

**ORDINANCE NO. 15-047**

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **REZONING PROPERTIES** GENERALLY LOCATED AT **600 SOUTH 3RD STREET**, FROM I-1, LIGHT INDUSTRIAL ZONE, TO PD, PLANNED DEVELOPMENT ZONE; FURTHER **APPROVING A DEVELOPMENT PLAN** PURSUANT TO SECTION 22-58; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

**BE IT ORDAINED** by the City Commission of the City of Fort Pierce, Florida, a municipal corporation, as follows:

**SECTION 1.** From and after the effective date hereof, the following properties legally described as:

Parcel IDs 2410-811-0001-030-1 & 2410-805-0005-000-1 (A Portion):

Being a parcel of land lying in Section 10, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows; Commence at the intersection of the Easterly extension of the South line of Boston Avenue and the East right-of-way line of South 3rd Street (a 40.00 foot wide right-of-way); thence South along said East right-of-way line a distance of 1015 feet to the POINT OF BEGINNING of the following described parcel; Thence South 89°27'08" East, a distance of 213.12 feet; thence North 00°18'18" West, a distance of 716.50 feet; thence North 72°26'59" East, a distance of 108.50 feet; thence South 10°14'45" East, a distance of 158.70 feet; thence South 18°46'28" East, a distance of 779.10 feet; thence South 65°40'12" West, a distance of 565.38 feet; .thence North 89°43'59" West, a distance of 73.73 feet to the East right-of-way line of South 3rd Street; thence North 00°25'42" West, along said East right- of-way line, a distance of 379.25 feet to the POINT OF BEGINNING. Containing 7.178 acres, more or less.

and further depicted on Exhibit "A", attached hereto and incorporated herein,

shall be and the same is hereby rezoned from I-1, Light Industrial Zone, to PD, Planned Development Zone; said properties being generally located at 600 South 3<sup>rd</sup> Street in Fort Pierce, Florida.

**SECTION 2.** The Development Plan for the subject Planned Development as depicted on Exhibit "B", attached hereto and incorporated herein by reference, be in the same is hereby approved, and shall serve as the Development Plan associated with the subject Planned Development.

**SECTION 3.** All ordinance or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 4.** This Ordinance is and the same shall become effective immediately upon final passage thereof.

**APPROVED AS TO FORM  
AND CORRECTNESS:**

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Robert V. Schwerer, Esq.  
City Attorney

STATE OF FLORIDA)  
ST. LUCIE COUNTY)<sup>SS</sup>

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. 15-047 was duly advertised by title only in the St. Lucie News Tribune on June 21<sup>st</sup>, 2015; 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 July 6<sup>th</sup>, 2015; and was duly introduced, read by title only, and passed on second and final reading on July 20<sup>th</sup>, 2015, 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 the 21<sup>st</sup> day of July, 2015.

