

**ORDINANCE 24-**

**AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, REZONING APPROXIMATELY 23 ACRES OF LAND, LOCATED WEST OF THE INTERSECTION OF NORTHEAST AIROSO BOULEVARD AND NORTHEAST ST. JAMES DRIVE, FROM INSTITUTIONAL (I) ZONING DISTRICT TO UTILITY (U) FOR PROPERTY LEGALLY DESCRIBED AS PORT ST. LUCIE SECTION TWENTY FIVE, TRACT M AND A PORTION OF SECTION 20, TOWNSHIP 36, SOUTH, RANGE 40 EAST; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (P24-011)**

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**WHEREAS**, the City of Port St. Lucie seeks to rezone approximately 23 acres of land located west of the intersection of Northeast Airoso Boulevard and Northeast St. James Drive, and within the City of Port St. Lucie, from Institutional (I) 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 March 5, 2024, to consider the rezoning application (P24-011), 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 August \_\_, 2024, to consider the rezoning application (P24-011), advertising of the public hearing having been made; and

**WHEREAS**, the City Council has considered the rezoning application (P24-011) based on substantial and competent evidence and the City Council has determined to rezone the property as reflected on the legal sketch and description of the property (Exhibit “A”) attached hereto and incorporated herein by this reference of Tract “M” of the plat of Port St. Lucie Section Twenty Five, as recorded in Plat Book 14, Page 32, of the Public Records of St. Lucie County, Florida,

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and assigned the address of 281 NW Saint James Drive as provided herein and a portion of Section 20, Township 36, South, Range 40 East, St. Lucie County, Florida.

**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 west of the intersection of Northeast Airoso Boulevard and Northeast St. James Drive, as depicted in Exhibit “A”, be rezoned from Institutional (I) 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 \_\_\_\_\_ 2024.

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