

**Legacy Park North @ Southern Grove MPUD Amendment No. 3
Master Planned Unit Development Major Amendment Application
P26-054**



Project Location Map

SUMMARY

Applicant's Request:	A request to amend the Legacy Park North @ Southern Grove MPUD
Agent:	Brad Wester. Driver McAfee Hawthorne & Diebenow, PLLC
Applicant	Costco Wholesale Corporation
Property Owners:	Costco Wholesale Corporation, Port St. Lucie Governmental Finance Corporation, Tradition Entertainment District II LLC
Location:	The subject property is generally located west of Interstate 95, east of south SW Village Parkway, and between Marshall Parkway and Hegener Drive
Address:	N/A
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Description

This application is a proposed third amendment to the Legacy Park North @ Southern Grove MPUD. The Legacy Park North MPUD is the zoning district for the property within the City's job corridor that is bound by Marshall Parkway to the north, SW Hegener Drive to the south, SW Village Parkway to the west and I-95 to the east. The zoning district includes the 200 acre Costco Depot parcel, a vacant 32.76 acres parcel that is owned by the Port St. Lucie Governmental Corporation, a 19.49 acre parcel that is owned by the Tradition Entertainment District II, LLC, and water management tracts that are dedicated to the Southern Grove Community Development District No 7. Approximately 22.81 acres of the 32.76 acre is the subject of a purchase and sale agreement between the GFC and Costco Wholesale Corporation. An application for site plan approval has been submitted for a proposed 158,000 square foot Costco member-based warehouse facility to be located in the southeast quadrant of the intersection of SW Village Parkway and Marshall Parkway (P26-065).

The purpose of the amendment is to add Member-based wholesale warehouse retail store 100,000 square feet or greater as a permitted use in the Mixed Commercial Area and other changes as described below:

- Under Section 6, B. ii., Permitted Uses adds Member-based wholesale warehouse retail store 100,000 square feet or greater for sale of goods and services, including, but not limited to bulk groceries, prepared food/bakery/deli provisions and items, electronics, furniture, apparel, pharmacy, optical, restaurant, e-commerce, travel agency and concierge services, outdoor sales and storage for temporary and seasonal retail goods (as depicted on approved site plan and not impacting or displacing vehicle parking or circulation areas), automotive service facility for tire change/repair, beer, wine and liquor sales for off-premise consumption, and fuel facility as permitted use in the Mixed Use Commercial Area.
- Under Section 6, A, Zoning (Lot) Regulations, adds a Minimum Building Size and Minimum Living Area of 1,200 square feet for commercial and office buildings to be consistent with City Code.
- Under Section 6, I, Lighting, increases the maximum allowable mounting height for all outdoor lighting fixtures from 25 feet to 40 feet above grade or pavement in the Mixed Use Commercial area and from 35 feet to 40 feet above grade or pavement in the Business Park area.
- Under Section 5, Off Street Parking and Loading, updates the parking standards to allow for parking areas with twenty foot long parking stalls and 24 foot two-way drive aisles to be permitted as part of site plan review process.
- Revises the driveway locations for certain parcels on the MPUD conceptual plan to be consistent with approved and/or proposed site plans and existing median openings

The proposed amendment is attached as Exhibit A to the staff report with additions shown as underlined and deletions shown as ~~striketrough~~.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed MPUD amendment at the May 13, 2026 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 Numbers:	4326-603-0005-000-9; 4326-603-0003-000-5, 4326-603-0006-000-6; 4326-603-0002-000-8, 4326-603-0004-000-2 4323-700-0001-000-0; 4323-700-0002-000-7
Property Size:	Approximately 355 acres
Legal Description:	Lots 1,2 3, WMT-1, WMT-2, and WMT-3, Southern Grove Plat No. 45 and Tract 7 and WMT-1, Southern Grove Plat No. 47.
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	Legacy Park North MPUD

