

**ORDINANCE 23-**

**AN ORDINANCE TO REZONE 22 ACRES OF PROPERTY LOCATED AT THE NORTHWEST CORNER OF SOUTHWEST YALE STREET AND SOUTHWEST DARWIN BOULEVARD, LEGALLY DESCRIBED AS SYMPATICO PLAZA LOT 4, FROM CG (GENERAL COMMERCIAL) TO THE PUD (PLANNED UNIT DEVELOPMENT) ZONING DISTRICT FOR A PROJECT KNOWN AS SYMPATICO PLAZA PUD REZONING (P21-201); PROVIDING FOR THE APPROVAL AND ADOPTION OF A CONCEPTUAL DEVELOPMENT PLAN AND PUD DOCUMENT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, Port St. Lucie Properties, LLC, the owner of the parcel legally described as Sympatico Plaza Lot 4, seeks to rezone 22 acres of property, located at the northwest intersection of Southwest Yale Street and Southwest Darwin Boulevard from the CG (General Commercial) Zoning District to the PUD (Planned Unit Development) 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, including Section 158.170, et seq.; and

**WHEREAS**, Port St. Lucie Properties, LLC has submitted a PUD document and PUD Conceptual plan to the City; and

**WHEREAS**, the Port St. Lucie Properties, LLC, PUD document is consistent with all applicable elements of the City's adopted Comprehensive Plan and complies with the City's Code of Ordinances, including Section 158.170, et seq.; and

**WHEREAS**, the PUD 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 158.170, et seq.; and

**WHEREAS**, the City of Port St. Lucie Planning and Zoning Board held a public hearing on April 5, 2022 to consider the rezoning application (P21-201), 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 \_\_\_\_\_, 2023 to consider the rezoning application (P21-201), advertising of the public hearing having been made; and

**WHEREAS**, the City Council has considered the rezoning and PUD amendment application (P21-

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201) based on substantial and competent evidence, including the recommendations of the Planning and Zoning Board, and the City Council has determined to rezone and amend the existing PUD for the property legally described as Sympatico Plaza Lot 4 as provided herein and approve the Sympatico Plaza PUD document and conceptual plan, attached as composite Exhibit “A”.

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

**Section 1. Ratifications 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.** That the property legally described as Sympatico Plaza Lot 4 is rezoned from CG (General Commercial) to PUD (Planned Unit Development), as described in the Sympatico Plaza PUD document and depicted on the conceptual plan which is hereby formally adopted and attached as composite Exhibit “A”.

**Section 3. Conflict.** If any ordinances, 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 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.** This Ordinance shall become effective ten (10) days after its final adoption.

**PASSED AND APPROVED** by the City Council of the City of Port St. Lucie, Florida, this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

CITY COUNCIL  
CITY OF PORT ST. LUCIE

BY: \_\_\_\_\_  
Shannon M. Martin, Mayor

ATTEST:

\_\_\_\_\_  
Sally Walsh, City Clerk

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APPROVED AS TO FORM: \_\_\_\_\_  
James D. Stokes, Interim City Attorney