

ORDINANCE NO. 26-0xx

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE PULTE CORNERSTONE PLANNED DEVELOPMENT ZONE IN RESPECT OF TWO (2) PARCELS CONTAINING APPROXIMATELY 49.92 ACRES, MORE OR LESS, AND BEING LOCATED AT OR NEAR 2721 SOUTH JENKINS ROAD IN FORT PIERCE, FLORIDA; TO APPROVE THE PULTE CORNERSTONE FINAL SITE PLAN; APPROVING THE FIRST AMENDMENT TO THE PLANNED DEVELOPMENT ZONING DEVELOPMENT AGREEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property incorporates two (2) parcels generally located at or near 2721 South Jenkins Road, within the City of Fort Pierce, Florida, representing approximately 49.92 acres of land; and

WHEREAS, a map depicting the subject property is attached hereto as **Exhibit “A”**; and

WHEREAS, the subject property was rezoned to the Pulte Cornerstone Planned Development (“PD”) by Ordinance No. 25-037 by the City Commission on February 2, 2026 with approval as a Master PD; and

WHEREAS, the Master Planned Development Site Plan for the Pulte Cornerstone PD was approved via Ordinance No. 25-037 by the City Commission on February 2, 2026; and

WHEREAS, the Planned Development Zoning Development Agreement (“Agreement”) for the Pulte Cornerstone PD was approved via Ordinance No. 25-037 by the City Commission on February 2, 2026 and executed by all parties on _____; and

WHEREAS, the subject property is presently designated as (PD) Planned Development Zone with a Master Planned Development Site Plan (“Master PD”) and with a Future Land Use of (RM) Medium Density Residential; and

WHEREAS, the applicant has applied for an amendment to the existing zoning of Planned Development Zone to approve and incorporate a Final Planned Development Site Plan as a Final Planned Development (“Final PD”); and

WHEREAS, it is the intent that this Final PD and any future amendments to the PD be consistent with the Master PD; and

WHEREAS, the proposed amendment is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs; and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code 125-136; and

WHEREAS, an amendment to the Agreement is necessary with the Final PD approval to incorporate changes to the Agreement and development of the Pulte Cornerstone PD; and

WHEREAS, the City of Fort Pierce Planning Board, at their April 13, 2026, meeting, voted [redacted] to [redacted] to recommend approval of the proposed request for these parcels.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The preceding “whereas” clauses are ratified and incorporated as the legislative intent of this Ordinance.

SECTION 2. From and after the effective date hereof, this Ordinance approving a major amendment to the Planned Development Zoning is approved with respect to the following described properties:

Parcel ID(s): 2324-413-0000-000-9 and 2324-431-0001-000-2.

From and after the effective date hereof, the following properties legally described as:

LANDS SITUATED IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:

LEGAL DESCRIPTION: (OFFICIAL RECORD BOOK 2736, PAGE 1681)
THE SOUTH 574.36 FEET OF THE FOLLOWING-DESCRIBED PROPERTY:

THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF 1-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 52 FEET THEREOF. LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF 1-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF, AND LESS THE SOUTH 626.36 FEET THEREOF, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

THE EAST 660.5 FEET OF THE NORTH 296 FEET OF THE SOUTH 3/4 OF THE EAST 1 /2 OF THE SOUTHEAST 1 /4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPTING THEREFROM THE EAST 40 FEET THEREOF AS RIGHT-OF-WAY FOR JENKINS ROAD, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING: 49.92 ACRES, MORE OR LESS

Said properties being generally located at or near 2721 South Jenkins Road in Fort Pierce, Florida having a Zoning Designation of Planned Development Zone (PD) with a Master Planned Development Site Plan, as depicted in the map at **Exhibit "A"** and the Sketch & Legal Description at **Exhibit "B,"** shall hereby have its zoning amended to incorporate and approve the Pulte Cornerstone Final Planned Development Site Plan at **Exhibit "C"**, the PD Criteria Requirements at **Exhibit "D"**, and the First Amendment to the Planned Development Zoning Agreement with the Conditions of Development therein included at **Exhibit "E"**, all attached hereto and incorporated herein.

