

ORDINANCE NO. 15-032

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE PROPERTY LOCATED AT 5555 S US HWY 1 SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2015; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.

WHEREAS, Part I, Chapter 171, Florida Statutes, set forth a procedure for Municipal Annexation;

WHEREAS, in Chapter 171.044 F.S., the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality, and;

WHEREAS, the owner or owners have signed an agreement with the Fort Pierce Utility Authorities for the provision of water service and/or sewer service outside the City limits of the City of Fort Pierce, and have agreed to be voluntarily annexed into the City of Fort Pierce and;

NOW, THEREFORE 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 in the following order:

- a) 5555 S US Hwy 1
  1. Parcel ID: 3410-211-0001-000-3  
Legal Description: 10 36 40 N 1/2 OF NE 1/4 OF NW 1/4-LESS ELY 842 FT AND LESS RD AND CANAL RS/W- AND WHITE CITY S/D 10 36 40 LOT 231-LESS MELVILLE RD R/W AND LESS ELY PART OF LOT 231 MEAS 179.10 FT ON N AND 178.87 FT ON S- (13.84 AC) (OR 2650-2008)
  2. Parcel ID: 3410-211-0002-000-0  
Legal Description: 10 36 40 S 60 FT OF N 477 FT OF E 842 FT OF NE 1/4 OF NW 1/4-LESS RD R/W- (1.11 AC) (OR 2457-2855)
  3. Parcel ID: 3410-211-0002-010-3  
Legal Description: 10 36 40 W 800 FT OF E 842 FT OF NE 1/4 OF NW 1/4-LESS N 477 FT AND LESS S 845 FT- (0.03 AC) (OR 2457-2855)
  4. Parcel ID: 3410-211-0003-000-7  
Legal Description: 10 36 40 E 842 FT OF N 384 FT OF S 845 FT OF NE 1/4 OF NW 1/4-LESS RD R/W- (7.05 AC) (OR 2457-2855)

5. Parcel ID: 3403-502-0298-100-3  
Legal Description: WHITE CITY S/D 10 36 40 THAT PART LOTS 231 AND 233 MPDAF: FROM SE COR OF NE 1/4 OF NW 1/4 OF SEC RUN S 89 49 36 W ALG S LI OF NE 1/4 OF NW 1/4 42 FT TO WLY RD R/W US #1, TH N 00 18 56 W ALG WLY R/W LI 137 FT TO POB, TH CONT N 00 18 56 W 324 FT, TH S 89 49 36 W 800 FT, TH S 00 18 56 W 286 FT, TH S 89 49 36 E 699.50 FT, TH S 00 18 56 W 38 FT, TH N 89 49 36 E 100.50 FT TO WLY RD R/W LI OF US #1 AND POB (5.38 AC) (MAP 34/10N) (OR 2457-2855)
6. Parcel ID: 3403-502-0298-200-4  
Legal Description: WHITE CITY S/D 10 36 40 THAT PART LOTS 231 AND 233 MPDAF: FROM SE COR OF NE 1/4 OF NW 1/4 OF SEC RUN S 89 49 36 W ALG S LI OF NE 1/4 OF NW 1/4 42 FT TO WLY RD R/W LI OF US #1 AND POB, TH CONT S 89 49 36 W 800 FT, TH N 00 18 56 W 175 FT, TH S 89 49 36 E 699.50 FT, TH S 00 18 56 W 38 FT, TH N 89 49 36 E 100.50 FT TO WLY RD R/W LI OF US #1, TH S 00 18 56 E ALG WLY R/W LI 137 FT TO POB (3.09 AC) (MAP 34/10N) (OR 2457-2855)
7. Parcel ID: 3403-502-0298-000-2 (No longer existing)

**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 above described and in Exhibit A as of January 1, 2015 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 St. Lucie Tribune in Fort Pierce, Florida.

**SECTION 4.** That upon this ordinance becoming effective, the land herein described on Exhibit A and annexed to the territorial limits of the City of Fort Pierce shall be zoned C-3, General Commercial, and assigned a future land use designation GC, General Commercial.

**SECTION 5.** All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

**SECTION 6.** This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM  
AND CORRECTNESS:

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Robert V. Schwerer, Esq.  
City Attorney

STATE OF FLORIDA)  
ST. LUCIE COUNTY) <sup>SS</sup>

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. 15-032 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in

the St. Lucie News Tribune on May 22, 2015, and on May 29, 2015; 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 1<sup>st</sup>, 2015; and was duly introduced, read by title only and passed on second and final reading on June 15<sup>th</sup>, 2015, 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 15<sup>th</sup> day of June 2015.

