

ORDINANCE NO. 19-001

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; MODIFYING THE OAK ALLEY PLANNED DEVELOPMENT TO REVISE THE PREVIOUSLY-APPROVED SITE PLAN FOR A NEW BUILDING LAYOUT AND ADD RELIGIOUS INSTITUTION AS AN APPROVED USE ON PROPERTY GENERALLY LOCATED AT 4403 SOUTH 25TH STREET; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce Code of Ordinances (“City Code”) Section 22-40, Planned Development Zone (PD), sets forth a procedure for major modifications to a planned development; and;

WHEREAS, on November 15, 2004, the St. Lucie County Board of County Commissioners granted preliminary and final PUD approval and a change in the zoning classification for the Oak Alley development (“Oak Alley”), and

WHEREAS, on July 26, 2006, the plat for the Oak Alley subdivision was recorded in Plat Book 54, Pages 26-30 of the Public Records of St. Lucie County, Florida; and

WHEREAS, on December 2, 2013, Oak Alley was annexed into the City of Fort Pierce; and

WHEREAS, the current property owner GHO South 25th Street LLC, has submitted a development review application for a major amendment to the Planned Development to allow for two (2) modifications; and

WHEREAS, City Code Section 22-40 requires an applicant for a major modification to follow the same procedure as set forth for a new planned development request.

WHEREAS, the City of Fort Pierce Planning Board, at its December 11, 2018, meeting, voted to recommend approval of the application for major amendment to the City Commission; and

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 true and correct, and are incorporated herein as the legislative intent of this ordinance.

SECTION 2. The Oak Alley Planned Development as recorded in Plat Book 54, Pages 26-30, is hereby amended as follows and as shown in Exhibit "A:"

1. Revise the previously-approved Site Plan for a new building layout utilizing the site's existing driveway and parking.
2. Add "religious institution" to the list of approved uses.

SECTION 3. All other aspects of the original Oak Alley Planned Development remain in full force and effect.

SECTION 4. 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 5. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 6. This Ordinance shall become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

Peter J. Sweeney
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. 18-034 was

duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, January 6, 2019; 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 January 22, 2019; and was duly introduced, read by title only, and passed on second and final reading February 4, 2019, 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 February XX, 2019.

Linda Hudson
Mayor Commissioner

ATTEST:

Linda W. Cox
City Clerk

(CITY SEAL)

