

## ORDINANCE 25-

**AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, PROVIDING FOR THE FIRST AMENDMENT TO THE MASTER PLANNED UNIT DEVELOPMENT REGULATION BOOK AND CONCEPT PLAN FOR THE AMERICA WALKS-BECKER ROAD MPUD LOCATED SOUTH OF THE INTERSECTION OF SW VILLAGE PARKWAY AND BECKER ROAD, NORTH OF THE C-23 CANAL, EAST OF A 170 FOOT FPL EASEMENT, AND WEST OF INTERSTATE 95; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (P24-149).**

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**WHEREAS**, Steve Garrett, Lucido and Associates, acting as the agent for Mattamy Palm Beach, LLC, and AW – PSL Land Holdings, LLC, (the “Applicants”) seeks to amend the America Walks – Becker Road Master Planned Unit Development (MPUD) Regulation Book and Concept Plan (P24-149) located South of the Intersection of SW Village Parkway and Becker Road, North of the C-23 Canal, East of a 170 Foot FPL Easement, and west of Interstate 95; and

**WHEREAS**, the America Walks – Becker Road MPUD was originally approved by Ordinance 20-22; and

**WHEREAS**, the Applicant seeks to amend the America Walks – Becker Road MPUD Regulation Book and Concept to:

1. Remove the institutional designation on 10 acres of land as depicted on the MPUD concept plan.
2. Remove a designated institutional area, permitted uses, and development standards from the MPUD regulation book.
3. Remove the institutional entitlements for a 150 bed assisted living facility from the MPUD regulation book.
4. Reclassify 59 acres of vacant land within the MPUD for commercial mixed use development.

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5. Update the development standards and the development entitlements for 59 acres of land in the MPUD regulation book and concept plan, and other miscellaneous changes; and

**WHEREAS**, the proposed amendments to the America Walks – Becker Road MPUD Regulation Book and Concept Plan 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 April 1, 2025, to consider the amendment to the America Walks – Becker Road MPUD Regulation Book and Concept Plan, notice of said hearing to adjoining property owners for a radius of seven hundred and 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 April 28, 2025, to consider the amendment to the America Walks – Becker Road MPUD Regulation Book and Concept Plan, advertising of the public hearing having been made; and

**WHEREAS**, after review of the recommendations of the City staff, including the Site Plan Review Committee, 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 Master Planned Unit Development Document are 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. 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 America Walks – Becker Road MPUD Regulation Book and Concept Plan is amended as described in the America Walks – Becker Road MPUD Amendment No. 1 regulation book and depicted on the conceptual plan which is hereby formally adopted and attached as composite Exhibit “A”.

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**Section 3.** The America Walks – Becker Road MPUD Amendment No. 1 Regulation Book shall be the internal MPUD 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.

**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:

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Richard Berrios, City Attorney