

ORDINANCE 25-47

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, REZONING A 0.46-ACRE PROPERTY, LOCATED EAST OF SW BILTMORE STREET, FROM GENERAL COMMERCIAL (CG) ZONING DISTRICT TO SERVICE COMMERCIAL (CS) ZONING DISTRICT FOR PROPERTY LEGALLY DESCRIBED AS PORT ST. LUCIE SECTION 28, BLOCK 75, LOTS 6 AND 7 (P25-111); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Tri-County Realty Holdings, LLC seeks to rezone a 0.46-acre property located at 801 and 817 SW Biltmore Street, East of SW Biltmore Street and South of Swan Avenue, and within the City of Port St. Lucie, from General Commercial (CG) Zoning District to Service Commercial (CS) 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; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on August 5, 2025, to consider the rezoning application (P25-111), 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 August 25, 2025, to consider the rezoning application (P25-111), advertising of the public hearing having been made; and

WHEREAS, the City Council has considered the rezoning application (P25-111) and, based on substantial and competent evidence, the City Council has determined to rezone the property legally described as Port St. Lucie Section 28, Block 75, Lots 6 and 7 as recorded in Plat Book 14, Page 7, of the Public Records of St. Lucie County, as provided herein;

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

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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. Rezoning. The property located at 801 and 817 SW Biltmore Street, East of SW Biltmore Street and South of Swan Avenue, and legally described as Port St. Lucie Section 28, Block 75, Lots 6 and 7 as recorded in Plat Book 14, Page 7, of the Public Records of St. Lucie County, is hereby rezoned from General Commercial (CG) Zoning District to Service Commercial (CS) Zoning District.

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 _____ 2025.

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