



Legacy Park North @ Southern Grove MPUD 3nd Amendment
P26-054

Planning and Zoning Board Meeting
July 7, 2026

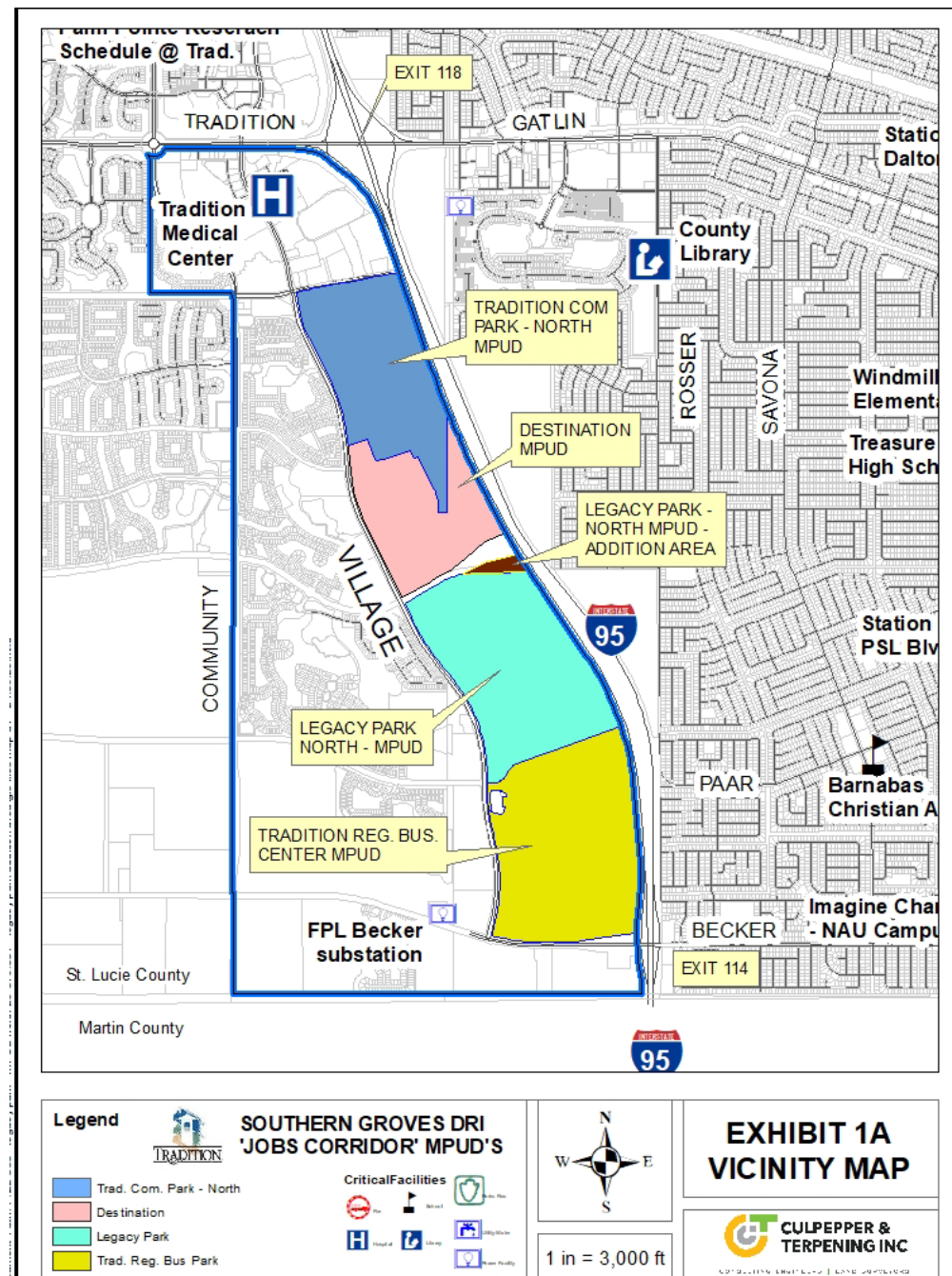
Request Summary

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

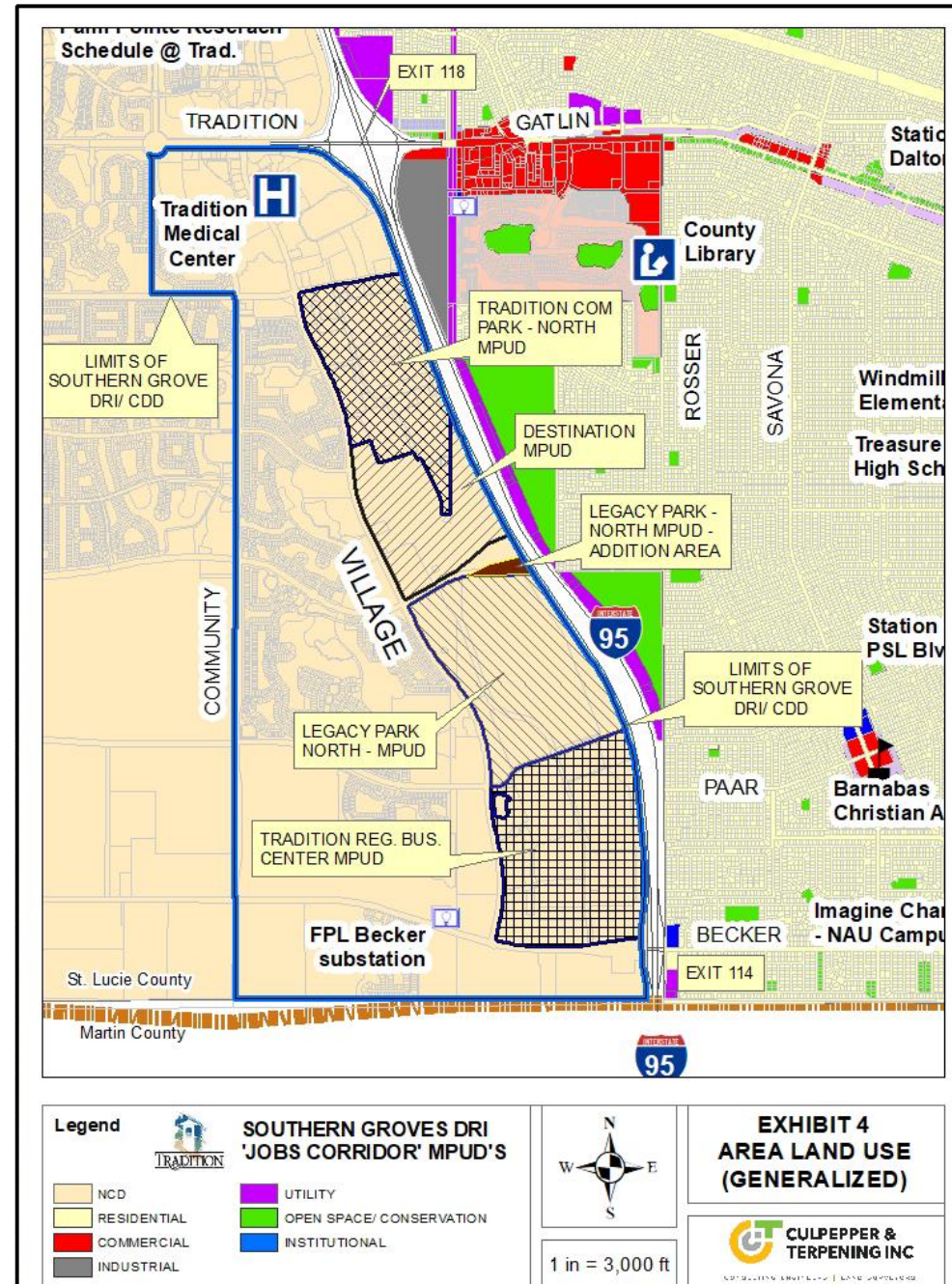
Project Background

- Legacy Park North MPUD is the zoning district for 355 acres of property located between Marshall Parkway and SW Hegener Drive and on the east side of SW Village Parkway.
- The PUD is divided into two areas: Business Park and Mixed Commercial Area
- The 200 acre Costco Depot parcel is located within the Business Park area of the MPUD.
- A vacant 32.76 acre parcel owned by the Port St. Lucie Governmental Corporation (GFC), and a 19.49 acre vacant parcel owned by the Tradition Entertainment District II, LLC, are within the Mixed Commercial Area.
- Approximately 22.81 acres of the 32.76 acre GFC parcel is the subject of a purchase and sale agreement between the GFC and Costco Wholesale Corporation.

