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Legacy Park North @ Southern Grove MPUD 2<sup>nd</sup> Amendment

P24-137

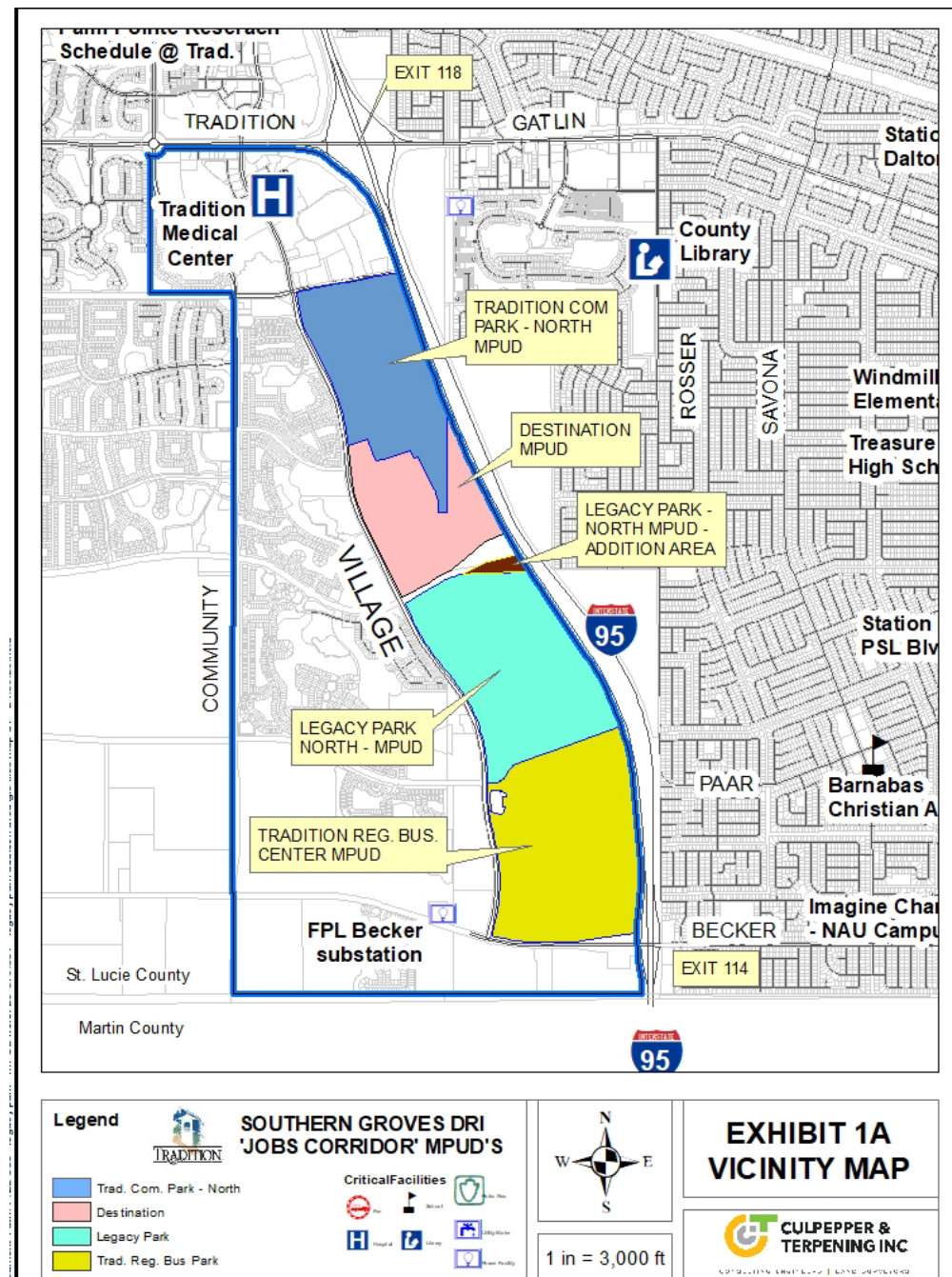
City Council Meeting

October 28, 2024

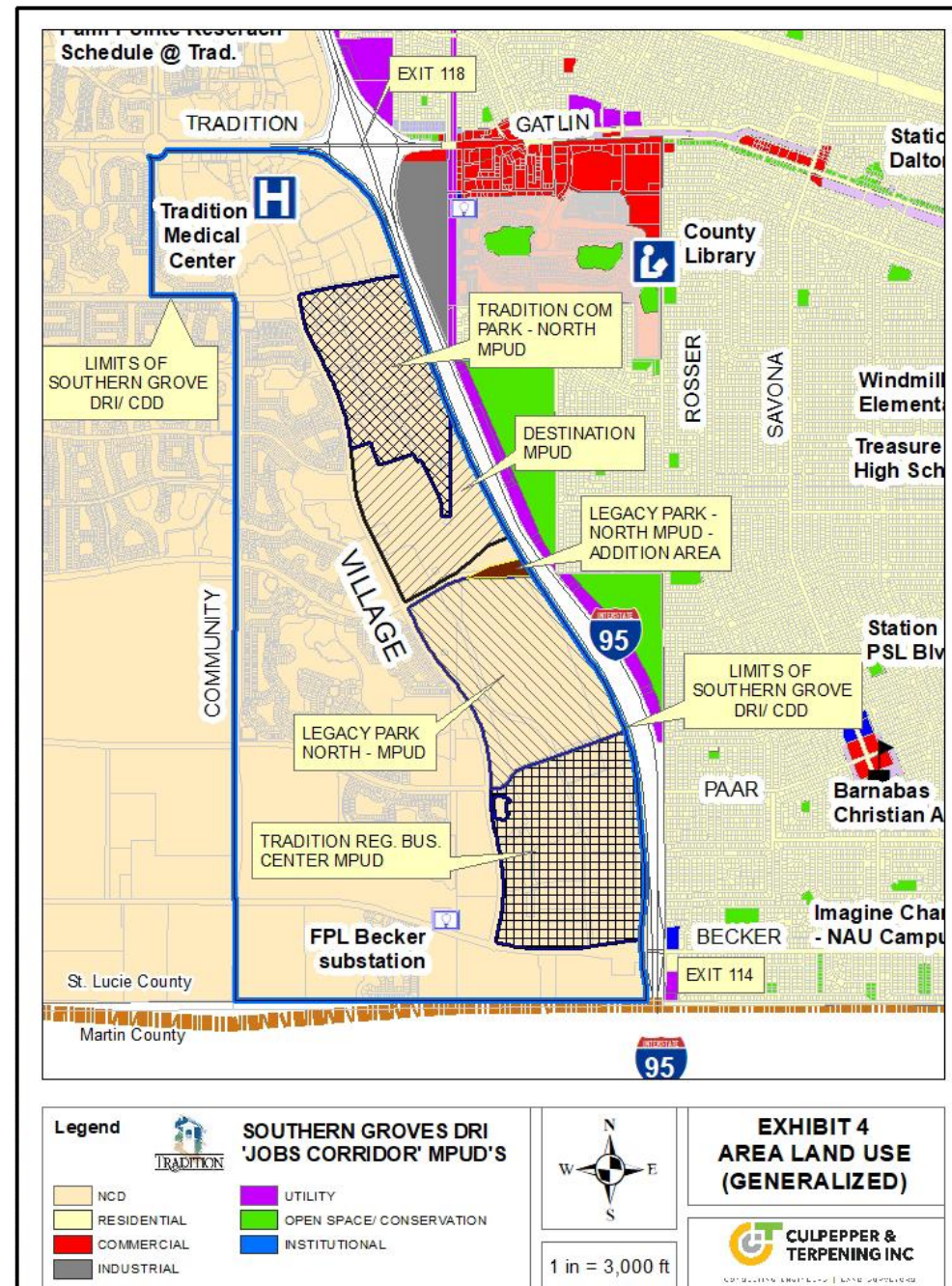
# Request Summary

Applicant's Request:	An application to rezone approximately ten (10) acres of property and to amend the Legacy Park North @ Southern MPUD regulation book and concept plan
Agent:	Dennis Murphy, Culpepper and Terpening, Inc.
Applicants:	Port St. Lucie Governmental Finance Corporation and Costco Wholesale Corporation
Location:	The subject property is generally located west of Interstate 95, south of Marshall Parkway, east of SW Village Parkway and north of SW Hegener Drive.