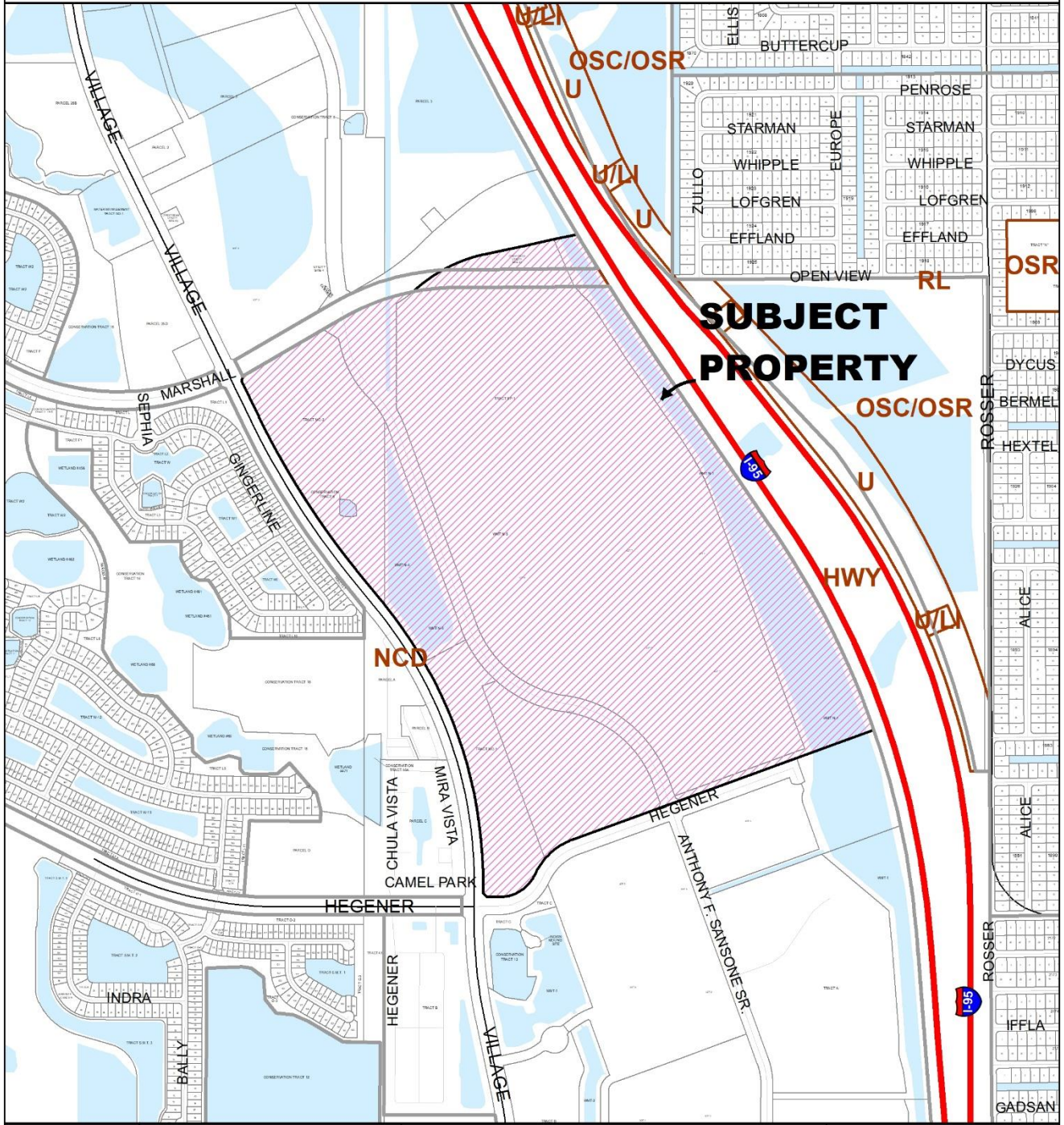
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant land in the Destination @ Tradition MPUD
South	NCD	MPUD	Amazon Warehouse and future cold storage warehouse facility
East	NCD	MPUD	Duda canal and I-95
West	NCD	MPUD	Del Webb residential community, self-storage and retail, future multi-family

