

**ORDINANCE 23-\_\_**

**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 PROPERTY OWNED BY VF II, LLC TO CHANGE THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 12.4 ACRES FROM GENERAL COMMERCIAL/RESIDENTIAL, OFFICE, INSTITUTIONAL(CG/ROI) (3.7ACRES) AND RESIDENTIAL, OFFICE, INSTITUTIONAL (ROI) (8.7 ACRES) TO RESIDENTIAL GOLF COURSE (RGC) FOR A PROPERTY , LEGALLY DESCRIBED AS A TRACT 2, VERANDA PLAT NO. 8, AND GENERALLY LOCATED SOUTH OF BECKER ROAD AND EAST OF THE FLORIDA TURNPIKE (P22-357); 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**, the applicant has submitted a small-scale amendment (P22-357) 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 12.4 acres located south of Becker Road and east of the Florida Turnpike from the future land use designations of General Commercial/Residential, Office, Institutional (CG/ROI) (3.7 acres) and Residential, Office, Institutional (ROI) (8.7 acres) to Residential Golf Course (RGC) as reflected on Exhibit “A”; and

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**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 March 7, 2023, 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 (P22-357) to the City’s Comprehensive Plan, and submitted its recommendations thereon to the City Council; and

**WHEREAS**, the City Council held a public hearing on the proposed plan amendment on \_\_\_\_\_; and

**WHEREAS**, the City Council has considered the testimony as evidence, as well as 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 necessary hearings and public notices, inconformity with the 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.** The City of Port St. Lucie desires to hereby formally adopt this amendment (P22-357) 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 12.4 acres of property located south Becker Road and east of the Florida Turnpike from the future land use designations of General Commercial/Residential, Office, Institutional

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(CG/ROI) (3.7 acres) and Residential, Office, Institutional (ROI) (8.7 acres) to Residential Golf Course (RGC) as reflected on Exhibit “A”;

**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 12.4 acres of property located south of Becker Road and east of the Florida Turnpike from the future land use designations of General Commercial/Residential, Office, Institutional (CG/ROI) (3.7 acres) and Residential, Office, Institutional (ROI) (8.7 acres) to Residential Golf Course (RGC) 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 full force and effect.

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

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**PASSED AND APPROVED** by the City Council of the City of Port St. Lucie, Florida,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

CITY COUNCIL  
CITY OF PORT ST. LUCIE, FLORIDA

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

ATTEST:

\_\_\_\_\_  
Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

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James D. Stokes, City Attorney