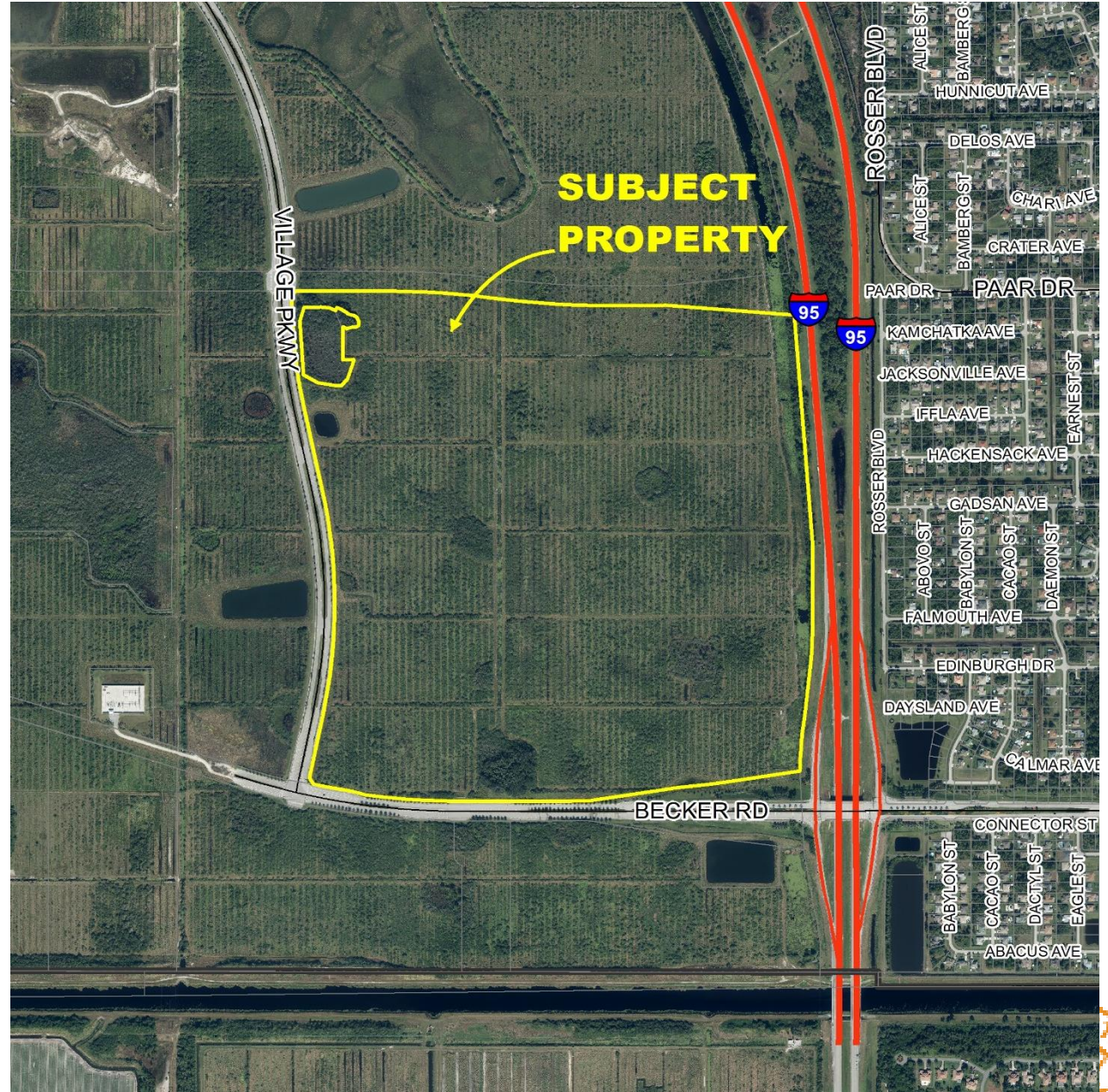
Port St. Lucie Governmental Finance Corporation



