

ORDINANCE 21-02

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, TO REZONE 1,639.873 ACRES OF PROPERTY LOCATED SOUTH OF THE C-24 CANAL, EAST OF RANGE LINE ROAD, WEST OF I-95, AND NORTH OF CROSTOWN PARKWAY, FROM AG-5 (SLC AGRICULTURE-5) TO THE PUD (PLANNED UNIT DEVELOPMENT) ZONING DISTRICT AND TO AMEND 96.4 ACRES OF THE EXISTING VERANO SOUTH POD G PUD ZONING DISTRICT FOR A PROJECT KNOWN AS VERANO SOUTH POD G REZONING AND PUD AMENDMENT 1, TOTAL AREA CONSISTING OF 1,736.273 ACRES (P20-080); 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, Verano Development, LLC and PSL Commercial Holdings, LLC, the owners of Verano South Pod G Rezoning and PUD Amendment 1, seek to rezone 1,639.873 acres of property, located south of the C-24 Canal, east of Range Line Road, west of I-95, and north of Crosstown Parkway, from the zoning designation of St. Lucie County's AG-5 (SLC Agriculture 5) to the PUD (Planned Unit Development) Zoning District; and

WHEREAS, Verano Development, LLC, the owner of Verano South Pod G Rezoning and PUD Amendment 1, seeks to amend 96.4 acres of the existing Verano South Pod G PUD (P18- 162) property, located south of the C-24 Canal, east of Range Line Road, west of I-95, and north of Crosstown Parkway; and

WHEREAS, Verano Development, LLC and PSL Commercial Holdings, LLC, the owners of Verano South Pod G Rezoning and PUD Amendment 1, seek to rezone and amend a total of 1,736.273 acres of property (P20-080), located south of the C-24 Canal, east of Range Line Road, west of I-95, and north of Crosstown Parkway, and more particularly described in Exhibit 7a of the attached composite Exhibit "A"; 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

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WHEREAS, Verano Development, LLC and PSL Commercial Holdings, LLC, have submitted a PUD document and PUD Conceptual Plan to the City; and

WHEREAS, the Verano South Pod G Rezoning and PUD Amendment 1 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 November 3, 2020 to consider the rezoning and PUD amendment application (P20-080), 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 January 25, 2021 to consider the rezoning and PUD amendment application (P20-080), advertising of the public hearing having been made; and

WHEREAS, the City Council has considered the rezoning and PUD amendment application (P20-080) 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 in Exhibit 7a of the attached composite Exhibit "A" as provided herein and approve the Verano South Pod G Rezoning and PUD Amendment 1 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.

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Section 2. That the property legally described in Exhibit 7a of the composite Exhibit “A”, is rezoned from St. Lucie County’s Zoning Classification of AG-5 (SLC Agriculture-5) to the City’s PUD (Planned Unit Development) zoning district, and that the existing Verano South Pod G PUD (P18-162) is amended as described in the Verano South Pod G Rezoning and PUD Amendment 1 document and depicted on the conceptual plan which is hereby formally adopted and attached as Composite Exhibit “A”.

Section 3. The Verano South Pod G Rezoning and PUD Amendment 1 document shall be the internal design standard for the subject property.

Section 4. Conflict. If any ordinances, or parts of ordinances, are in conflict herewith, this Ordinance shall control to the extent of conflicting provisions.

Section 5. 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 6. 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 _____ 2021.

CITY COUNCIL
CITY OF PORT ST. LUCIE

BY: _____
Gregory J Oravec, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

James D. Stokes, City Attorney