

ORDINANCE 21-

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, TO REZONE APPROXIMATELY 3.75-ACRES OF PROPERTY GENERALLY LOCATED AT THE SW CORNER OF NW UNIVERSITY BOULEVARD AND NW CALIFORNIA BOULEVARD FROM GENERAL COMMERCIAL (CG) ZONING CLASSIFICATION TO PLANNED UNIT DEVELOPMENT (PUD) ZONING CLASSIFICATION FOR A PROJECT KNOWN AS ST. LUCIE WEST – UNIVERSITY BOULEVARD BUSINESS CENTER (P20-160); 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.

WHEREAS, CRJH, LLC, the owners of subject property, seek to rezone 3.75 acres of property, generally located generally located at the SW corner of NW University Boulevard and NW California Boulevard, and more particularly described in the attached Exhibit “A”, from the zoning designation of General Commercial (CG) 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, CRJH, LLC, has submitted a PUD document and PUD Conceptual plan to the City; and

WHEREAS, the CRJH, 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 City of Port St. Lucie Planning and Zoning Board held a public hearing on April 6, 2021 to consider the rezoning application (P20-160), 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 May 10, 2021 to consider the rezoning application (P20-160), advertising of the public hearing having been made; and

WHEREAS, the City Council has considered the rezoning application (P20-160) based on substantial and competent evidence, including the recommendations of the Planning and Zoning Board, and the City Council has determined to rezone the property legally described in the attached composite Exhibit “A” as provided herein and approve the CRJH LLC, PUD document and conceptual plan, attached as composite Exhibit “B”.

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

Section 1. Ratifications 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 property legally described in the composite Exhibit “A”, is rezoned from the zoning designation of General Commercial (CG) to the PUD (Planned Unit Development) Zoning District, as described in the SLW University Boulevard Business Center PUD document and depicted on the conceptual plan which is hereby formally adopted and attached as composite Exhibit “B”.

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. Effective Date. This Ordinance shall become effective ten (10) days after its final adoption.

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: _____
Gregory J Oravec, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

James D. Stokes, City Attorney

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EXHIBIT A

PARCEL I LEGAL DESCRIPTION

UNIVERSITY PARK ST LUCIE WEST PLAT #143 SECOND REPLAT IN PARCEL 21D (PB 41-29)
LOT 11 (1.791 AC) (OR 3342-1178)

PARCEL II LEGAL DESCRIPTION

UNIVERSITY PARK ST LUCIE WEST PLAT #143 SECOND REPLAT IN PARCEL 21D (PB 41-29)
LOT 10 (1.957 AC) (OR 3342-1178)