

ORDINANCE NO. J-504

AN ORDINANCE AMENDING THE ZONING ATLAS OF THE CITY OF FORT PIERCE; RE-ZONING CERTAIN LANDS WITHIN THE CITY (PORTIONS OF THE AREA COMMONLY KNOWN AS THE PORT OF FORT PIERCE) FROM MARINE INDUSTRIAL ZONE (I-2) TO PLANNED UNIT RE-DEVELOPMENT ZONE (PUR); REPEALING; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 1966 there occurred a Port Charrette in a public meeting of citizens of the City of Fort Pierce and St. Lucie County wherein such charrette considered new uses not previously allowed by the current zoning designation, including recreation, commercial, residential and mixed uses, and where there were further considered new north and south entrances to the area affected by this Ordinance, a general layout of street grid, a comprehensive drainage concept, continuous public access to the water and protection of the shoreline, limited expansion of industrial uses following appropriate design guidelines, with still further consideration for protection of the Indian River Lagoon; and

WHEREAS, the owners of the property affected by this Ordinance, St. Lucie County and MacArthur/W.C.I. Communities have expressed interest in developing the affected lands in an unified manner consistent with the conceptual outlines of the Port Charrette plan; and

WHEREAS, the Port Charrette Plan is believed suitable as a conceptual guideline for development of the affected area and where the provisions of Section 22-42 relating to Planned Unit Redevelopment are believed appropriate as a means for implementing such guideline; and

WHEREAS, the Commission considered oral presentations and written documentation as appropriate during the process of enacting this Ordinance; and

WHEREAS, the Commission finds that designation of the affected property as a Planned Unit Redevelopment is an effective and

unified treatment of the development possibilities of the property while remaining consistent with the Comprehensive Plan, affording environmental hazards and making appropriate provisions for the preservation of natural features such as shorelines and wooded cover; and

WHEREAS, designation of the affected property as a Planned Unit Development will not create excessive traffic congestion on nearby streets or overburden the following public facilities and services in terms of their capacities, operational costs or maintenance costs: water, sewer, storm drainage, electric services, fire protection, police protection and schools; and

WHEREAS, a need exist for the Planned Unit Redevelopment at the proposed location and the property owners have the capacity to develop the affected property in a manner consistent with the general, conceptual guideline provided by the Port Charrette Plan; and

WHEREAS, the Planned Unit Redevelopment complies with standards imposed by Section 22-42 of the Code of Ordinances, additional zoning provisions and other City laws.

BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida, a municipal corporation, as follows:

SECTION 1: The Zoning Atlas of the City of Fort Pierce, Florida, is hereby amended so that the following described property is re-zoned herewith from the Marine Industrial Zone (I-2) to a Planned Unit Re-development Zone (PUR), subject henceforth to all ordinance provisions relating to such zone, including but not limited to Section 22-42:

All that certain piece or parcel of land, lying and being in part of the North and South one-half of Section 3, Township 35 South, Range 40 East, City of Fort Pierce, County of St. Lucie and State of Florida, being more particularly described as follows:

Beginning at a point at the intersection of the Southerly line of J.M. Corbally (et al) property and the Easterly right of way line of Harbor Street; Thence from said point of

beginning Northerly along said Corbally property, a distance of 740 feet, plus or minus, to a point in same; Thence Westerly along same and acrossed the Florida East Coast Railroad Spur Track to the Easterly right of way line of North Second Street; Thence Northerly along said Easterly right of way, crossing said Spur Track, and Avenue "M" Extension, to a point at the intersection of said right of way, and the property line of said Corbally; Thence Easterly along said Corbally 348 feet, plus or minus, to a point in same; Thence Northerly along same 592 feet, plus or minus, to a point in same and the Southerly line of Taylor Creek; Thence Easterly along said Southerly line the following distances, 133 feet, plus or minus, 290 feet, plus or minus, and 850 feet, plus or minus, to a point in same, and the Westerly line of the Intercoastal Waterway; Thence Southerly along the said Westerly line a distance of 1869 feet, plus or minus, to a point in same and the Southerly boundary line of said Corbally; Thence Westerly along aid Southerly boundary line a distance of 650 feet, plus or minus; thence Southerly a distance of 700 feet, plus or minus; Thence Westerly a distance of 953 feet, plus or minus, to a point and place of beginning.

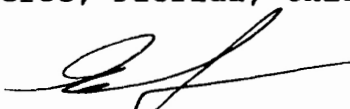
SECTION 2: All Ordinances or parts thereof in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

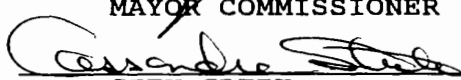
SECTION 3: This Ordinance is and the same shall become effective immediately upon final passage hereof.

STATE OF FLORIDA) ss
ST. LUCIE COUNTY)

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. J-504 was duly advertised by display ad in the Fort Pierce Tribune on the 10th day of May, 1999 and on the 31st day of May, 1999; 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 the 17th day of May, 1999; and was duly introduced, read by title only, and passed on second and final reading on the 7th day of June, 1999, 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 the 8th day of June, 1999.



MAYOR COMMISSIONER


CITY CLERK

(CITY SEAL)