# Location Map

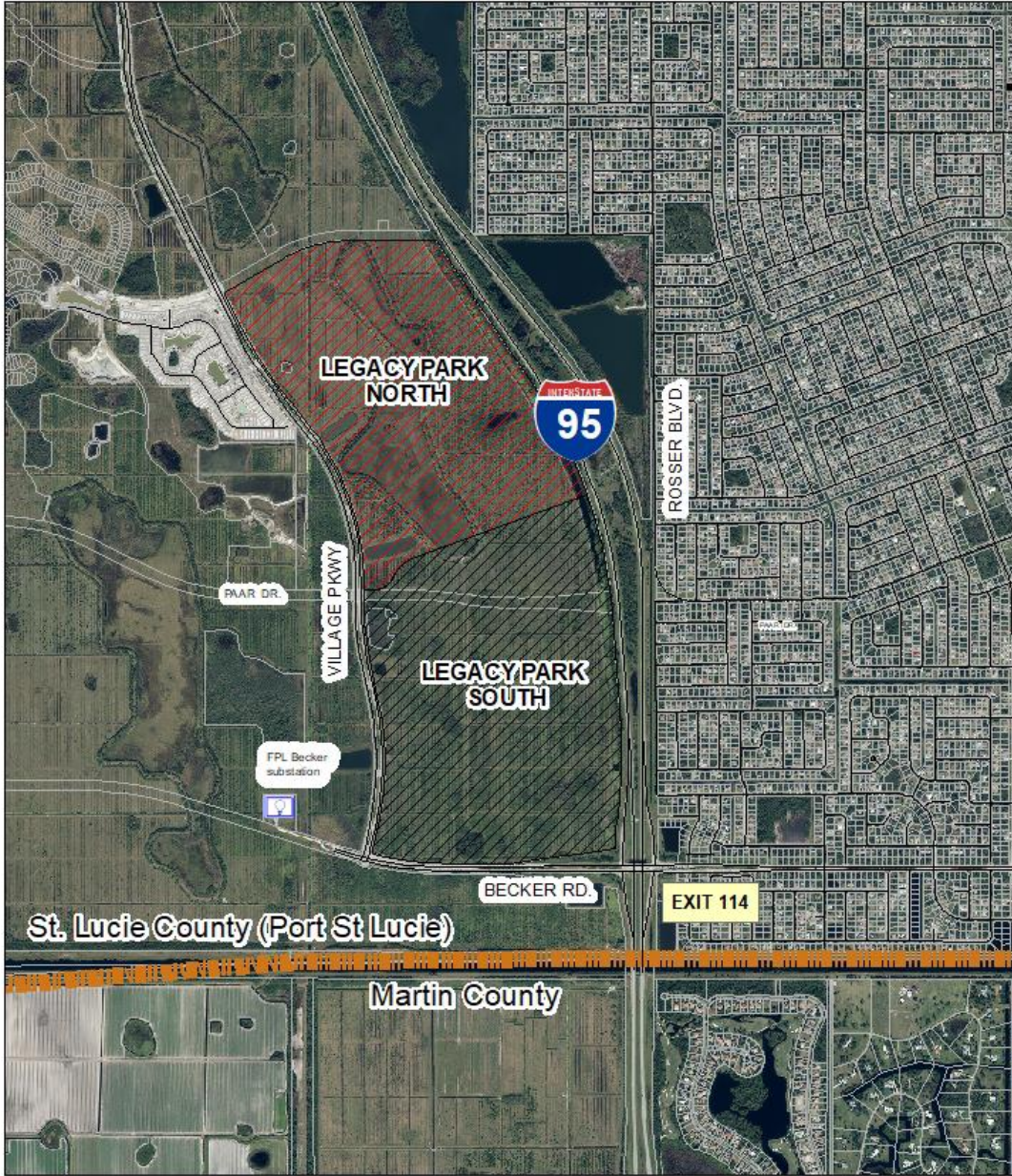


# Future Land Use Map





# Aerial



# Project Background

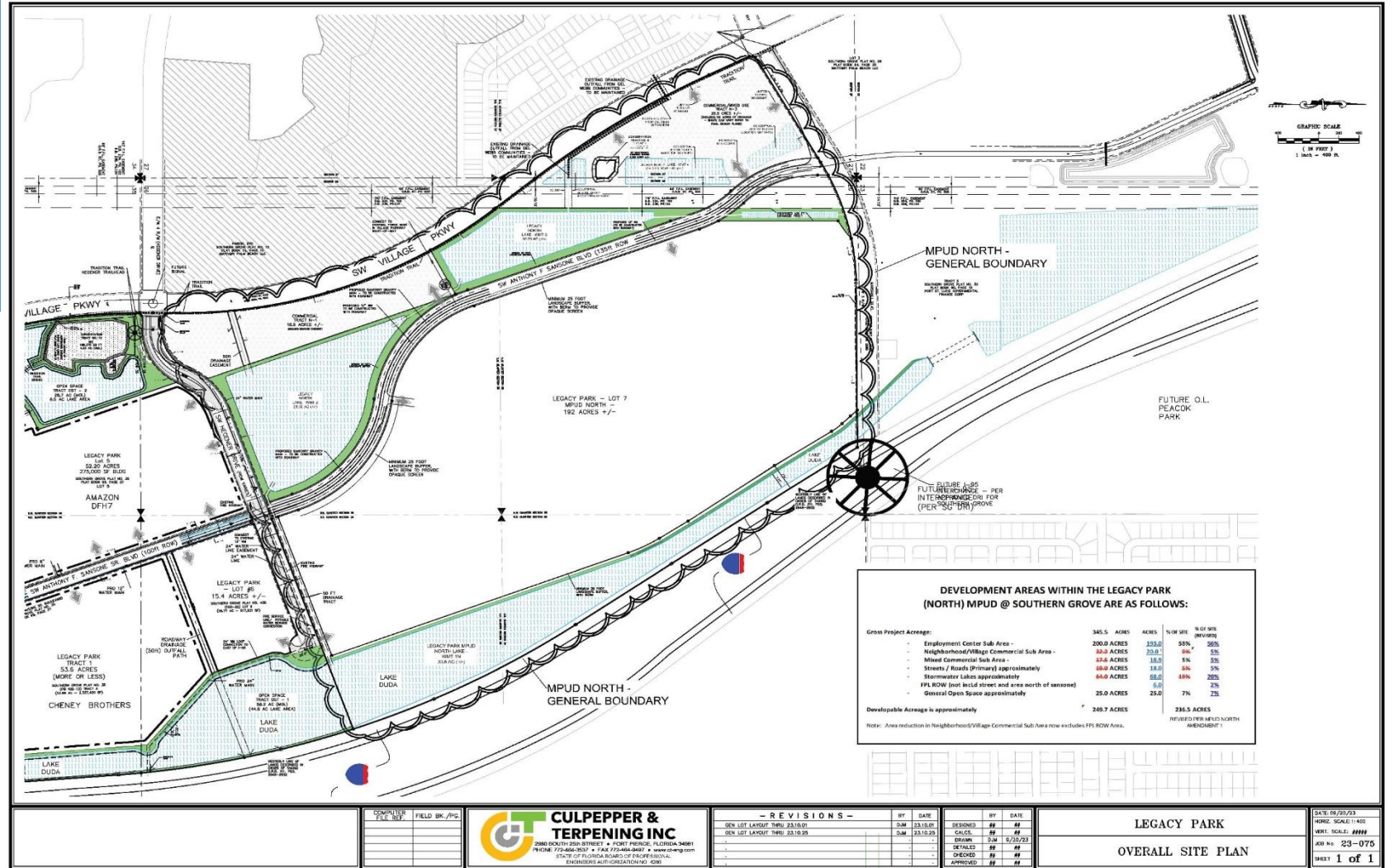
- 2<sup>nd</sup> Amendment to Legacy Park North MPUD
- The Legacy Park North MPUD was approved in 2022 and approx. 345 acres in size.
- This application is associated with an approved text amendment to Figure 1-4 of the Future Land Use Element (P24-065) and an approved amendment to Map H, Southern Grove DRI (P24-086).
- Both applications revised the land use sub-district for Legacy Park North from Employment Center and Neighborhood/Village Commercial to Regional Business Center, provided for the re-alignment of Marshall Parkway, and other changes.

