

## **ORDINANCE 26-45**

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, REZONING APPROXIMATELY 0.55-ACRES OF LAND, LOCATED NORTHWEST CORNER OF SW BILTMORE STREET AND SW VOLTAIR TERRACE, FROM SINGLE-FAMILY RESIDENTIAL (RS-2) ZONING DISTRICT TO SERVICE COMMERCIAL (CS) ZONING DISTRICT, FOR PROPERTIES LEGALLY DESCRIBED AS LOTS 15 AND 16, BLOCK 626, PORT ST. LUCIE SECTION THIRTEEN; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (P26-019).

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**WHEREAS**, Reanne Laratro of Raeann Sells Florida, LLC, on behalf of Michael Kells and Ekim Enterprises, LLC, the owners, seeks to rezone approximately 0.55-acres of land located on the northwest corner of SW Biltmore Street and SW Voltair Terrace, and within the City of Port St. Lucie, from Single-Family Residential (RS-2) 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 March 3, 2026, to consider the rezoning application (P26-019), 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 March 23, 2026, to consider the rezoning application (P26-019), advertising of the public hearing having been made; and

**WHEREAS**, the City Council has considered the rezoning application (P26-019) and, based on substantial and competent evidence, the City Council has determined to rezone the property legally described as Lots 15 and 16, Block 626, Port St. Lucie Section Thirteen, according

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to the Plat thereof, as recorded in Plat Book 14, Page 4, of the Public 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 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. The property is located on the northwest corner of SW Biltmore Street and SW Voltair Terrace, and legally described as Lots 15 and 16, Block 626, Port St. Lucie Section Thirteen, according to the Plat thereof, as recorded in Plat Book 14, Page 4, is hereby rezoned from Single-Family Residential (RS-2) 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 \_\_\_\_\_ 2026.

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