

**ORDINANCE 21-\_\_**

**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 THE PROPERTIES IDENTIFIED ON THE ATTACHED TABLE 1 (P21-010) TO CHANGE THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 4.46-ACRES FROM ROI (RESIDENTIAL, OFFICE, INSTITUTIONAL) TO RL (RESIDENTIAL, LOW DENSITY) FOR PARCEL LEGALLY DESCRIBED ON THE ATTACHED TABLE, AND GENERALLY LOCATED ON THE SOUTH SIDE OF SW ABRAHAM, THE NORTH SIDE OF SW ABODE AVENUE, NORTH SIDE OF YACOLT DRIVE AND EAST AND WEST OF PORT ST. LUCIE BOULEVARD; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

---

**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; 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 (P21-010) for properties legally described on the attached Table 1, according to the Plat thereof as recorded in Plat Book 15, Pages 1, 1A through 1V of the Public Records of St. Lucie County, Florida, and located on the south side of SW Abraham Avenue, north side of SW Abode Avenue, north side of SW Yacolt Drive and east and west of SW Port St. Lucie Boulevard 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 4.6-

**ORDINANCE 21-\_\_**

acres from the future land use designation of ROI (Residential, Office, Institutional) to RL (Residential, Low Density) future land use designation; 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 April 6, 2021, 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 (P21-010) 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 May \_\_, 2021 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, and 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. Authorized Amendment to the Comprehensive Plan. The Comprehensive Plan of the City of Port St. Lucie is hereby amended in the following respect:

## ORDINANCE 21-\_\_

The Future Land Use Map is hereby amended to designate approximately 4.6-acres of land legally described on the attached Table 1, according to the Plat thereof as recorded in Plat Book 15, Pages 1, 1A through 1V, and Plat Book 15, Pages 9, 9A-9W of the Public Records of St. Lucie County, Florida, from the future land use designation of ROI (Residential, Office, Institutional) to RL (Residential, Low Density) future land use designation, which said amendment consists of modifications to the Future Land Use Map as provided in this amendment.

Section 3. Future Land Use Map Adopted. The Future Land Use Map of the City of Port St. Lucie is hereby amended from the future land use designation of ROI (Residential, Office, Institutional) to RL (Residential, Low Density) future land use designation. 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 thirty-one (31) days after adoption, pursuant to Section 163.3187(5)(c), Florida Statutes. If challenged within thirty (30) days after adoption, this amendment may not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted small-scale development amendment is in compliance. No development orders, development permits, or land uses

**ORDINANCE 21-\_\_**

dependent on this amendment may be issued or commence before it has become effective.

**PASSED AND ADOPTED** by the City Council of the City of Port St. Lucie, Florida,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

CITY COUNCIL  
CITY OF PORT ST. LUCIE, FLORIDA

BY: \_\_\_\_\_  
Gregory J. Oravec, Mayor

ATTEST:

\_\_\_\_\_  
Sally Walsh, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
James D. Stokes, City Attorney

**ORDINANCE 21-\_\_**

**TABLE 1 – Owners, Legal Descriptions, Addresses, Parcel ID #s, Use & Acreage**

<b>Owner</b>	<b>Legal Description</b>	<b>Address</b>	<b>Parcel ID #</b>	<b>Use</b>	<b>Acreage</b>
Maronda Homes, LLC	Lot 1, Block 2282, Section 33	798 SW Abraham Ave	3420-660-2576-000-9	Vacant	.337
Nibley, S. & Jenkins, M.	Lot 2, Block 2282, Section 33	790 SW Abraham Ave	3420-660-2577-000-6	House	.258
Protected	Lot 3, Block 2282, Section 33	N/A	N/A	House	.258
Hepburn, M.	Lot 4, Block 2282, Section 33	774 SW Abraham Ave	3420-660-2579-000-0	House	.258
Edge, J. & M.	Lot 10, Block 2282, Section 33	4725 SW Yacolt Dr	3420-660-2585-000-6	House	.33
Edge, J. & M.	Lot 9, Block 2282, Section 33	4743 SW Yacolt Dr	3420-660-2584-000-8	Vacant	.258
Saffomilla, J.	Lot 8, Block 2282, Section 33	4761 SW Yacolt Ave	3420-660-2583-000-1	House	.258
SRP SUB, LLC	Lot 7, Block 2282, Section 33	4779 SW Yacolt Ave	3420-660-2582-000-4	House	.258
Baker, B.	Lot 5, Block 2325, Section 33	726 SW Abraham Ave	3420-660-3499-000-2	House	.23
Kirwan, L.	Lot 6, Block 2325, Section 33	718 SW Abraham Ave	3420-660-3500-000-3	House	.23
Vega, Y. & Perez, M.	Lot 29, Block 2325, Section 33	757 SW Abode Ave	3420-660-3523-000-0	House	.23
Kampff, J. & J.	Lot 28, Block 2325, Section 33	742 SW Abode Ave	3420-660-3522-000-3	House	.23
Peters, D. & H.	Lot 27, Block 2325, Section 33	729 SW Abode Ave	3420-660-3521-000-6	Vacant	.23
City of PSL	Lot 1, Block 2325, Section 33	N/A	3420-660-3495-000-4	Road right of way	1.22
	Lot 32, Block 2325, Section 33		3420-660-3526-000-1		
	Lot 5, Block 2282, Section 33		3420-660-0200-000-3		
	Lot 6, Block 2282, Section 33		3420-660-2581-000-7		
					4.585

**ORDINANCE 21-\_\_**

**ORDINANCE 21-\_\_**