



Legacy Park North @ Southern Grove MPUD 2nd Amendment

P24-137

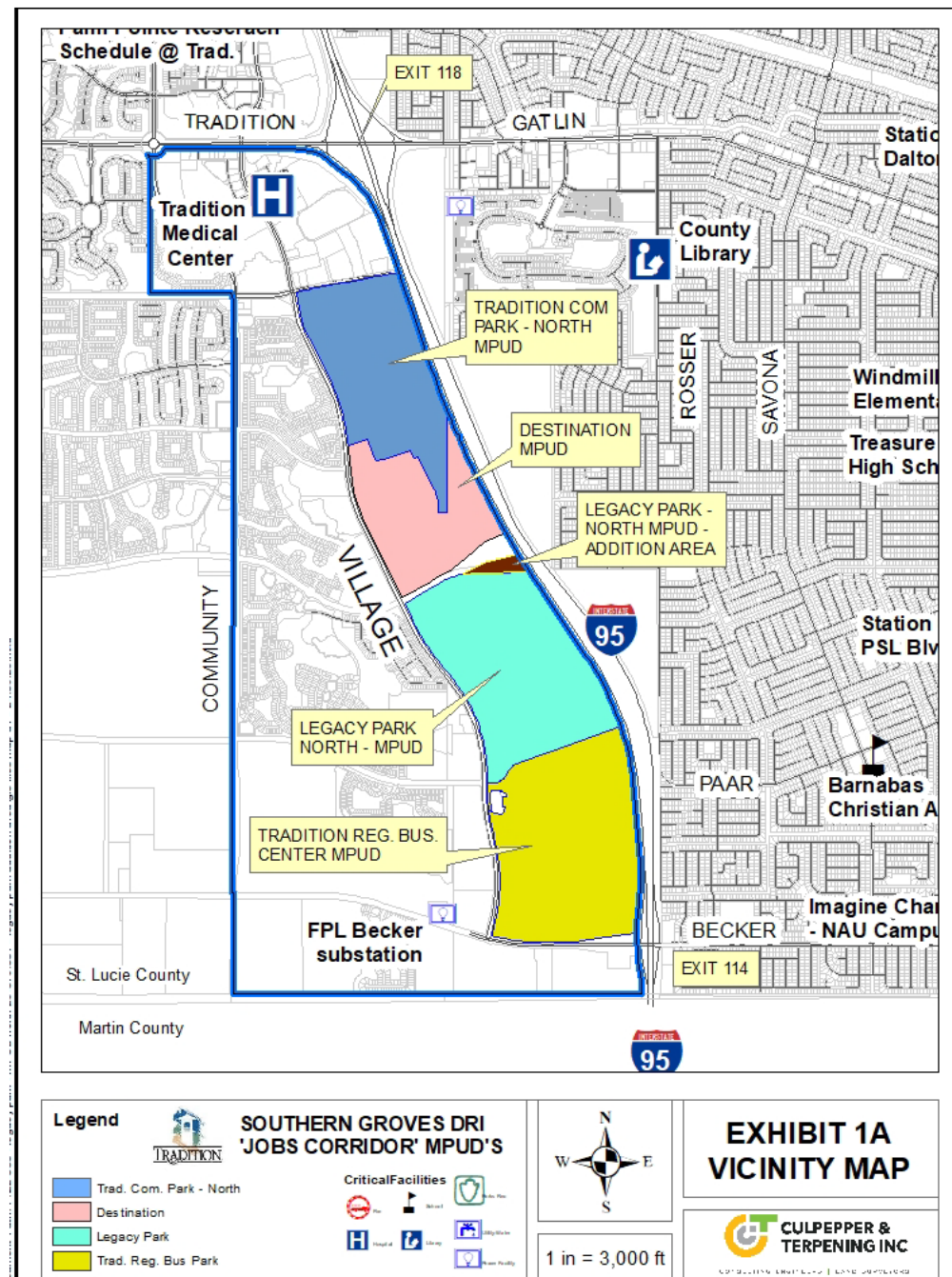
Planning and Zoning Board Meeting

October 2, 2024

