

Prepared By and Return To:

Autumn J. Sorrow  
AJ Entitlements & Planning LLC  
2565 Stockbridge Square SW  
Vero Beach FL 32962

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 5295712 02/02/2024 01:35:29 PM  
OR BOOK 5102 PAGE 1654 - 1661 Doc Type: NC  
RECORDING: \$69.50

**NOTICE OF ADOPTION OF THE AMENDED AND RESTATED DEVELOPMENT  
ORDER**

**FOR THE WESTERN GROVE DEVELOPMENT OF REGIONAL IMPACT**

Pursuant to Section 380.06(4)(c), Florida Statutes, notice is hereby given of the approval of Resolution 23-R122 by the City of Port St. Lucie, Florida on January 22, 2024, Amending and Restating the Development Order for the Western Grove Development of Regional Impact.

Resolution 23-R122 constitutes a land development regulation applicable to the property described in Exhibit "A" to Exhibit "1" of Resolution 23-R122 and runs with the land and is binding on the developer of the Southern Grove Development of Regional Impact, its agents, lessees, successors and assigns.

Pursuant to Section 380.06(4)(c), Florida Statutes, recording of this notice shall not constitute a lien, cloud, or encumbrance on real property, or actual or constructive notice of any such lien, cloud, or encumbrance.

Developer:

Mattamy Palm Beach, LLC

By: 

Karl Albertson, VP Land Acquisitions &  
Entitlements

IN WITNESS WHEREOF, Mattamy has executed this instrument as of the date and year written below.

Signed, sealed and delivered in the presence of:

MATTAMY:

MATTAMY PALM BEACH LLC, a Delaware limited liability company

[Signature]

Name: Tara Totu

By: [Signature]

Print Name: Karl Albertson

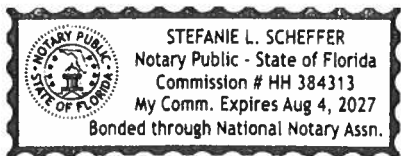
Title: VP Land Acquisitions & Entitlements

[Signature]

Name: TANIS PLYLER

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of January, 2024, by Karl Albertson, Vice President of Land Acquisitions & Entitlements of Mattamy Palm Beach, LLC, a Delaware limited liability company. He is personally known to me  or has produced a Florida drivers license as identification and did not take an oath.



[Signature]

Notary Public, State of Florida

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

[NOTARY SEAL]

# EXHIBIT I

RESOLUTION 23-R122

**A RESOLUTION OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING MAP H TO REFLECT CHANGES TO THE WETLAND AND CONSERVATION AREAS, CHANGES TO THE LOCATIONS FOR PROPOSED WATER MANAGEMENT TRACTS, AND CHANGES TO THE LOCATIONS FOR SCHOOL, FIRE STATION AND PARK SITES; MAKING FINDINGS OF FACT AND DETERMINING CONCLUSIONS OF LAW PERTAINING TO THE WESTERN GROVE DEVELOPMENT OF REGIONAL IMPACT AND PROVIDING FOR AN EFFECTIVE DATE (P23-170).**

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**WHEREAS**, the City of Port St. Lucie, a municipality incorporated under the laws of the State of Florida, previously adopted a Development Order for the Western Grove Development of Regional Impact (“Western Grove DRI”); and

**WHEREAS**, Resolution 21-R06 is the currently controlling development order for the Western Grove DRI; and

**WHEREAS**, on September 20, 2023, Mattamy Palm Beach, LLC, filed an application to amend the development order for the Western Grove DRI, pursuant to Section 380.06 (7)(a), Florida Statutes, providing for an amendment to Map H (Exhibit “B” to Exhibit 1 of Resolution 21-R06), the DRI Development Plan, to change the wetland and conservation areas, change the locations for proposed Water Management Tracts, and change the locations for the K-8 school site, fire station site, and a park site as depicted in attached Exhibit “A” with additions shown as underlined and deletions shown as ~~strikethrough~~; and