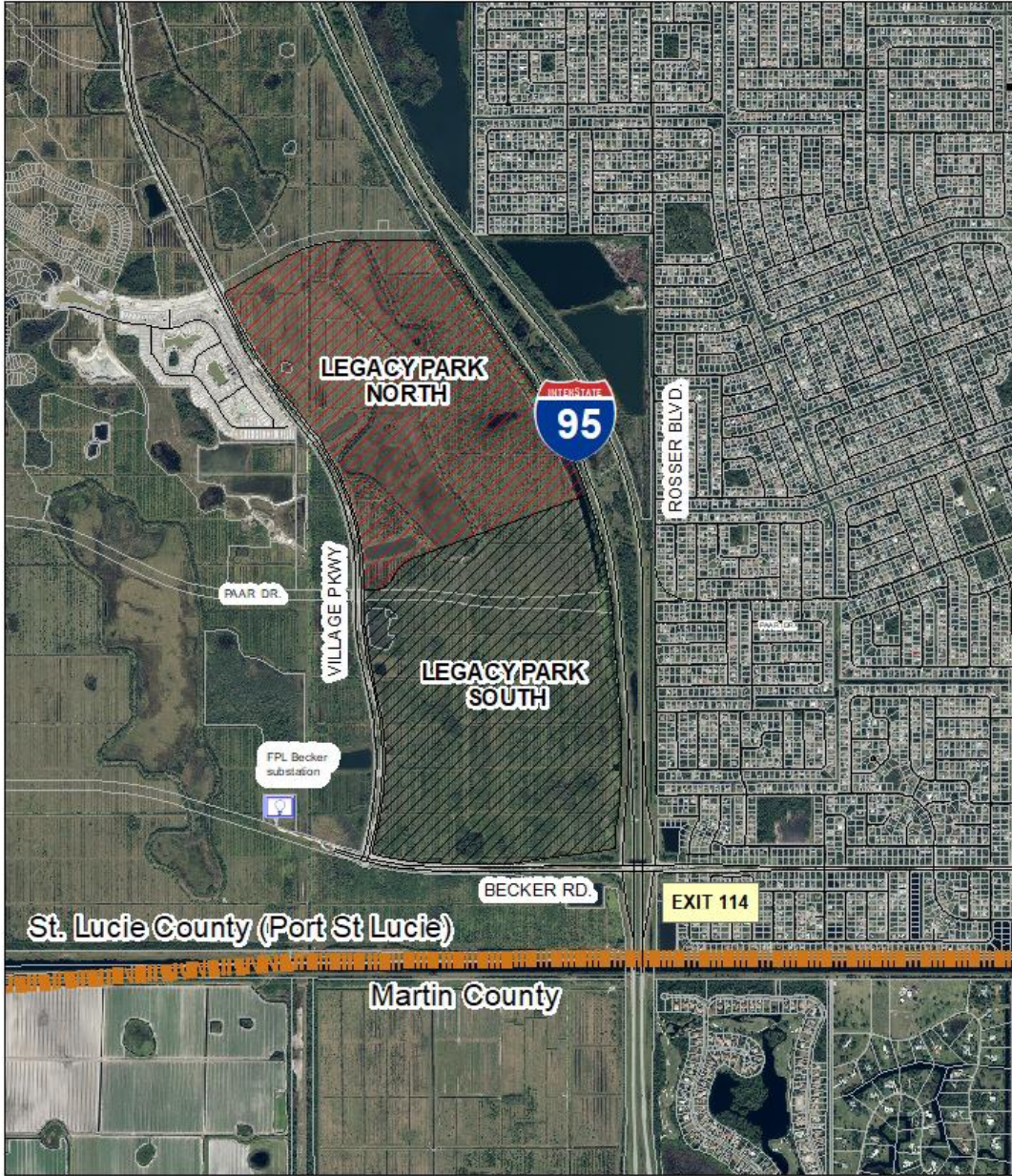
Location Map



Future Land Use Map



Aerial



Proposed Amendment

- Adds the following as a permitted use in the Mixed Commercial Area:
 - *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.*

Additional Changes

- Adds a Minimum Building Size and Minimum Living Area of 1,200 square feet for commercial and office buildings to the MPUD to be consistent with City Code.
- 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.
- 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

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.

Staff Analysis

- 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.
- The increase in the maximum height for outdoor lighting fixtures can be accommodated.
- 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.

Recommendation

- The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan 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.