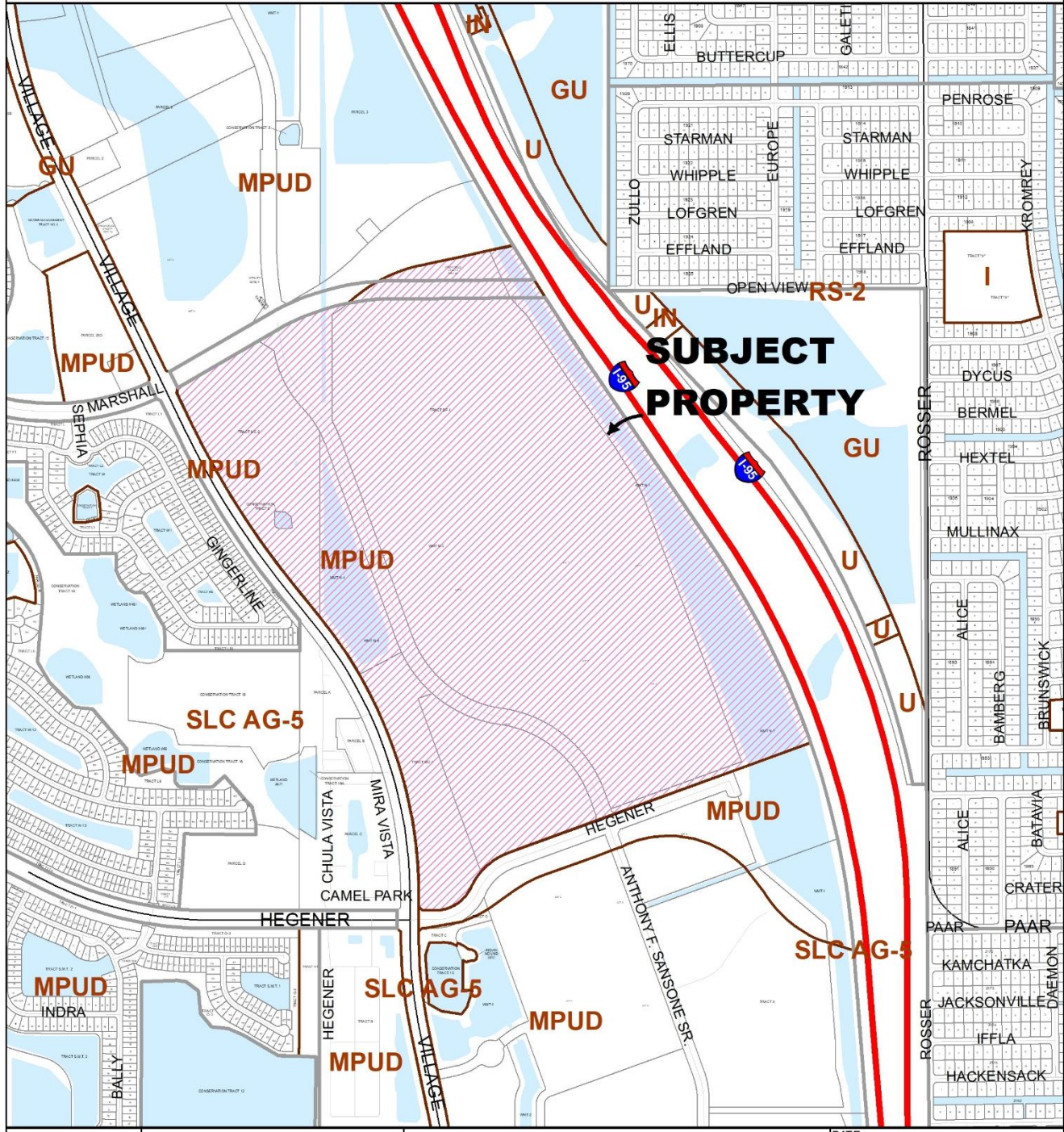
NCD – New Community Development District

MPUD – Master Planned Unit Development

FUTURE LAND USE



EXISTING ZONING



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, the Regional Business Center sub-district (developments with more than 1,000,000 non-residential square feet) shall 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.

The proposed amendment adds an additional retail use to the MPUD for a membership based big-box retail warehouse club to allow for specific uses such as sale and repair of tires and outdoor storage needs that distinguish the use from general retail. With regard to the proposed increase in the maximum height for outdoor lighting fixtures, the MPUD requires all lighting fixtures to be designed and arranged so that no source of the lighting will be a visible nuisance to adjoining property used or zoned for a residential purpose and the fixtures have to be designed to shield public streets and highways and all adjacent properties from direct glare or hazardous interference of any kind.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed MPUD amendment at the May 13, 2026 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.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- 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.