SECTION 3. The First Amendment to the Planned Development Zoning Agreement at **Exhibit "E"**, attached hereto and incorporated herein by reference, is approved. The Planned Development Zoning Agreement, except as specifically amended by the First Amendment, shall remain in full force and effect.

SECTION 4. This Ordinance does not create any right on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SECTION 5. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held

to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 7. This Ordinance shall become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

Sara Hedges
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.25-037 was duly advertised accordance with section 163.3187, Florida Statutes by display advertising in the St. Lucie News Tribune on _____, 2026; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____, 2026; and was duly introduced, read by title only, and passed on second and final reading _____, 2026, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____ day of _____ 2026.

Linda Hudson
Mayor Commissioner

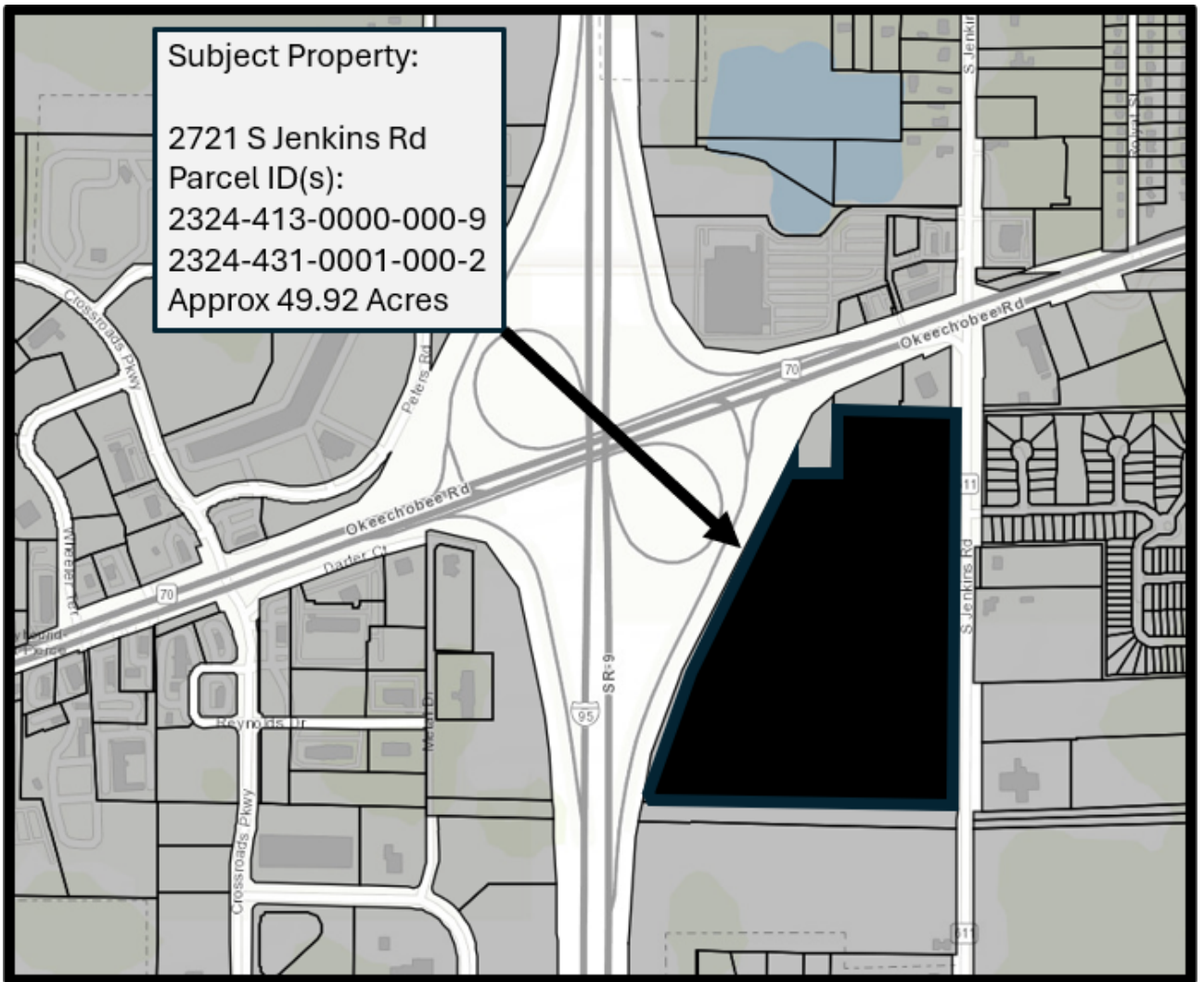
ATTEST:

Linda W. Cox
City Clerk

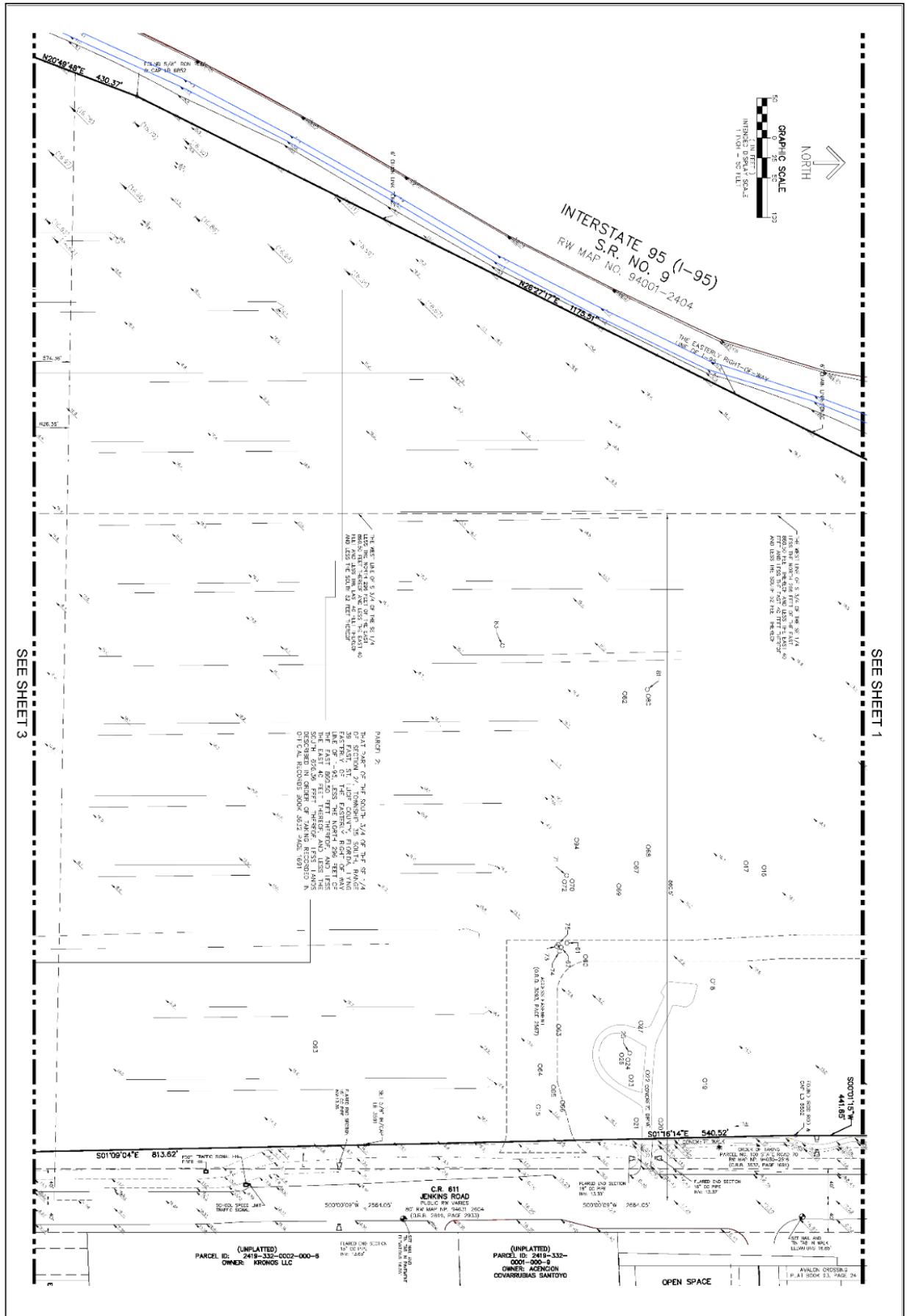
(City Seal)

