

ORDINANCE 26 –48

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, PROVIDING FOR THE SIXTEENTH AMENDMENT TO THE MASTER PLANNED UNIT DEVELOPMENT REGULATION BOOK AND CONCEPT PLAN FOR THE TRADITION MASTER PLANNED UNIT DEVELOPMENT (TRADITION MPUD) LOCATED SOUTH OF THE CROSSTOWN PARKWAY, WEST OF I-95 AND NORTH AND SOUTH OF TRADITION PARKWAY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (P26-026).

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**WHEREAS**, Brad Currie, acting as the agent for Winding River Crosstown, LLC (“Applicant”) seeks to amend the Tradition MPUD Regulation Book and Conceptual Plan (P26-026) located south of the Crosstown Parkway, West of I-95, and North and South of Tradition Parkway and more particularly described in Exhibit 7 of attached composite Exhibit “A”; and

**WHEREAS**, the Tradition MPUD was originally approved by Ordinance 03-151 and subsequently revised and restated by Ordinance 05-124, Ordinance 06-54, Ordinance 07-108, Ordinance 08-21, Ordinance 12-68, Ordinance 14-22, Ordinance 14-47, Ordinance 19-49 and Ordinance 23-22; and

**WHEREAS**, administrative amendments to the Tradition MPUD were approved by the City on July 23, 2004, April 27, 2005, November 22, 2006, March 26, 2008, February 28, 2018, and May 28, 2025; and

**WHEREAS**, the Applicant seeks to amend the Tradition MPUD Regulation Book and Conceptual Development Plan for approximately 9.48 acres of property located at the southwest corner of the intersection of Crosstown Parkway and SW Fairgreen Drive (the “Winding River Parcels”) as depicted in Composite Exhibit “A” to this Ordinance (“Amended MPUD Document”) , which Winding River Parcels will be collectively designated as “Parcel 11A” in the Tradition MPUD; and

**WHEREAS**, the proposed Amended MPUD Document is consistent with all applicable elements of the City’s adopted Comprehensive Plan and complies with the City’s

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Code of Ordinances, including Article X.5 of Chapter 158 of Title XV of the Port St. Lucie Code; and

**WHEREAS**, the City of Port St. Lucie Planning and Zoning Board held a public hearing on April 7, 2026 and May 5, 2026, to consider the proposed Amended MPUD Document, 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 June 22, 2026, to consider the amendment to the proposed Amended MPUD Document, advertising of the public hearing having been made; and

**WHEREAS**, based on substantial and competent evidence, including but not limited to, the recommendations of the City staff, the Site Plan Review Committee, the Planning and Zoning Board, comments made at the public hearing, and careful consideration of the issues and evidence, the City Council finds that the proposed Amended MPUD Document is consistent with Article X.5 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. Ratification 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. That the proposed Amended MPUD Document attached as Composite Exhibit “A” is hereby formally adopted, subject to the following conditions:

1. Future development of Parcel 11A shall require a minimum ten-foot wide enhanced landscape buffer strip and architectural wall in accordance with the Landscape Code along the eastern and southern boundaries of the property. The landscaping shall be located on the inside and outside of the architectural wall. One tree, at least 12 feet in height, shall be provided for each 20 linear feet of the landscape buffer strip, or fractional part thereof, on each side of the wall and the wall shall be installed on a one (1) foot berm.

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2. All lighting shall be shielded and/or oriented to prevent light spillover. A photometric plan shall be required with each site plan for future development of Parcel 11A.
3. The right-of-way connection to SW Glenbrook Drive shall be eliminated through legal documentation approved by the City Attorney's Office. Prior to issuance of a mass grading permit for any part of Parcel 11A, a fence shall be installed along the southern boundary of the property for the purpose of restricting access to SW Glenbrook Drive. Prior to issuance of the first building permit for vertical construction on Parcel 11A, the architectural wall and associated landscape buffering required above shall be installed along the eastern and southern boundaries of Parcel 11A.
4. Development of a Service Station (as defined in Section 153.01 of the City Code) shall be prohibited on Parcel 11A.

Section 3. The Amended MPUD Document shall be the internal MPUD design standard.

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 immediately 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:

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Richard Berrios, City Attorney