

ORDINANCE 25-

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, REZONING APPROXIMATELY 5.8 ACRES OF PROPERTY, LOCATED SOUTH OF SW BECKER ROAD, BETWEEN SW LASSITER TERRACE AND SW JUNIETTA TERRACE FROM THE PROFESSIONAL (P) ZONING DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) FOR A PROJECT KNOWN AS MEDSQUARE BECKER ROAD; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE (P25-121).

WHEREAS, Becker Road Real Estate Partners, LLC, hereinafter referred to as the Applicant, seeks to rezone approximately 5.8 acres of land located south of SW Becker Road, between SW Lassiter Terrace and SW Junietta Terrace; from the Professional (P) Zoning District to the Planned Unit Development (PUD) Zoning District; and

WHEREAS, the proposed zoning is consistent with all applicable elements of the City's adopted Comprehensive Plan and complies with the City's Code of Ordinances; and

WHEREAS, Becker Road Real Estate Partners, LLC, has submitted a PUD document and PUD conceptual plan to the City; and

WHEREAS, the MedSquare Becker Road PUD document is consistent with all applicable elements of the City's adopted Comprehensive Plan and complies with the City's Code of Ordinances, including Section 158.170, et seq.; and

WHEREAS, the MedSquare Becker Road PUD conceptual plan is consistent with all applicable elements of the City's adopted Comprehensive Plan and complies with the City's Code of Ordinances, including Section 158.170, et seq.; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board held a public hearing on November 4, 2025, to consider the rezoning application (P25-121), notice of said hearing to adjoining property owners for a radius of seven hundred fifty (750) feet having been given and advertising of public hearing having been made; and

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WHEREAS, the City Council held a public hearing on December 8, 2025, to consider the rezoning application (P25-121), advertising of the public hearing having been made; and

WHEREAS, the City Council has considered the rezoning application (P25-121) and, based on substantial and competent evidence, including the recommendations of the Planning and Zoning Board, the City Council has determined to rezone the property legally described as Flagler Healthcare Parcel 1, as recorded in Plat Book 131, Page 5, of the Public Records of St. Lucie County, Florida, as provided herein and to approve the MedSquare Becker Road PUD document and conceptual plan, attached as Exhibit “A”.

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. The property located south of SW Becker Road, between SW Lassiter Terrace and SW Junieta Terrace, and legally described as Flagler Healthcare Parcel 1, according to the Plat thereof, as recorded in Plat Book 131, Page 5, of the Public Records of St. Lucie County, is hereby rezoned from the Professional (P) Zoning District to the Planned Unit Development (PUD) Zoning District.

Section 3. The MedSquare Becker Road PUD document shall be the internal design standard for the subject property.

Section 4. Conflict. If any ordinance, 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 the 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

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unconstitutional by a Court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 6. Effective Date. That this Ordinance shall become effective ten (10) days after its final adoption.

PASSED AND ADOPTED 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:

Richard Berrios, City Attorney