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MAYOR COMMISSIONER

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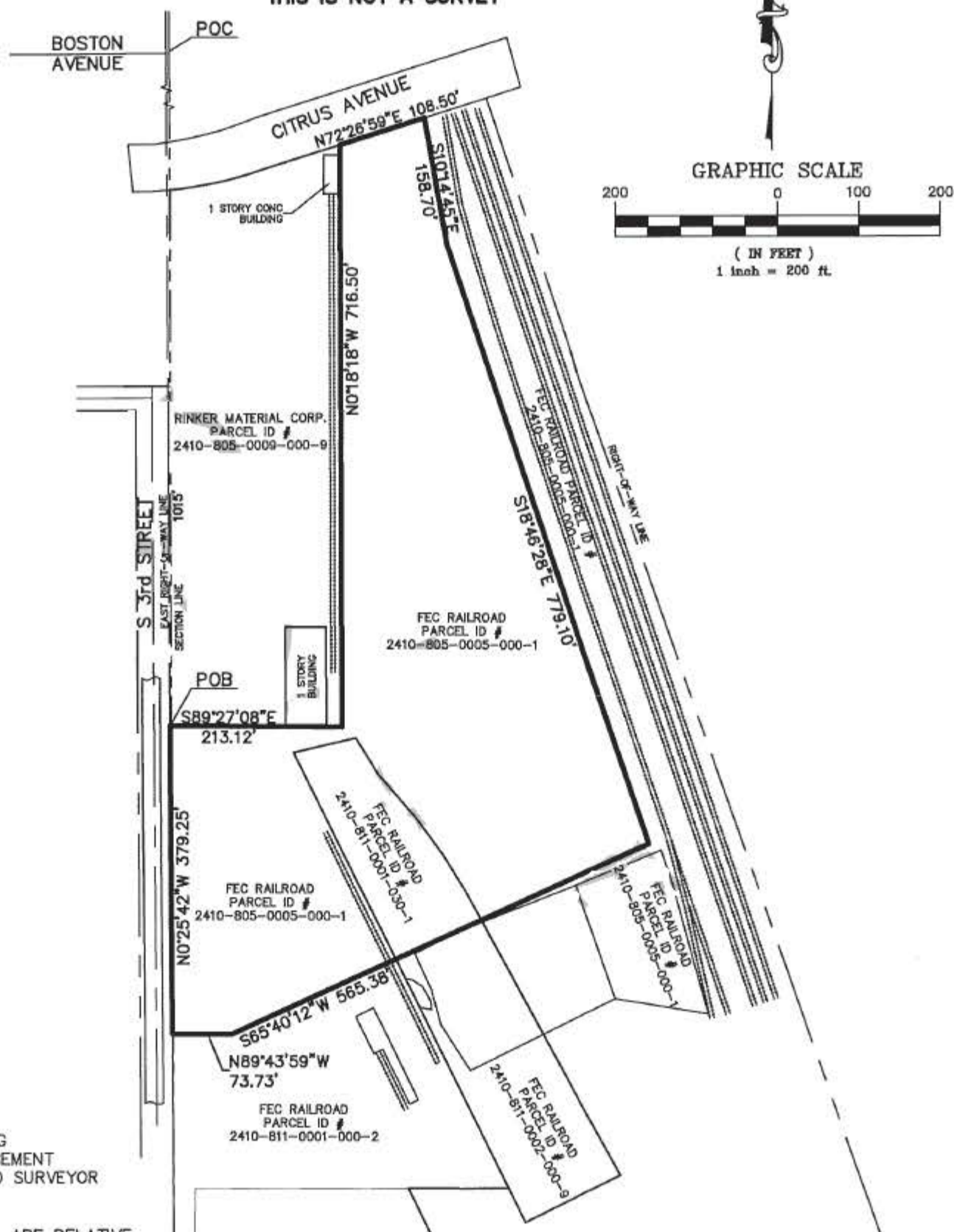
CITY CLERK

(CITY SEAL)

# Exhibit A

## SKETCH

THIS IS NOT A SURVEY



POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
PLS = PROFESSIONAL LAND SURVEYOR

BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST RIGHT-OF-WAY LINE OF SOUTH 3RD STREET HAVING A BEARING OF N00°25'42"W.

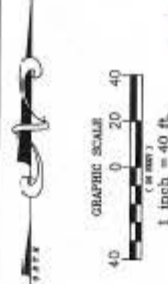
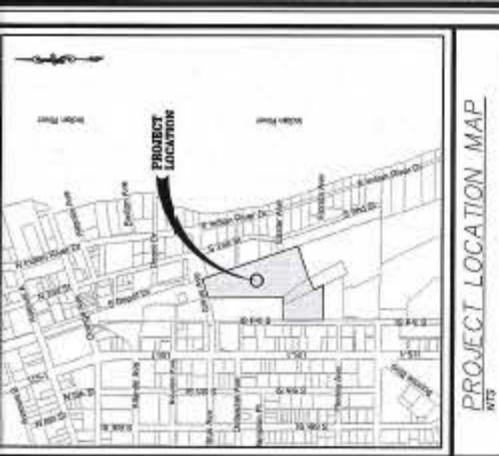
## LEGAL DESCRIPTION

Being a parcel of land lying in Section 10, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows;

Commence at the intersection of the Easterly extension of the South line of Boston Avenue and the East right-of-way line of South 3rd Street (a 40.00 foot wide right-of-way); thence South along said East right-of-way line a distance of 1015 feet to the POINT OF BEGINNING of the following described parcel;

Thence South 89°27'08" East, a distance of 213.12 feet; thence North 00°18'18" West, a distance of 716.50 feet; thence North 72°26'59" East, a distance of 108.50 feet; thence South 10°14'45" East, a distance of 158.70 feet; thence South 18°46'28" East, a distance of 779.10 feet; thence South 65°40'12" West, a distance of 565.38 feet; thence North 89°43'59" West, a distance of 73.73 feet to the East right-of-way line of South 3rd Street; thence North 00°25'42" West, along said East right-of-way line, a distance of 379.25 feet to the POINT OF BEGINNING.

Containing 7.178 acres, more or less.



