

**ORDINANCE 24-56**

**AN ORDINANCE TO REZONE APPROXIMATELY 4.89 ACRES OF PROPERTY LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF SW TRADITION PARKWAY AND THE NORTH-SOUTH “A” ROAD RIGHT-OF-WAY FOR A PARCEL OF LAND LEGALLY DESCRIBED IN EXHIBIT 6 OF THE ATTACHED COMPOSITE EXHIBIT “A” FROM THE ZONING DESIGNATION OF AG-5 (SLC AGRICULTURE-5) TO THE CITY’S MPUD (MASTER PLANNED UNIT DEVELOPMENT) ZONING DISTRICT FOR A PROJECT KNOWN AS WESTERN GROVE 4 MPUD (P24-054); PROVIDING FOR THE APPROVAL AND ADOPTION OF A MPUD CONCEPTUAL MASTER PLAN AND REGULATION BOOK; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, Steve Garrett, of Lucido and Associates, acting as agent for B-D2 Holdings, LLC, the owner, seeks to rezone approximately 4.89 acres of property, located in the northeast quadrant of the intersection of SW Tradition Parkway and the North-South “A” Road right-of-way and more particularly described in Exhibit “A”, from St. Lucie County AG-5 (Agricultural – one dwelling unit per five acres) Zoning District to an MPUD (Master Planned Unit Development) Zoning District; and

**WHEREAS**, the proposed zoning is consistent with all applicable elements of the City’s adopted Comprehensive Plan and complies with the City’s Code of Ordinances, including Section 158.190, et seq.; and

**WHEREAS**, Lucido and Associates has submitted the Western Grove 4 MPUD Conceptual Master Plan and Regulation Book to the City; and

**WHEREAS**, the Western Grove 4 MPUD Conceptual Master Plan and Regulation Book is consistent with all applicable elements of the City’s adopted Comprehensive Plan and complies with the City’s Code of Ordinances, including Section 158.190, et seq.; and

**WHEREAS**, the City of Port St. Lucie Planning and Zoning Board held a public hearing on September 5, 2024, to consider the rezoning application (P24-054), notice of said hearing to adjoining

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property owners for a radius of seven hundred fifty (750) feet having been given and advertising of public hearing having been made; and

**WHEREAS**, the City Council held a public hearing on September 23, 2024, to consider the rezoning application (P24-054), advertising of the public hearing having been made; and

**WHEREAS**, the City Council has considered the rezoning application (P24-054) based on substantial and competent evidence, including the recommendations of the Planning and Zoning Board, and the City Council has determined to rezone the property legally described in Exhibit 6 of the attached composite Exhibit “A” as provided herein and approve the Western Grove 4 MPUD Conceptual Master Plan and Regulation Book, attached as composite Exhibit “A”.

### **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 Ordinance.

**Section 2.** That the property legally described in Exhibit 6 of composite Exhibit “A” is rezoned from St. Lucie County’s zoning district of AG-5 (SLC Agriculture-5) to the City’s MPUD (Master Planned Unit Development) zoning district, as described in the Western Grove 4 MPUD Conceptual Master Plan and Regulation Book, which are hereby formally adopted and attached as composite Exhibit “A”.

**Section 3.** The Western Grove 4 MPUD 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.

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**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.

**PASSED AND APPROVED** 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:

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Richard Berrios, City Attorney