

ORDINANCE 23-

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, REZONING A 3.23-ACRE PROPERTY, LOCATED AT NW COMMERCE CENTER DRIVE, FROM THE INDUSTRIAL (IN) ZONING DISTRICT TO 2.46 ACRES OF THE SERVICE COMMERCIAL (CS) AND 0.77 ACRES OF THE OPEN SPACE CONSERVATION (OSC) ZONING DISTRICTS, FOR PROPERTY LEGALLY DESCRIBED AS GO TEAM INDUSTRIAL PARK – UNIT THREE, BLOCK B, LOT 18, FOR A PROJECT KNOWN AS A GREAT HOME, LLC (P22-320); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, A Great Home, LLC, seeks to rezone a 3.23-acre property located at NW Commerce Center Drive, legally described as Go Team Industrial Park – Unit Three, Block B, Lot 18 as recorded in Plat Book 26, Page 2 of the Public Records of St. Lucie County (the “Property”), within the City of Port St. Lucie, from the IN (Industrial) Zoning District to 2.46 acres of Service Commercial (CS), for the Property less and except the portion thereof described in **Exhibit “A”** attached hereto, and rezone the remaining 0.77 acres of the Property (the portion thereof described in **Exhibit “A”**) to the Open Space Conservation (OSC) 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 January 3, 2023, to consider the rezoning application (P22-320), 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 February 13, 2023, to consider the rezoning application (P22-320), advertising of the public hearing having been made; and

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WHEREAS, the City Council has considered the rezoning application (P22-320) based on substantial and competent evidence and the City Council has determined to rezone the Property 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 is rezoned from the Industrial (IN) Zoning District to 2.46 acres of the Service Commercial (CS) for the portion of the Property specifically described as Go Team Industrial Park – Unit Three, Block B, Lot 18, less and except the portion thereof described in **Exhibit “A”** attached hereto, and the remaining 0.77 acres of the Property (the portion thereof described **Exhibit “A”**) is rezoned to Open Space Conservation (OSC) 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: _____
James D. Stokes, City Attorney