

**ORDINANCE NO. 18-015**

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **REZONING** THE PROPERTIES GENERALLY LOCATED AT **411 N. 25<sup>th</sup> STREET, INCLUDING PARCELS 2408-507-0133-000-5 and 2408-507-0097-000-0**, FROM R-3, SINGLE-FAMILY MODERATE DENSITY ZONE, TO C-3, GENERAL COMMERCIAL ZONE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the subject properties are generally located at 411 N. 25<sup>th</sup> Street, within the City of Fort Pierce, Florida, representing approximately 2.55 Acres of land; and

**WHEREAS**, the subject properties are included in a proposed site plan for a 5,610 sq. ft. church facility; and

**WHEREAS**, the subject properties are included in future land amendment and right-of-way abandonment applications for the proposed 5,610 sq. ft. church facility sit plan; and

**WHEREAS**, Parcel ID: 2408-507-0133-000-5 has split zoning designations; and

**WHEREAS**, Within Parcel ID: 2408-507-0133-000-5; Lots 1, 2, 3, and 4 of Block 15 are designated as C-3, General Commercial Zone and Lot 5 of Block 15 is designated as R-3, Single-Family Moderate Density Zone; and

**WHEREAS**, Parcel ID: 2408-507-0097-000-0 is presently designated R-3, Single-Family Moderate Density Zone; and

**WHEREAS**, the applicant seeks rezoning of the subject parcels, Parcel ID(s): 2408-507-0133-000-5 and 2408-507-0097-000-0, from R-3, Single-Family Moderate Density Zone to C-3, General Commercial Zone; and

**WHEREAS**, the proposed zoning atlas amendment (rezoning) is consistent with the comprehensive plan, and 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 22-131; and

**WHEREAS**, the City of Fort Pierce Planning Board, at their May 8th, 2018 meeting, voted unanimously to recommend approval of the proposed Zoning Atlas Amendment for Ordinance 18-0xx.

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

**SECTION 1.** From and after the effective date hereof, the following properties are shown on Exhibit A and are legally described as:

Generally Located at 411 N. 25<sup>th</sup> Street, Parcel ID(s): 2408-507-0133-000-5, 2408-507-0097-000-0

**LEGAL DESCRIPTION:**

LOT 5, BLOCK 15, FORT PIERCE HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 39, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH

LOT 8 AND 9, LESS THE EAST 10 FEET, AND ALL OF LOTS 10, 11 AND 12, BLOCK 11, FORT PIERCE HEIGHTS SUBDIVISION,

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 39, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Shall be and the same is hereby rezoned from R-3, Single-Family Moderate Density Zone, to C-3, General Commercial Zone; said properties being generally located at 411 N. 25<sup>th</sup> Street in Fort Pierce, Florida.

**SECTION 2.** 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 but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**SECTION 3.** 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 4.** This Ordinance is and the same shall become effective immediately upon final passage.

**APPROVED AS TO FORM & CORRECTNESS:**

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James M. Messer, Esq.  
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. 18-015 was duly advertised by title only in the St. Lucie News Tribune on May 20th, 2018; 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 June 4th, 2018; and was duly introduced, read by title only, and passed on second and final reading June 18th, 2018 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 19th day of June, 2018.

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Linda Hudson  
MAYOR COMMISSIONER

ATTEST:

(CITY SEAL)

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Linda W. Cox  
CITY CLERK

**EXHIBIT A**  
Sketch & Legal Description of Subject Properties



**Parcel ID: 2408-507-0133-000-5, 2408-507-0097-000-0**

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