

ORDINANCE 21-685

AN ORDINANCE TO REZONE THREE (3) ACRES OF PROPERTY LOCATED WEST OF NW EAST TORINO PARKWAY AND SOUTH OF NW CONLEY DRIVE, FROM I (INSTITUTIONAL) TO THE PUD (PLANNED UNIT DEVELOPMENT) ZONING DISTRICT AND TO AMEND THE EXISTING TORINO LAKES PUD FOR A PROJECT KNOWN AS TORINO LAKES II REZONING AND PUD AMENDMENT, THE TOTAL AREA CONSISTING OF 17.24 ACRES (P21-021); PROVIDING FOR THE APPROVAL AND ADOPTION OF A CONCEPTUAL DEVELOPMENT PLAN AND PUD DOCUMENT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Torino Lakes II – Rich Torino, LLC, the owner of Torino Lakes II Rezoning and PUD Amendment, seek to rezone 3 acres of property, located west of NW East Torino Parkway and South of NW Conley Drive, from the zoning designation of I (Institutional) to the PUD (Planned Unit Development) Zoning District; and

WHEREAS, Torino Lakes II- Rich Torino, LLC, the owner of Torino Lakes II Rezoning and PUD Amendment, seeks to amend 17.24 acres of the existing Torino Lakes PUD (P21- 021) property, located south of the NW Conley Drive, east of the City of Port St. Lucie utilities Tract H-14, west of MW Torino Parkway, and north of the City of Port St. Lucie utilities tract H-21, to include an additional thirty-four (34) townhome units with pertinent infrastructure (as Phase 4 of the PUD), updating the Conceptual plan, and updating the typical lot plan for the 6-unit townhome buildings; and

WHEREAS, Torino Lakes II – Rich Torino, LLC, the owner of Torino Lakes II Rezoning and PUD Amendment, seek to rezone 3 acres and amend a total of 17.24 acres of property (P21-021), located south of the NW Conley Drive, east of the City of Port St. Lucie utilities Tract H-14, west of MW Torino Parkway, and north of the City of Port St. Lucie utilities tract H-21, and more particularly described in Exhibit 1 of the attached composite Exhibit “A”; and

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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 158.170, et. seq.; and

WHEREAS, Torino Lakes II- Rich Torino, LLC, have submitted a PUD document and PUD Conceptual Plan to the City; and

WHEREAS, the Torino Lakes II Rezoning and PUD Amendment document is consistent with all applicable elements of the City’s adopted Comprehensive Plan and complies with the City’s Code of Ordinances, including Section 158.170, et seq.; and

WHEREAS, the PUD conceptual 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 158.170, et seq.; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on June 1, 2021, to consider the rezoning and PUD amendment application (P21-021), notice of said hearing to adjoining property owners for a radius of seven hundred and fifty (750) feet having been given and advertising of public hearing having been made; and

WHEREAS, the City Council held a public hearing on August 23, 2021, to consider the rezoning and PUD amendment application (P21-021), advertising of the public hearing having been made; and

WHEREAS, the City Council has considered the rezoning and PUD amendment application (P21-021) based on substantial and competent evidence, including the recommendations of the Planning and Zoning Board, and the City Council has determined to rezone and amend the existing PUD for the property legally described in Exhibit 1 of the attached composite Exhibit “A” as provided herein and approve the Torino Lakes II Rezoning and PUD Amendment document and conceptual plan, attached as composite

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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 property legally described in Exhibit 1 of the composite Exhibit “A”, is rezoned from the city’s zoning classification of I (Institutional) to the City’s PUD (Planned Unit Development) zoning district, and that the existing Torino Lakes PUD (P21-021) is amended as described in the Torino Lakes II Rezoning and PUD Amendment document and depicted on the conceptual plan which is hereby formally adopted and attached as Composite Exhibit “A”.

Section 3. The Torino Lakes II Rezoning and PUD Amendment document shall be the internal 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.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this

_____ day of _____ 2021.

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CITY COUNCIL
CITY OF PORT ST. LUCIE

BY: _____
Shannon M. Martin, Vice Mayor

ATTEST:

Sally Walsh, City Clerk

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