**WHEREAS**, Mattamy Palm Beach, LLC, is the owner of all land affected by the application for DRI amendment; and

**WHEREAS**, Section 380.06(7)(a), Florida Statutes, requires any proposed changed to a previously approved DRI to be reviewed by the local government based on the standards and procedures in its adopted local comprehensive plan and adopted local land development regulations; and

**WHEREAS**, the public notice requirements of the City of Port St. Lucie Code of Ordinances have been satisfied; and

**WHEREAS**, on January 4, 2024, the Planning and Zoning Board of the City of Port St. Lucie held a duly noticed public hearing on the proposed amendment to Map H

## RESOLUTION 23-R122

of development order, considered the evidence and testimony taken at the hearing, and recommended approval of the changes to Map H of the Western Grove DRI as set forth in revised Exhibit "A" attached hereto with additions shown as underlined and deletions shown as ~~striketrough~~: and

**WHEREAS**, on January 22, 2024, the City Council of the City of Port St. Lucie held a duly noticed public hearing to consider the proposed amendments to Map H of development order and the DRI Development Plan, has considered the evidence and testimony taken at the hearing, and afforded all interested persons an opportunity to be heard and present evidence, and has determined to approve the proposed amendments to Map H of the Western Grove DRI as set forth in revised Exhibit "A" attached hereto.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF PORT ST. LUCIE, FLORIDA:**

Section 1. Ratification of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Resolution.

Section 2. Findings of Fact/Conclusions of Law. The amendment to Map H of the Western Grove DRI Development Order is consistent with the local comprehensive plan and local land development regulations.

Section 3. Amendment to Map H. Exhibit "B" to Exhibit 1 of Resolution 21-R06 is hereby replaced and superseded in its entirety as depicted in Exhibit "A" attached hereto with additions shown as underlined and deletions shown as ~~striketrough~~. Other than as hereby amended, the Existing Development Order shall remain unchanged and in full force and effect.

Section 4. Conflict. If any resolutions, or parts of resolutions, are in conflict herewith, this Resolution shall control to the extent of the conflicting provisions.

Section 5. Severability. The provisions of this Resolution are intended to be severable. If any part of this Resolution is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Resolution shall remain in full force and effect.

Section 6. Notice of the adoption of this Amendment to the Development Order shall be recorded by the Developer, in accordance with Sections 28.222 and 380.06(4)(c), Florida

RESOLUTION 23-R122

Statutes, with the Clerk of the Circuit Court of St. Lucie County, Florida. The notice shall specify that this Development Order runs with the land and is binding on the Developer, its agents, lessees, successors or assigns. A copy of such notice shall be forwarded to the Port St. Lucie Planning and Zoning Department within seven days after recordation.

Section 7. Effective Date. This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** by the City Council of the City of Port St. Lucie, Florida, this 22<sup>nd</sup> day of January, 2024.



CITY COUNCIL OF THE CITY OF  
PORT ST. LUCIE, FLORIDA

Shannon M. Martin, Mayor

ATTEST

Sally Walsh, City Clerk

APPROVED AS TO FORM:

Richard Berrios, Interim City Attorney

STATE OF FLORIDA  
ST. LUCIE COUNTY  
CITY OF PORT ST. LUCIE  
THIS IS TO CERTIFY THAT THIS  
IS A TRUE AND CORRECT COPY  
OF THE RECORDS ON FILE IN  
THIS OFFICE