# Proposed Amendment

- Rezones and adds an additional ten (10) acres of land to the MPUD for a total acreage of 355 acres.
- The ten (10) acres are located immediately north of the existing project boundary lines.
- This amendment updates the project entitlements, development standards, project maps, boundary lines, concept plan, legal description and other miscellaneous changes.



# Current MPUD Concept Plan



**CULPEPPER & TERPENING INC**  
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 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 5261

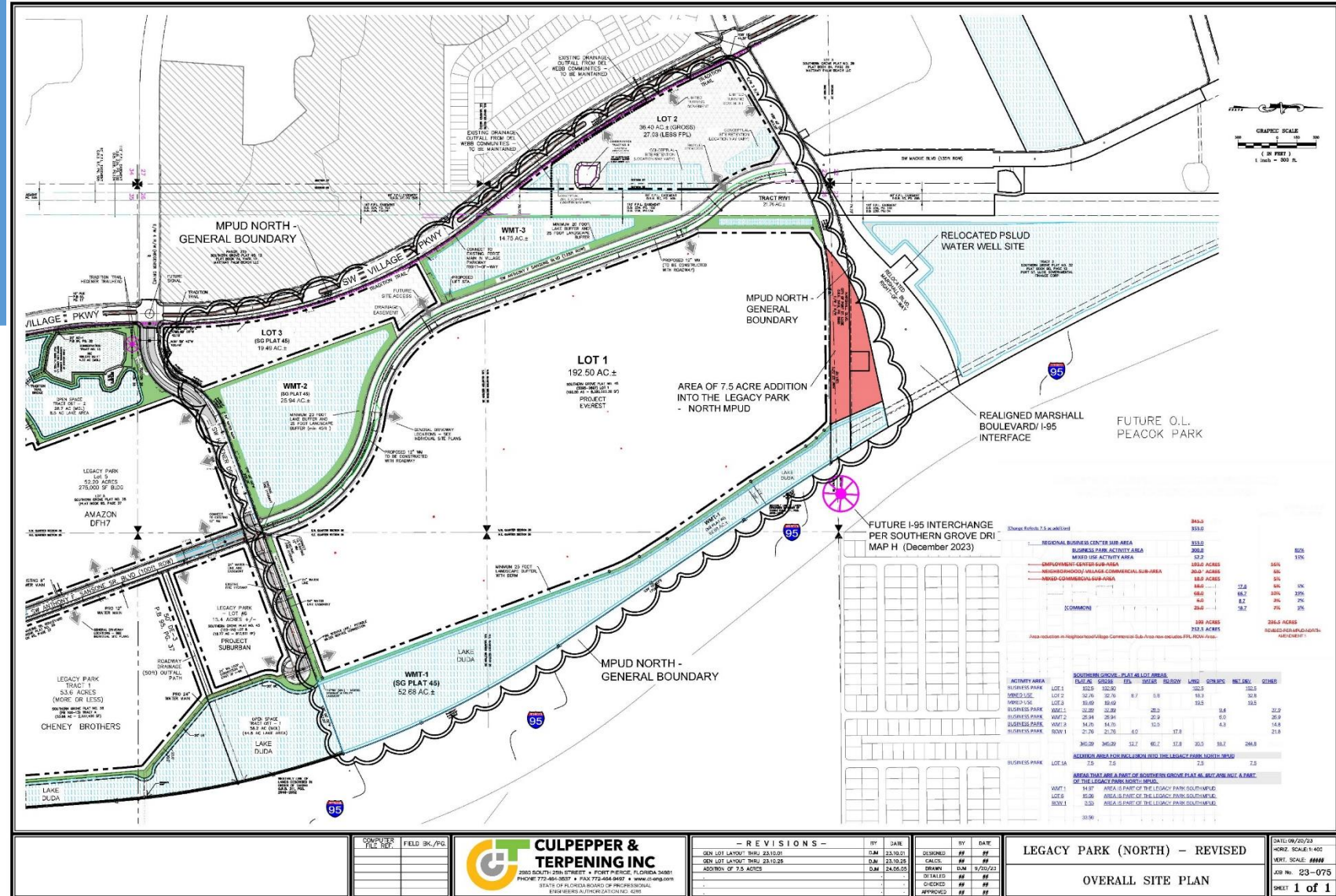
- REVISIONS -			
BY	DATE	REVISION	DATE
DM	23.10.20	DESIGNED	##
DM	23.10.20	CALCS.	##
		DRWN	##
		DETAILED	##
		CHECKED	##
		APPROVED	##

