

ORDINANCE 21-__

AN ORDINANCE TO APPROVE A CONCEPTUAL PLAN FOR APPROXIMATELY 2.37 ACRES OF PROPERTY LOCATED AT THE NORTHEAST INTERSECTION OF PORT ST. LUCIE BOULEVARD AND SW GRECO LANE WITHIN THE LMD (LIMITED MIXED-USE) ZONING DISTRICT FOR A PROJECT KNOWN AS SAGEVIEW PARTNERS, LLC (AKA TATUM PLACE) (P21-056); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sageview Partners, LLC, hereinafter referred to as the Applicant, seeks approval of a Conceptual Plan (**Exhibit “A”**) for 2.37 acres of property located at the northeast intersection of Port St. Lucie Boulevard and SW Greco Lane and within the City of Port St. Lucie, on property zoned within the Limited Mixed-Use (LMD) Zoning District; and

WHEREAS, the proposed conceptual plan 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 November 2, 2021, to consider the application (P21-056), notice of said hearing to adjoining property owners for a radius of seven-hundred and fifty (750) feet having been given and advertising of public hearing having been made; and

WHEREAS, the City Council held a public hearing on the November 22, 2021, to consider the application (P21-056), advertising of the public hearing having been made; and

WHEREAS, the City Council has considered the application (P21-056) based on substantial and competent evidence and the City Council has determined to approve the Conceptual Plan for property legally described as Lots 1-5 and 12-16, Section 12, Block 1282 of Port St. Lucie described as recorded in Plat Book 12, Page 55 of the Official Records of St. Lucie County, Florida, as provided herein.

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

Section 1. Ratification of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Ordinance.

Section 2. That the Conceptual Plan for property located at the northeast intersection of Port St. Lucie Boulevard and SW Greco Lane and within the City of Port St. Lucie, and legally described

as Lots 1-5 and 12-16, Section 12, Block 1282 of Port St. Lucie described as recorded in Plat Book 12, Pages 55 of the Official Records of St. Lucie County, Florida, and zoned Limited Mixed-Use (LMD) Zoning District be approved with the following conditions:

- 1) Prior to final site plan approval, all proposed uses on the final site plan shall not exceed the minimum thresholds for LMD zoning (such as retail and personal service uses shall not exceed 50% of the building's gross floor area and no use shall exceed 5,000 square feet) unless varied by a special exception use application approval; and
- 2) Prior to final site plan approval, the applicant shall provide five (5) additional parking spaces for residential guest parking, unless a variance allowing a reduction in required parking spaces is granted by the Planning and Zoning Board.

Section 3. Conflict. If any ordinances, or parts of ordinances, 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. Codification. The provisions of this Ordinance shall be made a part of the Code of Ordinances of the City of Port St. Lucie, Florida. The sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; the word "ordinance" may be changed to "section" or other appropriate word as may be necessary.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after final adoption on second reading.

PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida,
this ____ day of _____, 2021.

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