

ORDINANCE 21-

AN ORDINANCE TO REZONE 47 ACRES OF PROPERTY LOCATED DIRECTLY NORTH OF BECKER ROAD, EAST OF SW VILLAGE PARKWAY, WEST OF INTERSTATE 95 FOR A PARCEL OF LAND LEGALLY DESCRIBED IN EXHIBIT 7 OF THE ATTACHED COMPOSITE EXHIBIT “A” FROM THE ZONING DESIGNATION OF AG-5 (SLC AGRICULTURE-5) TO THE CITY’S MPUD (MASTER PLANNED UNIT DEVELOPMENT) ZONING DISTRICT; TO INCLUDE THE 47 ACRES IN THE TRADITION REGIONAL BUSINESS PARK @ SOUTHERN GROVE MPUD AND TO AMEND THE MPUD CONCEPTUAL MASTER PLAN AND REGULATION BOOK FOR A PROJECT KNOWN AS TRADITION REGIONAL BUSINESS PARK @ SOUTHERN GROVE MPUD AMENDMENT NO. 2; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE(P21-222).

WHEREAS, Dennis Murphy, Culpepper and Terpening, acting as agent for Port St. Lucie Governmental Finance Corporation, the City of Port St. Lucie, PSL Industrial Owner, LLC, and NBPIII Legacy III LLC, property owners of Tradition Regional Business Park @ Southern Grove Rezoning and MPUD Amendment 2 (P21-222), seek to rezone 47 acres of property, located west of Interstate 95, north of Becker Road, east of SW Village Parkway and more particularly described in Exhibit “7”, of the attached composite Exhibit “A” from St. Lucie County AG-5 (Agricultural – one dwelling unit per five acres) Zoning District to an MPUD (Master Planned Unit Development) Zoning District; and

WHEREAS, Dennis Murphy, Culpepper and Terpening, acting as agent for Port St. Lucie Governmental Finance Corporation, the City of Port St. Lucie, PSL Industrial Owner, LLC, and NBPIII Legacy III LLC, owners, seeks to amend the existing Tradition Regional Business Park @ Southern Grove MPUD Regulation Book and Conceptual Development Plan (P21-032) for property located directly north of Becker Road, east of SW Village Parkway, west of Interstate 95; and

WHEREAS, Port St. Lucie Governmental Finance Corporation, the City of Port St. Lucie, PSL Industrial Owner, LLC, and NBPIII Legacy III, LLC, owners, seek to include a total of 382 acres, more or less, of property (P21-222), located west of Interstate 95, north of Becker Road, east of south SW Village Parkway, and more particularly described in Exhibit 7 of the attached composite Exhibit “A”

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in the amended Tradition Regional Business Park @ Southern Grove MPUD Regulation Book and Conceptual Development Plan; and

WHEREAS, the proposed rezoning is consistent with all applicable elements of the City's adopted Comprehensive Plan and complies with the City's Code of Ordinances, including Section 158.190, et seq.; and

WHEREAS, Culpepper and Terpening, Inc., has submitted the Tradition Regional Business Park @ Southern Grove MPUD Amendment 2 Regulation Book and Conceptual Development Plan to the City; and

WHEREAS, the Tradition Regional Business Park @ Southern Grove MPUD Amendment 2 Regulation Book and Conceptual Development Plan is consistent with all applicable elements of the City's adopted Comprehensive Plan and complies with the City's Code of Ordinances, including Section 158.190, et seq.; and

WHEREAS, the proposed amendments to the Tradition Regional Business Park @ Southern Grove MPUD 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 November 2, 2021 to consider the proposed rezoning and Tradition Regional Business Park @ Southern Grove MPUD Amendment 2 application, 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 December 6, 2021, to consider the proposed rezoning and Tradition Regional Business Park @ Southern Grove MPUD Amendment 2 application, advertising of the public hearing having been made; and

WHEREAS, the City Council has considered the rezoning and the MPUD amendment application

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(P21-222) based on substantial and competent evidence, including the recommendations of the Planning and Zoning Board, and the City Council has determined to rezone the 47 acres and amend to the existing MPUD as provided herein and approve the Tradition Regional Business Park @ Southern Grove Rezoning and MPUD Amendment 2 Regulation Book and Conceptual Master Plan, attached as composite Exhibit “A”.

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 47 acres of property legally described in Exhibit “7” of attached composite Exhibit “A” is rezoned from St. Lucie County’s Zoning Classification of AG-5 (SLC Agriculture-5) to the City’s MPUD (Master Planned Unit Development) zoning district, and that the existing Tradition Regional Business Park @ Southern Grove MPUD Conceptual Master Plan and Regulation Book (P21-032) is amended as described in the Tradition Regional Business Park @ Southern Grove MPUD Amendment 2 document and depicted on the conceptual plan which is hereby formally adopted and attached as composite Exhibit “A” and includes the property described in Exhibit 7 of the attached composite Exhibit “A”.

Section 3. The Tradition Regional Business Park @ Southern Grove MPUD Amendment 2 Regulation Book shall be the internal MPUD 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

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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 _____, 2021.

CITY COUNCIL

CITY OF PORT ST. LUCIE

BY: _____

Shannon M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

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