



CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

Map Amendment

Property address or Location 4100 Glades Road, Ft. Pierce, Florida
Parcel ID #(s) 2430-441-0005-000-7
Project description Rezoning of Property

Diamond R Fertilizer Co., Inc.
Property Owner(s)
4100 Glades Rd.
Street Address
Ft. Pierce, FL 34981
City State Zip
772-464-9300
Phone Number
tracy.kay@diamond-r.com
Email Address

Tracy Kay, Vice President
Applicant/Representative, Title, Company
4100 Glades Rd.
Street Address
Ft. Pierce, FL 34981
City State Zip
772-464-9300
Phone Number
tracy.kay@diamond-r.com
Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

Diamond R Fertilizer Co., Inc.

By: Tracy Kay

Property Owner(s) Signature(s) Tracy Kay, Vice President

STATE OF FLORIDA -- St Lucie COUNTY

The foregoing instrument was acknowledged before me this 26 day of Dec, 20 13, by

Tracy Kay who is personally known to me or has produced
Barbara Conits as identification.

Signature of Notary

(seal)



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 460-2200 x247

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
<u>I1</u>	<u>HI</u>	<u>37.46</u>	<u>N/A</u>	Contributing Individual Non-Contributing None

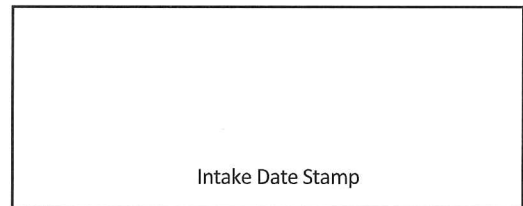
Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____



Intake Date Stamp

MAP AMENDMENT

Submit one (1) original & seven (7) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- As-built Survey
- Warranty Deed
- Concurrency submittals
- SLC Property Record Card
- Environmental Impact Report
- Traffic Impact Report
- Support Documentation

Application Type:

- Amending the Zoning Atlas Map
- Amending the Future Land Use Map

Site Information:

1,631,757.60 s.f or 37.46 acres

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: _____

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
AR-1	IH & II	IH & I1	II & IH

Application Outlook



PROPERTY RECORD CARD

Diamond R Fertilizer Co Inc Record: 1 of 5 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address: 4100 Glades Rd ParcelID: 2430-441-0005-000-7
 Sec/Town/Range: 30 :35S :40E Account #: 32835
 Map ID: 24/30S Use Type: MNRAL
 Zoning: I1 City/Cnty: Fort Pierce



Ownership and Mailing

Owner: Diamond R Fertilizer Co Inc
 Address: 4100 Glades Cut Off Rd
 Fort Pierce FL 34981-4711

Legal Description

30/31 35 40 THAT PART OF SE 1/4 OF SE 1/4 OF SEC 30 AND THAT PART OF NE 1/4 OF NE 1/4 OF SEC 31 LYG
[More..](#)

Sales Information

Date	Price	Code	Deed
7/19/2004	100	01	WD
9/1/1974	300000	00	CV

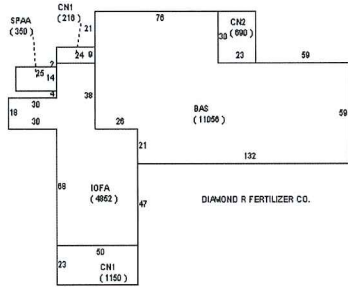
Assessment 2013

2013 Final: 3204200
 Assessed: 3204200
 Ag.Credit: 0
 Exempt:
 Taxable:
 Taxes: 81897.1

Total Land and Building

Land Value: 2247600 Acres: 37.46
 Building Value: 956600
 Finished Area: 48789 SqFt

BUILDING INFORMATION



Exterior Features

View: - RoofCover: SM - Sheet Metal RoofStruct: ST - Steel Truss
 ExtType: INDM - INDUS-MANUF YearBlt: 1975 Frame: -
 Grade: Y_D+ - Commer D+ EffYrBlt: 1975 PrimeWall: CM - Corr Metal
 StoryHght: 0010 - 1 Story No.Units: 1 SecWall: -

