

ORDINANCE 24-74

AN ORDINANCE TO APPROVE AN AMENDED CONCEPTUAL PLAN FOR APPROXIMATELY 1.01 ACRES OF PROPERTY LOCATED SOUTHWEST OF THE INTERSECTION OF PORT ST. LUCIE BOULEVARD AND SOUTHWEST HAAS AVENUE WITHIN THE LMD (LIMITED MIXED USE) ZONING DISTRICT FOR A PROJECT KNOWN AS HASS TOWNHOMES (P24-116); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a conceptual plan that was previously approved by City Council in 2022, was consistent with all applicable elements of the City’s adopted Comprehensive Plan and complies with the City’s Code of Ordinances; and

WHEREAS, Hass Properties LLC, hereinafter referred to as the Applicant, seeks approval of an Amended Conceptual Plan (Exhibit “A”) for approximately 1.01 acres of property located at the southwest intersection of Port St. Lucie Boulevard and southwest Haas Avenue and within the City of Port St. Lucie, on property zoned within the Limited Mixed Use (LMD) Zoning District; and

WHEREAS, the proposed amended conceptual plan is consistent with all applicable elements of the City’s adopted Comprehensive Plan and complies with the City’s Code of Ordinances, including section 158.155(P); and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on November 6, 2024, to consider the rezoning application (P24-116), notice of said hearing to adjoining 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 November 25, 2024, to consider the rezoning application (P24-116), advertising of the public hearing having been made; and

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WHEREAS, the City Council has considered the rezoning application (P24-116) based on substantial and competent evidence and the City Council has determined to approve the Conceptual Plan for property legally described as Section 33, Block 2299, Lots 11-14, of the Official Records of St. Lucie of St. Lucie County, Florida, as provided herein.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. Ratification 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. Approval of Amended Conceptual Plan. That the Conceptual Plan (Exhibit “A”) for property located at the southwest intersection of Port St. Lucie Boulevard and Southwest Haas Avenue and within the City of Port St. Lucie, and legally described as Lots 11-14, Section 33, Block 2299 of Port St. Lucie, of the Official Records of St. Lucie County, Florida, and zoned Limited Mixed Use (LMD) Zoning District be approved; and

Section 3. Conflict. If any ordinance, 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 the conflicting provisions.

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. That 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 _____ 2024.

CITY OF PORT ST. LUCIE, FLORIDA

BY: _____
Shannon M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

BY: _____
Richard Berrios, City Attorney

