

ORDINANCE NO. 26-013

AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING THE CITY'S ZONING ATLAS AND REZONING 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 ZONING DESIGNATION OF HEAVY INDUSTRIAL (IH) TO CITY OF FORT PIERCE ZONING DESIGNATION OF HEAVY INDUSTRIAL (I-3); PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject properties comprise the following two (2) parcels 2431-113-0002-000-1, and 2431-505-0000-200-2, which 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 properties subject to the Zoning Atlas amendment is attached as "Exhibit A"; and

WHEREAS, the applicant seeks a Zoning Map Amendment of the subject properties from the St Lucie County Zoning Designation of HEAVY INDUSTRIAL (IH) to the City of Fort Pierce Zoning Designation of HEAVY INDUSTRIAL (I-3); 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, 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 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 City of Fort Pierce Zoning Atlas and submitted its recommendations thereon to the City Commission; and

WHEREAS, the City of Fort Pierce Planning Board, at their May 11th, 2026, meeting, voted 6-0 to recommend approval of the proposed Zoning Atlas 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 Zoning Atlas; 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 Zoning Atlas 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 Zoning Atlas amendment changing the St Lucie County Zoning designation of **HEAVY INDUSTRIAL (IH)**, to the City of Fort Pierce Zoning designation of **HEAVY INDUSTRIAL (I-3)**, 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.26-013 was duly advertised accordance with City Code of Ordinances Sec.125-37, by display advertising in the St. Lucie News Tribune on May 31st, 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 15th, 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 **XXth** day of **XXX** 2026.

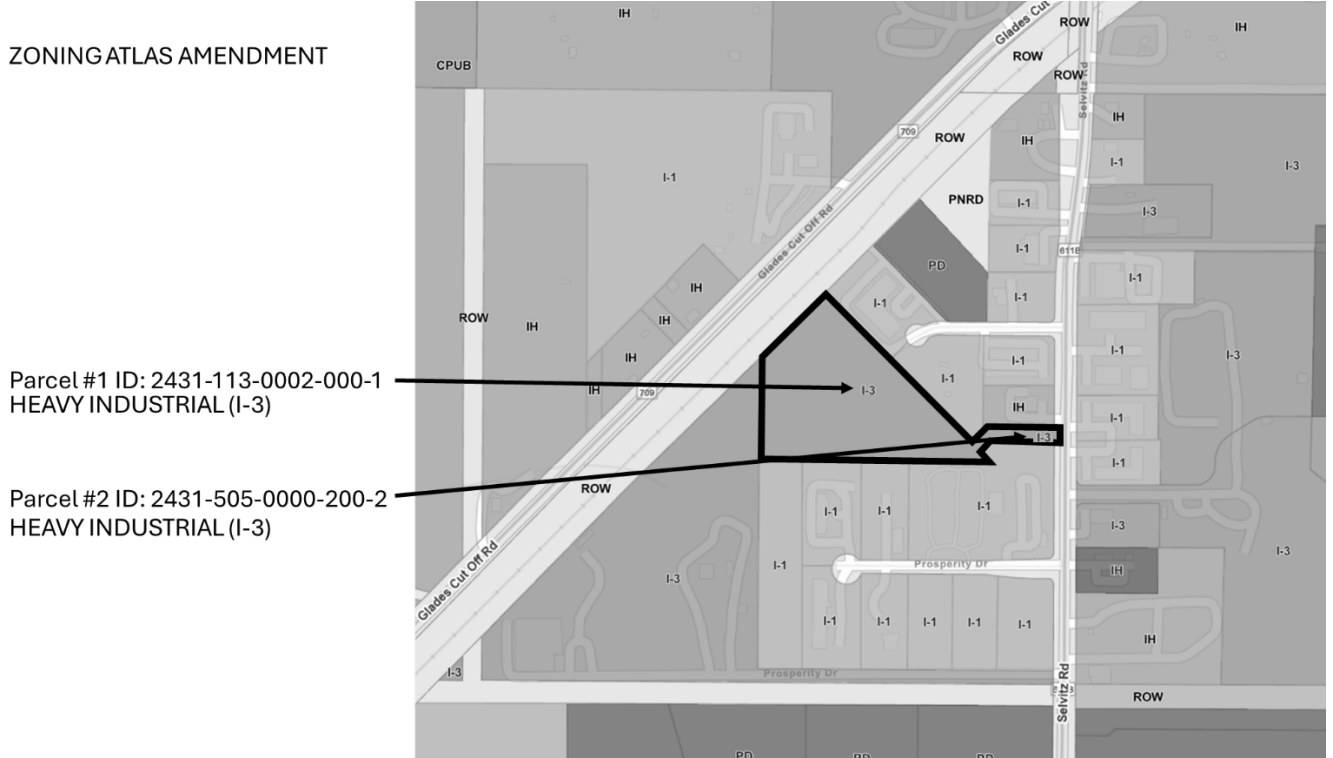
Linda Hudson
MAYOR COMMISSIONER

ATTEST

Linda W. Cox
CITY CLERK

(CITY SEAL)

EXHIBIT A
Zoning Atlas Amendment
HEAVY INDUSTRIAL (I-3)



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