

RESOLUTION 21-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, ADOPTING A CONCEPTUAL “SOUTHERN GROVE MASTER PLAN” WITH GUIDANCE FOR THE DEVELOPMENT OF APPROXIMATELY 1,183 ACRES OF LAND AND RECOMMENDATIONS FOR AMENDMENTS TO CITY REGULATORY DOCUMENTS, POLICIES AND PROCEDURES TO FACILITATE IMPLEMENTATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie is a municipality in the State of Florida that took ownership of approximately 1,183 acres of property (the “Southern Grove property”) within the Southern Grove Development of Regional Impact in 2018 through an instrumentality of the City, the Port St. Lucie Governmental Finance Corporation in 2018; and

WHEREAS, the City of Port St. Lucie engaged the Treasure Coast Regional Planning Council (TCRPC) to conduct background research, economic and infrastructure analysis, and review of comparable communities to develop a recommended land development and infrastructure master plan and disposition strategy for the Southern Grove property; and

WHEREAS, TCRPC conducted extensive public outreach including workshops, stakeholder interviews, and participation in City Council meetings to gain input and present findings and recommendations; and

WHEREAS, TCRPC integrated the due diligence, public and agency input, evaluations, and recommendations into the recommended Southern Grove Master Plan; and

WHEREAS, the Southern Grove Master Plan identifies key recommendations that:

- Reinforces the development of a signature, high-intensity jobs corridor for the City that generates economic benefits and net new jobs,
- Sets forth a recommended development program designed to increase the value of the City’s property with high quality architectural, aesthetic, and design standards,
- Creates an integrated, multimodal and pedestrian-friendly transportation network that provides internal connectivity and access,
- Provides an interconnected master stormwater system with proper infrastructure to maintain appropriate lake levels, enhance natural systems, efficiently use the land, and enhance aesthetics,

RESOLUTION 21-

- Maintains an efficient water and sewer system with sufficient capacity and redundancy,
- Complements surrounding neighborhoods and districts,
- Helps establish a stronger “sense of place” and identity for the City;
- Recommends a series of amendments to City regulatory documents, policies, and procedures,
- Anticipates a future development approach with close coordination among the City, Port St. Lucie Community Redevelopment Agency, and Port St. Lucie Governmental Finance Corporation; and

WHEREAS, the City Council has reviewed the Southern Grove Master Plan and determined it contains appropriate recommendations for the land development program of Southern Grove as the jobs’ corridor of the City of Port St. Lucie to serve as a development plan for the area; and

WHEREAS, the Southern Grove Master Plan contains recommendations for amendments to the City Comprehensive Plan and Land Development Regulations; enhanced coordination among the City, Port St. Lucie Community Redevelopment Agency, and Port St. Lucie Governmental Finance Corporation; and revisions to other City policies and procedures to facilitate implementation.

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

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. Purpose and Intent of Southern Grove Master Plan. The intent of the Southern Grove Master Plan is to provide a conceptual framework for the orderly development of property within the Southern Grove property, including recommendations to facilitate the implementation of the Master Plan.

Section 3. Direction to Staff. The City Council hereby directs City staff to develop proposed amendments to the City Comprehensive Plan, Land Development Regulations, and other City documents, policies, and procedures as appropriate as recommended in the Southern Grove Master Plan, with coordination as needed with the City of Port St. Lucie Community Redevelopment Agency and Port St. Lucie Governmental Finance Corporation.

RESOLUTION 21-

Section 2. Conflict. If any resolutions, or parts of resolutions, are in conflict herewith, this Resolution shall control to the extent of the conflicting provisions.

Section 3. 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 4. 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 _____, 2021.

CITY COUNCIL
CITY OF PORT ST. LUCIE

ATTEST:

By: _____
Gregory J. Oravec, Mayor

Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

James D. Stokes, City Attorney