

RESOLUTION NO. 22-RXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA GRANTING A SPECIAL EXCEPTION USE APPLICATION (P21-258) PURSUANT TO SECTION 158.155(D) TO ALLOW ANY ONE USE OVER 5,000 SQUARE FEET IN AREA AND TO ALLOW OVER 50 PERCENT OF THE BUILDING’S GROSS FLOOR AREA TO BE RETAIL USES WITHIN THE LMD (LIMITED MIXED USE) ZONING DISTRICT FOR A PROJECT KNOWN AS BLUEKEY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida, has been requested by Brad Currie of Engineering Design and Construction, Inc., acting as agent for David Macri of Florida Properties Group, Inc., the Owner of 2.296-acres of property located on the north side of Port St. Lucie Boulevard and west of SW Chestnut Lane, in Port St. Lucie, Florida (the “Property”) which is located in the Limited Mixed Use (LMD) Zoning District and legally described as Lots 3-7 and 24-28 – Block 1139 of Port St. Lucie Section 9; and

WHEREAS, the subject application has been reviewed in accordance with Section 158.260, and meets the special exception use requirements as stipulated; and

WHEREAS, the Planning and Zoning Board held a public hearing on March 1, 2022, to review the special exception use application (P21-258) to determine the suitability of the proposed use at the Property and has submitted its recommendation to City Council; and

WHEREAS, City Council held a public hearing on April 5, 2022, to consider the special exception use application (P21-258), advertising of the public hearing having been made; and

WHEREAS, City Council has considered the special exception use application (P21-258) based on substantial and competent evidence and has determined that all of the criteria set forth in Section 158.260 have been met.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF PORT ST. LUCIE, FLORIDA:

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 Resolution.

Section 2. Approval of Application for Special Exception Use. The Owners’ application for a special exception use is hereby approved to allow any one use over 5,000 square feet in area and to allow over 50 percent of the building’s gross floor area to be retail uses at the Property, as depicted on the conceptual site plan attached hereto as Exhibit “A”.

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Section 3. Conflict. If any resolutions, or parts of resolutions, are in conflict herewith, this Resolution shall control to the extent of the conflicting provisions.

Section 4. Severability. The provisions of this Resolution are intended to be severable. If any part of this Resolution is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Resolution shall remain in full force and effect.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida, this 5th day of April, 2022.

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: _____
Shannon Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

James D. Stokes, City Attorney