Interior Features

BedRooms: 0 Electric: MX - MAXIMUM PrmIntWall: DW - Drywall
 FullBath: 0 HeatType: FHA - FrcdHotAir AvgHt/F1:
 1/2Bath: 0 HeatFuel: ELEC - Electric Prm.Flors: CU - Carpet
 %A/C: 100 %Heated: 100 %Sprinkled: 0

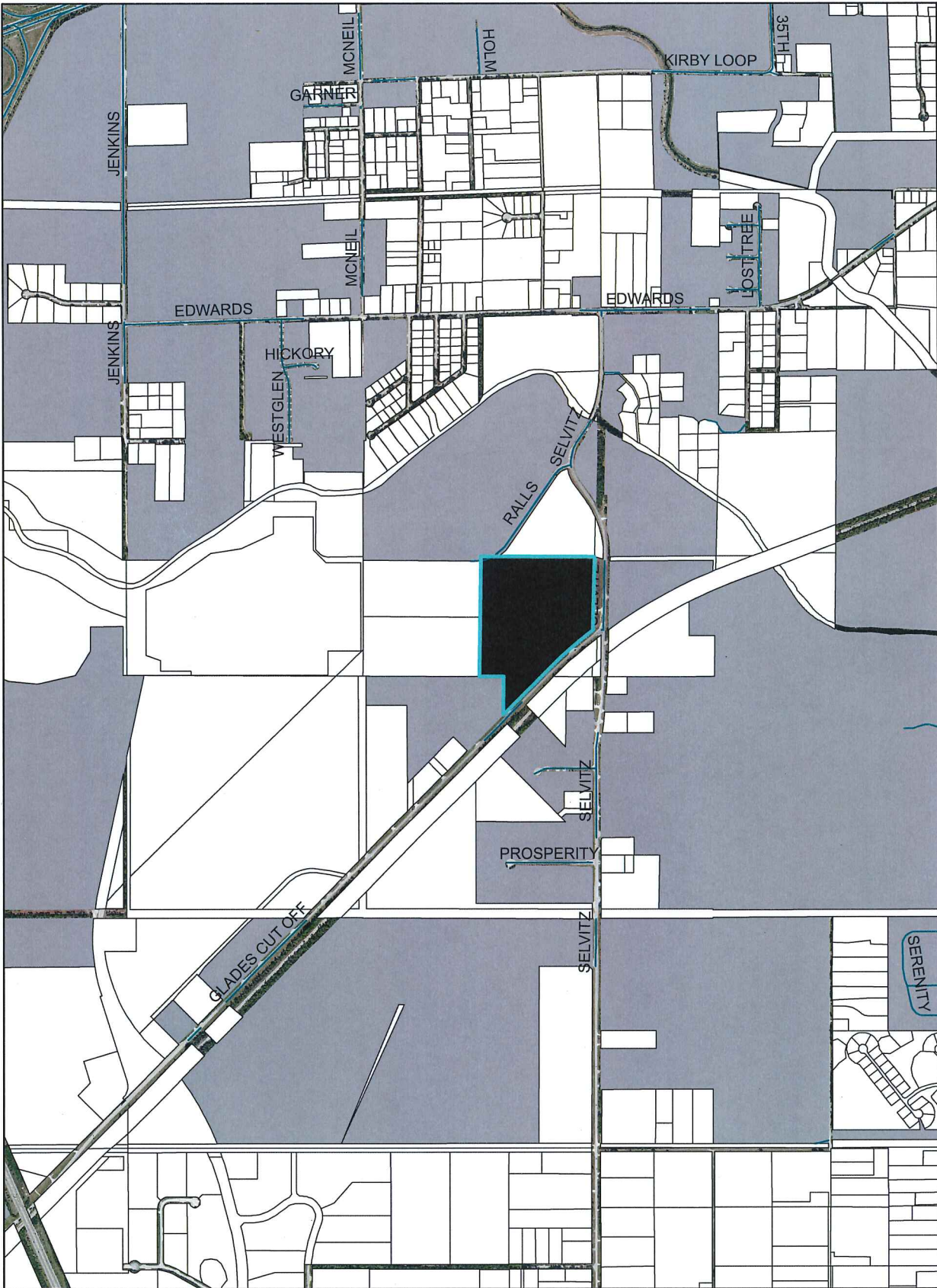
Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.	No.	Use Type	Type	Measure	Depth
CNC2 - CONCRETE LOW	Y	1	5000	AV	AV	1977	1	4700-MNRAL	580 -Acres	37.46	
FEN7 - CHAINLINK 7'	Y	1	1970	AV	AV	1977					
BARB - BARB WIRE	Y	1	1970	AV	AV	1977					
ASP1 - ASP1 HIGH	Y	1	17830	AV	AV	1977					
LLDK - LOADING DOCK	Y	1	3083	AV	AV	1975					
FEN4 - CHAINLINK 4'	Y	1	292	AV	AV	2011					




