

ORDINANCE 21-18

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. LUCIE TO INCLUDE A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP FOR THE KTLC RIVER PLACE LLC PROPERTY (P21-025) TO CHANGE THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 15.4-ACRES FROM CG (COMMERCIAL GENERAL) TO LOW DENSITY RESIDENTIAL (RL) FOR A PROPERTY LEGALLY DESCRIBED AS PART OF PARCEL N, RIVER PLACE ON THE ST. LUCIE AND GENERALLY LOCATED EAST OF NE ST. JAMES DRIVE AND SOUTH OF NE LAZY RIVER PARKWAY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida, has adopted a comprehensive plan known as the City of Port St. Lucie Comprehensive Plan adopted by Ordinance 97-50 and Ordinance 12-19, as subsequently amended; and

WHEREAS, the City is committed to planning and managing the growth of the City; and

WHEREAS, the City has the authority to amend its Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, the City Council of the City of Port St. Lucie desires to amend the Future Land Use Map portion of the Comprehensive Plan to guide and control the future development of the City and to preserve, promote and protect the public's health, safety and welfare; and

WHEREAS, River Place LLC has submitted a small-scale amendment (P21-025) to amend the Future Land Use Map of the City of Port St. Lucie Comprehensive Plan in accordance with Section 163.3187, Florida Statutes, to change approximately 15.4-acres on NE St. James Drive and south of NE Lazy River Parkway from the future land use designation of CG (Commercial General) to RL (Low Density Residential) future land use designations as reflected on Exhibit "A"; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board has been duly designated as the local planning agency pursuant to Section 163.3174 et. seq., Florida Statutes; and

WHEREAS, the Planning and Zoning Board met on September 7, 2021 at a duly noticed public meeting, and pursuant to the procedures of Chapter 163, Florida Statutes, Part II, reviewed and heard testimony concerning the proposed amendment (P21-025) to the City's Comprehensive

ORDINANCE 21-18

Plan, and submitted its recommendations thereon to the City Council; and

WHEREAS, the City Council held a public hearing on November 8, 2021, to consider the proposed small-scale amendment, advertising of the public hearing having been made; and

WHEREAS, the City Council has considered the testimony and evidence, as well as the recommendation of staff and the Planning and Zoning Board, and the City Council has determined that the proposed amendment is consistent with the intent and direction of the City's Comprehensive Plan and wishes to amend the Comprehensive Plan Future Land Use Map as provided herein; and

WHEREAS, all the necessary hearings and public notices, in conformity with procedural and substantive requirements of Florida Statutes and the Comprehensive Plan have been complied with.

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. Authorized Amendment of the Comprehensive Plan. The City of Port St. Lucie desires to hereby formally adopt this amendment (P21-025) to the City's Comprehensive Plan, which said amendment consists of modifications to the Future Land Use Map as provided in this amendment. The amendment includes a change to approximately 15.4-acres of property located on the east side of NE St. James Drive and south of NE Lazy River Parkway as reflected in Exhibit "A".

Section 3. Future Land Use Map Adopted. The Future Land Use Map of the City of Port St. Lucie is hereby amended as depicted in Exhibit "A" (attached hereto and incorporated herein by this reference). The official Future Land Use Map of the City of Port St. Lucie Comprehensive Plan shall be conformed as set forth by this Comprehensive Plan Amendment.

Section 4. Conflict. If any ordinances, 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 5. 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

ORDINANCE 21-18

full force and effect.

Section 6. Effective Date. The effective date of this plan amendment be effective as provided by law.

ORDINANCE 21-18

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida,
this _____ day of _____, 2021.

CITY COUNCIL
CITY OF PORT ST. LUCIE, FLORIDA

BY: _____
Shannon M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

James D. Stokes, City Attorney