

**ORDINANCE NO. 24-XXX**

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA;.....; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the subject proposal incorporates two (2) parcels generally located at or north of Midway Road, within the City of Fort Pierce, Florida, representing approximately 516 acres of land; and

**WHEREAS**, a map depicting the subject property is attached hereto as Exhibit "A"; and

**WHEREAS**, the subject property, is presently designated as Planned Development with a Future Land Use of Mixed-Use Development, and

**WHEREAS**, the Applicant seeks a major amendment to the \_\_\_\_\_Planned Development zoning of the subject property to a Master Planned Development (MPD), and

**WHEREAS**, the proposed major amendment to the Planned Development 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 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\_\_\_\_, 2024, meeting, voted \_\_\_ to \_\_\_ to recommend approval of the proposed request for these parcels; 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 ratified and incorporated as the legislative intent of this ordinance.

**SECTION 2.** From and after the effective date hereof, the said described properties having the parcel ID's: 2334-410-0000-000-1, 2334-340-0000-000-7; and being generally located at or north of Midway Road in Fort Pierce, Florida, as depicted on **Exhibit "A"**, and made subject to the Master Site Plan depicted within **Exhibit "B"**, and the Planned Unit and Traffic Contribution Agreement at **Exhibit "C"**, attached hereto and incorporated herein.

**SECTION 3.** This Ordinance does not create any right on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

**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, which 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 of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

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

**APPROVED AS TO FORM & CORRECTNESS:**

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Sara Hedges  
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.24-XXX was duly advertised accordance with section 163.3187, Florida Statutes by display advertising in the St. Lucie News Tribune on XXX, 2024; 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 XXX, 2024; and was duly introduced, read by title only, and passed on second and final reading XXX, 2024, 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 NNth day of NNN 2024.

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Linda Hudson  
Mayor Commissioner

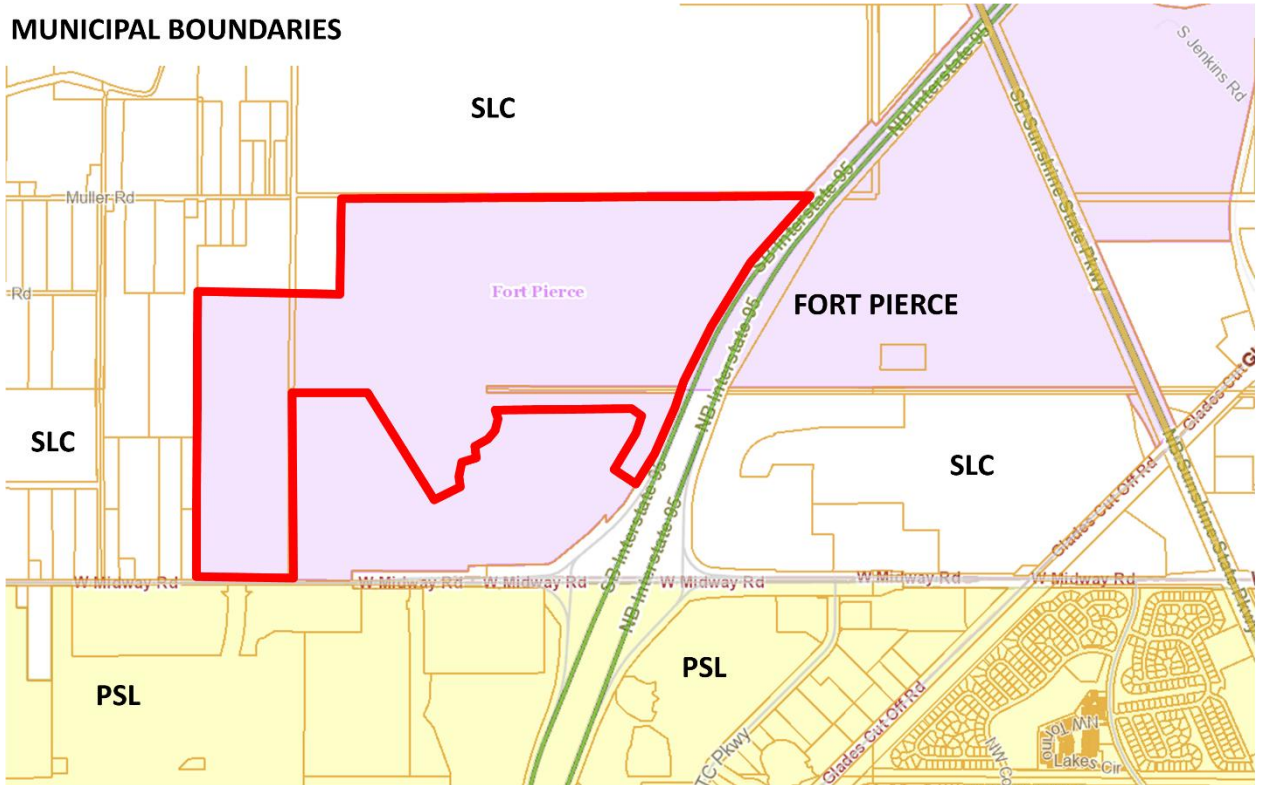
ATTEST:

