

ORDINANCE 19-

AN ORDINANCE PROVIDING FOR THE THIRD AMENDMENT OF THE PLANNED UNIT DEVELOPMENT DOCUMENT FOR THE ST. LUCIE LANDS PLANNED UNIT DEVELOPMENT (P19-104) LOCATED SOUTH OF BECKER ROAD BETWEEN FLORIDA'S TURNPIKE AND SE WATERFALL LANE; LEGALLY DESCRIBED IN EXHIBIT A; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Butch Terpening, of Culpepper and Terpening, Inc., (the “Applicant”) seeks to amend the St. Lucie Lands Planned Unit Development (PUD) (P19-104) located south of Becker Road between Florida’s Turnpike and SE Waterfall Lane and legally described in Exhibit “A”; and

WHEREAS, the St. Lucie Lands PUD was originally approved by Ordinance 05-06, Ordinance 08-96 and subsequently revised and restated by Ordinance 13-60; and

WHEREAS, the Applicant seeks to amend the St. Lucie Lands PUD to revise the concept plan to change the land use on a 2.90-acre from Commercial Highway (CH), Commercial General (CG), and Residential/Office/Institutional (ROI) to Commercial Service (CS); and

WHEREAS, the proposed amendments to the St. Lucie Lands PUD are attached as Exhibit “B” and incorporated herein; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on October 1, 2019, to consider the amendment to the St. Lucie Lands PUD, advertising of the public hearing having been made; and

WHEREAS, the City Council held a public hearing on _____, 2019, to consider the amendment to the St. Lucie Lands 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

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consideration of the issues and evidence, finds that the proposed amendments to the Planned Unit Development Document are consistent with Article of X, 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 St. Lucie Lands PUD is amended as reflected in the Planned Unit Development Document labeled Exhibit "B" 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.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this _____ day of _____, 2019.

CITY COUNCIL

CITY OF PORT ST. LUCIE

BY: _____

Gregory J. Oravec, Mayor

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ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM: _____
James D. Stokes, City Attorney