EXHIBIT A

Parcels Subject to Amended Zoning



Parcel ID(s): 2324-413-0000-000-9 and 2324-431-0001-000-2



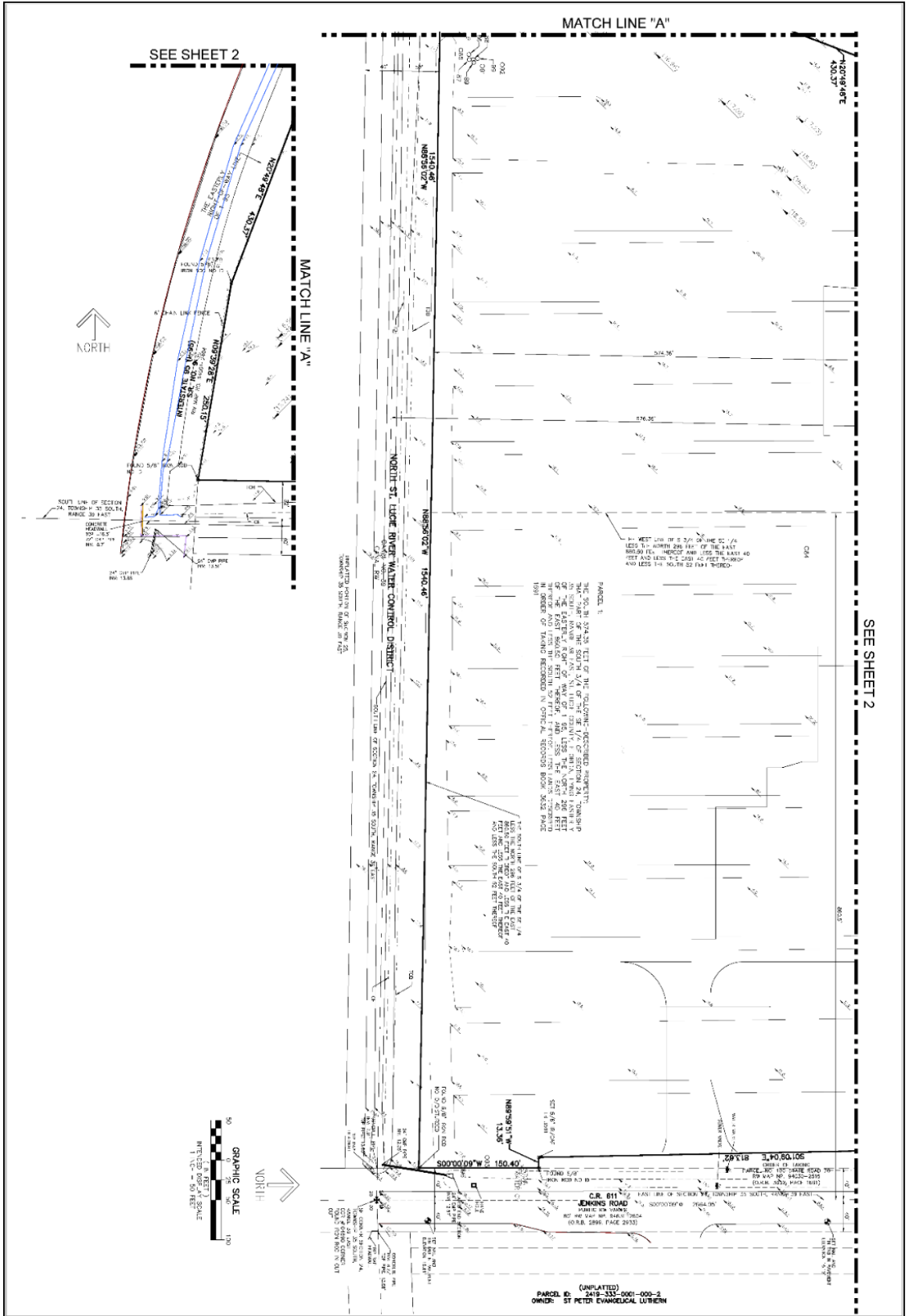
OF 3 SHEETS
SHEET # 2
JOB # 10108

DATE: 8/20/2024
DRAWN BY: NLS
CHECKED BY: JEL
SCALE: AS SHOWN

ALTA/BOUNDARY & TOPOGRAPHIC SURVEY
PULTE GROUP
A PORTION OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA

CAULFIELD & WHEELER, INC.
2515 W. WILLOW BLVD.
INDIANAPOLIS, IN 46202-1000
TEL: 317.434.1100
FAX: 317.434.1101
WWW.CAWI.COM

NO.	DATE	BY



DATE: 10/20/24
DRAWN BY: EJE
CHECKED BY: EJE
SCALE: AS SHOWN

PROJECT # 102924
SHEETS 5

ALTA/BOUNDARY & TOPOGRAPHIC SURVEY
PULTE GROUP
A PORTION OF THE SOUTH 3/4 OF THE SE 1/4 OF
SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST,
ST. LUCIE COUNTY, FLORIDA

CALLFIELD & WHEELER, INC.
SURVEYING & ENGINEERING
1700 S. US HWY 1, SUITE 100
FORT PIERCE, FLORIDA 34949
TEL: 888-244-4444

REVISIONS	DATE	BY

EXHIBIT D

PD Development Standards

Lot Standards	Lot Type A		Lot Type B	
	<i>Adopted Standard</i>	<i>Final Plan</i>	<i>Adopted Standard</i>	<i>Final Plan</i>
Lot Area	4,400 s.f. min.	5,280 s.f.	3,300 s.f. min.	4,180 s.f.
Lot Depth	110'	110'	110'	110'
