

ORDINANCE 25-

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, REZONING 72.88 ACRES OF LAND, LOCATED SOUTH OF THE PROPOSED INTERSECTION OF MIDWAY ROAD AND WYLDER PARKWAY, WITHIN THE LTC RANCH DRI, FROM ST. LUCIE COUNTY AGRICULTURAL (SLC-AG-5) ZONING DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) FOR PROPERTY LEGALLY DESCRIBED AS TRACTS "A" & "B" OF THE PLAT OF LTC RANCH WEST; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (P24-213)

WHEREAS, Wylder Commercial, LLC, seeks to rezone approximately 72.88 acres of land located south of the proposed intersection of Midway Road and Wylder Parkway, within the LTC Ranch DRI, and within the City of Port St. Lucie, from St. Lucie County Agricultural (SLC-AG-5) Zoning District to Planned Unit Development (PUD) Zoning District; and

WHEREAS, the proposed zoning is consistent with all applicable elements of the City's adopted Comprehensive Plan and complies with the City's Code of Ordinances; and

WHEREAS, Wylder Commercial, LLC, has submitted a PUD document and PUD conceptual plan to the City; and

WHEREAS, the Wylder Commercial PUD document is consistent with all applicable elements of the City's adopted Comprehensive Plan and complies with the City's Code of Ordinances, including Section 158.170, et seq.; and

WHEREAS, the Wylder Commercial PUD conceptual plan is consistent with all applicable elements of the City's adopted Comprehensive Plan and complies with the City's Code of Ordinances, including Section 158.170, et seq.; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on May 6, 2025, to consider the rezoning application (P24-213), notice of said hearing to adjoining

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property owners for a radius of seven hundred fifty (750) feet having been given and advertising of public hearing having been made; and

WHEREAS, the City Council held a public hearing on May 27, 2025, to consider the rezoning application (P24-213), advertising of the public hearing having been made; and

WHEREAS, the City Council has considered the rezoning application (P24-213) and, based on substantial and competent evidence, including the recommendations of the Planning and Zoning Board, the City Council has determined to rezone the property legally described as Tracts "A" & "B" of the Plat of LTC Ranch West, as recorded in Plat Book 83, Page(s) 17 through 24, of the Public Records of St. Lucie County, Florida, as provided herein and to approve the Wylder Commercial PUD document and conceptual plan, attached as Exhibit "A".

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 property located south of the proposed intersection of Midway Road and Wylder Parkway, within the LTC Ranch DRI, and legally described as Tracts "A" & "B" of the Plat of LTC Ranch West, as recorded in Plat Book 83, Page(s) 17 through 24, of the Public Records of St. Lucie County, is hereby rezoned St. Lucie County Agricultural (SLC-AG-5) Zoning District to Planned Unit Development (PUD) Zoning District.

Section 3. The Wylder Commercial PUD document shall be the internal design standard for the subject property.

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Section 4. Conflict. If any ordinance, 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 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.

Section 5. Effective Date. That this Ordinance shall become effective ten (10) days after its final adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this _____ day of _____ 2025.

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