

**ORDINANCE 21-**

**AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. LUCIE BY AMENDING POLICY 1.1.4.13, POLICY 1.2.6.1, AND POLICY 1.2.6.2 OF THE FUTURE LAND USE ELEMENT, PURSUANT TO CHAPTER 163, FLORIDA STATUTES (P21-200); PROVIDING THE INVALIDITY OF ANY PORTION SHALL NOT AFFECT THE REMAINING PORTIONS OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.**

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**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 and Ordinance 12-19, as 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 of Port St. Lucie has received an application from Mattamy Palm Beach, LLC, for a large-scale amendment consisting of text amendments to the Future Land Use Element by amending Policy 1.1.4.13, Policy 1.2.6.1, and Policy 1.2.6.2 as outlined in Exhibit “A-1” through Exhibit “A-3” with additions shown as underlined and deletions shown as ~~strikethrough~~; and

**WHEREAS**, the City of Port St. Lucie Planning and Zoning Board having 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 October 5, 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 (P21-200) 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 this amendment 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 October 25, 2021; and

**WHEREAS**, the City Council held the second reading (Adoption Hearing) of the Ordinance at a public hearing on January 24, 2022; and

**WHEREAS**, the amendment was submitted to and reviewed by the state land planning agency on November 24, 2021;

**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 Comprehensive Plan Amendment set forth herein; and

**WHEREAS**, the City Council has considered to amend the City’s Comprehensive Plan and based on substantial and competent evidence, including the recommendations of staff and the Planning and Zoning Board, the City Council has determined to amend the Future Land Use Element of the City’s Comprehensive Plan as provided herein; 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 in the following respect:

- The text of the Future Land Use Element is hereby amended as shown on the attached Exhibits “A-1” through “A-3”.

**Section 3. Conflict.** If any ordinance, or parts of ordinances, are in conflict with this Ordinance shall control to the extent of conflicting provisions.

**Section 4. Codification.** It is the intention of the City Council of the City of Port St. Lucie, and it is hereby ordained, that the provisions of this Ordinance shall become and made a part of the Future Land Use Element of the Comprehensive Plan of the City of Port St. Lucie, Florida, that the

sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions, and the word “ordinance” may be changed to “Section” or other appropriate word as may be necessary.

**Section 5. 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 \_\_\_\_\_, 2022.

CITY COUNCIL  
CITY OF PORT ST. LUCIE, FLORIDA

BY: \_\_\_\_\_  
Shannon M. Martin, Mayor

ATTEST:

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

APPROVED AS TO FORM:

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

**EXHIBIT “A-1”**

Policy 1.1.4.13: The following conversion chart is established to illustrate compatible land use and zoning categories:

<b><u>FUTURE LAND USE CLASSIFICATION</u></b>	<b><u>COMPATIBLE ZONING DISTRICT (S)</u></b>
RGC (Residential Golf Course)	PUD, GU, I
RL (Low Density Residential)	GU, RE, RS-1 through RM-5, RMH
RM (Medium Density Residential)	RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre
RH (High Density Residential)	RM-5 or Residential PUD (Planned Unit Development) between 5-15 units per acre, I
ROI (Residential, Office & Institutional)	P, LMD, RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre
NCD (New Community Development)	MPUD, GU, <u>OSC</u>
O (Office)	P
CL (Limited Commercial)	GU, CN, P, LMD
CG (General Commercial)	CN, CG, P, GU, LMD
CH (Highway Commercial)	CH, GU
CS (Service Commercial)	CS, GU, WI
I (Institutional, Private & Public)	I, GU
U (Utility)	U, GU
OSR (Open Space - Recreation)	OSR, GU
OSC (Open Space - Conservation)	OSC, GU
OSP (Open Space - Preservation)	OSC, GU
LI (Light Industrial)	WI, GU, IN
HI (Heavy Industrial)	WI, GU, IN*
MU (Mixed Use)	PUD
PIP (Planned Industrial Park)	PUD

NOTE: Planned Unit Developments (PUD's) can be compatible with all Future Land Use Classifications depending on the range of permitted uses submitted as part of the PUD Concept Plan.

\* Special Exception Uses have been designated for all heavy industrial land uses.

## **EXHIBIT “A-2”**

Policy 1.2.6.1: The City shall allow development of part or all of the NCD District, or any sub- district, as a Master Planned Unit Development (MPUD) zoning category and will require the preparation, submission and approval of a Conceptual Master Plan and MPUD Regulation book prior to the initiation of construction within the NCD District, or any sub-districts, or portion thereof. Map H, as approved and appended to a DRI Development Order, may serve as the Conceptual Master Plan. The MPUD Regulation Book shall contain planning and design principles and standards that shall govern development within the MPUD. Where the MPUD Regulation Book conflicts with City Land Development Regulations, the MPUD Regulation book shall prevail. The City shall also allow parcels within the NCD District to be zoned General Use (GU), and Open Space Conservation (OSC) where appropriate.

## EXHIBIT “A-3”

Policy 1.2.6.2: Adoption of MPUD zoning must be accompanied by a MPUD Conceptual Master Plan and Regulation Book that will serve as the District or sub-district zoning and meet the following criteria:

- a. The minimum area required for the establishment of a MPUD zoning district for land under a specific NCD sub-district shall be consistent with those minimum size requirements established for each such sub-district, except the establishment of a MPUD for the Residential sub-district shall require ~~Contain~~ a minimum area of 50 acres;
- b. Identification of MPUD boundaries;
- c. Identification of extent and location of natural features in the MPUD area;
- d. Identification of the preliminary areas suitable to address stormwater management requirements;
- e. Identification of Residential, Neighborhood/village Commercial, Town Center, Resort or Mixed-Use Areas consistent with Policies 1.2.2.1 through 1.2.2.10. A computation of residential density and non-residential intensity shall be provided along with permitted uses, the character of proposed uses and proposed lot sizes;
- f. Identification of open space and recreational areas consistent with Policy 1.2.2.1;
- g. Circulation routes for automobiles, pedestrians, and bicycles, including consideration for connection with surrounding areas. For each facility to be included in the MPUD, design criteria shall be included addressing:
  - Right-of-way width
  - On-street parking (if applicable)
  - Design cross-sections
  - Streetscape design
- h. Preliminary design criteria for each land use proposed including, but not limited to:
  - Minimum lot size
  - Setbacks and build-to lines
  - Building Height
  - Density
  - Building Coverage