

**ORDINANCE NO. 15-051**

**ORDINANCE NO. 15-051** - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, REZONING PROPERTIES GENERALLY LOCATED AT 601 SEAWAY DRIVE, FROM R-3, SINGLE-FAMILY MODERATE DENSITY RESIDENTIAL, TO C-5, TOURIST COMMERCIAL; 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:** 2402-312-0001-000-5 & 2402-331-0002-000-1 (Uplands):

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT REFERENCE POINT IN EAST END OF SOUTH BRIDGE, SAID POINT BEING A CROSS IN DECK OF AFORESAID BRIDGE RUN NORTH 64° 50' 00" E EAST ALONG CENTER LINE OF SEAWAY DR A DISTANCE OF 525 FT, THENCE SOUTH 25° 09" A DISTANCE OF 154.91 FT TO SOUTH RIGHT OF WAY OF SEAWAY DR AND POINT OF BEGINNING, THENCE CONTINUE SOUTH A DISTANCE OF 656.44 FT TO HWM OF INDIAN RIVER, THENCE MEANDER SHORE NORTH 70° 49" EAST A DISTANCE OF 564.9 FT, THENCE NORTH 55° 30' 00" EAST A DISTANCE OF 482.41 FT, THENCE NORTH 25° 10' 00" WEST A DISTANCE OF 159.50 FT, THENCE NORTH 64° 50' 00" EAST A DISTANCE OF 12 FT, THENCE NORTH 25° 10' 00" WEST A DISTANCE OF 500 FT, THENCE CONTINUE SOUTH 64° 50' 00" WEST A DISTANCE OF 12 FT, THENCE NORTH 25° 10' 00" WEST A DISTANCE OF 73.5 FT TO SOUTH RIGHT OF WAY LINE OF SEAWAY DR, THENCE SOUTH 62° 52' 16" WEST ALONG SOUTH RIGHT OF WAY LINE A DISTANCE OF 294.42 FT, THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 50.34 FT, THENCE SOUTHERLY ALONG RIGHT OF WAY LINE A DISTANCE OF 49.64 FT, THENCE SOUTH WESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 708.38 FT TO POINT OF BEGINNING (OR 1674-1067). Containing 17.04 acres, more or less.

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE BASELINE OF SURVEY FOR SEAWAY DRIVE AT STATION: 51+67.21, AS SHOWN ON THE MAP PREPARED BY FLORIDA DEPARTMENT OF TRANSPORTATION, SECTION 94050-2509, SHEET 1 OF 6, DATED 11-Q7-69 AND THE NORTHERLY EXTENSION OF THE EAST LINE OF THE CITY OF FORT PIERCE UTILITIES AUTHORITY PROPERTY; THENCE SOUTH 25°28'28" EAST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 766.77 FEET TO THE POINT OF BEGINNING; THENCE NORTH 70°30'13" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 564.95 FEET; THENCE NORTH

55°11'19" EAST, A DISTANCE OF 156.79 FEET TO A POINT, SAID POINT ALSO KNOWN AS REFERENCE POINT "A"; THENCE SOUTH 13°24'23" WEST, A DISTANCE OF 24.33 FEET; THENCE SOUTH 62°05'49" WEST, A DISTANCE OF 58.43 FEET; THENCE SOUTH 59°09'13" WEST, A DISTANCE OF 75.90 FEET; THENCE SOUTH 45°44'33" WEST, A DISTANCE OF 28.96 FEET; THENCE SOUTH 68°03'20" WEST, A DISTANCE OF 93.99 FEET; THENCE SOUTH 64°05'22" WEST, A DISTANCE OF 131.22 FEET; THENCE SOUTH 65°50'33" WEST, A DISTANCE OF 123.03 FEET; THENCE SOUTH 64°49'33" WEST, A DISTANCE OF 76.95 FEET; THENCE SOUTH 68°25'21" WEST, A DISTANCE OF 115.25 FEET TO THE SAID EAST LINE OF THE CITY OF FORT PIERCE UTILITIES AUTHORITY; THENCE NORTH 25°28'28" WEST, ALONG SAID EAST LINE, A DISTANCE OF 55.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 55°11'19" EAST, A DISTANCE OF 3.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 55°11'19" EAST, A DISTANCE OF 321.96 FEET TO THE WEST LINE OF HARBOUR ISLE AT HUTCHINSON ISLAND AS RECORDED IN PLAT BOOK 43, PAGES 31A AND 31B, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 25°27'28" EAST, ALONG SAID WEST LINE, A DISTANCE OF 196.21 FEET; THENCE NORTH 67°36'11" WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 24.64 FEET; THENCE NORTH 75°56'23" WEST, A DISTANCE OF 65.84 FEET; THENCE NORTH 81°49'27" WEST, A DISTANCE OF 62.56 FEET; THENCE NORTH 89°18'33" WEST, A DISTANCE OF 83.36 FEET; THENCE SOUTH 80°11'48" WEST, A DISTANCE OF 66.03 FEET; THENCE SOUTH 59°18'05" WEST. A DISTANCE OF 60.11 FEET TO THE POINT OF BEGINNING. Containing .98 acres, more or less.

