

**ORDINANCE NO. 23-027**

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **REZONING THE PROPERTY GENERALLY LOCATED AT OR NEAR 4483 SOUTH 25<sup>th</sup> STREET, FROM PD, PLANNED DEVELOPMENT ZONE TO R-1, SINGLE-FAMILY LOW DENSITY ZONE**; 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 generally located at or near 4483 South 25<sup>th</sup> Street within the City of Fort Pierce, Florida, representing approximately 1.52 acres of land, more or less; and

**WHEREAS**, the City of Fort Pierce Planning Board at their August 13<sup>th</sup> 2013 meeting, voted unanimously to recommend approval of the annexation of seventy-four (74) parcels; and

**WHEREAS**, the annexation of seventy-four (74) parcels included the subject property located at or near 4483 South 25<sup>th</sup> Street and the Oak Alley Subdivision; and

**WHEREAS**, the City of Fort Pierce City Commission unanimously approved Ordinance No. L-303 to annex the subject property located at or near 4483 South 25<sup>th</sup> Street and the Oak Alley Subdivision at first reading; and

**WHEREAS**, the City of Fort Pierce City Commission unanimously approved Ordinance No. L-303 to annex the subject property located at or near 4483 South 25<sup>th</sup> Street and the Oak Alley Subdivision at second reading; and

**WHEREAS**, the Annexation created by Ordinance No. L-303 either through scrivener's error or oversight inadvertently omitted an R-1, Single-Family Low Density zoning classification for the subject parcel located at or near 4483 South 25<sup>th</sup> Street in Fort Pierce, Florida; and

**WHEREAS**, the City of Fort Pierce, with the permission of the property owner, has applied for rezoning of the subject property generally located at or near 4483 South 25<sup>th</sup> Street from (PD) Planned Development Zone to (R-1) Single-Family Low Density Zone; 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 and to 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 125-136; and

**WHEREAS**, the City of Fort Pierce Planning Board at their February 13<sup>th</sup>, 2023 meeting, voted unanimously to recommend approval of the rezoning; 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 properties are hereby rezoned as follows:

Parcel ID: 2432-441-0003-000-9

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

**LEGAL DESCRIPTION:**

32 35 40 THAT PART OF S 180 FT OF NE 1/4 OF SE 1/4 OF SE 1/4-LESS E 40 FT-LYG SWLY OF FOL DESC LI: BEG AT PT ON N LI OF SD S 180 FT SD PT BEING 384.77 FT W OF W R/W S 25 ST (HAWLEY RD), TH S 8 DEG 53 MIN 23SEC E 50.07 FT, TH S 80 DEG 43 MIN 19 SEC E 81.46 FT, TH S 46 DEG 09 MIN 52 SEC E 126.19 FT, THE 205.60 FT TO W R/W S 25 ST AND END OF SPEC DESC LI-LESS E 6.02 FT M/L LYG ALG WLY R/W 25 ST AS IN OR 646-1962- (1.52 AC).

SAID PARCEL CONSISTING OF 2,458 SQUARE FEET OR 1.52 ACRES MORE OR LESS

Said property being generally located at or near 4483 South 25<sup>th</sup> Street in Fort Pierce, Florida shall be, and the Zoning Designation is hereby changed from (PD) Planned Development Zone to (R-1) Single-Family Low Density Zone, as depicted on Exhibit "A", attached hereto and incorporated herein.

**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 which 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 thereof that may be determined to be in conflict herewith are hereby repealed.

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

**APPROVED AS TO FORM & CORRECTNESS:**

---

**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. 23-0xx was duly advertised by title only in the St. Lucie News Tribune on Sunday, April 2nd, 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 April 17th, 2023; and was duly introduced, read by title only, and passed on second and final reading May 1st, 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 2nd day of May 2023.

---

**Linda Hudson**  
**Mayor Commissioner**

ATTEST:

---

**Linda W. Cox**  
**City Clerk**

**(CITY SEAL)**

**EXHIBIT A**

Proposed Zoning Atlas Map Amendment  
(PD) Planned Development Zone to (R-1) Single-Family Low Density Zone

