

ORDINANCE 21-

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, PROVIDING FOR THE SECOND AMENDMENT OF THE PLANNED UNIT DEVELOPMENT DOCUMENT AND MAP FOR LTC RANCH INDUSTRIAL PARK PLANNED UNIT DEVELOPMENT (P21-028) LOCATED AT THE INTERSECTION OF W MIDWAY ROAD, I-95, AND GLADES CUTOFF ROAD, AND WITHIN THE LTC RANCH DRI; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Kimley-Horn, (the “Applicant”) seeks to amend the LTC Ranch Industrial Park Planned Unit Development (PUD) Document and Map (P21-028); and

WHEREAS, the LTC Ranch Industrial Park PUD was originally approved by Ordinance 00-113 and amended by Ordinance 13-20; and

WHEREAS, the Applicant seeks to amend the LTC Ranch Industrial Park PUD Document to add distribution and fulfillment services and facilities as a permitted use; and

WHEREAS, the amendment also seeks to amend the PUD map to include the proposed deletion of the parallel access road that is south of W Midway Road and NW LTC Parkway, among other minor changes; and

WHEREAS, the proposed amendments to the LTC Ranch Industrial Park PUD Document and Map are attached as Exhibit “A” and incorporated herein; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on April 6, 2021, to consider the amendment to the LTC Ranch Industrial Park PUD and Map, notice of said hearing to adjoining property owners for a radius of seven hundred and fifty (750) feet having been given and advertising of the public hearing having been made; and

WHEREAS, the City Council held a public hearing on April 26, 2021, to consider the amendment to the LTC Ranch Industrial Park PUD Document and Map, advertising of the public hearing having been made; and

ORDINANCE 21-

WHEREAS, after review of the recommendations of the City staff, the Planning and Zoning Board, comments made at the public hearing, and careful consideration of the issues and evidence, finds that the proposed amendments to the Planned Unit Development Document and Map are consistent with Article of X Chapter 158 of Title XV of the Port St. Lucie City Code.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. Ratifications of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Ordinance.

Section 2. That the LTC Ranch Industrial Park PUD Document and Map as approved are amended as reflected in the Planned Unit Development Document and Map labeled Exhibit "A" and attached hereto.

Section 3. Conflict. If any ordinances, or parts of ordinances are in conflict herewith, this Ordinance shall control to the extent of conflicting provisions. The provisions of Ordinances 00-113 and 13-20 of the City of Port St. Lucie, not inconsistent with the provisions of Section 2 herein shall remain in full force and effect.

Section 4. 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.

ORDINANCE 21-

Section 5. Effective Date. This Ordinance shall become effective ten (10) days after its final adoption on second reading.

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

BY: _____

Gregory J. Oravec, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

James D. Stokes, City Attorney