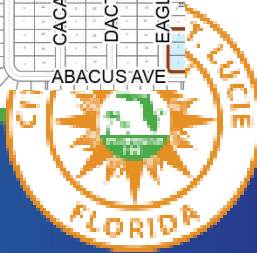
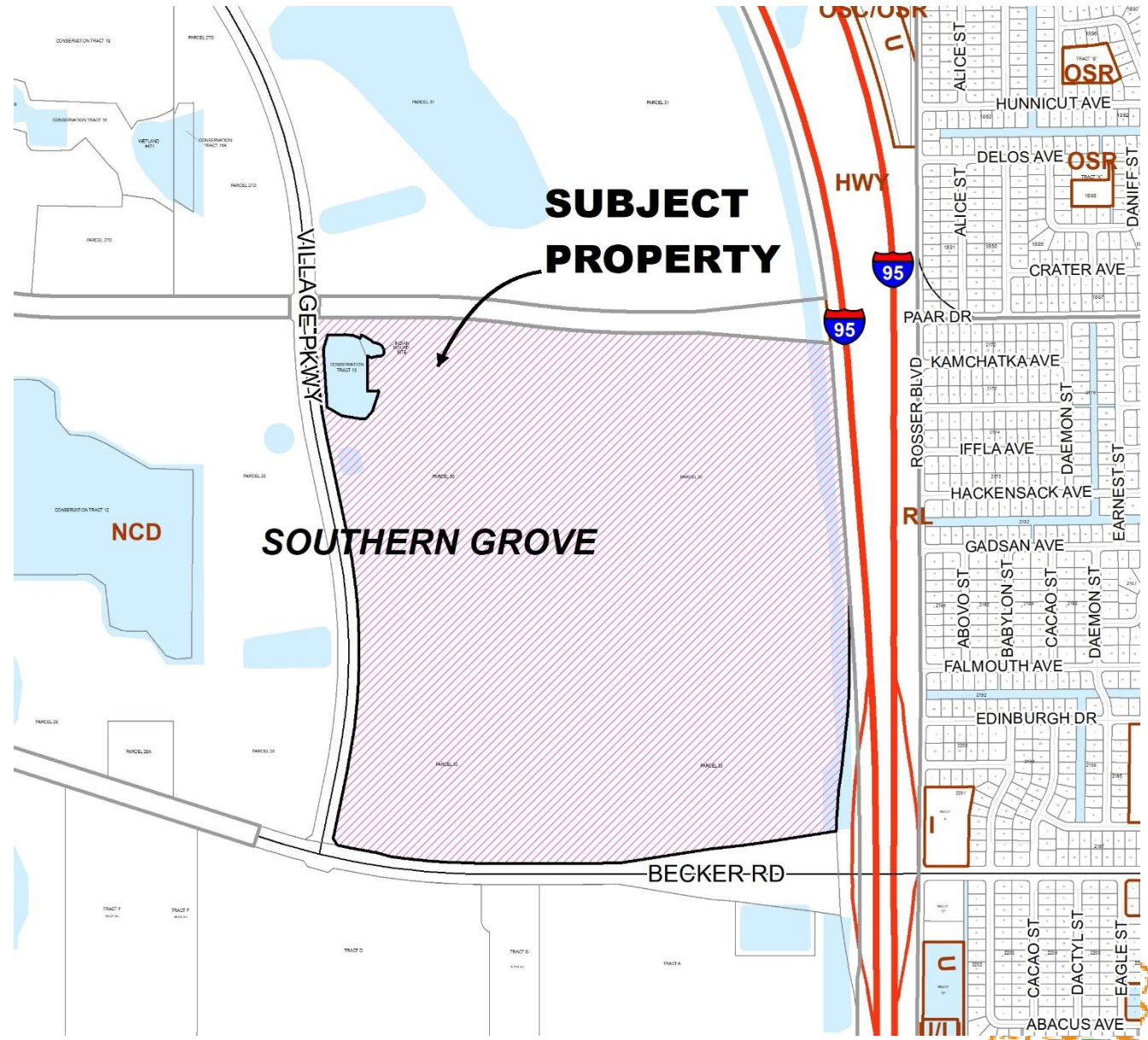
# Location Map



