

ORDINANCE 23 -

AN ORDINANCE PROVIDING FOR THE SECOND AMENDMENT OF THE PLANNED UNIT DEVELOPMENT REGULATION BOOK AND CONCEPTUAL PLAN FOR THE PRIMA VISTA SHOPS PLANNED UNIT DEVELOPMENT (P22-349) LOCATED ON THE NORTH SIDE OF NW PRIMA VISTA BOULEVARD AND EAST OF NW FRIAR STREET, LEGALLY DESCRIBED AS PLAT OF PRIMA VISTA COMMERCIAL CENTER PLAT NO. 2 LOT 3; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Jason Bellows of Retail Development Properties, LLC, agent for CSC Properties, LLC (the “Applicant” or “Developer”), seeks to amend the Prima Vista Shops Planned Unit Development (PUD) Regulation Book and Conceptual Plan (P22-349) for property located on the north side of NW Prima Vista Boulevard and east of NW Friar Street; and

WHEREAS, the Prima Vista Shops Planned Unit Development was originally approved by Ordinance 04-101 and subsequently revised and restated by Ordinance 12-31; and

WHEREAS, the first amendment to the Planned Unit Development document was approved by the City on July 9, 2012; and

WHEREAS, the Applicant seeks to amend the Prima Vista Shops PUD Regulation Book and Conceptual Plan for property identified as Lot 3 as depicted on the Prima Vista Shops PUD concept plan and generally located on the north side of NW Prima Vista Boulevard and east of NW Friar Street to:

1. Add a right-in-only driveway off Prima Vista Boulevard for access into the property.

WHEREAS, the proposed amendment to the Prima Vista Shops PUD Regulation Book and Conceptual Plan is attached as Exhibit “A” and incorporated herein; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on June 6, 2023 to consider the amendment to the Prima Vista Shops PUD, advertising of the public hearing having been made; and

WHEREAS, the City Council held a public hearing on July 10 2023, to consider the amendment to the Prima Vista Shops PUD, advertising of the public hearing having been made; and

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 amendment to the Planned Unit Development Regulation Book and Conceptual Plan is consistent with Article of X Chapter 158 of Title XV of the Port St. Lucie City Code.

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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 Prima Vista Shops Regulation Book and Conceptual Plan are amended as described in the Prima Vista Shops PUD Amendment No. 2 document and depicted on the conceptual plan which is hereby formally adopted and attached as composite Exhibit “A”, with the following conditions:

- (1) prior to receiving a building permit for Lot 3, at the expense of the Developer, the Developer shall construct a hammerhead turn around at the property located at 533 NW Prima Vista Boulevard (“Land”) to ensure safe egress for the residents; and
- (2) Developer obtain all necessary rights from the owners of the Land prior to constructing said hammerhead turn around and at all times will comply with all laws, ordinances, rules and regulations applicable to the construction.

Section 3. The Prima Vista Shops PUD Amendment No. 2 Regulation Book shall be the internal PUD 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.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this _____ day of _____, 2023.

CITY COUNCIL

CITY OF PORT ST. LUCIE

BY: _____

Shannon M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

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APPROVED AS TO FORM:

James D. Stokes, City Attorney