

**ORDINANCE 23-15**

**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 AT THE REQUEST OF MIDWAY GLADES DEVELOPERS, LLC TO CHANGE THE FUTURE LAND USE DESIGNATION OF 140 ACRES FROM RESIDENTIAL, OFFICE, INSTITUTIONAL (ROI) TO HIGH DENSITY RESIDENTIAL (RH) AND TO REALIGN THE ROAD RIGHT-OF-WAY FOR E/W #5 FROM GLADES CUTOFF ROAD TO WYLDER PARKWAY FOR A PARCEL LEGALLY DESCRIBED AS A PORTION OF TRACT A, LTC RANCH WEST PHASE 1, AND GENERALLY LOCATED NORTHWEST OF GLADES CUT OFF ROAD AND SOUTH OF MIDWAY ROAD (P22-298); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

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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; 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 Midway Glades Developers, LLC (P22-298) for 140 acres of property located south of Midway Road and northwest of Glades Cut Off Road, and more particularly described as a portion of Tract A of LTC Ranch West Phase 1, for a large-scale comprehensive plan amendment to change the Future Land Use Map of the City of Port St. Lucie Comprehensive Plan from Residential, Office, Institutional (ROI) to High Density

Residential (RH) and to realign the road right-of-way for E/W #5 from Glades Cut Off Road to Wylder Parkway; and

**WHEREAS**, the changes to the future land use map are shown with more particularity in the 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;

**WHEREAS**, the Planning and Zoning Board met on February 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 (P22-298) 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 ; 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 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 Comprehensive Plan of the City of Port St. Lucie for the property described as a portion Tract A of LTC Ranch West is hereby amended to change the Future Land Use Map of the City of Port St. Lucie Comprehensive Plan for 140 acres from Residential, Office, Institutional (ROI) to High Density Residential (RH) and to realign the road right-of-way for E/W #5 from Glades Cut Off Road to Wylder Parkway. The changes to the future land use map are shown with more particularity in the 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” to this Ordinance as set forth by this Comprehensive Plan Amendment.

**Section 4. Conflict.** 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 \_\_\_\_\_, 2023.

CITY COUNCIL

CITY OF PORT ST. LUCIE, FLORIDA

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

ATTEST:

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Sally Walsh, City Clerk

APPROVED AS TO FORM:

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James D. Stokes, City Attorney