

ORDINANCE 23-

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, REZONING 2.08 ACRES OF PROPERTY, LOCATED SOUTHWEST OF THE INTERSECTION OF SW GATLIN BOULEVARD AND SW EAST CALABRIA CIRCLE, FROM THE SINGLE-FAMILY RESIDENTIAL (RS-2) AND LIMITED MIXED USE (LMD) ZONING DISTRICTS TO THE GENERAL COMMERCIAL (CG) ZONING DISTRICT, FOR PROPERTY LEGALLY DESCRIBED AS PORTIONS OF LOTS 12, 13, 14, 15, 16 AND 27 AND ALL OF LOTS 28, 29, 30, 31 AND 32 – BLOCK 1388 OF PORT ST. LUCIE SECTION 14, FOR A PROJECT KNOWN AS GATLIN POINTE PHASE II (P21-236); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Gatlin Pointe 18, LLC, seeks to rezone 2.08 acres of property, located southwest of the intersection of SW Gatlin Boulevard and SW East Calabria Circle, within the City of Port St. Lucie, from the Single-Family Residential (RS-2) and Limited Mixed Use (LMD) Zoning Districts to the General Commercial (CG) Zoning District, as legally described in attached Exhibit “A”; and

WHEREAS, lots 12, 13, 14, 15, 28, 29, 28, 29, 30, 31, and 32 are zoned Residential Single-Family (RS-2), and lots 16 and 27 are zoned Limited Mixed Use (LMD).

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 March 2, 2022, to consider the rezoning application (P21-236), 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 February 13, 2023, to consider the rezoning application (P21-236), advertising of the public hearing having been made; and

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WHEREAS, the City Council has considered the rezoning application (P21-236) based on substantial and competent evidence and the City Council has determined to rezone the property legally described in Exhibit “A”, 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 located southwest of the intersection of SW Gatlin Boulevard and SW East Calabria Circle, and legally described in Exhibit “A”, be rezoned from the Single-Family Residential (RS-2) and Limited Mixed Use (LMD) Zoning Districts to the General Commercial (CG) 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.

[SIGNATURES ON FOLLOWING PAGE]

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CITY OF PORT ST. LUCIE, FLORIDA

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

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