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Mayor Commissioner

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Linda W. Cox, City Clerk

(CITY SEAL)

**Exhibit A**

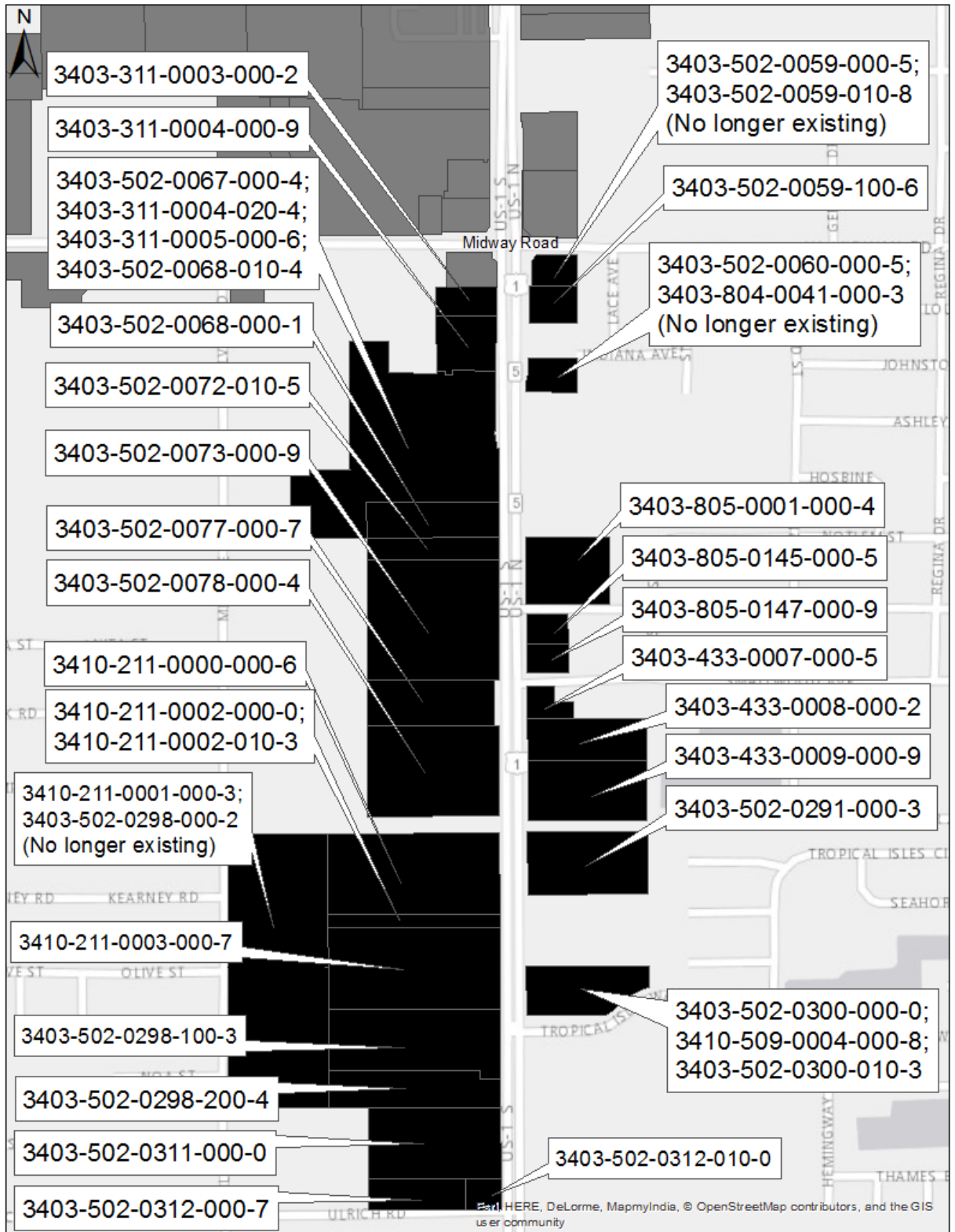
**Parcel IDs and Legal Descriptions of Parcels Included in Annexation**

- a) 5555 S US Hwy 1
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  5. Parcel ID: 3410-211-0002-010-3  
Legal Description: 10 36 40 W 800 FT OF E 842 FT OF NE 1/4 OF NW 1/4-LESS N 477 FT AND LESS S 845 FT- (0.03 AC) (OR 2457-2855)
  6. Parcel ID: 3403-502-0298-200-4  
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  7. Parcel ID: 3403-502-0298-000-2 (No longer existing)

Exhibit B

Maps

Proposed Annexation Area



\*The selected parcels are currently zoned CG, Commercial General with a COM, Commercial FLU. Once annexed, these parcels will have the City zoning of C-3, General Commercial with a GC, General Commercial FLU.