Land Information

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

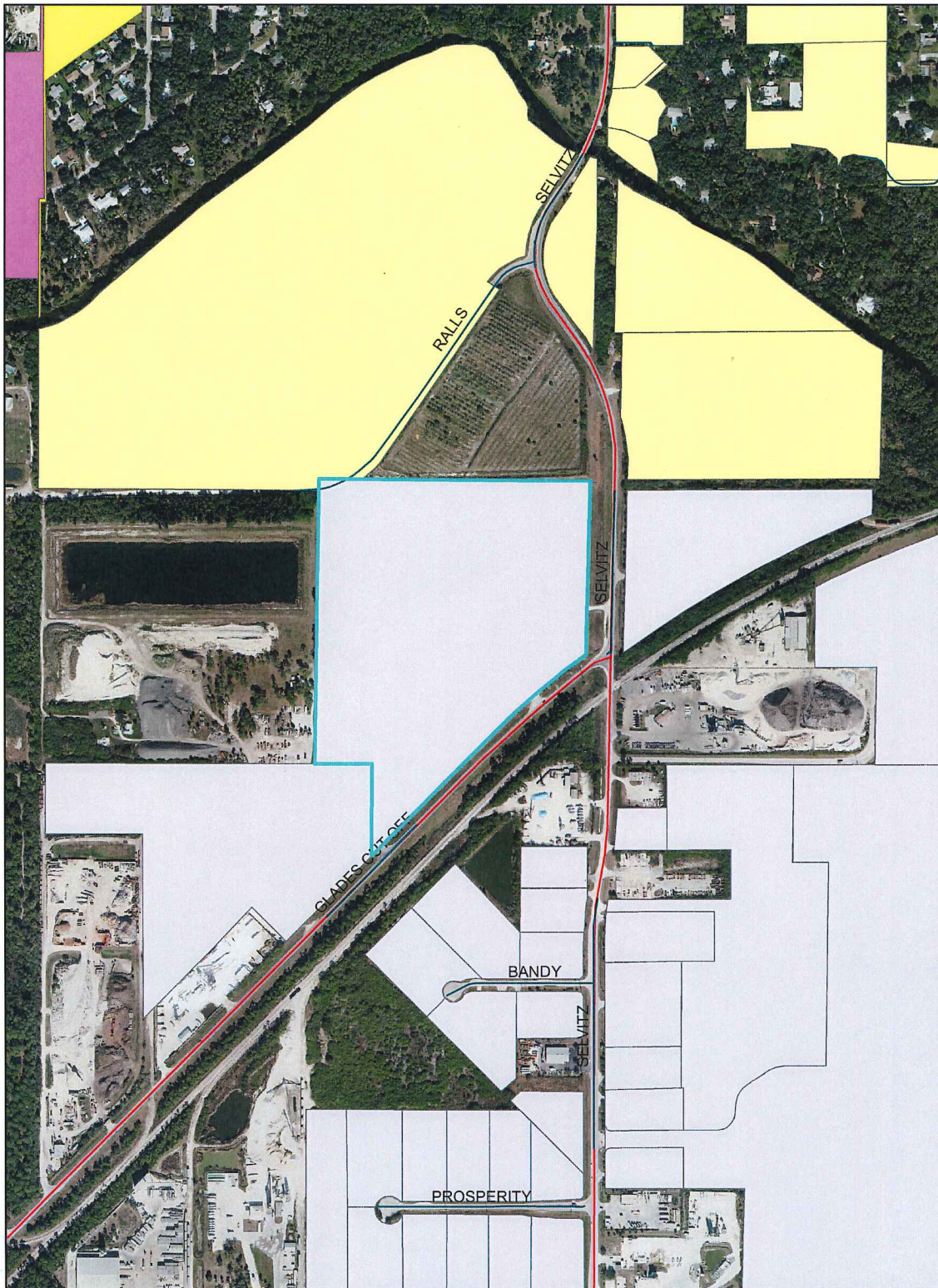
Location Map



Legend

-  County Limits
-  4100 Glades Cut-Off Rd.
-  Fort Pierce City Limits

Zoning Map



N

Legend

- I1
- R1
- R2
- PUD

* Doc Assump: \$ 0.00
* Doc Tax : \$ 0.70
* Int Tax : \$ 0.00

Parcel ID Number:
Grantee TIN:

