

## **ORDINANCE 25-73**

**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 TO CHANGE THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 0.92 ACRES OF LAND FROM RESIDENTIAL, OFFICE, & INSTITUTIONAL (ROI) TO UTILITY (U) FOR PARCELS OF LAND LEGALLY DESCRIBED AS PORT ST. LUCIE SECTION 25, BLOCK 325, LOTS 7 THROUGH 10, AND GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF NORTHEAST AIROSO BOULEVARD AND NORTHEAST ST. JAMES DRIVE ON THE WEST SIDE OF NORTHEAST ST. JAMES DRIVE; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (P25-177).**

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**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 of Port St. Lucie has initiated a small-scale amendment (P25-177) for City owned property located northeast of the intersection of NE Airoso Boulevard and NE St. James Drive on the west side of NE St. James Drive and legally described as Port St. Lucie Section 25, Block 325, Lots 7 through 10, 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 0.92 acres from the future land use designation of Residential, Office, Institutional (ROI) to the future land use designation of Utility (U) as

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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 November 4, 2025, 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 (P25-177) 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 12, 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 respect:

1. The Future Land Use Map is hereby amended to designate approximately 0.92 acres of land

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generally located northwest of the intersection of Airoso Boulevard and St. James Boulevard on the west side of St. James Boulevard from the future land use designation of Residential, Office, Institutional (ROI) to the future land use designation of Utility (U) 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

ATTEST:

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Sally Walsh, City Clerk

APPROVED AS TO FORM:

BY: \_\_\_\_\_  
Richard Berrios, City Attorney