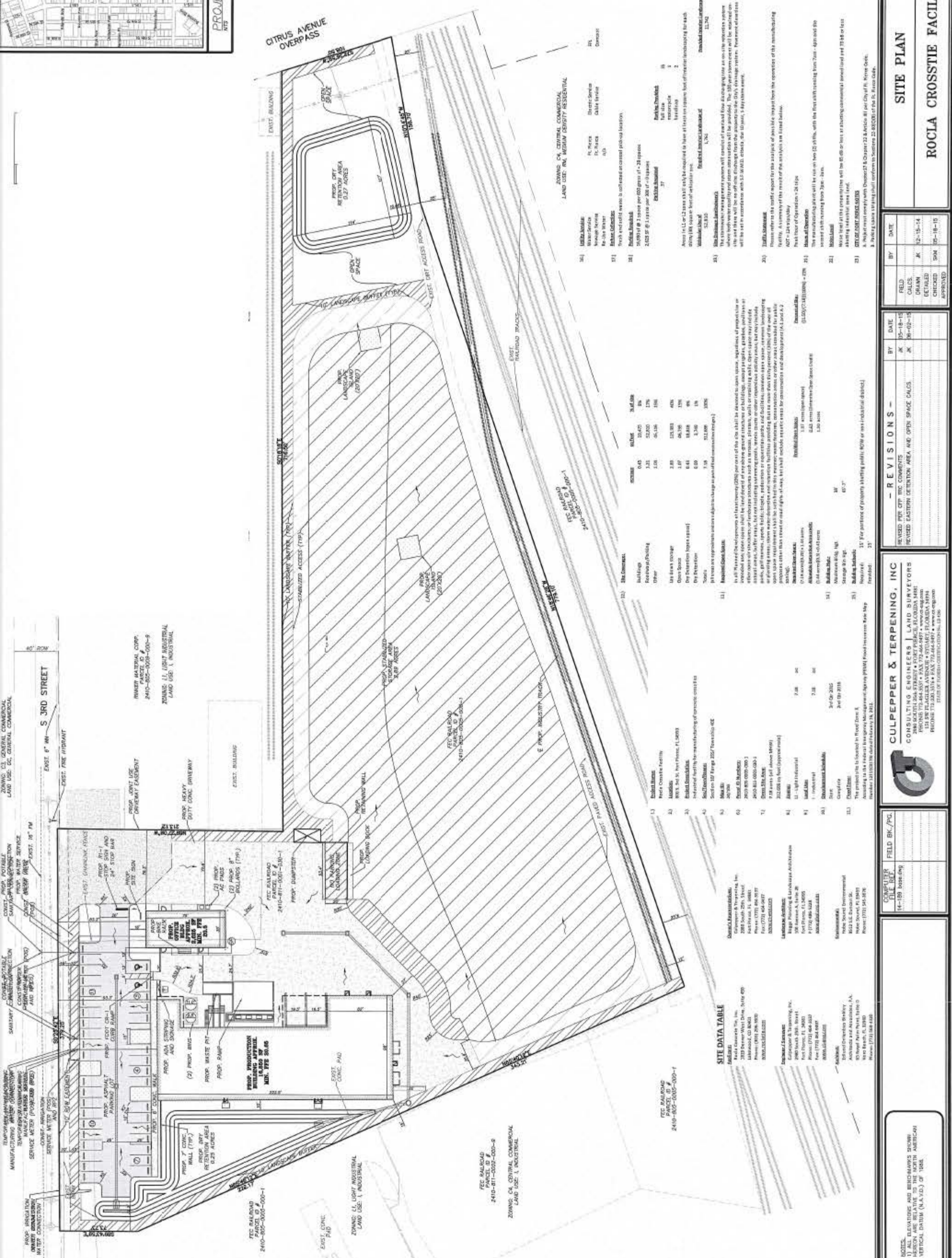
# Exhibit B

**LEGEND**

|          |                            |
|----------|----------------------------|
| [Symbol] | EXISTING CONCRETE          |
| [Symbol] | PROPOSED CONCRETE          |
| [Symbol] | PROPOSED STABILIZED ACCESS |
| [Symbol] | PROPOSED STORAGE AREA      |
| [Symbol] | PROPOSED LANDSCAPE BUFFER  |
| [Symbol] | PROPOSED ASPHALT           |
| [Symbol] | OVERLAND FLOW DIRECTION    |
| [Symbol] | PROPOSED INLET STOP        |
| [Symbol] | PROPOSED TRANSFORMER       |
| [Symbol] | EXIST. OVERHEAD UTILITY    |
| [Symbol] | EXIST. FENCE               |
| [Symbol] | PROPERTY LINE              |
| [Symbol] | CENTER LINE                |
| [Symbol] | PROP. JOINT USE EASEMENT   |
| [Symbol] | EXIST. RAILROAD TRACKS     |
| [Symbol] | PROP. RAILROAD TRACKS      |
| [Symbol] | PROP. 7' WALL              |

**DATE:** 01/20/2015  
**HORIZ. SCALE:** 1"=40'  
**VERT. SCALE:** N/A  
**JOB NO.:** 14-189  
**SHEET:** 1 OF 1

**SEAL:** STEPHAN R. MATTHEWS, P.E., No. 28723, State of Florida, Professional Engineer, Mechanical, Electrical, and Refrigeration Engineering.



