

ORDINANCE 25-

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, PROVIDING FOR THE AMENDMENT OF THE MASTER PLANNED UNIT DEVELOPMENT (MPUD) DOCUMENT FOR GHO HOMES AT SOUTHERN GROVE MPUD (P24-183); PROVIDING FOR THE APPROVAL AND ADOPTION OF A CONCEPTUAL DEVELOPMENT PLAN AND MPUD DOCUMENT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Carnahan, Proctor and Cross, Inc., acting as agent for GRBK GHO Belterra, LLC, the owner, seeks to amend the GHO Homes at Southern Grove Master Planned Unit Development (MPUD) Document and Conceptual Development Plan for 141.08 acres of property, located southeast of the intersection of Becker Road and Village Parkway, and south of the Becker Road right-of-way, and more particularly described in Exhibit “A”; and

WHEREAS, by Ordinance #19-56, City of Port St. Lucie, the City of Port St. Lucie City Council approved a Master Planned Unit Development Document and Conceptual Development Plan for GHO Homes at Southern Grove MPUD (P19-068), a development located in a Master Planned Unit Development Zoning District, and

WHEREAS, Carnahan, Proctor and Cross, Inc., has submitted an MPUD document and MPUD Conceptual Development Plan to the City; and

WHEREAS, the GHO Homes at Southern Grove MPUD Document is consistent with all applicable elements of the City’s adopted Comprehensive Plan and complies with the City’s Code of Ordinances, including Section 158.170, et seq.; and

WHEREAS, the MPUD Conceptual Development Plan is consistent with all applicable elements of the City’s adopted Comprehensive Plan and complies with the City’s Code of Ordinances, including Section 158.170, et seq.; and

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WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on May 6, 2025, to consider the MPUD Amendment application (P24-183), notice of said hearing to adjoining property owners for a radius of seven hundred and fifty (750) feet having been given and advertising of public hearing having been made; and

WHEREAS, the City Council held a public hearing on May 27, 2025, to consider the MPUD Amendment application (P24-183), advertising of the public hearing having been made; and

WHEREAS, the City Council has considered the application (P24-183) and, based on substantial and competent evidence, including the recommendations of the Planning and Zoning Board, the City Council has determined to approve the GH0 Homes at Southern Grove MPUD document and Conceptual Development Plan, attached as composite Exhibit “A”.

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 recitals.

Section 2. The GH0 Homes at Southern Grove MPUD document and Conceptual Development Plan are amended as described in the GH0 Homes at Southern Grove MPUD Amendment document and as depicted on the Conceptual Development Plan which is hereby formally adopted and attached as composite Exhibit “A”.

Section 3. The GH0 Homes at Southern Grove MPUD document shall be the internal MPUD standards 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.

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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.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this _____ day of _____ 2025.

CITY COUNCIL
CITY OF PORT ST. LUCIE

BY: _____
Shannon M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

Richard Berrios, City Attorney