

ORDINANCE 26-12

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, REZONING APPROXIMATELY 0.92 ACRES OF LAND, LOCATED NORTHEAST OF THE INTERSECTION OF NORTHEAST AIROSO BOULEVARD AND NORTHEAST ST. JAMES DRIVE ON THE WEST SIDE OF NORTHEAST ST. JAMES DRIVE, FROM LIMITED MIXED USE (LMD) ZONING DISTRICT TO UTILITY (U) ZONING DISTRICT FOR PROPERTY LEGALLY DESCRIBED AS PORT ST. LUCIE SECTION 25, BLOCK 325, LOTS 7 THROUGH 10; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (P25-172)

WHEREAS, the City of Port St. Lucie seeks to rezone approximately 0.92 acres of land located northeast of the intersection of Northeast Airoso Boulevard and Northeast St. James Drive on the west side of Northeast St. James Drive, and within the City of Port St. Lucie, from Limited Mixed Use (LMD) Zoning District to Utility (U) 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 December 2, 2025, to consider the rezoning application (P25-172), notice of said hearing to adjoining property owners for a radius of 750 feet having been given and advertising of public hearing having been made; and

WHEREAS, the City Council held a public hearing on January 12, 2026, to consider the rezoning application (P25-172), advertising of the public hearing having been made; and

WHEREAS, the City Council has considered the rezoning application (P25-172) based on substantial and competent evidence and the City Council has determined to rezone the property legally described as Port St. Lucie Section 25, Block 325, Lots 7 through 10, as recorded in Plat Book 13, Page(s) 32, 32A, through 32I, of the Public Records of St. Lucie County, Florida, and assigned the addresses of 225,231,237 and 243 NW Saint James Drive as provided herein.

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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 property is located northeast of the intersection of Northeast Airoso Boulevard and Northeast St. James Drive on the west side of Northeast St. James Drive, as depicted in Exhibit "A", be rezoned from Limited Mixed Use (LMD) Zoning District to Utility (U) 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 _____ 2026.

CITY OF PORT ST. LUCIE, FLORIDA

BY: _____
Shannon M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

BY: _____
Richard Berrios, City Attorney