**11) Site Overview**

| Category                  | Value   | Unit    | % of Total |
|---------------------------|---------|---------|------------|
| Buildings                 | 10,470  | Sq. Ft. | 8%         |
| Footprint on Tract        | 3,230   | Sq. Ft. | 2%         |
| Other                     | 1,010   | Sq. Ft. | 1%         |
| Land Area                 | 128,000 | Sq. Ft. | 100%       |
| Open Space                | 117,570 | Sq. Ft. | 92%        |
| Open Space (by retention) | 6,000   | Sq. Ft. | 5%         |
| Other                     | 111,570 | Sq. Ft. | 87%        |

**11) Required Open Space**

| Category                  | Value   | Unit    | % of Total |
|---------------------------|---------|---------|------------|
| Open Space                | 117,570 | Sq. Ft. | 92%        |
| Open Space (by retention) | 6,000   | Sq. Ft. | 5%         |
| Other                     | 111,570 | Sq. Ft. | 87%        |

**12) Building Footprints**

| Category           | Value  | Unit    | % of Total |
|--------------------|--------|---------|------------|
| Buildings          | 10,470 | Sq. Ft. | 8%         |
| Footprint on Tract | 3,230  | Sq. Ft. | 2%         |
| Other              | 1,010  | Sq. Ft. | 1%         |

**13) Notes**

- 1) All proposed building footprints shall be set back from the street frontage by a minimum of 10 feet.
- 2) All proposed building footprints shall be set back from the side and rear property lines by a minimum of 5 feet.
- 3) All proposed building footprints shall be set back from the rear property line by a minimum of 10 feet.
- 4) All proposed building footprints shall be set back from the rear property line by a minimum of 15 feet.
- 5) All proposed building footprints shall be set back from the rear property line by a minimum of 20 feet.
- 6) All proposed building footprints shall be set back from the rear property line by a minimum of 25 feet.
- 7) All proposed building footprints shall be set back from the rear property line by a minimum of 30 feet.
- 8) All proposed building footprints shall be set back from the rear property line by a minimum of 35 feet.
- 9) All proposed building footprints shall be set back from the rear property line by a minimum of 40 feet.
- 10) All proposed building footprints shall be set back from the rear property line by a minimum of 45 feet.
- 11) All proposed building footprints shall be set back from the rear property line by a minimum of 50 feet.
- 12) All proposed building footprints shall be set back from the rear property line by a minimum of 55 feet.
- 13) All proposed building footprints shall be set back from the rear property line by a minimum of 60 feet.
- 14) All proposed building footprints shall be set back from the rear property line by a minimum of 65 feet.
- 15) All proposed building footprints shall be set back from the rear property line by a minimum of 70 feet.
- 16) All proposed building footprints shall be set back from the rear property line by a minimum of 75 feet.
- 17) All proposed building footprints shall be set back from the rear property line by a minimum of 80 feet.
- 18) All proposed building footprints shall be set back from the rear property line by a minimum of 85 feet.
- 19) All proposed building footprints shall be set back from the rear property line by a minimum of 90 feet.
- 20) All proposed building footprints shall be set back from the rear property line by a minimum of 95 feet.
- 21) All proposed building footprints shall be set back from the rear property line by a minimum of 100 feet.

**REVISIONS**

| NO. | DATE     | BY | DESCRIPTION  |
|-----|----------|----|--|
| 1   | 05-18-15 | AK | REVISED FOR OFF TRC COMMENTS                         |
| 2   | 06-02-15 | AK | REVISED EASTERN DETENTION AREA AND OPEN SPACE CALCUS |

**FILED BK. PRO.**

14-189 base.dwg

**COMPUTER FILE REF.**

14-189 base.dwg

**NOTES:**

- 1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

**CULPEPPER & TERPENDING, INC.**

CONSULTING ENGINEERS | LAND SURVEYORS

2880 SOUTH 20th STREET • FORT PIERCE, FLORIDA 34981

PHONE: (888) 224-2222 • FAX: (772) 464-4977 • www.cet-inc.com

FLORIDA LICENSE NO. 13131 • EXPIRES 12/31/15

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