

**ORDINANCE 22-**

**AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, REZONING 6.67 ACRES OF PROPERTY, LOCATED SOUTH OF JENNINGS ROAD AND WEST OF LENNARD ROAD, FROM COMMERCIAL GENERAL (CG) AND GENERAL USE (GU) ZONING DISTRICTS TO SERVICE COMMERCIAL (CS) FOR PROPERTY LEGALLY DESCRIBED AS PORTIONS OF THE WEST ONE-HALF OF LOTS 1 AND 2 OF BLOCK 1, ST. LUCIE GARDENS SUBDIVISION (P22-112); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

---

**WHEREAS**, Larry and Sally Olsen (Owners) seek to rezone a 6.67-acre property located at 3775 SE Jennings Road, south of Jennings Road and West of Lennard Road, and within the City of Port St. Lucie, from Commercial General (CG) and General Use (GU) to Commercial Service (CS); and

**WHEREAS**, the Commercial General portion of the property is 4.646 acres in size and the General Use portion is 2.024 acres; 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 May 3, 2022 to consider the rezoning application (P22-112), 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 \_\_\_\_\_, 2022, to consider the rezoning application (P22-112), advertising of the public hearing having been made; and

**WHEREAS**, the City Council has considered the rezoning application (P22-112) based on substantial and competent evidence and the City Council has determined to rezone the property

## ORDINANCE 22-

legally described as portions of the west one-half of Lots 1 and 2 of Block 1, St. Lucie Gardens Subdivision and further described as shown on the attached “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 at 3775 SE Jennings Road, south of Jennings Road and West of Lennard Road, and legally described as portions of the west one-half of Lots 1 and 2 of Block 1, St. Lucie Gardens Subdivision, be rezoned from Commercial General (CG) and General Use (GU) Zoning Districts to Service Commercial (CS) 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.

**ORDINANCE 22-**

**PASSED AND APPROVED** by the City Council of the City of Port St. Lucie, Florida, this  
\_\_\_\_\_ day of \_\_\_\_\_ 2022.

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