Lot Width	40' min.	48'	30' min.	38'
Lot Coverage	60%	60% max.	55%	55% max
Front Setback	20'	20' min.	20'	20' min.
Side Setback	3'	3' min.	3'	3' min.
Side Corner Setback	N/A	N/A	N/A	N/A
Rear Setback	10'	10' min.	10'	10' min.
Building Separation	6'	6' min.	6'	6' min.

Site Standards	Adopted Standard	Final Plan
Rights of Way		
Entry Boulevard	70'	70'
Interior Streets	40'	40'
Pavement Lane Width		
Entry Boulevard	12'	12'
Interior Streets	10'	10'
Block Length (max)	1,400'	1,400'
Curb Type	Valley Gutter	Valley Gutter
Sidewalks		
Entry Boulevard	Both Sides of Street	Both Sides of Street
Interior Streets	One Side of Street	One Side of Street
Accessory uses allowed in rear/side setback		
AC Equipment	Yes	Yes
Fences	Yes	Yes
Patis	Yes	Yes
Pool Equipment	Yes	Yes
Screen enclosure	Yes	Yes
Roof Overhangs	Yes	Yes
Exterior Gas Water Heaters	Yes	Yes
Irrigation pumps and equipment	Yes	Yes

Open Space

All dry detention that is amenitized through bioswale or rain garden design shall be counted toward Open Space acreage.

Landscape Standards

Fort Pierce Land Development Ordinances: Chapter 123, Article II

Sec. 123-36. - Landscaping design standards for single- & two-family residential structures.

