

ORDINANCE 24 - 04

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. LUCIE TO PROVIDE FOR A LARGE-SCALE AMENDMENT TO THE FUTURE LAND USE MAP FOR 464.50 ACRES OF LAND TO CHANGE THE FUTURE LAND USE DESIGNATIONS FROM 90 ACRES OF COMMERCIAL SERVICE/LIGHT INDUSTRIAL/HEAVY INDUSTRIAL (CS/LI/HI), 311.5 ACRES OF COMMERCIAL SERVICE/LIGHT INDUSTRIAL, RESIDENTIAL, OFFICE, AND INSTITUTIONAL (CS/LI/ROI), AND 63 ACRES OF GENERAL COMMERCIAL/RESIDENTIAL, OFFICE, AND INSTITUTIONAL (CG/ROI) TO 397.89 ACRES OF LOW DENSITY RESIDENTIAL (RL), 34.25 ACRES OF GENERAL COMMERCIAL/COMMERCIAL SERVICE/INSTITUTIONAL (CG/CS/I), 13.93 ACRES OF OPEN SPACE RECREATION (OSR), AND 18.43 ACRES OF OPEN SPACE CONSERVATION (OSC) FOR A PARCEL LEGALLY DESCRIBED IN EXHIBIT “A”, AND GENERALLY LOCATED BETWEEN GLADES CUT-OFF ROAD AND THE C-24 CANAL ROAD AND TO PROVIDE FOR TEXT AMENDMENTS TO THE FUTURE LAND USE ELEMENT TO AMEND POLICIES 1.1.4.18 AND 1.1.4.19 AS REQUESTED BY LULFS GROVE, LLLP (P22-336); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; 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 subsequently amended via Ordinance 12-19 and Ordinance 20-28; 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 of Port St. Lucie has received an application from Lulfs Grove, LLLP, for a large-scale amendment consisting of a large-scale amendment to the future land use map for 464.50 acres of land to change the future land use designations from 90 acres of Commercial Service/Light Industrial/Heavy Industrial (CS/LI/HI), 311.5 acres of Commercial Service/Light Industrial, Residential, Office, and Institutional (CS/LI/ROI), and 63 acres of General Commercial/Residential, Office, and Institutional (CG/ROI) to 397.89 acres of Low Density Residential (RL), 34.25 acres of General Commercial/Commercial Service/Institutional (CG/CS/I), 13.93 acres of Open Space Recreation (OSR), and 18.43 acres of Open Space Conservation (OSC) as depicted in Exhibit “B” and to amend the text of the Future Land Use Element by amending Policies 1.1.4.18

and 1.1.4.19 as detailed in Exhibit “C” with additions shown as underlined and deletions shown as ~~strikethrough~~ in accordance with Section 163.3184, Florida Statutes; 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 January 2, 2024, 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 (P22-336) to the City’s Comprehensive Plan, and submitted its recommendations thereon to the City Council; and

WHEREAS, having considered the recommendations of the Planning and Zoning Board, the Port St. Lucie City Council has prepared this amendment to the City’s Comprehensive Plan as a Large-Scale Amendment in accordance with Section 163.3184, Florida Statutes; and

WHEREAS, the City Council held the first reading (Transmittal Hearing) of the Ordinance at a public hearing on January 22, 2024; and

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

WHEREAS, the amendment was submitted to and reviewed by the state land planning agency on _____; and

WHEREAS, the said public hearings were held with all required public notice for the purposes of hearing and considering the recommendations and comments of the general public, 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 to amend the City’s Comprehensive Plan and based on numerous considerations, including the recommendations of staff and the Planning and Zoning Board, the City Council has determined to amend the Future Land Use Map and the Future Land Use Element of the City’s Comprehensive Plan 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 Comprehensive Plan of the City of Port St. Lucie is hereby amended in the following respect:

1. The Future Land Use Map is hereby amended to designate approximately 464.5 acres of property legally described in Exhibit “A” from 90 acres of Commercial Service/Light Industrial/Heavy Industrial (CS/LI/HI), 311.5 acres of Commercial Service/Light Industrial, Residential, Office, and Institutional (CS/LI/ROI), and 63 acres of General Commercial/ Residential, Office, and Institutional (CG/ROI) to 397.89 acres of Low Density Residential (RL), 34.25 acres of General Commercial/Commercial Service/Institutional (CG/CS/I), 13.93 acres of Open Space Recreation (OSR), and 18.43 acres of Open Space Conservation (OSC) as depicted in Exhibit “B”; and
2. Policies 1.1.4.18 and 1.1.4.19 as of the goals, objectives and policies of the Future Land Use Element are hereby amended as detailed in Exhibit “C” with additions shown as underlined and deletions shown as ~~striketrough~~.

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 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. The effective date of this plan amendment shall be as provided by law.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this
_____ day of _____, 2025.

CITY COUNCIL

CITY OF PORT ST. LUCIE, FLORIDA

BY: _____
Shannon M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

Richard Berrios, City Attorney