

ORDINANCE 26-67

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, PROVIDING FOR THE THIRD AMENDMENT TO THE MASTER PLANNED UNIT DEVELOPMENT REGULATION BOOK AND CONCEPT PLAN FOR LEGACY PARK NORTH @ SOUTHERN GROVE MPUD LOCATED WEST OF INTERSTATE 95, EAST OF SW VILLAGE PARKWAY AND BETWEEN MARSHALL PARKWAY AND SW HEGENER DRIVE; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Brad Wester of Driver McAfee Hawthorne & Diebenow, PLLC (“Applicant”), acting as agent for the Costco Wholesale Corporation, the Port St. Lucie Governmental Finance Corporation, and Tradition Entertainment District II LLC, (“Property Owners”), seeks to amend the Legacy Park North @ Southern Grove MPUD and Concept Plan (P26-054) located west of Interstate 95, east of SW Village Parkway, and between Marshall Parkway and SW Hegener Drive; and

WHEREAS, the Legacy Park North @ Southern Grove MPUD was originally approved by Ordinance 22-077 and amended by Ordinance 24-66; and

WHEREAS, an administrative amendment to the Legacy Park North @ Southern Grove MPUD was approved by the City on August 26, 2024; and

WHEREAS, the Applicant seeks to amend the Legacy Park North @ Southern Grove MPUD Regulation Book and Concept Plan as depicted in Composite Exhibit “A” to this Ordinance; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on July 7, 2026, to consider the amendment to the Legacy Park North @ Southern Grove MPUD Regulation Book and Concept Plan, notice of said hearing to adjoining property owners for a radius of seven hundred fifty (750) feet having been given and advertising of the public hearing having been made; and

WHEREAS, the City Council held a public hearing on July 13, 2026, to consider Amendment No. 3 to the Legacy Park North @ Southern Grove MPUD Regulation Book and Concept Plan, advertising of the public hearing having been made; and

ORDINANCE 26-67

WHEREAS, after review of the recommendations of the City staff, including the Site Plan Review Committee, the Planning and Zoning Board, comments made at the public hearing, and careful consideration of the issues and evidence, the City Council finds that the proposed amendments to the Master Planned Unit Development Document are consistent with Article of X.5 Chapter 158 of Title XV of the Port St. Lucie City Code.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. Ratifications of Recitals. The City Council of the City of Port St. Lucie, Florida hereby adopts and ratifies those matters as set forth in the foregoing Ordinance.

Section 2. That the Legacy Park North @ Southern Grove MPUD Regulation Book and Concept Plan is amended as described in the Legacy Park North @ Southern Grove MPUD Amendment No. 3 document and depicted on the conceptual plan which is hereby formally adopted and attached as Composite Exhibit “A”.

Section 3. The Legacy Park North @ Southern Grove MPUD Amendment 3 Regulation Book shall be the internal MPUD design standard for the subject property.

Section 4. Conflict. If any ordinances, or parts of ordinances, or if any sections or parts of sections of the ordinances of the City of Port St. Lucie, Florida, are in conflict herewith, this Ordinance shall control to the extent of conflicting provisions.

Section 5. Severability. The provisions of this Ordinance are intended to be severable. If any provision of this Ordinance is determined to be void or is declared illegal, invalid or unconstitutional by a Court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after its final adoption.

ORDINANCE 26-67

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this

_____ day of _____ 2026.

CITY OF PORT ST. LUCIE, FLORIDA

BY: _____
Shannon M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

BY: _____
Richard Berrios, City Attorney