The tree and shrub requirements of this section shall not be applicable.

Sec. 123-37. (1). - Requirements for plant materials.

The Pulte Cornerstone PD shall comply with all requirements of the above referenced section.

Sec. 123-37. (11). - Installation of landscaping.

The Pulte Cornerstone PD shall comply with the above referenced section.

Sec. 123-37. (12). - Maintenance of landscaping.

The Pulte Cornerstone PD shall comply with the above referenced section.

Perimeter Landscape Strip adjacent to an off-site Right-of-Way:

A fifteen foot (15') minimum landscape strip shall be provided along the entire perimeter of the site's property boundary adjacent to an off-site right-of-way, except where access drives or sidewalk connections are located. A minimum of one (1) tree per thirty (30) linear feet based on the entire length of the landscape strip and a continuous shrub hedge shall be required. Trees may be grouped together (as seen fit) rather than evenly spaced thirty (30) feet on center. Required shrub hedges shall be spaced a maximum of 36-inches on center and shall maintained to form a 36-inches or higher continuous visual screen within a maximum of one (1) year from the time of installation. The remainder of the landscape strip shall be completely covered with sod, ground cover or other landscape treatment. Landscape berms and six (6) foot fences or walls shall be allowed within landscape strips.

Perimeter Landscape Strip adjacent to an abutting Property:

A fifteen foot (15') minimum landscape strip shall be provided along the entire perimeter of the site's property boundary adjacent to an abutting property. A minimum of one (1) tree per thirty (30) linear feet based on the entire length of the landscape strip and a continuous shrub hedge shall be required. Trees may be grouped together (as seen fit) rather than evenly spaced thirty (30) feet on center. Required shrub hedges shall be spaced a maximum of 36-inches on center and shall maintained to form a 36-inches or higher continuous visual screen within a maximum of one (1) year from the time of installation. The remainder of the landscape strip shall be completely covered with sod, ground cover or other landscape treatment. Landscape berms and six (6) foot fences or walls shall be allowed within landscape strips.

Street Trees along Internal Roadways:

Street trees shall be provided along both sides of internal roadways at a minimum of one (1) tree per fifty (50) linear feet. Trees may be grouped closer together (as seen fit) rather than evenly spaced fifty (50) feet on center. Trees may be placed along the sides of roadways within the right-of-way or placed directly adjacent.

Mitigation/Replacement Standards

Fort Pierce Land Development Ordinances: Chapter 123, Article III - Tree Protection

All sections under Chapter 123, Article III - Tree Protection shall be applicable.

As part of the Pulte Cornerstone PD, the following is an addition to **Section 123-66. - Tree Protection and Mitigation** to provide a few alternative methods for obtaining inch credit towards tree replacement. These additions or alternative methods will help promote and encourage the following:

- the planting of larger trees
- the creation of native habitat
- enhanced stormwater treatment systems
- minimizing sod areas which reduces watering needs, fertilizer and maintenance
- reduction in long term irrigation needs

The following may be implemented in all common areas of the Pulte Cornerstone PD:

Increased Size of Code Required Trees:

Inch credit shall be obtained towards tree replacement through increasing the installation size of the code required tree or trees. This shall be based on the increased difference of the installed caliper size. For example, a code tree is required to have a 2.5-inch caliper. If that tree was specified to be installed with a 3.5-inch caliper, then 1 inch of credit shall be obtained towards tree replacement.

Additional Native Understory Plantings for Inch Credit:

Inch credit shall be obtained towards tree replacement through the planting of native understory plants which that are provided in addition to the landscape code requirements. Native understory plants may consist of shrubs, ornamental grasses, ground covers and aquatic plants. Credit shall be in accordance with the following standards in chart below:

Size of Native Plant Material	Inch Credit
1 gallon or Bare Root	1 inch per 24 plants
3 gallon	1 inch per 12 plants
7 gallon	1 inch per 2 plants

EXHIBIT E

First Amendment to Planning Development Zoning Agreement