

ORDINANCE 21-

AN ORDINANCE TO REZONE 27 ACRES OF PROPERTY LOCATED SOUTH OF SW DISCOVERY WAY, EAST OF SW COMMUNITY BOULEVARD, NORTH OF E/W 2 ROAD RIGHT-OF-WAY, 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 DESIGNATION OF AG-5 (SLC AGRICULTURE-5) TO THE CITY’S MPUD (MASTER PLANNED UNIT DEVELOPMENT) ZONING DISTRICT; TO INCLUDE THE 27 ACRES IN THE MATTAMY PALM BEACH @ SOUTHERN GROVE 3 MPUD; AND TO AMEND 138 ACRES OF THE EXISTING MATTAMY PALM BEACH @ SOUTHERN GROVE 3 MPUD, FOR A PROJECT KNOWN AS MATTAMY PALM BEACH @ SOUTHERN GROVE 3 REZONING AND MPUD AMENDMENT NO. 1 (P20-066); PROVIDING FOR THE APPROVAL AND ADOPTION OF A MPUD CONCEPTUAL MASTER PLAN AND REGULATION BOOK; 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, owner of Mattamy Palm Beach @ Southern Grove 3 Rezoning and MPUD Amendment No. 1 (P20-066), seeks to rezone 27 acres of property, located south of SW Discovery Way, east of SW Community Boulevard, north of E/W 2 road right-of-way and more particularly described in Exhibit “A”, from St. Lucie County AG-5 (Agricultural – one dwelling unit per five acres) to an MPUD (Master Planned Unit Development) Zoning District; and

WHEREAS, Steve Garrett, of Lucido and Associates, acting as agent for Mattamy Palm Beach, LLC, the owner of the Southern Grove 3 MPUD, seeks to amend 138 acres of the existing Mattamy Palm Beach @ Southern Grove 3 MPUD Regulation Book and Conceptual Development Plan (P19-034) for property located south of SW Discovery Way, west of SW Village Parkway, east of SW Community Boulevard and north of E/W 2 road right-of-way; and

WHEREAS, Mattamy Palm Beach, LLC, owner, seeks to rezone and amend a total of 165 acres of property (P20-066), located south of SW Discovery Way, west of SW Village Parkway, east of SW

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Community Boulevard and north of E/W 2 road right-of-way, and more particularly described in Exhibit 7 of the attached composite Exhibit “A”; 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

WHEREAS, Lucido and Associates, has submitted the Mattamy Palm Beach @ Southern Grove 3 MPUD Amendment 1 Regulation Book and Conceptual Development Plan to the City; and

WHEREAS, the Mattamy Palm Beach @ Southern Grove 3 MPUD Rezoning and MPUD Amendment 1 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 158.190, et seq.; and

WHEREAS, the proposed amendments to the Mattamy Palm Beach @ Southern Grove 3 MPUD Regulation Book and Conceptual Development Plan 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 March 2, 2021 to consider the rezoning and the Mattamy Palm Beach @ Southern Grove 3 MPUD Amendment 1 application (P20-066) , 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 April 12, 2021 to consider the rezoning and the Mattamy Palm Beach @ Southern Grove 3 MPUD Amendment 1 application (P20-066), 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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(P20-066) 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 to the existing MPUD for the property legally described in Exhibit 7 of the attached composite Exhibit “A” as provided herein and approve the Mattamy Palm Beach @ Southern Grove 3 Rezoning and MPUD Amendment 1 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 Ordinance.

Section 2. That the 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 Mattamy Palm Beach @ Southern Grove 3 MPUD Conceptual Master Plan and Regulation Book (P19-034) is amended as described in the Mattamy Palm Beach @ Southern Grove 3 MPUD Amendment 1 document and depicted on the conceptual plan which is hereby formally adopted and attached as composite Exhibit “A”.

Section 3. The Mattamy Palm Beach @ Southern Grove 3 MPUD Amendment 1 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.

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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, Vice Mayor

ATTEST:

Sally Walsh, City Clerk

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