

ORDINANCE 26-

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. LUCIE TO PROVIDE A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION FOR APPROXIMATELY 19.7 ACRES FROM RESIDENTIAL GOLF COURSE (RGC) TO COMMERCIAL GENERAL (CG) FOR A PARCEL OF LAND LEGALLY DESCRIBED AS A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST AND A PORTION OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 30 EAST, GENERALLY LOCATED AT THE NE CORNER OF CROSSTOWN PARKWAY AND RANGELINE ROAD, AND LOTS 1 TO 5 OF VERANO - COMMERCIAL PARCEL PLAT NO. 1, AS RECORDED IN PLAT BOOK 138, PAGE 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND ; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (P26-028).

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 of Port St. Lucie has received an application from PSL Land Investments, LLC, owner of the property, for a small-scale amendment to the Future Land Use Map of the City of Port St. Lucie Comprehensive Plan, to change approximately 19.7-acres from the future land use designation of Residential Golf Course (RGC) to Commercial General (CG) 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 7, 2026, at a duly noticed public meeting, and, pursuant to the procedures of Chapter 163, Florida Statutes, Part II, reviewed and heard testimony

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concerning the proposed amendment (P26-028) 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 April 27, 2026, to consider the proposed small-scale amendment, advertising of the public hearing having been made; and

WHEREAS, the City Council has considered to 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. The Comprehensive Plan of the City of Port St. Lucie is hereby amended in the following respect: the Future Land Use Map is hereby amended to designate approximately 19.7-acres of land, as legally described in Exhibit “A” hereto, from the future land use designation of Residential Golf Course (RGC) to Commercial General (CG) 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 to change the above-described property from the future land use designation of Residential Golf Course (RGC) to Commercial General (CG) future land use designation. The official Future

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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-one (31) 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 amendment is in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

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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