

ORDINANCE NO. 25-013

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING THE CITY'S ZONING ATLAS AND REZONING SIX (6) PARCELS GENERALLY LOCATED AT OR NEAR ENERGY LANE CONTAINING APPROXIMATELY 108.38 ACRES OF LAND, MORE OR LESS, FROM LIGHT INDUSTRIAL (I-1) TO PLANNED DEVELOPMENT (PD)**; 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 six (6) parcels generally located at or near Energy Lane, within the City of Fort Pierce, Florida, representing approximately 108.38 acres of land; and

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

WHEREAS, the subject property, generally located at or near Energy Lane, is presently designated Light Industrial (I-1); and

WHEREAS, the Applicant seeks a rezoning of the subject property, generally located at or near Energy Lane, from Light Industrial (I-1), to PD, Planned Development; 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 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 June 10, 2024, meeting, voted 5 to 0 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 following six (6) properties legally described respectively as:

PARCEL ID#	LEGAL DESCRIPTION
2431-800-0002-000-0	TREASURE COAST BUSINESS PARK (PB 64-36)- LOT 1
2431-800-0003-000-7	TREASURE COAST BUSINESS PARK (PB 64-36)- LOT 2
2431-800-0004-000-4	TREASURE COAST BUSINESS PARK (PB 64-36)- LOT 3
2431-800-0005-000-1	TREASURE COAST BUSINESS PARK (PB 64-36)- LOT 4
2431-800-0006-000-8	TREASURE COAST BUSINESS PARK (PB 64-36)- LOT 5
2431-800-0007-000-5	TREASURE COAST BUSINESS PARK (PB 64-36)- LOT 6

Said properties being generally located at or near Energy Lane in Fort Pierce, Florida, shall be rezoned with the Zoning Designation hereby changed from Light Industrial (I-1) to Planned Development (PD), as depicted on Exhibit "A", and made subject to the Site Plan depicted within Exhibit "B", the Conditions of Development depicted on Exhibit "C", and the hereby approved Planned Development Zoning Agreement at Exhibit "D", 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:

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.25-013 was duly advertised accordance with section 163.3187, Florida Statutes by display advertising in the St. Lucie News Tribune on February 2, 2025; 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 February 18, 2025; and was duly introduced, read by title only, and passed on second and final reading March 3, 2025, 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 3rd day of March 2025.

Linda Hudson
Mayor Commissioner

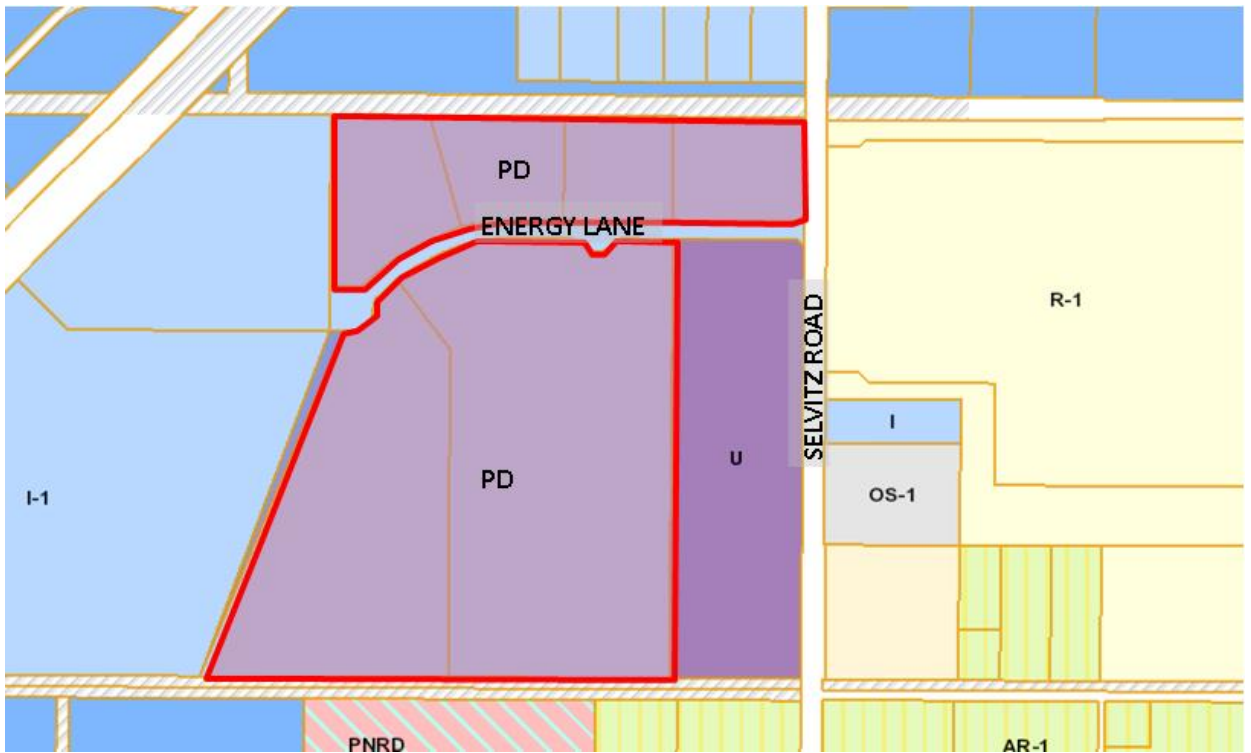
ATTEST:

Linda W. Cox
City Clerk

(City Seal)

EXHIBIT A

Proposed Zoning Atlas Map Amendment



Parcels, 2431-800-0002-000-0, 2431-800-0003-000-7, 2431-800-0004-000-4, 2431-800-0005-000-1, 2431-800-0006-000-8, 2431-800-0007-000-5

Rezoning Light Industrial I-1 to Planned Development, PD.

EXHIBIT B. MASTER PD SITE PLAN

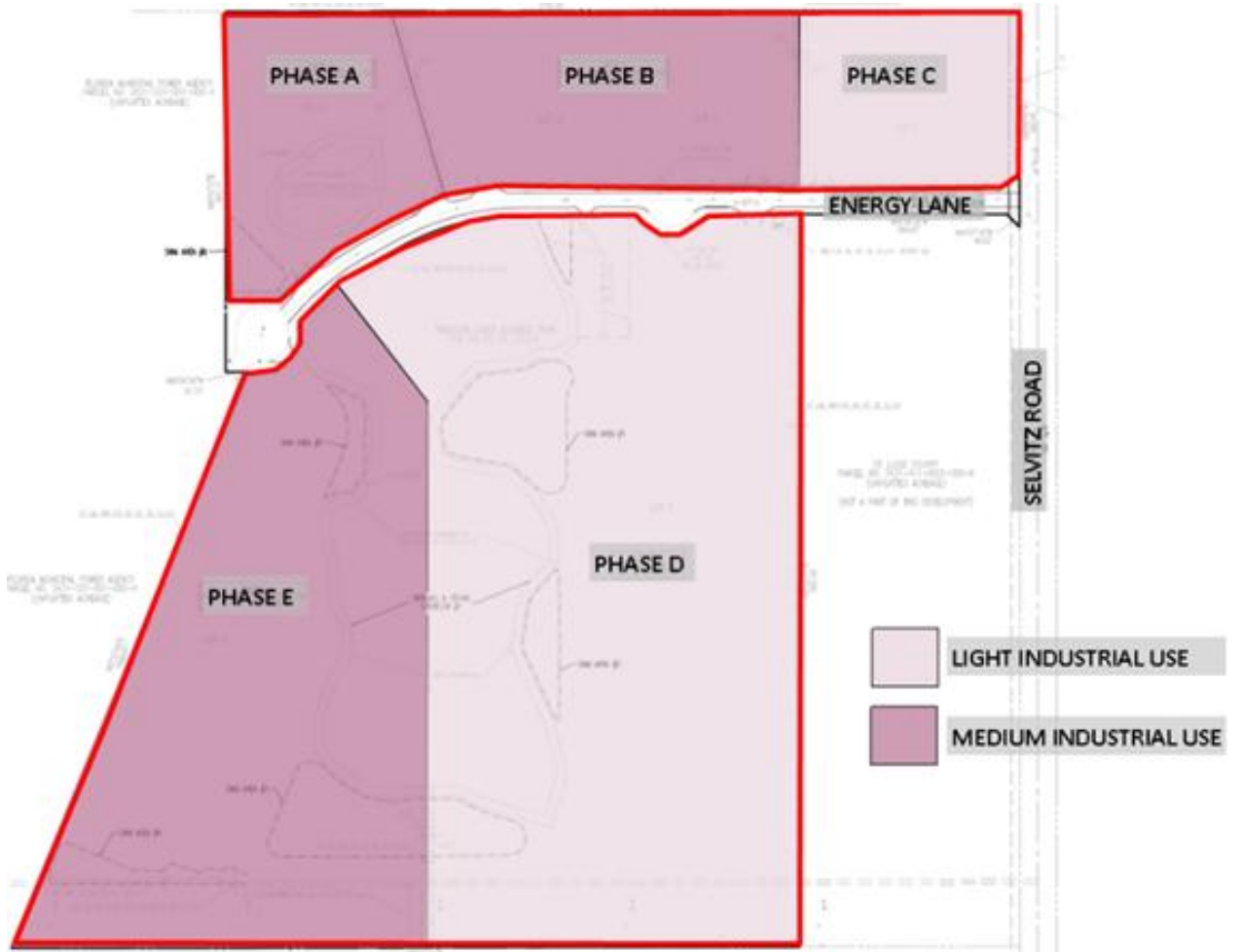


EXHIBIT C

Conditions of Development (PD Zoning)

1. The project shall be subject to the St. Lucie Commerce Planned Development Agreement, which shall be signed and recorded prior to the submittal of any development permits.

EXHIBIT D

Planned Development Zoning Agreement