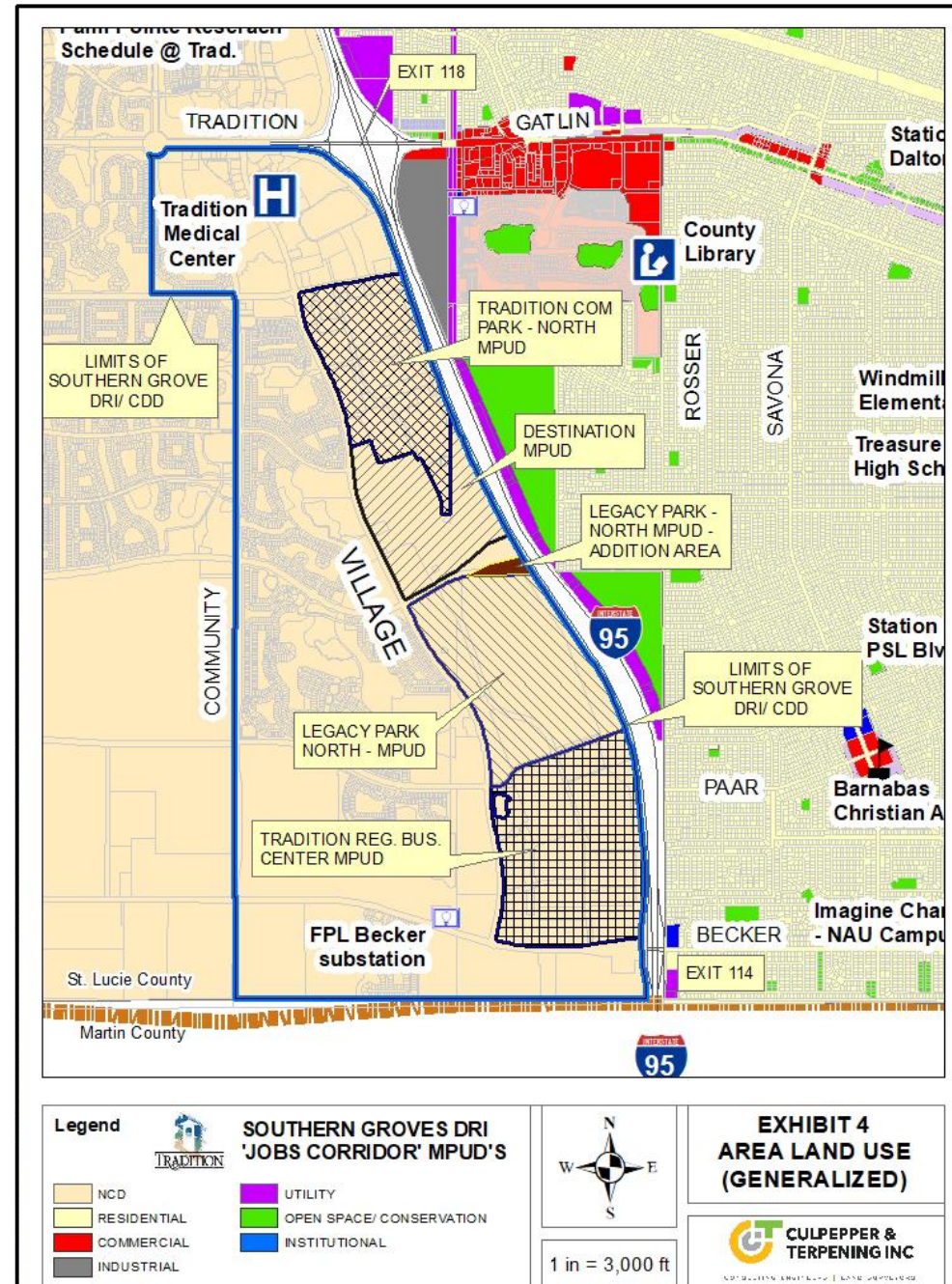
Request Summary

Applicant's Request:	An application to rezone approximately 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.

