

ORDINANCE 21-

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, TO REZONE 1,804 ACRES OF PROPERTY GENERALLY LOCATED SOUTH-WEST OF THE MIDWAY ROAD AND I-95 INTERCHANGE, FROM AG-5 (SLC AGRICULTURE-5) AND EXPIRED PUD TO THE PUD (PLANNED UNIT DEVELOPMENT) ZONING DISTRICT FOR A PROJECT KNOWN AS LTC RANCH (WEST) RESIDENTIAL (P20-192); PROVIDING FOR THE APPROVAL AND ADOPTION OF A CONCEPTUAL DEVELOPMENT PLAN AND PUD DOCUMENT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Midway Glades Developers, LLC, the owners of LTC Ranch (West) Residential, seek to rezone 1,804 acres of property, generally located south-west of the Midway Road and I-95 interchange, and more particularly described in the attached Exhibit “A”, from the zoning designation of St. Lucie County’s AG-5 (SLC Agriculture 5) and expired PUD to the PUD (Planned Unit Development) 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, including Section 158.170, et seq.; and

WHEREAS, Midway Glades Developers, LLC, has submitted a PUD document and PUD Conceptual plan to the City; and

WHEREAS, the Midway Glades Developers, LLC, PUD document is consistent with all applicable elements of the City’s adopted Comprehensive Plan and complies with the City’s Code of Ordinances, including Section 158.170, et seq.; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on February 2, 2021 to consider the rezoning application (P20-192), 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

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WHEREAS, the City Council held a public hearing on April 26, 2021 to consider the rezoning application (P20-192), advertising of the public hearing having been made; and

WHEREAS, the City Council has considered the rezoning application (P20-192) based on substantial and competent evidence, including the recommendations of the Planning and Zoning Board, and the City Council has determined to rezone the property legally described in the attached composite Exhibit “A” as provided herein and approve the Midway Glades Developers, LLC, PUD document and conceptual plan, attached as composite Exhibit “B”.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. Ratifications 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 legally described in the composite Exhibit “A”, is rezoned from residual PUD (Planned Unit Development) and St. Lucie County’s AG-5 (SLC Agriculture 5) to PUD (Planned Unit Development), as described in the LTC Ranch (West) Residential PUD document and depicted on the conceptual plan which is hereby formally adopted and attached as composite Exhibit “B”.

Section 3. 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 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 6. Effective Date. This Ordinance shall become effective ten after its final adoption and the effective dates of City Ordinance 21-03 and City Resolution 21-R11.

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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

BY: _____
Gregory J Oravec, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

James D. Stokes, City Attorney

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EXHIBIT A

Tract "D", of LTC RANCH WEST, according to the map or plat thereof, as recorded in Plat Book 83,
Page(s) 17 through 24, inclusive, of the Public Records of St. Lucie County, Florida