

## EXHIBIT "A"

### CHAPTER 151 - COMPREHENSIVE PLAN

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#### **Sec. 151.01. – Adoption by reference.**

The city hereby adopts, by reference, the City Comprehensive Plan and future land use map, as amended, pursuant to Article VIII, Section 2, Constitution of the State of Florida; and F.S. Chapter 163.

#### **Sec. 151.02. - Purpose and intent.**

The city hereby declares that the purpose and intent of this chapter is to provide for the city a plan which will guide future growth and development; encourage the most appropriate use of land, water and other resources consistent with the public interest, preserve, promote and protect the public health, safety, comfort, good order, appearance, convenience, and general welfare; preserve the residential or historical character of neighborhoods, prevent the overcrowding of land, avoid undue concentration of population; provide adequate and energy-efficient transportation, water, sewage, drainage, fire protection, law enforcement, schools, parks, recreation facilities, housing and other services, facilities and resources; enhance the aesthetic appeal of the community; promote the residential, business, and industrial needs of the community; and conserve and protect natural resources within the city while protecting private property rights. By the adoption of this Plan, the city will encourage and actively pursue coordination and cooperation between the planning and development activities of the city, other local governments, regional agencies, state government, and private property owners. The adoption of this chapter reserves the city's right to balance the needs of the community.

#### **Sec. 151.03. - Construction.**

The comprehensive plan and its elements shall be construed by the city and its officials to accomplish the purpose and intent of this chapter. In the event various elements of the plan may appear to be in conflict, then in that event, the city and its officials shall resolve said conflict consistent with the purpose of this chapter. Any decision by the city or its officials construing various elements of the comprehensive plan shall be presumed to be fairly debatable. The city expressly reserves its legislative function to implement this plan and to construe its various elements.

#### **Sec. 151.04. - Development consistent with plan, elements, and maps.**

All development undertaken after the effective date of this chapter shall be consistent with such comprehensive plan, elements and maps. The Zoning Administrator shall be the caretaker of and responsible for recording all changes to the district boundaries on the future land use map ~~and urban service area map~~ promptly after any amendment has been approved by the City Council.

#### **Sec. 151.05. - Amendments to the Comprehensive Plan Reserved**

(A) The procedure for adoption of a Comprehensive Plan or element or portion thereof shall be as stipulated in Chapter 163, Part II, Florida Statutes. Pursuant to provisions of Section 163.3184, Florida Statutes, the City Council shall adopt the

Comprehensive Plan by a vote of not less than a majority of the total membership of the City Council.

(B) Any person or organization, including the federal government, the State of Florida, the City of Port St. Lucie and any of their agencies, authorities and departments may petition for an amendment to the Comprehensive Plan, or portions thereof, in accordance with Chapter 163, Part II Florida Statutes.

(C) Small Scale Amendments shall be processed in accordance with Section 163.3187, Florida Statutes.

### **Sec. 151.06 Notice of Public Hearing**

In addition to notice requirements set forth in Chapter 163, Part II, Florida Statutes, other methods of notification may be utilized by the City at its option. These methods may include, but not be limited to, mail notification to owners of property within a maximum of 750 feet to property forming the subject of the public hearing, whose address is known by reference to the latest ad valorem tax record. The notice shall set a time and place for the public hearing. The notice shall be given at least ten (10) days prior to the date set for the public hearing and a copy of the notice shall be kept available for public inspection during regular business hours. Notice may be posted upon the property which is the subject of the public hearing. The Zoning Administrator is authorized to post any notice upon property that is the subject of the public hearing, and it shall be unlawful for any person to remove or tamper with that notice during the time period as may be established for the maintenance of the notice.

### **Sec. 151.07. - Land Development Regulations.**

Chapters 153 through 160 and Chapters 162 and 163 of the City of Port St. Lucie Code of Ordinances shall be designated as the "City of Port St. Lucie Land Development Regulations" and may also be referred to as the Land Development Code, Zoning Code, this Chapter or Code. The Land Development Regulations are enacted pursuant to the requirements and authority of Chapter 163, Part II, Florida Statutes, the City Charter, and under the terms and authority granted by Chapter 166, Florida Statutes.

### **§ 151.07. Severability.**

In the event any provision of this chapter or the comprehensive plan, its elements or maps, are found and determined to be invalid or unconstitutional, then only that portion found to be invalid or unconstitutional shall be so declared to be the same and the remaining portions and provisions of this chapter and said plan shall remain in full force and effect.