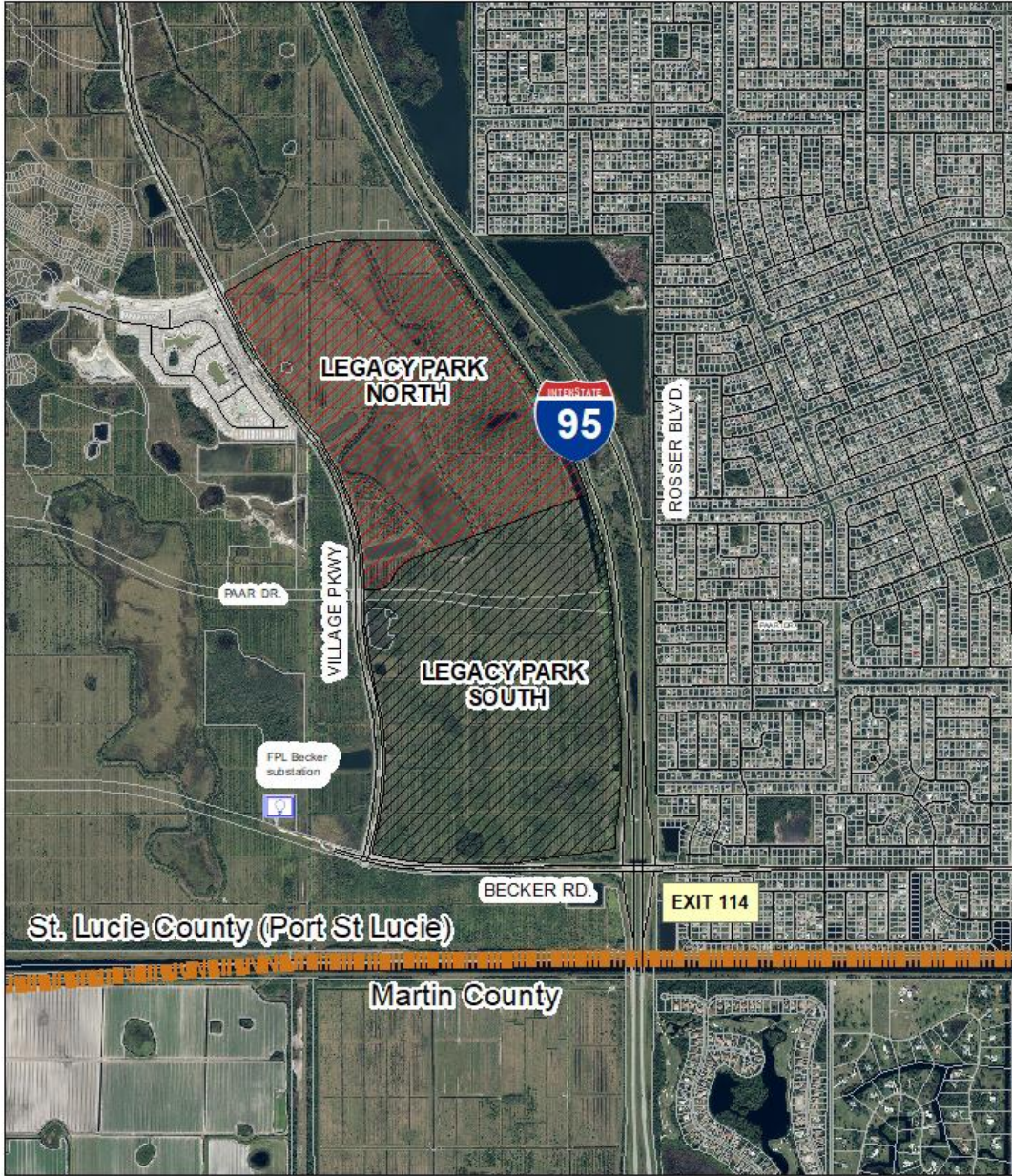
Location Map



Future Land Use Map



Aerial



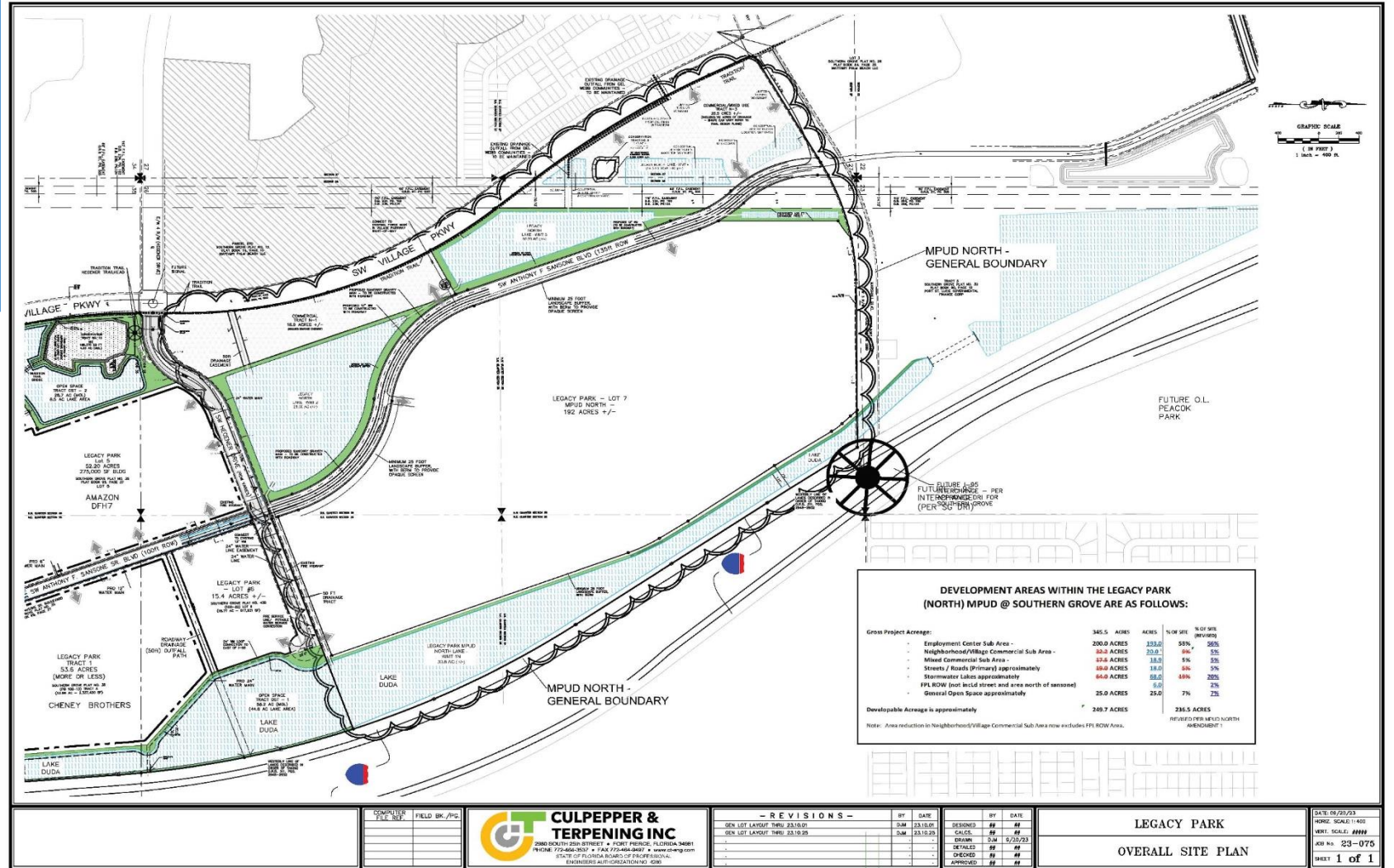
Project Background

- 2nd 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 10 acres of land to the MPUD for a total acreage of 355 acres.
- The 10 acres is 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



COMPILED	FIELD SK./PIC
FILE REF.	

CULPEPPER & TERPENING INC
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 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 6262

