

**ORDINANCE NO. 26-XXX**

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING THE CITY'S ZONING ATLAS AND REZONING ONE (1) PARCEL GENERALLY LOCATED AT OR NEAR 4560 SOUTH 25th STREET, FORT PIERCE, FL CONTAINING APPROXIMATELY 20.06 ACRES OF LAND, MORE OR LESS, FROM COUNTY ZONING OF AGRICULTURAL RESIDENTIAL-1 (AR-1) TO CITY ZONING OF SINGLE-FAMILY ESTATE DENSITY ZONE (E-1); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the subject property is one (1) parcel, Parcel ID: 2433-333-0001-000-6, generally located at or near 4560 S. 25<sup>th</sup> Street within the City of Fort Pierce, Florida, representing approximately 20.06 acres of land, more or less; and

**WHEREAS**, a map depicting the subject property is attached hereto as “**Exhibit A**”; 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 property subject of this rezoning was presented to City Commission on October 19, 2024, pursuant to Ordinance 24-028, and received approval for the annexation of +/- 20.06 acres and for the Future Land Use to retain county designation of Residential Suburban (RS); and

**WHEREAS**, the property retained the existing County zoning district when the property was annexed: and

**WHEREAS**, the property owner has requested a rezoning of the subject property from County zoning of Agricultural Residential-1 (AR-1) to City zoning of Single-Family Estate Density Zone (E-1); and

**WHEREAS**, this ordinance rezones the subject property from County zoning of Agricultural Residential-1 (AR-1) to City zoning of Single-Family Estate (E-1); and

**WHEREAS**, the City of Fort Pierce Planning Board, at their **XXXX, 2026**, meeting **voted X to X** to recommend approval of the proposed requested rezoning.

**NOW, THEREFORE BE IT ORDAINED** by the City Commission of the City of Fort Pierce, Florida as follows:

**SECTION 1.** From and after the effective date hereof, the following described properties are hereby rezoned as follows:

Parcel ID: 2433-333-0001-000-6

**LEGAL DESCRIPTION:**

33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT

AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT, TH N 00 14 50 W 0.03 FT, TH N 00 02 57 E 77.97 FRT TO POB, TH CONT N 00 02 57 W 442.78 FT, TH N 89 42 06 EF 30.33 FT, TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102, TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)

CONTAINING 20.06 ACRES, MORE OR LESS.

Zoning: E-1; Single-Family Estate Density Zone

Said properties being generally located at or near at or near 4560 S. 25<sup>th</sup> Street in Fort Pierce, Florida shall be rezoned, and the Zoning Designation is hereby changed from County zoning of Agricultural Residential-1 (AR-1) to City zoning of Single-Family Estate Density Zone (E-1); as depicted at Exhibit "A" and Sketch & Legal Description at Exhibit "B," all attached hereto and incorporated herein.

**SECTION 2.** 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 3.** All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

**SECTION 4.** This Ordinance shall be and become effective immediately upon final passage.

**APPROVED AS TO FORM & CORRECTNESS:**

---

**Sara Hedges, Esq.**  
**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-XXX was duly advertised in accordance with section 166.041, Florida Statutes, by display advertising in the St. Lucie News Tribune on Sunday, XXX, 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, XXX, 2026; and was duly introduced, read by title only, and passed on second and final reading XXX, 2026, 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 day of XXXX 2026.

---

**Linda Hudson**  
**Mayor Commissioner**

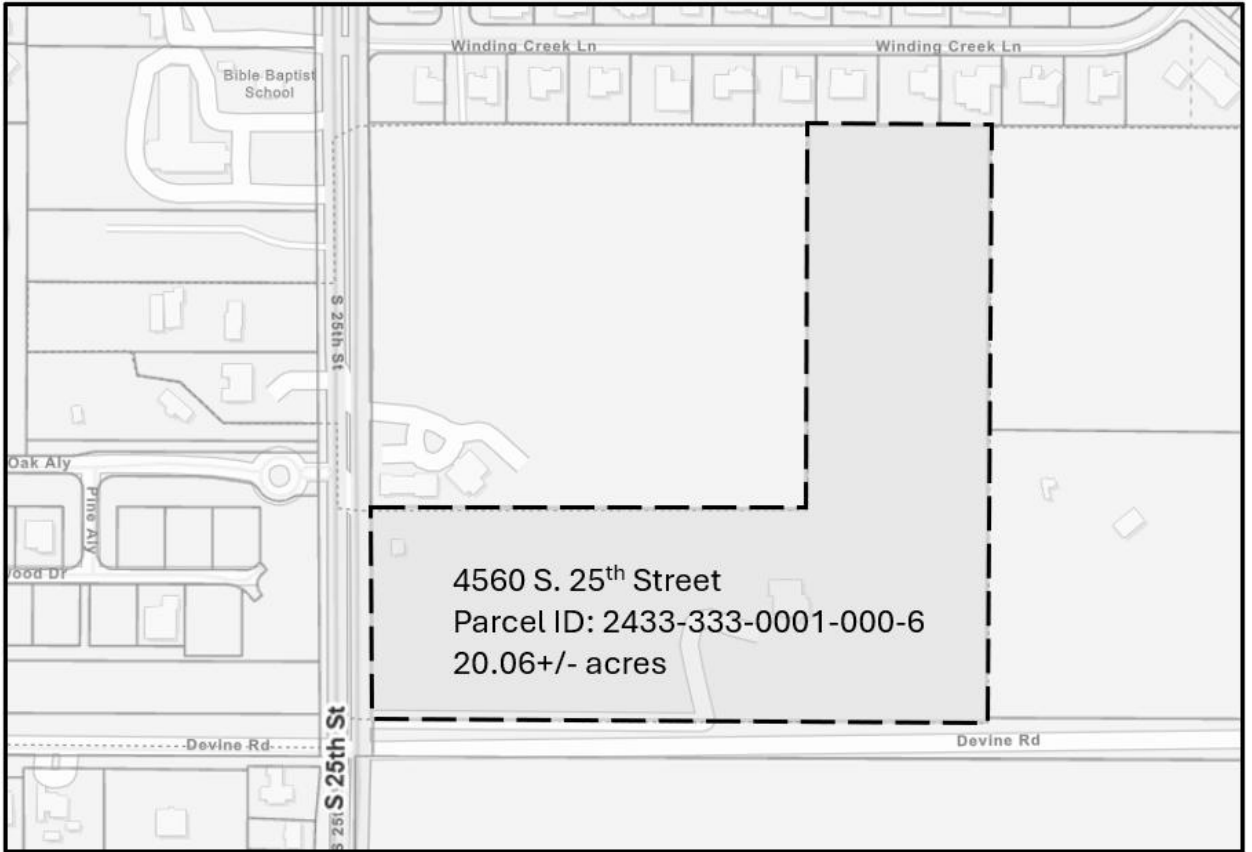
ATTEST:

---

**Linda W. Cox**  
**City Clerk**

(CITY SEAL)

**EXHIBIT A**  
Proposed Zoning Atlas Map Amendment  
(E-1) Single-Family Estate Density Zone



**EXHIBIT B**  
Sketch & Legal Description



Legal Description

33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT, TH N 00 14 50 W 0.03 FT, TH N 00 02 57 E 77.97 FRT TO POB, TH CONT N 00 02 57 W 442.78 FT, TH N 89 42 06 EF 30.33 FT, TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102, TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)