Warranty Deed

This Indenture, made this 19th, day of July A.D. 2004 Between

Pioneer Ag-Chem, Inc., A Florida Corporation

of the County of **St. Lucie**, State of **Florida**, **grantor**, and

UP Diamond R Fertilizer Co., Inc., A Florida Corporation

whose address is: P.O. Box 12489, Fort Pierce, Florida

of the County of **St. Lucie**, State of **Florida**, **grantee**.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----**TEN DOLLARS (\$10)**----- DOLLARS,

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever the following described land, situate, lying and being in the County of **St. Lucie** State of **Florida** to wit:

See attached Exhibit A

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Tracy A Kay
Printed Name: Tracy A Kay
Witness

Barbara Conits
Printed Name: BARBARA CONITS
Witness

Pioneer Ag-Chem, Inc
BY: Wayne Carlton (Seal)
Wayne Carlton, President
Post Office Box 12489
Ft. Pierce, FL 34979

ATTEST: Steve Cassens
Steve Cassens, Secretary
Post Office Box 12489
Ft. Pierce, FL 34979

State of **Florida**
County of **St. Lucie**

The foregoing instrument was acknowledged before me this 19th day of July, 2004
by Wayne Carlton, President Steve Cassens, Sec. who is personally known to me or who has produced
as identification.

Tracy A Kay
Printed Name: Tracy A Kay
Notary Public
My Commission Expires:



Tracy A. Kay
Commission #DD24548
Expires: Sep 09, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

OFFICE OF CITY CLERK
CITY OF FT. PIERCE
189 N. G. 1
P.O. BOX 1490
FT. PIERCE, FL 34954

ORDINANCE NO. K-308

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE SIX PARCELS OF LAND GENERALLY LOCATED EAST AND WEST OF SELVITZ ROAD, NORTH OF GLADES CUT-OFF ROAD (KNOWN AS 3398 SELVITZ ROAD, 3548 SELVITZ ROAD, 3630 SELVITZ ROAD, 4100 GLADES CUT-OFF ROAD, 4510 GLADES CUT-OFF ROAD, AND OTHER PARCELS CONTIGUOUS THERETO); DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS JANUARY 1, 2005; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; ZONING SAID LAND; ESTABLISHING THE FUTURE LAND USE DESIGNATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, be and they are hereby extended to annex to the said City six parcels of land generally located east and west of Selvitz Road, north of Glades Cut-off Road (known as 3398 Selvitz Road, 3548 Selvitz Road, 3630 Selvitz Road, 4100 Glades Cut-off Road, 4510 Glades Cut-off Road, and other parcels contiguous thereto); legally described as:

PARCEL 1 - THAT PART OF NW 1/4 OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING SOUTH OF TEN MILE CREEK, SUBJECT TO CANAL RIGHT-OF-WAY OVER THE WEST 48 FEET THEREOF; AND ALSO THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING SOUTH OF TEN MILE CREEK, SUBJECT TO CANAL RIGHT-OF-WAY OVER THE WEST 48 FEET THEREOF; AND ALSO THAT PART OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING EAST OF THE EAST RIGHT-OF-WAY LINE FOR SELVITZ ROAD AS IT PRESENTLY EXISTS, SUBJECT TO A CANAL RIGHT-OF-WAY OVER THE EAST 48 FEET THEREOF, ALL OF THE ABOVE BEING IN ST. LUCIE COUNTY, FLORIDA. (OR 455-1910) (PROPERTY I.D. 2429-321-0003-000-0) (PROPERTY I.D. 2430-411-0001-000-6) - 3398 SELVITZ ROAD

