

ORDINANCE 26

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, PROVIDING FOR THE FIRST AMENDMENT OF THE PLANNED UNIT DEVELOPMENT DOCUMENT FOR VERANO SOUTH POD H PUD FOR PROPERTY LOCATED SOUTH OF THE C-24 CANAL, EAST OF RANGE LINE ROAD, WEST OF I-95, AND NORTH OF CROSSTOWN PARKWAY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (P25-096).

WHEREAS, PSL Land Investments, LLC, owner, seeks to amend the Verano South POD H Planned Unit Development (PUD) Document (P25-096) located south of the C-24 canal, east of Range Line Road, west of I-95, and north of Crosstown Parkway; and

WHEREAS, by Ordinance #24-01, City of Port St. Lucie, the City of Port St. Lucie City Council approved a Planned Unit Development Document and Conceptual Development Plan for Verano South POD H PUD (P21-070), a development located in a Planned Unit Development Zoning District, and

WHEREAS, the Applicant seeks to amend the Verano South PUD document to:

1. Add a free standing emergency department as a permitted use.
2. Update the street tree requirements.

WHEREAS, the proposed amendments to the Verano South POD H 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 August 5, 2025, to consider the amendment to the Verano South POD H 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 January 26, 2026, to consider the amendment to the Verano South POD H PUD, advertising of the public hearing having been

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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, 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 Verano South POD H PUD Document is amended as described in the Verano South POD H PUD Amendment No. 1 document which is hereby formally adopted and attached as composite Exhibit "A".

Section 3. The Verano South POD H PUD Amendment No. 1 document shall be the internal PUD design standard for the subject property.

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 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. 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 _____ 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