

**ORDINANCE 22-**

**AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, REZONING 29.90 ACRES OF PROPERTY LOCATED ON THE WEST SIDE OF SW VILLAGE PARKWAY, IMMEDIATELY SOUTH OF THE E/W 2 ROAD RIGHT OF WAY, AND NORTH OF MARSHALL PARKWAY FOR A PARCEL OF LAND LEGALLY DESCRIBED IN ATTACHED EXHIBIT “A”, FROM THE ZONING DESIGNATIONS OF ST. LUCIE COUNTY AGRICULTURAL-5 (SLC AG-5, ONE DWELLING UNIT PER FIVE ACRES) AND CITY OF PORT ST. LUCIE MPUD (MASTER PLANNED UNIT DEVELOPMENT) TO THE CITY’S GENERAL USE (GU) ZONING DESIGNATION (P22-214); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE (P22-214).**

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**WHEREAS**, the City of Port St. Lucie seeks to rezone a 29.90 acres of property located on the west side of SW Village Parkway immediately south of the E/W 2 Road Right of Way and north of Marshall Parkway and more particularly described in attached Exhibit “A” from the zoning designations of St. Lucie County Agricultural-5 (SLC AG-5, one dwelling unit per five acres) and City of Port St. Lucie MPUD (Master Planned Unit Development) to the City’s General Use Zoning District (GU); 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 August 2, 2022 to consider the rezoning application (P22-214), 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 September 26, 2022, to consider the rezoning application (P22-214), advertising of the public hearing having been made; and

**WHEREAS**, the City Council has considered the rezoning application (P22-214) based on substantial and competent evidence and the City Council has determined to rezone the property

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legally described in attached Exhibit “A” from the zoning designations of St. Lucie County Agricultural-5 (SLC AG-5, one dwelling unit per five acres) and City of Port St. Lucie MPUD (Master Planned Unit Development) to the City’s General Use Zoning District (GU), 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.** That the property legally described in attached Exhibit “A” is rezoned from the zoning designations of St. Lucie County Agricultural-5 (SLC AG-5, one dwelling unit per five acres) and City of Port St. Lucie MPUD to the City’s General Use (GU) Zoning District; and

**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 \_\_\_\_\_ 2022.

CITY OF PORT ST. LUCIE, FLORIDA

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

ATTEST:

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

APPROVED AS TO FORM:

BY: \_\_\_\_\_  
James D. Stokes, City Attorney