# Aerial



# Future Land Use

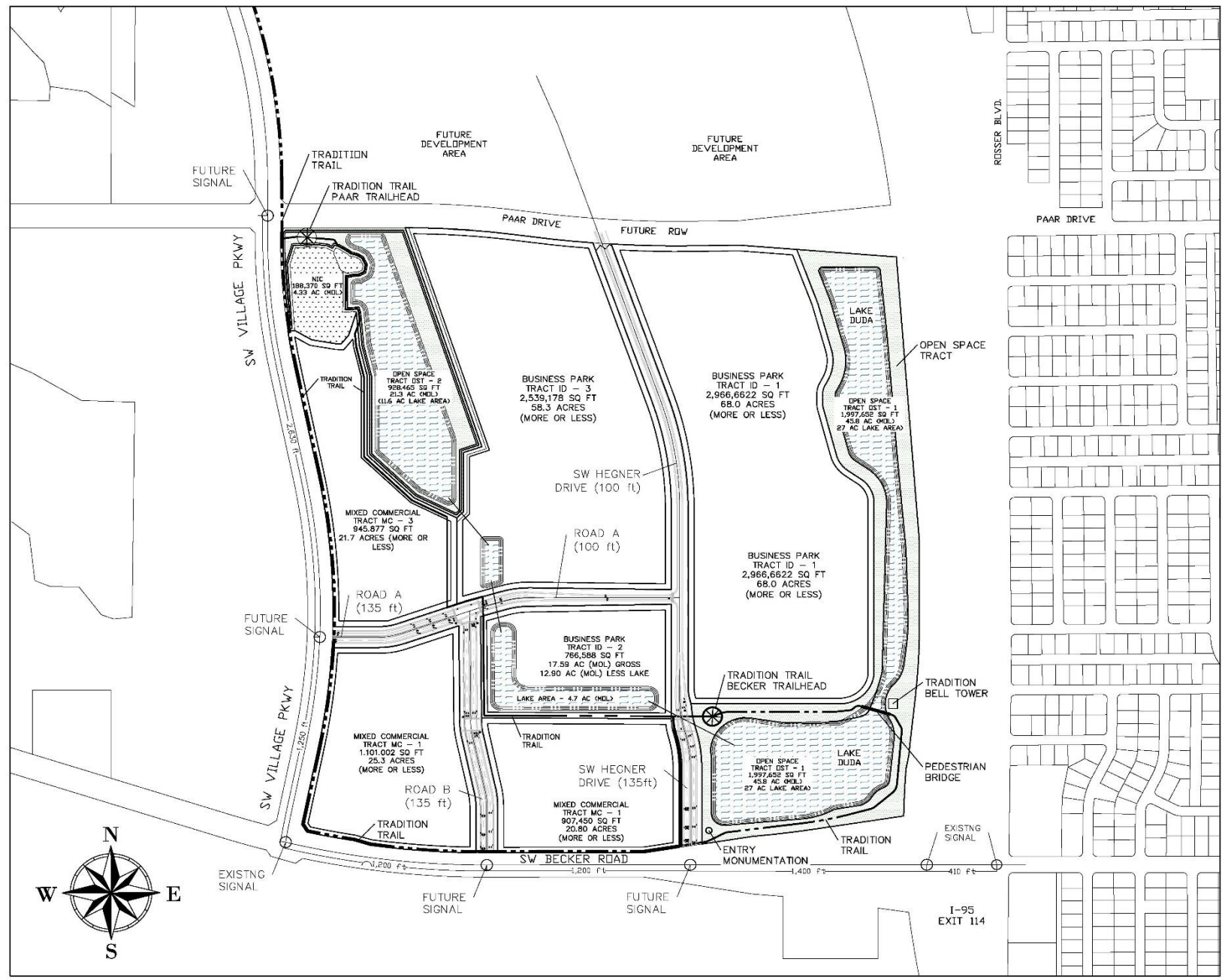


# Tradition Regional Business Park MPUD

- Development plan includes:
  - 2.6 million square feet of industrial use
  - 550,000 square feet of mixed retail/office use
  - 750 residential units (limited to the mixed commercial land use subareas).
  - Two distinct development areas
    - 144 acres designated as a Business Park (to be known as Legacy Park at Tradition) along I-95 Corridor
    - 68 acres designated as mixed commercial development along Becker Road and SW Village Parkway
    - Remaining acreage to include  $\pm$  72 acres for stormwater and open space and 15 acres for roadways



C:\Users\j...\_D:\V\2020\_26\_177\Planning...\_road file (concept plan) - road master plan - 202528.dwg Plot Date: 9/22/2020 9:39 AM



# TRADITION BUSINESS PARK

SOUTHERN GROVE MPUD

COMPUTER FILE REF.	FIELD BK./PG.


**CULPEPPER & TERPENING, INC**  
 CONSULTING ENGINEERS | LAND SURVEYORS  
 280 SOUTH 3RD STREET • BOYD TOWER, FLORIDA 33488

- REVISIONS -		BY	DATE

	BY	DATE
DESIGNED	###	###
CALCS.	###	###
DRAWN	###	###
CHECKED	###	###

# CONCEPT MASTER PLAN

DATE: 09/09/2020
HORIZ. SCALE: 1:300
VERT. SCALE: xxxxx
JOB No. 20-127



# 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 MPUD document and concept plan at the October 6, 2020 Planning and Zoning Board meeting.

