

ORDINANCE 26-XX

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, PROVIDING FOR THE FIRST AMENDMENT TO THE PLANNED UNIT DEVELOPMENT CONCEPTUAL DEVELOPMENT PLAN AND ZONING DISTRICT AND REGULATIONS FOR MCCARTY ROAD PUD LOCATED EAST OF MCCARTY ROAD AND APPROXIMATELY 1.25 MILES SOUTH OF MIDWAY ROAD; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (P24-179).

WHEREAS, Lucido and Associates, (the “Applicant”) has applied to amend the McCarty Road Planned Unit Development Conceptual Development Plan and Zoning District and Regulations (P24-179) (“McCarty Road PUD”); and

WHEREAS, the McCarty Road PUD is east of McCarty Road and approximately 1.25 miles south of Midway Road and more particularly described in Exhibit 7 of attached composite Exhibit “A”; and

WHEREAS, the McCarty Road PUD was originally approved by Ordinance 09-70; and

WHEREAS, the Applicant seeks to amend the McCarty Road PUD Conceptual Development Plan and Zoning District and Regulations as depicted in Composite Exhibit “A” to this Ordinance (“Amended PUD Document”); and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on May 5, 2026, to consider the proposed Amended PUD 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 May 26, 2026, to consider the Amended PUD Document, advertising of the public hearing having been made; and

WHEREAS, based on substantial and competent evidence, including but not limited

ORDINANCE 26-XX

to, staff recommendations and materials, the Site Plan Review Committee recommendations, the Planning and Zoning Board recommendations, comments made at the public hearing, and careful consideration of the issues and evidence, the City Council finds that the proposed Amended PUD Document is consistent with Article of X 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 McCarty Road PUD Conceptual Development Plan and Zoning District and Regulations is amended as depicted in the Amended PUD Document and attached as Composite Exhibit “A”, subject to the following condition.

1. The proposed amendment to the annexation agreement (P26-046) shall be approved prior to the first reading of the ordinance for proposed PUD amendment.

Section 3. The Amended PUD Document shall be the internal PUD 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.

ORDINANCE 26-XX

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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