

ORDINANCE 23 -

AN ORDINANCE PROVIDING FOR THE FOURTEENTH AMENDMENT OF THE MASTER PLANNED UNIT DEVELOPMENT DOCUMENT FOR THE TRADITION MASTER PLANNED UNIT DEVELOPMENT (P22-097) 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 agent for Mattamy Palm Beach LLC (the “Applicant”) seeks to amend the Tradition Master Planned Unit Development Regulation Book and Conceptual Development Plan (MPUD) (P22-097) located south of the Crosstown Parkway, West of I-95, and North and South of Tradition Parkway and more particularly described in Exhibit 7 of attached composite 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, Ordinance 14-47, and 19-49; 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 Regulation Book and Conceptual Development Plan for property identified as parcels 17, 17 A, and 18 as depicted on the Tradition MPUD concept plan and generally located north of SW Tradition Parkway, west of Fernlake Drive, south of Westcliffe Lane, and east of the N/S A road right-of-way to:

1. Revise the land use sub-area designation for Parcels 17 and 17A from the Town Center sub-area to the Residential sub-area as depicted on the Tradition MPUD Concept Plan
2. Revise the acreages depicted in Exhibit 5 of the MPUD
3. Provide for new development standards for single-family and multi-family residential development for Parcels 17, Parcel 17A, and Parcel 18 as described in Exhibit 6 of the MPUD; and

WHEREAS, the proposed amendments to the Tradition MPUD Regulation Book and Conceptual Development Plan 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 February

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7, 2023 to consider the amendment to the Tradition MPUD, advertising of the public hearing having been made; and

WHEREAS, the City Council held a public hearing on March 27, 2023, 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 recitals.

Section 2. That the Tradition Conceptual Master Plan and Regulation Book is amended as described in the Tradition MPUD Amendment No. 14 document and depicted on the conceptual plan which is hereby formally adopted and attached as composite Exhibit “A”.

Section 3. The Tradition MPUD Amendment No. 14 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.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after its final adoption.

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PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this
_____ day of _____, 2023.

CITY COUNCIL

CITY OF PORT ST. LUCIE

BY: _____

Shannon M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

James D. Stokes, City Attorney