

ORDINANCE NO. 22-017

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA: REZONING FOUR PARCELS OF LAND GENERALLY LOCATED ON THE EAST SIDE OF SOUTH US HIGHWAY 1 AT THE INTERSECTION OF DICKSON DRIVE AND LYING NORTH OF THE EXISTING GATOR TRACE PLANNED DEVELOPMENT, FROM GENERAL COMMERCIAL (C-3) AND PLANNED DEVELOPMENT (PD) TO PLANNED DEVELOPMENT (PD), FOR THE RESIDENTIAL PROJECT TO BE KNOWN AS SAVANNAH PRESERVE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located on the east side of South US Highway 1 at the intersection of Dickson Drive and lying North of the existing Gator Trace Planned Development, as more specifically described in **Section 1** of this Ordinance, representing approximately 132.7 acres of land; and,

WHEREAS, the owner and applicant seek to rezone the subject property from General Commercial (C-3) and Planned Development (PD) to Planned Development (PD) for the residential project to be known as Savannah Preserve; and,

WHEREAS, the proposed zoning atlas map amendment (rezoning) 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, will meet transportation demands and provide community facilities and services, and will promote the public health, safety and general welfare as required by City Code 125-136; and,

WHEREAS, the City of Fort Pierce Planning Board, at their May 9th, 2022 meeting, voted unanimously to recommend approval of the request; and

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 described property is hereby rezoned as follows:

Parcel ID: 2427-433-0002-000-1
2427-433-0001-000-4
2434-121-0001-000-8
2426-333-0015-000-5

The subject property is a parcel of land lying in Sections 26, 27, 34, and 35, Township 35 South, Range 40 East, St. Lucie County, Florida, containing approximately 120 acres of land, being more particularly described as follows:

From the northwest corner of the east ½ of the southeast ¼ of said section 27, run south 89°15'56" east a distance of 130 feet; thence run south 2°4'47" west parallel to the west line of the east ½ of the southeast ¼ of section 27 2,276.62 feet to the point of beginning; thence, continue south 2°4'47" west a distance of 373.59 feet to the south line of said section 27; thence run south 0°35'43" west in section 34 a distance of 1,500.94 feet; thence run south 89°27'30" east a distance of 1,206.73 feet to the east line of said section 34; thence continue south 89°27'30" east into section 35 a distance of 175 feet; thence run south 0°28' west a distance of 80 feet; thence run south 89°27'30" east a distance of 1,369.20 feet to the west line of the property owned by the city of ft. Pierce; thence run north 0°40' east along said city property line a distance of 1,580.6 feet to the north line of said Section 35; thence continue North 0°40' East into Section 26 a distance of 364.16 feet; thence run North 89°15'56" West, a distance of 2,743.75 feet to the point of beginning., and;

The North ½ of the North ½ of the North ½ of the Northwest ¼ of the Northeast ¼, in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida; less right-of-way for U.S. No. 1., and;

That part of the South 275.00 feet of the SW 1/4 of the SE 1/4 of Section 27, Township 35 South, Range 40 East, lying East of U.S. Highway No. 1, less the North 25.00 feet and the East 15.00 feet for right-of-way, all lying and being in St. Lucie County, Florida.

Total site area is 132.7 acres (more or less)

Said property located on the on the east side of South US Highway 1 at the intersection of Dickson Drive and lying north of the existing Gator Trace Planned Development, and the zoning designation is hereby changed from General Commercial (C-3) and Planned Development (PD) to Planned Development (PD) for the residential project to be known as Savannah Preserve, as depicted on Exhibit "A" attached hereto and incorporated herein.

SECTION 2: The PD site plan depicted on the attached and incorporated Exhibit "B" is hereby approved. Any additions, deletions, changes in the use, density, sequence of development, or other specifications of the approved PD site plan will require a major modification to the PD site plan and approval of the City Commission. Other modifications such as minor variations, extensions, alterations or modifications of proposed uses, buildings/structures or other improvements which are consistent with the purpose and intent of the approved PD plan may be considered a minor modification to the PD site plan and determined through administrative process.

SECTION 3: The development conditions set forth in the attached and incorporated Exhibit "C" are hereby adopted and shall apply to the PD site plan approved in **Section 2** of this Ordinance.

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 be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

Tanya M. Earley
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. 22-017 was duly advertised by title only in the St. Lucie News Tribune on June 5th, 2022 and; 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 5th, 2022; and was duly introduced, read by title only, and passed on second and final reading July 18th, 2022, 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 ___th day of _____, 2022.

