

ORDINANCE 23 -

AN ORDINANCE PROVIDING FOR THE FIFTH AMENDMENT OF THE PLANNED UNIT DEVELOPMENT REGULATION BOOK AND CONCEPTUAL PLAN FOR THE ST. LUCIE LANDS PLANNED UNIT DEVELOPMENT (P22-326) LOCATED ON THE SOUTH SIDE OF BECKER ROAD AND EAST OF THE FLORIDA TURNPIKE, LEGALLY DESCRIBED AS BEING ALL OF TRACT B, WMT-1, WMT-2, WMT-3, WMT-4, TRACTS R1 AND R2, VERANDA PLAT NO. 1 AS RECORDED IN PLAT BOOK 60, PAGE 39, PUBLIC RECORDS OF ST. LUCIE COUNTY, BEING IN A PORTION OF SECTIONS 34 AND, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACT A; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Dennis Murphy of Culpepper and Terpening, Inc., agent for St. Lucie Lands Property Owner's Association, Inc. (the "Applicant"), seeks to amend the St. Lucie Lands Planned Unit Development (PUD) Regulation Book and Conceptual Plan (P22-326) for property located on the south side of Becker Road and east of the Florida Turnpike; and

WHEREAS, the St. Lucie Lands PUD was originally approved by Ordinance 05-06 and subsequently revised and restated by Ordinance 08-96, Ordinance 13-60, Ordinance 19-179, and Ordinance 22-044; and

WHEREAS, the Planned Unit Development document was originally approved by the City on January 24, 2005; and

WHEREAS, the Applicant seeks to amend the St. Lucie Lands PUD Regulation Book and Conceptual Plan for property described in Exhibit "A" and as depicted on the St. Lucie Lands PUD concept plan and generally located on the south side of Becker Road and east of the Florida Turnpike to:

1. Include drive-thrus as a permitted use.
2. Revise the parking requirements for multi-family dwelling units.
3. Revise the maximum permitted length of multi-family buildings from 200 feet to 300 feet.
4. Depict a land use change from Residential, Office, Institutional (ROI) to Residential Golf Course (RGC).
5. Establish refuse collection and recycling areas for multi-family and institutional uses.
6. Establish the height for multi-family and institutional uses and provide a typical cross-section.

WHEREAS, the proposed amendment to the St. Lucie Lands PUD Regulation Book and

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Conceptual Plan is attached as Exhibit “A” and incorporated herein; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on September 5, 2023 to consider the amendment to the St. Lucie Lands PUD, advertising of the public hearing having been made; and

WHEREAS, the City Council held a public hearing on October ____, 2023, to consider the amendment to the St. Lucie Lands PUD, 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 amendment to the Planned Unit Development Regulation Book and Conceptual Plan is 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 Regulation Book and Conceptual Plan are amended as described in the St. Lucie Lands PUD Amendment No. 5 document and depicted on the conceptual plan which is hereby formally adopted and attached as composite Exhibit “A”.

Section 3. The St. Lucie Lands PUD Regulation Book shall be the internal PUD 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