

ORDINANCE 26-09

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. LUCIE TO INCLUDE A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 28.6 ACRES OF LAND FROM LIMITED COMMERCIAL (CL), LOW DENSITY RESIDENTIAL (RL) AND OPEN SPACE RECREATION (OSR) TO COMMERCIAL GENERAL/INSTITUTIONAL (CG/I) FOR PROPERTY LOCATED AT 3500 SE MORNINGSIDE BOULEVARD, GENERALLY LOCATED NORTH OF THE NORTH FORK OF THE ST. LUCIE RIVER, SOUTH OF SOUTHEAST WESTMORELAND BOULEVARD, BETWEEN THE WESTERN TERMINUS OF SOUTHEAST PINE VALLEY STREET AND THE EASTERN TERMINUS OF SOUTHEAST MORNINGSIDE BOULEVARD.(P25-157)

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, as 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 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 City has received an application from Altitude Prop. Co., LLC, property owner, for property generally located north of the north fork of the St. Lucie River, south of SE Westmoreland Boulevard, between the western terminus of SE Pine Valley Street and the eastern terminus of SE Morningside Boulevard, and more particularly described as 3500 SE Morningside Boulevard, for a small scale comprehensive plan amendment 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 28.6

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acres from the future land use designations of Limited Commercial (CL), Low Density Residential (RL), and Open Space Recreation (OSR) to the future land use designation Commercial General/Institutional (CG/I), as depicted on attached 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 January 20, 2026, 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 (P25-157) 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 January 26, 2026, 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, 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. The Comprehensive Plan of the City of Port St. Lucie is hereby amended in the following

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respect:

1. The Future Land Use Map is hereby amended to designate approximately 28.6 acres of land generally located north of the north fork of the St. Lucie River, south of SE Westmoreland Boulevard, between the western terminus of SE Pine Valley Street and the eastern terminus of SE Morningside Boulevard more particularly described as 3500 SE Morningside Boulevard, from the future land use designation of Limited Commercial (CL), Low Density Residential (RL) and Open Space Recreation (OSR) to the future land use designation Commercial General/Institutional (CG/I) as depicted on attached Exhibit “A”.

Section 3. Future Land Use Map Adopted. The Future Land Use Map of the City of Port St. Lucie is hereby amended and shall be conformed to be consistent with Exhibit “A” of this Ordinance 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 _____ 2026.

CITY OF PORT ST. LUCIE, FLORIDA

BY: _____
Shannon M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

BY: _____
Richard Berrios, City Attorney