

**ORDINANCE 21-**

**AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, PROVIDING FOR THE 10th AMENDMENT OF THE PLANNED UNIT DEVELOPMENT DOCUMENT AND CONCEPTUAL DEVELOPMENT PLAN FOR VERANO PLANNED UNIT DEVELOPMENT (PUD) 1, P20-212; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, by Ordinance 04-121, City of Port St. Lucie, the City of Port St. Lucie City Council approved a Planned Unit Development Document and Conceptual Development Plan for PGA Village (Reserve Homes)(Montage)(Verano) PUD 1, P03-272, a development located in a Planned Unit Development Zoning District, and

**WHEREAS**, by Ordinance 06-118 City of Port St. Lucie, the City of Port St. Lucie City Council approved the first amendment to the Planned Unit Development Document and Conceptual Development Plan for PGA Village/Montage/PUD 1, Amendment No. 1, P06-215; and

**WHEREAS**, by Ordinance 07-70 City of Port St. Lucie, the City of Port St. Lucie City Council approved the second amendment to the Planned Unit Development Document and Conceptual Development Plan for PGA Village/Montage/PUD 1, Amendment No. 2, P07-057; and

**WHEREAS**, by Ordinance 07-127 City of Port St. Lucie, the City of Port St. Lucie City Council approved the third amendment to the Planned Unit Development Document and Conceptual Development Plan for Verano PUD 1, Amendment No. 3, P07-207; and

**WHEREAS**, by Ordinance 08-24 City of Port St. Lucie, the City of Port St. Lucie City Council approved the fourth amendment to the Planned Unit Development Document and Conceptual Development Plan for Verano PUD 1, Amendment No. 4, P07-392; and

**WHEREAS**, by Ordinance 09-83 City of Port St. Lucie, the City of Port St. Lucie City Council approved the fifth amendment to the Planned Unit Development Document and Conceptual Development Plan for Verano PUD 1, Amendment No. 5, P09-049; and

**WHEREAS**, by Ordinance 10-78 City of Port St. Lucie, the City of Port St. Lucie City Council approved the sixth amendment to the Planned Unit Development Document and Conceptual Development Plan for Verano PUD 1, Amendment No. 6, P10-071; and

**WHEREAS**, by Ordinance 13-23 City of Port St. Lucie, the City of Port St. Lucie City Council approved the seventh amendment to the Planned Unit Development Document and

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Conceptual Development Plan for Verano PUD 1, Amendment No. 7, P13-010; and

**WHEREAS**, by Ordinance 14-36 City of Port St. Lucie, the City of Port St. Lucie City Council approved the eighth amendment to the Planned Unit Development Document and Conceptual Development Plan for Verano PUD 1, Amendment No. 8, P14-032; and

**WHEREAS**, by Ordinance 16-53 City of Port St. Lucie, the City of Port St. Lucie City Council approved the ninth amendment to the Planned Unit Development Document and Conceptual Development Plan for Verano PUD 1, Amendment No. 9, P16-076; and

**WHEREAS**, the Applicant seeks to amend the Verano PUD 1 and Conceptual Development Plan to change the parking requirements for all single-family development to have at least two (2) parking spaces and to change the parking requirements for all duplexes with single-car garages to have at least one (1) parking space in the garage and one exterior parking space in the driveway per unit; and

**WHEREAS**, the proposed changes to the Planned Unit Development Document and Conceptual Development Plan are consistent with Sections 158.170, et seq., Port St. Lucie City Code.

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

Section 1. Ratifications of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made part of this Ordinance.

Section 2. That the Planned Unit Development Document and Conceptual Development Plan for Verano PUD 1, P20-212, as approved by Ordinances 04-121, 06-118, 07-70, 07-127, 08-24, 09-83, 10-78, 13-23, 14-36, and 16-53 City of Port St. Lucie, is amended as reflected in the Planned Unit Development Document labeled Exhibit "A" and attached hereto.

Section 3. 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. That the provisions of Ordinances 04-121, 06-118, 07-70, 07-127, 08-24, 09-83, 10-78, 13-23, and 14-36, and 16-53 City of Port St. Lucie, not inconsistent with the provisions of Section 2 herein shall remain in full force and effect.

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

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effect.

Section 5. This Ordinance shall become effective ten (10) days after its final adoption.

**PASSED AND APPROVED** by the City Council of the City of Port St. Lucie, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

CITY COUNCIL  
CITY OF PORT ST. LUCIE

BY: \_\_\_\_\_  
Gregory J. Oravec, Mayor

ATTEST:

\_\_\_\_\_  
Karen A. Phillips, City Clerk

APPROVED AS TO FORM: \_\_\_\_\_  
James D. Stokes, City Attorney