CONTAINING IN ALL 18.02 ACRES, MORE OR LESS.

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

shall be and the same is hereby rezoned from R-3, Single-family Moderate Density Residential to C-5, Tourist Commercial; said properties being located at 601 Seaway Drive in Fort Pierce, Florida.

**SECTION 2.** All Ordinance or parts of Ordinances in conflict herewith are hereby repealed.

**SECTION 3.** This Ordinance is and the same shall become effective immediately upon final passage thereof.

APPROVED AS TO FORM  
AND CORRECTNESS:



Robert M. 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. 15-051 was duly advertised by title only in the St. Lucie News Tribune on August 24<sup>th</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 September 8<sup>th</sup>, 2015; and was duly introduced, read by title only, and passed on second and final reading on September 21<sup>st</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 September, 2015.

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MAYOR COMMISSIONER

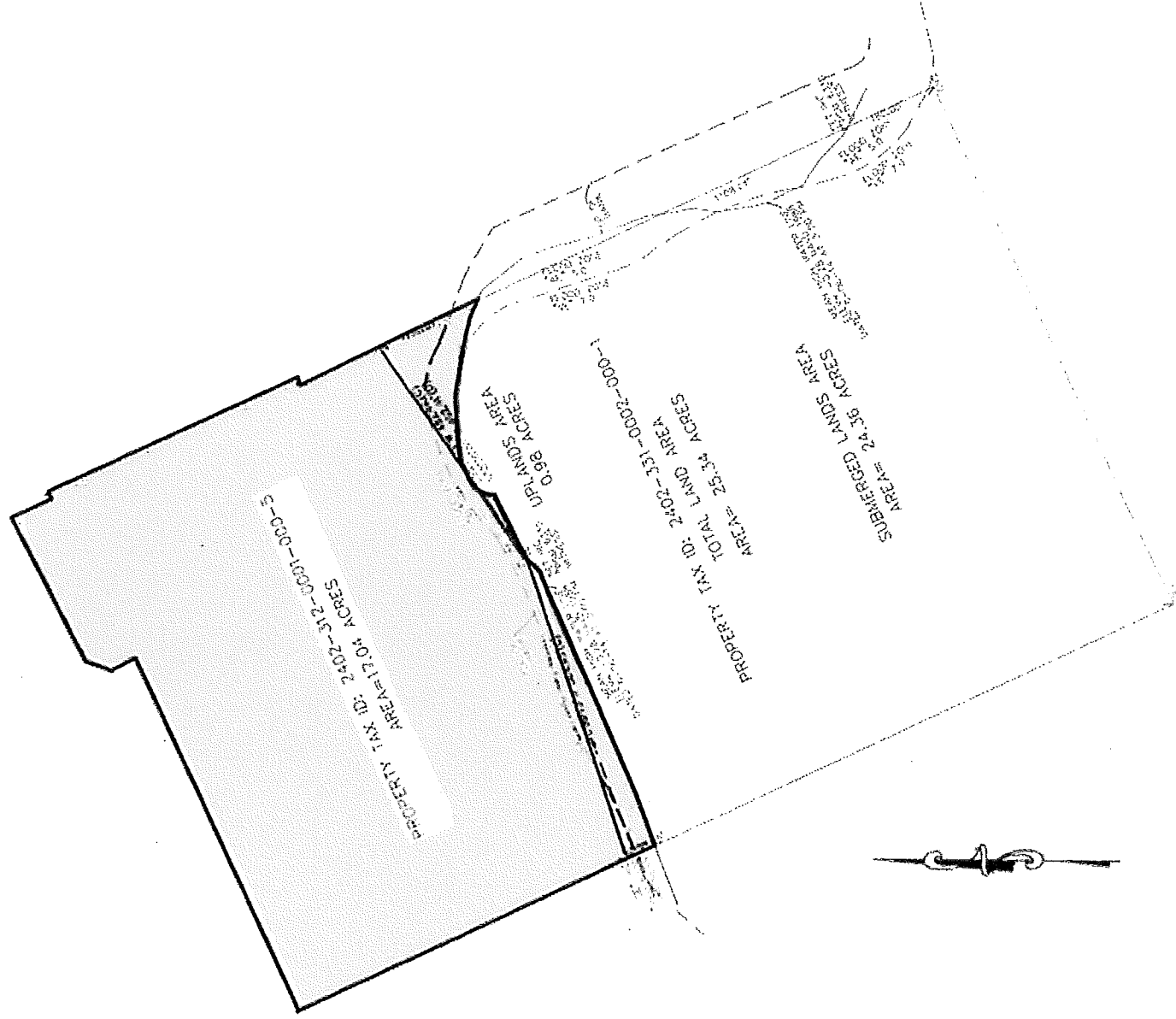
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CITY CLERK

(CITY SEAL)

EXHIBIT A  
Page 1 of 2

Sketch of Subject Property

**SKETCH**  
**THIS IS NOT A SURVEY**



**EXHIBIT A**  
**Page 2 of 2**

**Legal Description of Subject Property**

**LEGAL DESCRIPTION**

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