

## ORDINANCE 26-

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 DESTINATION AT TRADITION MPUD LOCATED WEST OF INTERSTATE 95, EAST OF SW VILLAGE PARKWAY AND BETWEEN DESTINATION WAY AND MARSHALL PARKWAY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (P26-005).

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**WHEREAS**, Mattamy Palm Beach, LLC, and the Port St. Lucie Governmental Finance Corporation (the “Applicants”) seek to amend the Destination at Tradition Master Planned Unit Development (MPUD) Regulation Book and Concept Plan (P26-005) west of Interstate 95, east of SW Village Parkway and between Destination Way and Marshall Parkway; and

**WHEREAS**, the Destination at Tradition MPUD was originally approved by Ordinance 24-58;

**WHEREAS**, the Applicant seeks to amend the Destination at Tradition MPUD Regulation Book and Concept Plan as depicted in Composite Exhibit “A” to this Ordinance; and

**WHEREAS**, the City of Port St. Lucie Planning and Zoning Board held a public hearing on April 7, 2026, to consider the amendment to the Destination at Tradition 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 27, 2026, to consider Amendment No. 1 to the Destination at Tradition 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

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Development Document are consistent with Article of X.5 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 Destination at Tradition MPUD Regulation Book and Concept Plan is amended as described in the Destination at Tradition MPUD Amendment No. 1 document and depicted on the conceptual plan which is hereby formally adopted and attached as Composite Exhibit “A”.

Section 3. The Destination at Tradition 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 immediately after its final adoption.

**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:

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Sally Walsh, City Clerk

APPROVED AS TO FORM:

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Richard Berrios, City Attorney