

ORDINANCE 26 - 66

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE CITY OF PORT ST. LUCIE COMPREHENSIVE PLAN BY ADOPTING THE EVALUATION AND APPRAISAL REPORT (EAR)-BASED COMPREHENSIVE PLAN AMENDMENTS; AMENDING THE GOALS, OBJECTIVES, AND POLICIES IN THE FUTURE LAND USE ELEMENT, TRANSPORTATION ELEMENT, HOUSING ELEMENT, INFRASTRUCTURE ELEMENT, CONSERVATION AND COASTAL MANAGEMENT ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, RECREATION AND OPEN SPACE ELEMENT, ECONOMIC DEVELOPMENT ELEMENT, CAPITAL IMPROVEMENTS ELEMENT, THE PUBLIC SCHOOLS ELEMENT, THE PROPERTY RIGHTS ELEMENT, AMENDING THE FUTURE LAND USE MAP SERIES, AND PROVIDING FOR THE REPEAL OF THE PRIOR DATA AND ANALYSIS SECTIONS ADOPTED UNDER ORDINANCE 20-28; PROVIDING THE INVALIDITY OF ANY PORTION SHALL NOT AFFECT THE REMAINING PORTIONS OF THIS ORDINANCE; AND PROVIDING FOR 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 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, Sections 163.3184 and 163.3191, Florida Statutes, provides for the amendment of the Comprehensive Plan to implement the recommendations of the Evaluation and Appraisal Report, commonly referred to as EAR-based amendments; and

WHEREAS, the City sent an Evaluation and Appraisal Notification Letter to the State Land Planning Agency which indicated that the EAR-based amendments were necessary to address changes in requirements in State statutes; and

WHEREAS, the City is adopting only the new and revised Goals, Objectives, and Policies, attached as Exhibit “A” and Future Land Use Map Series, attached as Exhibit “B” (“EAR-based Amendments”), by ordinance and not the support documentation that contains the updated data and analysis to clarify and elaborate on the rationale for adopting the goals, objectives and policies for each element; and

WHEREAS, the City is repealing the data and analysis sections of the comprehensive that were adopted under Ordinance 20-28 (the 2020 EAR-based amendments to the comprehensive plan; and

WHEREAS, the City’s 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 June 23, 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 EAR-based comprehensive plan amendments (P24-185) to the City’s Comprehensive Plan, and submitted its recommendations thereon to the City Council; and

WHEREAS, having considered the recommendations of the Planning and Zoning Board, the Port St. Lucie City Council has prepared the EAR-based comprehensive plan amendments to the City’s Comprehensive Plan as a Large-Scale Amendment in accordance with Section 163.3184, Florida Statutes, and the proposed amendment has been reviewed by the State Land Planning Agency; and

WHEREAS, the City Council held the first reading (Transmittal Hearing) of the Ordinance at a public hearing on July 13, 2026; and

WHEREAS, the City Council held the second reading (Adoption Hearing) of the Ordinance

at a public hearing on _____; and

WHEREAS, the EAR-based amendments were submitted to and reviewed by the state land planning agency on _____; and

WHEREAS, the City Council has reviewed and addressed the State Land Planning Agency (Department of Commerce) issued Objections, Recommendations and Comments report, and held a second advertised public hearing while providing for comments and public participation; 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 EAR-based comprehensive plan amendments set forth herein; and

WHEREAS, the City Council has reviewed the proposed EAR-based amendments (P24-185) and finds the amendments in the best interest and welfare of the residents of Port St Lucie, and the proposed amendments have been reviewed by the State Land Planning Agency; 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 is hereby amended as shown in Exhibit "A" and Exhibit "B" (EAR-based Amendments), attached hereto and incorporated herein by this reference, with additions shown as underlined and deletions shown as strikethrough

Section 3. The data and analysis adopted under Ordinance 20-28 is repealed.

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.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this _____ day of _____, 2026.

CITY COUNCIL

CITY OF PORT ST. LUCIE, FLORIDA

BY: _____
Shannon M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

Richard Berrios, City Attorney