

RESOLUTION 24 – R10

A RESOLUTION OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE WILSON GROVES MASTER DEVELOPMENT PLAN (MAP H), EXHIBIT “D” TO THE DEVELOPMENT ORDER FOR THE WILSON GROVES DEVELOPMENT OF REGIONAL IMPACT AS MOST RECENTLY AMENDED IN RESOLUTION 11-R01, TO REVISE MAP H TO REFLECT THE REALIGNMENT OF BECKER ROAD, CHANGES TO THE LOCATIONS FOR SCHOOL AND FIRE STATION SITES, AND CHANGES TO THE LOCATIONS AND CONFIGURATIONS OF THE RESIDENTIAL, MIXED USE, AND NEIGHBORHOOD VILLAGE COMMERCIAL SUB-DISTRICTS; MAKING FINDINGS OF FACT AND DETERMINING CONCLUSIONS OF LAW PERTAINING TO THE WILSON GROVES DEVELOPMENT OF REGIONAL IMPACT AND PROVIDING FOR AN EFFECTIVE DATE (P21-127).

WHEREAS, the City of Port St. Lucie, a municipality incorporated under the laws of the State of Florida, previously adopted a Development Order for the Wilson Groves Development of Regional Impact (“Wilson Groves DRI”); and

WHEREAS, Resolution 11-R01 is the currently controlling development order for the Wilson Groves DRI; and

WHEREAS, on May 28, 2021, ACR Acquisitions, LLC, filed an application to amend the development order for the Wilson Groves DRI, pursuant to Section 380.06 (7)(a), Florida Statutes, on behalf of ACR Acquisitions, LLC, and Florida Power and Light Company, property owners, providing for an amendment to Map H (Exhibit “D” of Resolution 11-R01), the DRI Development Plan, to reflect the realignment of Becker Road, changes to the locations for school and fire station sites, and changes to the locations and configurations of the Residential, Mixed Use, And Neighborhood Village Sub-Districts as depicted in attached Exhibit “A” with additions shown as underlined and deletions shown as ~~striketrough~~; and

WHEREAS, ACR Acquisitions, LLC, and Florida Power and Light Company, are the owners of all land affected by the application for DRI amendment; and

WHEREAS, Section 380.06(7)(a), Florida Statutes, requires any proposed changed to a previously approved DRI to be reviewed by the local government based on the standards and procedures in its adopted local comprehensive plan and adopted local land development regulations; and

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WHEREAS, the public notice requirements of the City of Port St. Lucie Code of Ordinances have been satisfied; and

WHEREAS, on November 28, 2023, the Planning and Zoning Board of the City of Port St. Lucie held a duly noticed public hearing on the proposed amendment to Map H of the development order, considered the evidence and testimony taken at the hearing, and recommended approval of the changes to Map H of the Wilson Groves DRI as set forth in revised Exhibit "A" attached hereto with additions shown as underlined and deletions shown as ~~striketrough~~; and

WHEREAS, on March 11, 2024, the City Council of the City of Port St. Lucie held a duly noticed public hearing to consider the proposed amendments to Map H of the development order and the DRI Development Plan, has considered the evidence and testimony taken at the hearing, and afforded all interested persons an opportunity to be heard and present evidence, and has determined to approve the proposed amendments to Map H of the Wilson Groves DRI as set forth in revised Exhibit “A” attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF PORT ST. LUCIE, FLORIDA:

Section 1. Ratification of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Resolution.

Section 2. Findings of Fact/Conclusions of Law. The amendment to Map H of the Wilson Groves DRI Development Order is consistent with the local comprehensive plan and local land development regulations.

Section 3. Amendment to Map H. Exhibit “D” of Resolution 11-R01 is hereby replaced and superseded in its entirety as depicted in Exhibit “A” attached hereto with additions shown as underlined and deletions shown as ~~striketrough~~. Other than as hereby amended, the Existing Development Order shall remain unchanged and in full force and effect.

Section 4. Conflict. If any resolutions, or parts of resolutions, are in conflict herewith, this Resolution shall control to the extent of the conflicting provisions.

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Section 5. Severability. The provisions of this Resolution are intended to be severable. If any part of this Resolution is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Resolution shall remain in full force and effect.

Section 6. Notice of the adoption of this Amendment to the Development Order shall be recorded by the Developer, in accordance with Sections 28.222 and 380.06(4)(c), Florida Statutes, with the Clerk of the Circuit Court of St. Lucie County, Florida. The notice shall specify that this Development Order runs with the land and is binding on the Developer, its agents, lessees, successors, or assigns. A copy of such notice shall be forwarded to the Port St. Lucie Planning and Zoning Department within seven days after recordation.

Section 7. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida, this ____ day of _____, 2024.

PASSED AND ADOPTED on this ____ day of _____, 2024. .

CITY COUNCIL OF THE CITY OF
PORT ST. LUCIE, FLORIDA

Shannon M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

Richard Berrios, Interim City Attorney