

ORDINANCE 23-

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, REZONING 1.46-ACRES OF LAND, LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF SE RIVERGATE PARKWAY AND SE VETERANS MEMORIAL PKWY., FROM PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT TO GENERAL COMMERCIAL (CG) FOR PROPERTY LEGALLY DESCRIBED AS RIVERGATE OFFICE PLAZA- FIRST REPLAT, (PB 23-38), LOT 1; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (P23-177)

WHEREAS, 2300 Veterans Highway LLC., seeks to rezone 1.46-acres of land located on the northwest corner of the intersection of SE Rivergate Parkway and SE Veterans Memorial Pkwy., and within the City of Port St. Lucie, from Planned Unit Development (PUD) Zoning District to General Commercial (CG) 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; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on November 7, 2023 to consider the rezoning application (P23-177), 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 December __, 2023, to consider the rezoning application (P23-177), advertising of the public hearing having been made; and

WHEREAS, the City Council has considered the rezoning application (P23-177) based on substantial and competent evidence and the City Council has determined to rezone the property legally described as Rivergate Office Plaza- First Replat, Lot 1, as recorded in Plat Book 23, Page 38 of the Public Records of St. Lucie County, Florida, as provided herein.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

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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 property located on the northwest corner of the intersection of SE Rivergate Parkway and SE Veterans Memorial Pkwy., and legally described as Rivergate Office Plaza- First Replat, Lot 1, as recorded in Plat Book 23, Page 38, of the Public Records of St. Lucie County, is hereby rezoned from Planned Unit Development (PUD) Zoning District to General Commercial (CG) Zoning District.

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.

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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: _____
Richard Berrios, Interim City Attorney