

**ORDINANCE NO. 26-012**

**AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE DESIGNATION OF TWO (2) PARCELS CONTAINING APPROXIMATELY 10.53 ACRES GENERALLY LOCATED AT OR NEAR SELVITZ ROAD AND GLADES CUT-OFF ROAD, SHOWN ON EXHIBIT A, FROM ST LUCIE COUNTY FUTURE LAND USE DESIGNATION OF INDUSTRIAL (IND) TO CITY OF FORT PIERCE FUTURE LAND USE DESIGNATION OF HEAVY INDUSTRIAL (HI); PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan adopted by Ordinance No. 19-033, 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 subject properties comprise the following two (2) parcels, 2431-113-0002-000-1 and 2431-505-0000-200-2, and are generally located at or near Selvitz Road and Glades Cut-Off Road, within the City of Fort Pierce, Florida, representing approximately 10.53 acres of land more or less; and

**WHEREAS**, a map depicting the subject Future Land Use Amendment properties is attached as "Exhibit A"; and

**WHEREAS**, the applicant seeks a Future Land Use Map Amendment of the subject properties from the St Lucie County Future Land Use Designation of INDUSTRIAL (IND), to the City of Fort Pierce Future Land Use Designation of HEAVY INDUSTRIAL (HI); and

**WHEREAS**, the proposed Future Land Use Map Amendment 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, will 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 having been duly designated as the Local Planning Agency pursuant to section 163.3174 et seq., Florida Statutes, 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**, the City of Fort Pierce Planning Board, at their May 11<sup>th</sup>, 2026, meeting, voted 6-0 to recommend approval of the proposed Future Land Use Map Amendment for these parcels; 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; 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.** The Comprehensive Plan of the City of Fort Pierce is hereby amended as follows:

From and after the effective date hereof, said properties containing approximately 10.53 acres when combined and being generally located at or near Selvitz Road and Glades Cut-Off Road, and being the legally described as:

Parcel #1 ID: 2431-113-0002-000-1

Parcel #2 ID: 2431-505-0000-200-2

**LEGAL DESCRIPTION:**

Parcel #1: Commence at the Northeast corner of Section 31, Township 35 South, Range 40 East, St. Lucie County, Florida; thence run N 89°59'38" W, along the North line of said Section 31, a distance of 30 feet, to the Westerly right-of-way line of Selvitz road; thence run S 00°02'51" W, along said right-of-way line, a distance of 625.55 feet; thence run S 07°12'32" W, along said right-of-way line, a distance of 37.79 feet, to the point of curvature of a curve concave to the Southeast having a radius of 1959.86 feet, a central angle of 07°09'41" and a chord distance of 244.80 feet; thence run along the arc of said curve and right-of-way line, a distance of 244.96 feet, to the point of tangency of the said curve; thence run S 00°02'51" W, along said right-of-way line, a distance of 1017.38 feet; thence run N 45°17'15" W, a distance of 420.87 feet, to the Point of Beginning; thence run S 89°58'51" W, a distance of 1012.21 feet; thence run N 00°00'55" W, a distance of 464.12 feet, to the Easterly right-of-way line of the Florida East Coast railroad; thence run N 44°41'46" E, along the said Easterly right-of-way line, a distance of 383.00 feet; thence run S 45°16'05" E, a distance of 1045.80 feet, to the Point of Beginning; All lying and being in Section 31, Township 35 South, Range 40 East, St. Lucie County, Florida. (10.00 AC).

Parcel #2: Commence at the Northeast corner of Section 31, Township 35 South, Range 40 East, St. Lucie County, Florida; thence run N 89°59'38" W, along the North line of said Section 31, a distance of 30 feet, to the Westerly right-of-way line of Selvitz road; thence run S 00°02'51" W, along said right-of-way line, a distance of 625.55 feet; thence run S 07°12'32" W, along said right-of-way line, a distance of 37.79 feet, to the point of curvature of a curve concave to the Southeast having a radius of 1959.86 feet, a central angle of 07°09'41" and a chord distance of 244.80 feet; thence run along the arc of said curve and right-of-way line, a distance of 244.96 feet, to the point of tangency of the said curve; thence run S 00°02'51" W, along said right-of-way line, a distance of 572.38 feet, to the Point of Beginning; thence continue S 00°02'51" W, a distance of 60.00 feet; thence run N 89°57'09" W, a distance of 294.95 feet; thence run S 44°43'55" W, a distance of 66.32 feet; thence run N 45°16'05" W, a distance of 60.00 feet; thence run N 44°43'55" E, a distance of 91.37 feet; thence run S 89°57'09" E, a distance of 320.00 feet, to the Point of Beginning; All lying and being in Section 31, Township 35 South, Range 40 East, St. Lucie County, Florida.

Said Parcel #2 also being described as Tract "R", as shown on the plat of FORT PIERCE BUSINESS PARK, according to the plat thereof, recorded in Plat Book 27, Page 6, of the Public Records of St. Lucie County, Florida. (0.53 AC)

Shall hereby be subject of this Future Land Use Map amendment changing the St Lucie County Future Land Use designation of **INDUSTRIAL (IND)**, to the City of Fort Pierce Future Land Use designation of **HEAVY INDUSTRIAL (HI)**, 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 but 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 thereof that may be determined to be in conflict herewith are hereby repealed.

**SECTION 5.** 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.26-012 was duly advertised accordance with section 163.3187, Florida Statutes by display advertising in the St. Lucie News Tribune on Sunday, May 18<sup>th</sup>, 2026 and Sunday, June 14<sup>th</sup>, 2026; 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 June 15<sup>th</sup>, 2026; and was duly introduced, read by title only, and passed on second and final reading \_\_\_\_\_, 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 XX<sup>th</sup> day of XXX 2026.

\_\_\_\_\_  
**Linda Hudson**  
**MAYOR COMMISSIONER**

ATTEST

\_\_\_\_\_  
**Linda W. Cox**  
**CITY CLERK**

(CITY SEAL)

**EXHIBIT A**  
 Future Land Use Map Amendment  
 HEAVY INDUSTRIAL (HI)

FUTURE LAND USE MAP AMENDMENT



Parcel #1 ID: 2431-113-0002-000-1  
 HEAVY INDUSTRIAL (HI)

Parcel #2 ID: 2431-505-0000-200-2  
 HEAVY INDUSTRIAL (HI)



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