

**ORDINANCE 21-\_\_**

**AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. LUCIE TO INCLUDE A LARGE-SCALE AMENDMENT TO THE FUTURE LAND USE MAP FOR THE PSL TOWN PLACE PARTNERS, LLC PROPERTY (P21-089) TO CHANGE THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 18.51-ACRES FROM CG (COMMERCIAL GENERAL) AND RM (RESIDENTIAL MEDIUM DENSITY) TO CG/RH (COMMERCIAL GENERAL / RESIDENTIAL HIGH DENSITY) FOR A PROPERTY LEGALLY DESCRIBED IN EXHIBIT A AND DEPICTED IN EXHIBIT B; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, the City of Port St. Lucie, Florida (“City”), has adopted a comprehensive plan known as the City of Port St. Lucie Comprehensive Plan adopted by Ordinance 97-50 and subsequently amended via Ordinance 12-19; 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**, PSL Town Place Partners, LLC, has submitted a large-scale amendment (P21-089) to amend the Future Land Use Map of the City of Port St. Lucie Comprehensive Plan in accordance with Section 163.3184, Florida Statutes, to change approximately 18.51-acres at the southeast corner of Savanna Club Boulevard and U. S. #1 from the future land use designation of CG (Commercial General) on 10.84-acres and RM (Residential Medium Density) on 7.67-acres to a future land use designation of CG/RH (Commercial General/Residential High Density) for 18.51-acres as legally described in Exhibit “A” and as depicted in Exhibit “B” (attached hereto and incorporated herein by this reference); 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

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**WHEREAS**, the Planning and Zoning Board met on July 6, 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 (P21-089) to the City’s Comprehensive Plan, and submitted its recommendations thereon to the City Council; and

**WHEREAS**, the City Council held the first reading (Transmittal Hearing) of the Ordinance at a public hearing on August 23, 2021; and

**WHEREAS**, the City Council held the second reading (Adoption Hearing) of the Ordinance at a public hearing on November 22, 2021; and

**WHEREAS**, the amendment was submitted to and reviewed by the state land planning agency on September 24, 2021; and

**WHEREAS**, the said public hearings were held with all required public notice for the purpose of hearing and considering the recommendations and comments of the general public, the Planning and Zoning Board in its capacity as the local planning agency, other public agencies and other jurisdictions prior to final action on the Comprehensive Plan Amendment set forth herein; and

**WHEREAS**, the City Council has considered amending the City’s Comprehensive Plan and based on substantial and competent evidence, including the recommendations of staff and the Planning and Zoning Board, the City Council has determined to amend the Comprehensive Plan Future Land Use Map as provided herein; and

**WHEREAS**, all conditions required for adoption of this large-scale Comprehensive Plan Amendment have been met, including the necessary hearings and public notices.

**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 City of Port St. Lucie desires to hereby formally adopt this amendment (P21-089) 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 18.51-acres of property located on the southeast corner of Savanna Club Boulevard

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and U. S. #1 from the future land use designation of CG (Commercial General) on 10.84-acres and RM (Residential Medium Density) on 7.67-acres to the future land use designations of CG/RH (Commercial General / Residential High Density) on 18.51-acres as legally described in Exhibit “A” and as depicted in Exhibit “B” with the following conditions:

1. Commercial development is limited to 78,408 square feet; and
2. Residential development is limited to 277 dwelling units.

**Section 3. Future Land Use Map Adopted.** The Future Land Use Map of the City of Port St. Lucie is hereby amended to change approximately 18.51-acres of property located on the southeast corner of Savanna Club Boulevard and U. S. #1 from the future land use designations of CG (Commercial General) on 10.84-acres and RM (Residential Medium Density) on 7.67-acres to a future land use designation of CG/RH (Commercial General/Residential High Density) as legally described in Exhibit “A” and as depicted in Exhibit “B”. 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 full force and effect.

**Section 6. Effective Date.** The effective date of this plan amendment shall be thirty-one (31) days after the state land planning agency notifies the City that the plan amendment package is complete, pursuant to Section 163.3184(3)(c)(4), Florida Statutes. If timely challenged, this amendment does not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the

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Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which shall be sent to the state land planning agency.

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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, FLORIDA

BY: \_\_\_\_\_  
Shannon M. Martin, Mayor

ATTEST:

\_\_\_\_\_  
Sally Walsh, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
James D. Stokes, City Attorney