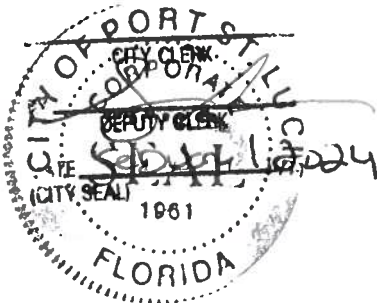
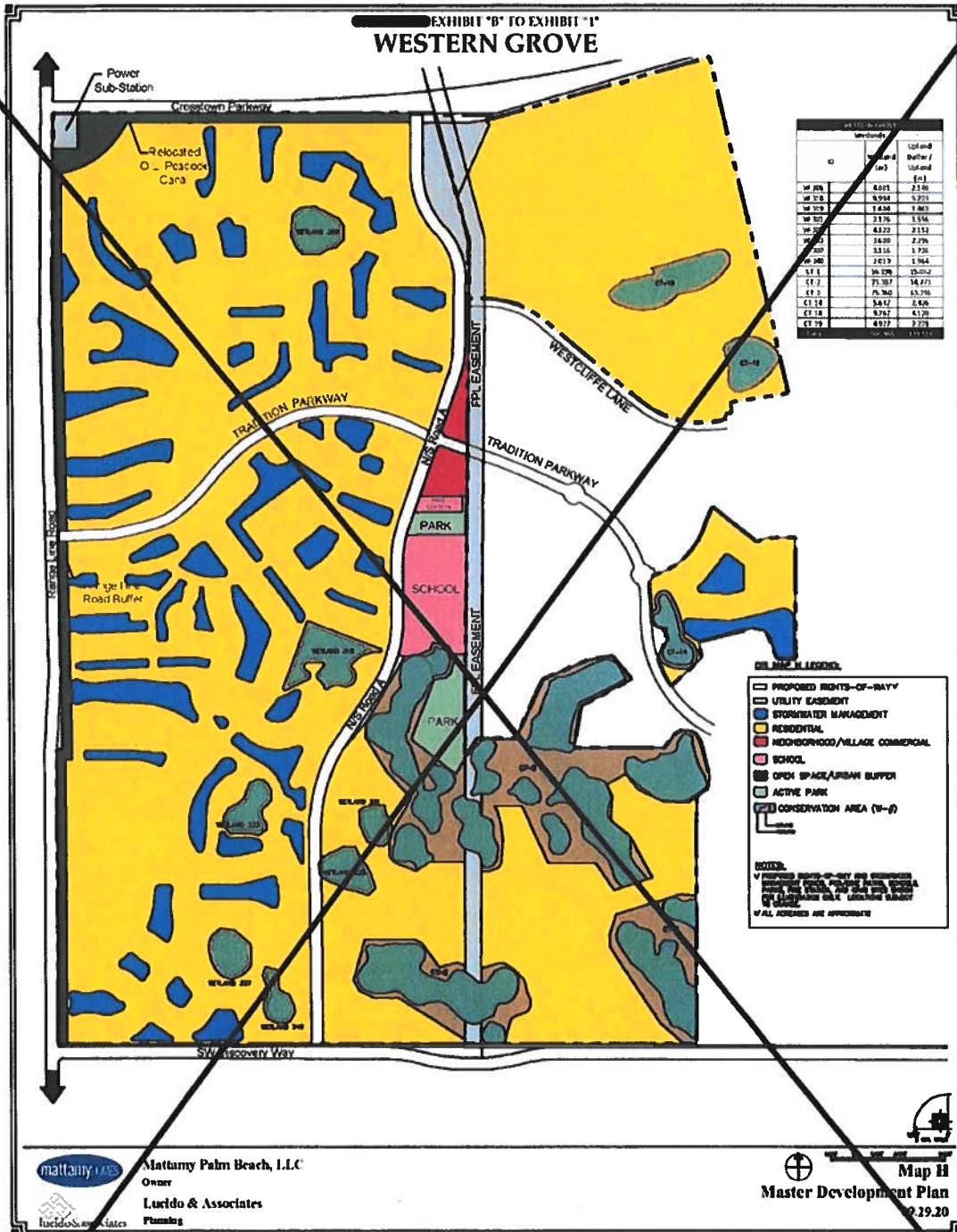


