

RESOLUTION NO. 22-R

A RESOLUTION GRANTING A SPECIAL EXCEPTION USE PROVIDED FOR IN SECTION 158.135 (C) (5) TO ALLOW AN ENCLOSED ASSEMBLY OVER 3,000 SQUARE FEET FOR RECREATION FACILITY USE IN THE WI (WAREHOUSE INDUSTRIAL) ZONING DISTRICT FOR ST LUCIE WEST 1-3 LLC (P21-276); LOCATED ON THE SOUTHEAST CORNER OF NW STADIUM DRIVE AND NW ENTERPRISE DRIVE, LEGALLY DESCRIBED AS ST LUCIE WEST PLAT NUMBER 1, BLOCK 3, LOT I-4, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 26 PAGE 8, 8A-8G, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida, has been requested by Alejandra Toro, acting as agent for St. Lucie West 1-3 LLC, owner, to grant a special exception use to allow the use of an enclosed assembly use over 3,000 square feet for a 33,433 square foot recreational facility with 4 outdoor courts, located at 455 NW Enterprise Drive which is presently zoned WI (Warehouse Industrial); and legally described as St. Lucie West Plat Number 1, Block 3, Lot I-4, according to the Plat thereof, as recorded in Plat Book 26, Page 8, 8A-8G, of the Public Records of St. Lucie County, Florida; and

WHEREAS, the subject application has been reviewed in accordance with Section 158.260, and meets the special exception use requirements as stipulated; and

WHEREAS, the Planning and Zoning Board held a hearing on January 4, 2022 and made a recommendation of approval; and

WHEREAS, the City Council held a public hearing on January 24, 2022 to consider the special exception use application (P21-276), advertising of the public hearing having been made; and

WHEREAS, the City Council has considered the special exception use application (P21-276) based on substantial and competent evidence and the City Council has determined that the granting of this special exception use is authorized by sections 158.255 through 158.262, and section 158.135(C)(5), Code of Ordinances, City of Port St. Lucie, and further that the granting of this special exception use will not adversely affect the public interest.

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NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF PORT ST. LUCIE, FLORIDA:

Section 1. Ratification of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Resolution.

Section 2. That the City of Port St. Lucie hereby grants a special exception use to St. Lucie West 1-3 LLC, owner, to grant a special exception use to allow the use of an enclosed assembly use over 3,000 square feet for a 33,433 square foot recreational facility on property presently zoned WI (Warehouse Industrial), pursuant to Sections 158.255 through 158.262, and Section 158.135(C)(5) of the Code of Ordinances, City of Port St. Lucie, said special exception use is depicted on the conceptual site plan which is hereby formally adopted and attached as Exhibit 'A', for property legally described as St. Lucie West Plat Number 1, Block 3, Lot I-4, according to the Plat thereof, as recorded in Plat Book 26, Page 8, 8A-8G, of the Public Records of St. Lucie County, Florida.

Section 3. The intent of this special exception approval is to grant a special exception use to allow the use of an enclosed assembly use over 3,000 square feet for a 33,433 square foot recreational facility on property presently zoned WI (Warehouse Industrial).

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

Section 5. Severability. The provisions of this Resolution are intended to be severable. If any part of this Resolution is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Resolution shall remain in full force and effect.

Section 6. Effective Date. This Resolution shall become effective immediately upon adoption.

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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 M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

James D. Stokes, City Attorney