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**EXHIBIT “A”**

**Legal Description**

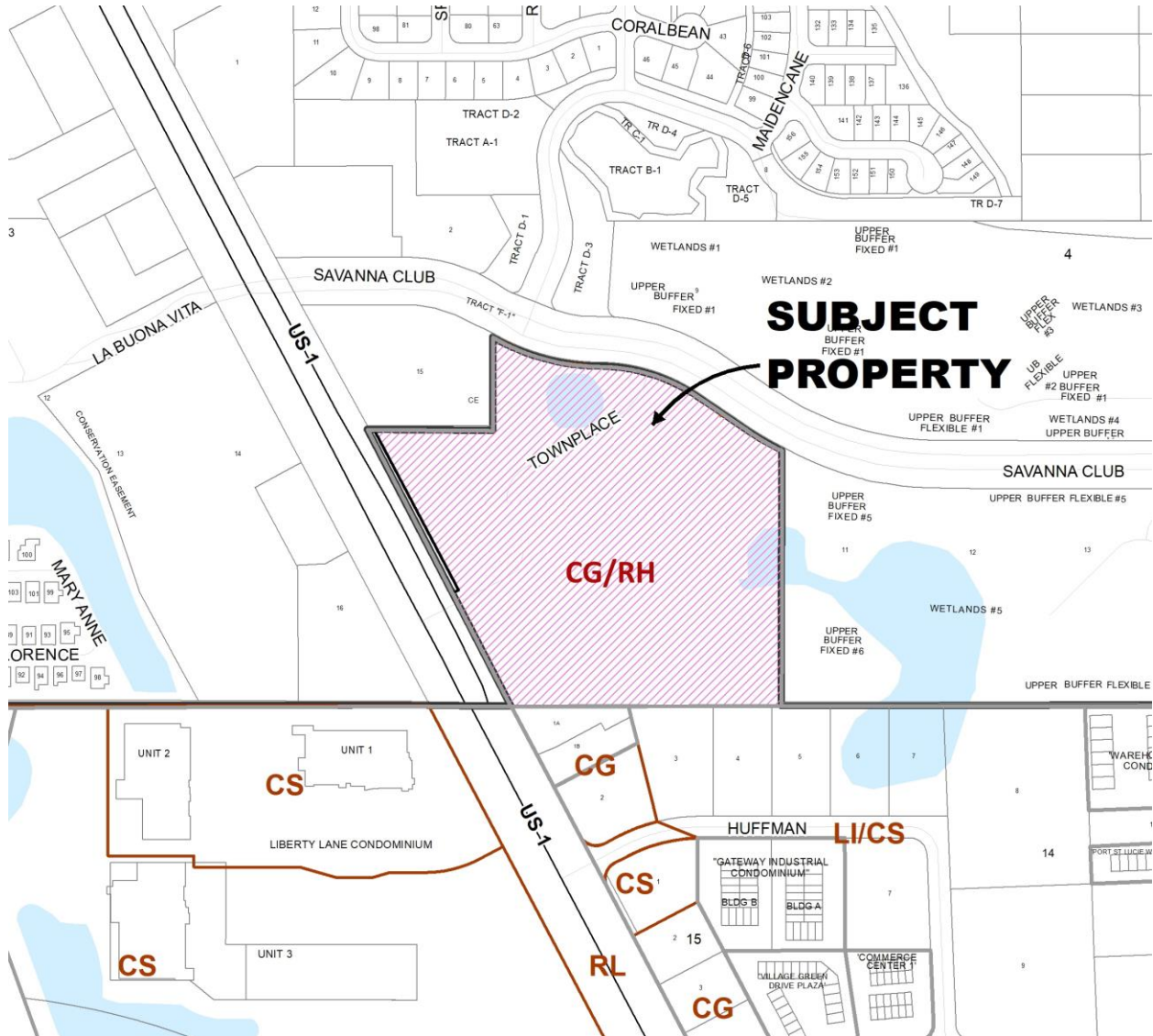
BEING A PORTION OF LOTS 15 AND 16, BLOCK 3 AND LOTS 9 AND 10, OF SECTION 26, TOWNSHIP 36 SOUTH, RANGE 40 EAST, AS SHOWN ON THE PLAT OF ST. LUCIE GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26, THENCE NORTH 89°40'17" WEST, ALONG A PORTION OF THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 1984.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°40'17" WEST ALONG A PORTION OF THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 738.39 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, THENCE NORTH 27°29'17" WEST ALONG A PORTION OF THE SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 849.80 FEET; THENCE SOUTH 89°40'19" EAST, A DISTANCE OF 342.03 FEET, THENCE NORTH 00°04'57" EAST, A DISTANCE OF 253.93 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAVANNA CLUB BOULEVARD AS SHOWN ON SAVANNA CLUB PLAT NO. ONE, ACCORDING (TO) THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, AT PAGE 7 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A POINT ON A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 590.00 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°39'41", A DISTANCE OF 305.44 FEET TO A POINT OF REVERSE CURVATURE; THENCE BY A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 485.00 FEET, A CENTRAL ANGLE OF 33°56'51" AND AN ARC DISTANCE OF 287.36 FEET TO A POINT OF TANGENCY; THENCE SOUTH 55°43'27" EAST, A DISTANCE OF 150.00 FEET (TO) A POINT OF CURVATURE; THENCE BY A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 965.00 FEET, A CENTRAL ANGLE OF 07°08'41" AND AN ARC DISTANCE OF 120.33 FEET TO A POINT; THENCE SOUTH 00°04'57" WEST, A DISTANCE OF 700.99 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN ST. LUCIE COUNTY, FLORIDA AND CONTAINING 18.51 ACRES (806,418 SQUARE FEET).

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EXHIBIT "B"



Proposed Future Land Use