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Linda W. Cox  
City Clerk

(City Seal)

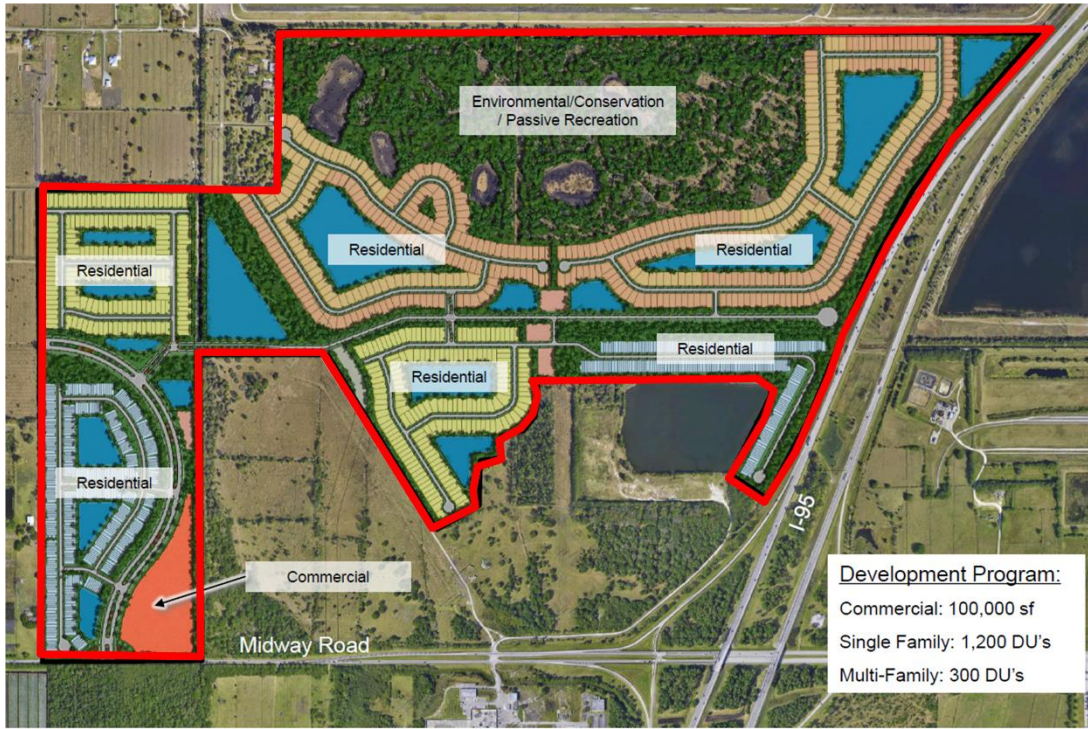
**EXHIBIT A**  
**SITE LOCATION**



Parcels, 2334-410-0000-000-1 and 2334-340-0000-000-7

**EXHIBIT B**

**SUNRISE MASTER PD SITE PLAN**



Mills, Short & Associates  
CIVIL & STRUCTURAL ENGINEERING/PLANNING



MacKenzie Engineering and Planning, Inc.



lucido & associates

**Development Program**

**EXHIBIT C**

SUNRISE RESIDENTIAL

PLANNED DEVELOPMENT AND TRAFFIC CONTRIBUTION AGREEMENT

(TO BE ATTACHED)