**LEGACY PARK**  
**OVERALL SITE PLAN**  
 DATE: 05/22/23  
 HORZ. SCALE: 1"=400'  
 JOB NO: 23-075  
 SHEET 1 of 1





# Proposed MPUD Concept Plan



Overall Statistics

Category	Area (Acres)	Percentage
INTERNAL BUSINESS CENTER SUB-AREA	333.0	33%
BUSINESS PARK ACTIVITY AREA	302.0	30%
EMPLOYMENT CENTER SUB-AREA	53.2	5%
NEIGHBORHOOD/LOCAL COMMERCIAL SUB-AREA	30.4	3%
NEED COMMERCIAL SUB-AREA	18.0	2%
COMMON	4.0	0%
<b>TOTAL</b>	<b>1,000.0</b>	<b>100%</b>

Activity Area Breakdown

Activity Area	Sub-Area	Area (Acres)	Percentage
BUSINESS PARK	LOT 1	192.50	19%
	LOT 2	27.09	3%
	LOT 3	19.49	2%
	WMT-1	52.55	5%
	WMT-2	25.94	3%
	WMT-3	14.75	1%
BUSINESS PARK	LOT 4A	7.5	0%
	LOT 6	14.57	1%

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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS & SURVEYORS

**- REVISIONS -**

NO.	DATE	BY	DATE
01	23.10.23	DM	23.10.23
02	23.10.23	DM	23.10.23
03	23.10.23	DM	23.10.23

**LEGACY PARK (NORTH) - REVISED**

**OVERALL SITE PLAN**

DATE: 09/20/23  
HORIZ. SCALE: 1"=400'  
SHEET NO: 23-075  
SHEET 1 of 1



# 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 Legacy Park North @ Southern Grove MPUD will be approximately 355 acres in size with this amendment.

# Recommendation

- The Planning and Zoning Board recommended approval of the proposed MPUD document and concept plan at the October 2, 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.