

ORDINANCE 25

ORDINANCE 25- , QUASI-JUDICIAL, PUBLIC HEARING, AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, PROVIDING FOR THE 1ST AMENDMENT OF THE PLANNED UNIT DEVELOPMENT DOCUMENT FOR CASHMERE TOWNHOMES PUD FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF CASHMERE BOULEVARD AND OLD INLET DRIVE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (P25-099).

WHEREAS, HD Canopy Walk, LLC, owner, seeks to amend the Cashmere Townhomes Planned Unit Development (PUD) Document (P25-099) located Southeast corner of Cashmere Boulevard and Old Inlet Drive; and

WHEREAS, by Ordinance 22-73, the City of Port St. Lucie City Council approved a Planned Unit Development Document and Conceptual Development Plan for Cashmere Townhomes PUD (P21-024), a development located in a Planned Unit Development Zoning District; and

WHEREAS, the Applicant seeks to amend the Cashmere Townhomes PUD document; and

WHEREAS, the proposed amendments to the Cashmere Townhomes PUD Document 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 November 4, 2025, to consider the amendment to the Cashmere Townhomes PUD, notice of said hearing to adjoining property owners for a radius of seven hundred 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 November 24, 2025, to consider the amendment to the Cashmere Townhomes PUD, advertising of the public hearing having been made; and

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,

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finds that the proposed amendments to the PUD Document are consistent with Article X of 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 City Council of the City of Port St. Lucie, Florida hereby adopts and ratifies those matters as set forth in the foregoing Ordinance.

Section 2. That the Cashmere Townhomes PUD Document is amended as described in the Cashmere Townhomes PUD Amendment No. 1 document which is hereby formally adopted and attached as composite Exhibit “A”.

Section 3. The Cashmere Townhomes PUD Amendment No. 1 document shall be the internal PUD design standard 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.

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

_____ day of _____ 2025.

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