

ORDINANCE 22-

AN ORDINANCE PROVIDING FOR THE FOURTH AMENDMENT OF THE PLANNED UNIT DEVELOPMENT DOCUMENT AND CONCEPTUAL DEVELOPMENT PLAN FOR ST. LUCIE LANDS PLANNED UNIT DEVELOPMENT (P21-281) LOCATED EAST OF THE FLORIDA TURNPIKE AND NORTH OF THE MARTIN COUNTY LINE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Culpepper and Terpening, (the “Applicant”) seeks to amend the St. Lucie Lands Planned Unit Development (PUD) and Conceptual Development Plan (P21-281); and

WHEREAS, the St Lucie Lands PUD and Conceptual Development Plan were approved by Ordinance 05-06; and

WHEREAS, the Applicant seeks to amend the St. Lucie Lands PUD and Conceptual Development Plan to update the conceptual development plan, clarify uses and incorporate Institutional uses, and refine architectural elements therein; and

WHEREAS, the amendment also seeks to update conceptual development plan to show latest development improvements and internal accessibility; and

WHEREAS, the amendment also updates the required architectural requirements to provide for flexibility in design for compatible institutional uses; and

WHEREAS, the proposed amendments to the St. Lucie Lands PUD and Conceptual Development Plan are attached as Exhibit “A” and incorporated herein; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on May 3, 2022, to consider the amendment to the St. Lucie Lands PUD Amendment Four 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 23, 2022 to consider the amendment to

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the St. Lucie Lands PUD and Conceptual Development Plan, advertising of the public hearing having been made; and

WHEREAS, after review of the recommendations of the City staff, 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 Planned Unit Development Document and Conceptual Development Plan are consistent with Article of X 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 St. Lucie Lands PUD and Conceptual Development Plan as approved by Ordinance 05-06 of the City of Port St. Lucie, are amended as reflected in the Planned Unit Development Document labeled Exhibit "A" and attached hereto.

Section 3. 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. The provisions of Ordinance 05-06, as amended, 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.

Section 5. 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 _____, 2022.

CITY COUNCIL

CITY OF PORT ST. LUCIE

BY: _____

Shannon Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM: _____

James D. Stokes, City Attorney