

ORDINANCE 19-

AN ORDINANCE PROVIDING FOR THE THIRTEENTH AMENDMENT OF THE MASTER PLANNED UNIT DEVELOPMENT DOCUMENT FOR THE TRADITION MASTER PLANNED UNIT DEVELOPMENT (P19-079) LOCATED SOUTH OF THE CROSSTOWN PARKWAY, WEST OF I-95 AND NORTH AND SOUTH OF TRADITION PARKWAY, LEGALLY DESCRIBED IN EXHIBIT A; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Steve Garrett of Lucido and Associates (the “Applicant”) seeks to amend the Tradition Master Planned Unit Development (MPUD) (P19-079) located south of the Crosstown Parkway West of I-95 and North and South of Tradition Parkway and legally described in Exhibit “A”; and

WHEREAS, the Tradition MPUD was originally approved by Ordinance 03-151 and subsequently revised and restated by Ordinance 05-124, Ordinance 06-54, Ordinance 07-108, Ordinance 08-21, Ordinance 12-68, Ordinance 14-22 and Ordinance 14-47; and

WHEREAS, administrative amendments to the Master Planned Unit Development document were approved by the City on July 23, 2004, April 27, 2005, November 22, 2006, March 26, 2008, and February 28, 2018; and

WHEREAS, the Applicant seeks to amend the Tradition MPUD to add enclosed assembly area to the Neighborhood/Village Commercial Areas, replace church or other place of worship with enclosed assembly area in all other subdistricts, and correct the acreages depicted in Exhibit 5 of the MPUD; and

WHEREAS, the proposed amendments to the Tradition MPUD 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 July 2, 2019, to consider the amendment to the Tradition MPUD, advertising of the public hearing having been made; and

ORDINANCE 19-

WHEREAS, the City Council held a public hearing on August 12, 2019, to consider the amendment to the Tradition MPUD, 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 consideration of the issues and evidence, finds that the proposed amendments to the Master Planned Unit Development Document are consistent with Article of X.5 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 Ordinance.

Section 2. That the Tradition MPUD is amended as reflected in the Master 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.

ORDINANCE 19-

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

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM: _____

James D. Stokes, City Attorney