

ORDINANCE 21-

AN ORDINANCE PROVIDING FOR THE FIRST AMENDMENT OF THE MASTER PLANNED UNIT DEVELOPMENT REGULATION BOOK AND CONCEPTUAL DEVELOPMENT PLAN FOR THE WESTERN GROVE MPUD (P20-193) LOCATED DIRECTLY EAST OF RANGE LINE ROAD, SOUTH OF THE PROPOSED EXTENSION OF CROSTOWN PARKWAY, NORTH OF THE DISCOVERY WAY RIGHT-OF-WAY AND WITHIN THE WESTERN GROVE DRI; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Steve Garrett, of Lucido and Associates, acting as agent for Mattamy Palm Beach, LLC, the owner, seeks to amend the Western Grove MPUD Regulation Book and Conceptual Development Plan (P20-193) for property located directly east of Range Line Road, south of the proposed extension of Crosstown Parkway and north of the Discovery Way right-of-way and legally described in Exhibit 7 of the attached Composite Exhibit “A”; and

WHEREAS, the Western Grove MPUD and Conceptual Development Plan were approved by Ordinance 16-49; and

WHEREAS, the proposed amendments to the Western Grove MPUD and Conceptual Development Plan are attached as Composite Exhibit “A” and incorporated herein; and

WHEREAS, the Applicant has presented evidence of unified control of the subject property; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on January 5, 2021 to consider the amendments to the Western Grove MPUD and Conceptual Development Plan, notice of said hearing to adjoining property owners for a radius of seven hundred and 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 February 8, 2021, to consider the amendments to the Western Grove MPUD and Conceptual Development Plan, advertising of the public hearing having been made; and

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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, finds that the proposed amendments to the Western Grove Master Planned Unit Development Regulation Book and Conceptual Development Plan are consistent with Article X.5 of 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 recitals.

Section 2. That the Western Grove MPUD as approved by Ordinance 16-049 of the City of Port St. Lucie, is amended as reflected in the Western Grove MPUD labeled Exhibit "A" and attached hereto.

Section 3. 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 4. 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 5. Effective Date. This Ordinance shall become effective ten (10) days after its final adoption.

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

_____ day of _____, 2021.

CITY COUNCIL

CITY OF PORT ST. LUCIE

BY: _____

Gregory J. Oravec, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM: _____

James D. Stokes, City Attorney