

**ORDINANCE NO. 23-022**

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF THE PROPERTY GENERALLY LOCATED AT OR NEAR 1910 S. JENKINS ROAD, FROM MEDIUM DENSITY RESIDENTIAL, RM, TO HIGH DENSITY RESIDENTIAL, RH; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the subject properties are generally located at or near 1910 S. Jenkins Road, within the City of Fort Pierce, Florida, representing approximately 4.883 acres of land; and

**WHEREAS**, the subject property, generally located at or near 1910 S. Jenkins Road, is presently designated RM, Medium Density Residential; and

**WHEREAS**, the City seeks a future land use amendment of the subject property, generally located at or near 1910 S. Jenkins Road, from RM, Medium Density Residential to RH, High Density Residential; and

**WHEREAS**, the proposed future land use amendment 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 section 125-136; and

**WHEREAS**, the City of Fort Pierce Planning Board, at their February 13, 2023, meeting, voted to recommend approval of the proposed Future Land Use Amendment for this parcel; and

**WHEREAS**, the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan adopted by Ordinance No. L-136, as subsequently amended; and

**WHEREAS**, changing the future land use designation requires an amendment to the Comprehensive Plan, pursuant to section 163.3187, Florida Statutes; and

**WHEREAS**, the City of Fort Pierce Planning Board having been duly designated as the Local Planning Agency pursuant to section 163.3174 et seq., Florida Statutes, and having held a public hearing thereon, has considered this proposed amendment to the Comprehensive Plan and submitted its recommendations thereon to the City Commission; and

**WHEREAS**, two (2) public hearings with due notice have been held by the City Commission to inform the public and receive comments and objections; and

**WHEREAS**, the City of Fort Pierce desires to hereby formally adopt this amendment to the City's Comprehensive Plan.

**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 ratified and incorporated as the legislative intent of this ordinance.

**SECTION 2.** The Comprehensive Plan of the City of Fort Pierce is hereby amended as follows:

From and after the effective date hereof, the following property legally described respectively as:

Parcel ID: 2418-322-0001-000-5

LEGAL DESCRIPTIONS:

A PARCEL OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3458, PAGE 167 OF THE PUBLIC RECORDS OF ST. LUCIE

COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER (1/4) CORNER OF SAID SECTION 18; THENCE SOUTH 00°15'46" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 18, A DISTANCE OF 1324.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 18; THENCE NORTH 89°08'14" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD (80' WIDE PUBLIC RIGHT-OF-WAY) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 94631-2604, SAID POINT BEING THE POINT OF BEGINNING.

THENCE CONTINUE NORTH 89°08'14" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 614.25 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 18; THENCE NORTH 00°08'26" WEST, ALONG SAID EAST LINE, A DISTANCE OF 342.92 FEET; THENCE SOUTH 89°44'04" WEST, LEAVING SAID EAST LINE, A DISTANCE OF 614.94 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD; THENCE SOUTH 00°15'46" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 349.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 212716.39 SQUARE FEET (4.883 ACRES), MORE OR LESS.

Containing 4.883 acres, more or less

Said property being generally located at or near 1910 S. Jenkins Road, in Fort Pierce, Florida shall be and the Future Land Use Designation is hereby changed from RM, Medium Density Residential to RH, High Density Residential, as depicted on Exhibit "A", attached hereto and incorporated herein.

**SECTION 3.** 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, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**SECTION 4.** 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 5.** This Ordinance shall become effective immediately upon final passage.

**APPROVED AS TO FORM & CORRECTNESS:**

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Tanya M. Earley, 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.23-022 was duly advertised accordance with section 163.3187, Florida Statutes by display advertising in the St. Lucie News Tribune on March 5th, 2023; 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 March 20th, 2023; and was duly introduced, read by title only, and passed on second and final reading April 3rd, 2023, 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 4th day of March 2023.

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Linda Hudson  
Mayor Commissioner

ATTEST:

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Linda W. Cox  
City Clerk

(City Seal)

## EXHIBIT A

### Proposed Future Land Use Map Amendment

Medium Density Residential, RM, to High Density Residential, RH.