Exhibit 1

Existing Map H  
Proposed Map H

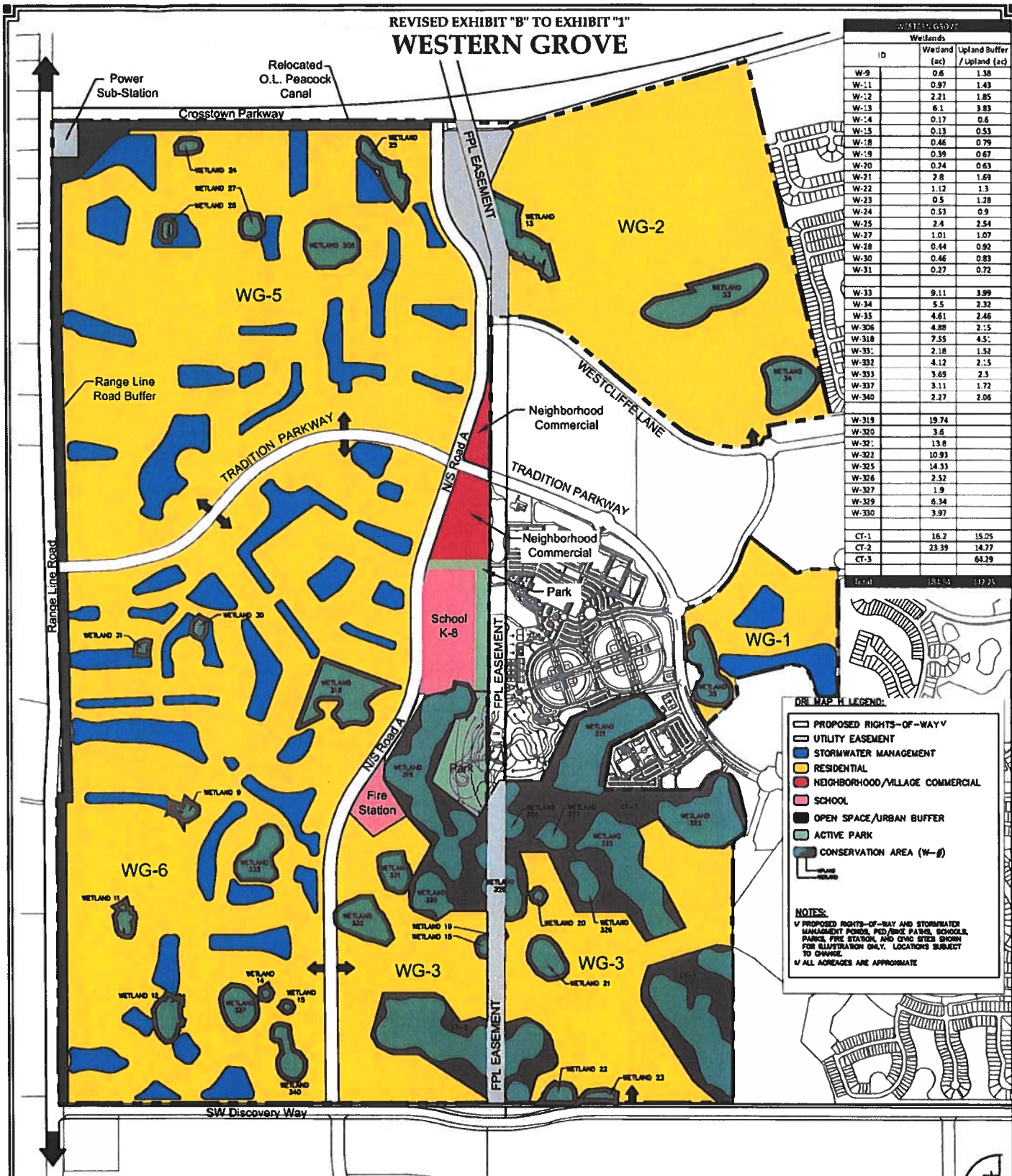




# Exhibit "1"

## Proposed Map H

### REVISED EXHIBIT "B" TO EXHIBIT "1" WESTERN GROVE



Mattamy Palm Beach, LLC  
Owner  
Lucido & Associates  
Planning



Map H  
Master Development Plan  
09.19.2023

Project: Oct 10, 2023 - 1:42 pm by: [unreadable] / Projects: Admin/1151108: Mattamy - General Services/Map H - General Services/Mattamy - Owner/0001 Map 1151108: Western Grove Proposed Map H 09.23.2023