

ORDINANCE 24-

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, PROVIDING FOR THE AMENDMENT OF THE PLANNED UNIT DEVELOPMENT DOCUMENT FOR THE ST. ANDREWS PARK PHASE II PUD, LOCATED NORTHWEST OF NW ST. JAMES BOULEVARD AND WEST OF NW ST. JAMES ROAD; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (23-219)

WHEREAS, Calvary Port St. Lucie Ministries, Inc. / St. Andrews Park Commercial, LLC, (collectively, the “Applicant”) seek to amend the St. James Park Phase II Planned Unit Development (PUD) and Conceptual Development Plan, and more particularly described in the attached Exhibit “A”; and

WHEREAS, the St. Andrews Park Phase II Planned Unit Development (PUD) and Conceptual Development Plan were approved by Ordinance 22-37; and

WHEREAS, the Applicant seeks to amend the St. Andrews Park Phase II Planned Unit Development (PUD) and Conceptual Development Plan to remove 14.751 acres and through subsequent applications amend the future land use (FLU) and zoning; and

WHEREAS, the Applicant seeks to amend the St. Andrews Park Phase II PUD and Conceptual Development Plan to remove 13.244 acres for the purpose of amending the FLU and zoning to Institutional and remove 1.5074 acres for the purpose of amending the zoning to Open Space Recreational consistent with the amended FLU of Open Space Preservation; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on April 2, 2024, to consider the amendment to the St. Andrews Park Phase II PUD and Conceptual Development Plan, 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 May 13, 2024, to consider the

ORDINANCE 24-

amendment to the St. Andrews Park Phase II PUD and Conceptual Development Plan, advertising of the public hearing having been made; and

WHEREAS, after review of the recommendations of the City staff and the Planning and Zoning Board, comments made at the public hearing, and careful consideration of the issues and evidence, the City finds that the proposed amendments to the Planned Unit Development Document and Conceptual Development Plan are consistent with Article X of 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 foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made part of this ordinance.

Section 2. Amendment. The St. Andrews Park Phase II PUD and Conceptual Development Plan is hereby amended to permit rezoning 13.244 acres from PUD to Institutional and 1.507 acres from PUD to Open Space Conservation as shown in the attached Exhibit “A”, St. Andrews Park Phase II PUD Amendment #2. All other provisions of Ordinance 22-37 are to remain in full force and effect.

Section 3. Conflicts. If any ordinances, or parts of ordinances are in conflict herewith, this Ordinance shall control to the extent of conflicting provisions. The provisions of Ordinance 22-37 of the City of Port St. Lucie, not inconsistent with the provisions of Section 2 herein shall remain in full force and effect.

Section 4. 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.

ORDINANCE 24-

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after its final adoption on second reading.

PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida,
this _____ day of _____, 2024.

CITY COUNCIL

CITY OF PORT ST. LUCIE

BY: _____

Shannon M Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

Richard Berrios, Interim City Attorney