

RESOLUTION 22 – R

A RESOLUTION OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING MAP H TO REFLECT A CHANGE TO THE LAND USE SUBDISTRICT CLASSIFICATION FOR APPROXIMATELY 97 ACRES FROM NEIGHBORHOOD/VILLAGE COMMERCIAL TO MIXED USE; A CHANGE TO THE LAND USE SUBDISTRICT CLASSIFICATION FOR APPROXIMATELY 7 ACRES FROM RESIDENTIAL TO MIXED USE; AND A CHANGE TO THE LAND USE SUB-DISTRICT CLASSIFICATION FOR APPROXIMATELY 15 ACRES FROM NEIGHBORHOOD/VILLAGE COMMERCIAL TO EMPLOYMENT CENTER; MAKING FINDINGS OF FACT AND DETERMINING CONCLUSIONS OF LAW PERTAINING TO THE SOUTHERN GROVE DEVELOPMENT OF REGIONAL IMPACT AND PROVIDING FOR AN EFFECTIVE DATE.

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 Southern Grove Development of Regional Impact (“Southern Grove DRI”); and

WHEREAS, Resolution 21-R136 is the currently controlling development order for the Southern Grove DRI; and

WHEREAS, on March 8, 2022, Mattamy Palm Beach, LLC, and the Port St. Lucie Governmental Finance Corporation, filed an application to amend the development order for the Southern 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-R136), the DRI Development Plan, to change the land use subdistrict classification on approximately 97 acres of property from Neighborhood/Village Commercial to Mixed Use; to change the land use sub-district classification on approximately 7 acres of property from Residential to Mixed Use; and to change the land use sub-district classification on approximately 15 acres of property from Neighborhood/Village Commercial to Employment Center as depicted in attached Exhibit “A” with additions shown as underlined and deletions shown as ~~striketrough~~; and

WHEREAS, Mattamy Palm Beach, LLC, and the Port St. Lucie Governmental Finance Corporation are the owners of the 119 acres of property affected by the application for DRI amendment; and

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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 April 5, 2022, 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 of development order, considered the evidence and testimony taken at the hearing, and recommended approval of the changes to Map H of the Southern Grove DRI as set forth in Exhibit "A" attached hereto: and

WHEREAS, on November 28, 2022, the City Council of the City of Port St. Lucie held a duly noticed public hearing at Special Meeting of the City Council 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 Southern Grove DRI as set forth in 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 Southern 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-R136 is hereby replaced and superseded in its entirety as depicted in Exhibit “A” attached hereto. Other

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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. 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 ____ day of _____, 2022.

PASSED AND ADOPTED on this ____ day of _____, 2022. .

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

Shannon M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

James Stokes, City Attorney