Linda Hudson
Mayor Commissioner ATTEST:

Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A
Proposed Zoning Atlas Map
Amendment - Planned Development,
PD

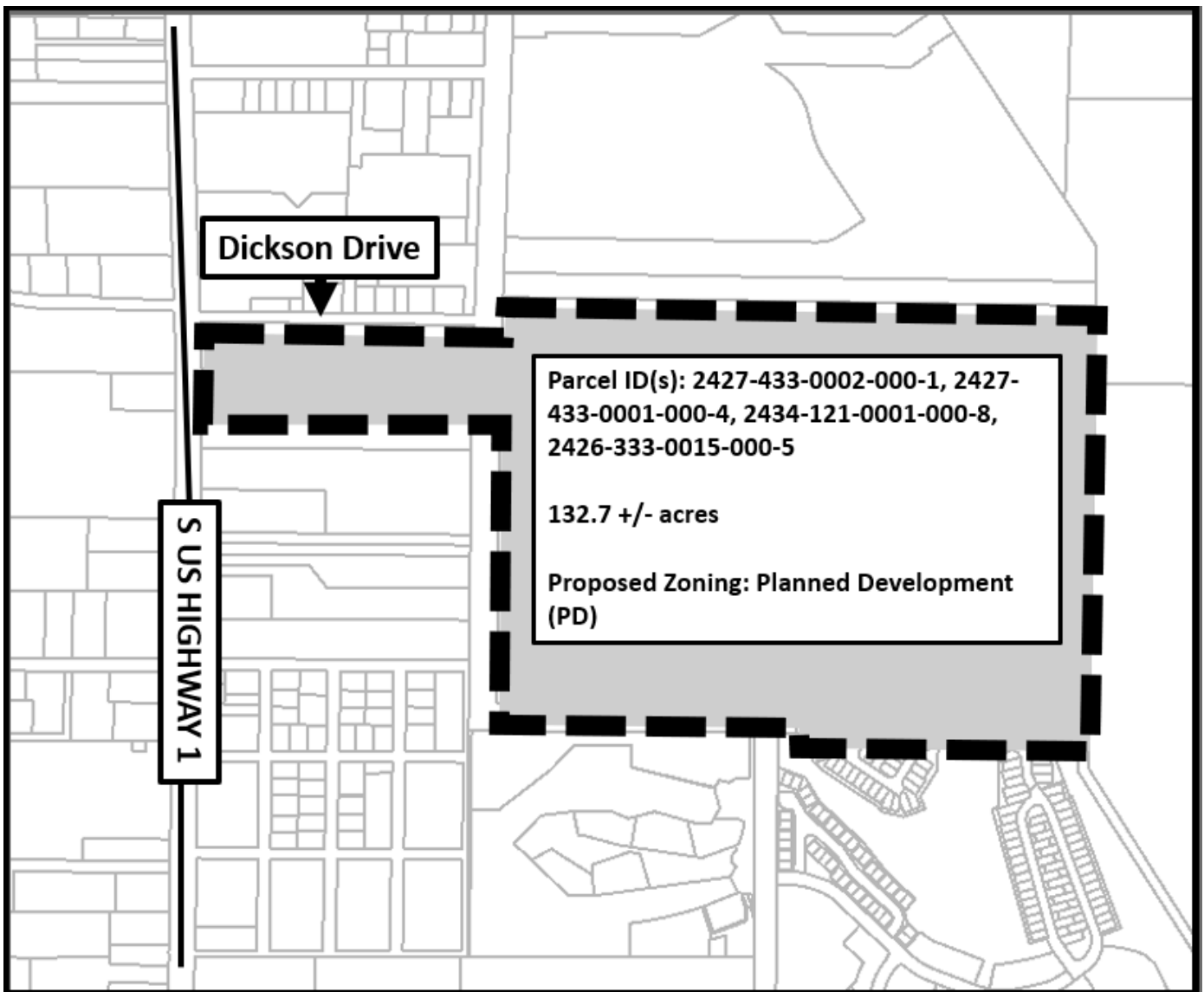


Exhibit B
Savannah Preserve PD

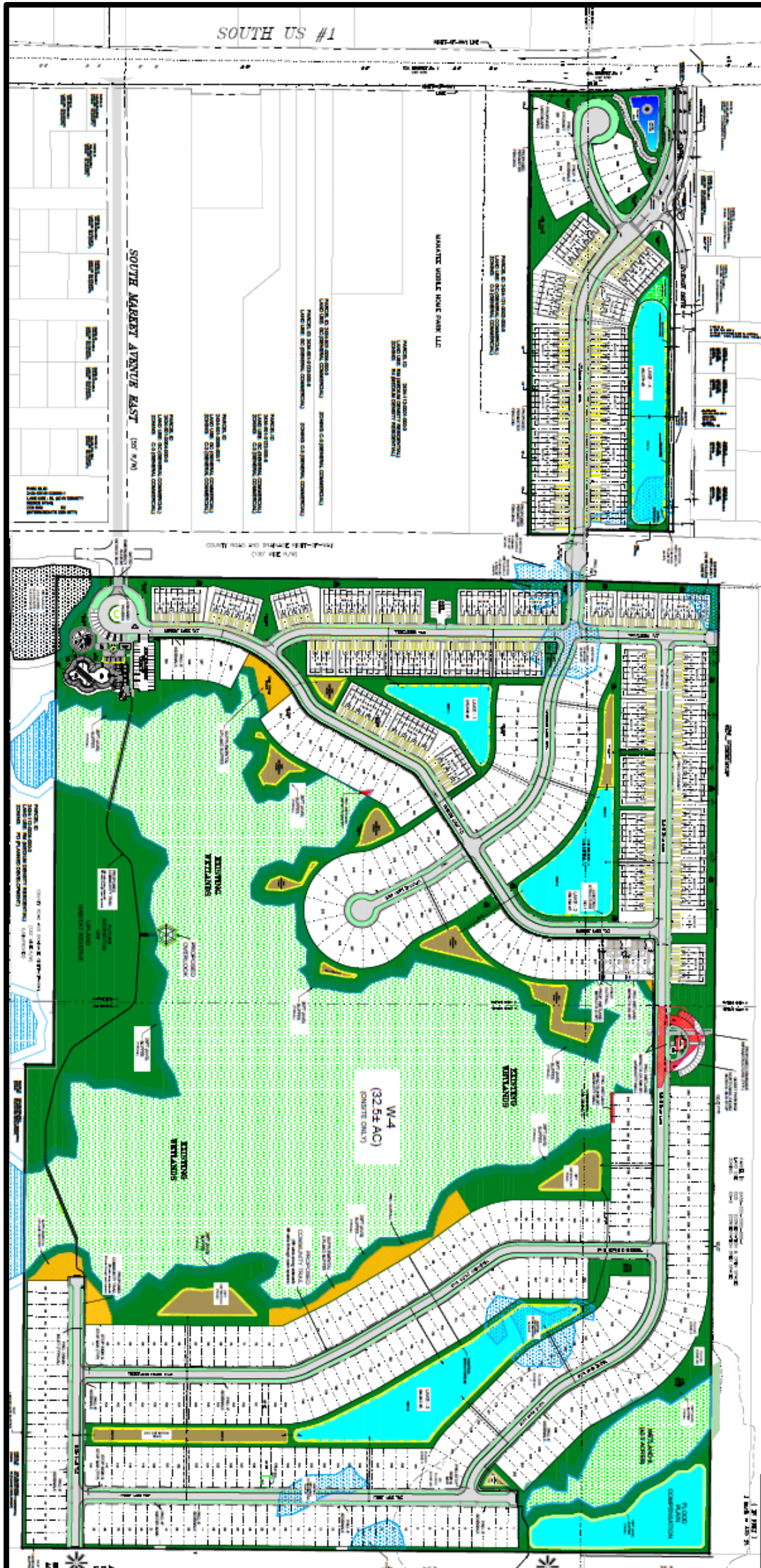


Exhibit C
Savannah Preserve - Conditions of Approval

1. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit. The plans shall include details of any off-site improvements such as any stormwater control berm.
2. All required regulatory agency permits, including but not limited to the South Florida Water Management District and Army Corp of Engineers, shall be obtained by the applicant and copies provided to the City prior to the commencement of any development activities.
3. The applicant shall provide a conceptual stormwater design and an engineer's statement attesting that the PD's storm water system will be in compliance with all required stormwater treatment requirements.
4. The driveway at the entrance of Dickson Dr shall be realigned to provide access to parcels abutting to the north, (Parcel ID# 2427-801-0051-000-8 and Parcel ID# 2427-801-0037-000-4).
5. The applicant shall provide confirmation of the approval of St. Lucie County for the location of the berm and stormwater discharge outfall into the Right of Way and Drainage easement (Parcel # 2434-112-0001-000-0), which bifurcates the site, also running along the southern boundary of the site prior to the commencement of any development activities.
6. The applicant shall provide confirmation of a maintenance agreement with St. Lucie County for the installation of the berm and, if applicable, the stormwater discharge outfall into the Right of Way and Drainage easement (Parcel # 2434-112-0001-000-0), which bifurcates the site, also running along the southern boundary of the site prior to the commencement of any development activities.