

ORDINANCE 23-

AN ORDINANCE TO REZONE 31.788 ACRES OF PROPERTY LOCATED SOUTH OF PAAR DRIVE ROAD RIGHT-OF-WAY, EAST OF COMMUNITY BOULEVARD RIGHT-OF-WAY, NORTH OF BECKER ROAD, AND WEST OF SW VILLAGE PARKWAY FOR A PARCEL OF LAND LEGALLY DESCRIBED IN EXHIBIT 7 OF THE ATTACHED COMPOSITE EXHIBIT “A”, FROM THE ZONING DISTRICT OF AG-5 (SLC AGRICULTURE-5) TO THE CITY’S MPUD (MASTER PLANNED UNIT DEVELOPMENT) ZONING DISTRICT; TO INCLUDE THE 31.788 ACRES IN THE SOUTHERN GROVE 4 MPUD; AND TO AMEND THE EXISTING SOUTHERN GROVE 4 MPUD CONCEPTUAL PLAN AND REGULATION BOOK, FOR A PROJECT KNOWN AS SOUTHERN GROVE 4 REZONING AND MPUD AMENDMENT NO. 2 (P22-227); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Steve Garrett, of Lucido and Associates, acting as agent for Mattamy Palm Beach, LLC, and CCC-PSL, LLC, owners of Southern Grove 4 Rezoning and MPUD Amendment No. 2 (P22-227), seek to rezone 31.788 acres of property, located south of Paar Drive road right-of-way, east of SW Community Boulevard road right-of-way, north of Becker Road, and west of SW Village Parkway, and more particularly described in Exhibit 7 of attached composite Exhibit “A”, from St. Lucie County AG-5 (Agricultural – one dwelling unit per five acres) to the City’s MPUD (Master Planned Unit Development) Zoning District; and

WHEREAS, Steve Garrett, of Lucido and Associates, acting as agent for Mattamy Palm Beach, LLC, and CCC-PSL, LLC, the owners of the Southern Grove 4 MPUD, seek to amend the existing Southern Grove 4 MPUD Regulation Book and Conceptual Development Plan (P22-209) for property located south of Paar Drive road right-of-way, east of SW Community Boulevard road right-of-way, north of Becker Road, and west of SW Village Parkway; and

WHEREAS, the proposed zoning 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

ORDINANCE 23-

WHEREAS, Lucido and Associates, has submitted the Mattamy Palm Beach @ Southern Grove 4 MPUD Amendment No 2 Regulation Book and Conceptual Development Plan to the City; and

WHEREAS, the proposed amendments to the Southern Grove 4 MPUD Regulation Book and Conceptual Development Plan are attached as Composite Exhibit “A” and incorporated herein, and are 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 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 January 3, 2023, to consider the rezoning and the Southern Grove 4 MPUD Amendment No. 2 application (P22-227), 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 February 13, 2023, to consider the rezoning and the Southern Grove 4 MPUD Amendment No. 2 application (P22-227), advertising of the public hearing having been made; and

WHEREAS, the City Council has considered the rezoning and the MPUD amendment application (P22-227) based on substantial and competent evidence, including the recommendations of the Planning and Zoning Board, and the City Council has determined to rezone the 31.788 acres of property for the property legally described in Exhibit 7 of the attached composite Exhibit “A” as provided herein and approve the amendment to the Southern Grove 4 MPUD Rezoning 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

ORDINANCE 23-

adopts and ratifies those matters as set forth in the foregoing Ordinance.

Section 2. That the 31.788 acres of property legally described in Exhibit 7 of 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 Southern Grove 4 MPUD Conceptual Master Plan and Regulation Book (P22-209) is amended as described in the Southern Grove 4 MPUD Amendment No. 2 document and depicted on the conceptual plan which is hereby formally adopted and attached as composite Exhibit “A”.

Section 3. The Southern Grove 4 MPUD Amendment No. 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 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.

ORDINANCE 23-

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

APPROVED AS TO FORM:

James D. Stokes, City Attorney