

ORDINANCE 26-

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, PROVIDING FOR THE SECOND AMENDMENT OF THE MASTER PLANNED UNIT DEVELOPMENT (MPUD) REGULATION BOOK FOR WILSON GROVES PARCEL A MPUD LOCATED NORTH OF BECKER ROAD, WEST OF FUTURE ROADWAY N/S B, EAST OF FUTURE ROADWAY N/S A AND SOUTH OF FUTURE EXTENSION OF SW HEGNER DRIVE; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (P25-178).

WHEREAS, Cotleur and Hearing, Inc., acting as agent for Sundance PSL I, LLC, the owner, seeks to amend the Wilson Groves Parcel A Master Planned Unit Development (MPUD) Regulation Book for 390.375 acres of property, located north of Becker Road, west of future roadway N/S B, east of future roadway N/S A and south of the future extension of SW Hegener Drive; and

WHEREAS, by Ordinance #24-13, of the City of Port St. Lucie, the City of Port St. Lucie City Council approved a MPUD Conceptual Master Plan and Regulation Book for Wilson Groves Parcel A MPUD (P21-148), a development located in a Master Planned Unit Development Zoning District, and

WHEREAS, Cotleur and Hearing, Inc., has submitted an amendment to the Wilson Groves Parcel A MPUD Regulation Book to the City; and

WHEREAS, the proposed amended MPUD Regulation Book Plan is consistent with all applicable elements of the City's adopted Comprehensive Plan and complies with the

ORDINANCE 26-

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 5, 2026, to consider the MPUD Amendment application (P25-178), notice of said hearing to adjoining 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 26, 2026, to consider the MPUD Amendment application (P25-178), advertising of the public hearing having been made; and

WHEREAS, the City Council has considered the application (P25-178) and based on substantial and competent evidence, including the recommendations of the Planning and Zoning Board, the City Council has determined to approve the Wilson Groves Parcel A MPUD Conceptual Master Plan and Regulation Book, attached as composite Exhibit “A”.

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

Section 1. Ratifications 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 Wilson Groves Parcel A MPUD Conceptual Master Plan and Regulation Book are amended as described in the Wilson Groves Parcel A MPUD

ORDINANCE 26-

Amendment document which is hereby formally adopted and attached as composite Exhibit “A”.

Section 3. The Wilson Groves Parcel A MPUD document shall be the internal MPUD standards for the subject property.

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 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. This Ordinance shall become effective ten (10) days after its final adoption.

[This space left intentionally blank.]

ORDINANCE 26-

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

BY: _____
Shannon M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

Richard Berrios, City Attorney