- REVISIONS -			
BY	DATE	REVISION	NO.
DM	23.10.20	GEN. LOT LAYOUT	1890
DM	23.10.20	GEN. LOT LAYOUT	1890

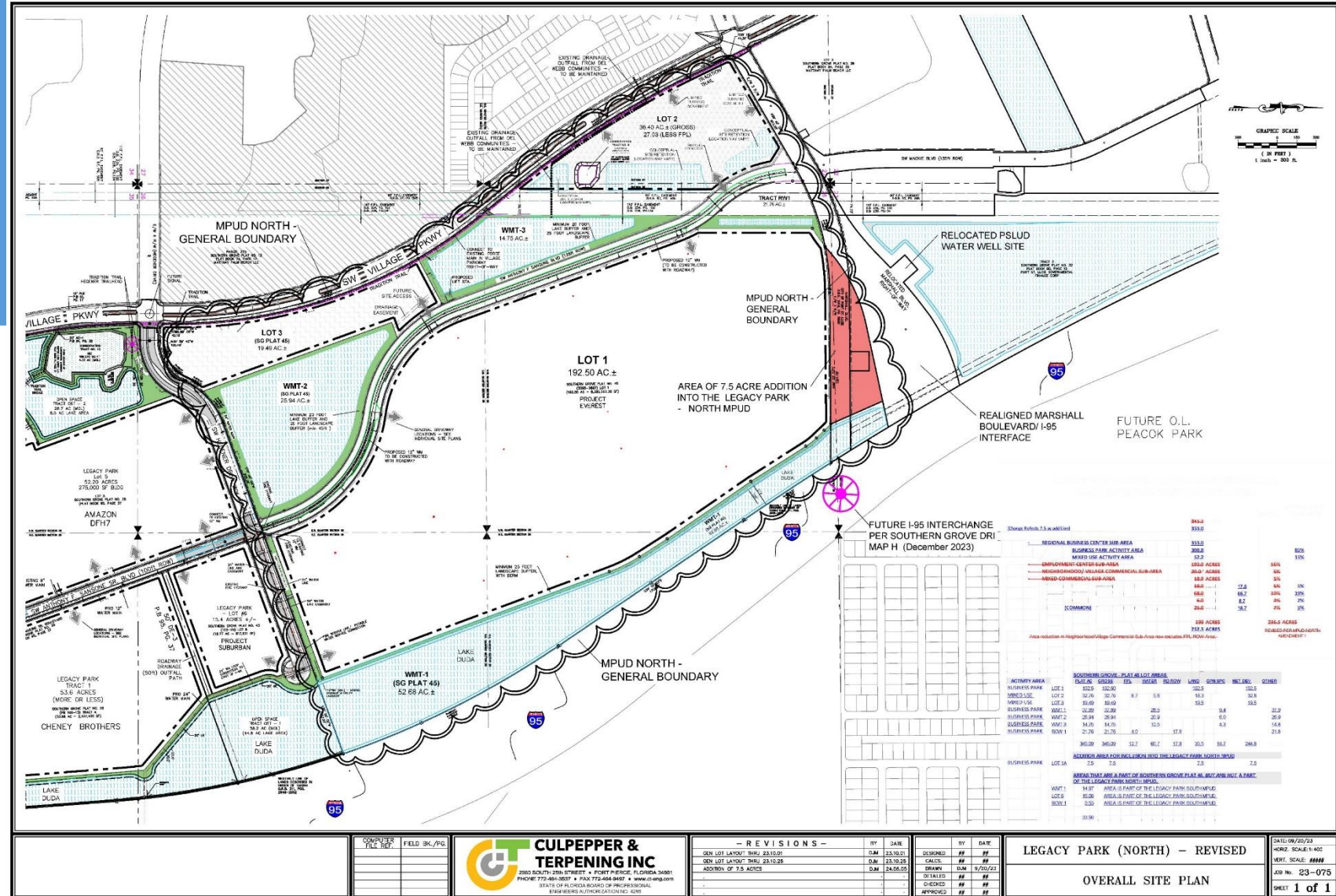
BY	DATE	DESIGNED	NO.
		CALCS.	##
		DESIGN	##
		DETAILED	##
		CHECKED	##
		APPROVED	##

LEGACY PARK
OVERALL SITE PLAN

DATE: 05/22/23
HORIZ. SCALE: 1"=400'
JOB NO: 223-075
SHEET 1 of 1



Proposed MPUD Concept Plan



Overall Statistics (December 2023)

INTERNAL BUSINESS CENTER SUB-AREA	333.0		
BUSINESS PARK ACTIVITY AREA	302.0		
MAJOR USE ACTIVITY AREA	53.2		
EMPLOYMENT CENTER SUB-AREA	384.0 ACRES	15%	15%
NEIGHBORHOOD/LOCAL COMMERCIAL SUB-AREA	304.0 ACRES	6%	6%
MIXED COMMERCIAL SUB-AREA	189.0 ACRES	6%	6%
COMMERCIAL	884.0	22.8	1%
	4.0	6.2	3%
	234.0	19.7	2%
TOTAL	1,916.0 ACRES	284.8 ACRES	14.8%

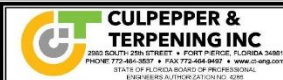
Activity Area Breakdown

ACTIVITY AREA	PLAT	ACRES	FEET	PERCENT	PERCENT	PERCENT	OTHER
BUSINESS PARK	LOT 1	10.0	10.0	0.5	0.5	0.5	
BUSINESS PARK	LOT 2	30.76	30.76	1.6	1.6	1.6	
BUSINESS PARK	LOT 3	18.60	18.60	1.0	1.0	1.0	
BUSINESS PARK	WMT-1	52.66	52.66	2.8	2.8	2.8	
BUSINESS PARK	WMT-2	26.94	26.94	1.4	1.4	1.4	
BUSINESS PARK	WMT-3	14.70	14.70	0.8	0.8	0.8	
BUSINESS PARK	WMT-4	21.76	21.76	1.1	1.1	1.1	
TOTAL		365.38	365.38	19.1	19.1	19.1	

Revisions

NO.	DATE	BY	DATE
1	23.10.23	DM	23.10.23
2	23.10.23	DM	23.10.23
3	24.06.23	DM	24.06.23

LEGACY PARK (NORTH) - REVISED
OVERALL SITE PLAN
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 Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the September 11, 2024, 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.