

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, TO REZONE 9.09 ACRES OF PROPERTY LOCATED WITHIN THE ST. LUCIE WEST DRI, AT THE SOUTHEAST CORNER OF THE INTERSECTION OF OLD INLET DRIVE AND CASHMERE BOULEVARD, LEGALLY DESCRIBED AS ALL OF ST. LUCIE WEST PLAT NO. 178, LESS ALL OF THE RIGHT-OF-WAY OF OLD INLET DRIVE, FROM CG (GENERAL COMMERCIAL) TO PUD (PLANNED UNIT DEVELOPMENT) CLASSIFICATION, FOR A PROJECT KNOWN AS CASHMERE TOWNHOMES PUD (P21-024); 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, FAR 2, LLC, the owner of said parcels, seeks to rezone a 9.09- acre property, located within the St. Lucie West DRI and at the southeast corner of the intersection of Old Inlet Drive and Cashmere Boulevard, from the CG (General Commercial) zoning district to 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, FAR 2, LLC, has submitted a PUD document and PUD Conceptual plan to the City; and

WHEREAS, FAR 2, 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 June 7th, 2022, to consider the rezoning application (P21-024), notice of said hearing to adjoining property owners having been given and advertising of public hearing having been made; and

WHEREAS, the City Council held a public hearing on November 28, 2022, to consider the rezoning application (P21-024), advertising of the public hearing having been made; and

WHEREAS, the City Council has considered the rezoning application (P21-024) 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 as all of St. Lucie West Plat No. 178, less all of the right-of-way of Old Inlet Drive and approve the FAR 2, LLC 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 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 as all of St. Lucie West Plat No. 178, less all of the right-of-way of Old Inlet Drive, is rezoned from CG (General Commercial) to PUD (Planned Unit Development), as described in the Cashmere Townhomes 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, 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 on second reading.

PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida, this _____ day of _____ 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