PARCEL 2 - 30 35 40 THAT PART OF S 1/2 OF NE 1/4 LYG SLY OF CANAL 71 (TEN MILE CREEK) AND WLY OF SELVITZ RD AND N 1/2 OF SE 1/4 LYG WLY OF SELVITZ AND RALLS RDS AND SLY OF CANAL 71 (TEN MILE CREEK) AND N 50FT OF N 1/2 OF SW 1/4 OF SE 1/4 (72.62 AC) (OR 495-2541) (PROPERTY I.D. 2430-134-0014-000-0) - ADDRESS TO BE DETERMINED

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 2527722 12/30/2004 at 08:58 AM
OR BOOK 2125 PAGE 2193 - 2196 Doc Type: ORDIN
RECORDING: \$35.50

PARCEL 3 - 29 35 40 S 1/2 OF NW 1/4 OF SW 1/4-
LESS W 88 FT AND LESS THAT PART LYG WITHIN
54.08 FT ELY OF BASE LI OF SURVEY OF SELVITZ
RD (SURVEY RECORDED IN PB 13-2) (19.00
AC) (PROPERTY I.D. 2429-323-0001-000-2) - 3548
SELVITZ ROAD

PARCEL 4 - 29 35 40 THAT PART OF SW 1/4 OF SW
1/4 LYG N OF FEC CUT-OFF BRANCH MPDAF: BEG SW
COR OF SEC RUN N 1320 FT, TH E 1320 FT, TH S
1320 FT, TH W 1320 FT TO POB-LESS W 128 FT FOR
RD AND CANAL RS/W- (33) (12.34 AC) (OR 1641-
2079) (PROPERTY I.D. 2429-331-0002-000-4) -
3630 SELVITZ ROAD

PARCEL 5 - 0/31 35 40 THAT PART OF SE 1/4 OF
SE 1/4 OF SEC 30 AND THAT PART OF NE 1/4 OF NE
1/4 OF SEC 31 LYG N AND W OF GLADES CUT-OFF
RD-LESS W 272.18 FT AND LESS RD AND CANAL
RS/W- (37.46 AC) (OR 232-1272,1273) (PROPERTY
I.D. 2430-441-0005-000-7) - 4100 GLADES CUT-
OFF ROAD

PARCEL 6 - 31 35 40 BEG AT NE COR OF NW 1/4 OF
NE 1/4 TH ELY ALG N LI SD SEC31 272.18 FT, TH
SLY 410 FT M/L TO N LY R/W GLADES CUTOFF RD,
TH S44 DEG 34 MIN W ALG SD R/W 608.44 FT M/L,
TH N 45 DEG 26 MIN W 219.21 FT, TH S 44 DEG 34
MIN W727.15 FT, TH N 882.03 FT, TH W LY ALG S
LI OF N 1/2 OF N 1/2 OF NW 1/4 OF NE 1/4
457.88 FT M/L TO ELY R/W CANAL #99, TH N LY
ALG SD ELY CANAL R/W 330 FT M/L TO N LI SD SEC
31, TH ELY ALG SD N LI 1277.50 FT M/L TO POB
(23.57 AC) (OR 351-1336,1341:514-2288) (PROPERTY
I.D. 2431-121-0002-000-6) - 4510 GLADES CUT-
OFF ROAD

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Section 1 hereof as of January 1, 2005 and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 3. That the City Clerk shall cause notice of this annexation to be published once each week for two consecutive weeks prior to final passage in The Tribune in Fort Pierce, Florida.

SECTION 4. That upon this ordinance becoming effective, the land hereinabove described and annexed to the territorial limits of

the City of Fort Pierce shall be and the same are zoned: Parcels 1-3 - R-1, Single Family Low Density Zone, and the Future Land Use Designation is RL, Low Density Residential Land Use; and Parcels 4-6 - I-1, Light Industrial Zone, and the Future Land Use Designation is I, Industrial Land Use, in accordance with the Zoning Ordinance of the City of Fort Pierce, Florida.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. This ordinance shall be and become effective December 31, 2004.

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. K-308 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in The Tribune in Fort Pierce, Florida, on November 8, 2004, and on November 15, 2004; 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 December 6, 2004; and was duly introduced, read by title only, and passed on second and final reading on December 20, 2004, 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 21th day of December 2004.


MAYOR COMMISSIONER


CITY CLERK

