

ORDINANCE 24-XX

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, REZONING A 14.751-ACRE PROPERTY OWNED BY CALVARY PORT ST. LUCIE MINISTRIES, INC./ST. ANDREWS PARK COMMERCIAL, LLC, LOCATED GENERALLY NORTH OF NW ST. JAMES BOULEVARD ON THE WEST SIDE OF NW ST. JAMES DRIVE, FROM THE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT TO THE INSTITUTIONAL (I) AND OPEN SPACE CONSERVATION (OSC) ZONING DISTRICTS FOR PROPERTY LEGALLY DESCRIBED AS ST. ANDREWS PARK COMMERCIAL (PB 59-9) – PARCELS C (13.244 AC) AND B (1.507 AC); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (P23-230)

WHEREAS, Calvary Port St. Lucie Ministries, Inc./St. Andrews Park Commercial, LLC, seeks to rezone 13.244 acres from Planned Unit Development (PUD) to the Institutional (I) Zoning District and 1.507 acres from PUD to Open Space Conservation (OSC) Zoning District, all north of NW St. James Blvd. on the west side of NW St. James Rd., within the City of Port St. Lucie; 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 April 2, 2024, to consider the rezoning application (P23-230), 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 May 13, 2024, to consider the rezoning application (P23-230), advertising of the public hearing having been made; and

WHEREAS, the City Council has considered the rezoning application (P23-230) and, based on substantial and competent evidence, the City Council has determined to rezone the

ORDINANCE 24-XX

property legally described as St. Andrews Park Commercial (PB 59-9) – Parcels C (13.244 acres) and B (1.507 acres).

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. The properties located north of NW St. James Boulevard on the west side of NW St. James Road, and legally described as St. Andrews Park Commercial (PB 59-9) – Parcels C (13.244 acres) and B (1.507 acres), are hereby rezoned from the Planned Unit Development (PUD) Zoning District to the Institutional (I) Zoning District and from PUD to Open Space Conservation (OSC) Zoning District, respectively.

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.

ORDINANCE 24-XX

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

_____ day of _____ 2024.

CITY OF PORT ST. LUCIE, FLORIDA

BY: _____
Shannon M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

BY: _____
Richard Berrios, Interim City Attorney